

TOMBALL SHOPS

1.98-Acre Pad Available for Sale off the Newly-Completed Tomball Tollway

NEQ of Tomball Parkway and Medical Complex Drive
Tomball, Texas





08.24 | 08.24



TOMBALL TOWN CENTER

Kroger, UPS, MOD, WELLS FARGO, Totti Frutti, AT&T, McDonald's

H-E-B, Popeyes, Great Clips, H-E-B, BURGER KING

J&J, 99c ONLY, FIRST WATCH, MATTRESS FIRM, Goodwill

SPEC'S, BOOT BARN, PartyCity

TOMBALL SHOPS
 AVAILABLE FOR SALE
 1.98 ACRES

TOMBALL MARKETPLACE

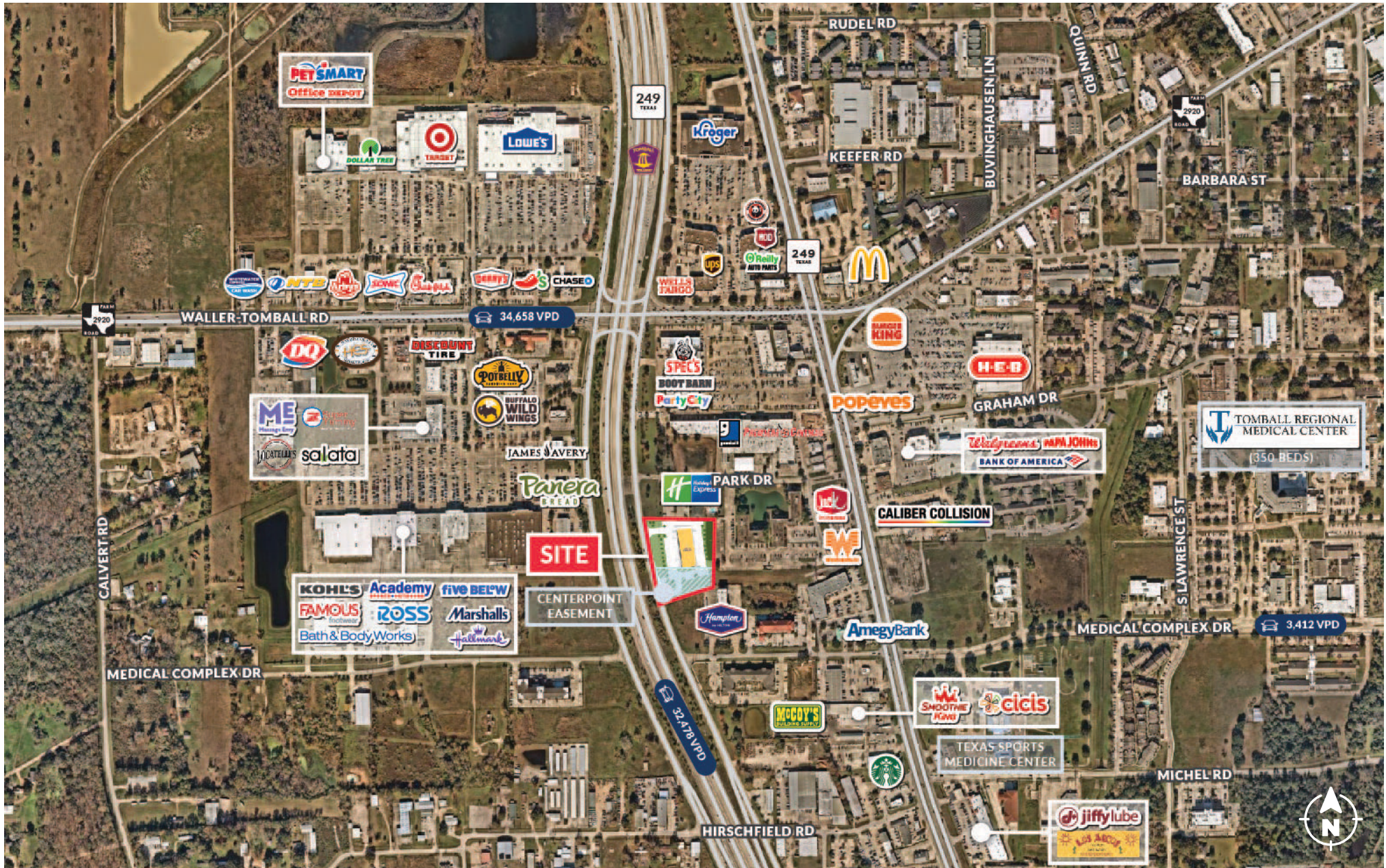
Marshalls, FIVE BELOW, BUFFALO WILD WINGS, xfinity, Academy, Bath & Body Works, DISCOUNT TIRE, KOHL'S, JAMES AVERY, FAMOUS Footwear, Panera BREAD, DO ME Massage Ezy, Hallmark

