

1.98-Acre Pad Available for Sale off the Newly-Completed Tomball Tollway

NEQ of Tomball Parkway and Medical Complex Drive
Tomball, Texas



Rick Ragan
281.477.4309 | rragan@newquest.com



10.25 | 08.24

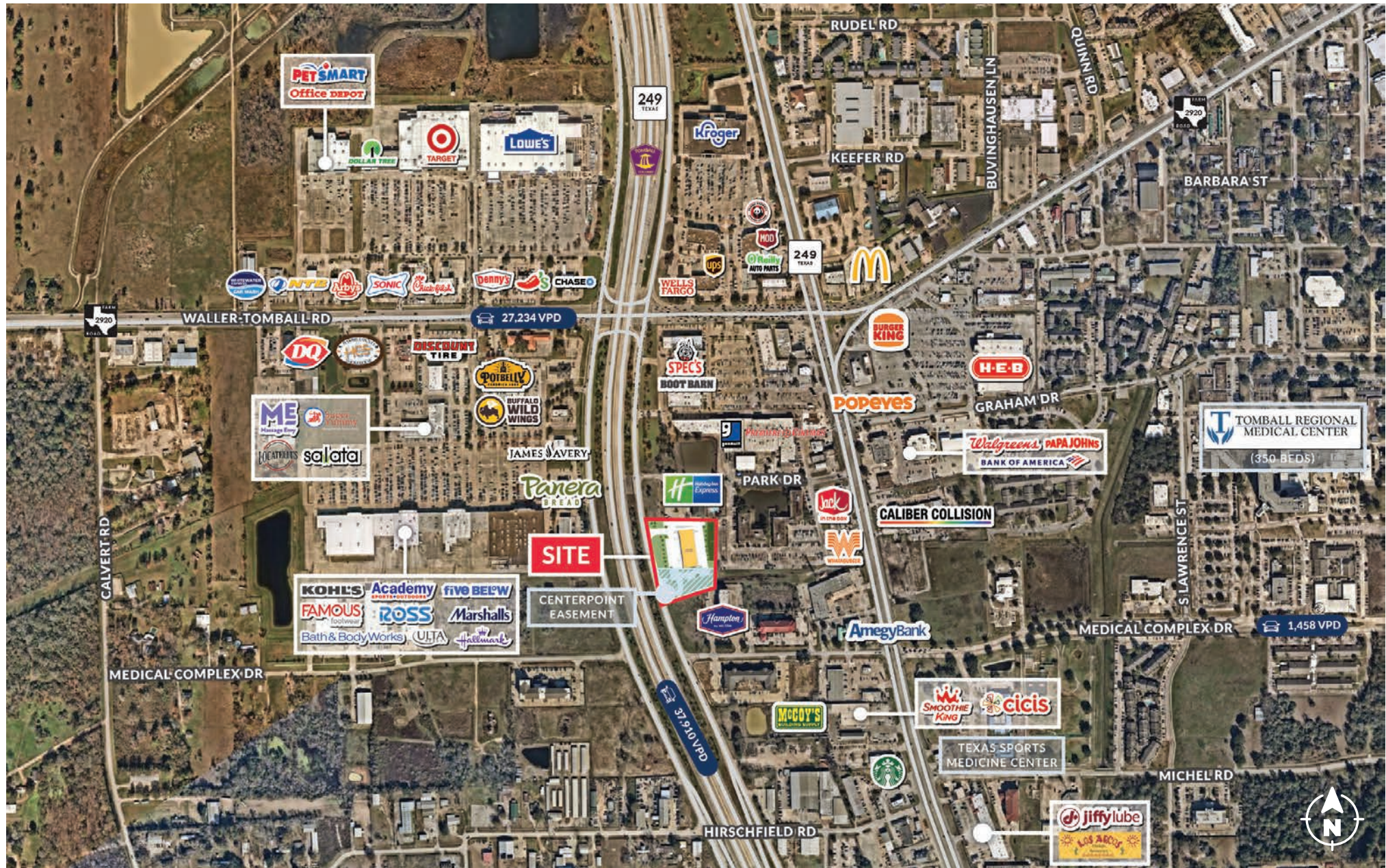


Retail Aerial



10.25 | 01.25

Retail Aerial



10.25 | 01.25

Residential Aerial



04.25 | 01.25

TRACT	BUSINESS	AREA
1	Available For Sale	1.98 Acres



Demographics

POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	2,346	11,120	39,420
Current Population	4,966	28,393	115,021
2020 Census Population	1,274	7,296	32,607
Population Growth 2020 to 2025	75.42%	48.82%	20.12%
2025 Median Age	42.7	40.6	36.1

