

# For Sale 24721 SH 249

±4 acres

SWQ of SH 249 and Canyon Gate Pointe Dr Tomball, TX 77375

EXECUTE CONFIDENTIALITY AGREEMENT



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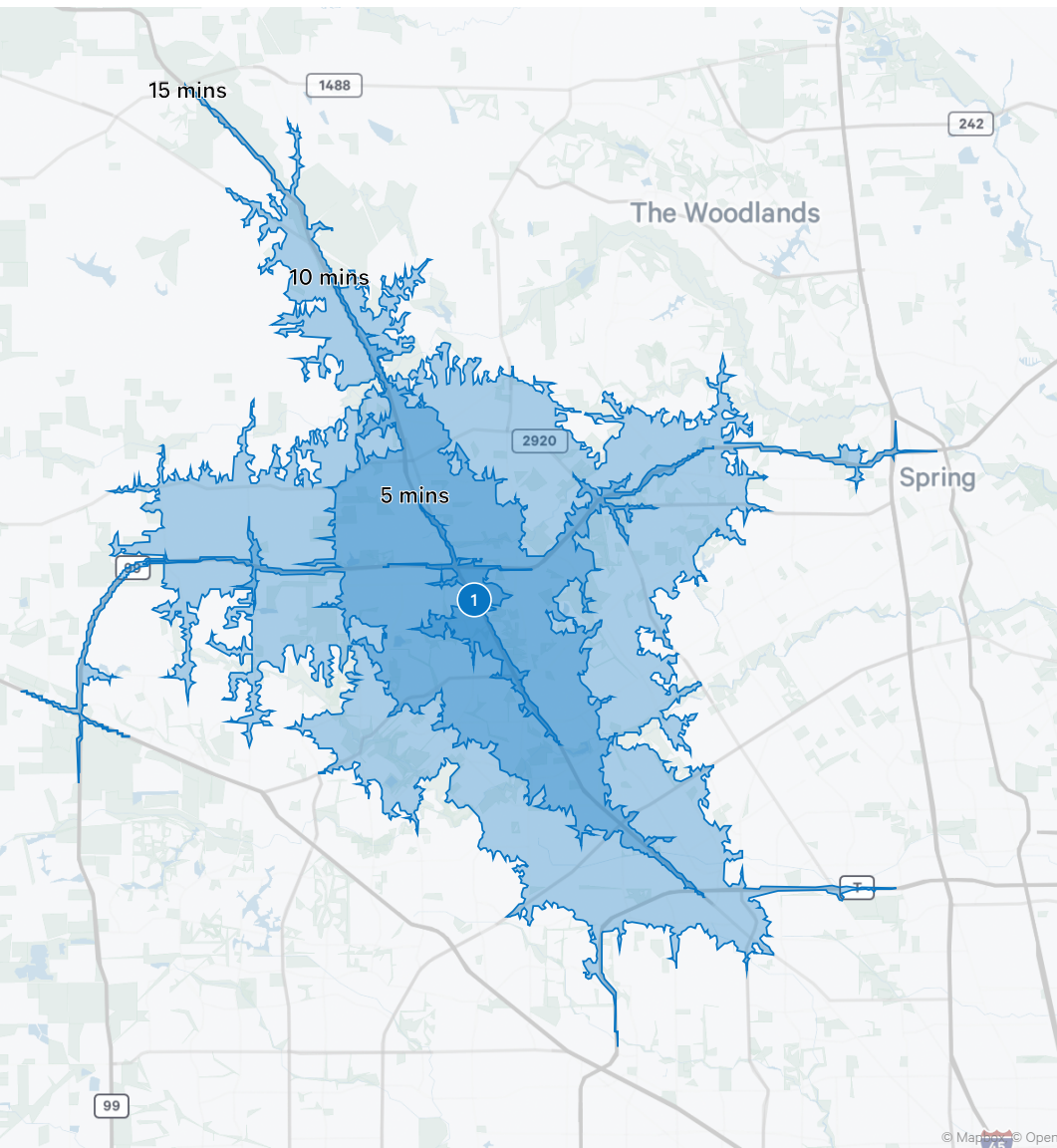
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# Commute & Demographics



Drive Times	Minutes
Tomball	11
Cypress	19
The Woodlands	21
Houston	33

## Property Information

### Location

- SWQ of SH 249 and Canyon Gate Pointe Dr Tomball, TX 77375
- Ideally located along the retail corridor of Tomball Pkwy (SH 249) between Canyon Gate Dr and Northpointe Blvd

### Property Information

- ± 4 acres
- Excellent frontage along SH 249
- Onsite detention will be required
- Utilities via Northwest Harris County MUD 15
- Tax Rate \$2.494723 (2022)
- No zoning and/or restrictions

