



## FM 2920 & Sh 249 Hi Traffic Area. Growth Potential

15131 FM 2920, Tomball, TX 77375



### Wendy Cline

Wendy Cline Properties

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Amazing location with great growth potential!

# FM 2920 & Sh 249 Hi Traffic Area. Growth Potential

\$596,000

AMAZING LOCATION!! HIGH TRAFFIC SECTION OF 2920 RIGHT BETWEEN TELGE AND 249! ONLY ONE mile to VERY BUSY intersection of SH 249 & FM 2920!! Within one mile there are Motels, Target, Lowes, Tomball Town Center, Banks, Auto Repair, Restaurant and More. Tomball Medical Center less than 2 miles away. Amazing Growth Potential! Additional acreage with warehouse may be available.

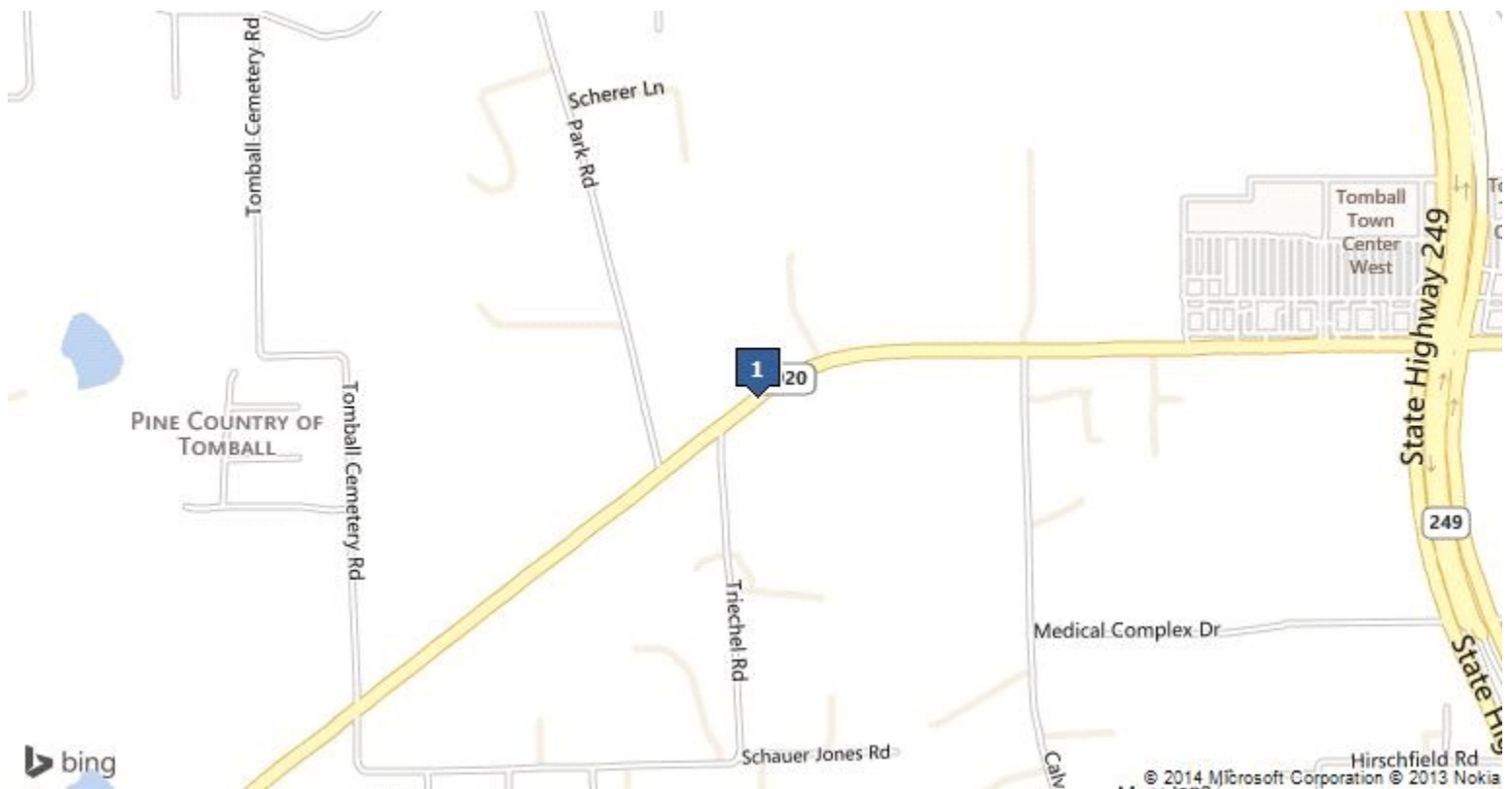
- On High Traffic section of FM 2920 between SH 249 and Telge Rd
- Motel, Target, Lowes, Tomball Town Center, Banks, Restuarants within One Mile
- Less than 2 miles to Tomball Medical Center
- Additional adjoining property may be available

