

THE GRAND AT 249

65-Acre Mixed-Use Development in the Center
of Tomball's Booming Growth

NWC and SWC of Highway 249 and Grand Parkway
Tomball, Texas

 **NewQuest**

Andrew Alvis
281.477.5038 | andrew.alvis@newquest.com

Nina Kuhn-Irwin
713.840.8244 | nirwin@newquest.com

AREA EMPLOYERS

ExxonMobil

Baker Hughes

Hewlett Packard Enterprise

HCA Houston Healthcare

LONE STAR COLLEGE

TOMBALL ISD

swn Southwestern Energy

Project Highlights

"TOMBALL HAS EXPERIENCED **SIGNIFICANT GROWTH**...FROM THE ENHANCEMENTS OF...TOMBALL TOLLWAY & GRAND PARKWAY."

SOURCE: TOMBALL CHAMBER OF COMMERCE



5.4%
POPULATION
GROWTH
WITHIN 3 MILES
FROM 2020 TO 2025

\$148K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES

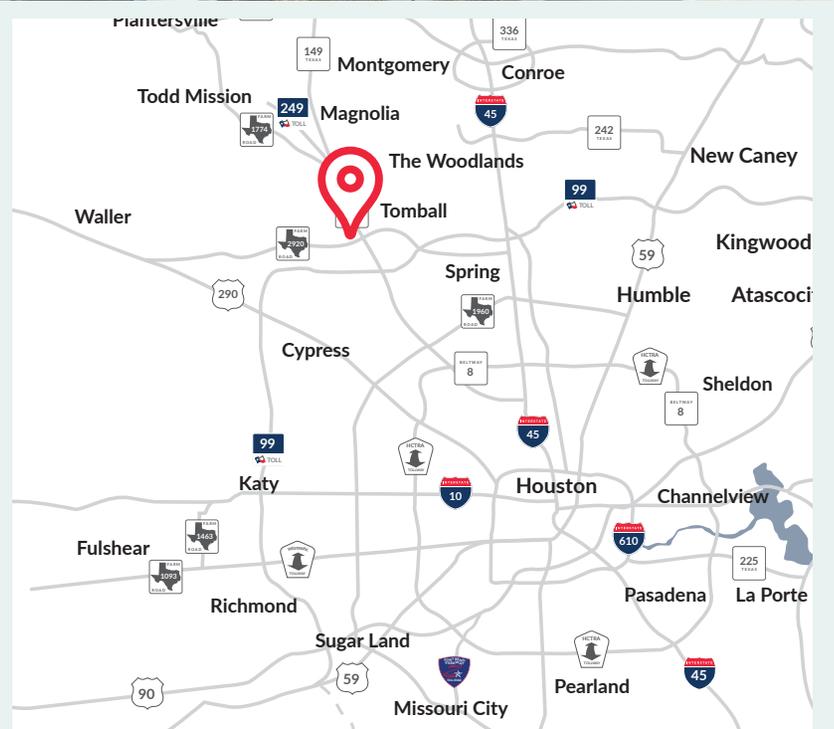
164K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, ESRI 2025

ACTIVE RESIDENTIAL GROWTH

2,010 FUTURE HOME UNITS & 140 TOTAL HOME INVENTORY
249 ANNUAL HOME STARTS & 315 ANNUAL HOME CLOSINGS
\$401,852 AVERAGE HOME SALE PRICE

ZONDA ESTIMATES WITHIN 5 MILES AS OF 3Q 2025



Project Highlights



65-ACRE MIXED-USE DEVELOPMENT FRONTING MAJOR TOMBALL THOROUGHFARES: TOMBALL TOLLWAY (HIGHWAY 249) AND GRAND PARKWAY (SH 99)



