

FOR LEASE



Tomball Park at Four Corners

14011-14015 Park Drive
Tomball, Texas 77377

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077
713.789.2200

www.LandParkCo.com



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PROPERTY DESCRIPTION

Tomball Park at Four Corners is a unique professional office park catering to a wide range of businesses in the Tomball Area. The landscaped, lake-side setting has been created for the two-story office buildings to provide a tranquil business environment.

The two buildings (A & B) is comprised of 69,400 square feet, this property presents a prime leasing opportunity for businesses seeking a centrally located office space. Its open floor plan is ideal for creating a collaborative work environment, while its large windows offer natural light and scenic views of the surrounding area. The buildings are well-maintained, with secure access and ample parking for tenants and their guests. With its prime location and inviting ambiance, this property offers the perfect setting for businesses looking to establish their presence in Houston's dynamic business environment.

Located near the intersection of SH 249 and FM 2920 in Tomball, Texas. It is easily accessible from the Woodlands, Greenspoint, The Northwest Houston/FM 1960 area and Conroe.

A variety of dining, shopping and entertainment facilities are located nearby. A boulevard entrance from SH 249 identifies access to the complex.



For More Information

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LandPark Commercial
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PROPERTY HIGHLIGHTS

- Controlled Access
- Two Stories
- Beautiful Lake Views
- Conferencing Facilities
- 327 Surfaced Parking Spaces

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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SPACE AVAILABILITY

| UNIT | SF | RATE (sf/yr) |
|------|----|--------------|
|------|----|--------------|

BUILDING A

| | | |
|-------------|----------|---------------|
| 14015 - 117 | 1,594 SF | \$17.00 sf/yr |
| 14015 - 217 | 1,508 SF | \$16.00 sf/yr |

BUILDING B

| | | |
|-------------|----------|---------------|
| 14011 - 100 | 1,140 SF | \$17.00 sf/yr |
| 14011 - 109 | 1,132 SF | \$17.00 sf/yr |
| 14011 - 115 | 3,000 SF | \$17.00 sf/yr |
| 14011 - 201 | 7,262 SF | \$17.00 sf/yr |
| 14011 - 228 | 1,873 SF | \$16.50 sf/yr |

