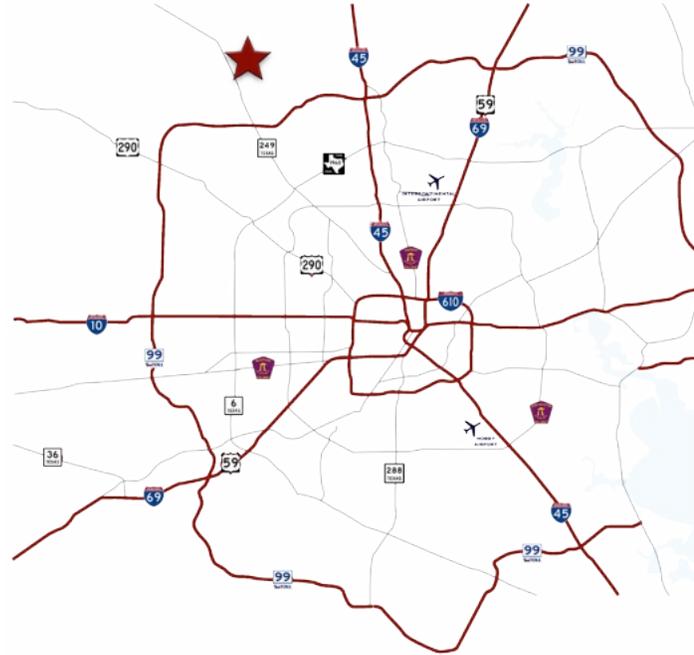




SITE INFORMATION

- Tomball Mercantile at NEC SH 249 & Medical Complex Drive in Tomball, TX
- New Retail Development at the entrance to the Tomball Medical Complex (TMC)
- TMC campus spans over 150 acres, boasts a 350-bed acute care hospital, Level III Trauma Center, Neonatal Intensive Care Unit, 5-Star 117,000 Cardiology & Heart Surgery facility, and numerous specialty centers such as Texas Sports Medicine Center, Women’s Center, and Orthopedic Center
- Tomball Regional Hospital is a major medical draw and the 2nd largest employer in Tomball (1,200 employees)
- The City of Tomball is home to more than 1,500 businesses and nearly 14,000 employees
- Retail Building “A”: 13,200 SF w/ 5,200 SF remaining on interior end cap
- Retail Building “B”: 15,225 SF (End Cap w/ Drive Thru Available)
- Estimated Delivery Date: 3rd Quarter 2026
- Lease Rates: Call to discuss