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	65.57%	65.48%	57.91%
Black or African American	9.90%	9.71%	11.20%
Asian or Pacific Islander	2.86%	3.17%	7.47%
Other Races	21.08%	20.92%	22.55%
Hispanic	27.99%	28.29%	30.62%

INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$86,952	\$130,134	\$141,053
Median Household Income	\$61,905	\$93,039	\$110,882
Per Capita Income	\$39,314	\$50,425	\$47,707

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Households	47.01%	31.31%	17.39%
2 Person Households	23.28%	28.55%	30.02%
3+ Person Households	29.71%	40.13%	52.59%
Owner-Occupied Housing Units	29.03%	57.08%	72.46%
Renter-Occupied Housing Units	70.97%	42.92%	27.54%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

Project Highlights



75%
POPULATION
GROWTH
WITHIN 1 MILE
FROM 2020 TO 2025

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25



\$141K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES

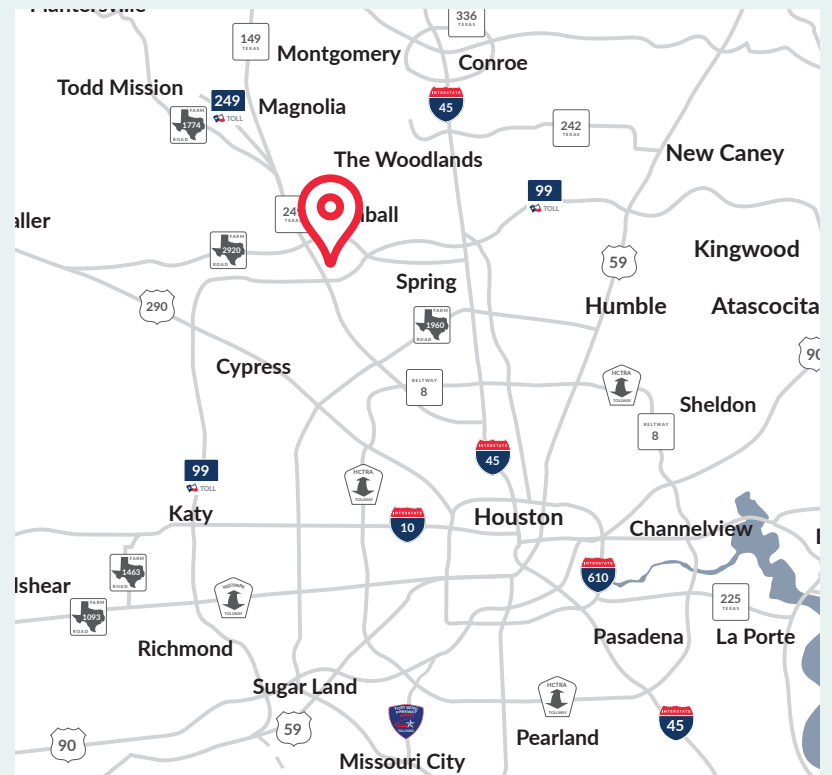


115K
CURRENT
POPULATION
WITHIN 5 MILES

STEADY RESIDENTIAL GROWTH

2,029 FUTURE HOMES
1,500 ANNUAL HOME STARTS
839 ANNUAL HOME CLOSINGS
\$381,184 AVERAGE HOME PRICE

Zonda Estimates as of 4Q 2024



AREA EMPLOYERS



TOMBALL ISD



Hewlett Packard
Enterprise

HCA
Healthcare



Baker
Hughes

Project Highlights



**LOCATED WITHIN A
PRIME LOCATION IN
TOMBALL, TEXAS, NEAR
THE NEWLY-COMPLETED
TOMBALL TOLLWAY**



**FM 2920 NORTHBOUND EXIT
RAMP RELOCATION TO THE
SOUTH MAKES THIS TRACT
EASILY ACCESSIBLE FROM SH
249 AND TRAFFIC COMING
FROM THE NEW GRAND
PARKWAY**



**TRADE AREA INCLUDES:
STRONG RETAIL
DEVELOPMENT, DAYTIME
POPULATION AIDED BY
SCHOOLS, HOSPITALS, AND
NEW MULTIFAMILY AND
HOTEL DEVELOPMENTS**



