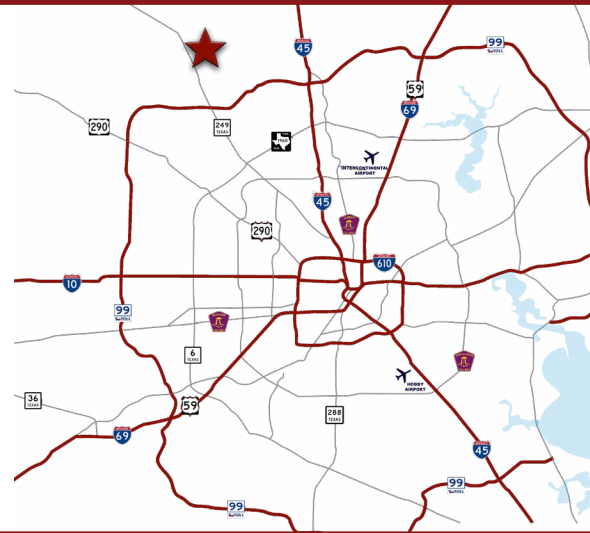




SITE INFORMATION

- 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 (End Cap w/ Drive Thru Available)
- Retail Building “B”: 15,225 SF (End Cap w/ Drive Thru Available)
- Estimated Delivery Date: 4th Quarter 2024
- Lease Rates: Call to discuss



DEMOGRAPHICS

	Population	Avg. HH Income
1 Mile	3,867	\$74,157
3 Miles	23,337	\$113,216
5 Miles	108,798	\$136,877

CONTACT

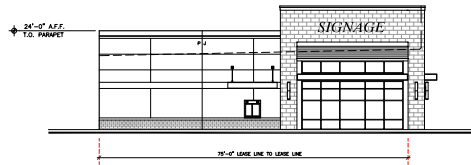
Kyle B. Fox, CCIM | 281.855.1300 x2 | kyle@foxgraham.com
Clay Graham | 281.855.1300 x3 | clay@foxgraham.com
Christy Nayes Bowen | 281.855.1300 x4 | christy@foxgraham.com

NEW RETAIL DEVELOPMENT COMING SOON!
NEC SH 249 & MEDICAL COMPLEX DRIVE

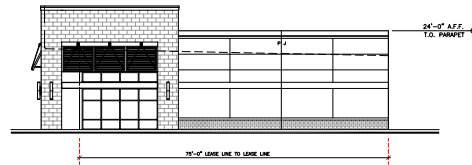




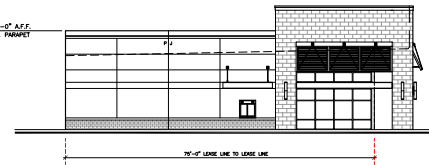




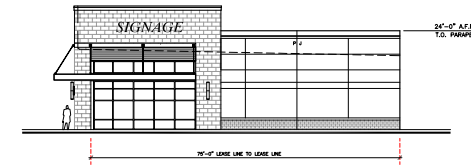
SIDE / NORTH ELEVATION - BLDG 'B'