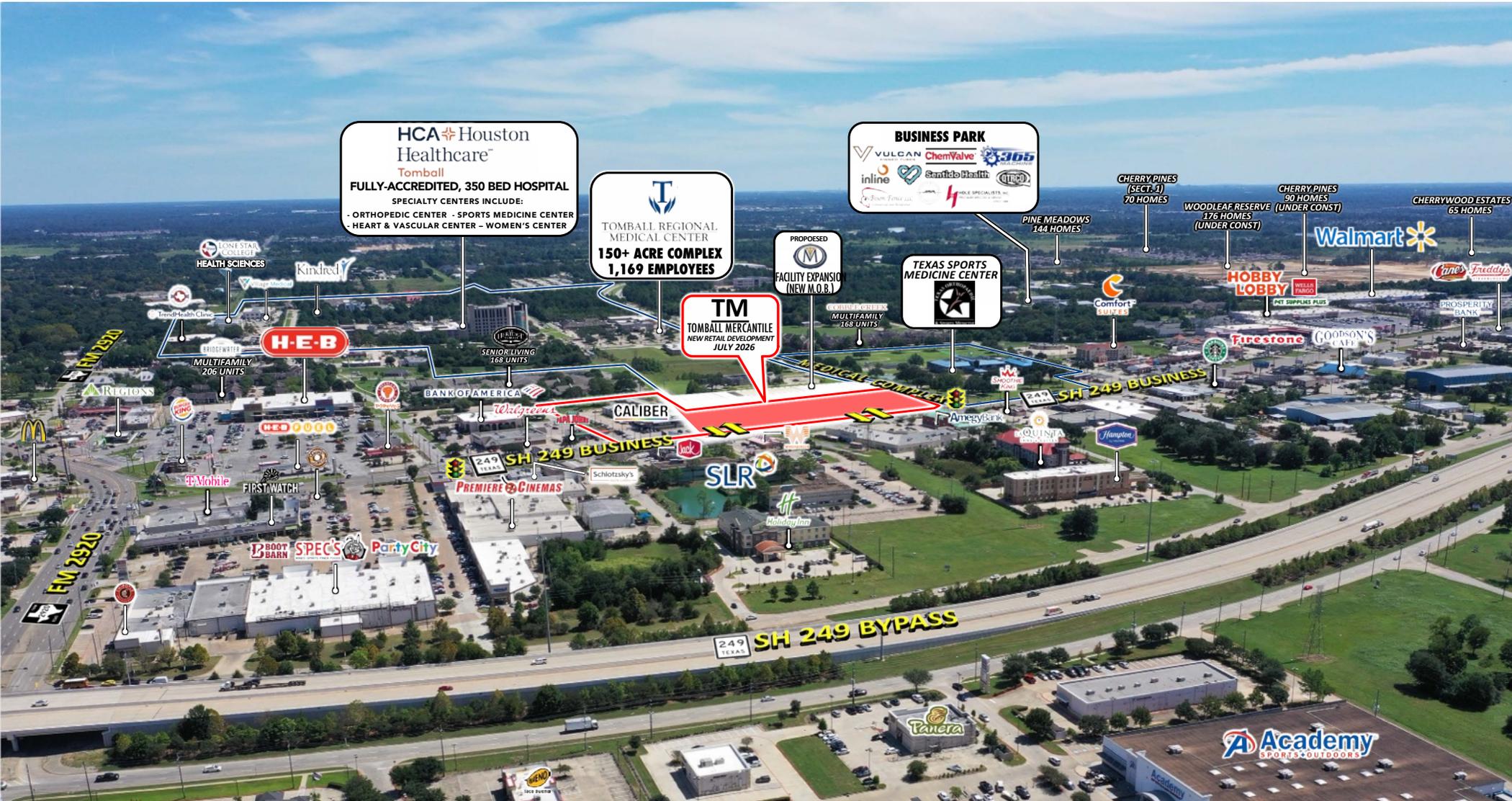


DEMOGRAPHICS

| | Daytime Population | Average HH Income |
|---------|--------------------|-------------------|
| 1 Mile | 10,581 | \$86,363 |
| 3 Miles | 34,557 | \$131,538 |
| 5 Miles | 93,725 | \$143,397 |

CONTACT

- Kyle B. Fox, CCIM** | 281.855.1300 x2 | kyle@foxgraham.com
Clay Graham | 281.855.1300 x3 | clay@foxgraham.com
Christy Naves Bowen | 281.855.1300 x4 | christy@foxgraham.com





HCA Houston Healthcare
Tomball
FULLY-ACCREDITED, 350 BED HOSPITAL
SPECIALTIES INCLUDE:

- ORTHOPEDIC CENTER
- HEART & VASCULAR CENTER
- WOMEN'S CENTER
- SPORTS MEDICINE

TM
TOMBALL MERCANTILE
NEW RETAIL DEVELOPMENT
JULY 2026

T
TOMBALL REGIONAL
MEDICAL CENTER
150+ ACRE COMPLEX
1,169 EMPLOYEES

"PROPOSED"
30,000 SF M.O.B.

