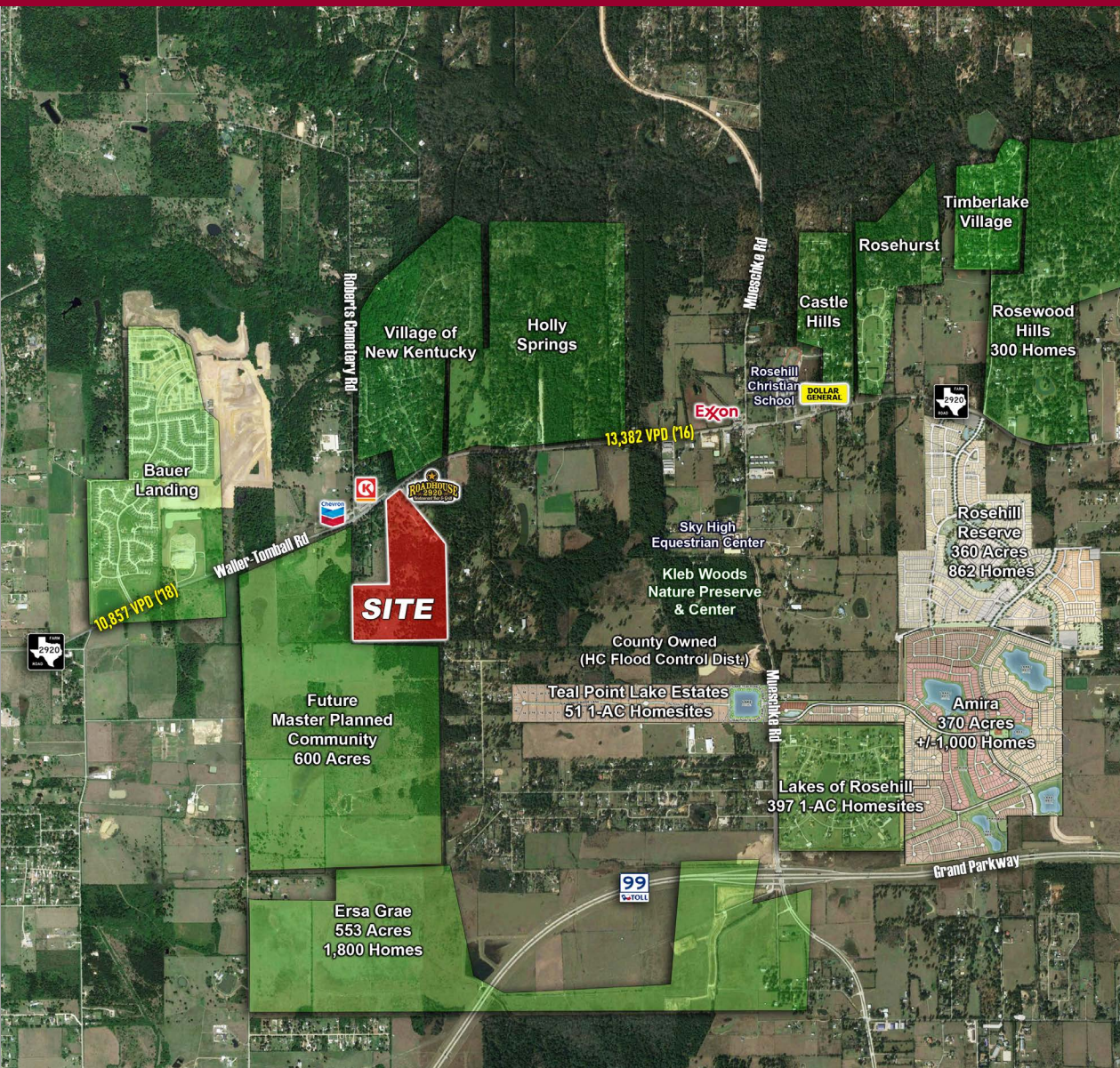




# 21745 FM 2920 RD

## 100.50 Acres & Custom Home For Sale | Hockley, Texas



**SIZE:** 100.50 Acres with  
5,045 SF Custom Home

**PRICE:** \$6,200,000

**LOCATION:** FM 2920 @ Roberts Cemetery Rd  
in Hockley, Texas

**USES:** Single Family Development,  
Personal Ranch, or Investment

### PROPERTY HIGHLIGHTS:

- **Shown By Appointment Only**
- Beautiful +/- 5,045 SF custom home on the property
- 6,250 SF Metal Barn (50'x125'), insulated roof and walls (built 2016)
- 4,200 SF Metal RV Garage, insulated roof and walls, High bay doors and (5) electrically operated roll up doors
- 262.72 feet of frontage on FM 2920
- Adjacent to future proposed Master Planned Community
- Waller ISD

For more information, contact:

**CLAY ROPER, CCIM, SIOR** | 281.664.6632 | CRoper@CaldwellCos.com

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

