

Hunington

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SHOPS AT TELGE PAD SITES

SEC FM 2920 at Krahn Ln., Tomball, TX

SHOPS AT TELGE PAD SITES

Located in the expanding northwest corridor of Houston, this area offers excellent access to retail, dining, and major thoroughfares along Highway 290. Outdoor amenities like Zube Park and Little Cypress Creek Preserve provide trails, green space, and recreational opportunities, while nearby Old Town Tomball offers boutique shopping, dining, and community events that reflect the area’s local character. With ongoing residential and commercial growth, the area continues to attract both businesses and residents seeking a balance of suburban comfort, accessibility, and proximity to the greater Houston market.

TOMBALL, TEXAS HAS SEEN A 4.45% YEAR-TO-YEAR POPULATION INCREASE.

15%

Suburbs in Tomball, rank in the top 15% of suburbs to live in Texas in terms of cost of living.

3rd

Harris County is the 3rd most populous count in the U.S. (2024/2025)

#1

Tomball ISD has ranked #1 best school district in Harris County by niche several years in a row. (2026)



Property Information

Space Available	18,750 SF (Will Subdivide)
Pricing	Inquire for Pricing
NNN	\$10.00 PSF (Estimated)
Total Building Size	18,750 SF
Lot Size	14.0945 AC

Pad Sites Available

Ground Lease, Build to Suit, or For Sale	Pad 1: 1.10 AC	Pad 4: 1.25 AC
	Pad 2: 0.77 AC	Pad 5: 1.50 AC
	Pad 3: 0.77 AC	

Property Highlights

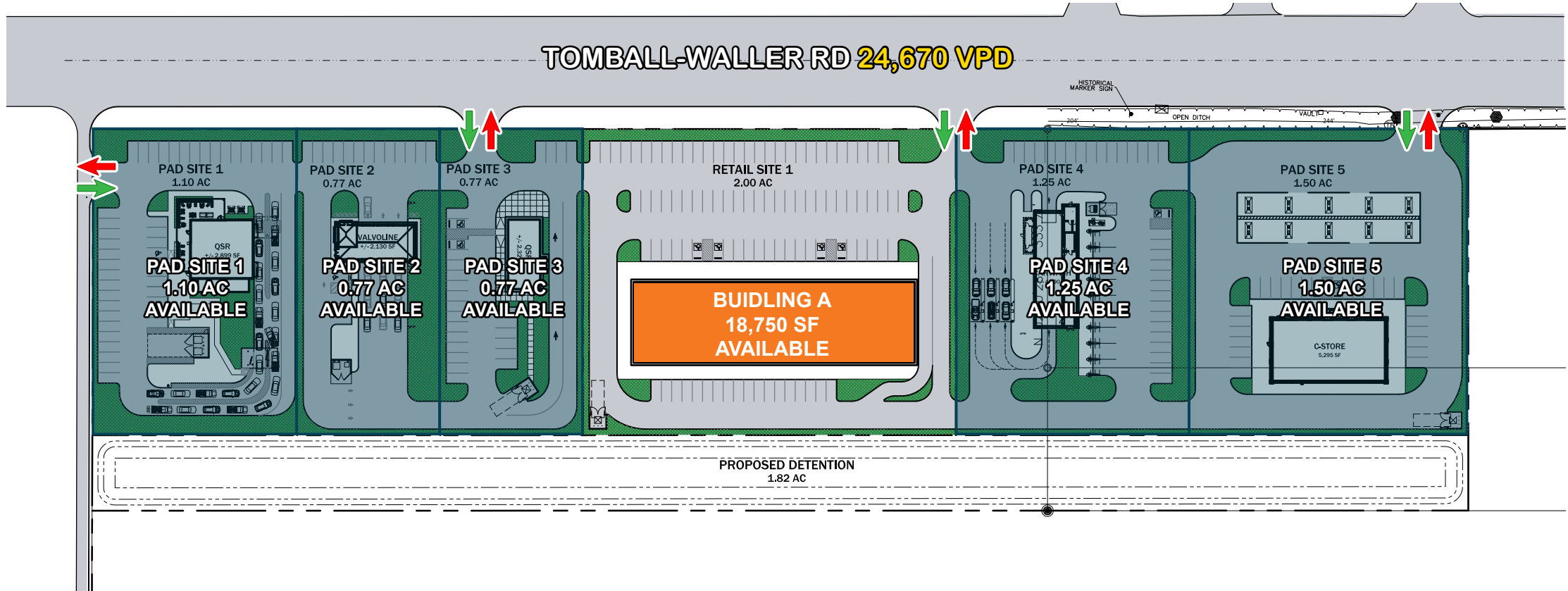
- 5 pad sites
- Prime Corner at a Signalized, High-Traffic Intersection with Excellent Visibility & Accessibility
- Located in a Rapidly Expanding Suburban Growth Zone
- Major Retail & Grocery Anchors in Proximity Driving Consistent Foot Traffic