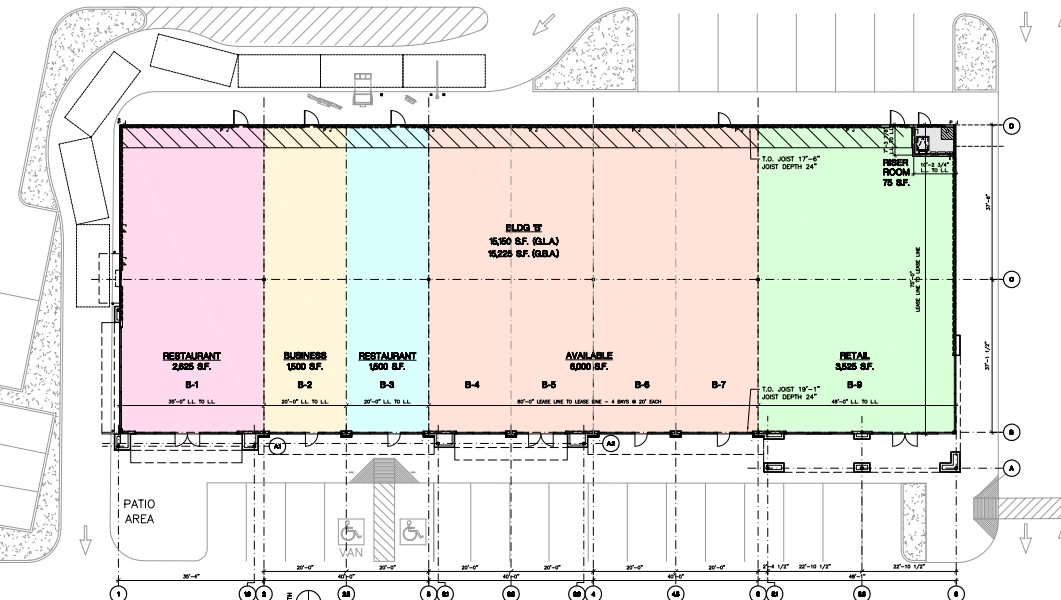
SIDE / SOUTH ELEVATION - BLDG 'B'



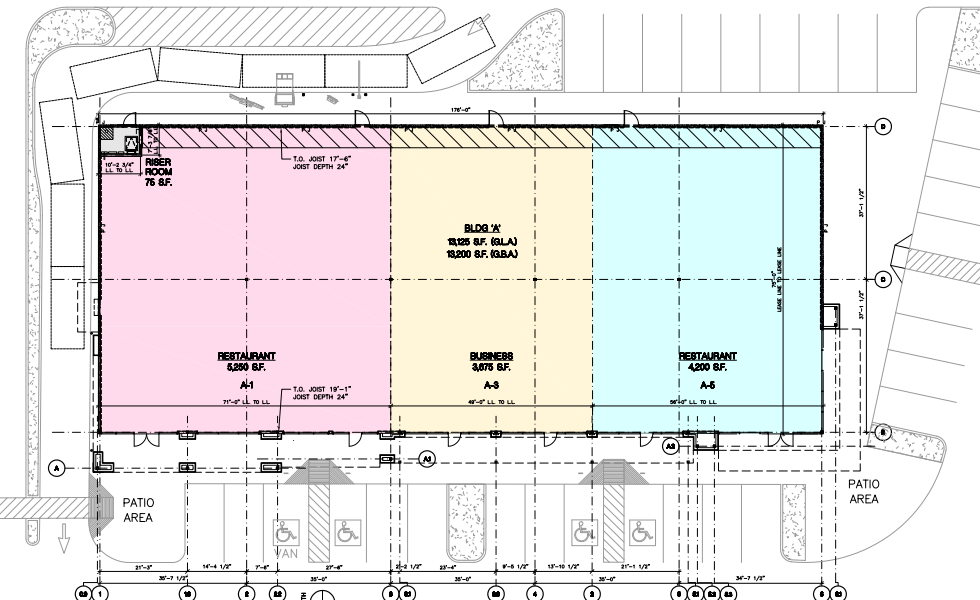
SIDE / NORTH ELEVATION - BLDG 'A'



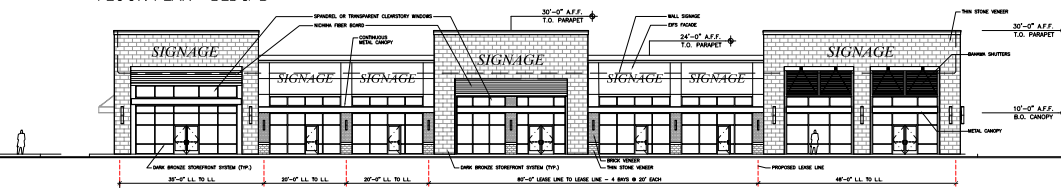
SIDE / SOUTH ELEVATION - BLDG 'A'



