

BROCHURE

3.5 ACRES AT AME TELGE BUSINESS PARK

20314 Telge Road, Tomball, TX 77377

LAND FOR SALE



PRESENTED BY

JONATHAN SELLERS

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jsellers@jsellersrealestate.com

FOR SALE

AME TELGE

20314 Telge Road, Tomball, TX 77377



PROPERTY DESCRIPTION

3.5-acre frontage land on Telge Road, just 0.9 miles north of Texas Hwy 99 (Grand Parkway), part of the 32-acre AME Telge Business Park. Boasting offsite detention, cleared land. Utilities include natural gas via EPCOR line, overhead power lines with transformer expansion readily available, and water accessible from an onsite water well within phase 1 of the park. Currently, there is ongoing county platting to enhance development opportunities.

PROPERTY HIGHLIGHTS

- Frontage site
- Detention Offsite
- Cleared Land
- County platting underway
- Part of a larger Business Park
- Water available from Public Well within the Business Park

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	3.5 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	290	5,970	31,105
Total Population	873	17,525	91,965
Average HH Income	\$107,980	\$98,216	\$111,298

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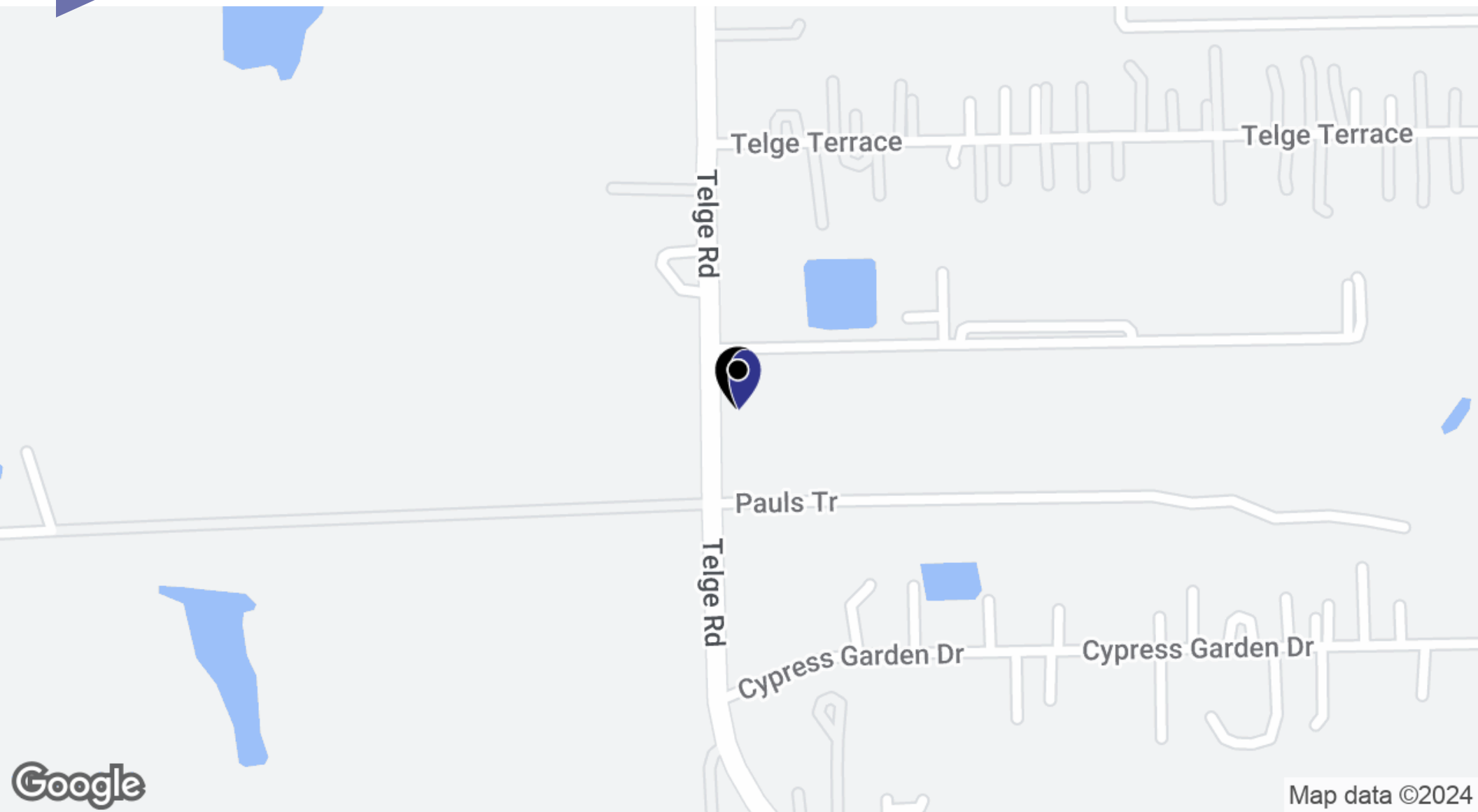
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Sale Price

