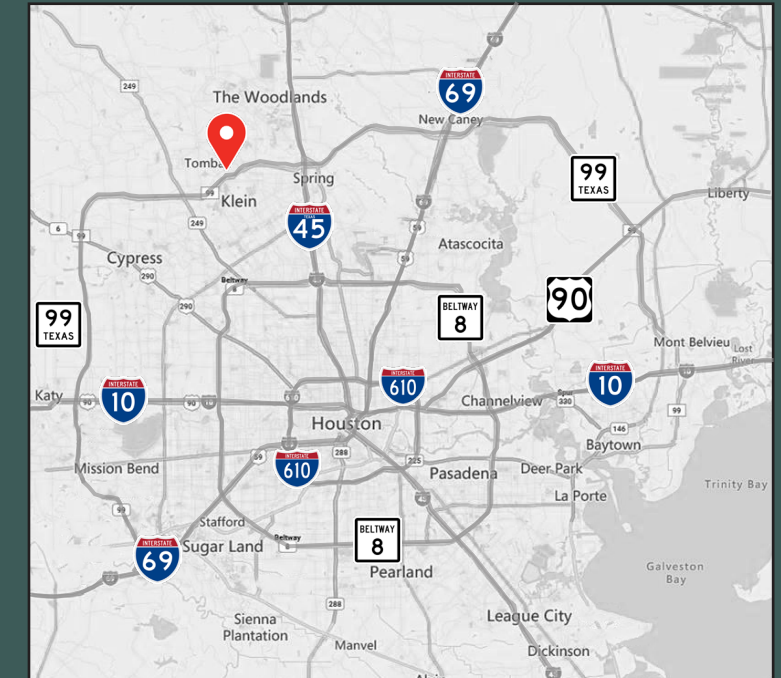
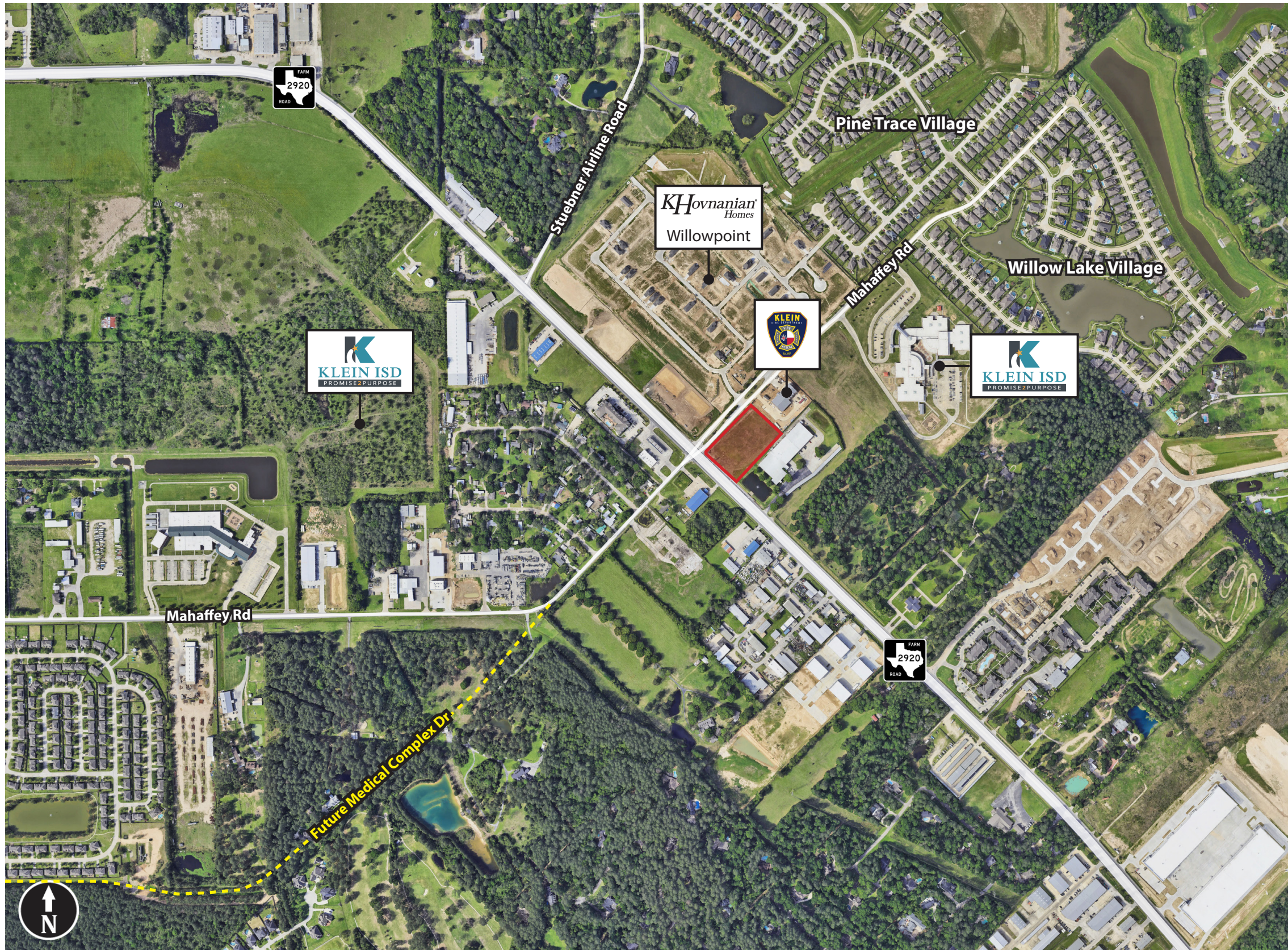


