

# For Lease



AVAILABLE  
3,050 SF  
(Drive-Thru Available)

AVAILABLE  
1,500 SF

AVAILABLE  
1,100 SF

SITE



## Hunington

Hunington Properties, Inc.  
3773 Richmond Ave., Suite 800  
Houston, Texas 77046  
**713-623-6944**  
hproperties.com

## Tomball Gateway Plaza

27104 TX- 249 Tomball TX 77375

# For Lease



## TOMBALL GATEWAY PLAZA

27104 TX- 249 Tomball TX 77375

### Property Information

Space for Lease	1,100 SF   1,500 SF 3,050 SF (Drive-Thru Available)
Rental Rate	\$34.00 PSF
NNN	\$9.50 PSF

### Property Highlights

- Attractive and highly visible shopping center located in a rapidly growing market
- Ready to deliver in cold dark shell condition for immediate build out
- Flexible endcaps ideal for a drive thru or outdoor patio
- Spaces available from +/- 1,200 SF to 3,050 SF
- Shadow anchored by the new Costco Wholesale in Tomball
- Two convenient drive ways for ingress and egress off Hwy 249 BUS
- Abundant parking to support retail, service, and restaurant parking

### Demographics

Population (2025)	1 mi. - 2,264 3 mi. - 50,000 5 mi. - 138,414
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Average Household Income	1 mi. - \$90,310 3 mi. - \$134,814 5 mi. - \$146,768
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Traffic Counts	Tomball Tollway: 54,456 vpd TX-249: 21,966 Holderrieth Rd: 10,139 vpd
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### For More Information

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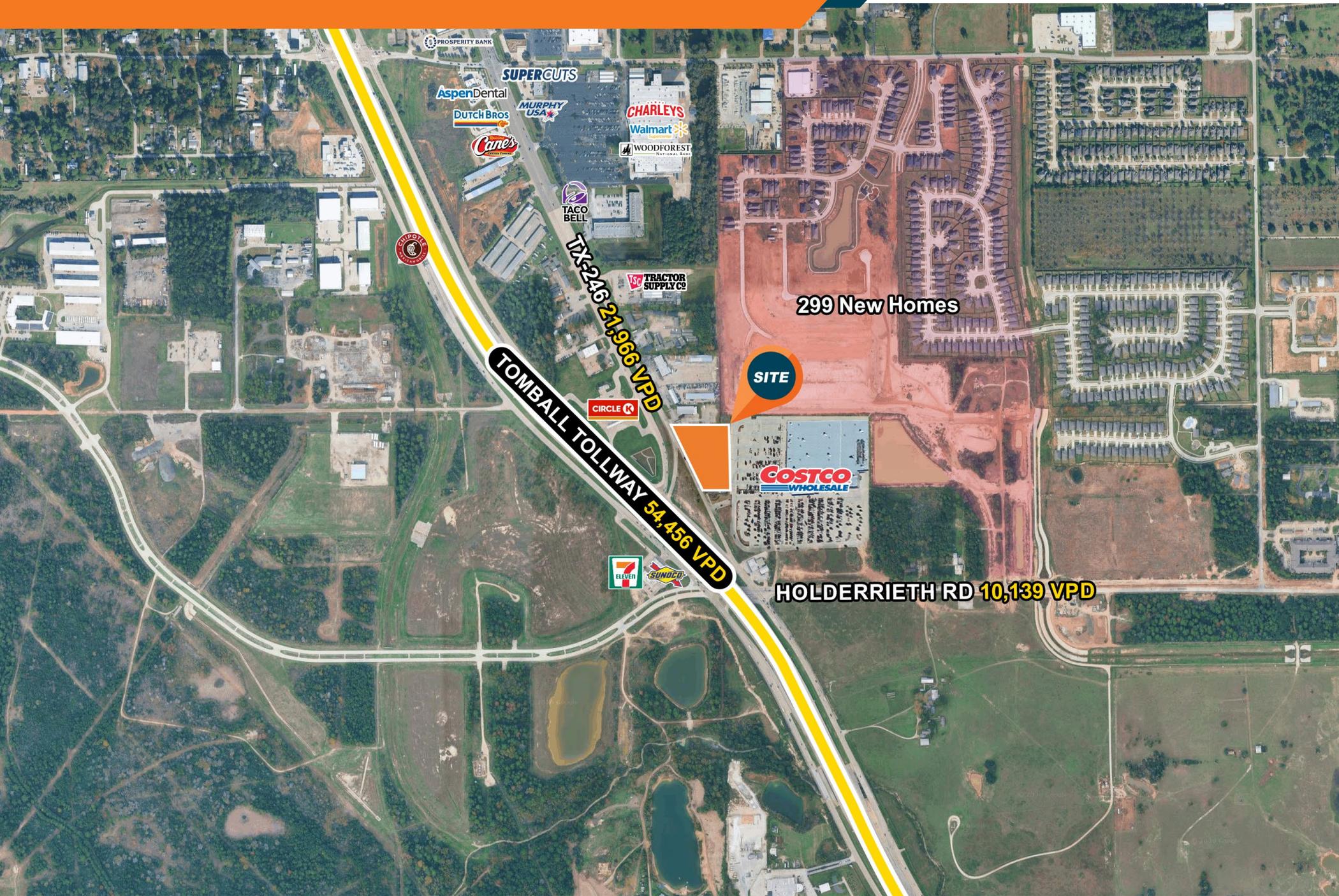