Retail Aerial



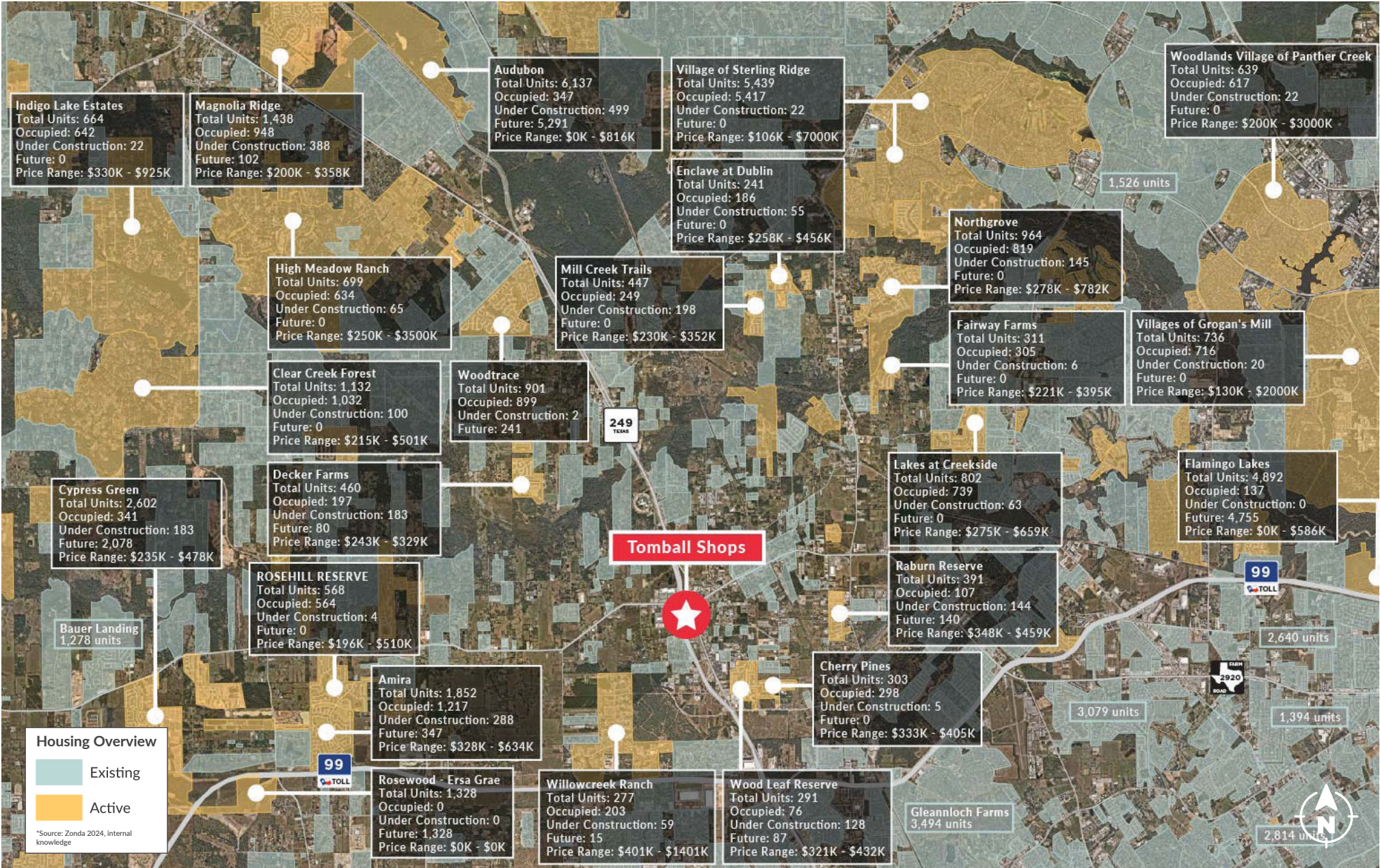
01.25 | 10.24

Retail Aerial



01.25 | 10.24

Residential Aerial



TRACT	BUSINESS	AREA
1	Available For Sale	1.98 Acres



09.23 | 07.20

Demographics



POPULATION	2 MILES	3 MILES	5 MILES	INCOME	2 MILES	3 MILES	5 MILES
Current Households	5,656	11,050	38,785	Average Household Income	\$105,337	\$124,916	\$141,425
Current Population	13,499	28,213	113,169	Median Household Income	\$68,030	\$84,318	\$110,888
2020 Census Population	11,030	19,079	95,756	Per Capita Income	\$44,026	\$48,658	\$48,387
Population Growth 2020 to 2024	22.38%	47.88%	18.19%	CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
2024 Median Age	42.4	40.5	36.1	1 Person Households	40.25%	32.51%	18.26%
RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES	2 Person Households	26.78%	29.05%	31.57%
White	66.78%	65.56%	58.37%	3+ Person Households	32.97%	38.44%	50.16%
Black or African American	9.44%	9.62%	11.26%	Owner-Occupied Housing Units	45.58%	57.27%	72.21%
Asian or Pacific Islander	2.52%	3.15%	7.58%	Renter-Occupied Housing Units	54.42%	42.73%	27.79%
Other Races	20.66%	20.97%	21.94%				
Hispanic	27.47%	28.27%	29.91%				

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

Project Highlights



48%
POPULATION
GROWTH
WITHIN 3 MILES
FROM 2020 TO 2024



\$141K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



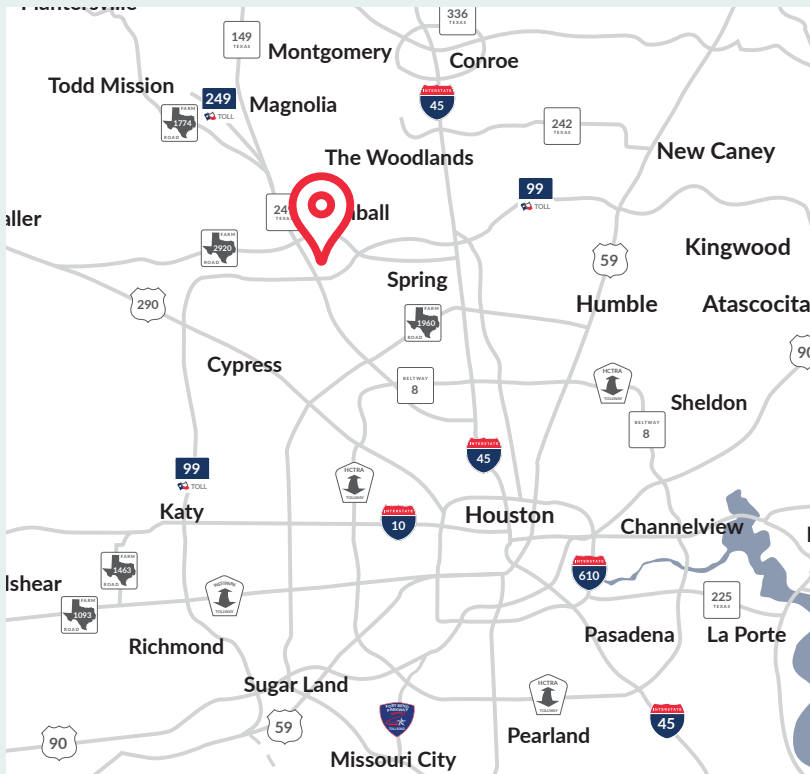
113K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