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# 21745 FM 2920 RD

## 100.50 Acres & Custom Home For Sale | Hockley, Texas



### LOCATION:

FM 2920/Waller-Tomball Rd at Roberts Cemetery Rd in Hockley, Texas 77447

### TAXES:

Harris County	\$0.59
Waller ISD	\$1.37
HCESD #21	\$0.10
HCESD #3	\$0.10
<b>Total Taxes</b>	<b>\$2.16</b>

### TRAFFIC COUNTS:

FM 2920/Waller Tomball Rd: 10,857 VPD  
Roberts Cemetery Rd: 5,876 VPD  
(TXDOT 2018)

### DEMOGRAPHICS:

	2 Miles	5 Miles	10 Miles
<b>2019 Population</b>	3,406	40,119	217,355
<b>5 Yr. Proj. Growth</b>	14.9%	18.35%	14.4%
<b>Avg. HH Income</b>	\$121,450	\$120,500	\$124,531

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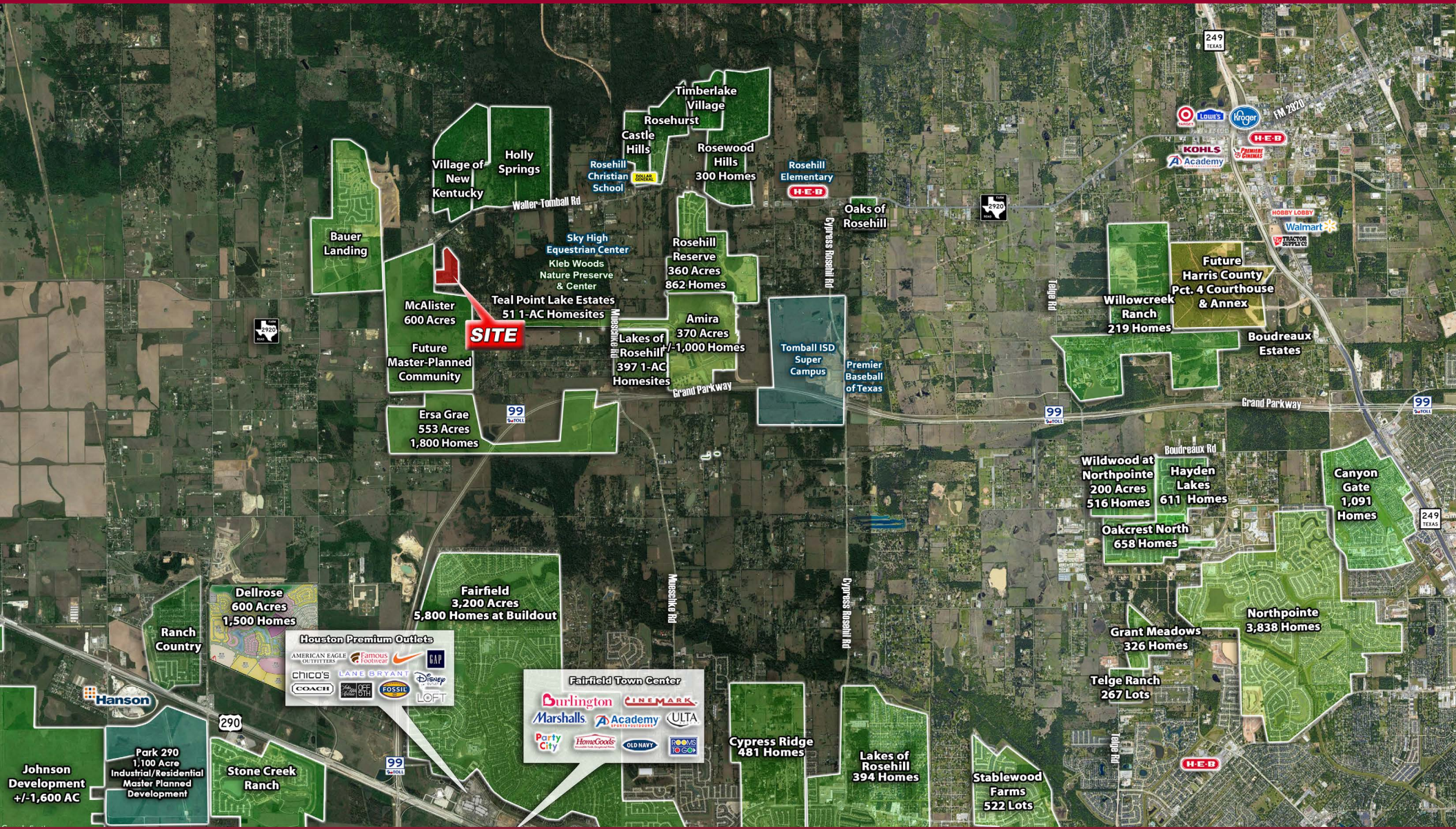
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# 21745 FM 2920 RD

