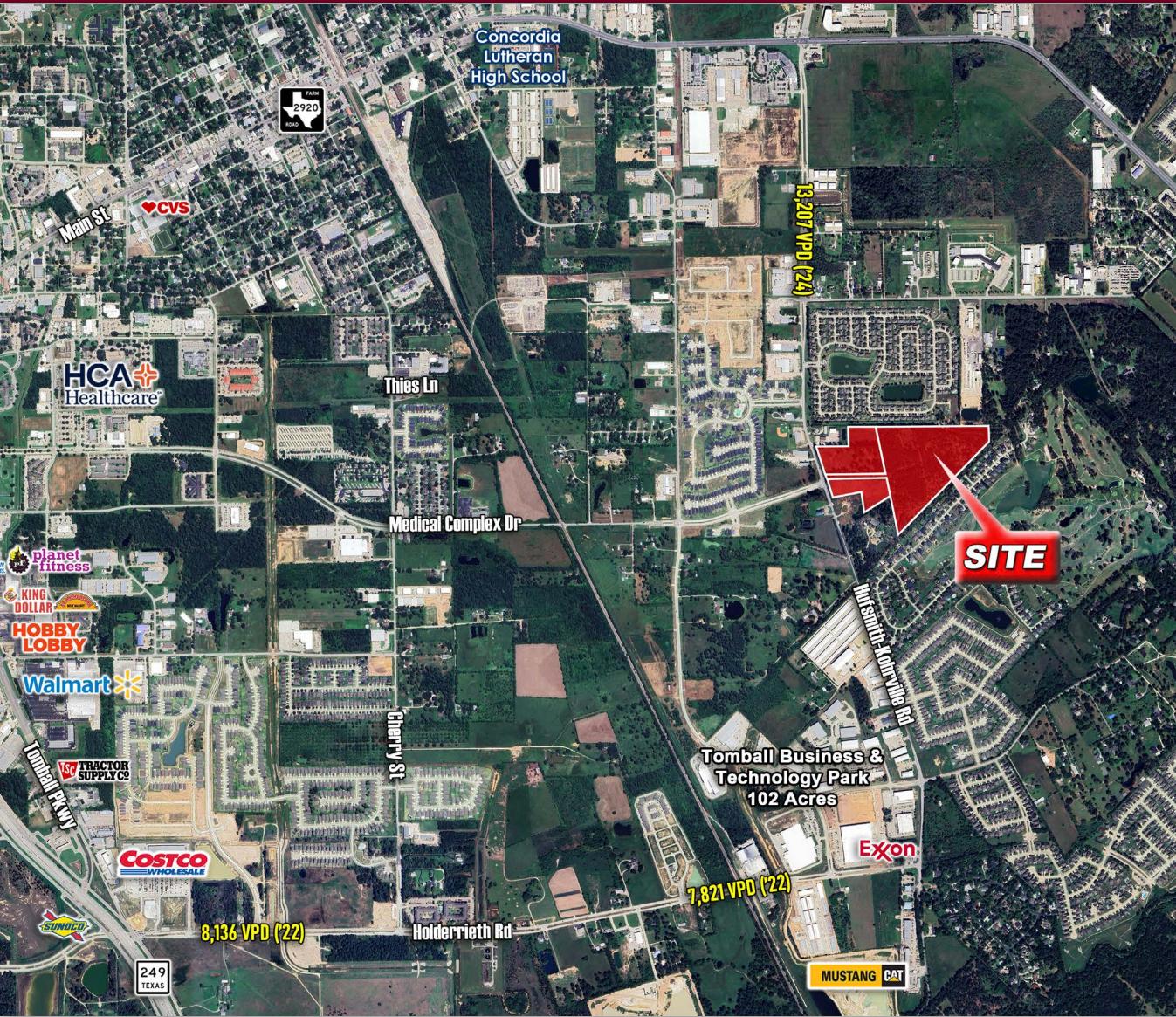




21714 Hufsmith Kohrville Rd

±49.3 Acres For Sale | Tomball, Texas



SIZE: ±49.3 Acres

PRICE: \$11,274,417 or \$5.25 PSF

LOCATION: East side of FM-2978 at Medical Complex Dr in Tomball, Texas

USE: Commercial Development, Residential Development

PROPERTY HIGHLIGHTS:

- ± 775' of frontage on FM 2978 Rd
- Highly visible and accessible location in rapidly growing Tomball
- Adjacent to Tomball Country Club from the south and Willow Creek Estates from the north
- Surrounded by multiple new residential developments
- Less than 2.3 miles from The Grand Parkway intersection
- Partially located in the City of Tomball for easy access to city utilities with the remainder of the site located in unincorporated Harris County.
- No floodplain located on the property

