



13,092 SF AVAILABLE | FORMER CVS FOR SUBLEASE

**12601 TOMBALL PKWY.**

HOUSTON, TX 77086



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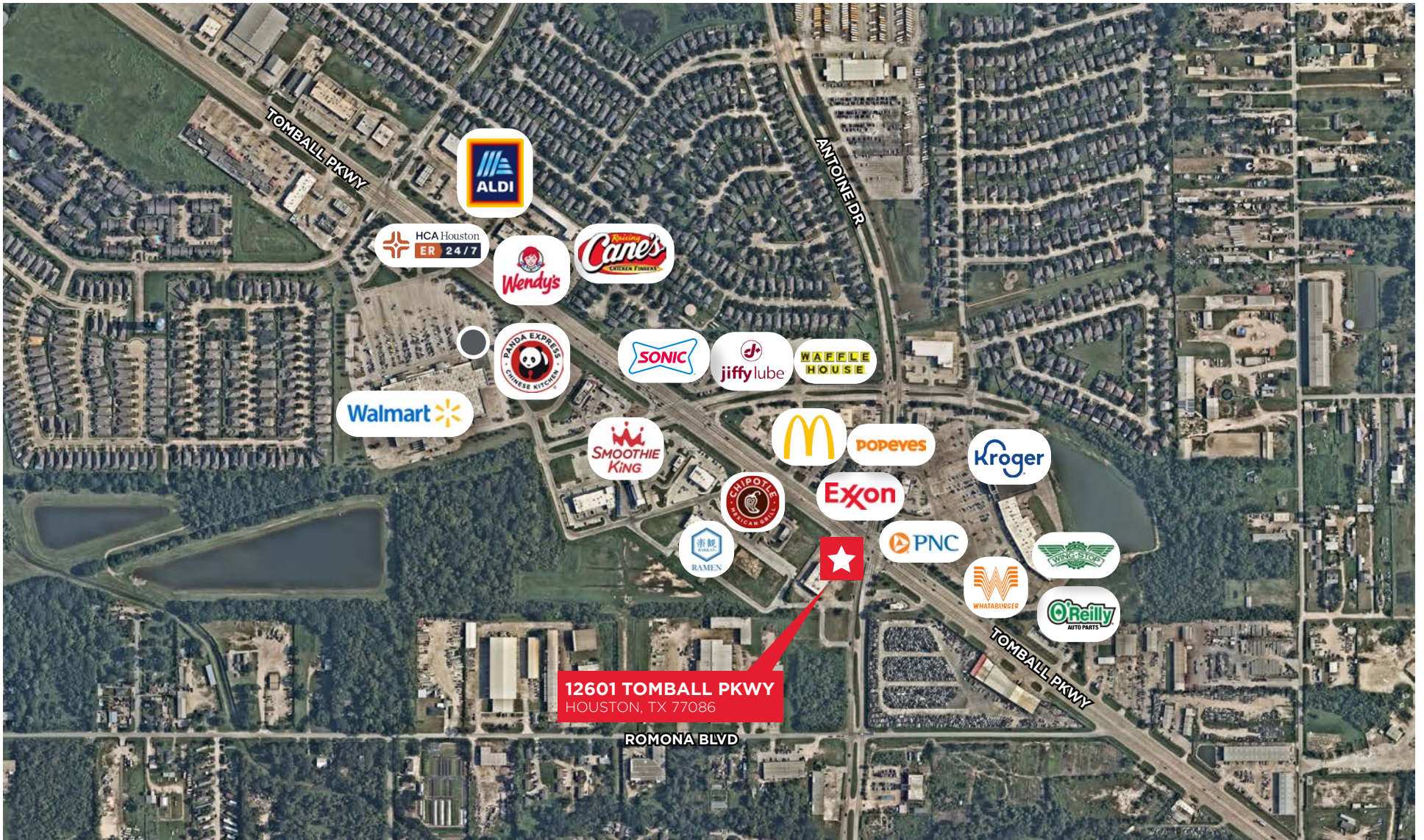
## PROPERTY HIGHLIGHTS

- High traffic area with excellent visibility on Tomball Pkwy
- Easy access to Sam Houston Tollway and I-45
- Significant commercial development, attracting a range of businesses from retail to office spaces.
- Close to several residential neighborhoods offering a range of housing options, from single-family homes to apartment complexes.
- Close to several healthcare providers and hospitals, including Houston Methodist Willowbrook Hospital and North Cypress Medical Center.

