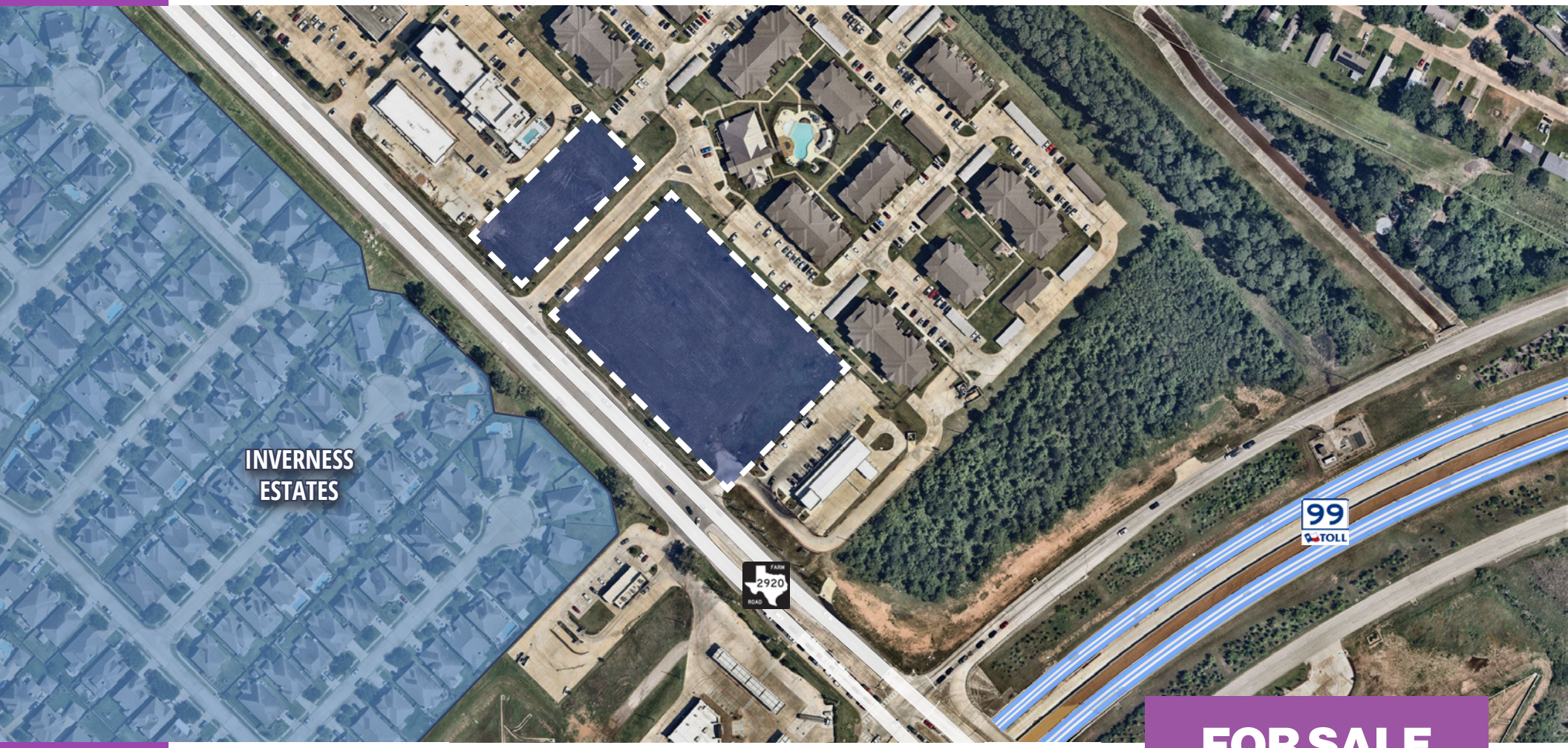


FOR SALE

±3.85 Acres

9130 FM 2920, Tomball, TX 77375

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Colliers

PROPERTY OVERVIEW

±3.85 Acres for Sale

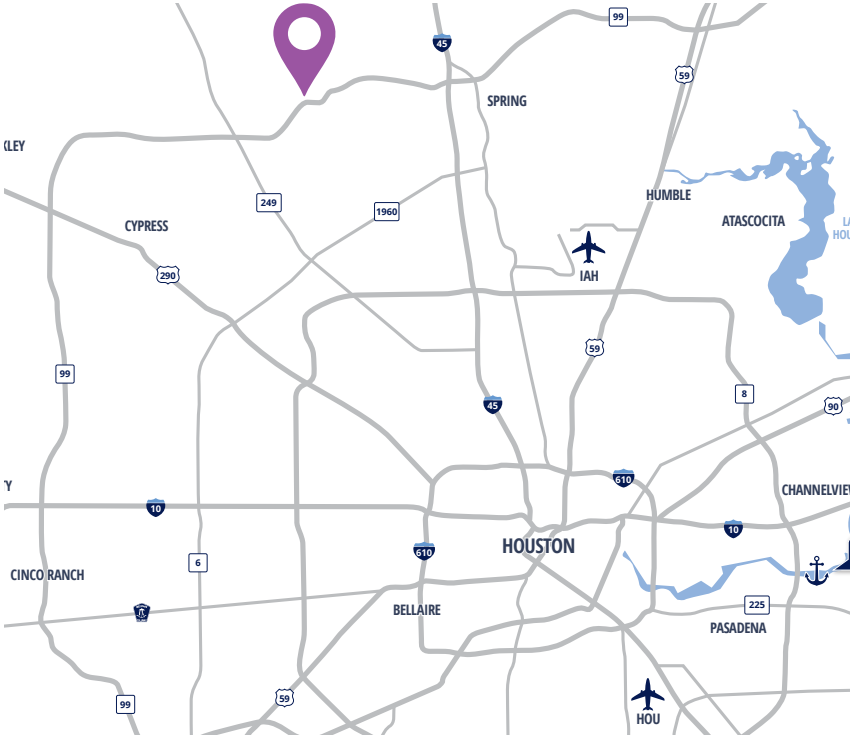
Rare retail frontage in Northwest Houston, positioned at the intersection of FM 2920 and the Grand Parkway (SH 99). This 3.85-acre corner site puts your project in front of one of the region's most active commercial corridors, where new development is arriving on every side.

- Momentum all around you: A brand-new Clean Car wash sits directly adjacent, and a new Jack in the Box is directly across the road. Investment is already flowing into this corridor.
- Built-in traffic: Grand Parkway and FM 2920 bring steady daily volume from surrounding residential neighborhoods and commuter routes.
- Established neighborhood demand: Dense, mature residential communities surround the site, providing a ready customer base for retail, dining, and services.
- Flexible for your concept: Well suited for a multi-tenant shopping center, a quick-service restaurant, or a pad site user looking for high visibility and easy access.
- Strong surrounding uses: Nearby gas and convenience operators, including Valero and Chevron, confirm the area's proven demand for auto-oriented commercial activity.

