

±1.2 ACRES AVAILABLE

20000

Cypress Rosehill Rd
Tomball, TX

Preschool Entitled Site | Cypress Rosehill Rd

Presented by:



±1.2 AC H-E-B Anchored Pad Available | Tomball, TX

This Site is a future Preschool and Retail development opportunity anchored by a new H-E-B grocery at the Grand Parkway and Cypress Rosehill Rd in Tomball, a submarket in the Houston MSA. This ±1.2 acre site is in a high-growth area with the new Tomball multi-school campus now open across the street, and an estimated ±10,000 new homes planned within a 5-mile radius. The Property will serve the extremely high demand for childcare needs in the immediate area and surrounding neighborhoods as Tomball continues to expand.

PROPERTY HIGHLIGHTS

- Positioned in an H-E-B Anchored development at signalized intersection in Tomball, TX
- Surrounded by daily traffic drivers including grocery, retail, restaurants and Tomball ISD schools
- Located in high growth corridor - **10,000+ new homes planned** within a 5-mile radius
- Extremely high demand for additional Preschools



WHATABURGER
NOW OPEN



CHICK-FIL-A
IN CONSTRUCTION



STARBUCKS
IN CONSTRUCTION



PRIMED FOR DEVELOPMENT

- Entitlements & development saving
- Utilities stubbed to site
- Detention pond in place
- Interior roads completed

TOP 5 TOMBALL AREA EMPLOYERS



Industry: Education
Employees: 1,000 to 4,999



Industry: Education
Employees: 1,000 to 4,999



Industry: Healthcare
Employees: 1,000 to 4,999



Industry: Manufacturing
Employees: 500 to 999



Industry: Retail
Employees: 500 to 999

DEMOGRAPHIC SNAPSHOT



156,402
TOTAL POPULATION
WITHIN A 6-MILE RADIUS



±15,595
CHILDREN AGES 0-6
WITHIN A 6-MILE RADIUS



\$139,017
AVG. HH INCOME
WITHIN A 6-MILE RADIUS



\$1,385/WK **\$1,176/WK**
INFANT RATE PRESCHOOL RATE
TOP 10 COMPETITION AVG TUITION RATES

MACRO AERIAL





MASTER SITE PLAN

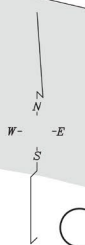
TOMBALL ISD STADIUM
±10,000 SEAT CAPACITY



UNDER CONSTRUCTION
ADORA AT ROSEHILL
336 UNITS

±1.2 ACRES
AVAILABLE

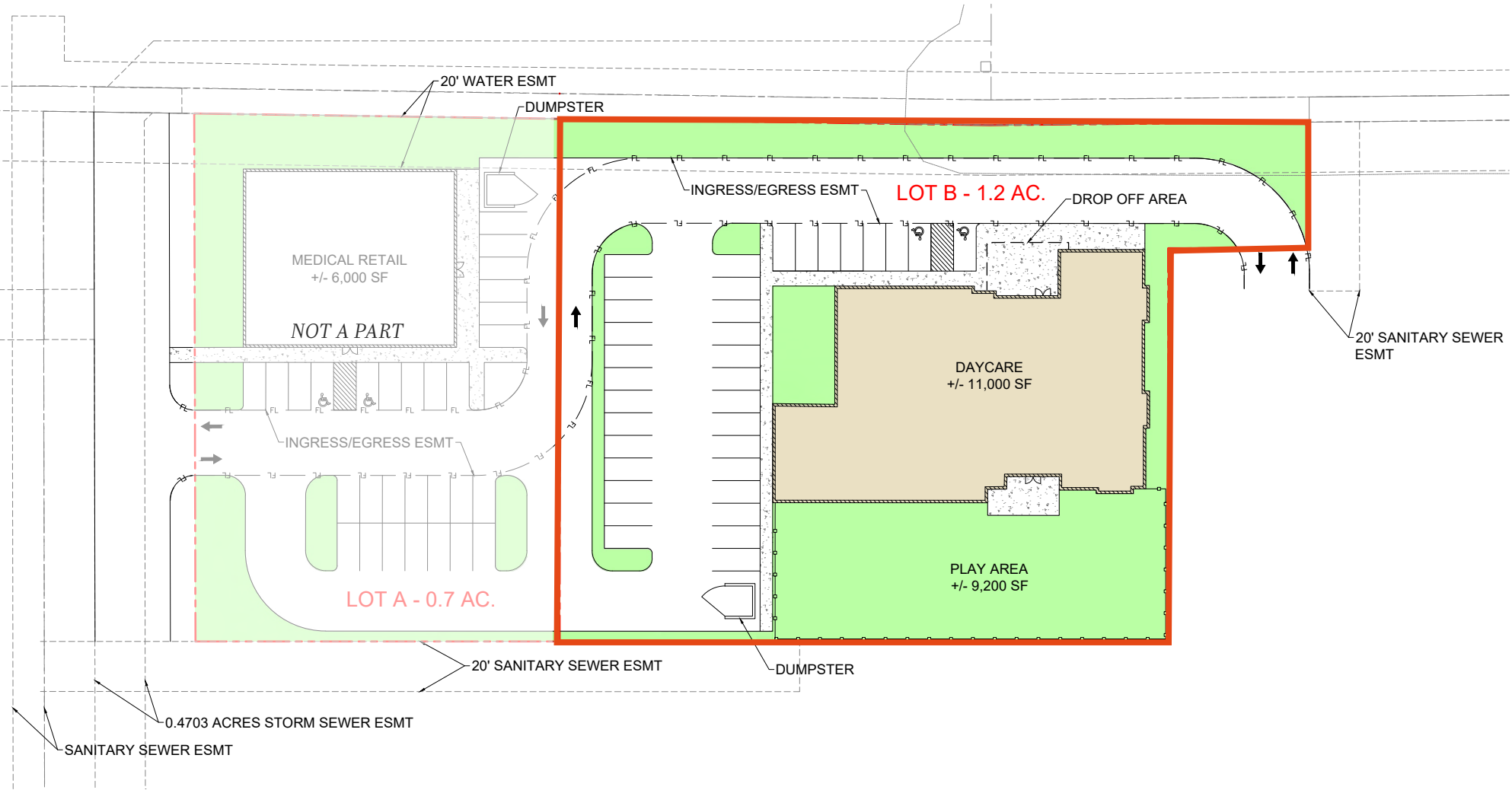
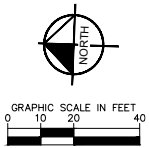
DETENTION TRACT
±8.1 AC