STEADY RESIDENTIAL GROWTH

3,137 FUTURE HOMES
810 ANNUAL HOME STARTS
764 ANNUAL HOME CLOSINGS
\$380,359 AVERAGE HOME PRICE

Zonda Estimates as of 1Q 2024



AREA EMPLOYERS



TOMBALL ISD



Hewlett Packard
Enterprise

HCA
Healthcare



Baker
Hughes

Project Highlights



LOCATED WITHIN A PRIME LOCATION IN TOMBALL, TEXAS, NEAR THE NEWLY-COMPLETED TOMBALL TOLLWAY



FM 2920 NORTHBOUND EXIT RAMP RELOCATION TO THE SOUTH MAKES THIS TRACT EASILY ACCESSIBLE FROM SH 249 AND TRAFFIC COMING FROM THE NEW GRAND PARKWAY



TRADE AREA INCLUDES: STRONG RETAIL DEVELOPMENT, DAYTIME POPULATION AIDED BY SCHOOLS, HOSPITALS, AND NEW MULTIFAMILY AND HOTEL DEVELOPMENTS



APPROXIMATE SIZE: 1.98 ACRES FOR SALE

FRONTAGE: APPROXIMATELY 285' ON SH 249

TOMBALL, TEXAS



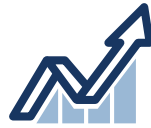
5-STAR ACCREDITED
GREATER TOMBALL
CHAMBER OF COMMERCE¹



42% INCREASE IN
HOUSING PLANNED
2022-2024⁶



28% HIGHER
HOUSEHOLD INCOME
(HHI) VS NATIONAL
\$103K AVERAGE HHI⁷



20% INCREASE IN
REVENUE
FISCAL 2021-2024³



\$651 MILLION TO
CITY REVENUE
TAXABLE SALES OVER 1ST
6 YEARS OPERATING⁴



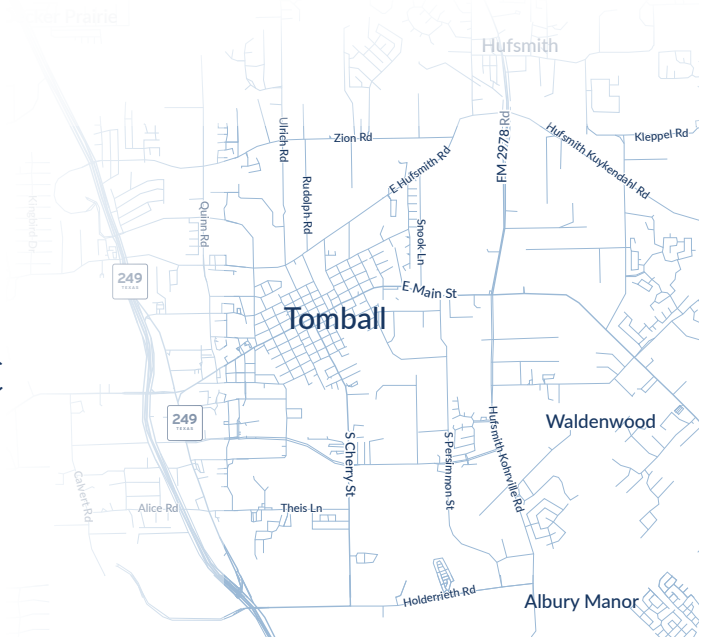
15% POPULATION
INCREASE
APRIL 2020-JULY 2023
ESTIMATES⁵



RATED GRADE A
PUBLIC SCHOOLS,
FAMILIES, DIVERSITY²



TOP 10 PLACES
WITH BEST PUBLIC
SCHOOLS
HOUSTON AREA²



¹U.S. Chamber of Commerce | ²Niche | ³City of Tomball | ⁴Community Impact | ⁵U.S. Census Bureau | ⁶Greater Houston Partnership | ⁷Greater Tomball Area of Commerce, Esti

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.

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
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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
Rick Ragan	740330	rragan@newquest.com	281.477.4309
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>



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