SUPER-REGIONAL LOCATION AT INTERSECTING HIGHWAYS WITH EXCELLENT ACCESS TO MAJOR TRADE AREAS THROUGHOUT NORTHWEST HOUSTON



CLOSE PROXIMITY TO THE MAJOR RESIDENTIAL COMMUNITIES OF MAGNOLIA, CYPRESS, SPRING, TOMBALL, AND FUTURE RESIDENTIAL DEVELOPMENTS

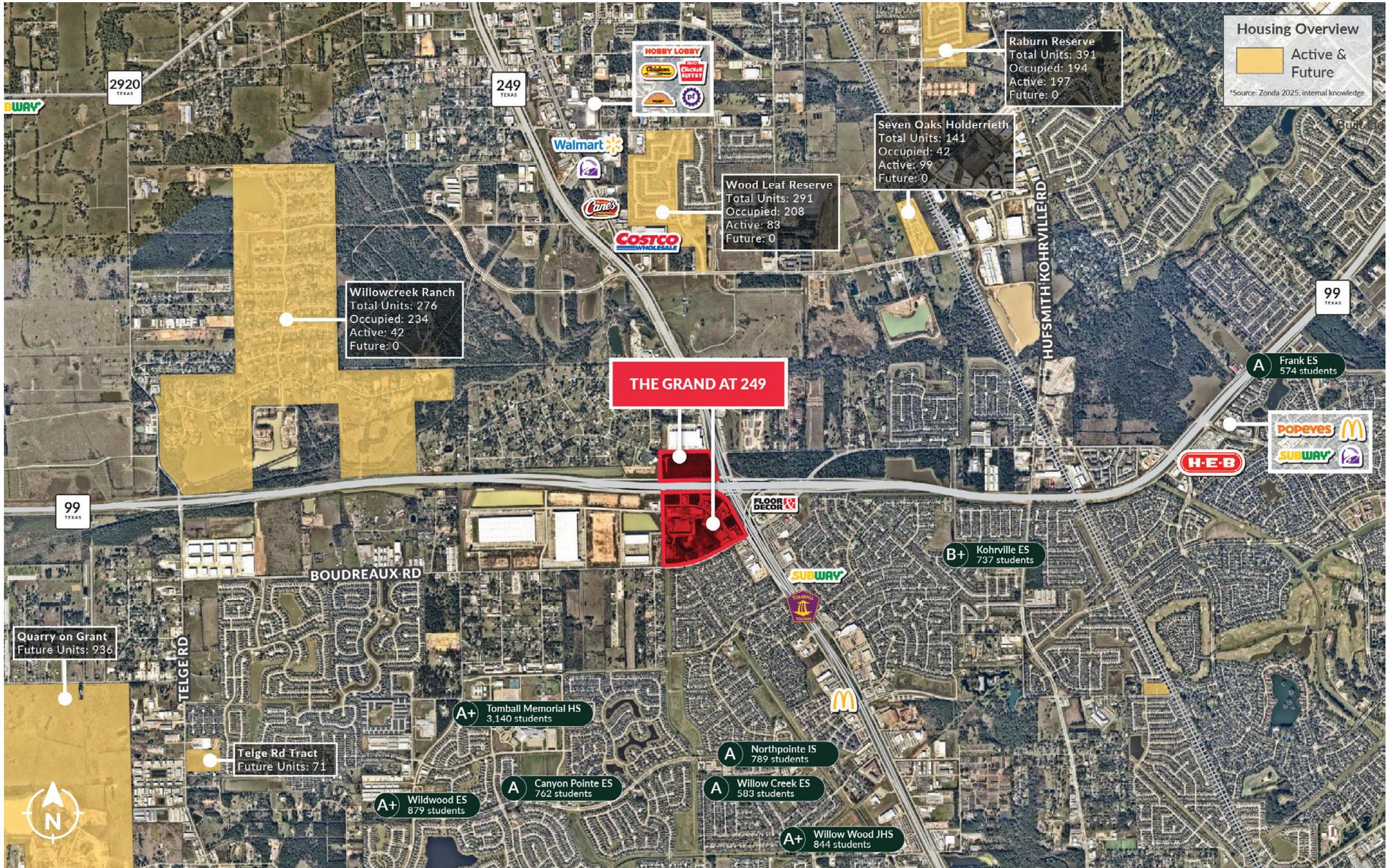


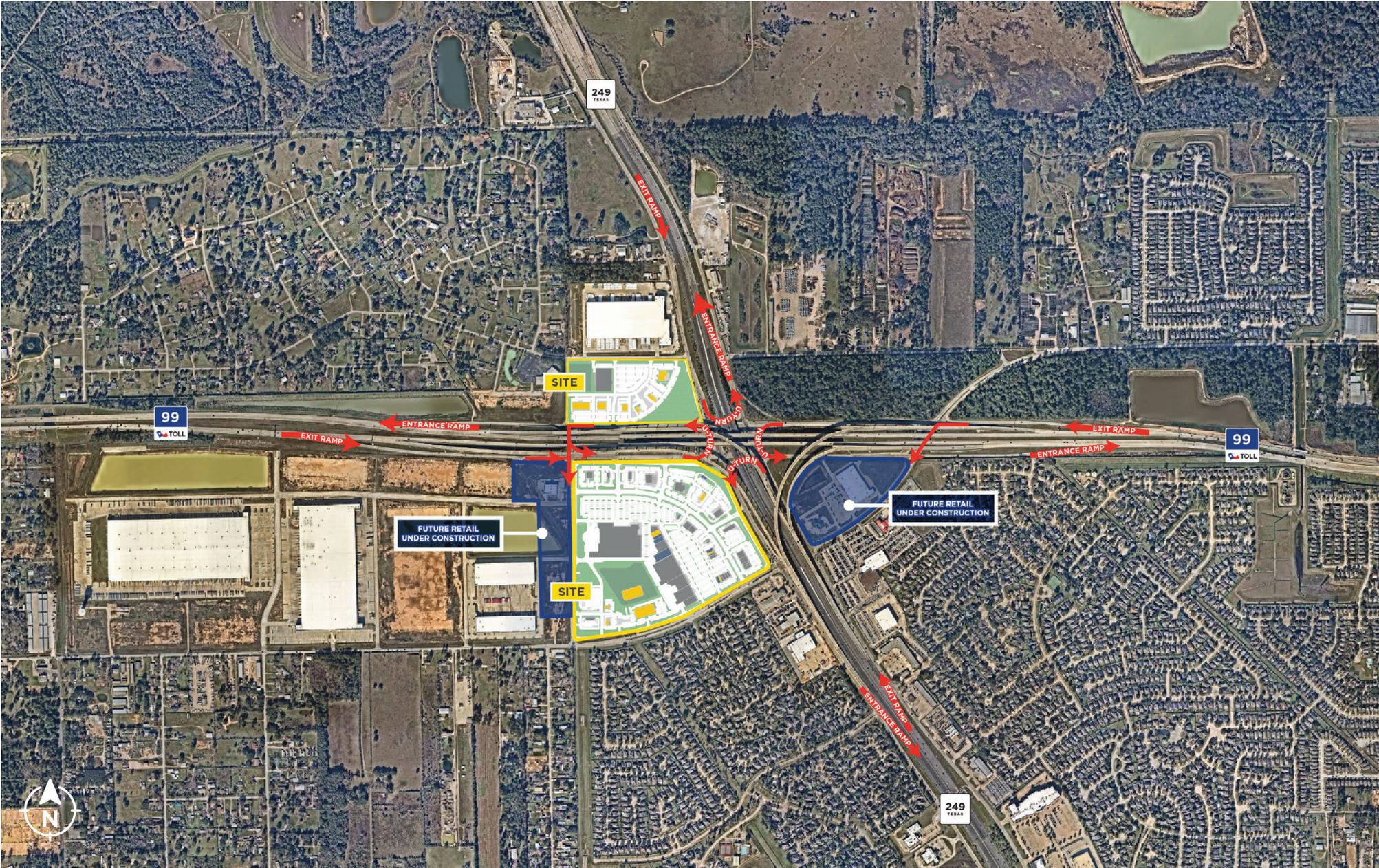
AVAILABLE:
FOR LEASE OR BUILD-TO-SUIT: RETAIL, OFFICE, OR MEDICAL USES



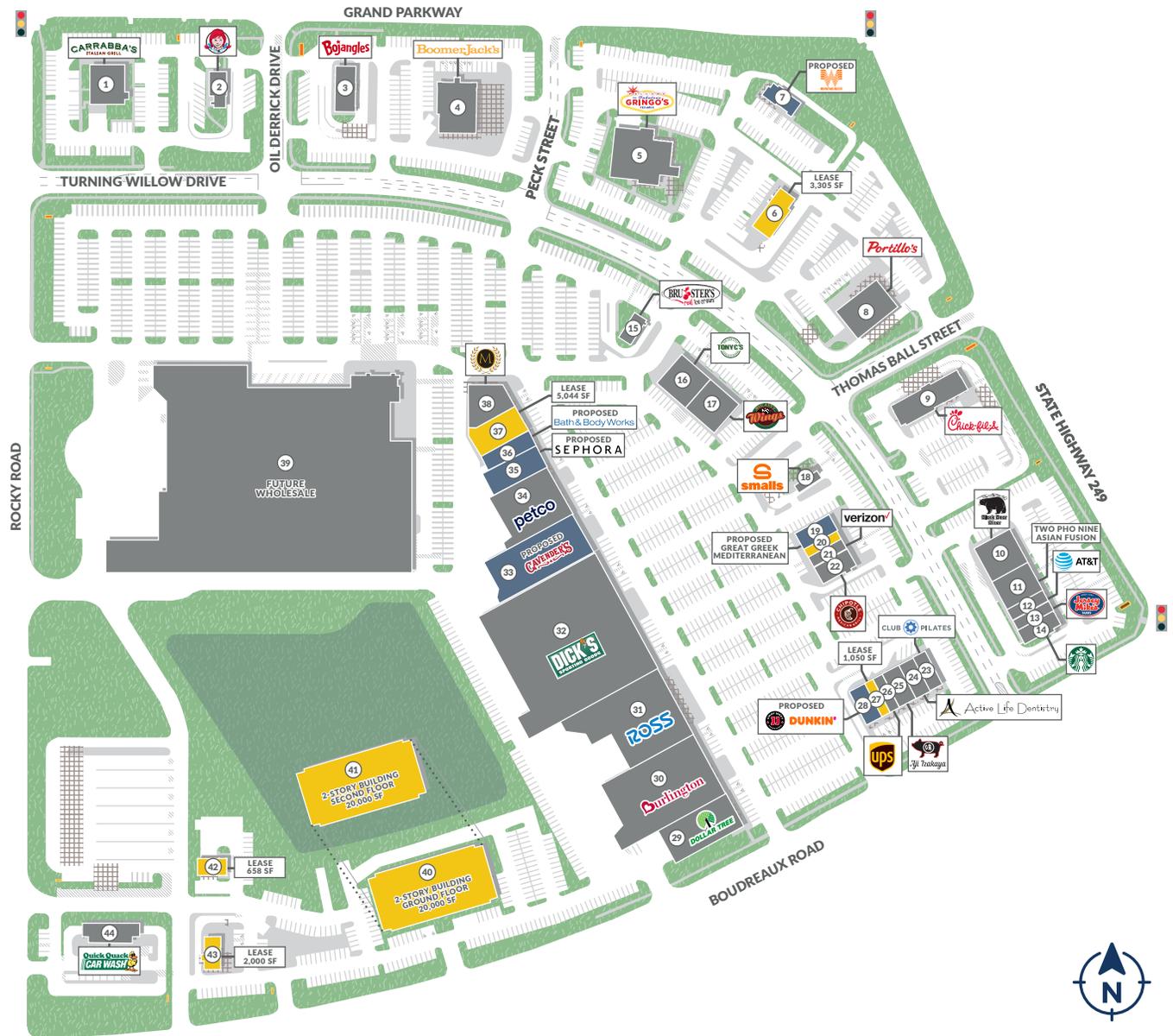
TxDOT Traffic Counts as of 2024

02.26 | 02.26

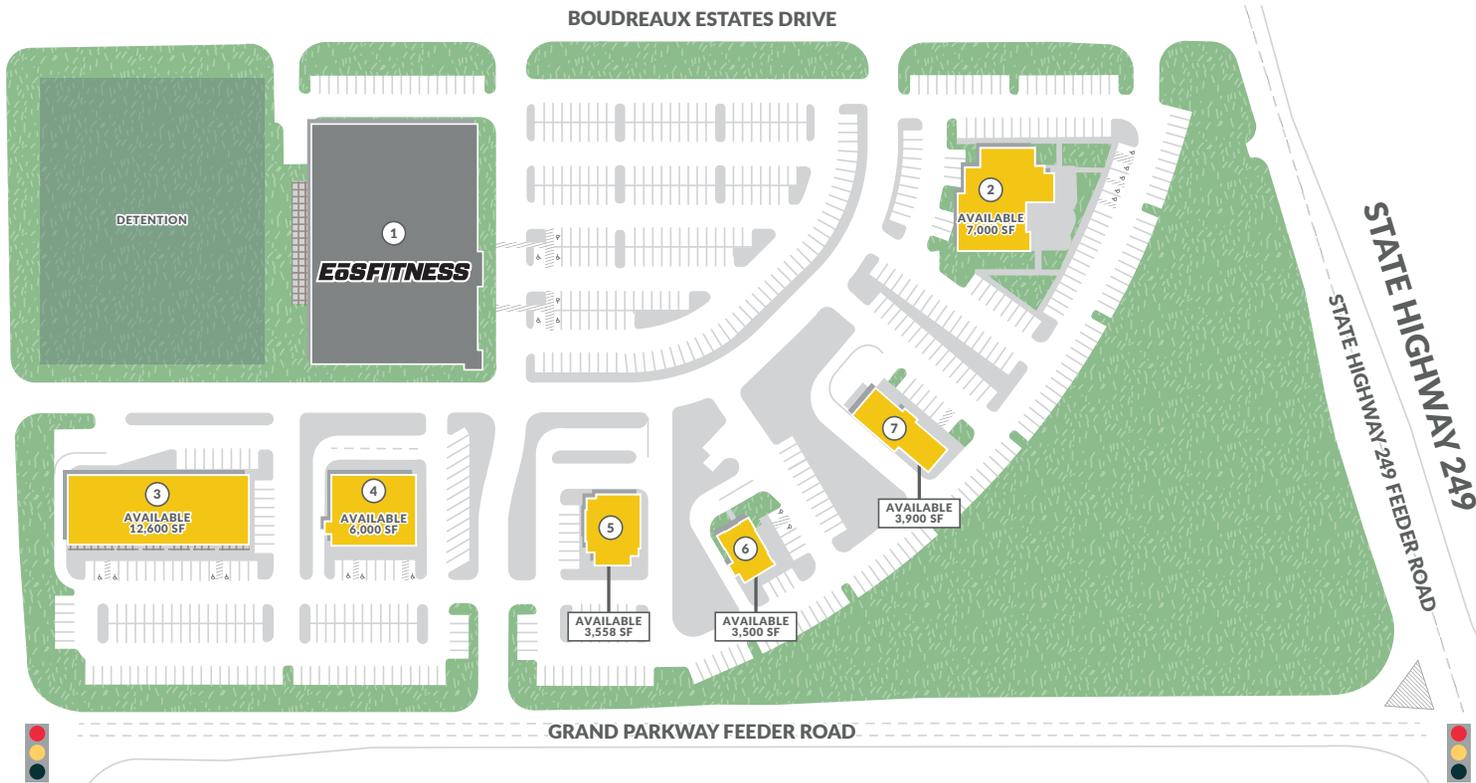




KEY	BUSINESS	LEASE AREAS
1	Carrabba's	4,857 SF
2	Wendy's	2,024 SF
3	Bojangles	3,138 SF
4	Boomer Jack's	7,267 SF
