

FOR LEASE

TOMBALL TOWN CENTER

14060 FM 2920

Tomball, TX 77377

PRESENTED BY:

JEFF TINSLEY

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PROPERTY HIGHLIGHTS

- Located at the northeast corner of Texas State Highway 249 and FM 2920 was developed in 2005 and benefits from more than 135,277 vehicles per day.
- The high-performing Kroger Signature store's strategic location at Tomball Town Center out-positions other retailers and the nearby HEB grocer. With no other traditional grocery stores within a 3-mile radius of the intersection, the currently 96% leased center has maintained a consistently high historical occupancy since opening in 2005.
- Average household incomes surrounding Tomball Town Center exceed \$100,000 within a 3-mile radius and exceed \$118,000 within a 5-mile radius.
- Tomball Town Center is bound by 3 major thoroughfares creating convenient access throughout the property with 14 points of ingress and egress throughout the shopping center. More than 135,277 cars pass by the center each day. There are seven (7) large multi-tenant pylon signs around the perimeter of the shopping center providing maximum tenant exposure and convenient tenant identification for shoppers.
- Major Tenants: AT&T, Berkley Eye Center, Edward Jones, MOD Pizza, Panda Express, Stewart Title, Tide Cleaners, Verizon Wireless, Wells Fargo

OFFERING SUMMARY

LEASE RATE:	Call For Pricing
AVAILABLE SF:	1,400-3,132 SF
LOT SIZE:	3.2 Acres
BUILDING SIZE:	141,450 SF

DEMOGRAPHICS 2022

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	4,622	19,190	88,759
TOTAL DAYTIME POPULATION	9,362	26,252	84,729
AVERAGE HH INCOME	\$80,949	\$100,451	\$118,226

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LEGEND

- Available
- Unavailable

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LEASE INFORMATION

LEASE TYPE:

NNN

LEASE TERM:

Negotiable

TOTAL SPACE:

1,400 - 3,132 SF

LEASE RATE:

Call For Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
1	Krogers	74,206 SF	NNN
2	Teahouse Beverage	1,080 SF	NNN
3	The Joint	1,020 SF	NNN
4	Panda Express	2,100 SF	NNN
5	Mod Pizza	2,800 SF	NNN
6	Available	1,400 SF	NNN
7	H&R Block	2,442 SF	NNN
8	Berkeley Eye Center	5,113 SF	NNN
9	Image Nails	1,500 SF	NNN
10	Chick Salad Chick	3,262 SF	NNN
11	Edward Jones	1,100 SF	NNN
12	Palm Beach Tan	2,000 SF	NNN
13	Tutti Frutti	1,200 SF	NNN
14	Tide Cleaners	1,200 SF	NNN
15	Visionworks of America	3,041 SF	NNN

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SUITE	TENANT	SIZE	TYPE
16	At&T Mobility	3,500 SF	NNN
17	Wells Fargo	5,474 SF	NNN
18	Available	2,100 SF	NNN
19	My Eyelab	2,800 SF	NNN
20	Available	2,650 SF	NNN
21	Verizon Wireless	3,450 SF	NNN
22	The UPS Store	1,400 SF	NNN
23	Tomball Family Dental	2,800 SF	NNN
24	Subway	1,400 SF	NNN
25	Mathnasium	1,400 SF	NNN
26	Stewart Title Company	4,349 SF	NNN
27	Available	3,132 SF	NNN
28	Texan Urgent Care	3,531 SF	NNN