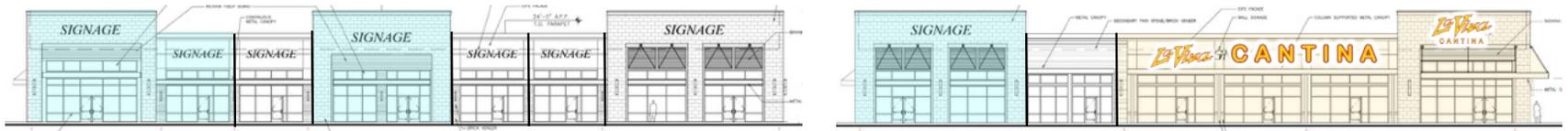
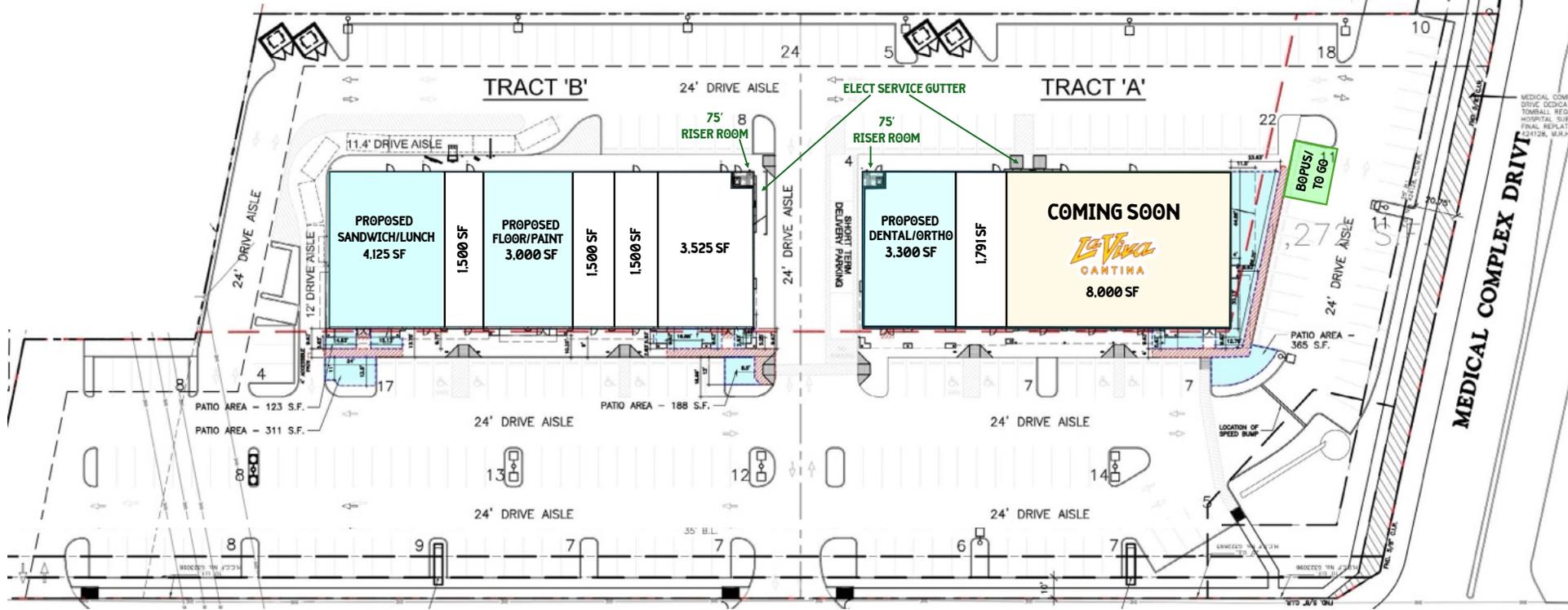
Millennium Physicians
"EXISTING" FACILITY