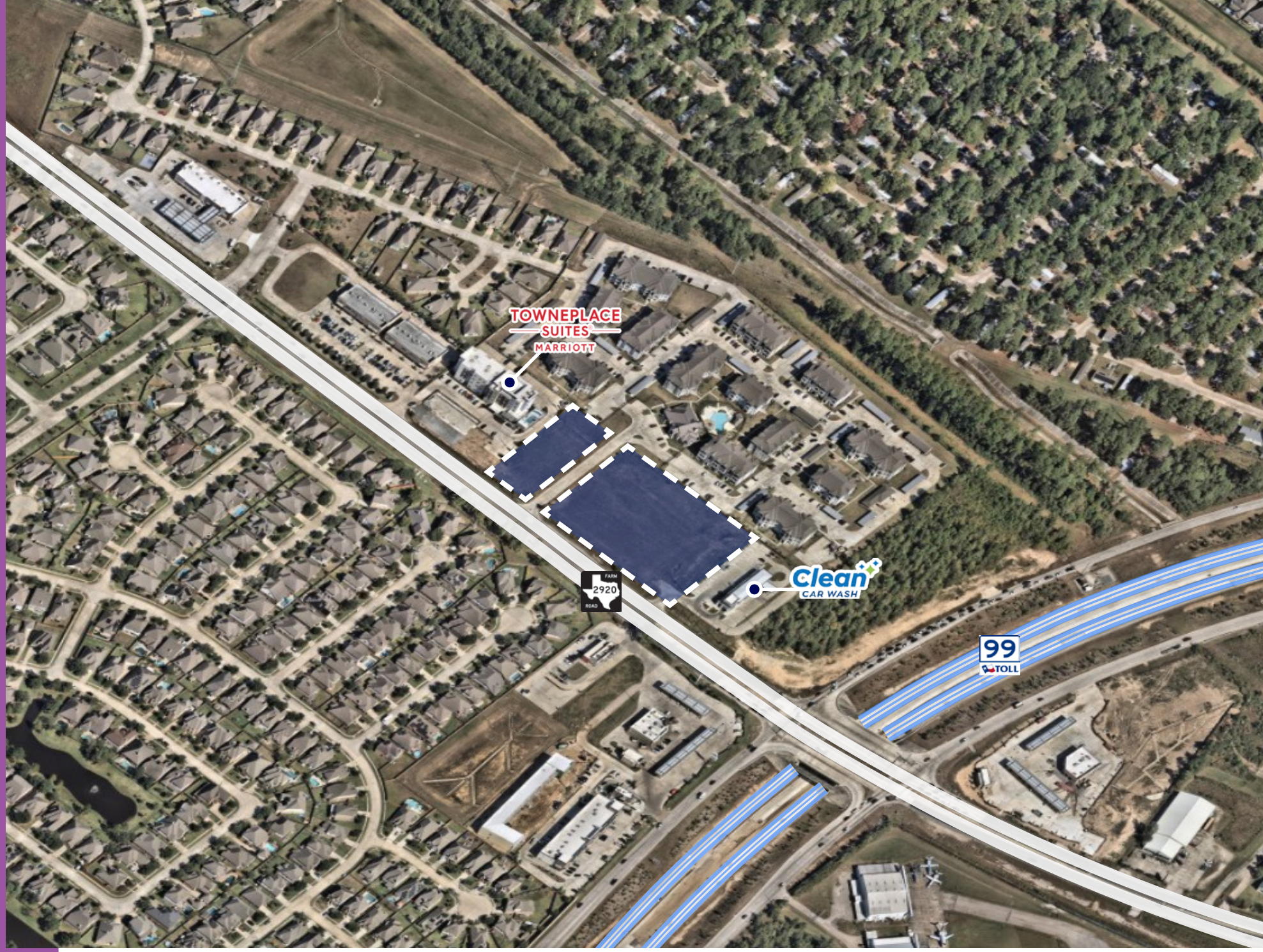
Corners like this one, with 3.85 acres, major-road frontage, and adjacent new development, don't come up often in Northwest Houston. Whether you're building a neighborhood center, planting a flag for a national QSR brand, or securing a pad for your business, this is a site that gets noticed.

2025 TAX RATES

017 - KLEIN ISD	$1.0119
040 - HARRIS COUNTY	$0.3810
041 - HARRIS CO. FLOOD CTRL	$0.0497
042 - PORT OF HOUSTON AUTHY	$0.0059
043 - HARRIS CO. HOSP. DIST.	$0.1876
044 - HARRIS CO. EDUC. DEPT.	$0.0048
045 - LONE STAR COLLEGE SYS.	$0.1060
162 - DOWDELL PUD	$0.6600
635 - HC EMERG. SRV. DIST. 16	$0.0500
666 - HC EMERG. SRV. DIST. 11	$0.0381
TOTAL	$ 2.4949