GRAND PARKWAY
(R.O.W. VARIES)
FILE NO. 20140170244. O.P.R.R.P.

SAMPLE SITE LAYOUT

SITE CONFIGURATION CAN BE CUSTOMIZED/CHANGED



NOT A PART
LOT A PARKING
6,000 SF MEDICAL RETAIL
REQUIRED: 24 SPACES
PROVIDED: 29 SPACES

LOT B PARKING
11,000 SF DAYCARE
240 PUPILS & 10 STAFF
REQUIRED: 34 SPACES
PROVIDED: 35 SPACES

NEW TOMBALL ISD CAMPUS PLANNED

BY LIZZY SPANGLER

Tomball ISD held a groundbreaking ceremony Oct. 10 for its 205-acre Juergen Road complex, which will feature new elementary, intermediate and high schools.

“Today is a day of celebration,” TISD Superintendent Martha Salazar Zamora said during the ceremony. “It is a day to give thanks to so many ... and a day to continue to bring our great community together.”

The schools will be built using funds from the 2021 bond. Bond funds include \$32.55 million for the elementary school, \$39.74 million for the intermediate school and \$195.59 million for the high school, *Community Impact* previously reported.

“That bond could not have been passed without the amazing support of the school board you see

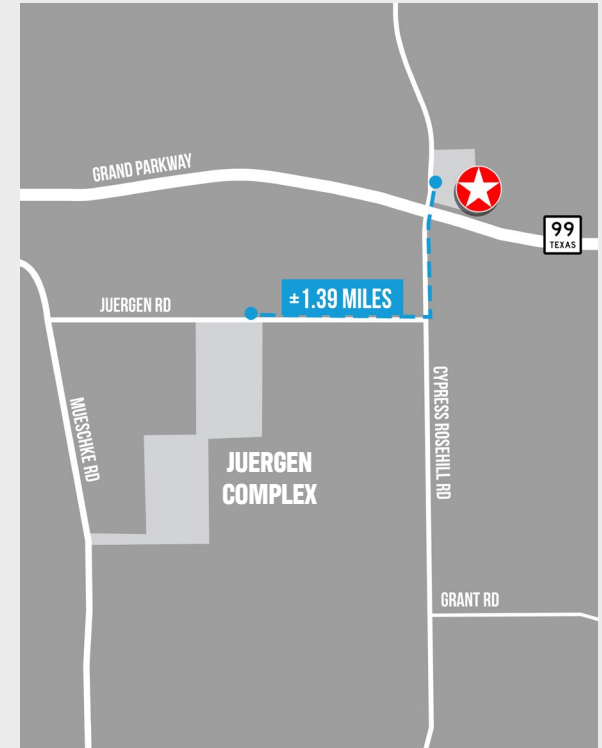
here and our community believing in the future of our great district,” Zamora said.

