

FOR SALE



1302 RUDEL RD | TOMBALL TX 77375

\$950,000.00
\$17.29 SF

+/- 54,941 SF Land with Building

Commercial Only
Near Downtown Tomball
Rapid Growth Area

Gatewood & Associates

1302 Rudel Rd | Tomball TX 77375

Land & Building For Sale

Address: 1302 Rudel Rd, Tomball TX 77375

HCAD Parcel: 1322150000001

Price: \$950,000.00 (\$17.29 per land SF)

Building Size: +/- 3,603 SF

Land Acreage: +/-1.26 AC

Land SF: +/- 54,941 SF

Building Construction: Brick

Zoning: Mixed-Use

Utilities: City of Tomball water, sewer, and trash

Parking: Adequate

Curb Cuts: One on Rudel Rd

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

Superior Location! Next door to the City of Tomball Fire Department.

Located on Rudel Rd, two blocks off of Main Street (FM 2920) and Less than two blocks from Hwy 249 (Tomball Pkwy).



Tomball
Fire
Department

RUDEL RD

FEATURES

Demographics:			
2024	2 Mile	5 Mile	10 Mile
Population	14,143	102,668	549,552
Avg HH Income	\$85,706	\$120,306	\$130,867
Households	5,696	34,375	188,704

Source: CoStar

Richard D. Gatewood | Gatewood & Associates | gatewoodandassoc@msn.com
1400 Graham Dr, Suite B, 265 | Tomball, Texas 77375 | Cell: 713.299.0129

