FOR SALE

9.37 Acres

FM 2978 & Winfrey Lane

TOMBALL, TX 77375

FRIEDMAN
REAL ESTATE

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9.37 ACRES
TOMBALL, TX

SALE PRICE
$4,897,000

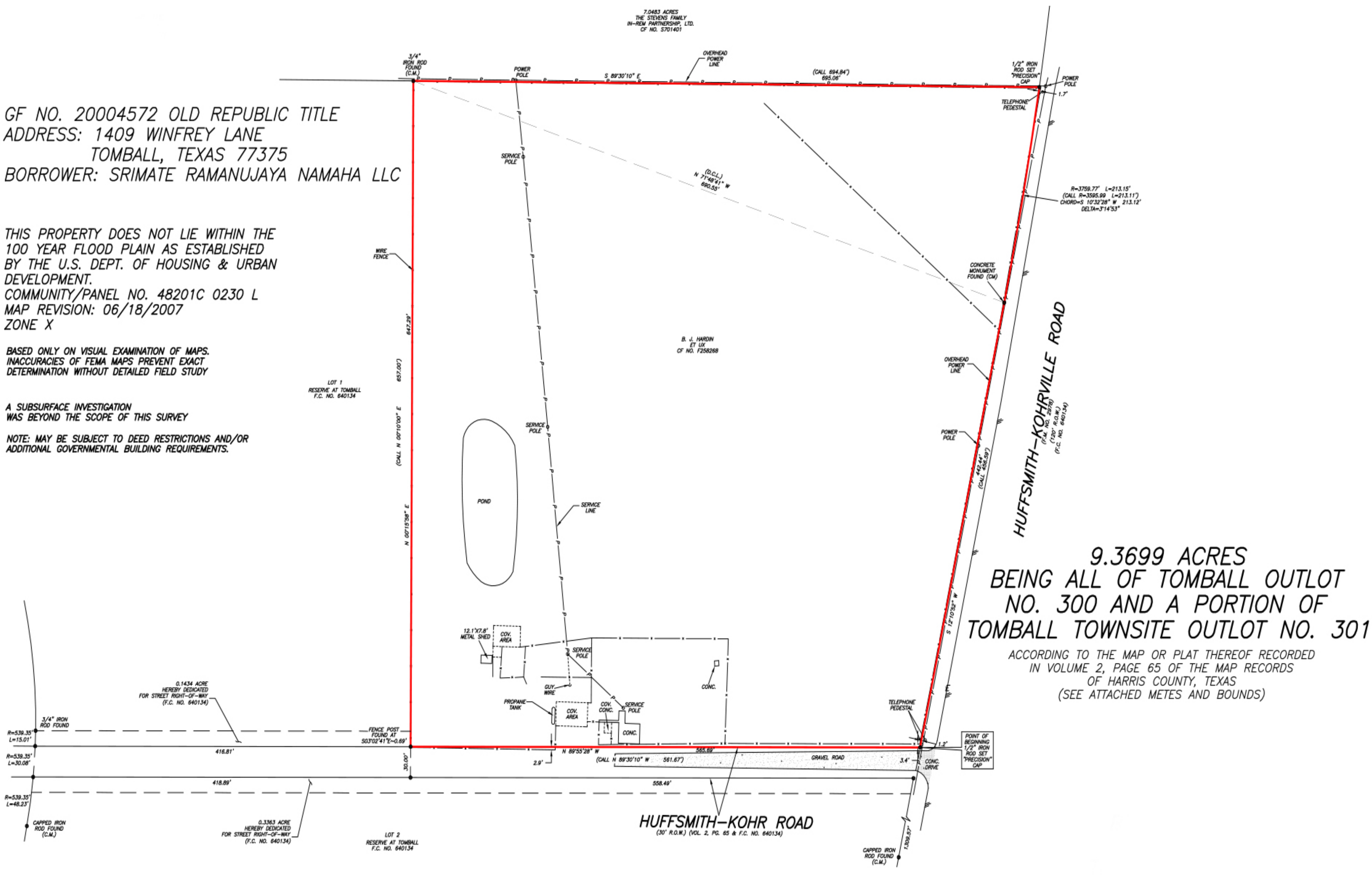
ACREAGE
9.37 Acres

PARCEL ID
0352900003000

ZONING
Agriculture

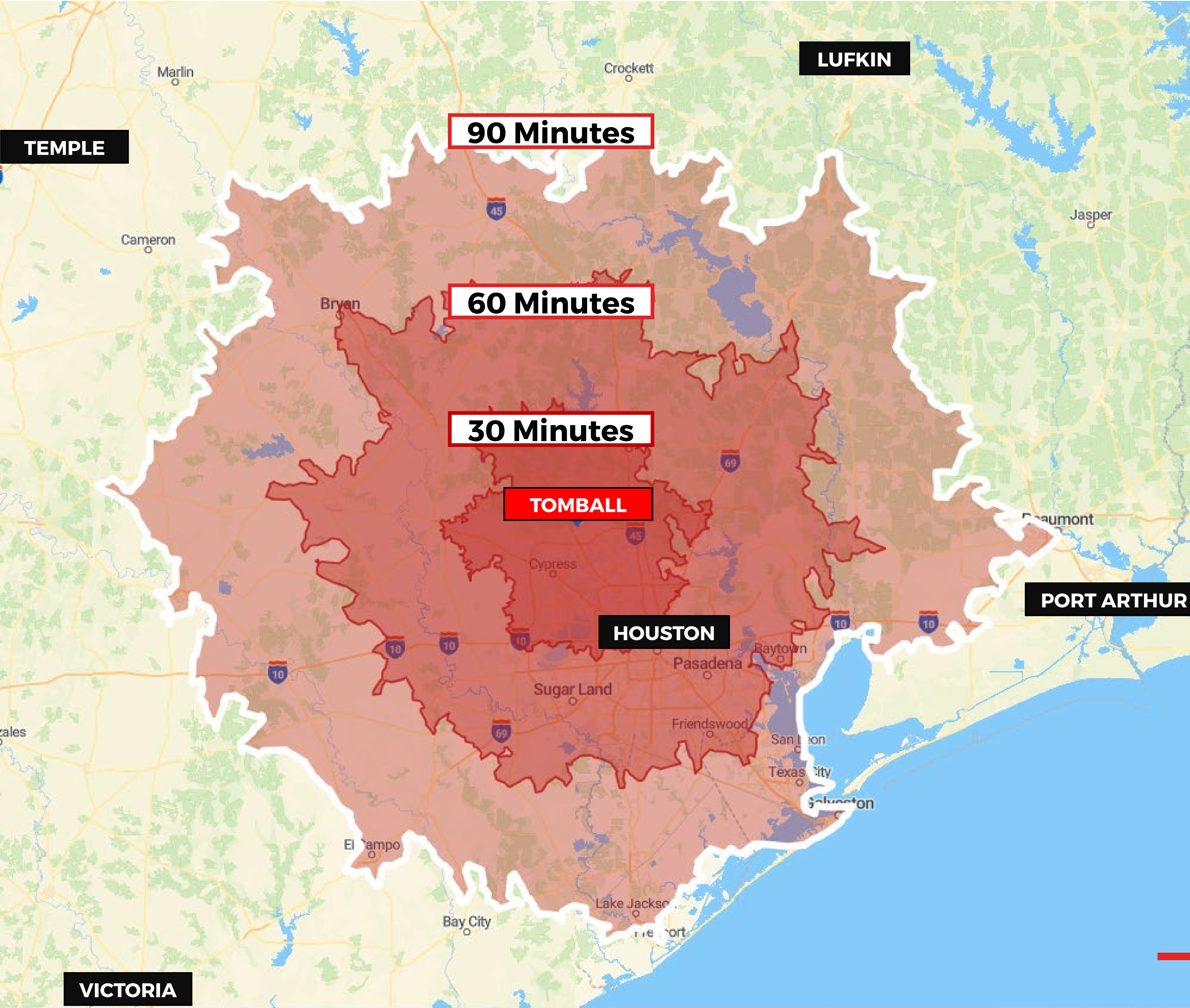
INVESTMENT HIGHLIGHTS

- Rectangular tract with 442' feet of frontage on FM 2978
- 695' feet of depth
- 9.37 acres of prime unrestricted land for development
- 24,500+ VPD on FM 2978 (2022 Estimate TX DOT)
- Winfrey Estates, a 113 homesite 55+ active adult subdivision, is being built directly behind subject site on Winfrey Lane. Winfrey Estates will include clubhouse, swimming pool, pickleball, bocce ball, walking trails and more.
- Nearby retailers on FM 2920 include McDonalds, Jack in the Box, Stripes
- Nearby businesses include Baker Hughes (one of the world's largest oil field services companies) Tomball Research and Innovation Center, Tomball Star Academy, Crow Corporation metal fabricators
- 70% population growth between 2010 and 2023 within 5 miles of site, currently at over 131,000 residents
- High income area with average household income North of $137,000 within 5 miles of subject site
- Total consumer spending more than $569M within 3 miles and $1.84B within 5 miles
- Excellent site for multi-family, retail, mixed use and more