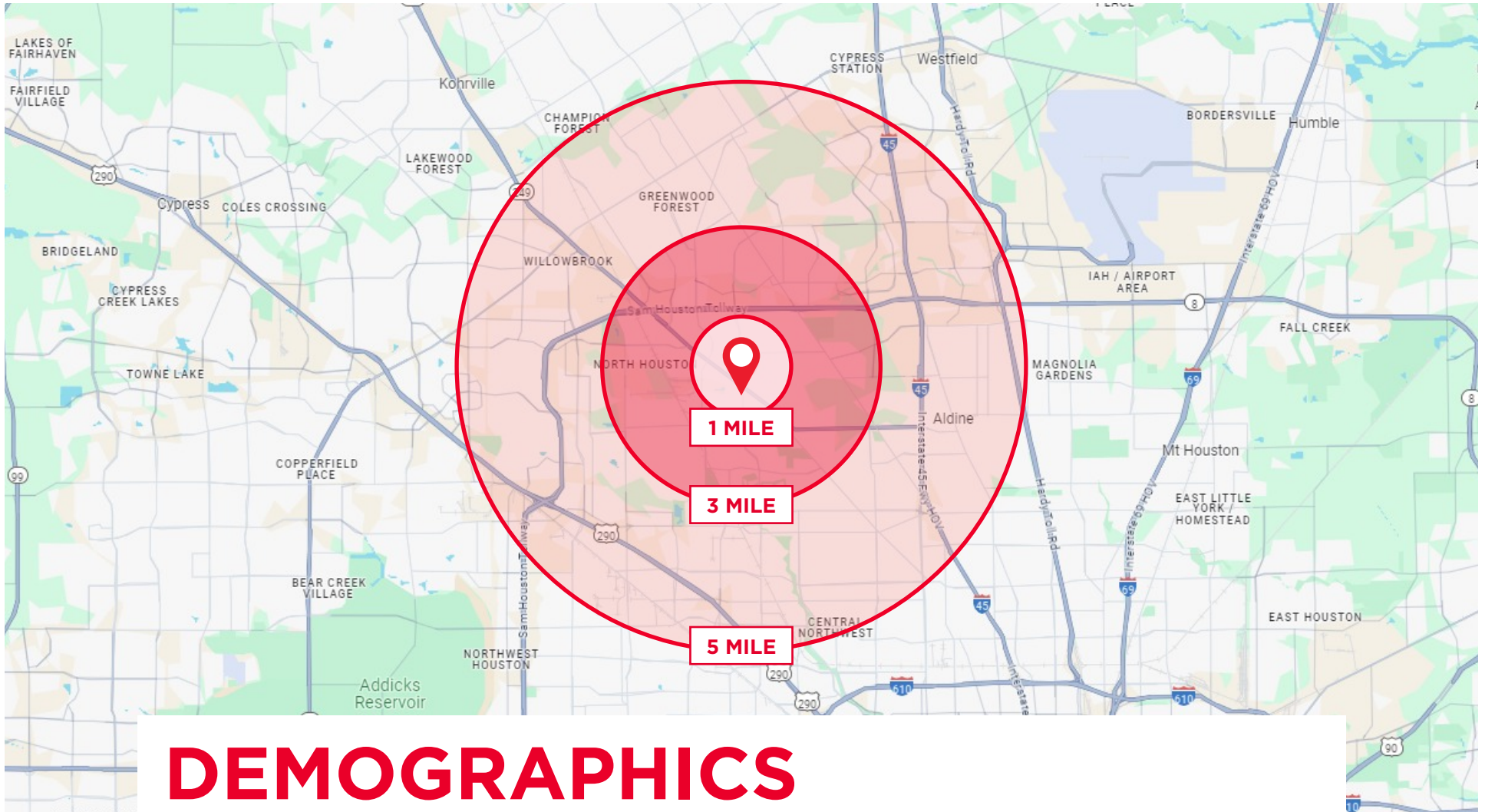


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# AERIAL MAP



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# DEMOGRAPHICS



**2023 POPULATION**

**1 MILE**

9,723

**3 MILE**

122,158

**5 MILE**

309,120



