

FOR SALE

PRICE
IMPROVEMENT



520 W Main St | Tomball TX 77375

\$875,000
7% Cap Rate

± 0.48 AC Income-Producing Corner Lot

DeNovo Coffee in 9-Year NNN Lease

Downtown Tomball

Curb-cut on Main St (FM 2920) & on N Magnolia St

GATEWOOD & ASSOCIATES

DeNovo Coffee Property Income Producing Commercial Property

Address: 520 West Main Street, Tomball, TX 77375

Leased to DeNovo Coffee Company with a 9 year NNN lease

HCAD Parcel: 1372 0400 10011

Price: \$875,000.00

Cap rate per owner: 7.0%

Price per sq. ft.: \$42.00 [land only]

Land Acreage: .48 acres

Land sq. ft.: 21,000 sq. ft.

Zoning: OT & MU (Old Town & Mixed Use)

Parking: Adequate

Curb Cuts: 1 - FM 2920 (Main Street)
1 - N Magnolia Street

****Seller Prefers All Cash or 1031 Exchange Buyer****

Short-term owner financing available for qualified buyers.

Located on Main St (FM 2920) in the heart of Downtown Tomball.

Less than one mile from Hwy 249 (Tomball Parkway).



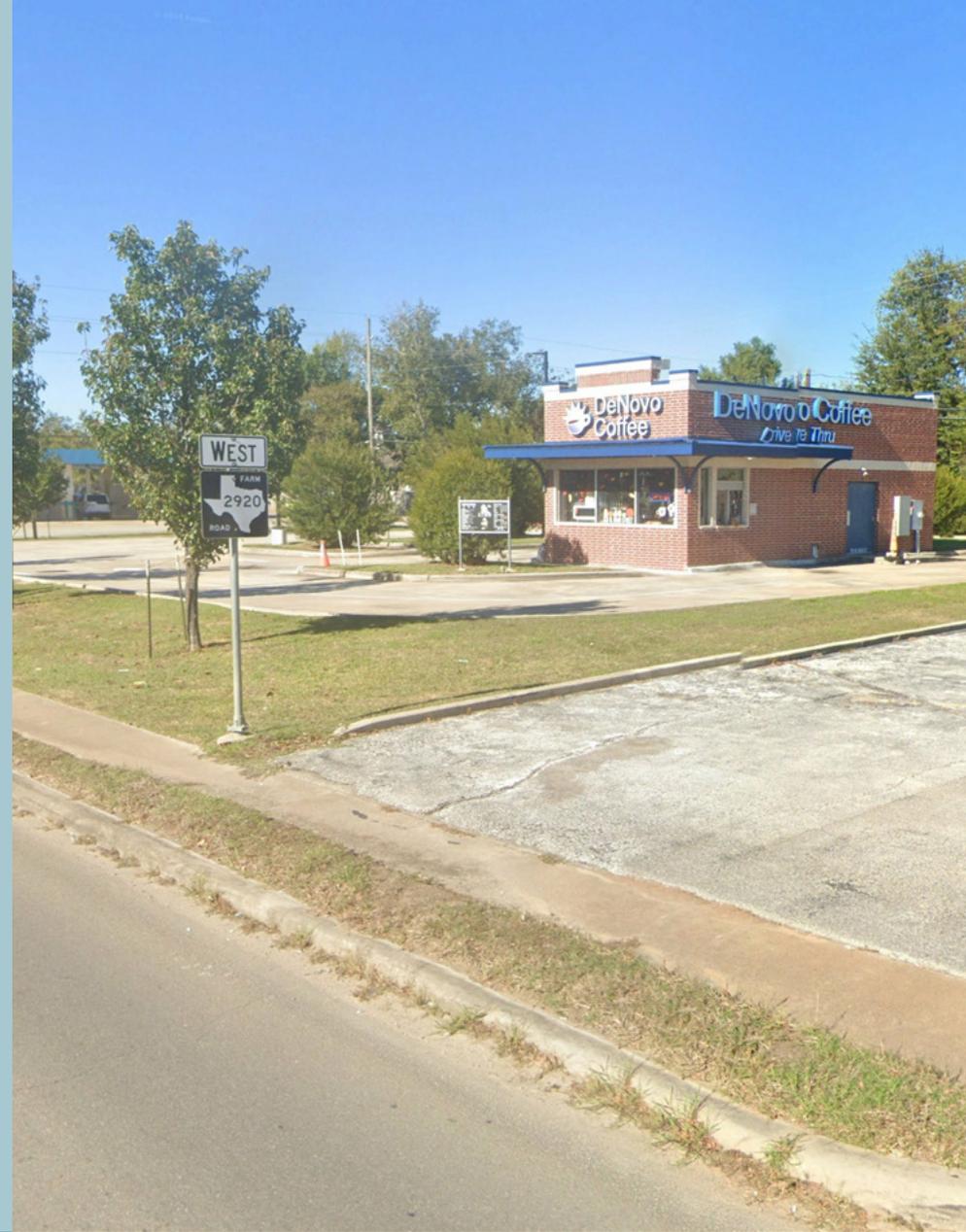
FEATURES

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520 W Main St Tomball TX 77375

This Tomball property makes a unique and superior investment opportunity today based on its strengths as follows:

- 1) Trade area - the Tomball area continual rapid growth
- 2) Tomball demographics -with the most recent census data (2022) reflecting a 10-mile trade area of 1,100,000 people
- 3) High growth rate of Tomball SMSA population
- 4) Property's superior location - its location - at the corner of Main Street/FM 2920 and Magnolia Street
- 5) City of Tomball has purchased near by property (formerly Regions Bank building- Main Street/FM 2920 and Holderrieth Road) for a future City Hall for the City of Tomball- a possible \$70mm project
- 6) FM 2920/Main Street is planned to be widened in 2027-2029 (exact date pending) enhancing value of this tract and location