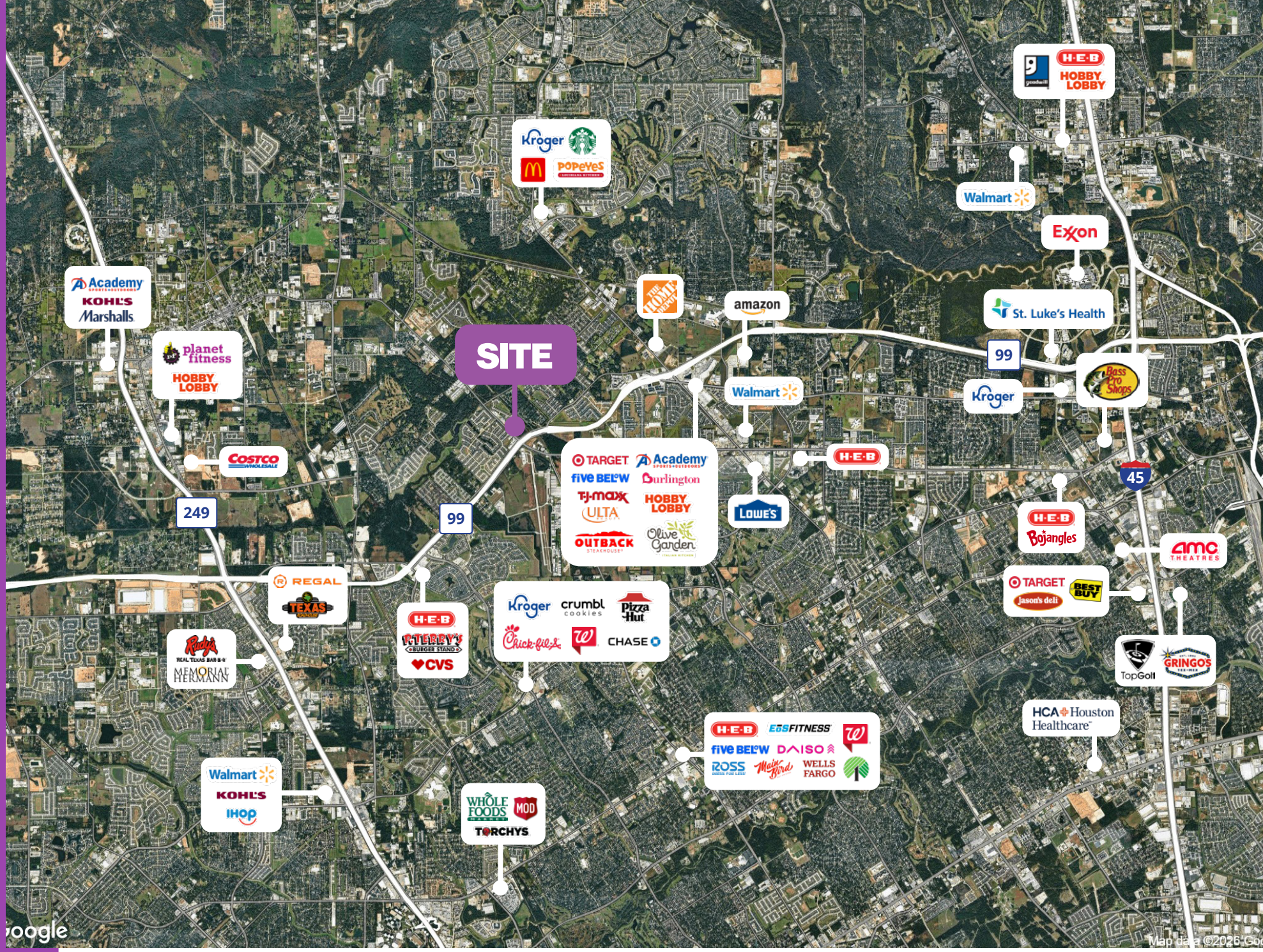


PROPERTY AERIAL



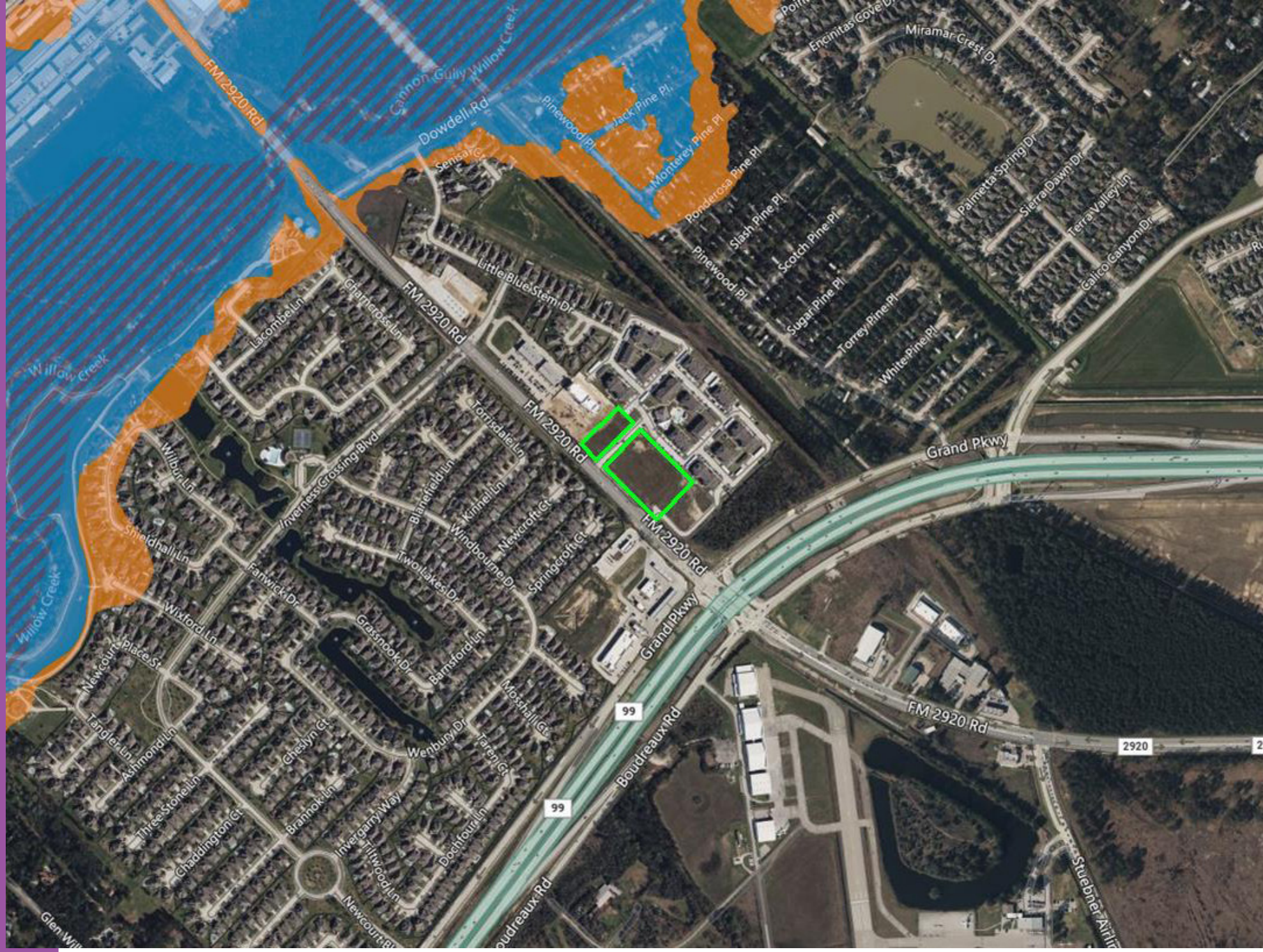
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RETAIL MAP



