

PROPERTY DETAILS

- » Unrestricted
- » Not within floodplain
- » Well and Septic
- » Close proximity and quick access to State Highway 249
- » Minutes to FM 2920 and the Grand Parkway
- » Tomball ISD
- » Great End User or Investment site

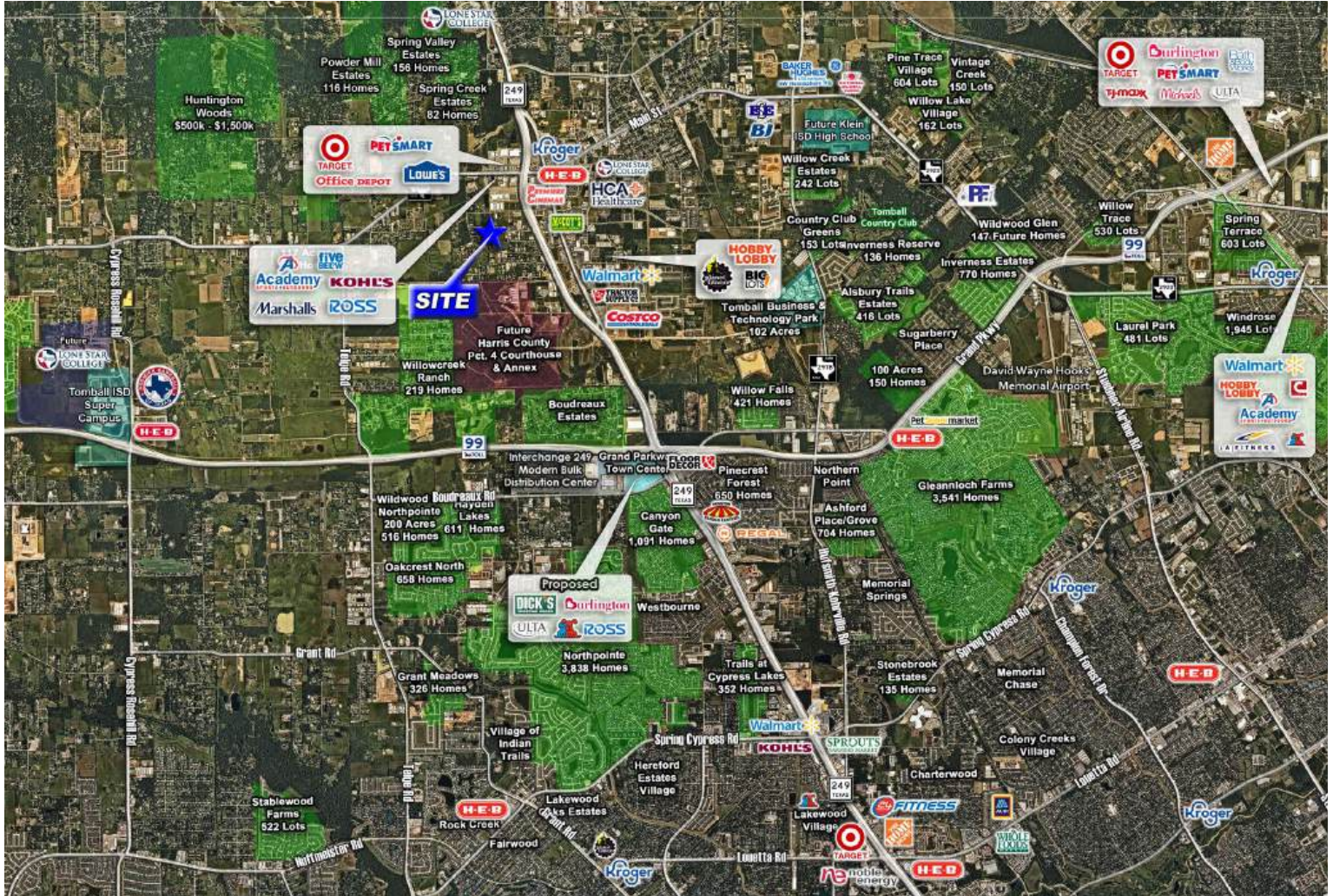
FOR SALE

\$455,000.00

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only.

Cole Kristynik | D 281-819-8720 | C 713-598-4049 | ckristynik@clarkgaines.com
Daniel Greco, CCIM, SIOR | D 713-930-0622 | C 713-702-8685 | dgreco@clarkgaines.com

AERIAL



TAXES:

Tomball ISD	\$1.06
Harris County	\$0.39
Harris Co Flood Ctrl	\$0.05
Port of Houston Authy	\$0.01
Harris Co Hosp Dist	\$0.16
Lone Star College Sys	\$0.11
HC ESD 15	\$0.05
HC Emerg Serv Dist 8	\$0.10

TOTAL TAXES \$1.93

DEMOGRAPHICS:

Population:	1 Mile	2,182
	3 Mile	26,045
	5 Mile	110,098
Daytime Pop:	1 Mile	6,750
	3 Mile	34,594
	5 Mile	93,361
Avg HH Inc:	1 Mile	\$102,039
	3 Mile	\$132,605
	5 Mile	\$143,671



FOR SALE: ±1 Acre

The map displays the Spring Branch area in Texas, centered around the intersection of Waller-Tomball Rd and Hirschfield Rd. A blue box labeled "SITE" is positioned near Mary Jo Ln and Hirschfield Rd. The map includes various retail and commercial establishments, such as Office Depot, Target, Lowe's, Kroger, McDonald's, HEB, Party City, HCA Healthcare, Walmart, and Costco. Major roads shown include Waller-Tomball Rd, Hirschfield Rd, Humble Rd, and Humble Lake Rd. The map also indicates the location of the Harris County Precinct 4 Commissioner's office. A scale bar at the bottom left shows distances in miles (0 to 1.5) and kilometers (0 to 2.5). A north arrow is located in the top right corner.



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.

2-10-2025



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.

Clark Gaines Properties, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9003957

License No.

ngaines@clarkgaines.com

Email

713.322.2200

Phone

Nathan Gaines, CCIM, SIOR

Designated Broker of Firm

592262

License No.

ngaines@clarkgaines.com

Email

713.678.0854

Phone

Nathan Gaines, CCIM, SIOR

Licensed Supervisor of Sales Agent/
Associate

592262

License No.

ngaines@clarkgaines.com

Email

713.678.0854

Phone

Daniel Greco, CCIM, SIOR

Sales Agent/Associate's Name

621080

License No.

dgreco@clarkgaines.com

Email

713.930.0622

Phone

Buyer/Tenant/Seller/Landlord Initials

Date