Availability



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Photos

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Photos

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Site Plan

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FM 2920 29,844 VPD

FIRST
WATCH

H-E-B

249
TEXAS

Tomball Pkwy

249

Wendy's

TEXAS
LITTER CONTROL

14015 Park Dr
Tomball, TX 77377

14011 Park Dr
Tomball, TX 77377

Whataburger

249
TEXAS

Texas 249 Access Rd

BS 249 53,179 VPD

Amegy Bank
of Texas

LA QUINTA
BY HYATT

Hampton
Inn & Suites
by Hilton

SMOOTHIE
KING

Aerial

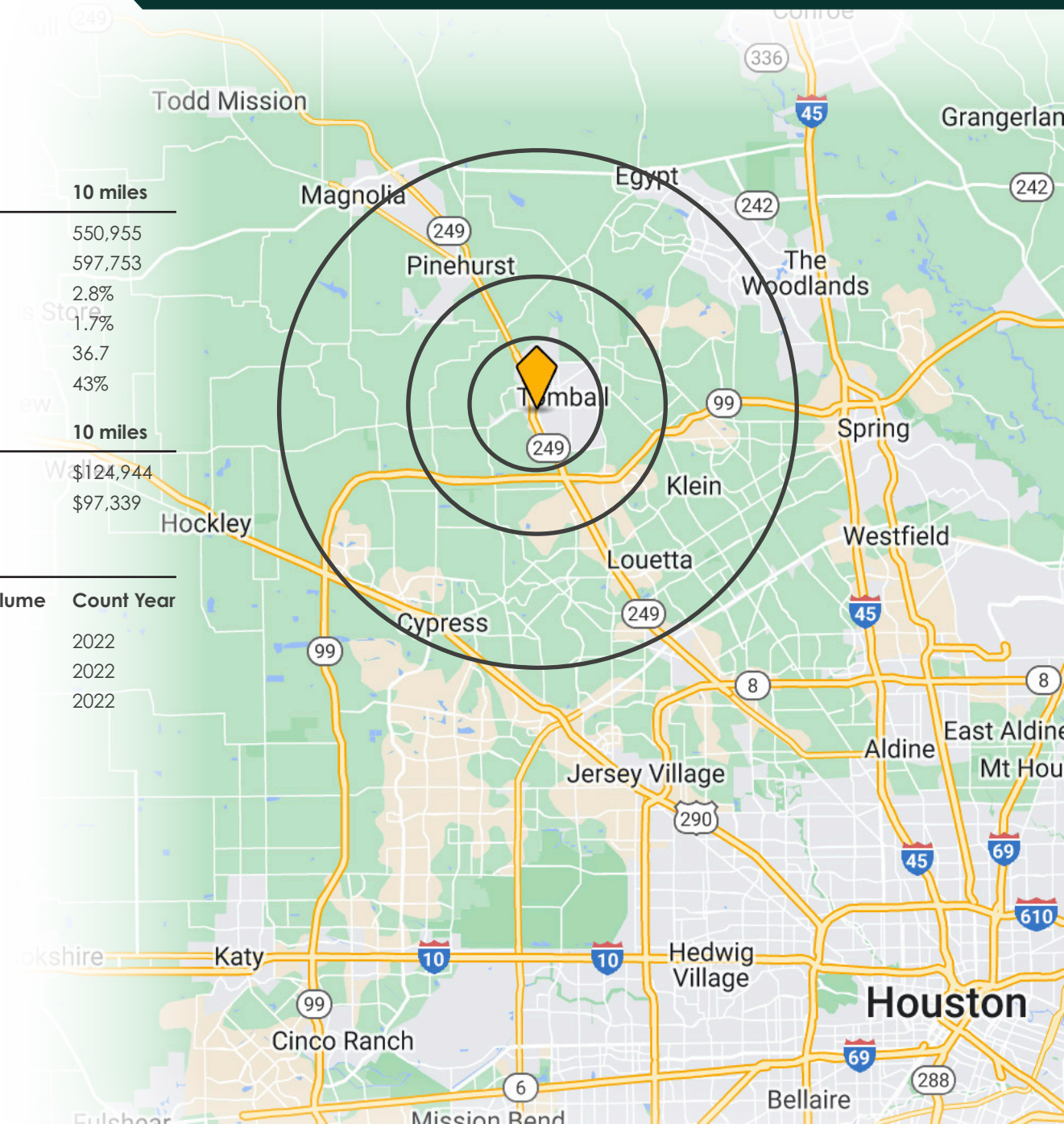
Google

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| POPULATION | 2 mile | 5 mile | 10 miles |
|-----------------------------|--------------------|----------------|------------|
| 2022 Population | 11,342 | 95,569 | 550,955 |
| 2027 Population Projection | 11,736 | 103,479 | 597,753 |
| Annual Growth 2010-2022 | 1.1% | 4.1% | 2.8% |
| Annual Growth 2022-2027 | 0.7% | 1.7% | 1.7% |
| Median Age | 37.7 | 35.5 | 36.7 |
| Bachelor's Degree or Higher | 28% | 39% | 43% |
| INCOME | 2 mile | 5 mile | 10 miles |
| Average Household Income | \$79,943 | \$117,033 | \$124,944 |
| Median Household Income | \$55,571 | \$91,958 | \$97,339 |
| TRAFFIC | | | |
| Collection Street | Cross Street | Traffic Volume | Count Year |
| FM 2920 Rd | Hwy 249 E | 29,844 | 2022 |
| Bs 249-B | Hooper Rd N | 28,044 | 2022 |
| Bs 249 | Medical Complex Dr | 53,179 | 2022 |

* Demographics data derived from CoStar



Demographics

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Photos

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Retail Map



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.



- 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

| | | | |
|---|-------------|--------------------------|----------------|
| LandPark Commercial | 9007266 | rholland@landparkco.com | (713) 789-2200 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Designated Broker of Firm | License No. | Email | Phone |
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| Sales Agent/Associate's Name | License No. | Email | Phone |

| | |
|---------------------------------------|------|
| Buyer/Tenant/Seller/Landlord Initials | Date |
|---------------------------------------|------|