



## Tomball TX - For Lease

819 E Main Street



*Your future...*  
*My commitment!*

*Jeri*  
**BLAKE**

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# Summary

Positioned along the well-traveled E Main Street corridor, this fully renovated professional building offers outstanding visibility, modern finishes, and flexible use for retail, medical, or office tenants. Completely rebuilt from the studs in 2022, the property features new foundation piers and beams, electrical, plumbing, HVAC systems, and interior finishes—making it an ideal, turnkey lease opportunity. The  $\pm 1,820$  SF space sits on a  $\pm 0.41$ -acre parcel with shared parking and direct access to Main Street, just east of downtown Tomball and minutes from FM 2920 and SH 249.

- High-Visibility Location on E Main Street
- Lot Size:  $\pm 1.8$  acres ( $\pm 0.41$  acre available with lease)
- Building Size:  $\pm 1,820$  SF (fully renovated) with 743 covered deck and ada ramp.
- Owner Occupied: Landlord retains  $\pm 400$  SF office at rear
- Shared Parking: Tenant to use 7–8 of 11 spaces; overflow by arrangement
- Additional Parking available to lease
- Utilities: City water/sewer; gas available but not connected



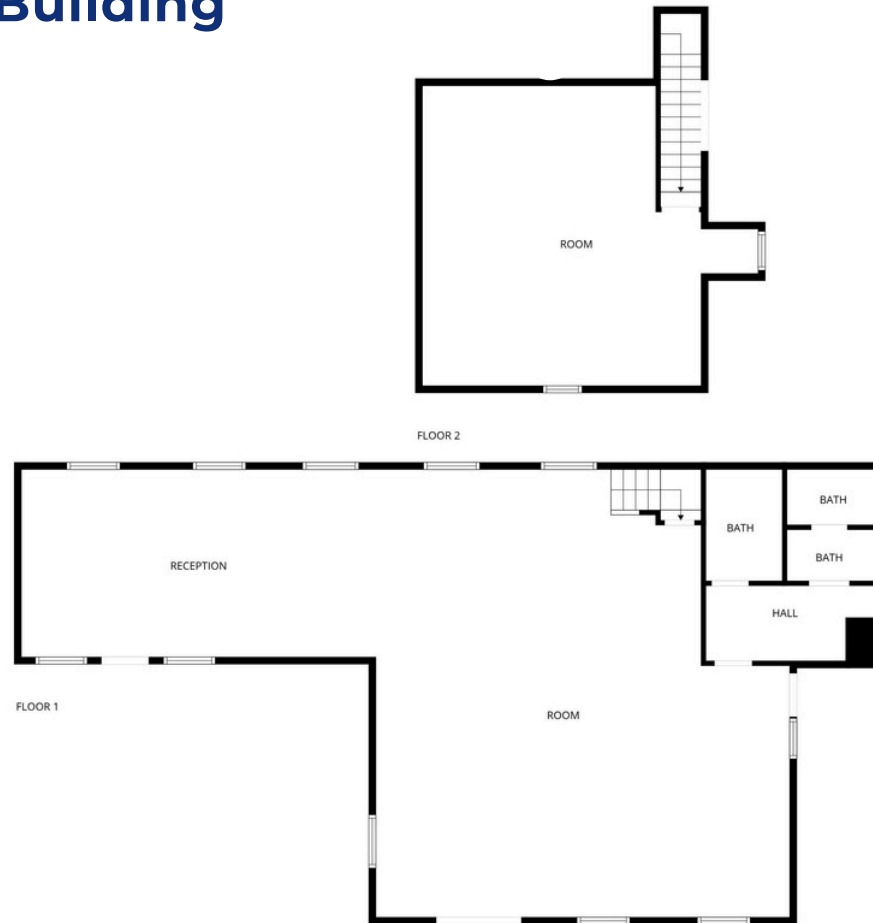
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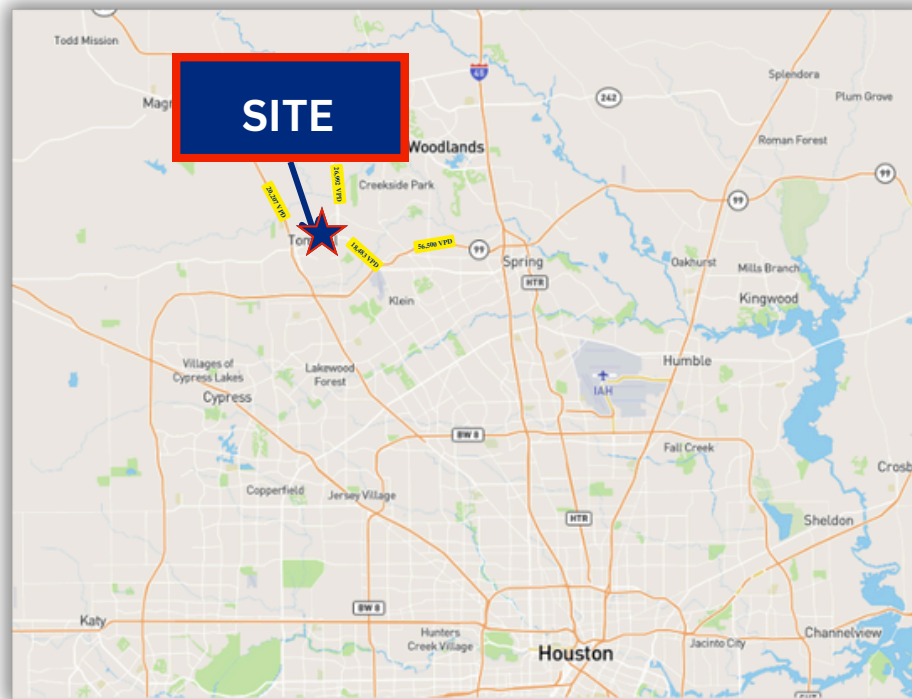
Main Street

# ± 1,820 Office Building



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





### Location

819 E Main Street, Tomball, TX 77375

### Size

± .41 AC with 1,820 SF Building

### Site Details

- ±0.41-acre parcel available for lease (larger 1.8-acre tract owned by landlord)
- ±1,820 SF fully renovated retail/office building
- 743 SF covered decking with ada ramp
- Flexible, open layout for medical, office, or retail use
- Ample parking with shared use agreement
- Visibility and traffic exposure from E Main Street
- Close proximity to downtown Tomball, FM 2920, and SH 249

### Surrounding Area

Tomball is a fast-growing northwest Houston suburb with a thriving mix of residential and commercial development.

- Home to Tomball Regional Medical Center, Lone Star College–Tomball, and expanding retail centers.
- Excellent access to The Woodlands, Cypress, and Magnolia via SH 249 and FM 2920.
- Growing population with strong average household income levels.



### Demographics

Population Summary	1-Mile	2-Mile	5-Mile
2024 Population	1,245	11,511	41,861
2024 Median Age	40.4	37.4	36.4
Average Household Income	94,506	102,603	126,878
Average Home value	351,811	305,639	298,543



### Drive Times

Locations	Minutes
SH 249 / Tomball Pkwy	3
FM 2920	2
Grand Parkway (99)	8
Bush Intercontinental Airport	45



### Traffic Count

Locations	
E Main St /Fm 2920	23,769 VPD
FM 2978	26,992 VPD

INTERIOR PHOTOS









## 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.

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Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Buyer/Tenant/Seller/Landlord Initials

Date