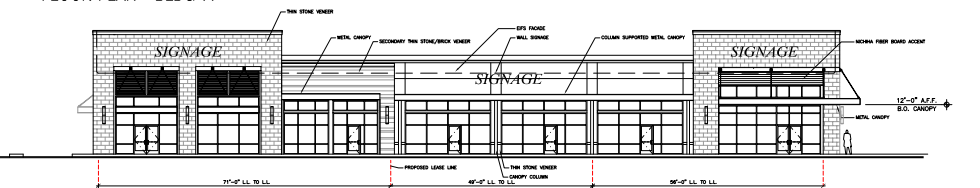
FLOOR PLAN - BLDG 'B'



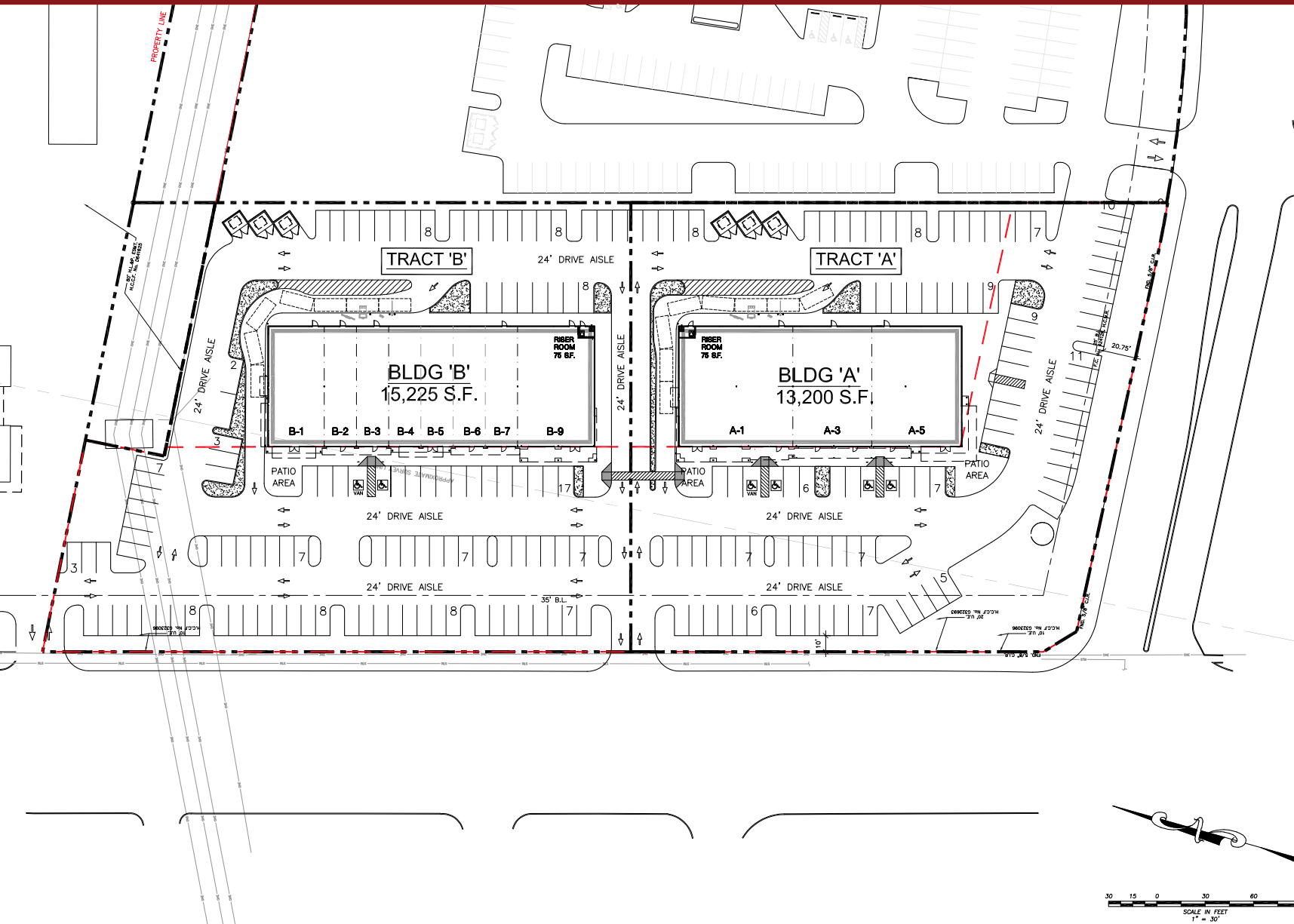
FLOOR PLAN - BLDG 'A'