**MEDIAN HOME VALUATION**

150,098

145,681

153,285



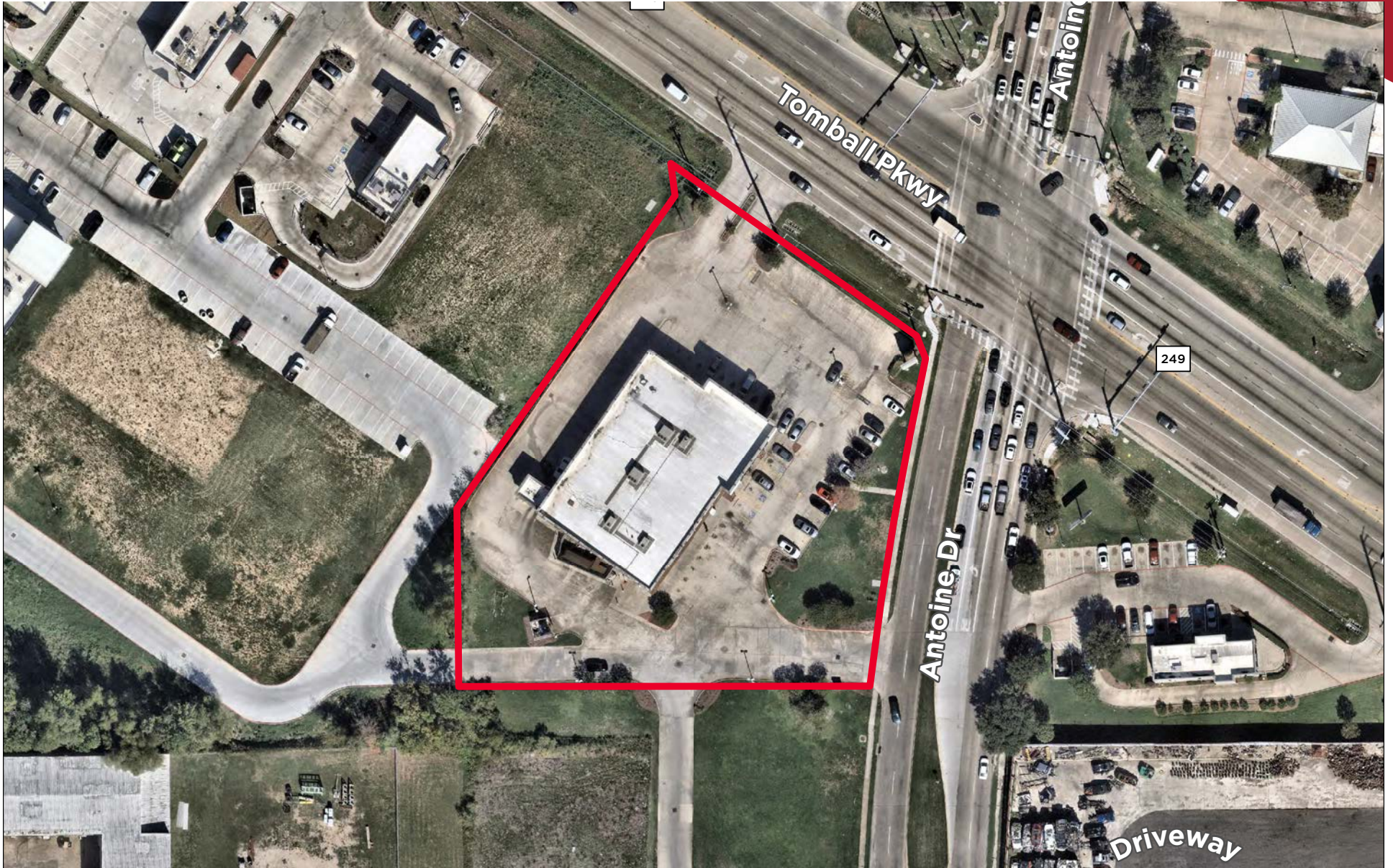
**AVERAGE HOUSEHOLD INCOME**

61,198

68,609

66,135

# SITE PLAN



**FOR MORE INFORMATION:**

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