\$1,600,000

LOCATION INFORMATION

Property Name	AME Telge Business Park (Phase II)
Street Address	20314 Telge Road
City, State, Zip	Tomball, TX 77377
County	Harris

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Lot Size	3.5 Acres

UTILITIES

Water	Available via Public Water location in Phase I
Electric	Overhead lines in place Available expansion
Gas	Natural Gas via EPCOR line along Telge Rd



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Grand Pkwy (Toll road)

Property is less than .9 miles from the 99 - Grand Parkway. And is less than 4 miles from Highway TX-249.

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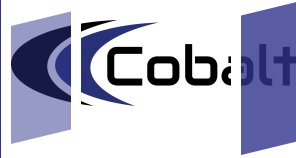
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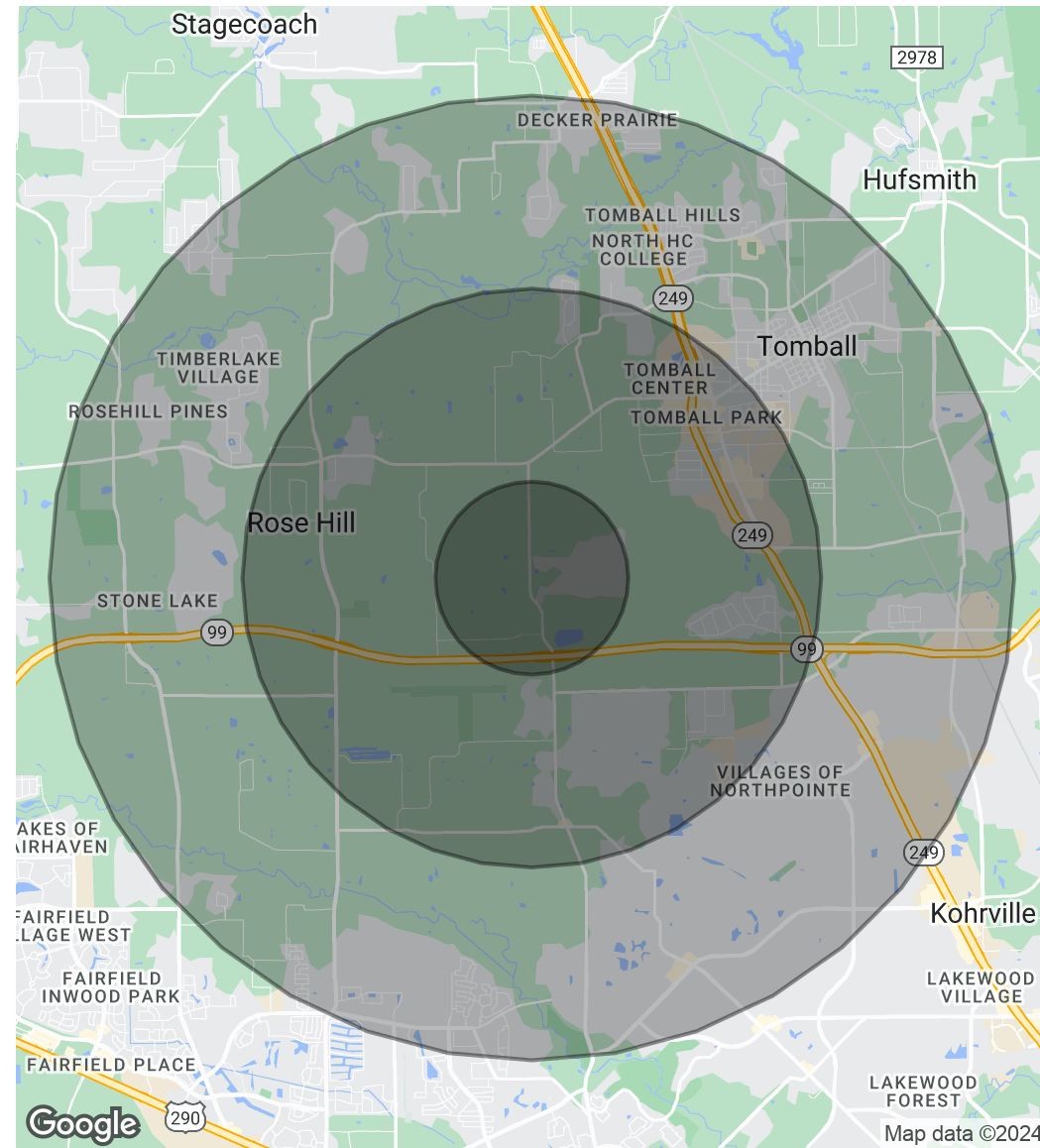
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	873	17,525	91,965
Average Age	43.2	36.0	36.2
Average Age (Male)	44.7	34.5	35.7
Average Age (Female)	42.4	37.2	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	290	5,970	31,105
# of Persons per HH	3.0	2.9	3.0
Average HH Income	\$107,980	\$98,216	\$111,298
Average House Value	\$525,894	\$310,656	\$275,591

