

LAND FOR SALE

# READY FOR DEVELOPMENT!

4.39 AC

13130 Theis Lane, Tomball, TX 77375

NTS

PRESENTED BY:

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**RE/MAX** COMMERCIAL ADVISORS GROUP  
COMMERCIAL RE/MAX Integrity



4.39 ACRES | 13130 THEIS LANE | TOMBALL, TX

# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	4.39 Acres
Zoning:	Industrial

## PROPERTY HIGHLIGHTS

- All utilities
- Planned Development District
- 3 Minutes to SH 249 Aggie Expressway & FM 2920
- 5 Minutes to Grand Parkway 99
- 13 Minutes to Beltway 8
- 16 Minutes to I 45
- Median HH Income \$99,315
- Population (5 mi) 80,466

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households	1,606	9,445	23,252
Population	4,098	27,093	70,376
Avg HH Income	\$67,216	\$85,593	\$98,274



4.39 ACRES | 13130 THEIS LANE | TOMBALL, TX

# Property Description



## PROPERTY DESCRIPTION

Looking for a place for your business, shop or investment opportunity? Look no further.

Located in Tomball and zoned Planned development, this highly visible 4.39 AC site has maximum flexibility for potential uses. Including new or innovative concepts in land utilization not permitted by other zoning districts. It offers fast access to SH 249, 99-Grand Parkway, FM 2920 and Beltway 8, you can reach your customers quickly and employees to get to. Future development should cause the value of this site to increase considerably in the coming years. Located outside the flood plain with all city services and is ready to develop now or when you are ready.

Call today to find out how to make it yours!

## LOCATION DESCRIPTION

3 Minutes to SH 249 Aggie Expressway & FM 2920

5 Minutes to Grand Parkway 99

13 Minutes to Beltway 8

16 Minutes to I 45



4.39 ACRES | 13130 THEIS LANE | TOMBALL, TX

## Additional Photos





GF NO. 19201059367 STEWART TITLE  
ADDRESS: 13130 THEISS LANE  
TOMBALL, TEXAS 77375  
BORROWER:

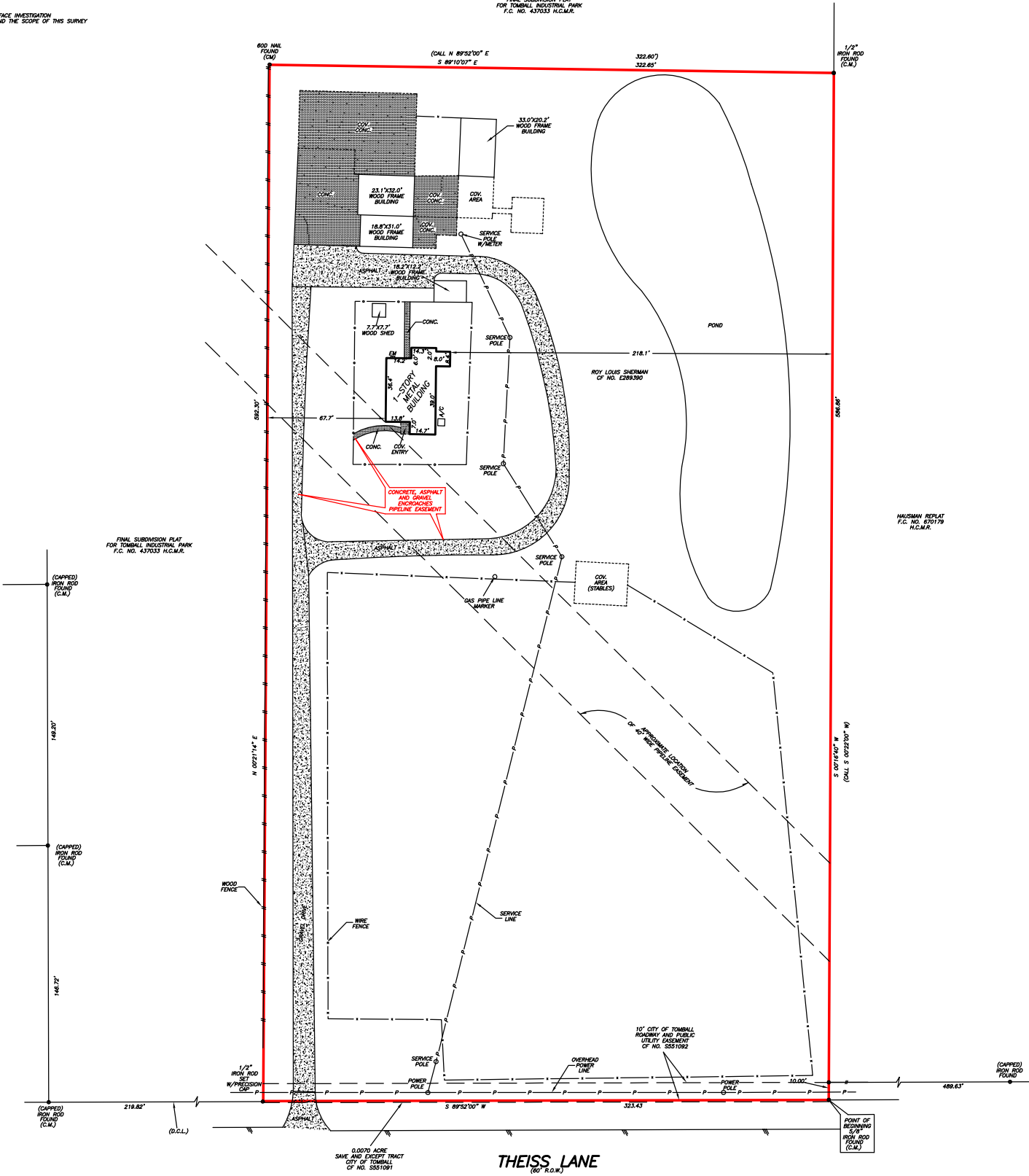
THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD PLAIN AS ESTABLISHED  
BY THE U.S. DEPT. OF HOUSING & URBAN  
DEVELOPMENT.  
COMMUNITY/PANEL NO. 48201C 0230 L  
MAP REVISION: 06/18/2007  
ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
INACCURACIES OF FEET MAPS PREVENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY

FINAL SUBDIVISION PLAT  
FOR TOMBALL INDUSTRIAL PARK  
F.C. NO. 437033 H.C.M.R.

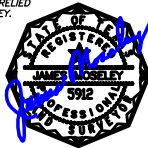
SCALE: 1" = 40'



4.3722 ACRES  
SITUATED IN THE WM. HOLDERRIETH  
SURVEY, ABSTRACT NO. 1703  
HARRIS COUNTY, TEXAS  
(SEE ATTACHED METES AND BOUNDS)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND, THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE  
TIME OF SURVEY AND THAT THERE ARE NO  
ENCROACHMENTS APPARENT ON THE GROUND,  
EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
CERTIFIED FOR THIS TRANSACTION ONLY AND  
ABSTRACTING PROVIDED IN THE ABOVE  
REFERENCED TITLE COMMITMENT WAS RELIED  
UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY  
PROFESSIONAL LAND SURVEYOR  
NO. 5912  
DRAWING NO. 19-09577  
NOVEMBER 07, 2019



D.C.L. = DIRECTIONAL CONTROL LINE  
RECORD BEARING: F.C. NO. 437033

DRAWN BY: MM

**PRECISION SURVEYORS**  
PROFESSIONAL LAND SURVEYS  
1-800-LANDSURVEY  
www.precisionlandsurveyors.com  
281-496-1526 FAX 281-496-1867  
800 THREADEWELL STREET SUITE 100 HOUSTON, TEXAS 77079  
210-829-4941 FAX 210-829-1555  
1777 HE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217  
FORM NO. 10063720



4.39 ACRES | 13130 THEIS LANE | TOMBALL, TX

## Location Maps





## Key Facts

13130 Theis Ln, Tomball, Texas, 77375 (3 - 5 miles)

13130 Theis Ln, Tomball, Texas, 77375

Ring band of 3 - 5 miles

RE/MAX Commercial Advisors Group powered by Esri

Latitude: 30.07717

Longitude: -95.61937

### KEY FACTS

80,466

Population



Average  
Household Size

34.4

Median Age

\$99,315

Median Household  
Income

### EDUCATION

6%

No High  
School  
Diploma



21%

High School  
Graduate



29%

Some College



43%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



1,695

Total Businesses



14,047

Total Employees

### EMPLOYMENT



74%

White Collar



15%

Blue Collar



11%

Services

3.5%

Unemployment  
Rate

### INCOME



\$99,315

Median Household  
Income



\$40,252

Per Capita Income



\$296,000

Median Net Worth

### Households By Income

The largest group: \$100,000 - \$149,999 (24.2%)

The smallest group: \$15,000 - \$24,999 (3.0%)

Indicator	Value	Difference	
<\$15,000	3.9%	-6.6%	
\$15,000 - \$24,999	3.0%	-6.1%	
\$25,000 - \$34,999	3.7%	-5.6%	
\$35,000 - \$49,999	7.7%	-4.8%	
\$50,000 - \$74,999	15.6%	-2.3%	
\$75,000 - \$99,999	16.4%	+4.5%	
\$100,000 - \$149,999	24.2%	+9.4%	
\$150,000 - \$199,999	11.2%	+5.5%	
\$200,000+	14.3%	+5.9%	

Bars show deviation from

Harris County



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u><b>Esther Cordova</b></u>	<u><b>0208532</b></u>	<u><b>mecordova1@aol.com</b></u>	<u><b>(281)370-5100</b></u>
Designated Broker of Firm	License No.	Email	Phone
<u><b>Esther Cordova</b></u>	<u><b>0208532</b></u>	<u><b>mecordova1@aol.com</b></u>	<u><b>(281)370-5100</b></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u><b>Patrick Buckhoff, CCIM</b></u>	<u><b>587831</b></u>	<u><b>patrick@commercialspacehouston.com</b></u>	<u><b>(281)686-9445</b></u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

RE/MAX Commercial Advisors Group, 19510 B Kuykendahl Rd Spring TX 77379  
Patrick Buckhoff

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

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Gustavo Guido

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