

**LAND FOR SALE
PRIME FOR DEVELOPMENT
3.0 Acres**

**15226 FM 2920
TOMBALL, TX 77377**



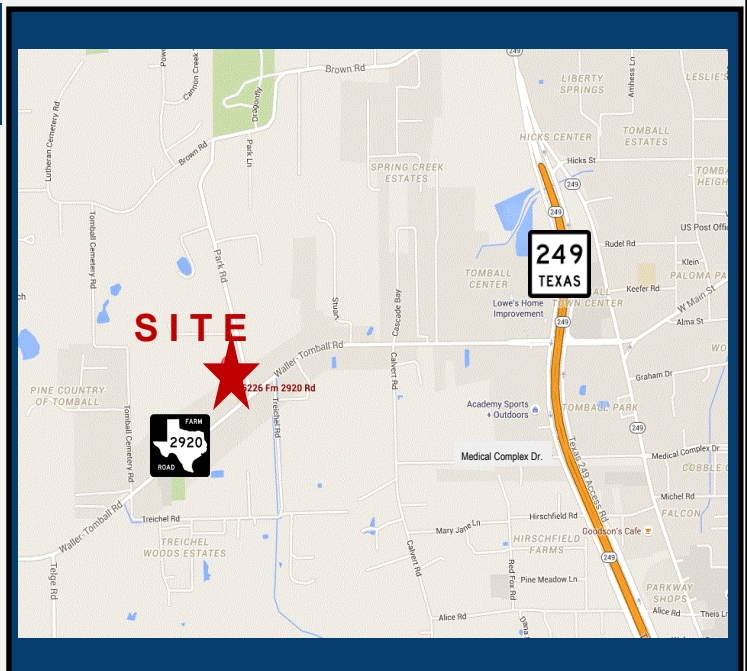
**PROPERTY
INFORMATION**

- **Frontage:** 256.56 feet on FM 2920;
- **Utilities:** Water, sewer & gas available from City of Tomball;
- **Curb Cuts:** Two (2) existing TxDot - approved driveways;
- **Traffic Count:** 23,516 VPD (2014);
- **Floodplain:** Not in 100-year floodplain;
- **Tomball Zoning:** Commercial District.

PRICE: \$6.00 psf - \$784,080.00



**Evtex Companies
5100 Westheimer | Ste. 155
Houston, TX 77056
713-621-3999**



Contact Broker For More Information:

**Joe Evans
281-955-5535
Joe@evtex.com**

**Janae Evans, SIOR
713-621-3999
Janae@evtex.com**

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinion, assumptions or estimates used are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a thorough independent investigation of this property to determine the suitability of the property for your needs.

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**RETAIL IN TOMBALL TOWN CENTER
and SURROUNDING AREAS:**

Academy Sports + Outdoors	Discount Tire	NTB
Arby's	Murphy Oil	Office Depot
Capital One Bank	Dollar General	Panda Express
Chase Bank	Dollar Tree	PetSmart
Chick-fil-A	Famous Footwear	Ross Dress for Less
Chili's Grill & Bar	HES Smokehouse	Sonic Drive-In
Dairy Queen	Kohl's	Sport Clips
Denny's	Kroger Signature with	Target
	Starbuck's	Wells Fargo
	Lowe's Home Improvement	Woodforest National Bank

Taxes:

City of Tomball	\$0.34
Tomball ISD	\$1.34
Harris County	\$0.77
Port of Houston	\$0.01
Lone Star College	\$0.11
Total Taxes:	\$2.57

Travel	36 minutes to George Bush Intercontinental Air-
Distances:	port/Houston - (28.3 miles)
	60 minutes to William P. Hobby Airport - (47.1 miles)



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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.

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.

Evtex Management Corp.	432652		
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Janae Evans	428238	janae@evtex.com	713.621.3999
Designated Broker of Firm	License No.	Email	Phone
Joe E. Evans	121519	joe@evtex.com	281.955.5535
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