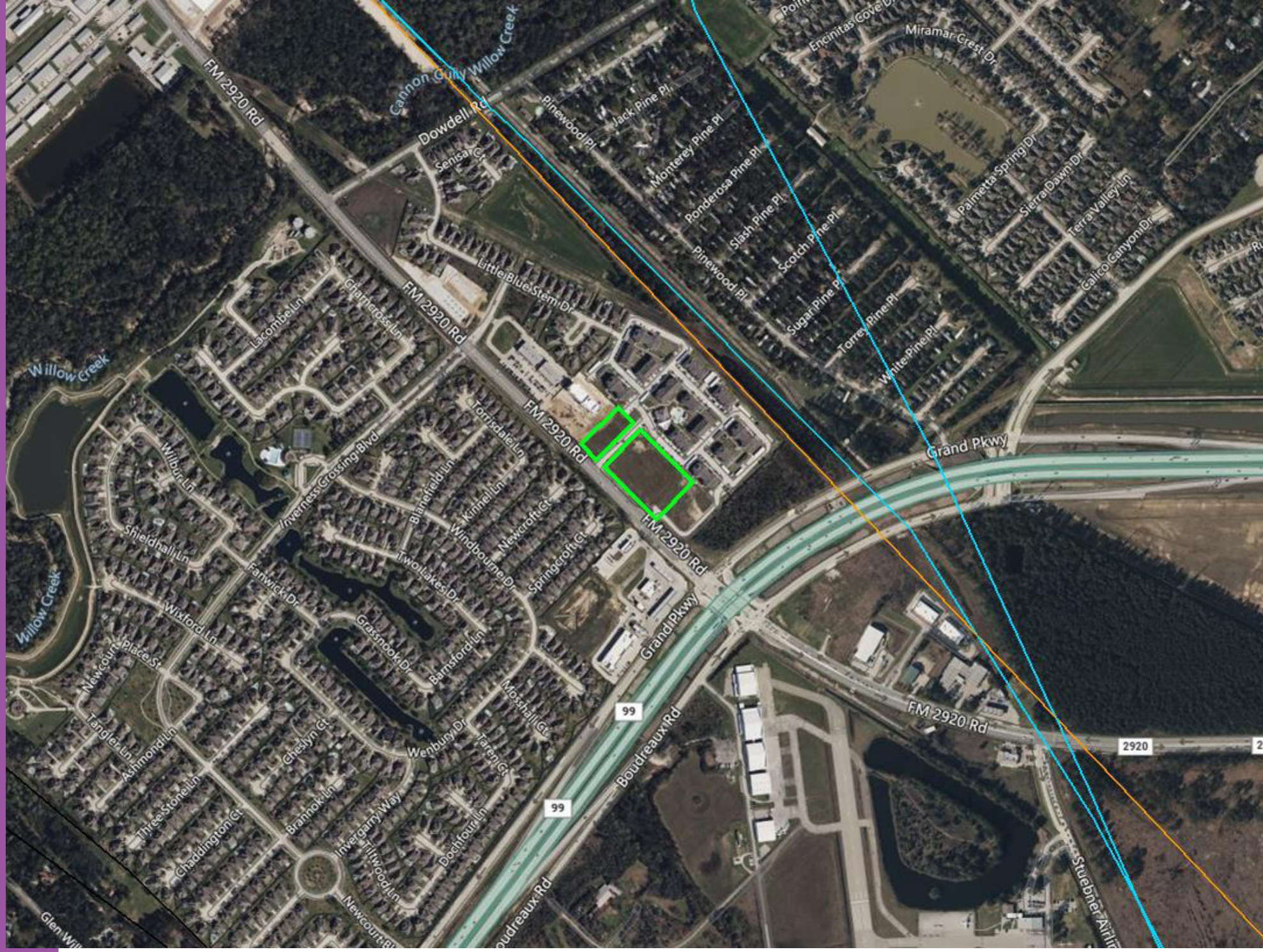
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FLOODPLAIN MAP



