

THE COTTAGE PLACE MEDICAL DISTRICT



Tomball, TX

Northeast Corner of
HWY 249 & Brown Rd.

NEWMARK
dent
ARCHITECTURE

Our Site

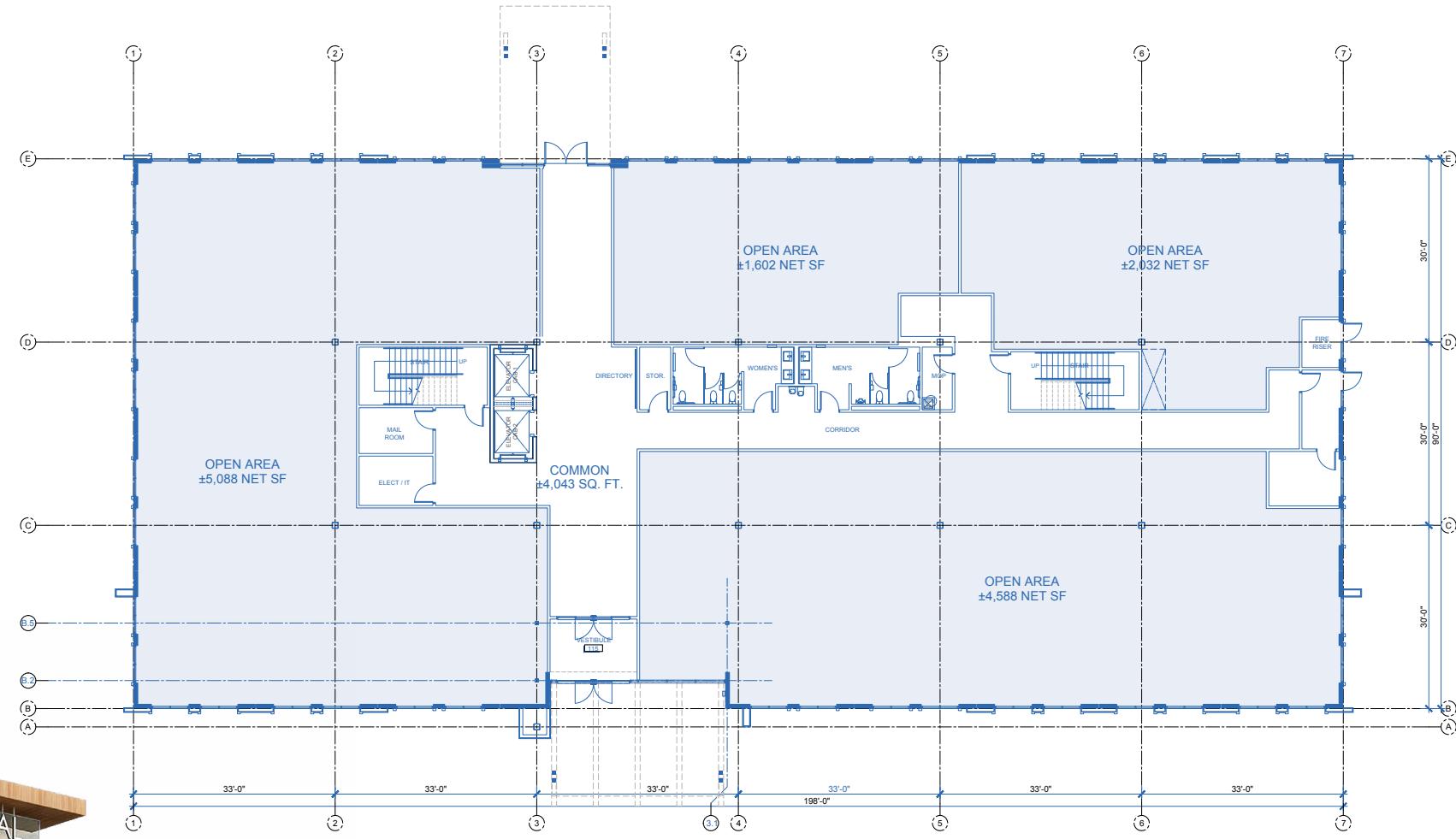
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Floor Plans

