

FOR SALE

\$24 PSF

📍 0 SH 249, TOMBALL, TX 77375 (HICKS RD, TOMBALL, TX 77375)

±3.44 AC ON SH 249 AND HICKS ST



JOEL C. ENGLISH

Managing Broker/Principal

Joel@TexasCRES.com

(713) 473-7200

TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895



PROPERTY HIGHLIGHTS



Location

0 SH 249
Tomball, TX 77375



Asking Price

\$24 PSF



Size

±3.44 Acres

Contact Us

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- **±3.44 Acres of Commercial Land** at Northeast Corner of SH 249 & Hicks Street in Downtown Tomball

- **Outstanding Visibility** with ±642 FT of Frontage on SH 249 and ±75 FT on Hicks Street

- **High-Traffic Location** with over 46,000 vehicles per day on SH 249

- **Shovel-Ready for Development** – ideal for retail, office, industrial, medical, or mixed-use

- Strategically located just **0.5 miles north of FM 2920/Main Street** and **3.5 miles to Grand Parkway (99)**

- Surrounded by **active retail, restaurant, and commercial developments**

- Close to **Lone Star College – Tomball**, Downtown Tomball, and major commuter corridors

- **Zoned “C – Commercial District”** per City of Tomball zoning

- **City of Tomball Utilities** Available to Site

- Located in **Harris County, City of Tomball, and Tomball ISD**

- **2023 Tax Rate:** \$2.09 per \$100 of assessed value

PLAT MAP



THE STATE OF TEXAS
COUNTY OF HARRIS

We, MAPLE GROUP LTD., acting by and through Stuart A. Rathe, General Partner, owners hereinafter referred to as owners of the 3.4421 acre tract described in the above and foregoing plat of HICKS RETAIL CENTER NUMBER TWO, do hereby make and establish said subdivision of said property according to all laws, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18-inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, owners do hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayouts, creeks, gulches, ravines, draws, sloughs, or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement, except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, MAPLE GROUP LTD., has caused these presents to be signed by Stuart A. Rathe, its General Partner, thereunto authorized, on this 8th day of September 2025.

MAPLE GROUP LTD.
Stuart A. Rathe
Stuart A. Rathe, General Partner

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stuart A. Rathe, General Partner of Maple Group, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of September 2025.

Notary Public in and for the State of Texas
My Commission Expires: 9/22/2026

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of HICKS RETAIL CENTER NUMBER TWO in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat.

this 8th day of September 2025.

By: Craig Meyers
Community Development Director

Harris County Clerk Certificate of Filing:

I, Teneshia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on September 11, 2025, at 4:45 o'clock P.M., and duly recorded on September 11, 2025, at 6:14 o'clock A.M., and at Film Code Number 112125 of the Map Records of Harris County for said County.

Witness my hand and seal of office, at Harris County, the day and date last above written.

Teneshia Hudspeth
County Clerk
of Harris County, Texas
By: [Signature]
Deputy

I, Steven L. Crews, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, angle points, points of curvature, and other points of reference not found to have been marked with iron rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'), and that the plat boundary corners have been tied to the nearest survey corner.

Steven L. Crews
Texas Registration Number 4141



CURVE	CHORD	ARC LENGTH	CHORD BEARING	CHORD BEARING	DELTA ANGLE
1	2777.81	440.32	43°10'	11°20'35" W	17°00'14"

LINE	BEARING	DISTANCE
1	N 87°32'22" E	465.77'
2	S 02°47'16" E	500.26'

RP-2025-361663

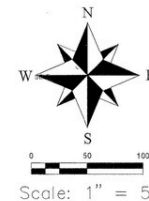
9/11/2025 10:01:01 AM

FILED

9/11/2025 2:16 PM

County Clerk

County Clerk



- Notes:
1. Flood Information: According to FEMA Firm Panel No. 48201C0210L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
 2. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
 3. All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
 4. No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet of centerline of low pressure gas lines, and 30 feet of centerline of high pressure gas lines.
 5. This plat does not attempt to amend or remove any valid restrictions or covenants.
 6. A ten foot wide City of Tomball utility easement is hereby dedicated by this plat and is centered on the gas main extension from the City of Tomball right-of-way of City of Tomball utility easement up to and around the gas meter.
 7. Public Easements: Public Easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress to and from and upon said easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
 8. The coordinates shown hereon are Texas South Central Zone no. 404 State Plane Grid Coordinates (NAD83), and may be brought to surface by applying the following combined scale 0.999947454928.
 9. Prior to the issuance of building permits for any lot within this subdivision, all public infrastructure (i.e. roads/utility mains) must be completed and accepted by the City of Tomball.