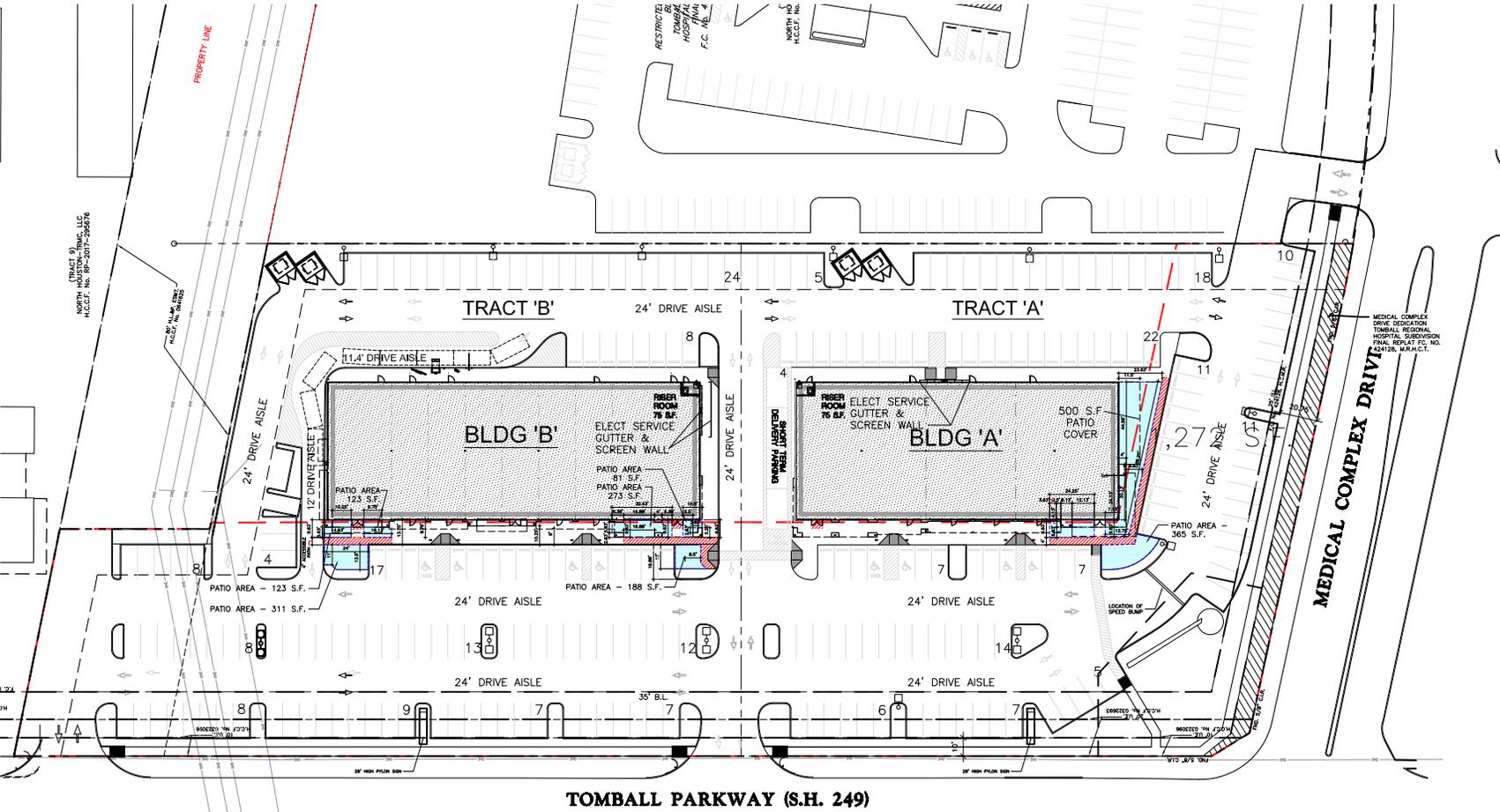
TEXAS ORTHOPAEDIC & SPORTS MEDICINE CENTER
TEXAS Orthopaedic & Sports Medicine
168 UNITS

| OVERALL | | | |
|------------------------|---------------------|--------------|--|
| TOTAL LAND AREA | (± 3.92 AC.) | 170,875 S.F. | |
| TOTAL BUILDING AREA | | 28,425 S.F. | |
| DENSITY | | 16.6 % | |
| RETAIL | 7,425 S.F. (1/200) | 38 SPACES | |
| RESTAURANT (● MAX) | 21,000 S.F. (1/100) | 210 SPACES | |
| TOTAL PARKING REQUIRED | | 248 SPACES | |
| PARKING RATIO REQUIRED | | 8.7 /1000 | |
| TOTAL PARKING PROVIDED | | 249 SPACES | |
| PARKING RATIO PROVIDED | | 8.8 /1000 | |