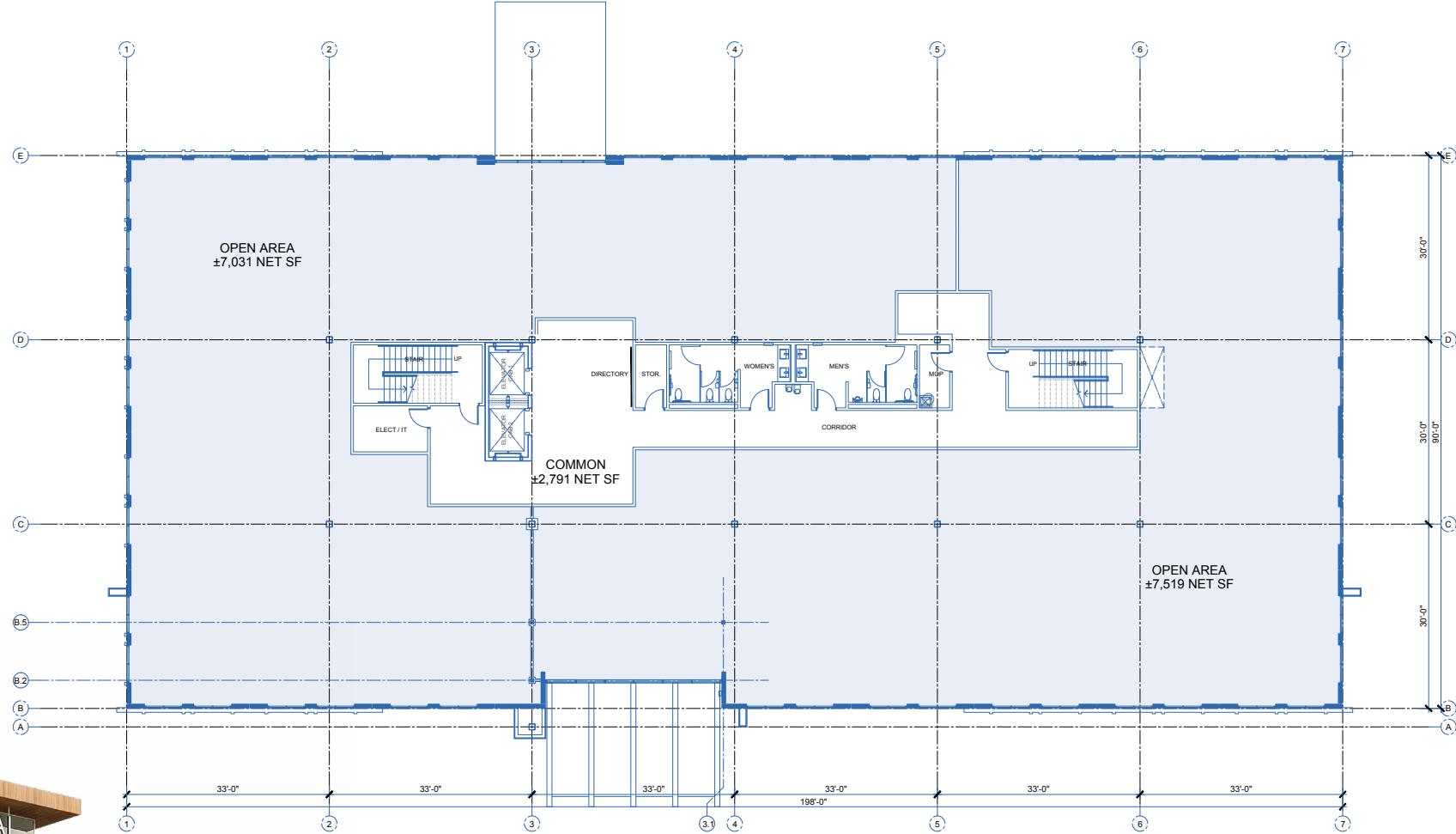
Floor 01



TOMBALL MEDICAL

Floor Plans

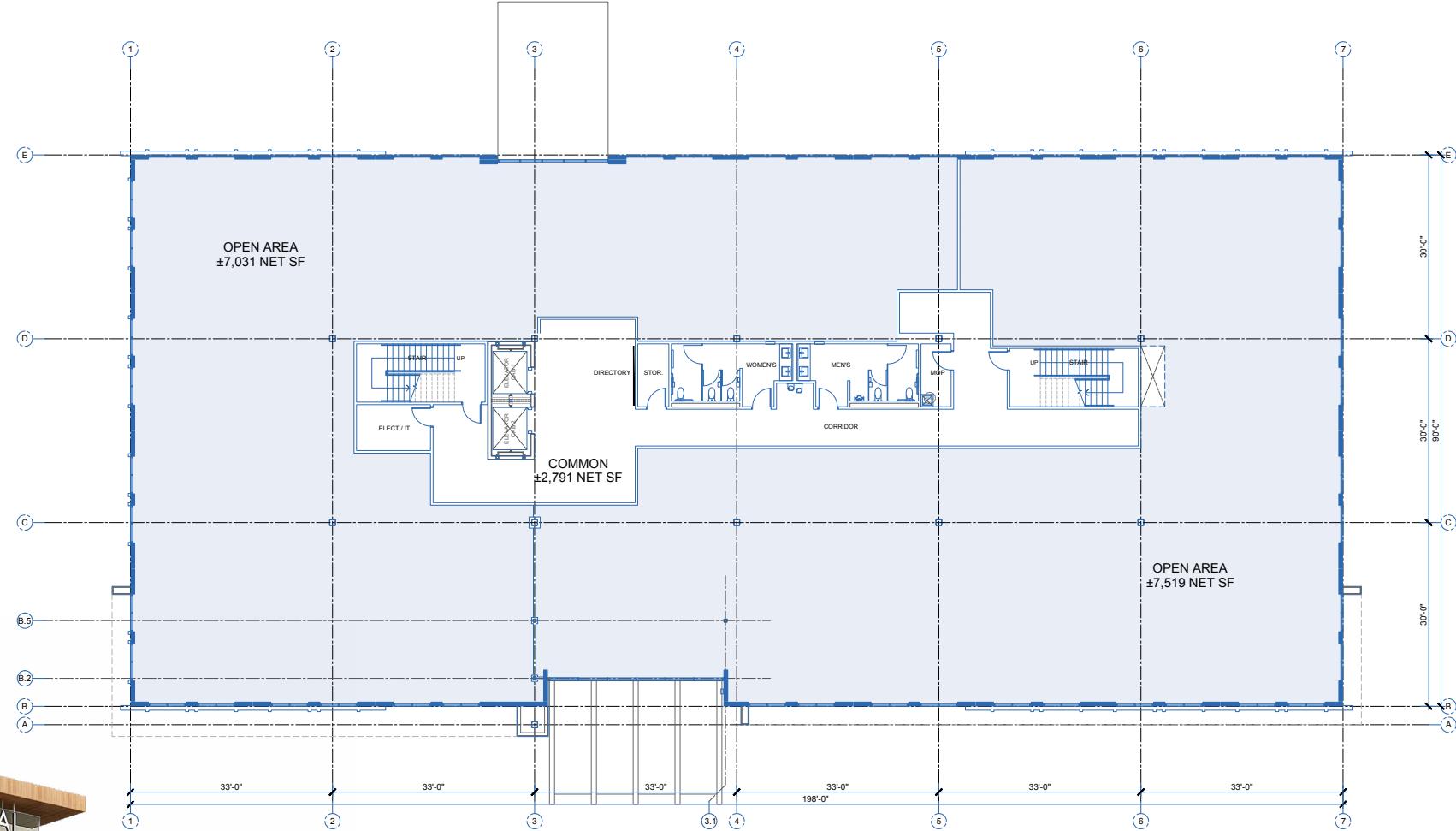
Floor 02



TOMBALL MEDICAL

Floor Plans

Floor 03



TOMBALL MEDICAL

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.



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.



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.



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.