Price:	\$596,000
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Additional Sub-types:	Industrial (land), Retail (land)
Property Use Type:	Vacant/Owner-User
Zoning Description:	UNRESTRICTED
Features:	Electricity/Power, Water, Telephone, Cable



**Lot 6B-1**

Price	\$596,000
Lot Size	4.98 AC
Price/AC	\$119,678.71
Lot Type	Commercial/Other (land)
Commission Split	3%



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Map Link <http://goo.gl/maps/1fZQv> . SH 249 North. Exit 2920. West (left) on 2920. One mile on left.



Property Photos





## Property Photos



Tomball Medical Center is nearby



Only One Mile from the busy intersection of SH 249 and FM 2920



## Property Photos



You can see the high traffic count on FM 2920





## Property Photos



Additional property connected in the back with access on Treichel road



Property Photos



# Demographics

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	1,427	7,883	30,529
2012 Female Population	1,401	8,621	31,736
% 2012 Male Population	50.46%	47.76%	49.03%
% 2012 Female Population	49.54%	52.24%	50.97%
2012 Total Population: Adult	2,129	12,558	44,107
2012 Total Daytime Population	3,442	24,551	57,339
2012 Total Employees	1,908	15,484	23,586
2012 Total Population: Median Age	38	39	34
2012 Total Population: Adult Median Age	48	49	44
2012 Total population: Under 5 years	181	1,045	5,188
2012 Total population: 5 to 9 years	173	1,007	5,190
2012 Total population: 10 to 14 years	191	1,111	4,892
2012 Total population: 15 to 19 years	254	1,257	4,360
2012 Total population: 20 to 24 years	224	1,129	3,373
2012 Total population: 25 to 29 years	187	1,064	4,281
2012 Total population: 30 to 34 years	118	847	4,860
2012 Total population: 35 to 39 years	134	942	5,055
2012 Total population: 40 to 44 years	189	1,061	4,673
2012 Total population: 45 to 49 years	251	1,330	4,503
2012 Total population: 50 to 54 years	261	1,251	4,148
2012 Total population: 55 to 59 years	225	1,046	3,341
2012 Total population: 60 to 64 years	150	826	2,728
2012 Total population: 65 to 69 years	105	650	1,917
2012 Total population: 70 to 74 years	72	493	1,225
2012 Total population: 75 to 79 years	59	497	1,005
2012 Total population: 80 to 84 years	31	418	734
2012 Total population: 85 years and over	23	530	792
% 2012 Total population: Under 5 years	6.40%	6.33%	8.33%
% 2012 Total population: 5 to 9 years	6.12%	6.10%	8.34%
% 2012 Total population: 10 to 14 years	6.75%	6.73%	7.86%
% 2012 Total population: 15 to 19 years	8.98%	7.62%	7.00%
% 2012 Total population: 20 to 24 years	7.92%	6.84%	5.42%
% 2012 Total population: 25 to 29 years	6.61%	6.45%	6.88%
% 2012 Total population: 30 to 34 years	4.17%	5.13%	7.81%
% 2012 Total population: 35 to 39 years	4.74%	5.71%	8.12%
% 2012 Total population: 40 to 44 years	6.68%	6.43%	7.51%
% 2012 Total population: 45 to 49 years	8.88%	8.06%	7.23%
% 2012 Total population: 50 to 54 years	9.23%	7.58%	6.66%
% 2012 Total population: 55 to 59 years	7.96%	6.34%	5.37%
% 2012 Total population: 60 to 64 years	5.30%	5.00%	4.38%
% 2012 Total population: 65 to 69 years	3.71%	3.94%	3.08%
% 2012 Total population: 70 to 74 years	2.55%	2.99%	1.97%
% 2012 Total population: 75 to 79 years	2.09%	3.01%	1.61%



# Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2012 Total population: 80 to 84 years	1.10%	2.53%	1.18%
% 2012 Total population: 85 years and over	0.81%	3.21%	1.27%
2012 White alone	2,484	13,820	48,640
2012 Black or African American alone	62	801	3,963
2012 American Indian and Alaska Native alone	8	109	362
2012 Asian alone	18	145	2,753
2012 Native Hawaiian and OPI alone	n/a	13	30
2012 Some Other Race alone	202	1,247	4,894
2012 Two or More Races alone	54	369	1,623
2012 Hispanic	437	3,025	13,808
2012 Not Hispanic	2,391	13,479	48,457
% 2012 White alone	87.84%	83.74%	78.12%
% 2012 Black or African American alone	2.19%	4.85%	6.36%
% 2012 American Indian and Alaska Native alone	0.28%	0.66%	0.58%
% 2012 Asian alone	0.64%	0.88%	4.42%
% 2012 Native Hawaiian and OPI alone	0.00%	0.08%	0.05%
% 2012 Some Other Race alone	7.14%	7.56%	7.86%
% 2012 Two or More Races alone	1.91%	2.24%	2.61%
% 2012 Hispanic	15.45%	18.33%	22.18%
% 2012 Not Hispanic	84.55%	81.67%	77.82%
2000 Not Hispanic: White alone	2,003	11,445	24,911
2000 Not Hispanic: Black or African American alone	23	494	918
2000 Not Hispanic: American Indian and Alaska Native alone	6	47	109
2000 Not Hispanic: Asian alone	12	69	245
2000 Not Hispanic: Native Hawaiian and OPI alone	n/a	4	5
2000 Not Hispanic: Some Other Race alone	1	18	31
2000 Not Hispanic: Two or More Races	15	126	295
% 2000 Not Hispanic: White alone	89.94%	82.67%	81.61%
% 2000 Not Hispanic: Black or African American alone	1.03%	3.57%	3.01%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.27%	0.34%	0.36%
% 2000 Not Hispanic: Asian alone	0.54%	0.50%	0.80%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.03%	0.02%
% 2000 Not Hispanic: Some Other Race alone	0.04%	0.13%	0.10%
% 2000 Not Hispanic: Two or More Races	0.67%	0.91%	0.97%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	2,828	16,504	62,265
2012 Households	1,015	6,213	20,890

# Demographics

Population Change (Cont.)	1-mi.	3-mi.	5-mi.
Population Change 2010-2012	69	750	3,156
Household Change 2010-2012	-1	142	549
% Population Change 2010-2012	2.50%	4.76%	5.34%
% Household Change 2010-2012	-0.10%	2.34%	2.70%
Population Change 2000-2012	601	2,659	31,740
Household Change 2000-2012	224	1,078	10,204
% Population Change 2000 to 2012	26.99%	19.21%	103.98%
% Household Change 2000 to 2012	28.32%	20.99%	95.49%

Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	939	5,662	11,465
2000 Occupied Housing Units	791	5,135	10,686
2000 Owner Occupied Housing Units	591	2,881	7,815
2000 Renter Occupied Housing Units	200	2,254	2,871
2000 Vacant Housings Units	148	527	779
% 2000 Occupied Housing Units	84.24%	90.69%	93.21%
% 2000 Owner occupied housing units	74.72%	56.11%	73.13%
% 2000 Renter occupied housing units	25.28%	43.89%	26.87%
% 2000 Vacant housing units	15.76%	9.31%	6.79%

Income	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	\$100,168	\$54,847	\$76,249
2012 Household Income: Average	\$152,645	\$90,403	\$94,372
2012 Per Capita Income	\$54,786	\$35,006	\$31,937
2012 Household income: Less than \$10,000	n/a	283	563
2012 Household income: \$10,000 to \$14,999	73	378	676
2012 Household income: \$15,000 to \$19,999	75	310	715
2012 Household income: \$20,000 to \$24,999	19	393	925
2012 Household income: \$25,000 to \$29,999	114	508	839
2012 Household income: \$30,000 to \$34,999	33	263	918
2012 Household income: \$35,000 to \$39,999	n/a	257	850
2012 Household income: \$40,000 to \$44,999	32	324	825
2012 Household income: \$45,000 to \$49,999	32	183	719
2012 Household income: \$50,000 to \$59,999	36	428	1,645
2012 Household income: \$60,000 to \$74,999	18	289	1,611
2012 Household income: \$75,000 to \$99,999	75	721	3,181
2012 Household income: \$100,000 to \$124,999	74	625	2,680
2012 Household income: \$125,000 to \$149,999	59	324	1,877
2012 Household income: \$150,000 to \$199,999	70	336	1,528
2012 Household income: \$200,000 or more	305	591	1,338
% 2012 Household income: Less than \$10,000	0.00%	4.55%	2.70%
% 2012 Household income: \$10,000 to \$14,999	7.19%	6.08%	3.24%



# Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2012 Household income: \$15,000 to \$19,999	7.39%	4.99%	3.42%
% 2012 Household income: \$20,000 to \$24,999	1.87%	6.33%	4.43%
% 2012 Household income: \$25,000 to \$29,999	11.23%	8.18%	4.02%
% 2012 Household income: \$30,000 to \$34,999	3.25%	4.23%	4.39%
% 2012 Household income: \$35,000 to \$39,999	0.00%	4.14%	4.07%
% 2012 Household income: \$40,000 to \$44,999	3.15%	5.21%	3.95%
% 2012 Household income: \$45,000 to \$49,999	3.15%	2.95%	3.44%
% 2012 Household income: \$50,000 to \$59,999	3.55%	6.89%	7.87%
% 2012 Household income: \$60,000 to \$74,999	1.77%	4.65%	7.71%
% 2012 Household income: \$75,000 to \$99,999	7.39%	11.60%	15.23%
% 2012 Household income: \$100,000 to \$124,999	7.29%	10.06%	12.83%
% 2012 Household income: \$125,000 to \$149,999	5.81%	5.21%	8.99%
% 2012 Household income: \$150,000 to \$199,999	6.90%	5.41%	7.31%
% 2012 Household income: \$200,000 or more	30.05%	9.51%	6.40%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2012 Childrens/Infants clothing stores	\$237,563	\$1,561,559	\$5,802,118
2012 Jewelry stores	\$354,510	\$1,044,381	\$3,638,258
2012 Mens clothing stores	\$195,913	\$1,480,259	\$5,900,350
2012 Shoe stores	\$437,218	\$1,794,870	\$5,382,619
2012 Womens clothing stores	\$444,502	\$3,165,204	\$10,154,229
2012 Automobile dealers	\$5,203,865	\$25,867,989	\$75,288,854
2012 Automotive parts and accessories stores	\$795,868	\$5,320,012	\$15,059,619
2012 Other motor vehicle dealers	\$469,164	\$1,897,595	\$5,055,229
2012 Tire dealers	\$304,989	\$2,424,802	\$7,203,602
2012 Hardware stores	\$2,817	\$30,988	\$79,021
2012 Home centers	\$78,532	\$464,213	\$1,915,149
2012 Nursery and garden centers	\$97,299	\$580,327	\$2,393,629
2012 Outdoor power equipment stores	\$88,144	\$440,948	\$1,782,782
2012 Paint andwallpaper stores	\$3,609	\$46,393	\$131,418
2012 Appliance, television, and other electronics stores	\$577,750	\$3,512,900	\$12,285,000
2012 Camera andphotographic supplies stores	\$88,146	\$331,044	\$1,279,924
2012 Computer andsoftware stores	\$1,477,009	\$8,557,356	\$28,590,359
2012 Beer, wine, and liquor stores	\$137,787	\$1,178,904	\$4,589,907
2012 Convenience stores	\$1,016,332	\$6,453,684	\$21,812,776
2012 Restaurant Expenditures	\$1,257,032	\$7,518,009	\$22,440,281
2012 Supermarkets and other grocery (except convenience) stores	\$3,168,814	\$21,491,488	\$77,986,546
2012 Furniture stores	\$399,776	\$2,463,642	\$8,168,865
2012 Home furnishings stores	\$860,507	\$5,255,584	\$21,539,758
2012 General merchandise stores	\$6,157,032	\$35,673,609	\$123,909,384
2012 Gasoline stations with convenience stores	\$3,276,156	\$20,104,559	\$66,809,935
2012 Other gasoline stations	\$2,365,451	\$14,409,947	\$47,409,975
2012 Department stores (excl leased depts)	\$4,809,437	\$28,615,712	\$99,945,443
2012 General merchandise stores	\$6,157,032	\$35,673,609	\$123,909,384
2012 Other health and personal care stores	\$367,156	\$2,195,010	\$7,185,513

# Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2012 Pharmacies and drug stores	\$1,043,138	\$6,431,601	\$22,036,010
2012 Pet and pet supplies stores	\$266,834	\$1,956,822	\$6,610,130
2012 Book, periodical, and music stores	\$67,107	\$525,176	\$2,057,007
2012 Hobby, toy, and game stores	\$122,649	\$728,348	\$2,209,649
2012 Musical instrument and supplies stores	\$14,213	\$103,682	\$508,367
2012 Sewing, needlework, and piece goods stores	\$62,880	\$289,505	\$789,960
2012 Sporting goods stores	\$64,113	\$450,677	\$1,569,304