Construction on the campuses is six to seven months out, TISD Chief Financial Officer Jim Ross said.

During its April 12 meeting, the school board approved architectural services by PBK Architects for the elementary school, IBI Group for the intermediate school and Huckabee Architects for the high school, *Community Impact* previously reported.

“Here we will have at the complex our 23rd, 24th and 25th campuses,” Zamora said. “The future is very bright here in Tomball ISD.”

Ross said construction will begin at the same time with the elementary and intermediate schools anticipated to open in August 2024 and the high school anticipated for August 2026.



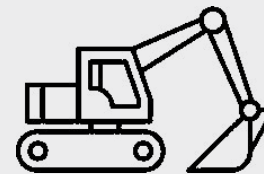
JUERGEN ROAD COMPLEX

±1.39 MILES
FROM SITE

1 ELEMENTARY SCHOOL
\$32.55 MILLION | AUGUST 2024 OPENING

1 INTERMEDIATE SCHOOL
\$39.74 MILLION | AUGUST 2024 OPENING

1 HIGH SCHOOL
\$195.56 MILLION | AUGUST 2026 OPENING





DEMOGRAPHIC SUMMARY

19700-19738 Cypress Rosehill Rd, Tomball, TX, 77377, USA - 6 miles

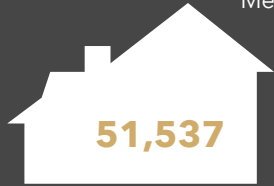
KEY FACTS

156,402

Total Population

36.0

Median Age



51,537

Households



3.02

Average Household Size

3.3%

Unemployment Rate

EDUCATION

6%

No High School Diploma



19%

High School Graduate



28%

Some College



47%

Bachelor's/Grad /Prof Degree

INCOME



\$107,711

2023 Median Household Income (Esri)



\$1,472,112

2023 Average Net Worth



\$105,203

2023 Average Disposable Income

SUPPLY / DEMAND



15,595

Total Population 0-6 (2023)



5,312

Licensed Capacity "Number of Seats"

GROWTH

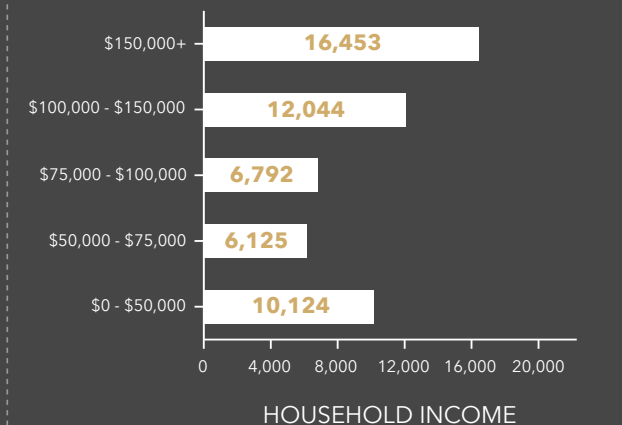
162,340

Projected Total Population (2028)