D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY TEXAS
M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER
S.F. = SQUARE FEET

HICKS RETAIL CENTER NUMBER TWO

Being a replat of Lots 1 and 2 of Hicks Retail Center Subdivision and being a 3.4421 acre (149,938.19 sq. ft.) tract of land situated in the Joseph House Survey, Abstract Number 34, in the City of Tomball, Harris County, Texas,

1 Lot, 1 Block

July 2025
25-0187

Surveyor:
C & C SURVEYING, INC.
Firm Number 10099401
33300 Eggert Lane, Suite 2300, Magnolia, Texas 77354
Phone: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

Owner:
Maple Group, Ltd.
1210 W. Clay Street, Suite 23
Houston, Texas 77019
Stuart A. Rathe, General Partner

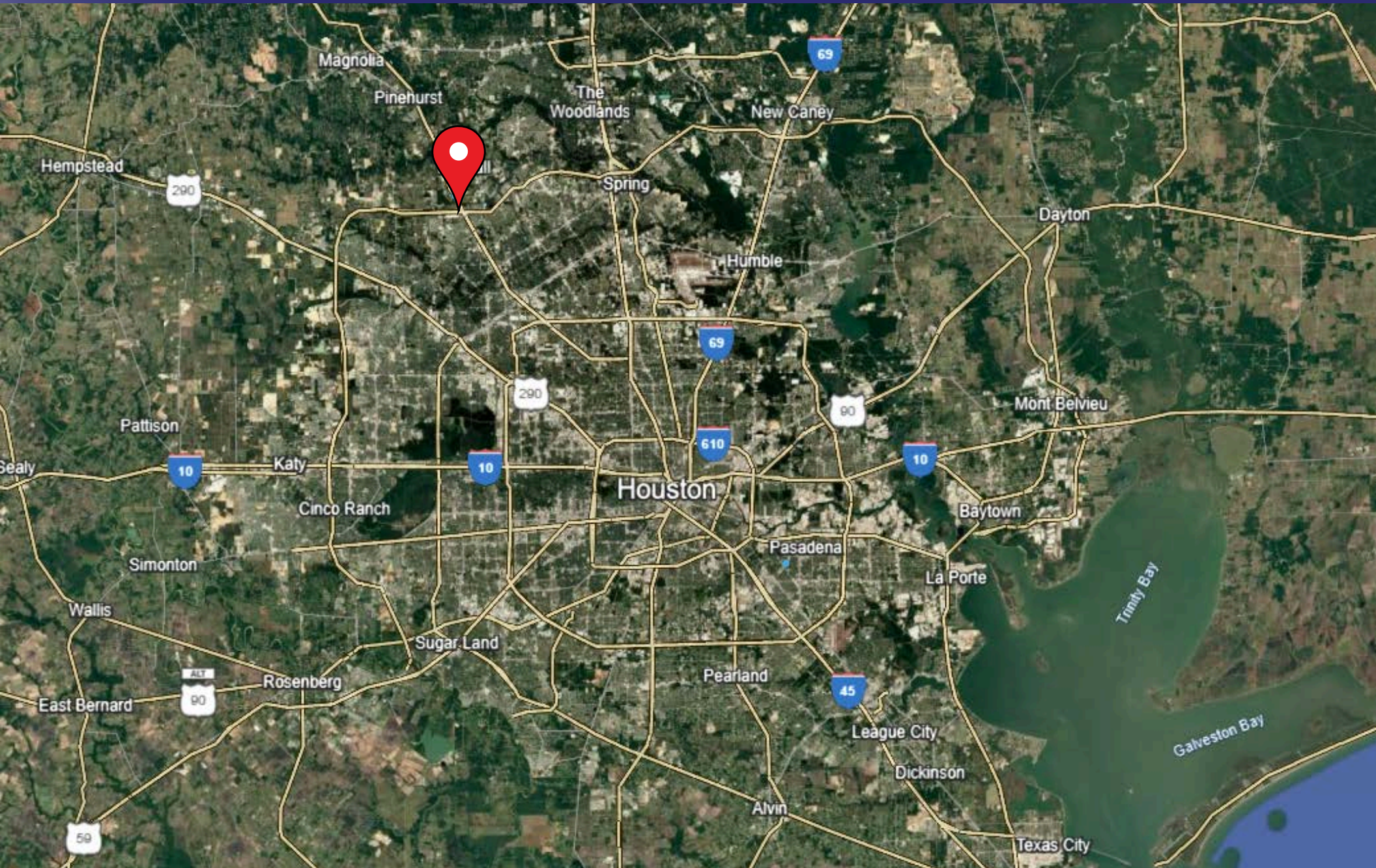
PROPERTY PICTURES



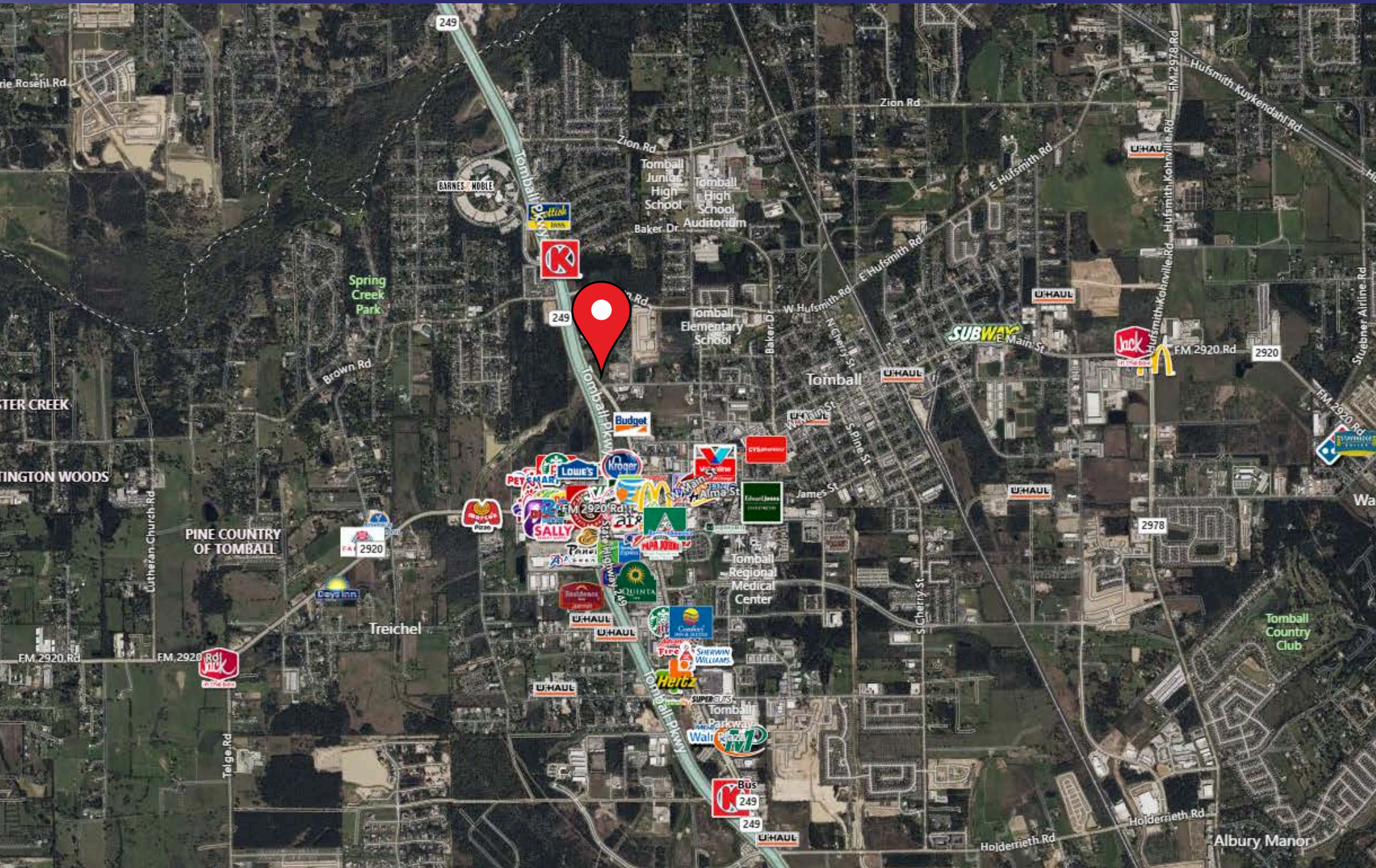
PROPERTY AERIAL



LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

State Hwy-249, Tomball, Texas, 77375

Ring of 3 miles

KEY FACTS

75,701

Population



24,997

Households

35.9

Median Age

\$95,029

Median Disposable Income

EDUCATION

4.4%

No High School Diploma

19.3%

High School Graduate

24.0%

Some College/
Associate's Degree

52.3%

Bachelor's/Grad
/ Prof Degree

75,701

2023 Total
Population (Esri)

INCOME



\$111,729