Land for Sale:
±2.7 AC
Mahaffey Road, Tomball, TX



Contact

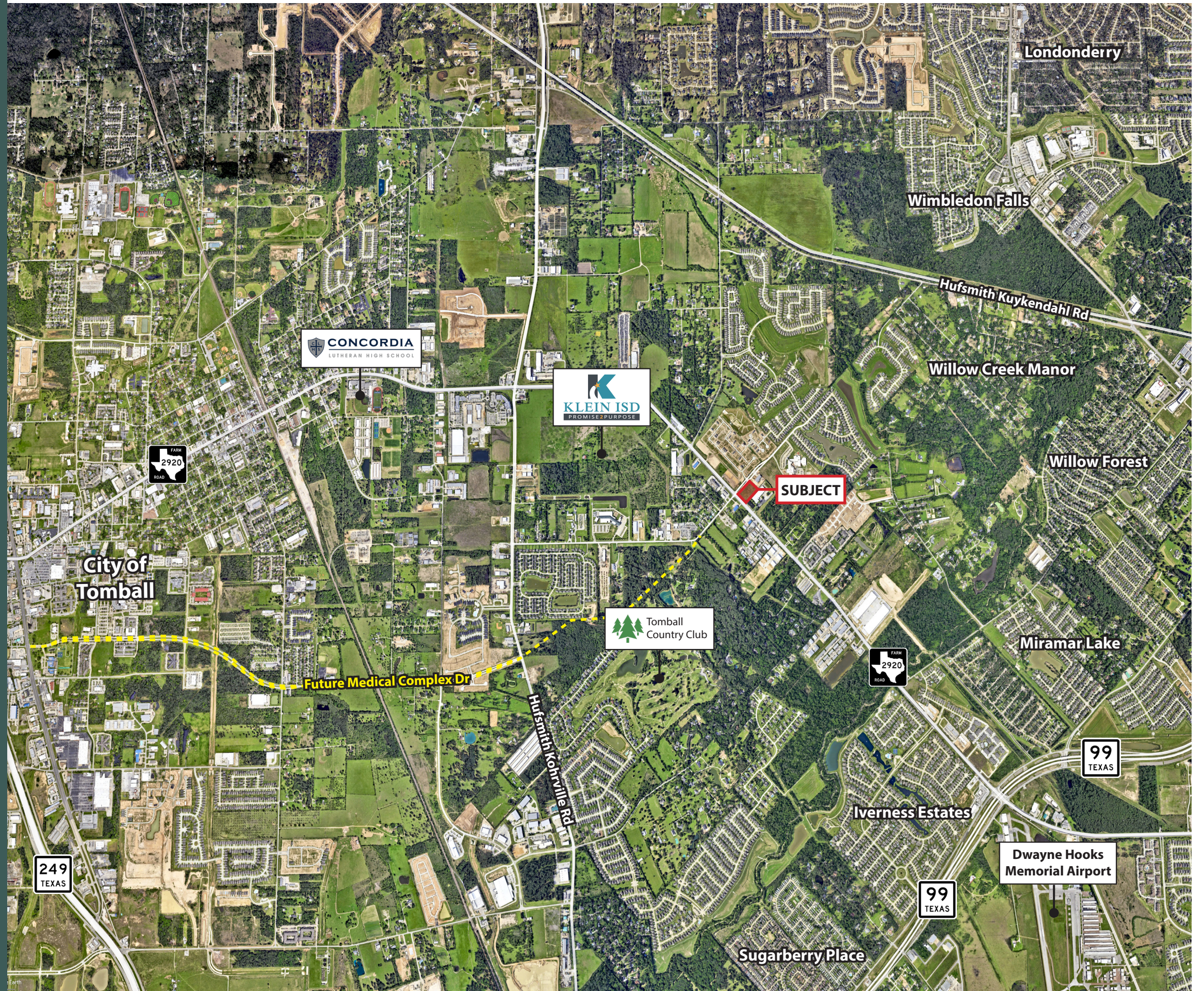
Tommy LeBlanc, Partner
tleblanc@mlbcre.com

John-Michael Kamel, Vice President
jmkamel@mlbcre.com

mlbcre.com | (713) 622-1400

Property Features

- **PRICE:** \$1,890,000
- **LOCATION:** Located on the hard, signalized corner of FM 2920 and Mahaffey Road. Roughly 1.5 miles from the Grand Parkway.
- **SIZE:** ±2.7 AC
- **FRONTAGE:**
 - Mahaffey Road: 416'
 - FM 2920: 250'
- **UTILITIES:** Available through the Dowdell PUD
- **ENCUMBRANCES:**
 - Floodplain: None
 - Pipelines: None
- **COMMENTS:** Onsite detention may be required.