HISTORY

TOMBALL DEMOGRAPHICS

POPULATION

	3 MILE	5 MILE	10 MILE
2010	94,827	161,992	848,094
2022	125,837	224,581	1,126,047
2027	129,254	230,143	1,162,559
ANNUAL GROWTH RATE			
2022-2027	0.81%	0.53%	0.65%

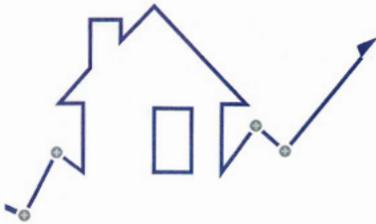


MEDIAN AGE

	3 MILE	5 MILE	10 MILE
2010	36.2	34.1	35.0
2022	38.4	35.9	36.3
2027	38.4	35.5	36.3

MEDIAN HOME VALUE

	3 MILE	5 MILE	10 MILE
2022	\$343,701.00	\$336,046.50	\$341,893.00
2027	\$366,741.00	\$362,787.50	\$348,669.50



HOUSEHOLD INCOME

	3 MILE	5 MILE	10 MILE
<\$15,000	3.0%	2.2%	2.8%
\$15,000 - \$24,999	2.7%	2.4%	2.8%
\$25,000 - \$34,999	3.5%	3.6%	4.1%
\$35,000 - \$49,999	7.0%	6.2%	7.4%
\$50,000 - \$74,999	16.8%	13.4%	13.8%
\$75,000 - \$99,999	15.6%	15.5%	13.1%
\$100,000 - \$149,999	19.8%	21.2%	21.2%
\$150,000 - \$199,999	12.8%	14.1%	15.0%
\$200,000+	19.0%	21.6%	19.9%

*Source: Esri forecasts for 2022 and 2027.



DEMOGRAPHICS



22,000 VPD

MAIN ST (FM 2920)

TOMBALL

HCA Houston Healthcare
Tomball

LONE STAR COLLEGE
TOMBALL

Tomball Intermediate School

AERIAL

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Information About Brokerage Services

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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N/A			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A			
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

IABS 1-0
TAR 2501



IABS

The information contained herein was obtained from sources believed reliable, however, Gatewood & Associates makes no guaranties, warranties or representations as to the completeness thereof. The presentation of this property for sale, rent or exchange is submitted subject to errors, omissions, change of price or conditions, or withdrawal without notices.

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