### Surrounding Area

- Close proximity to residential communities of Tomball, Magnolia, and Spring
- Tomball's population is expected to expand from ±12,050 to 20,000 by 2030; Greater Tomball is expected to grow above 100,000 within five years

### Price

- Call Broker for Pricing



## Commute

Traffic Counts	Vehicles Per Day
Highway 249, North of Grand Parkway (Texas 99)	59,748
Highway 249 Feeder Road, South of Boudreaux Rd	24,964
Highway 249, South of Grand Parkway (Texas 99)	28,540



## 2023 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	13,978	81,799	193,573
Median Age	33.0	35.0	37.0
Average Household Income	\$121,703	\$138,193	\$135,973
Average Home Value	\$284,188	\$350,514	\$349,488
College Degree or Higher	47.2%	51.8%	50.6%



# Property Aerial



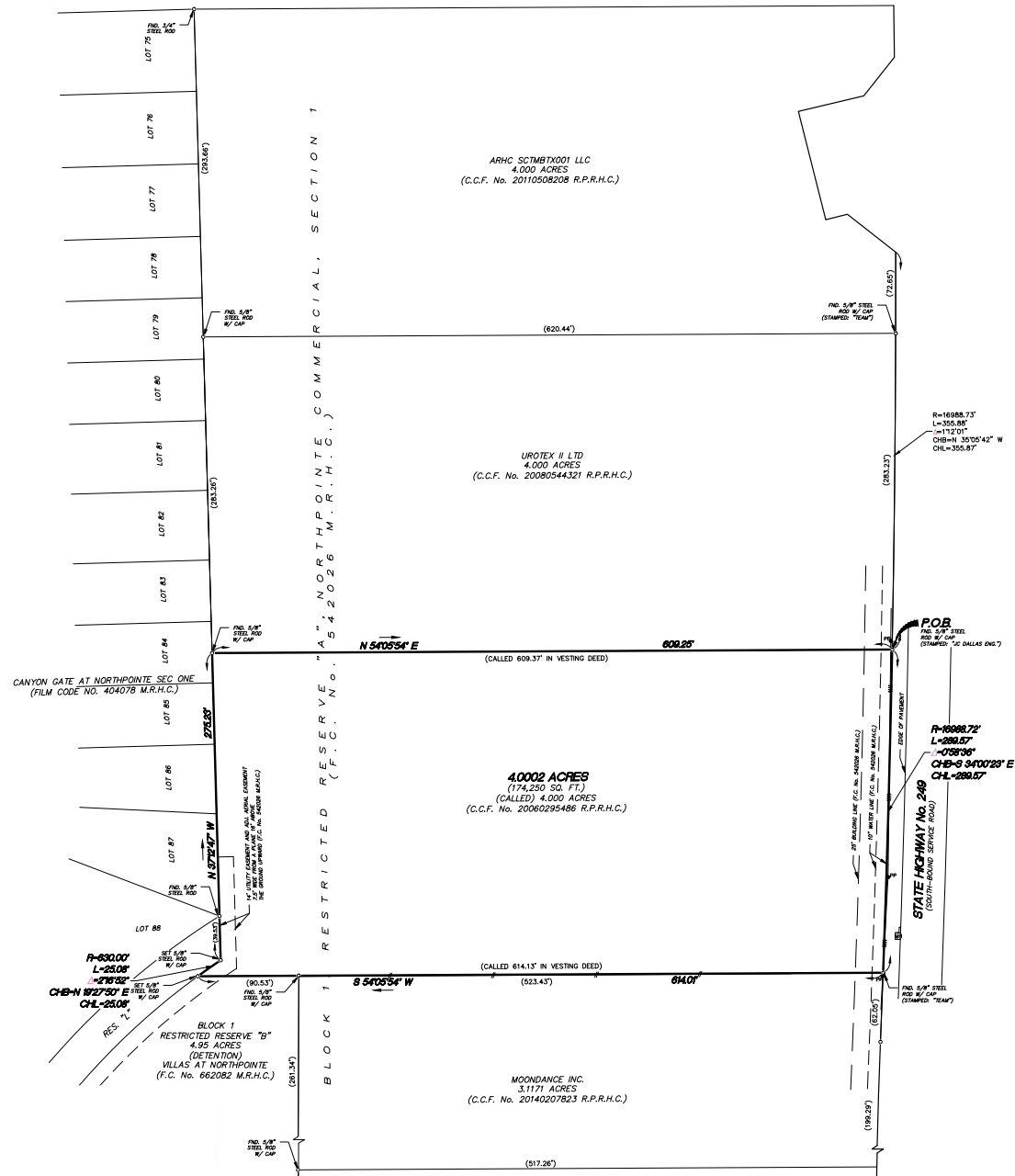


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[www.cbre.com](http://www.cbre.com)

## Contact Us

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