| TRACT 'B' | | | |
|------------------------|--------------------|-------------|--|
| LAND AREA | (±1.98 AC.) | 86,211 S.F. | |
| BUILDING AREA | | 15,225 S.F. | |
| DENSITY (GLA) | | 17.7 % | |
| RETAIL | 6,225 S.F. (1/200) | 32 SPACES | |
| RESTAURANT (● MAX) | 9,000 S.F. (1/100) | 90 SPACES | |
| TOTAL PARKING REQUIRED | | 122 SPACES | |
| TOTAL PARKING PROVIDED | | 122 SPACES | |
| PARKING RATIO PROVIDED | | 8 /1000 | |

| TRACT 'A' | | | |
|------------------------|---------------------|-------------|--|
| LAND AREA | (±1.94 AC.) | 84,664 S.F. | |
| BUILDING AREA | | 13,200 S.F. | |
| DENSITY (GLA) | | 15.6 % | |
| RETAIL | 1,200 S.F. (1/200) | 6 SPACES | |
| RESTAURANT (● MAX) | 12,000 S.F. (1/100) | 120 SPACES | |
| TOTAL PARKING REQUIRED | | 126 SPACES | |
| TOTAL PARKING PROVIDED | | 127 SPACES | |
| PARKING RATIO PROVIDED | | 9.6 /1000 | |

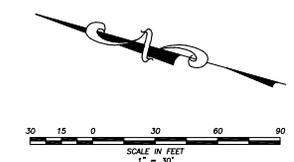




| DEVELOPMENT SYNOPSIS | | | |
|------------------------|--------------|--------------|------------|
| TRACT 'A' | | | |
| LAND AREA | (±1.94 AC.) | 84,664 S.F. | |
| BUILDING AREA | | 13,200 S.F. | |
| DENSITY (GLA) | | 15.6 % | |
| RETAIL | 1,200 S.F. | (1/200) | 6 SPACES |
| RESTAURANT (Ø MAX) | 12,000 S.F. | (1/100) | 120 SPACES |
| TOTAL PARKING REQUIRED | | | 126 SPACES |
| TOTAL PARKING PROVIDED | | | 127 SPACES |
| PARKING RATIO PROVIDED | | | 9.6 /1000 |
| TRACT 'B' | | | |
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| TOTAL PARKING PROVIDED | | | 122 SPACES |
| PARKING RATIO PROVIDED | | | 8 /1000 |
| OVERALL | | | |
| TOTAL LAND AREA | (± 3.92 AC.) | 170,875 S.F. | |
| TOTAL BUILDING AREA | | 28,425 S.F. | |
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| PARKING RATIO REQUIRED | | | 8.7 /1000 |
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| PARKING RATIO PROVIDED | | | 8.8 /1000 |

THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. ANY AND ALL FEATURES, MATERIALS, FINISHES, AND SPECIFICATIONS SHOWN HEREIN ARE SUBJECT TO MODIFICATION WITHOUT NOTICE. ANY INTERFERENCE TO BE MADE BY ANY PARTY SHALL BE AT THE USER'S SOLE RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF ANY OCCUPANTS THEREOF.

*RESTAURANT AREA SHOWN IS THE MAXIMUM RESTAURANT AREA ALLOWED PER THE PARKING ORDINANCE
 8'x20' DRIVE-THRU STACKING SPACE





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.

2-10-2025



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. **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.

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.

| | | | |
|--|----------------------|----------------|----------------|
| _____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |
| _____ Designated Broker of Firm | _____ License No. | _____ Email | _____ Phone |
| _____ Licensed Supervisor of Sales Agent/ Associate | _____ License No. | _____ Email | _____ Phone |
| _____ Sales Agent/Associate's Name | _____ License No. | _____ Email | _____ Phone |

Buyer/Tenant/Seller/Landlord Initials

Date