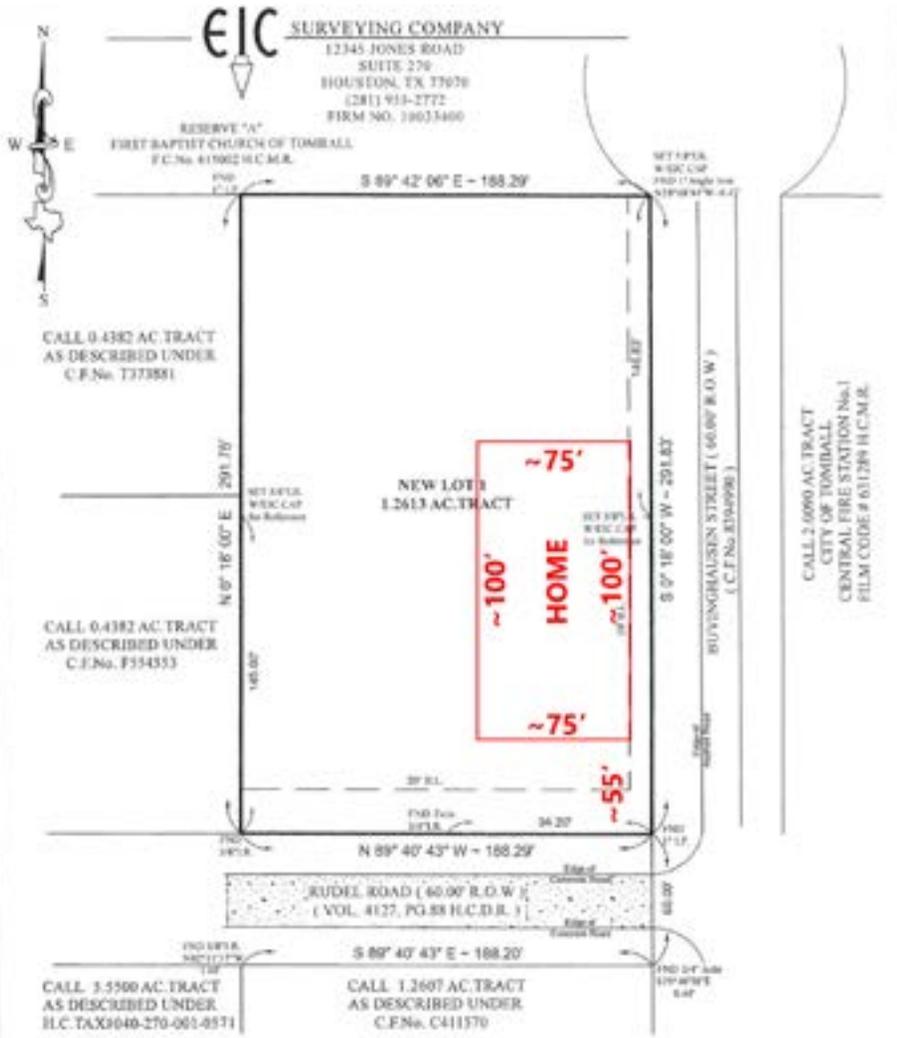
1302 Rudel Rd | Tomball TX 77375

1.26 Acres | Commercial Land / Redevelopment Opportunity with Existing Structure

- +/- 1.26 AC of land in a high-growth Tomball corridor
- Offered as commercial property
- Existing older home adds interim income or holding flexibility
- Ideal for redevelopment: office, medical, retail, service or mixed-use (buyer to verify zoning/use)
- Strong frontage on Rudel Rd with easy access to major thoroughfares
- Near SH-249 (Tomball Pkwy), Grand Parkway (99), and Old Town Tomball
- Surrounded by expanding commercial and residential growth
- Utilities available (buyer to verify capacity and tie-ins)
- No HOA restrictions
- Outside floodplain (buyer to verify)
- Flat, usable site – minimal site prep compared to raw land
- Excellent opportunity for owner-user, investor, or developer
- Rare small-acreage commercial tract in Tomball city limits
- Hold with rental income while redeveloping
- Trade area – the Tomball area continues with rapid growth
- Tomball Demographics – the most recent census data (2022) reflects a 10-mile trade area of approx. 1,100,000 people



HIGHLIGHTS



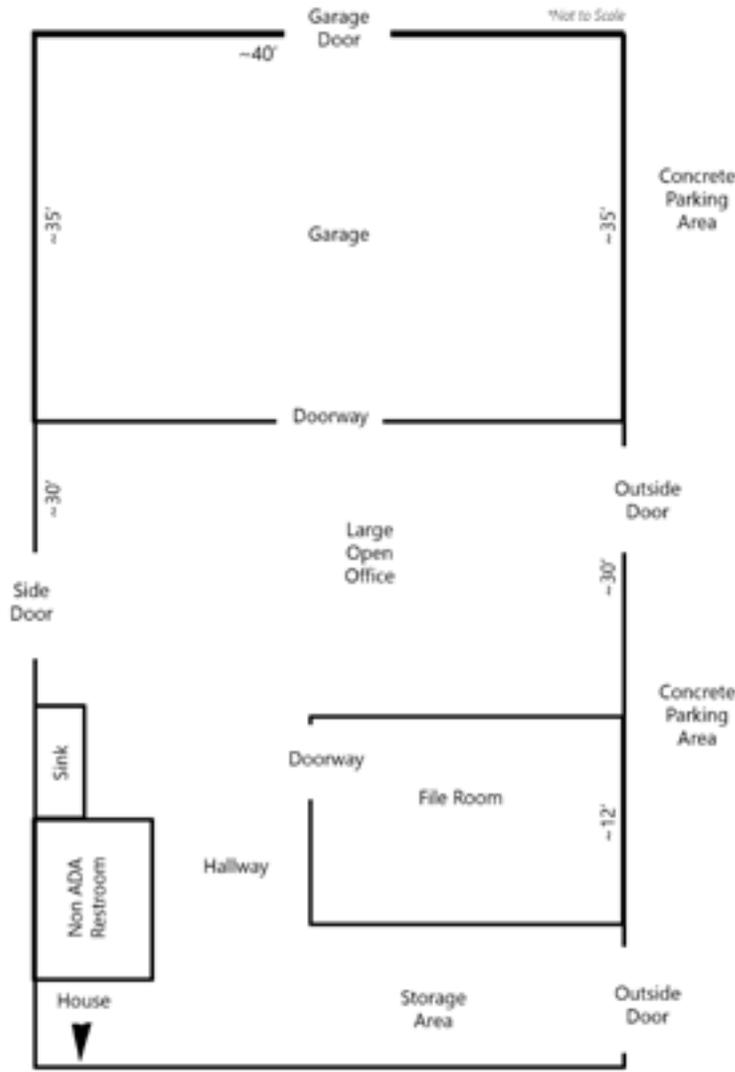
SUBJECT TO:

Purchaser: RALPH MURRAY SHEPHERD FAMILY REVOCABLE TRUST
 Address: 1302 RUDOL ROAD
 City: Tomball, Texas
 Section: FINAL PLAT
 Survey: 10/1/2010

SURVEY & FLOORPLAN

1302 Rudel Rd
 Tomball TX 77375

OFFICE LAYOUT





RUDEL RD

SITE

TOMBALL

AERIAL

Richard D. Gatewood | Gatewood & Associates | gatewoodandassoc@msn.com
1400 Graham Dr, Suite B, 265 | Tomball, Texas 77375 | Cell: 713.299.0129



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 listing 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.

Gatewood & Associates		gatewoodandassoc@msn.com	281-351-4540
Licensed Broker (Broker Firm Name or Primary Assumed Business Name)	License No.	Email	Phone
Richard D. Gatewood	0383195	gatewoodandassoc@msn.com	281-351-4540
Designated Broker of Firm	License No.	Email	Phone
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 warranties, 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.

Richard D. Gatewood | Gatewood & Associates | gatewoodandassoc@msn.com
1400 Graham Dr, Suite B, 265 | Tomball, Texas 77375 | Cell: 713.299.0129