**APPROXIMATE SIZE:
1.98 ACRES FOR SALE**

**FRONTAGE:
APPROXIMATELY
285' ON SH 249**

TOMBALL, TEXAS



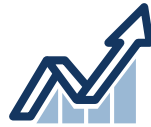
5-STAR ACCREDITED
GREATER TOMBALL
CHAMBER OF COMMERCE¹



42% INCREASE IN
HOUSING PLANNED
2022-2024⁶



28% HIGHER
HOUSEHOLD INCOME
(HHI) VS NATIONAL
\$103K AVERAGE HHI⁷



20% INCREASE IN
REVENUE
FISCAL 2021-2024³



\$651 MILLION TO
CITY REVENUE
TAXABLE SALES OVER 1ST
6 YEARS OPERATING⁴



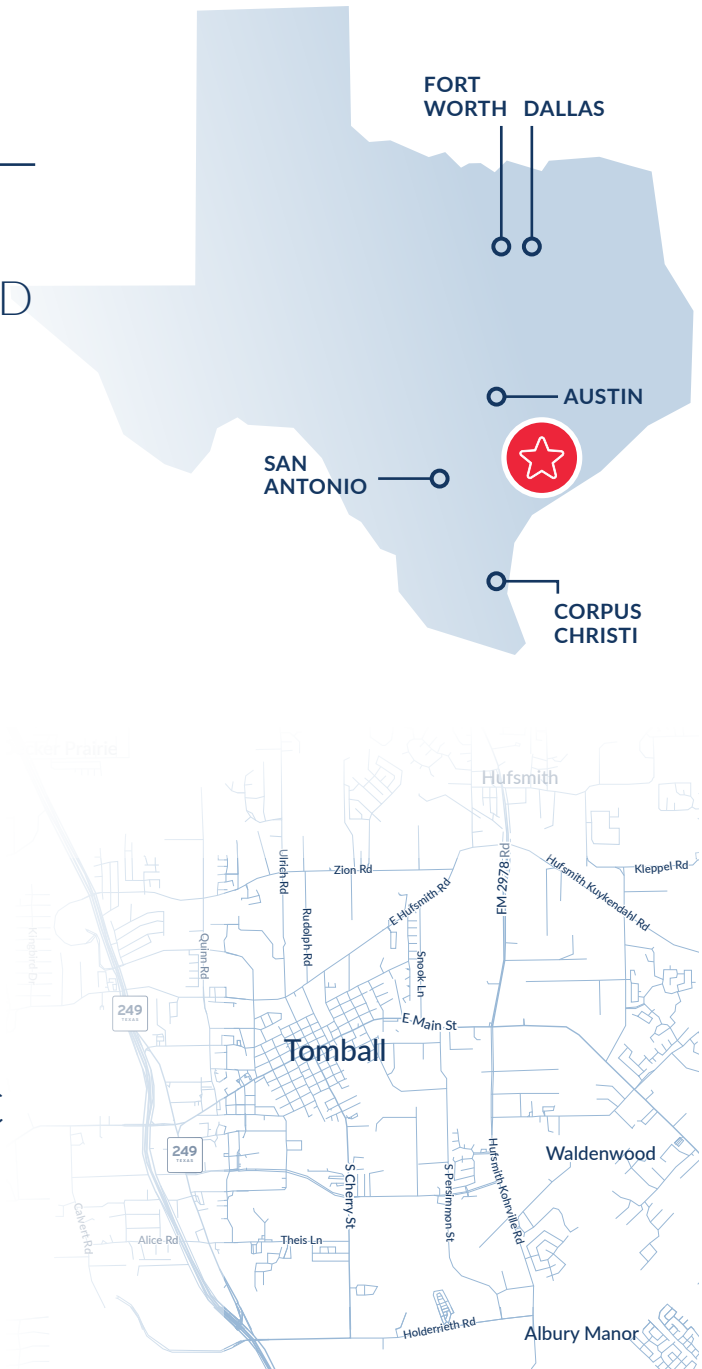
15% POPULATION
INCREASE
APRIL 2020-JULY 2023
ESTIMATES⁵



RATED GRADE A
PUBLIC SCHOOLS,
FAMILIES, DIVERSITY²



TOP 10 PLACES
WITH BEST PUBLIC
SCHOOLS
HOUSTON AREA²



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Rick Ragan	740330	rragan@newquest.com	281.477.4309
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

MS25-969_MM_10.28.25