Property Information & Survey

2023 Tax Rates

District	Description	2023 Rate
017	Klein ISD	1.031600
040	Harris County	0.350070
041	Harris Co Flood Cntrl	0.031050
042	Port Of Houston Authy	0.005740
043	Harris Co Hosp Dist	0.143430
044	Harris Co Educ Dept	0.004800
045	Lone Star College Sys	0.107600
162	Dowdell PUD	0.740000
665	HC ESD 15	0.048810
679	HC Emerg Serv Dist 8	0.089819
Total		2.552919

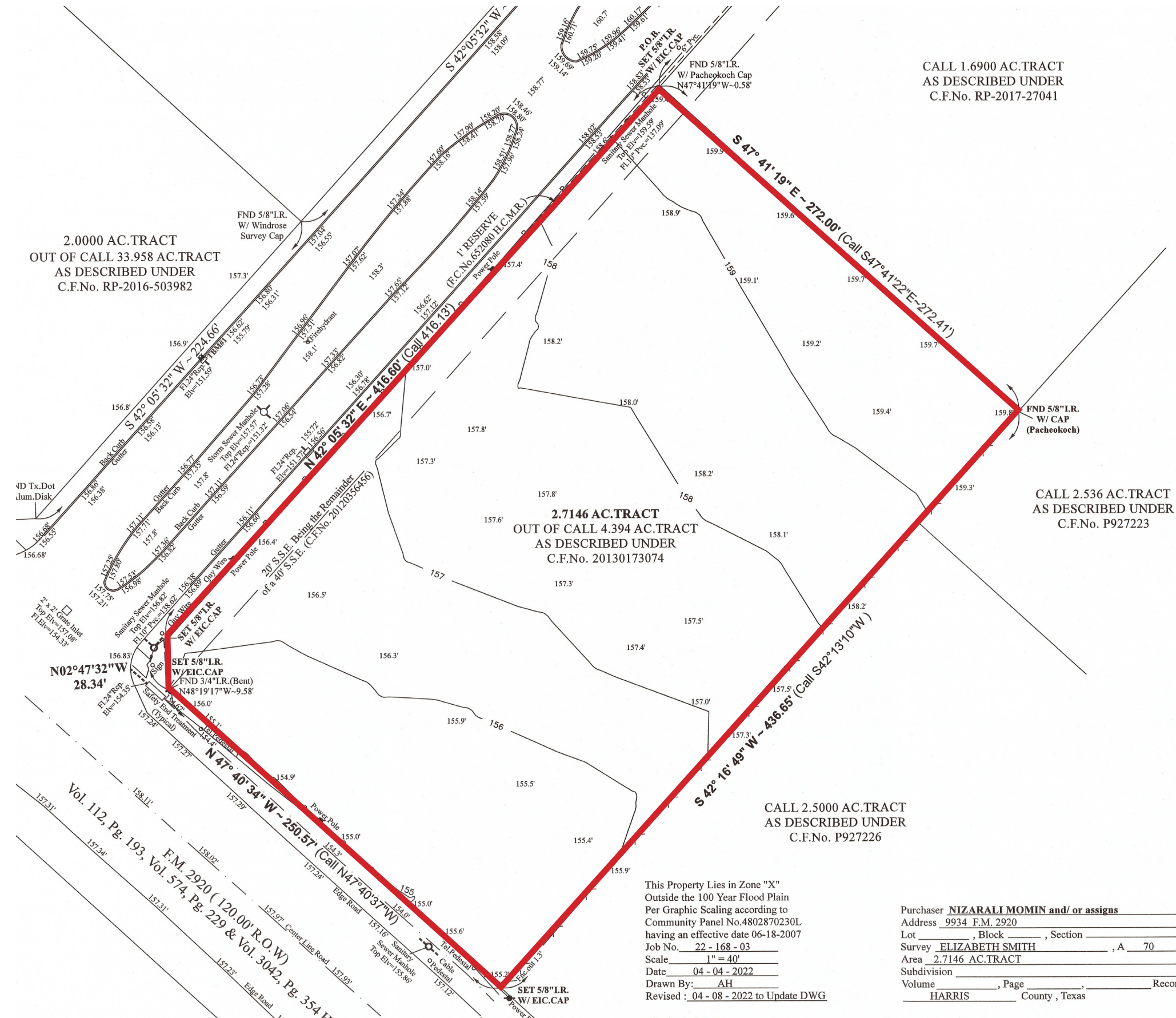
Demographics & Traffic Counts

Population		
1 Mile	3 Miles	
4,069	54,918	

Median Household Income		
1 Mile	3 Miles	
\$77,962	\$102,461	

Traffic Counts		
FM 2920	19,554CPD	
Mahaffey Road	2,181 CPD	

Source: CoStar



The Team



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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.

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.

MLB Commercial Real Estate, LLC	9009790	tmason@mlbcre.com	713-622-1400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Tommy LeBlanc	545298	tleblanc@mlbcre.com	713-304-4521
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