Demographics

	1 mi	3 mi	5 mi
Population (2025)	4,933	37,033	79,028
Average Household Income	\$99,516	\$86,029	\$96,279
Projected Population (2030)	5,877	41,225	88,212

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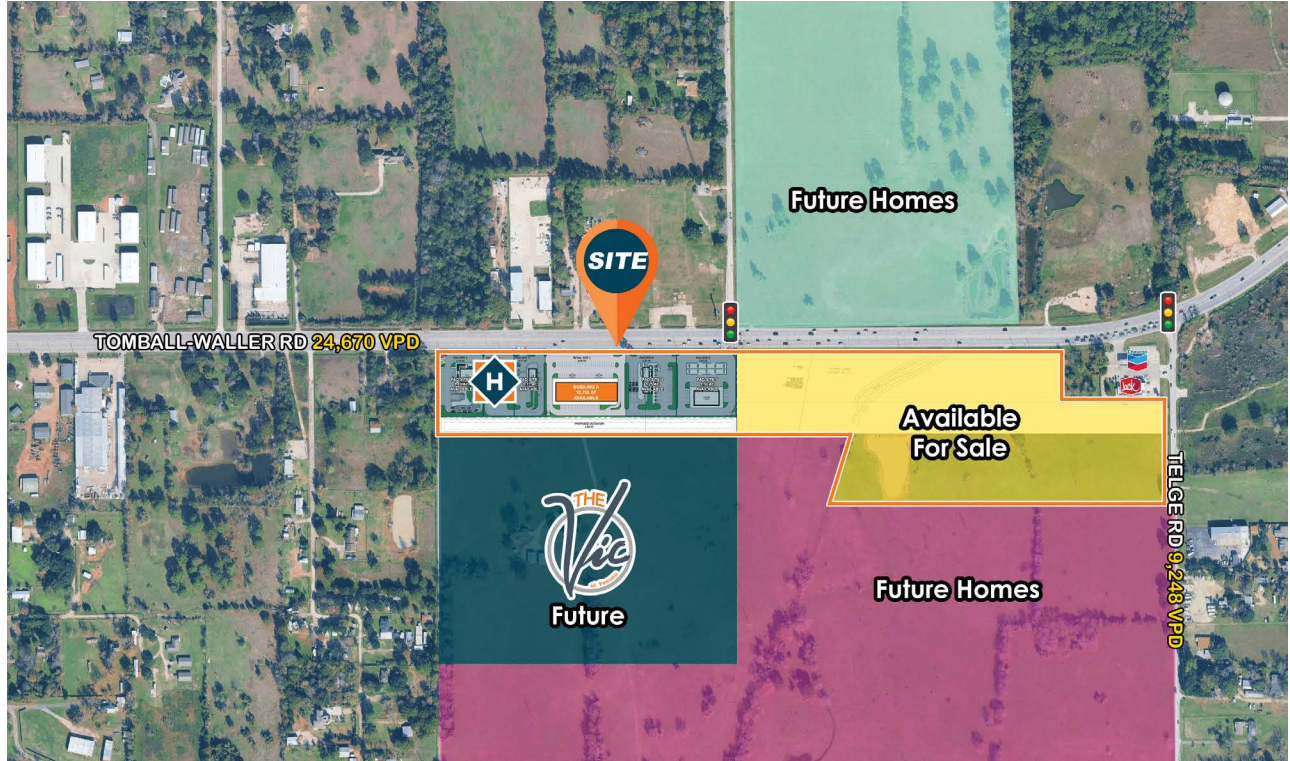
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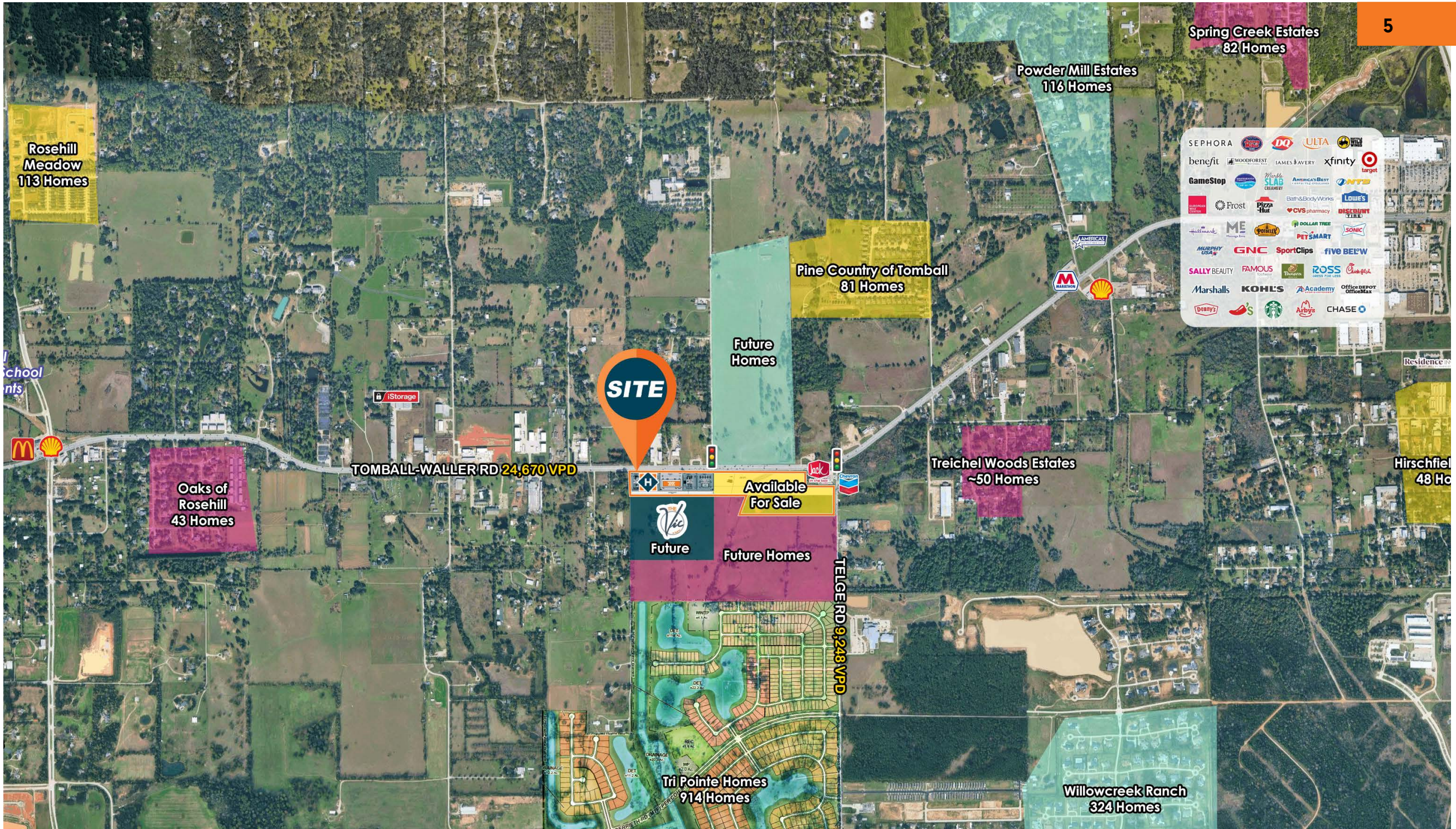


PAD	AC	STATUS
1	1.10 Acres	Available For Lease, Sale, BTS
2	0.77 Acres	Available For Lease, Sale, BTS
3	0.77 Acres	Available For Lease, Sale, BTS
4	1.25 Acres	Available For Lease, Sale, BTS
5	1.50 Acres	Available For Lease, Sale, BTS

RETAIL	SF	STATUS
Building A	18,750	Available For Lease

- Retail Space Available
- Pad Available
- Pending
- Leased | Sold





Shops at Telge Pad Sites | SEC FM 2920 at Krahn Ln., Tomball, TX



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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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