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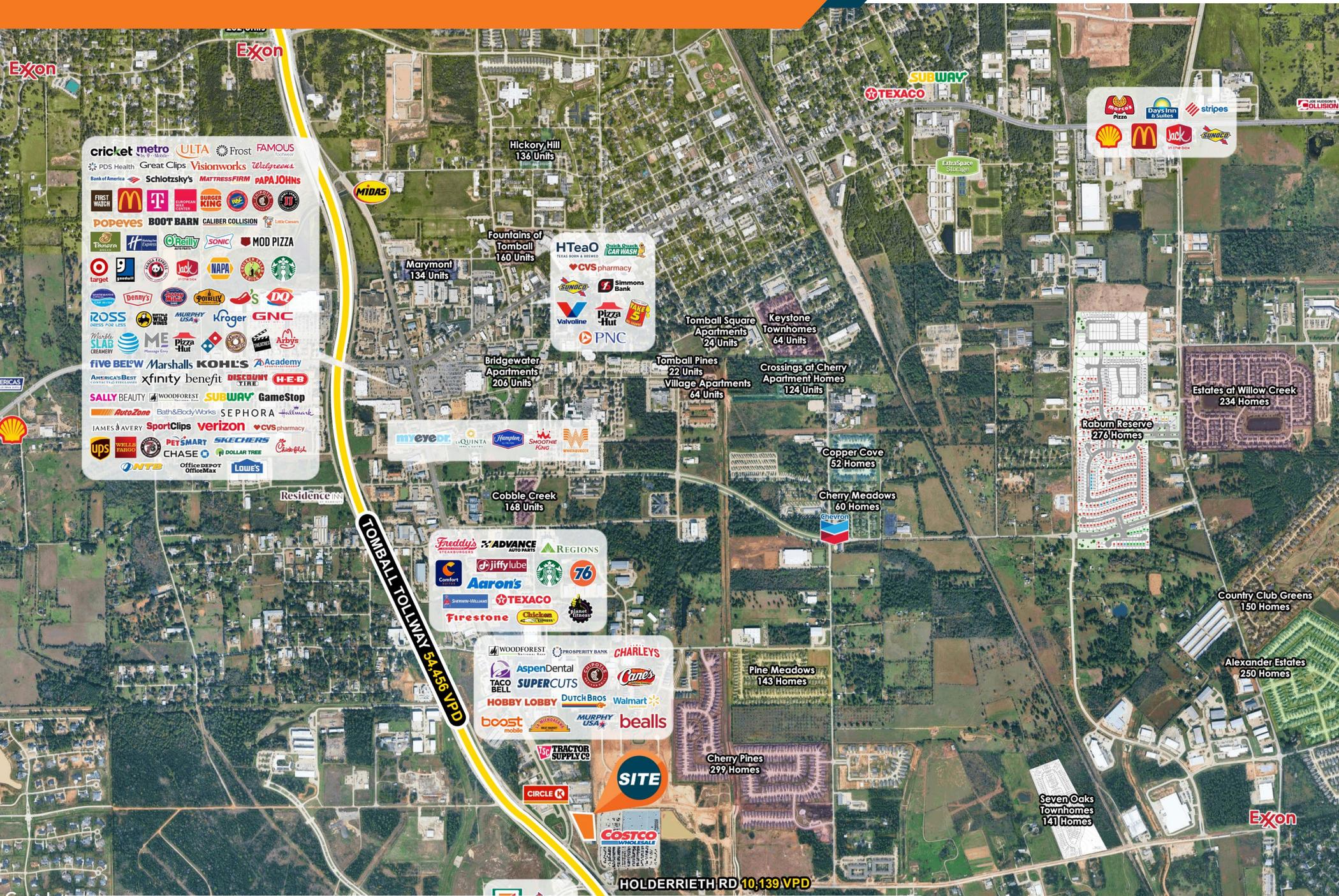
## Site Plan