0.75%

Projected Annual Population Growth Rate

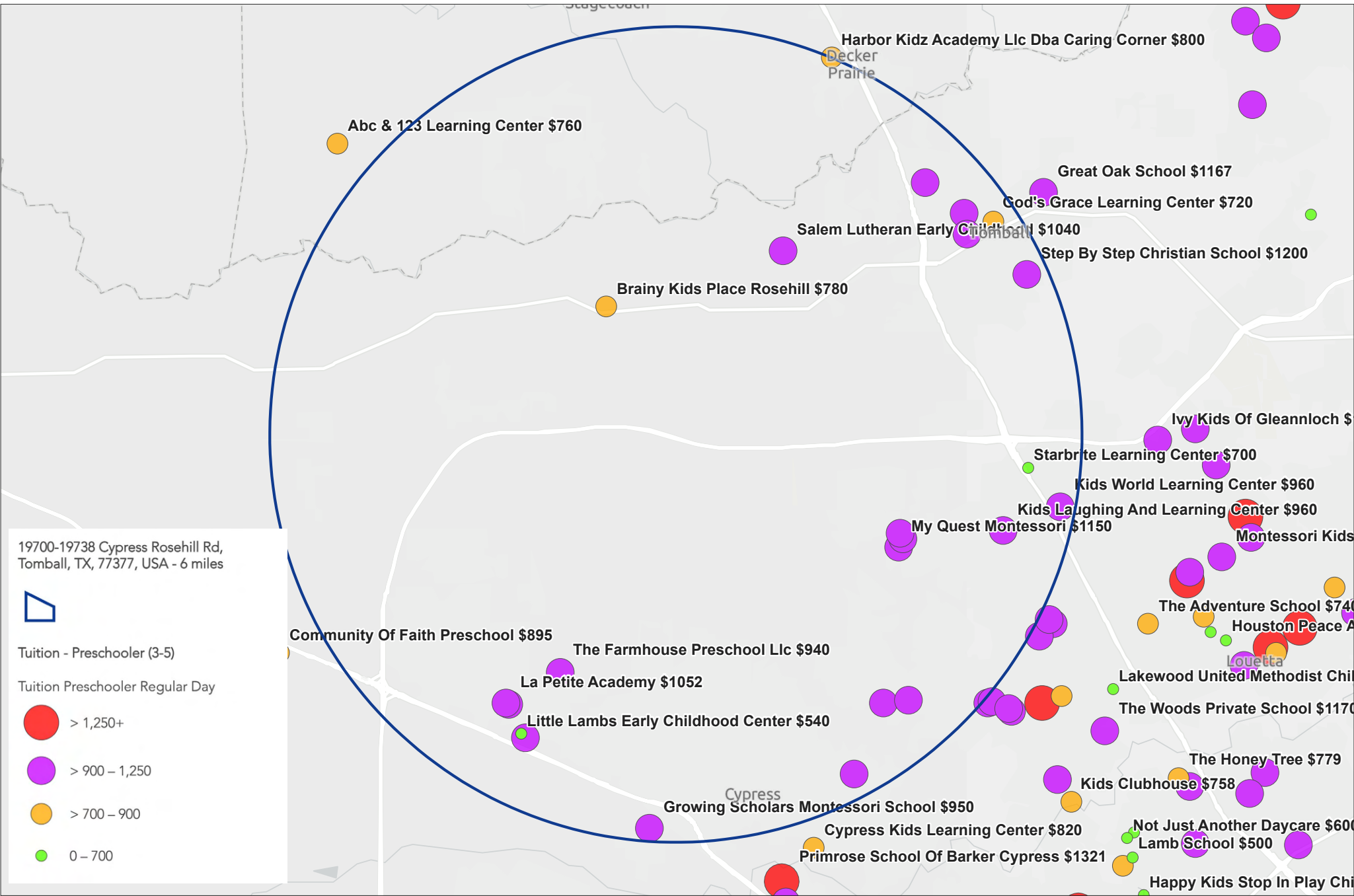
Variables	6 miles
2023 Median Household Income	\$107,711
2023 Average Household Income	\$139,017
2023 Total Population	156,402
2023 Total Households	51,537
2023 Total Population Age 0-4	10,849
2023 Total Population Age 5-9	12,130
2028 Total Population	162,340
2028 Total Households	54,117
2028 Total Population Age 0-4	11,833
2028 Total Population Age 5-9	12,485



