

FOR SALE

\$16.00 PSF

28111 VALLIE STREET, PINEHURST, TX 77362

±1.57 ACRE CORNER LOT ON SH 249



SH 249

SITE

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
JOEL@TEXASCRES.COM
(713) 473-7200

TYLER TORRES
PRINCIPAL
TYLER@TEXASCRES.COM
(281) 898-0895



PROPERTY HIGHLIGHTS



Location

28111 Vallie St.
Pinehurst, TX 77362



Asking Price

\$16.00 PSF



Size

±1.57 AC

Contact:

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- ±1.57 acre corner parcel with SH 249 frontage.
-

- Average traffic of more than 36,000 vehicles per day on SH 249.
-

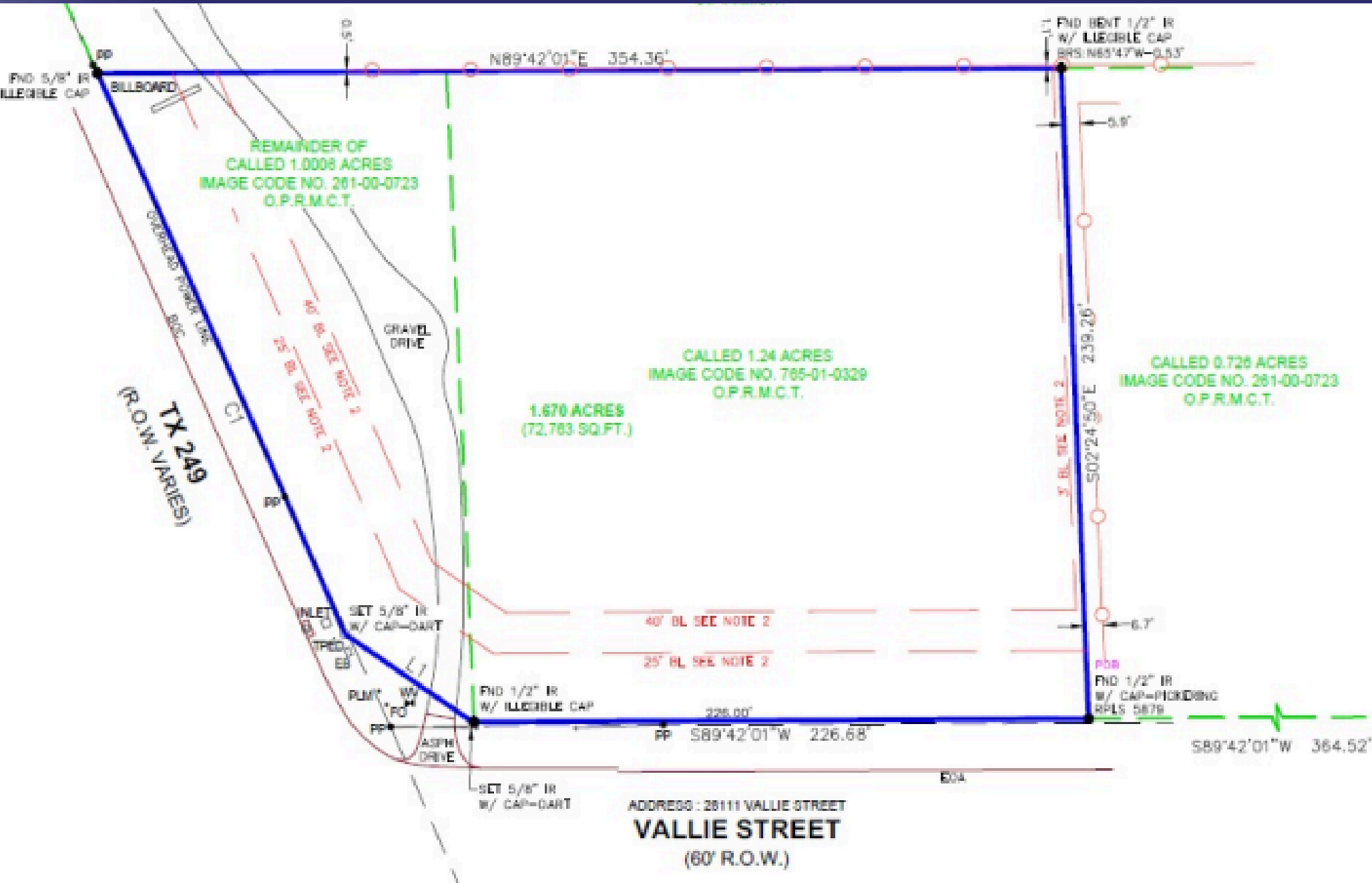
- Excellent Flex/Retail Development Opportunity.
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- ±255 feet of frontage on SH 249 and ±250 feet of frontage on Vallie Street.
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- Situated in Montgomery County & Tomball ISD.
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- Water Available from HMW - SUD and Sewer from Quadvest. Natural gas available from EPCOR.