KEITH EDWARDS, CCIM, SIOR | 281.664.6633 | KEdwards@CaldwellCos.com

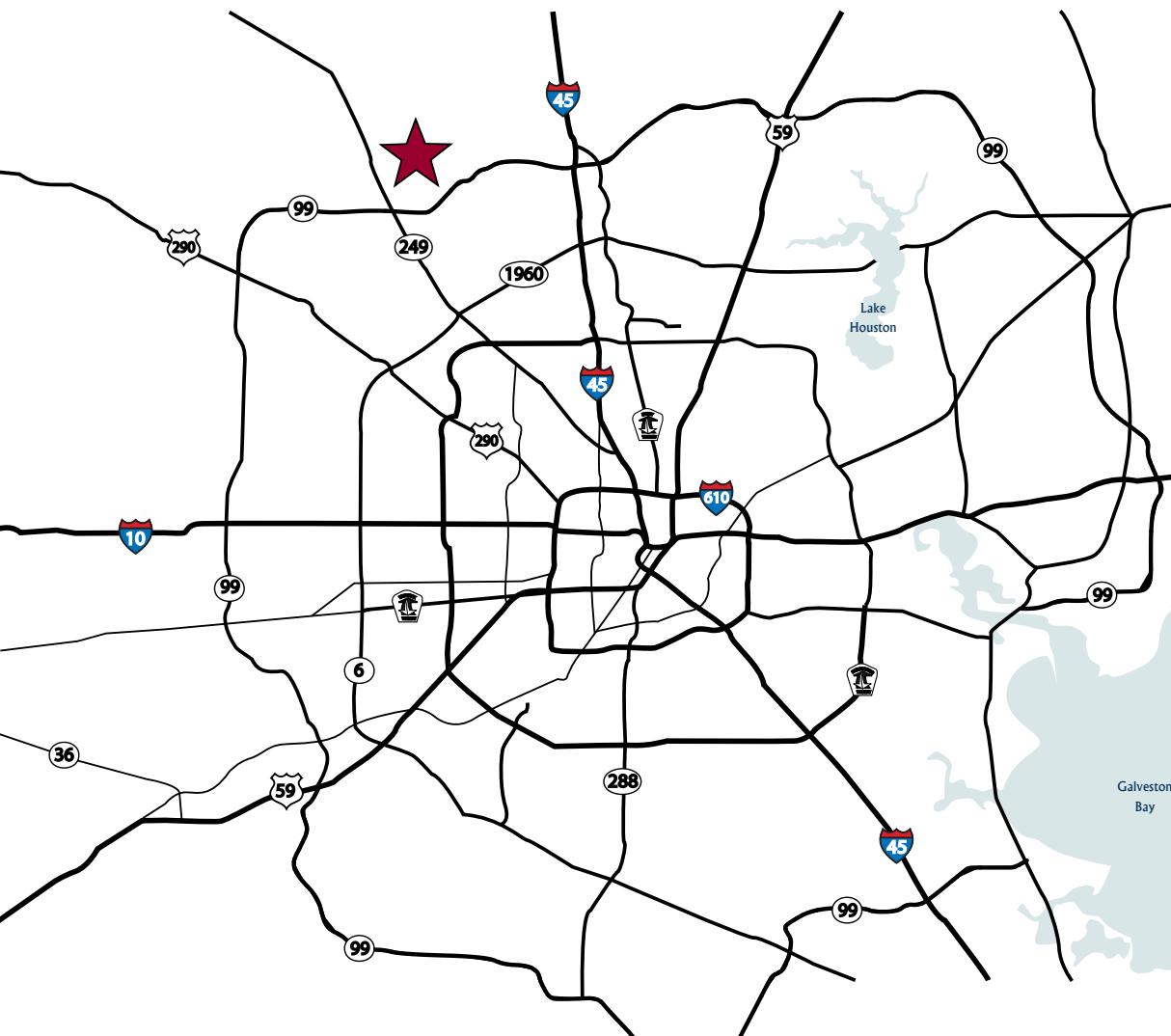
JAKE GALLOWAY | 281.664.6661 | JGalloway@CaldwellCos.com

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LOCATION:

East side of FM 2978 at Medical Complex Dr
21714 Hufsmith Kohrville Rd, Tomball, TX 77375

TAXES:

Klein ISD	\$1.01
Harris County	\$0.62
Lone Star College	\$0.10
HC ESD 13	\$0.05
HC ESD 8	\$0.10
TOTAL TAXES	\$1.88