5	Gringo's Tex-Mex	9,852 SF
6	Available For Lease	3,305 SF
7	Proposed Whataburger	2,022 SF
8	Portillo's	6,247 SF
9	Chick-fil-A	5,612 SF
10	Black Bear Diner	5,250 SF
11	Two Pho Nine Asian Fusion	4,350 SF
12	AT&T	1,725 SF
13	Jersey Mike's	1,500 SF
14	Starbucks	2,258 SF
15	Bruster's Ice Cream	1,453 SF
16	Tony C's Pizza	4,900 SF
17	Big City Wings	4,900 SF
18	Smalls Sliders	800 SF
19	Proposed Great Greek Mediterranean	2,100 SF
20	Available For Lease	1,400 SF
21	Verizon	1,400 SF
22	Chipotle	2,510 SF
23	Club Pilates	1,750 SF
24	Active Life Dentistry	2,100 SF
25	Aji Izakaya	2,450 SF
26	UPS	1,400 SF
27	Available For Lease	1,050 SF
28	Proposed Dunkin' Jimmy John's	2,450 SF
29	Dollar Tree	10,000 SF
30	Burlington	25,117 SF
31	Ross	22,364 SF
32	Dick's Sporting Goods	60,469 SF
33	Proposed Cavender's	15,000 SF
34	Petco	12,500 SF
35	Proposed Sephora	4,950 SF
36	Proposed Bath & Body Works	3,000 SF
37	Available For Lease	5,044 SF
38	Milano Nails	5,012 SF
39	Future Wholesale	167,990 SF
40	2-Story Building - Ground Floor	20,000 SF
41	2-Story Building - Second Floor	20,000 SF
42	Available For Lease	658 SF
43	Available For Lease	2,000 SF
44	Quick Quack Car Wash	3,285 SF



KEY	BUSINESS	LEASE AREAS
1	EoS Fitness	40,000 SF
2	Available For Lease	7,000 SF
3	Available For Lease	12,600 SF
4	Available For Lease	6,000 SF