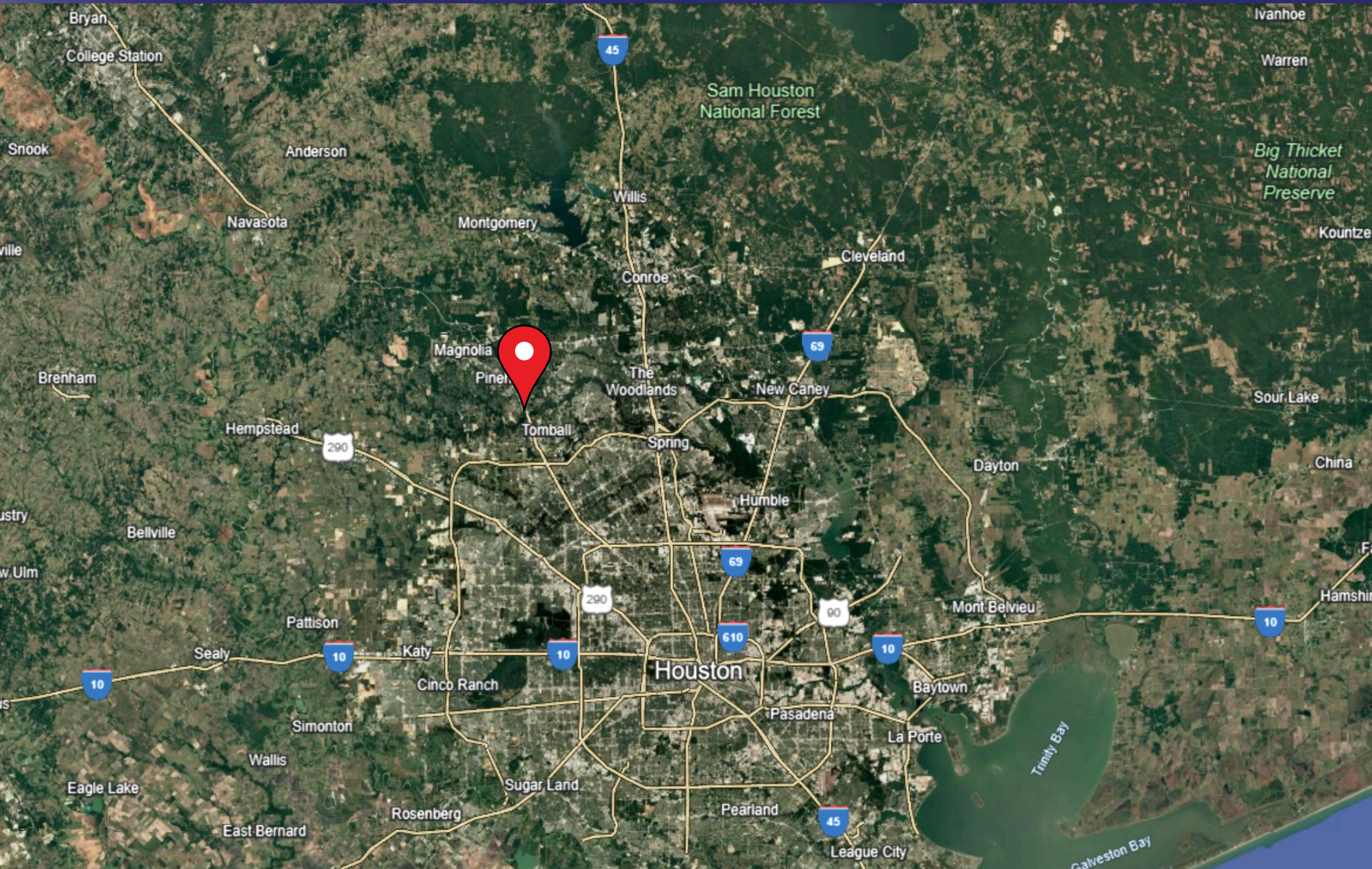
SURVEY



PROPERTY PICTURES



LOCATION MAP



PROPERTY AERIAL



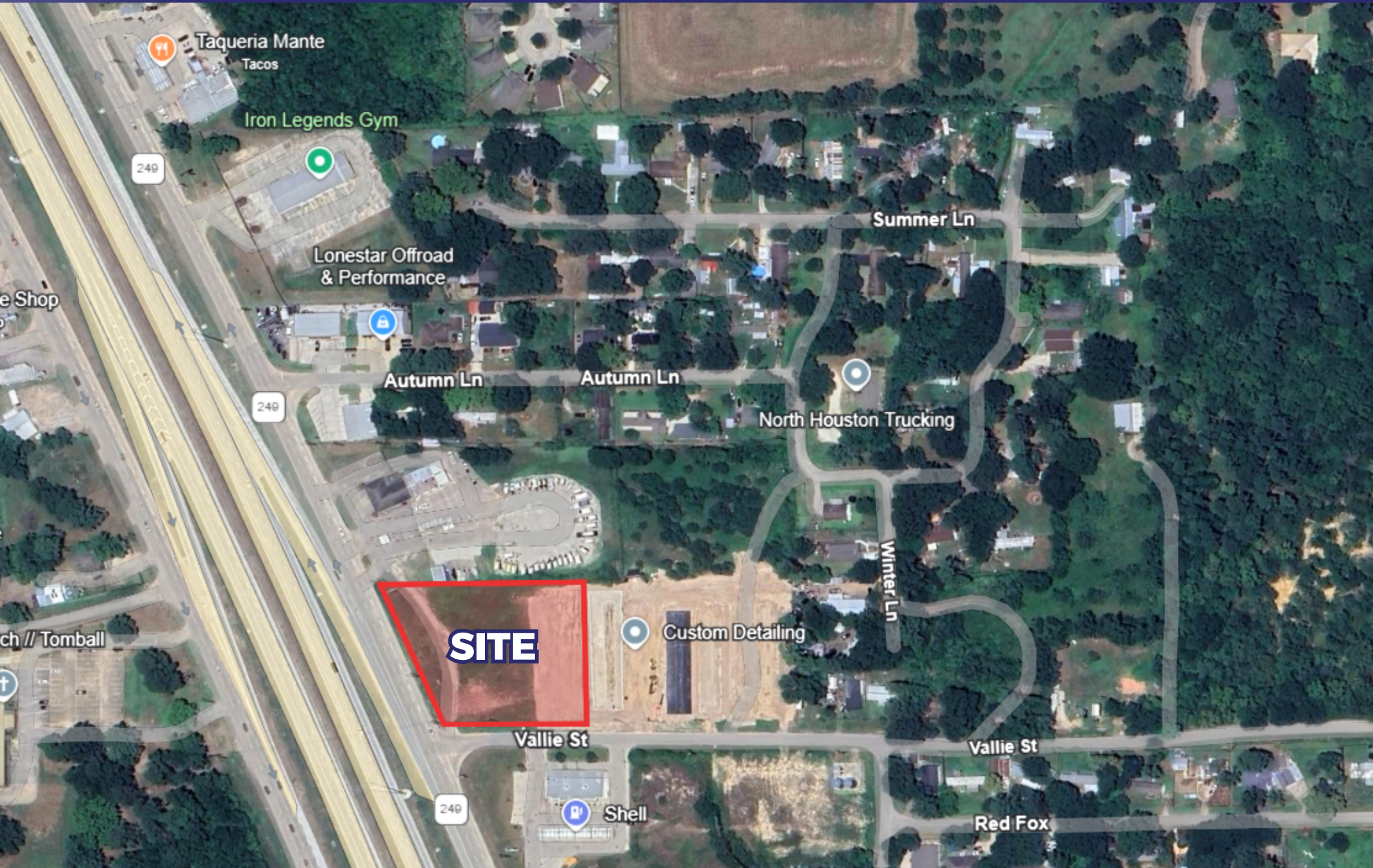
MARKET GROWTH



MARKET AERIAL LEFT OF FM 249



MARKET AERIAL RIGHT OF FM 249



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

28111 Vallie St, Pinehurst, Texas, 77362

Ring of 3 miles

KEY FACTS

22,268

Population



8,053

Households

40.0

Median Age

\$84,005