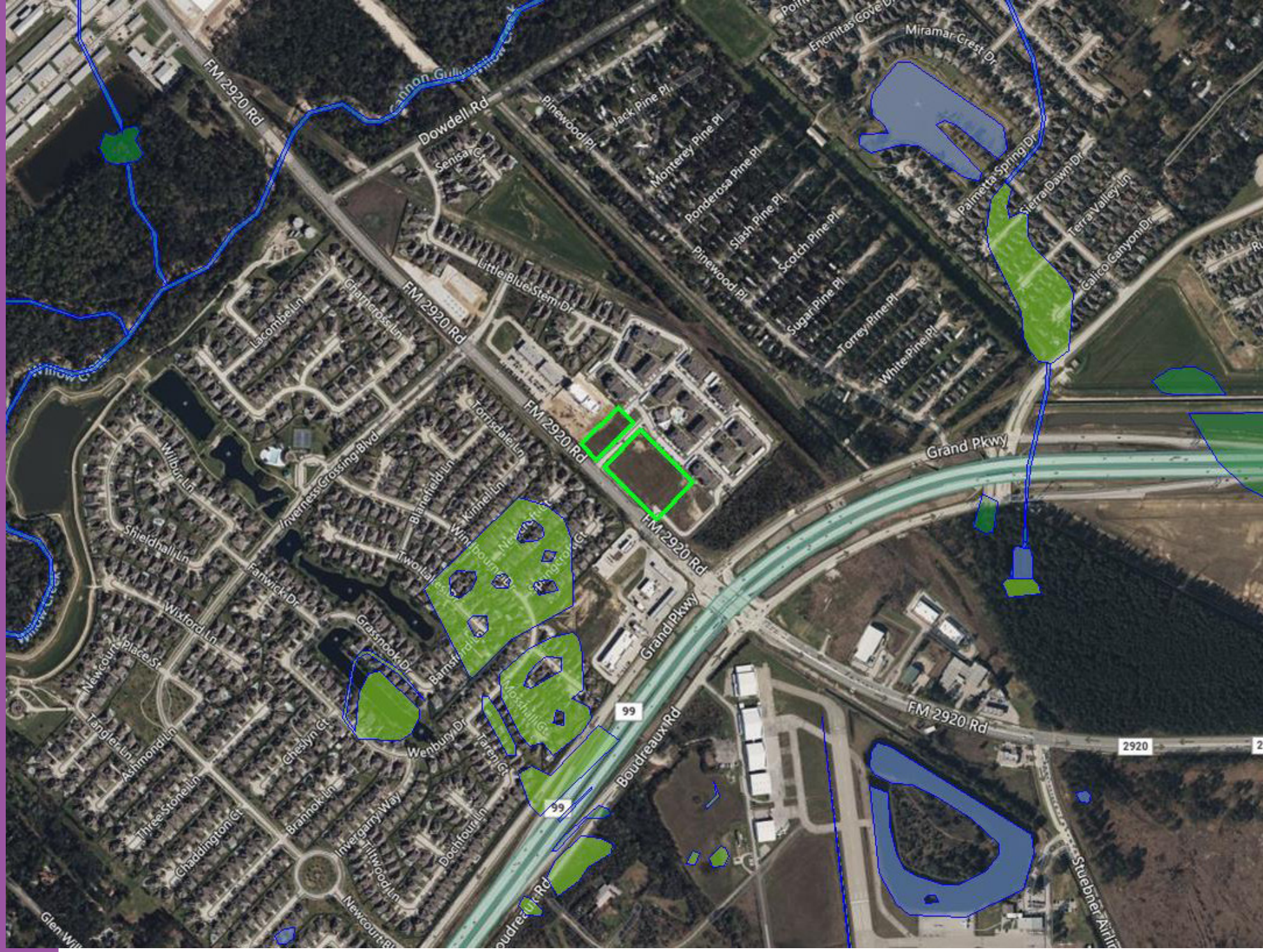
9130 FM 2920, Tomball, TX 77375

PIPELINE MAP



9130 FM 2920, Tomball, TX 77375

WETLANDS MAP



9130 FM 2920, Tomball, TX 77375

DEMOGRAPHICS

Market Overview

9130 FM-2920, Tomball, Texas, 77375
3 mile radius

Household & population characteristics

$120,704
Median household income

$359,305
Median home value

70.0%
Owner occupied housing units

35.2
Median age

50.9%
Female population

58.5%
% Married (age 15 or older)

Annual lifestyle spending

$4,527
Travel

$51
Tickets to Movies

$159
Theatre/Operas/ Concerts

$164
Admission to Sports Events

$14
Online Gaming Services

Households & population

70,315
Current total population

73,477
5 Year total population

23,773
Current total households

25,380
5 year total households

Education

5%
No high school diploma

19%
High school graduate

26%
Some college

51%
Bachelor's/graduate/prof degree

Annual household spending

$3,234
Apparel & Services

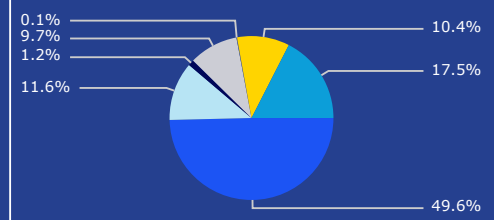
$267
Computers & Hardware

$5,732
Eating Out

$9,464
Groceries

$9,847
Health Care

Race



Business

1,783
Total Businesses

13,301
Total Employees

Employment

77%
White collar

13%
Blue collar

10%
Services

3.0%
Unemployment rate

±3.85 Acres for Sale

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Buyer/Tenant/Seller/Landlord Initials		Date