GF NO. 20004572 OLD REPUBLIC TITLE
ADDRESS: 1409 WINFREY LANE
TOMBALL, TEXAS 77375
BORROWER: SRIMATE RAMANUJAYA NAMAHA LLC
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 FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY
NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.
7.0483 ACRES
THE STEVENS FAMILY
IN-REM PARTNERSHIP, LTD.
CF NO. S701401
S 89°30'10" E
(CALL 694.84')
695.06'
B. J. HARDIN
ET UX
CF NO. F258268
LOT 1
RESERVE AT TOMBALL
F.C. NO. 640134
POND
HUFFSMITH-KOHRVILLE ROAD
9.3699 ACRES
BEING ALL OF TOMBALL OUTLOT NO. 300 AND A PORTION OF TOMBALL TOWNSITE OUTLOT NO. 301
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 65 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS)
N 89°55'28" W
GRAVEL ROAD
HUFFSMITH-KOHR ROAD
(30' R.O.W.) (VOL. 2, PG. 65 & F.C. NO. 640134)
LOT 2
RESERVE AT TOMBALL
F.C. NO. 640134
POINT OF BEGINNING
1/2" IRON ROD SET "PRECISION" CAP

NEARBY AMENITIES

DRIVE TIME MAP



TOMBALL, TX

Tomball, located in the southeastern part of Texas, is a charming city with a rich history and a distinct small-town feel. Established in 1907, Tomball has grown from its humble beginnings as a railroad town into a thriving community with a unique blend of modern amenities and historical charm. The city is known for its historic downtown area, where visitors can explore a variety of shops, restaurants, and cultural attractions. Tomball's commitment to preserving its heritage is evident in events like the Tomball German Festival, which celebrates the city's German roots and showcases its vibrant community spirit.

One notable aspect of Tomball is its emphasis on education. The Tomball Independent School District serves the city and is recognized for its dedication to providing quality education to its residents. The city's commitment to fostering a strong sense of community is further highlighted by its numerous parks and recreational areas, offering residents and visitors opportunities for outdoor activities and family-friendly events. Tomball's strategic location, situated close to the greater Houston area, allows residents to enjoy the benefits of suburban living while also having convenient access to the cultural and economic opportunities of a larger metropolitan area.

In recent years, Tomball has experienced steady growth and development, attracting new residents and businesses. The city's welcoming atmosphere, combined with its historical charm and commitment to education, makes Tomball an attractive place to live for those seeking a balance between a close-knit community and the conveniences of modern life.

	1 Mile	3 Mile	5 Mile
2010 POPULATION	1,349	22,924	79,656
2023 POPULATION	2,470	39,262	132,596
2028 POPULATION PROJECTION	2,626	41,516	140,291
ANNUAL GROWTH 2010-2023	6.4%	5.5%	5.1%
AVG. HH INCOME	$111,644	$122,928	$134,454
MEDIAN HH INCOME	$72,020	$90,424	$104,907

TEXAS DISCLOSURE

EQUAL HOUSING OPPORTUNITY

TREC
TEXAS REAL ESTATE COMMISSION

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 the 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;
  - 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.

FRIEDMAN REAL ESTATE BROKERAGE TX INC. **LICENSE NUMBER: 9007426** **PHONE NUMBER: 281-599-9000**
(LICENSED BROKER/FIRM NAME)

MARK ZEIDMAN **LICENSE NUMBER: 632009** **PHONE NUMBER: 281-599-9000**
(DESIGNATED BROKER OF RECORD FOR FIRM)

SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret ownerships' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

ADDITIONAL SERVICE LINES

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing

CREATING
VALUE
BEYOND
REAL
ESTATE

FRIEDMAN
REAL ESTATE

FRIEDMAN REAL ESTATE | 34975 W. 12 MILE ROAD | FARMINGTON HILLS, MI 48331 | FRIEDMANREALESTATE.COM

FRIEDMAN COMMUNITIES

SF CAPITAL

FRIEDMAN MECHANICAL

FRIEDMAN FACILITIES

PREMIER CONSTRUCTION & DESIGN