Median Household
Income



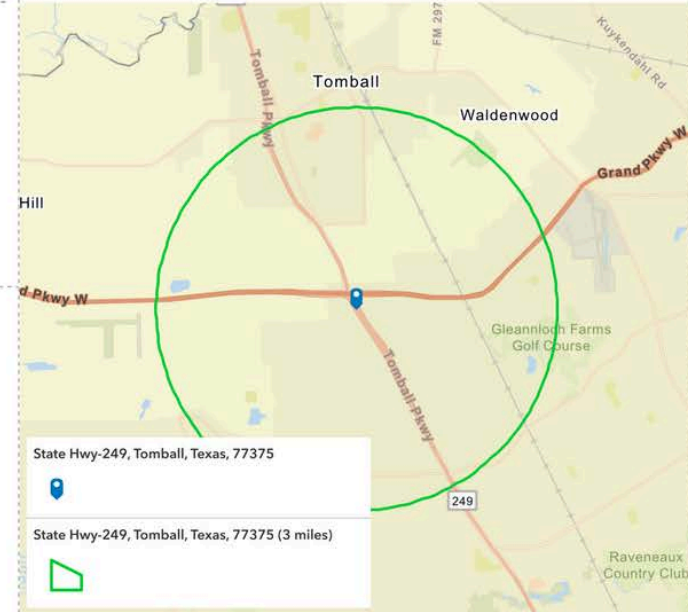
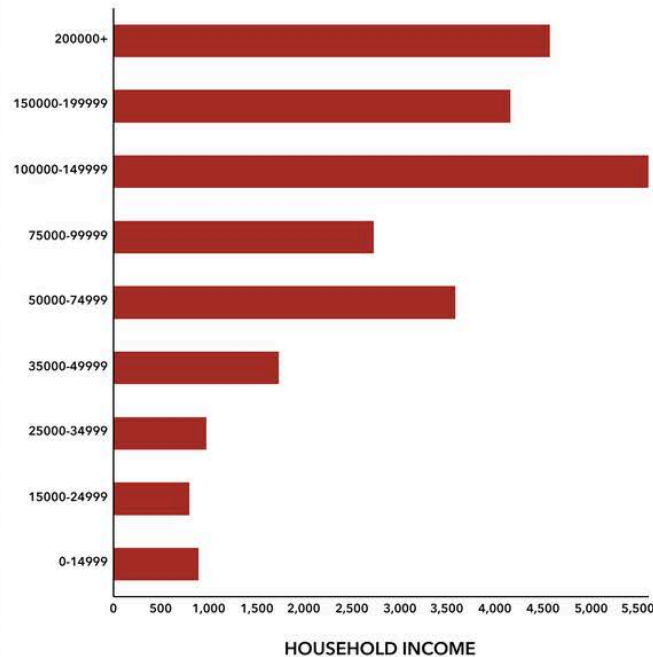
\$46,631

Per Capita Income



\$431,398

Median Net Worth



EMPLOYMENT



White Collar

75.7%



Blue Collar

13.8%



Services

12.0%

3.3%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Full demographic package available upon request.



1 1-2 -20 15

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:
 - 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Phone: 713-907-1707

Fax:

New IARS

Texas C.R.E.S. LLC, 11020 Saathoff Drive Cypress, TX 77429
Tracy Kiep

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