* Demographic data derived from 2020 ACS - US Census



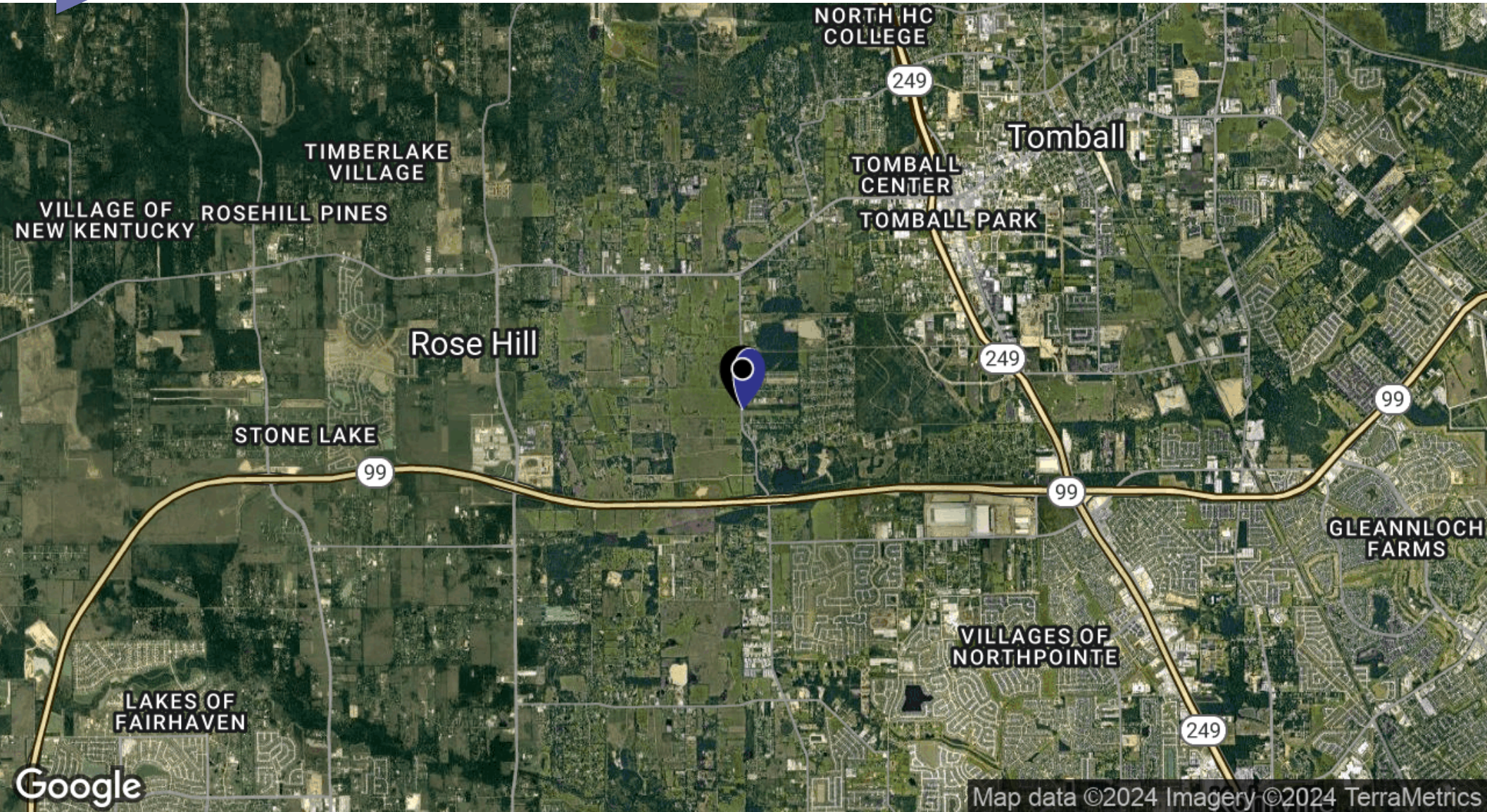
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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Cobalt Commercial Real Estate, Corp	624095	jsellers@jsellersrealestate.com	(281)547-8334
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm Jonathan Sellers	License No. 9010473	Email jsellers@jsellersrealestate.com	Phone (281)547-8334
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov