

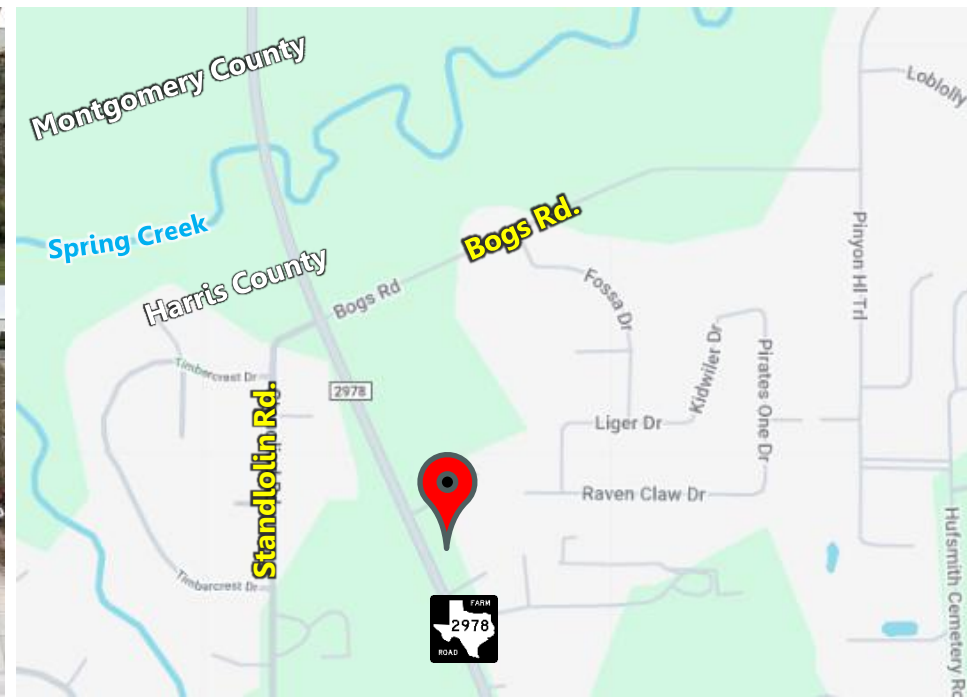
FOR SALE



Hufsmith Kohrville Rd.

1.3 ACRES: LIVE-WORK PROPERTY
25306 HUFSMITH KOHRVILLE RD, TOMBALL, TX



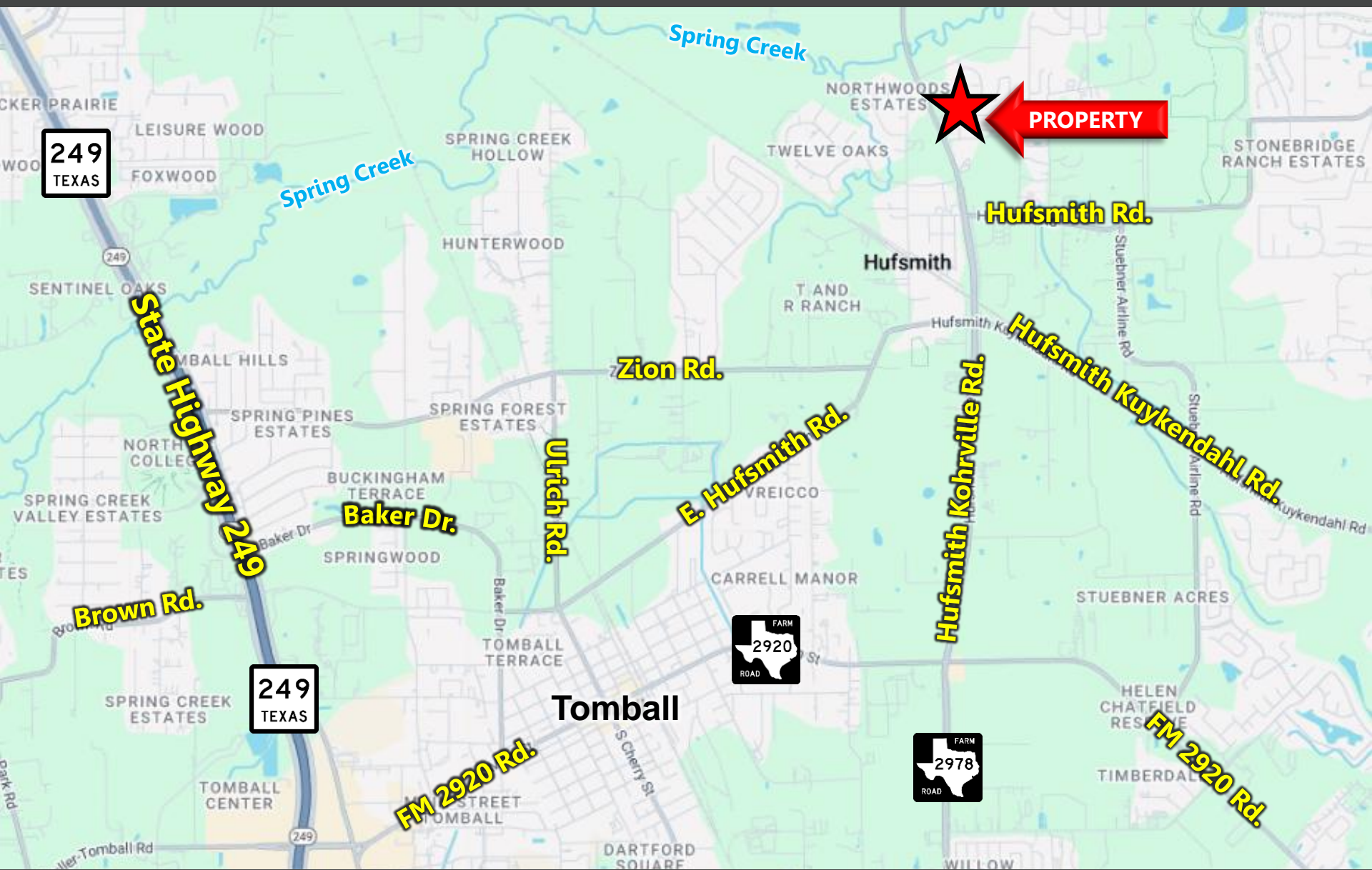


PROPERTY OVERVIEW

- Approximately 1.3 acres of unrestricted land located in Hufsmith / Northeast Tomball (*Harris County, Texas*).
- Over 143 linear feet of frontage on FM 2978 (*Hufsmith Kohrville Rd*).
- Situated out of special flood hazard areas per FEMA maps.
- Public water via HOE Water Supply Corp (*CCN/Regnum: 12756*).
- Annual Average Daily Traffic: 23,189 cars per day per 2023 TxDOT.
- A 2,020 square-foot residential structure and 1,500 square-foot warehouse are upon the property (*both built in 1976*).

OFFERING SUMMARY

Price:	\$575,000.00
Price / Sq.Ft. (Land)	\$10.15 / Sq.Ft.
Lot Size:	1.3 Acres
Building #1: Single-Family	2,020 Sq.Ft. (1976)
Building #2: Warehouse	1,500 Sq.Ft. (1976)





23,189 CPD (2023 TxDOT)
Hufsmith Kohrville Rd.



FOR MORE INFORMATION CONTACT:
RYAN HUTSON, CCIM

25306 HUFSMITH KOHRVILLE RD, TOMBALL, TX



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TOMBALL MARKET OVERVIEW

The Tomball, Texas and Hufsmith trade area represent one of the most rapidly growing regions in the Greater Houston metropolitan area. Known for its strategic location, strong demographics, and ongoing development, this vibrant corridor offers unparalleled potential for investors, developers, and businesses looking to capitalize on the area's growth.

Tomball and surrounding areas have experienced a population increase of over 40% in the last decade, driven by residential and commercial expansion. This growth is projected to continue, with the population expected to rise by an additional 25% over the next 10 years.

The region boasts a median household income exceeding \$95,000, significantly higher than the national average, creating robust demand for retail, services, and professional amenities.

The area is home to master-planned communities such as Creekside Park, Woodtrace, and The Woodlands' western expansion, bringing thousands of new residents to the area annually. Tomball's local economy benefits from a diverse mix of industries, including healthcare, education, manufacturing, and retail. Employers like HCA Houston Healthcare Tomball and Lone Star College continue to drive job creation and economic activity.





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 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 asking 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.

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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

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