



NewQuest

22.36 ACRES – TOMBALL, TX

21725 Hufsmith-Kohrville | Tomball, Texas
±22.36 Acres Development Opportunity Available for Sale

Jeff Lokey
281.477.4380 | jlokey@newquest.com

Project Highlights

±22.36 Acres Available for Sale in Tomball, Texas

This property could be best suited for a multi-use development including warehouse, industrial, medical, office, retail and commercial.

- Located within Tomball city limits
- No flood plain
- Quick access to Grand Parkway
- City utilities

Jeff Lokey

jlokey@newquest.com

281.477.4380

Approximate Size:	±22.36 acres
Price:	\$2.50 PSF
School District:	Tomball ISD
Frontage:	Approx. 105.2' on Hufsmith-Kohrville Rd.



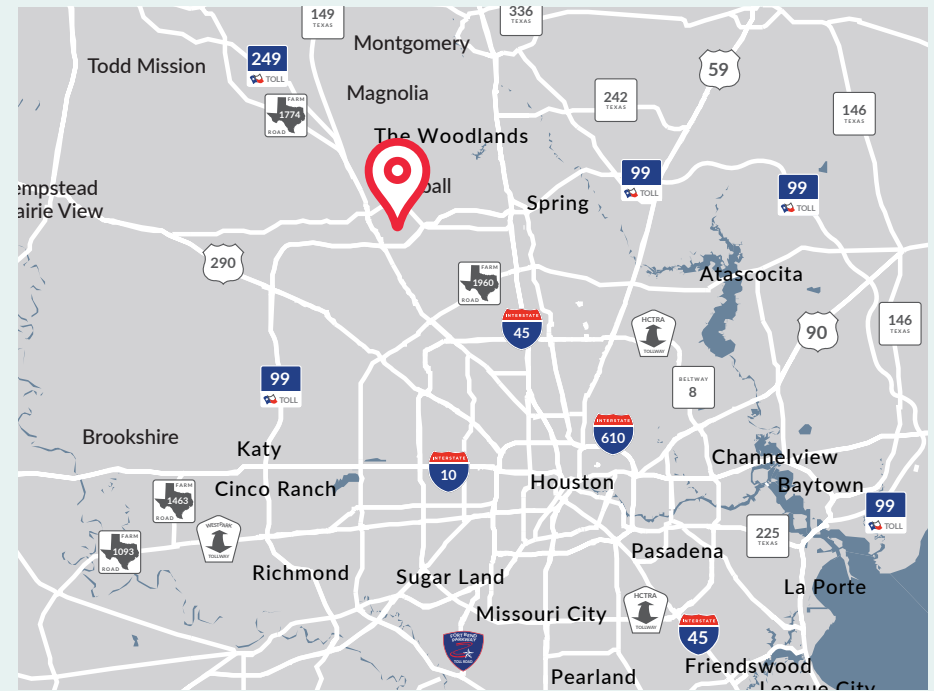
250% POPULATION GROWTH
within 1 mile from 2020 to 2024



\$190K AVERAGE HOUSEHOLD INCOME
within 1 mile



176,560 POPULATION
within 5 miles





07.23 | 12.24

Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	3,409	20,544	59,727
Current Population	10,838	60,164	176,560
2020 Census Average Persons per Household	3.18	2.93	2.96
2020 Census Population	3,099	49,328	155,913
Population Growth 2020 to 2024	249.72%	21.97%	13.24%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	27.80%	27.48%	25.81%
2 Person Households	55.85%	39.27%	44.01%
3+ Person Households	16.34%	33.25%	30.18%
Owner-Occupied Housing Units	85.78%	68.68%	73.94%
Renter-Occupied Housing Units	14.22%	31.32%	26.06%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	60.98%	56.14%	56.72%
Black or African American	9.66%	12.33%	11.65%
Asian or Pacific Islander	5.15%	6.98%	9.55%
Other Races	22.78%	23.56%	21.33%
Hispanic	29.43%	31.87%	28.96%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$190,135	\$130,703	\$149,028
Median Household Income	\$158,146	\$95,345	\$108,267
Per Capita Income	\$61,853	\$44,353	\$50,321
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	15.67%	21.37%	20.77%
Estimated Bachelor's Degree	50.57%	27.64%	28.34%
Estimated Graduate Degree	13.94%	14.32%	15.70%
AGE	1 MILE	3 MILES	5 MILES
Median Age	35.5	35.6	36.2

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jeffrey B. Lokey	373933	jlokey@newquest.com	281.477.4380
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

NQLand_050_cb_01.02.25