

± 18.05 Acres at 15800 FM 2920 RD TOMBALL TX 77377



249
TEXAS

Old Town Tomball

249
TEXAS

Tomball Regional
Medical Center

2920

± 18.05 Acres

URBANCO.
REAL ESTATE

PROPERTY DETAILS

ADDRESS 15800 FM 2920
Tomball, TX 77377

LAT., LONG. 30.082519, -95.661801

SIZE ±18.05 Acres

UTILITIES City of Tomball

SCHOOLS Tomball ISD: *Rosehill Elementary,
Tomball Junior High, Tomball High*

PARCEL ID 0421810000177

OWNER WSS Retail Investments, LLC

RESTRICTIONS None

LEGAL TRS 1B & 2C ABST 311 C GOODRICH

DETENTION Onsite

FLOODPLAIN None

ZONING Corridor Commercial

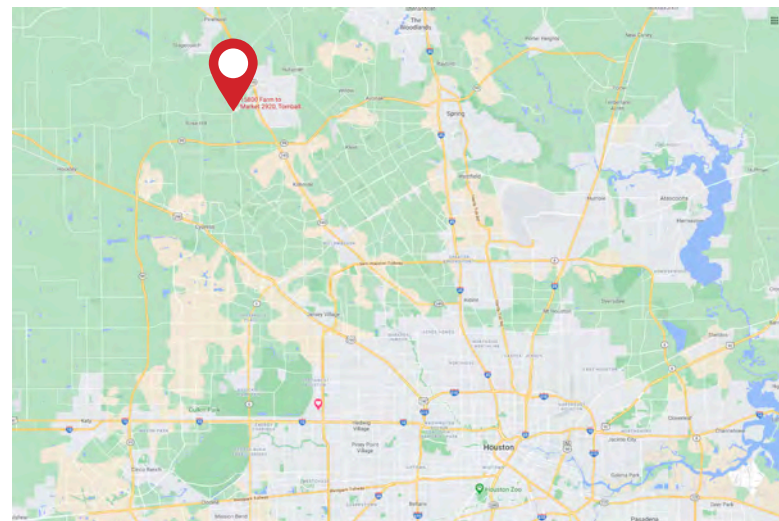


DEMOGRAPHICS

	0-1 mile	0-3 mile	0-5 miles
2020 POPULATION ESTIMATE	5,094	15,689	72,997
5-YR FORECAST POPULATION GROWTH	5,266	16,265	75,800
5-YR FORECAST PERCENT GROWTH	3.35%	3.81%	4.05%
AVERAGE HOUSEHOLD INCOME	\$151,530	\$116,695	\$120,077
MEDIAN HOME VALUE	\$256,435	\$184,118	\$178,785