FRONT / WEST ELEVATION - BLDG 'B'



FRONT / WEST ELEVATION - BLDG 'A'



BLDG 'B' TOTALS	
A1 RESTAURANT	5,250 S.F.
A2 BUSINESS	3,675 S.F.
A3 RESTAURANT	4,200 S.F.
SPKR RM	75 S.F.
GLA	13,125 S.F.
TOTAL	13,200 S.F.

BLDG 'B' TOTALS	
B1 RESTAURANT	2,625 S.F.
B2 BUSINESS	1,500 S.F.
B3 RESTAURANT	1,500 S.F.
B4	
B5	
B6 AVAILABLE	6,000 S.F.
B7	
BB RETAIL	3,525 S.F.
SPKR RM	75 S.F.
GLA	15,150 S.F.
TOTAL	15,225 S.F.

DEVELOPMENT SYNOPSIS

TRACT 'A'			
LAND AREA	(±1.94 AC.)	84,664 S.F.	
BUILDING AREA		13,200 S.F.	
DENSITY (GLA)			15.6 %
RETAIL	3,675 S.F.	(1/200)	19 SPACES
RESTAURANT	9,450 S.F.	(1/100)	95 SPACES
TOTAL PARKING PROVIDED			114 SPACES
PARKING RATIO PROVIDED			8.6 /1000

TRACT 'B'			
LAND AREA	(±1.98 AC.)	86,211 S.F.	
BUILDING AREA		15,225 S.F.	
DENSITY (GLA)			17.7 %
RETAIL	11,025 S.F.	(1/200)	56 SPACES
RESTAURANT	4,125 S.F.	(1/100)	42 SPACES
TOTAL PARKING PROVIDED			98 SPACES
PARKING RATIO PROVIDED			6.4 /1000

OVERALL			
TOTAL LAND AREA	(± 3.92 AC.)	170,875 S.F.	
TOTAL BUILDING AREA		28,425 S.F.	
DENSITY			16.6 %
RETAIL	14,700 S.F.	(1/200)	74 SPACES
RESTAURANT	13,575 S.F.	(1/100)	136 SPACES
TOTAL PARKING REQUIRED			210 SPACES
PARKING RATIO REQUIRED			7.4 /1000
TOTAL PARKING PROVIDED			217 SPACES
PARKING RATIO PROVIDED			7.6 /1000

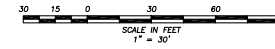
OVERALL REQ'D LANDSCAPE

FRONT YARD - TOTAL SQ. FT.		95,990 S.F.
FRONT YARD LANDSCAPE REQUIRED (15.0%)		14,399 S.F.
FRONT YARD LANDSCAPE PROVIDED (22.8%)		21,887 S.F.
SITE PLAN - TOTAL SQ. FT.		170,875 S.F.
SITE LANDSCAPE REQUIRED (7.5%)		12,816 S.F.
SITE LANDSCAPE PROVIDED (15.5%)		26,570 S.F.

THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS, OR OTHER INFORMATION SHOWN HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS OR WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED OR AS TO THE QUALITY OR NATURE 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.

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