5	Available For Lease	3,558 SF
6	Available For Lease	3,500 SF
7	Available For Lease	3,900 SF



SP.32 | 01.26 | 01.26



Demographics



POPULATION	2 MILES	3 MILES	5 MILES
Total Households	10,929	23,817	57,299
Total Population	31,416	70,430	164,147
2020 Total Population	30,525	66,813	159,257
Population Growth 2020 to 2025	2.9%	5.4%	3.1%
2025 Median Age	34.8	35.8	37.6
RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
2025 White	52.5%	54.1%	56.7%
2025 Black/African American	10.2%	9.0%	8.7%
2025 Asian	8.9%	10.2%	9.0%
2025 Hispanic	31.3%	28.6%	27.2%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$132,570	\$144,665	\$148,480
Median Household Income	\$105,749	\$116,491	\$117,033
Per Capita Income	\$45,335	\$49,446	\$51,819
CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	17.7%	17.8%	17.6%
2 Person Households	25.1%	26.1%	29.1%
3 Person Households	19.3%	18.5%	18.5%
Owner-Occupied Housing Units	84.5%	85.3%	84.0%
Renter-Occupied Housing Units	15.5%	14.7%	16.0%

*2020 Census, ESRI 2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andrew Alvis	692294	andrew.alvis@newquest.com	281.477.5038
Sales Agent/Associate's Name	License No.	Email	Phone
Nina Kuhn-Irwin	669710	nirwin@newquest.com	713.840.8244
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent,

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