Median Disposable Income

EDUCATION

5.3%

No High School Diploma



23.8%

High School Graduate



31.8%

Some College/
Associate's Degree



39.2%

Bachelor's/Grad / Prof Degree



22,268

2023 Total Population (Esri)

INCOME



\$100,483

Median Household Income



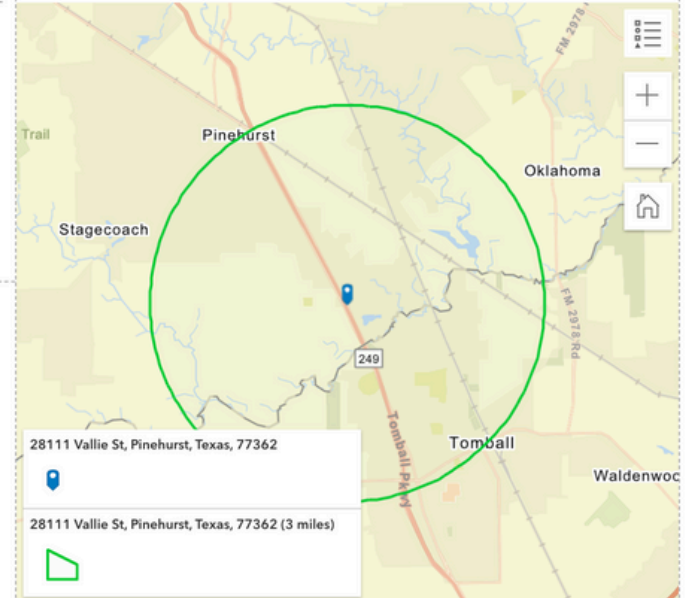
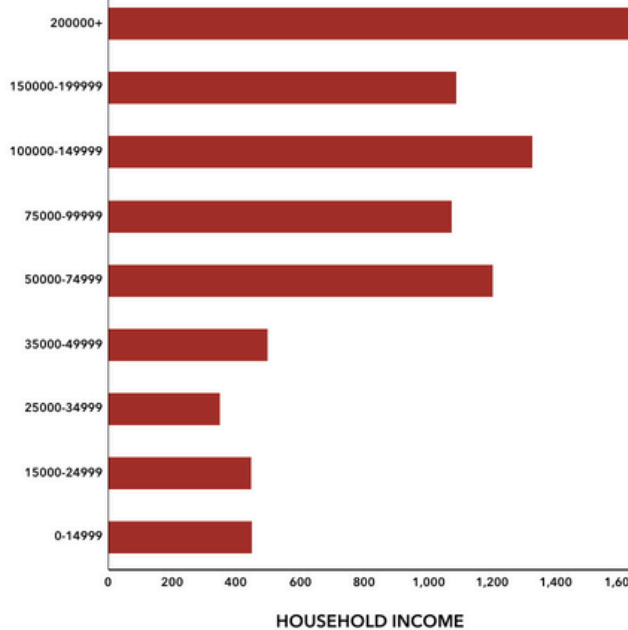
\$50,751

Per Capita Income



\$468,327

Median Net Worth



EMPLOYMENT

63.7%

White Collar

20.7%

Blue Collar

17.4%

Services

3.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Texas CRES, LLC	9004590	(713) 473-7200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Joel C. English	465800	joel@texasgres.com
Designated Broker of Firm	License No.	Phone
Joel C. English		
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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