# For Lease



# For Lease



**cricket metro ULTA Frost FAMOUS**  
 PDS Health Great Clips Visionworks Walgreens  
 Bank of America Schlotzsky's MATTRESS FIRM PAPAJOHNS  
**FIRST WATCH McDonald's T-Systems EUROPEAN CENTER BURGER KING**  
**POPEYES BOOT BARN CALIBER COLLISION Little Caesars**  
**Target 9 O'Reilly SONIC MOD PIZZA**  
**Denry's NAPA Starbucks**  
**ROSS DENNY'S Kroger GNC**  
**ME Pizza Hut**  
**five BEL'W Marshall's KOHL'S Academy**  
 AMERICA'S BEST xfinity benefit DISCOUNT STORE HEB  
**SALLY BEAUTY WOODFOREST SUBWAY GameStop**  
**AutoZone Bath & Body Works SEPHORA**  
**JAMES AVERY Sport Clips verizon CVS pharmacy**  
**ups PET SMART SKECHERS CHASE DOLLAR TREE**  
**Office DEPOT OfficeMax LOWE'S**

**MIDAS**

**Hickory Hill**  
136 Units

**Fountains of Tomball**  
160 Units

**Marymont**  
134 Units

**HTEaO**  
 CVS pharmacy  
 Valvoline  
**Pizza Hut**  
**PNC**

**Bridgewater Apartments**  
206 Units

**Tomball Square Apartments**  
24 Units

**Keystone Townhomes**  
64 Units

**Tomball Pines Village Apartments**  
64 Units

**Crossings at Cherry Apartment Homes**  
124 Units

**Estates at Willow Creek**  
234 Homes

**Raburn Reserve**  
276 Homes

**Copper Cove**  
52 Homes

**Cherry Meadows**  
60 Homes

**Country Club Greens**  
150 Homes

**Alexander Estates**  
250 Homes

**Cobble Creek**  
168 Units

**Freddy's ADVANCE**  
**Aaron's jiffy lube Starbucks 76**  
**Firestone TEXACO**  
**Chick-fil-A Planet Fitness**

**WOODFOREST PROSPERITY BANK CHARLEY'S**  
**TACO BELL ASPEN DENTAL SUPERCUTS Cane's**  
**HOBBY LOBBY DUTCH BROS Walmart**  
**boost mobile MURPHY USA bealls**

**Pine Meadows**  
143 Homes

**Cherry Pines**  
299 Homes

**Seven Oaks Townhomes**  
141 Homes

**SITE**

**COSTCO WHOLESALE**

**HOLDERRIETH RD 10,139 VPD**

**TOMBALL TOLLWAY 84,456 VPD**

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# 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.

<b>Hunington Properties, Inc.</b>	<b>454676</b>	<b>sandy@hpiproperties.com</b>	<b>713.623.6944</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sanford Paul Aron</b>	<b>218898</b>	<b>sandy@hpiproperties.com</b>	<b>713.623.6944</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Abdul Sabha</b> <b>Tooba Patoli</b>	<b>731889</b> <b>774821</b>	<b>abdul@hpiproperties.com</b> <b>tooba@hpiproperties.com</b>	<b>713.623.6944</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date