## 100.50 Acres & Custom Home For Sale | Hockley, Texas



### 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.

11-2-2015



#### 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 buy 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

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0

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**4 BEDROOMS**

**5 FULL & 1 HALF BATH**

**5,045 SQUARE FEET**

## **21745 FM 2920 ROAD HOCKLEY, TX 77447**

21745 FM 2920 - where the country meets city life. This property exudes elegance and class with a gorgeous 5,045 square foot custom home situated on over 100 acres of breathtaking views. The property features hardwoods with trails that stretch to every end of the property. The Mediterranean style home offers two owners retreat, a stunning kitchen with custom cabinetry fit for entertaining, a study that includes floor to ceiling bookshelves and serene views.

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**PLAY DRONE  
VIDEO**

### PROPERTY FEATURES:

- Gated and secured property
- Dense and shaded trees surround the 100 acre property
- Bell bottom piers and tile roof
- Zoned heating and air conditioning
- Two (2) primary bedrooms on first floor
- Hand-carved fireplace
- Designer fixtures
- Custom bookcases throughout
- Two-tiered custom cabinetry in Kitchen
- Commercial grade appliances
- Large family living room with entertainment screen
- Huge walk-in closet with island - perfect for shoe and clothing storage
- Terrace with french doors



### ENHANCEMENTS MADE SINCE 2012:

- Added rock exterior to home
- Roof inspection - re-flashed valleys
- Rod iron fencing with dog yard and air conditioned dog house
- 76'X60' garage with, side lights, electrical and water, (2) 12' RV doors, (5) 10'garage doors, (2) 15'x15' horse stalls.
- 50'X150' Hay barn with side lights on slab with apron. No electrical or water.
- (4) 300 Gallon rubbermaid watering troughs with water supply to each throughout the property.
- (2) 20' Loafing Sheds and (2) 40' Loafing Sheds
- Concrete Driveway from road to home and barns
- Fly and mosquito spray system in the horse stalls, around home and yard.
- (2) tankless hot water heaters and whole house Hepa Filtration System.
- All three AC units we replaced with new 3 years ago.