TRAFFIC COUNTS:

Hufsmith Kohrville Rd: 13,207 VPD
(TXDOT 2024)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	4,311	58,140	166,734
2030 Proj. Population	4,929	61,610	175,263
Average HH Income	\$181,883	\$128,282	\$150,901

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**CALDWELL
LAND CO**

713-690-0000 | CaldwellCos.com



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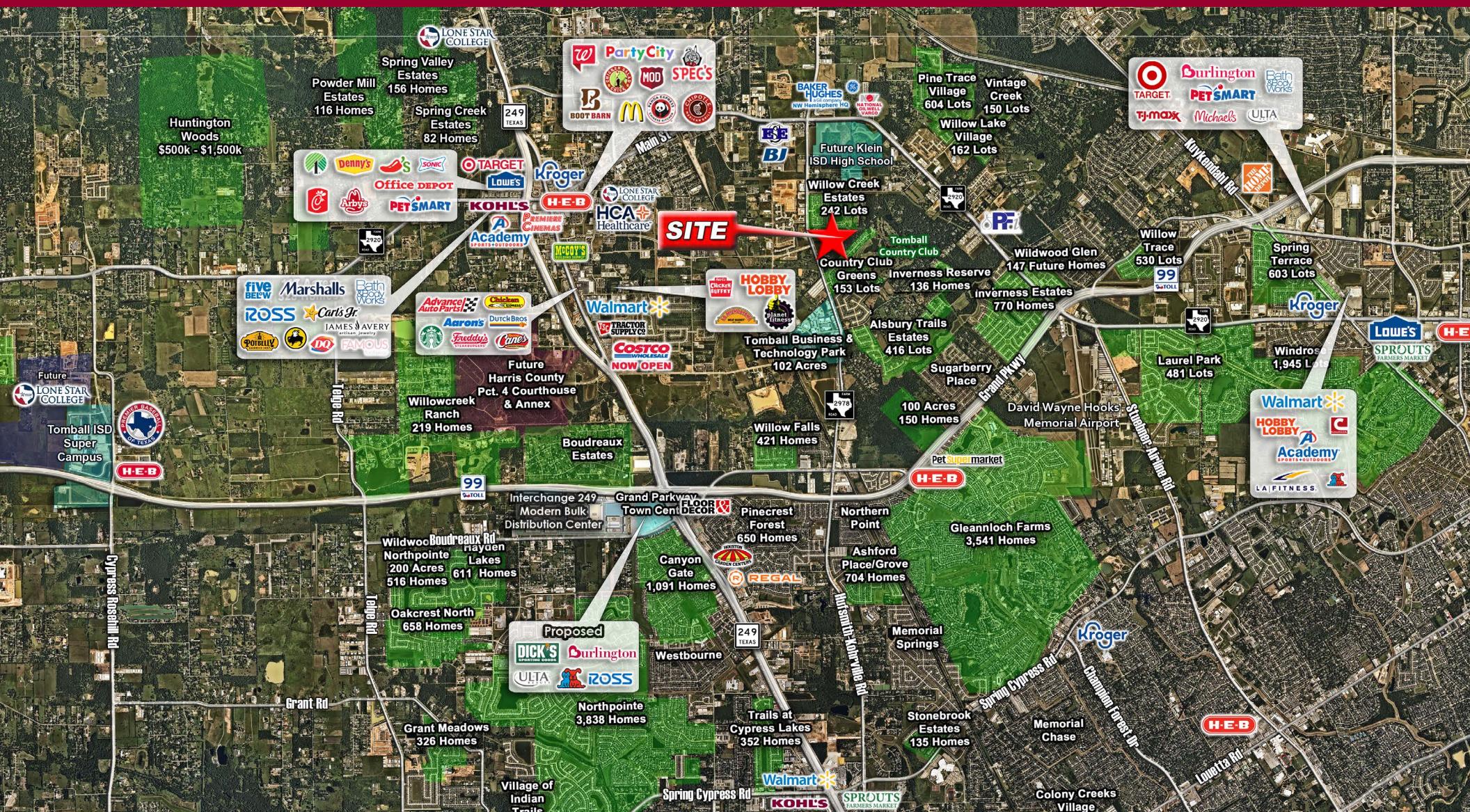
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Information About Brokerage Services

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

Caldwell Brokerage Company LLC dba Caldwell Land Co	9002313	N/A	713-690-0000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
License Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Keith Edwards	253460	kedwards@caldwellcos.com	281-664-6633
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials

Date