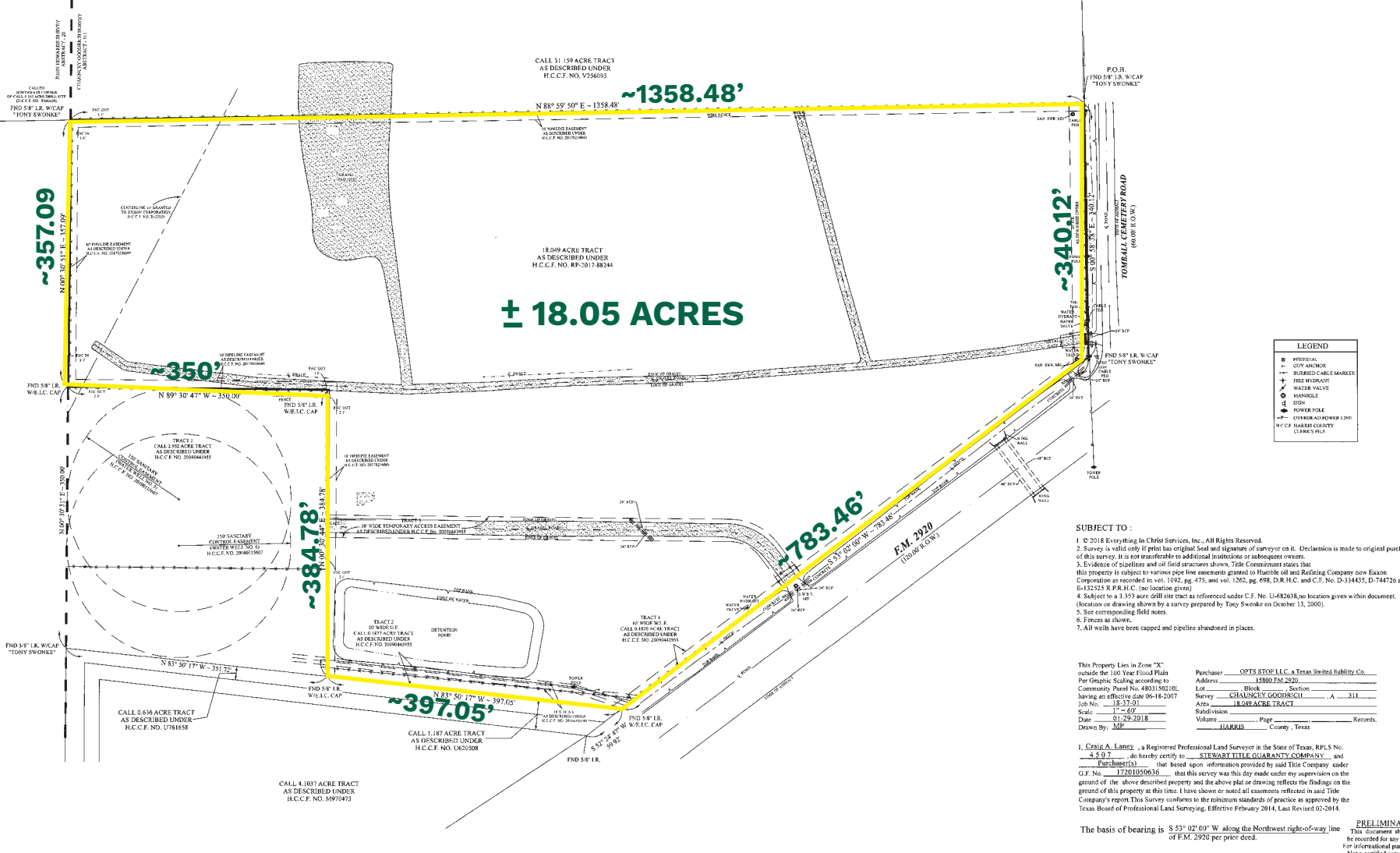
2020 Tax Rates

Tomball ISD	1.290000
Harris County	0.391160
Harris Co Flood Control	0.031420
Port of Houston Authority	0.009910
Harris Co Hosp Dist	0.166710
Harris Co Educ Dept	0.004993
Lone Star College Sys	0.107800
City of Tomball	0.337862
HC Emerg Srv Dist 3	0.100000
TOTAL TAX RATE	2.439855



SURVEY

EIC SURVEYING COMPANY
 12345 JONES ROAD
 SUITE 270
 HOUSTON, TX 77070
 (281) 955-2722
 FIRM NO. 10033400



± 18.05 ACRES

LEGEND	
⊙	SPERICAL
⊙	CITY ANCHOR
⊙	BURIED CABLE MARKER
⊙	TREE MOUND
⊙	WATER VALVE
⊙	MANHOLE
⊙	POLE
⊙	POWER POLE
⊙	COVERED W/COVER SIGN
⊙	H.C.C.F. HARRIS COUNTY
⊙	LEWIS & WILK

SUBJECT TO:

- © 2018 Everything in Christ Services, Inc. All Rights Reserved.
- Survey is valid only if print has original Seal and signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- Evidence of pipelines and oil field structures shown. Title Commitment states that this property is subject to various pipe line easements granted to Husbelle oil and Refining Company now Exxon Corporation as recorded in vol. 1592, pg. 475, and vol. 1262, pg. 698, D.R.H.C. and C.F. No. D-34435, D-744726 and E-132525 R.P.H.C. (no location given).
- Subject to a 3.353 acre drill site tract as referenced under C.F. No. U-682636, no location given within document. (location on drawing shown by a survey prepared by Tony Swonke on October 13, 2000).
- See corresponding field notes.
- Fences as shown.
- All wells have been capped and pipelines abandoned in places.

This Property Lies in Zone "X" outside the 100 Year Flood Plain Per Graphic Scaling according to Commission's Parcel No. 4803150210L, having an effective date 06-18-2007
 Job No. 1837-01
 Scale 1" = 60'
 Date 01-29-2018
 Drawn By: MJE

Purchaser: OPTIS STOP LLC, a Texas limited liability Co.
 Address: 15808 FM 2920
 Lot: _____ Block: _____ Section: _____
 Survey: CHAUNCEY GOODRICH, A 311
 Area: 18.05 ACRES TRACT
 Subdivision: _____
 Volume: _____ Page: _____ Records: _____
 County: Harris, Texas

I, **Craig A. Lamey**, a Registered Professional Land Surveyor in the State of Texas, RPLS No. 45492, do hereby certify that I have surveyed and prepared this survey under my supervision on the ground of the above described property and the above plat or drawing reflects the findings on the ground of this property at this time. I have shown on said all easements reflected in said Title Company's report. This Survey conforms to the minimum standards of practice as approved by the Texas Board of Professional Land Surveying, Effective February 2014, Last Revised 02-2014.

The basis of bearing is S 53° 02' 00" W along the Northwest right-of-way line of F.M. 2920 per prior deed.

PRELIMINARY
 This document shall not be recorded for any purpose, for informational purposes only. Not a certified copy without original seal and signature.

AREA HIGHLIGHTS

BAUER LANDING
 Builder: LGI Homes
 ±1950 Homes at Completion



Bauer Landing
 950 Homes

Village of New Kentucky
Holly Springs

McAlister
 600 Acres
 Future Master
 Planned
 Community

Ersa Grae
 553 Acres
 1,800 Homes

Dellrose
 600 Acres
 1,500 Homes

ROSEHILL RESERVE
 Builders: Lennar, Perry & Gehan
 ±1,500 Homes at Completion



Fairfield
 5,800 Homes

Timberlake Village
Rosehurst
Castle Hills
Rosewood Hills
 300 Homes

County Owned
 (Kleb Woods)

County Owned
 (HC Flood Control Dist.)

Tealpoint Lakes Estates
 99 Acres, 55 Homes

Stonelake

Rosehill Reserve
 360 Acres

Amira
 370 Acres
 1,200 Homes

Tomball ISD Super Campus

Owned by
H-E-B

Huntington Woods

Pine Country
 68 Homes

TOMBALL ISD DISTRICT COMPLEX
 Elementary & Junior High School's
 District Athletic Stadium with
 attached Community Center



Wildwood at Northpointe
 516 Homes

Hayden Lakes
 611 Homes

Oakcrest North
 658 Homes

Canyon Gate

Willowbrook Ranch
 219 Homes

Boudreaux Estates

249 TEXAS

LOWE'S

Kroger

Target

H-E-B

HOBBY LOBBY

Walmart

Academy
 SPORTS & OUTDOORS

KOHL'S

ROSS
 DRESS FOR LESS

Marshalls

SITE

99
 TOLL

THE TEAM



Clark Dalton

PARTNER

E clark@urbanco-re.com
M 832.449.2223



JP Hayes

PARTNER

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M 713.210.9875

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Houston, TX 77043

www.urbanco-re.com





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:
 - 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.

_____ 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



URBANCO.
REAL ESTATE