

20119 Cedar Ln, Tomball, TX 77377

Land | ±40 AC

Executive Summary



**CARLOS
IGLESIAS**

Broker
carlos@riverflowcommercial.com





THE OFFERING

Excellent opportunity to acquire ±40 acres of land in the desirable and fast-growing Tomball area. Located off Cedar Ln, this expansive property offers significant development potential for residential, commercial, or mixed-use projects. The site benefits from its proximity to major thoroughfares, including Grand Parkway (99), FM 2920, and SH 249, providing excellent connectivity while maintaining a peaceful, open setting.

The land is predominantly cleared and level, offering flexibility for a wide range of uses including residential subdivisions, private estate development, recreational use, or as a long-term land hold in a booming submarket of Northwest Houston.

PROPERTY HIGHLIGHTS

- ±40 AC of land in Tomball, TX
- Located just minutes from Grand Parkway (99), FM 2920, and SH 249
- Strong residential and commercial growth in surrounding area
- Mostly cleared and level terrain – ready for development
- Outside of flood hazard area
- No Zoning - Unrestricted
- Ideal for residential, mixed-use, or agricultural investment
- Electricity, water well, and septic on site
- Situated in Harris County with access to Tomball ISD schools

ASSET PROFILE

Sales Price	Contact Broker for Price Request
Property Type	Land
Total Lot Size	±40 AC

DEMOGRAPHIC SUMMARY

Radius	1 Mile	5 Mile	10 mile
Population			
2029 Projection	370	82,471	494,330
2024 Estimate	350	79,733	471,946
2020 Census	281	80,355	464,915
2024 Population by Hispanic Origin			
White	129 56.29%	20,678 60.81%	124,735 55.89%
Black	11 3.14%	5,516 6.92%	43,965 9.32%
Am. Indian & Alaskan	7 2.00%	697 0.87%	4,021 0.85%
Asian	5 1.43%	5,702 7.15%	41,856 8.87%
Other	129 36.86%	19,288 24.19%	117,993 25.00%
2024 Avg Household Income			
	\$121,917	\$123,034	\$128,254



Traffic Count Report

Collection Street	Cross Street	Traffic Volume
Cedar Ln	FM 2920 Rd N	463
Cypress Rosehill Rd	Burkhardt Rd NW	8,904
Kobs Rd	FM 2920 Rd S	765
Lutheran Church Rd	FM 2920 Rd S	2,293
FM 2920 Rd	Telge Rd E	23,403
Telge Rd	FM 2920 Rd N	8,698

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**MAIN
OFFICE**

info@riverflowcommercial.com

832.516.9515

