

# THE COTTAGE PLACE MEDICAL DISTRICT



Tomball, TX

Northeast Corner of  
HWY 249 & Brown Rd.

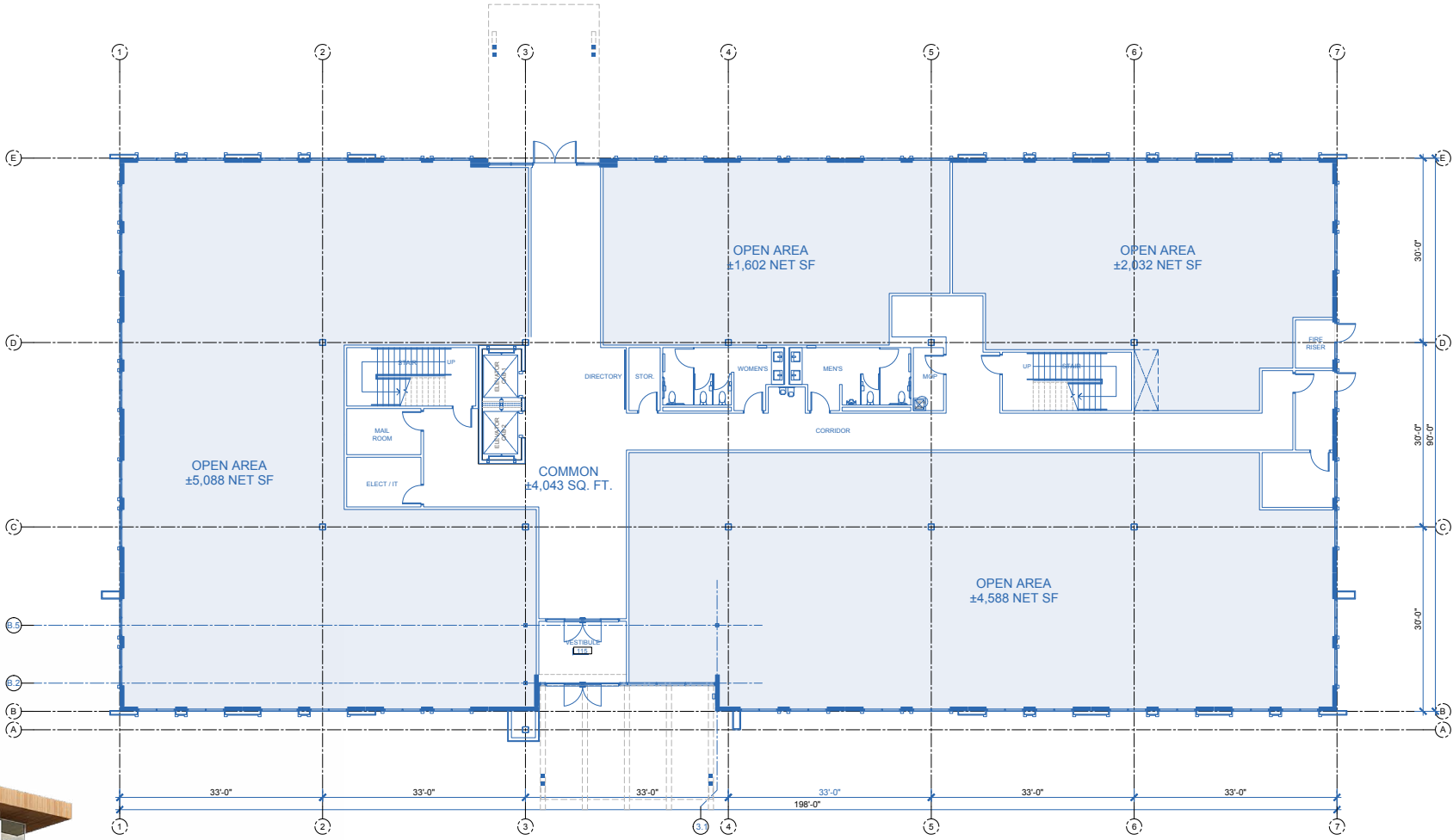
**NEWMARK**

Identity  
ARCHITECTURE



# Floor Plans

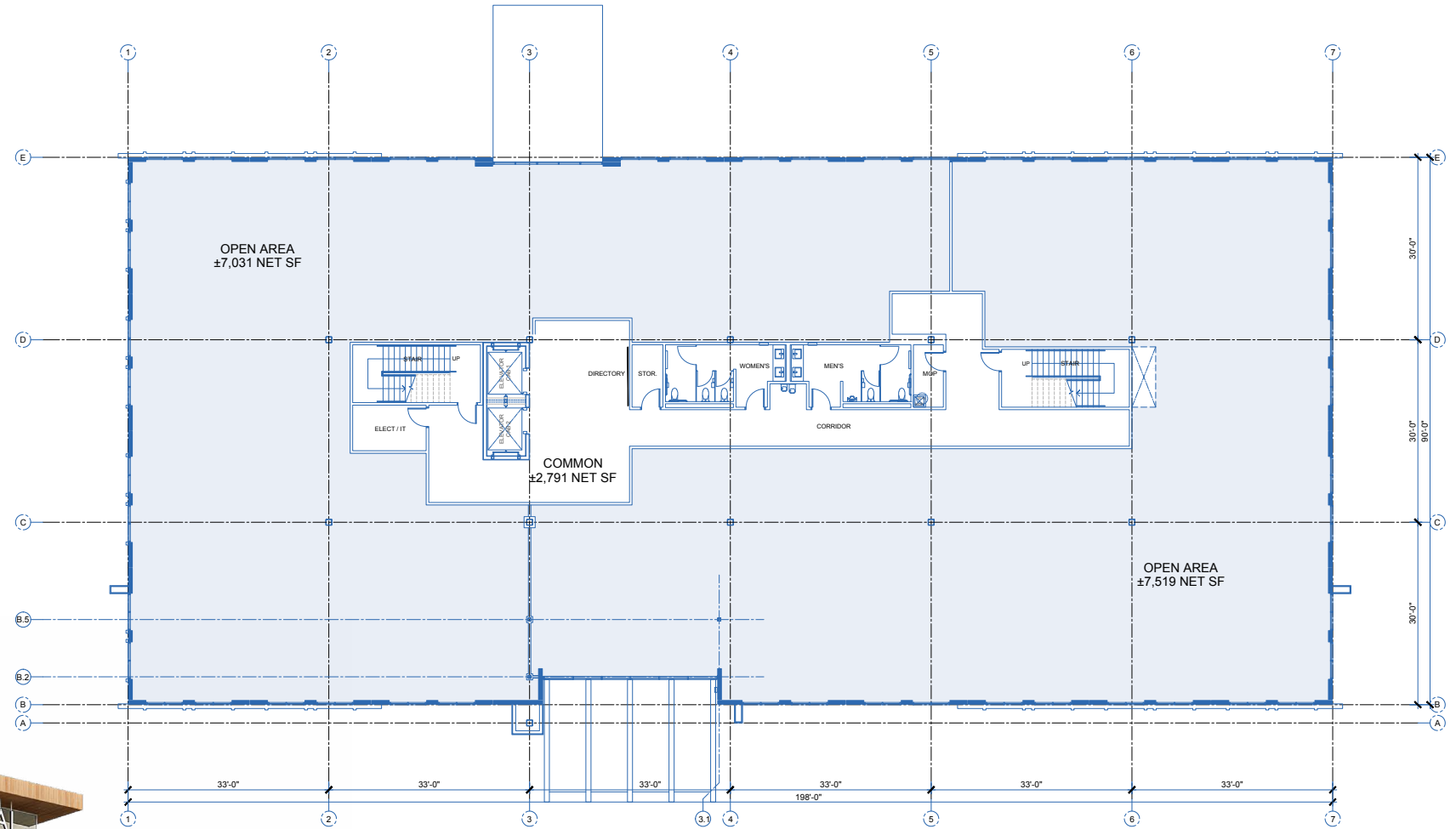
## Floor 01



TOMBALL MEDICAL

# Floor Plans

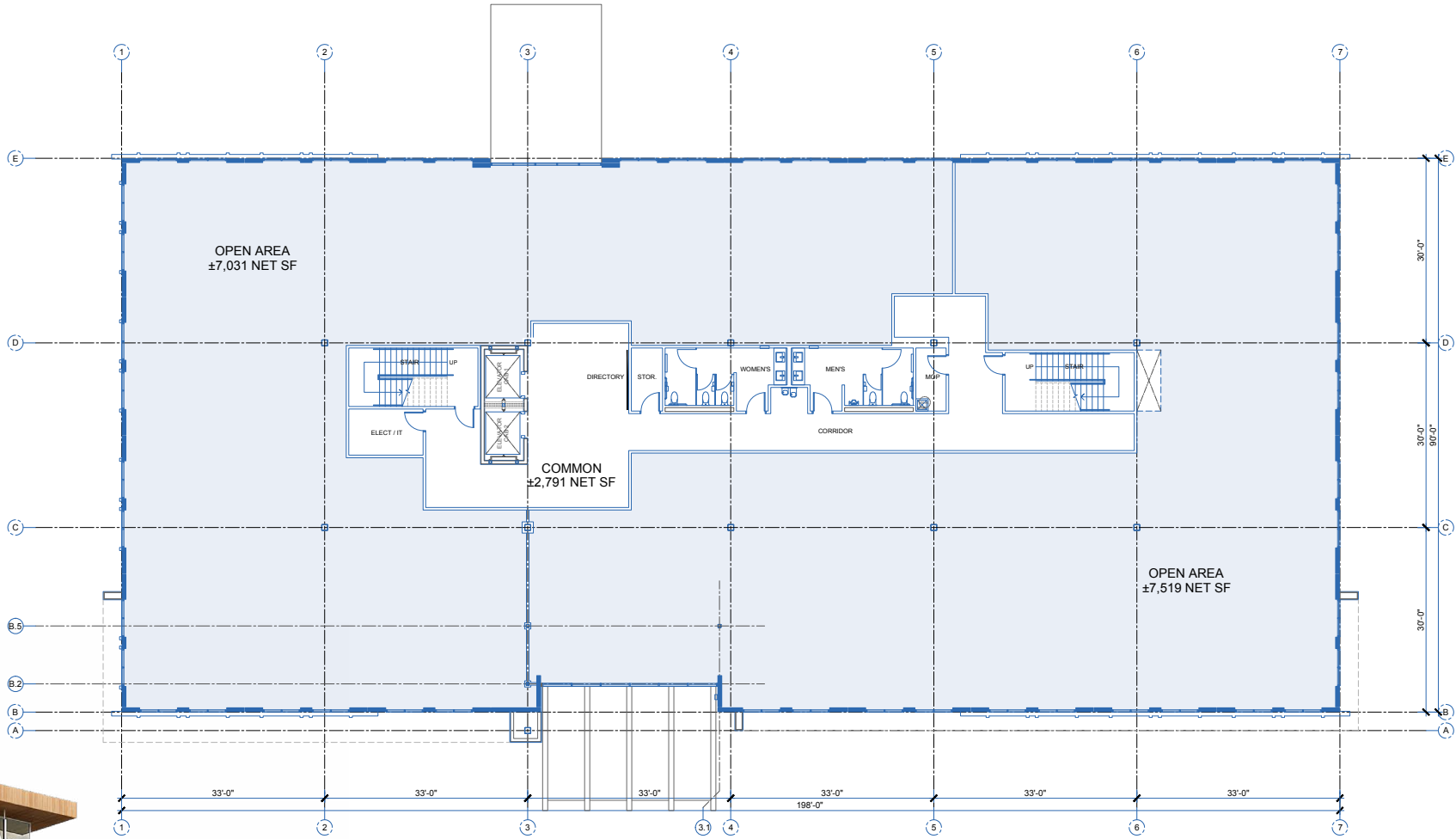
## Floor 02



# TOMBALL MEDICAL

# Floor Plans

## Floor 03



# Location



## Minutes Away



Tomball Regional Medical Center: 1,500 + Employees



Lone Star College-Tomball: 12,000 + Students

	3 Miles	5 Miles
Population (2024)	23,365	338,233
Pop Growth 20-24	13.50%	15%
Avg. HH Income	\$111,934	\$135,800
Owner Occupied Housing	63.60%	76.40%
Median Age	40.1	36.9
Households	9,013	28,117
Median Home Value	\$372,750	\$376,992

# Tenant Mix Strategy



## Luxury Casual Brands

Upscale, service-oriented retail such as boutique shops, specialty stores, and personal care services that cater to daily needs and lifestyle enhancements.



## Chef Driven Restaurants

Chef-driven, locally inspired restaurants that offer a unique dining experience, reflecting the community's taste and elevating the food scene at Cottage Place.



## Demographic Appeal

The tenant mix attracts locals who enjoy spending time in a vibrant setting, with luxury retail, diverse dining, and inviting public spaces, making Cottage Place a central hub for Tomball.



## Best-In-Class Medical

Premier medical office tenancy will play a critical role in enhancing the long-term stability of Cottage Place while also providing consistent foot traffic and a diverse visitor base.





Contact the leasing team to learn more

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