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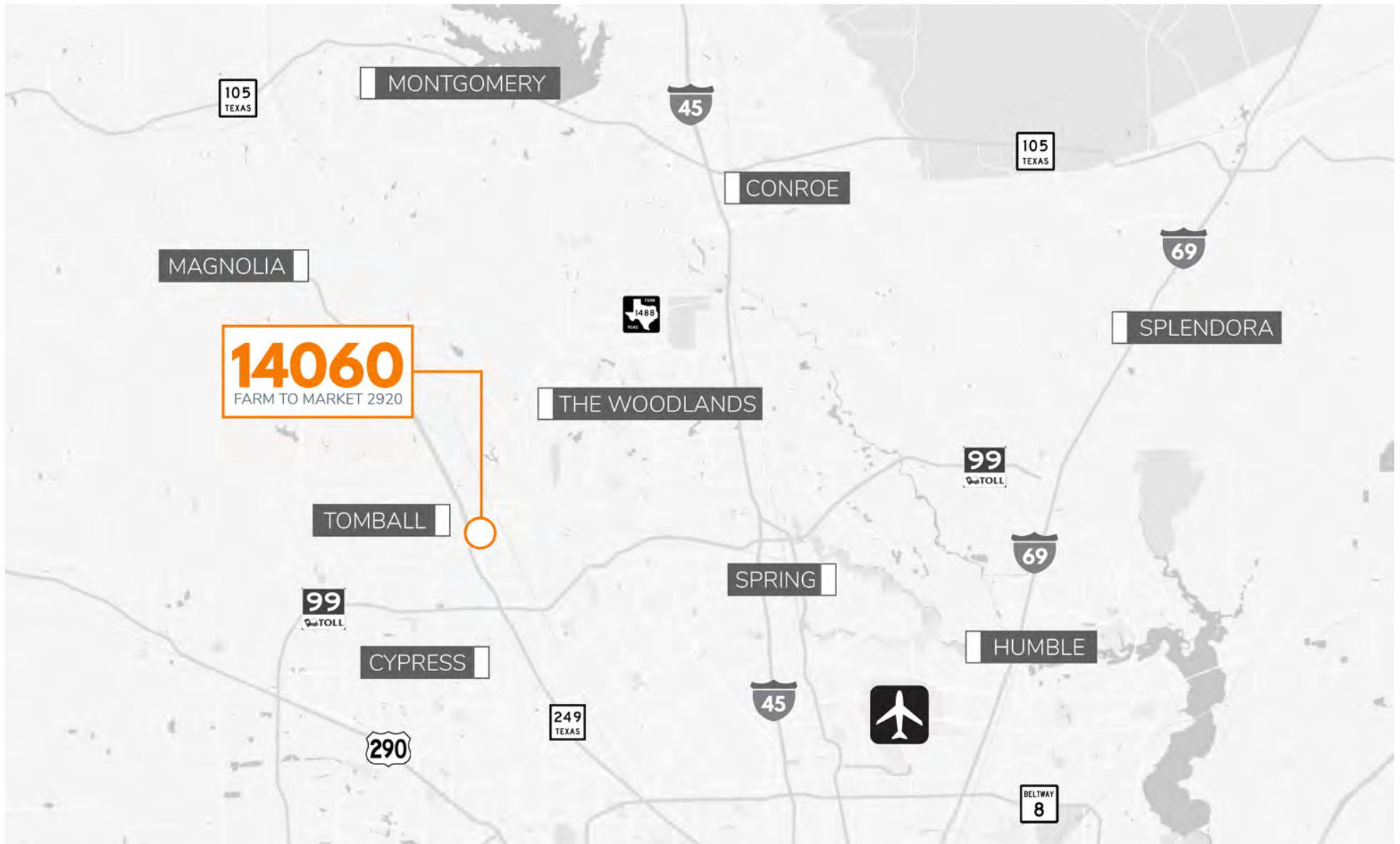


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TOMBALL MARKET OVERVIEW

Tomball, Texas, located less than 30 miles northwest of Houston, has emerged as a premier business destination by blending economic opportunity with small-town charm. Advanced infrastructure, a business-friendly mindset, quality education, and hospitable quality of life drive Tomball's sustained growth. With roots as a railroad hub in the early 1900's, Tomball has become a modern destination for business and commerce.

Tomball is home to more than 1,500 businesses and nearly 14,000 employees. Companies from all over the globe have located in Tomball, and for good reason. From headquarters to manufacturing, Tomball's business-friendly approach, dynamic economy, and cost advantages attract companies large and small.

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Thanks to improved accessibility and an advancing economic environment, Tomball is steadily growing. Tomball's population is expected to expand from around 12,000 to more than 20,000 by 2030. Including the area immediately surrounding Tomball, population is expected to crest above 100,000 within five years.

Tomball's growing population will help serve the booming Tomball economy by inserting more qualified talent into an already capable workforce. The Tomball Economic Development Corporation has a strategic commitment to develop and maintain a talented, robust workforce within Tomball. Working with stakeholders like the Tomball Independent School District and Lone Star College-Tomball, the TEDC provides opportunities to attract premium talent to Tomball businesses.

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TOMBALL MARKET - DEMOGRAPHICS

MEDIAN HOME VALUE

TOMBALL	\$241,000
HOUSTON	\$190,000
TEXAS (OVERALL)	\$200,000
ROAD TYPE	Highway
NEAREST HIGHWAY	Hwy 249

MAJOR EMPLOYERS

NO. OF EMPLOYEES

TOMBALL REGINOAL MEDICAL CENTER	1,000 - 4,999
TOMBALL ISD	1,000 - 4,999
LONE STAR COLLEGE - TOMBALL	1,000 - 4,999
WALMART SUPERCENTER	500 - 999
BAKER HUGHES	500 - 999
KOHL'S	100 - 249
HMG PARK MANOR OF TOMBAL	100 - 249
DICAR INC	50 - 99

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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:
 - 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.

_____ 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