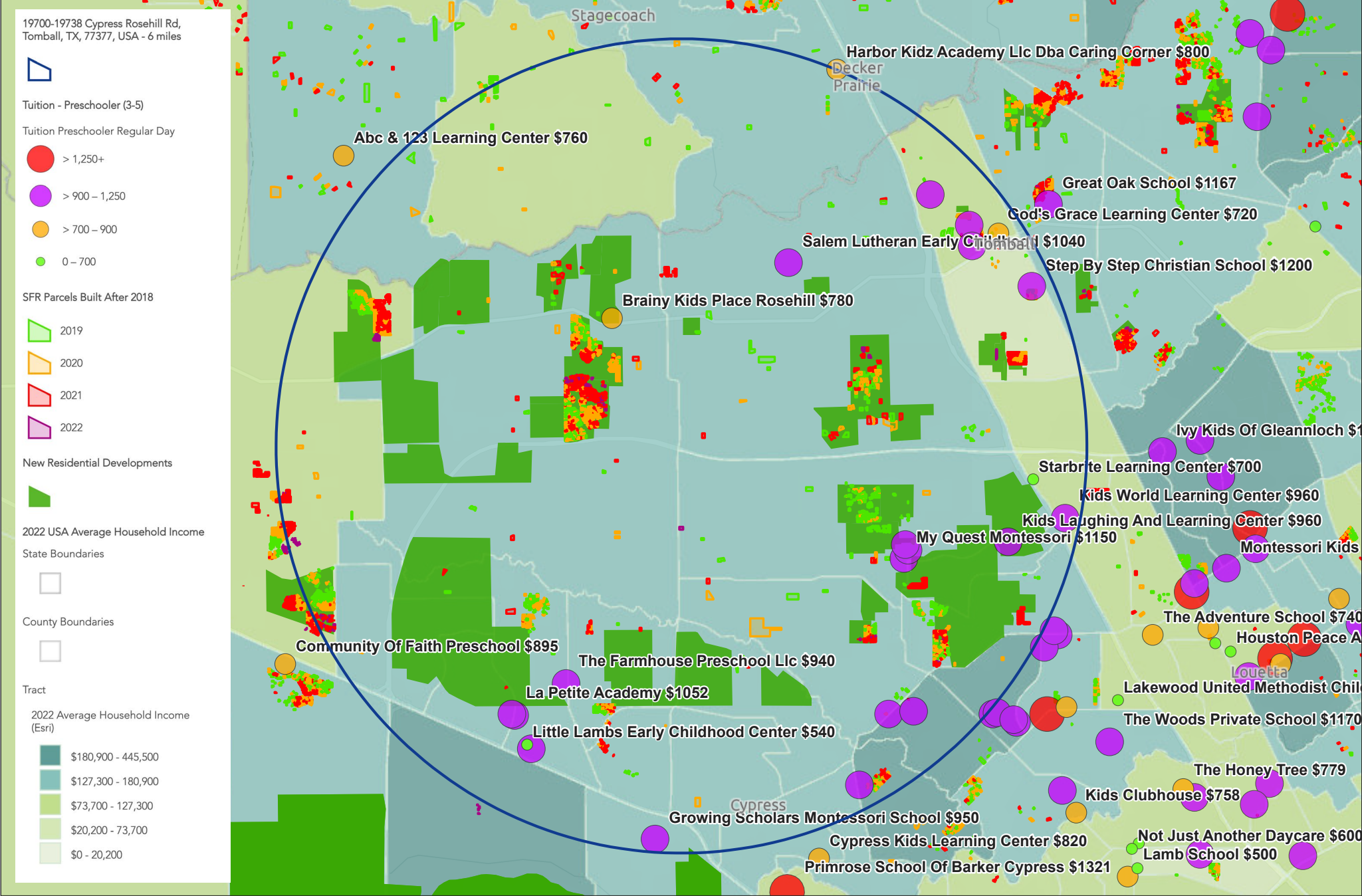
TUITION RATES

School Name	Address	City	State	Licensed Capacity	Infant Tuition	Infant Waitlist	Preschool Tuition	Preschool Waitlist	Distance (mi)
J Brooke Schools Inc Dba Kids R Kids Coles Crossing	14050 Telge Rd	Cypress	TX	309	1,364	No	\$1,234	No	5.7
Step By Step Christian School	1119 S Cherry St	Tomball	TX	227	1,220	Yes	\$1,200	Yes	5.7
Childrens Lighthouse Learning Center	15200 Mason Rd	Cypress	TX	221	1,321	No	\$1,191	No	4.7
The Goddard School (Rock Creek)	14602 Spring Cypress Rd	Cypress	TX	154	1,389	No	\$1,158	No	5.0
My Quest Montessori	17803 Shaw Rd	Cypress	TX	232	1,275	No	\$1,150	No	3.7
Kids R Kids #26	20151 Cypresswood Dr	Cypress	TX	300	1,316	Yes	\$1,056	Yes	5.0
La Petite Academy	15255 Mason Rd	Cypress	TX	153	1,460	Yes	\$1,052	Yes	4.7
Salem Lutheran Early Childhood	22601 Lutheran Church Rd	Tomball	TX	199	1,175	Yes	\$1,040	Yes	3.1
Cadence Academy Cypress	14530 Cypress Mill Place Blvd	Cypress	TX	255	1,316	Yes	\$1,040	Yes	5.2
Susanna Wesley Day School And After School Program	1603 Baker Dr	Tomball	TX	180	1,050	Yes	\$1,000	No	5.2
Childrens Building Blocks	1010 Inwood St	Tomball	TX	140	1,068	No	\$1,000	No	5.4
Kiddie Academy Of Northpointe	18002 Shaw Rd	Cypress	TX	213	1,240	Yes	\$980	Yes	3.7
Building Rainbows- Tomball	910 Village Square Dr	Tomball	TX	200	1,140	No	\$980	No	5.2
Kids Laughing And Learning Center	12217 Northpointe Blvd	Tomball	TX	363	1,000	No	\$960	No	5.0
<i>Closest 23 locations</i>									

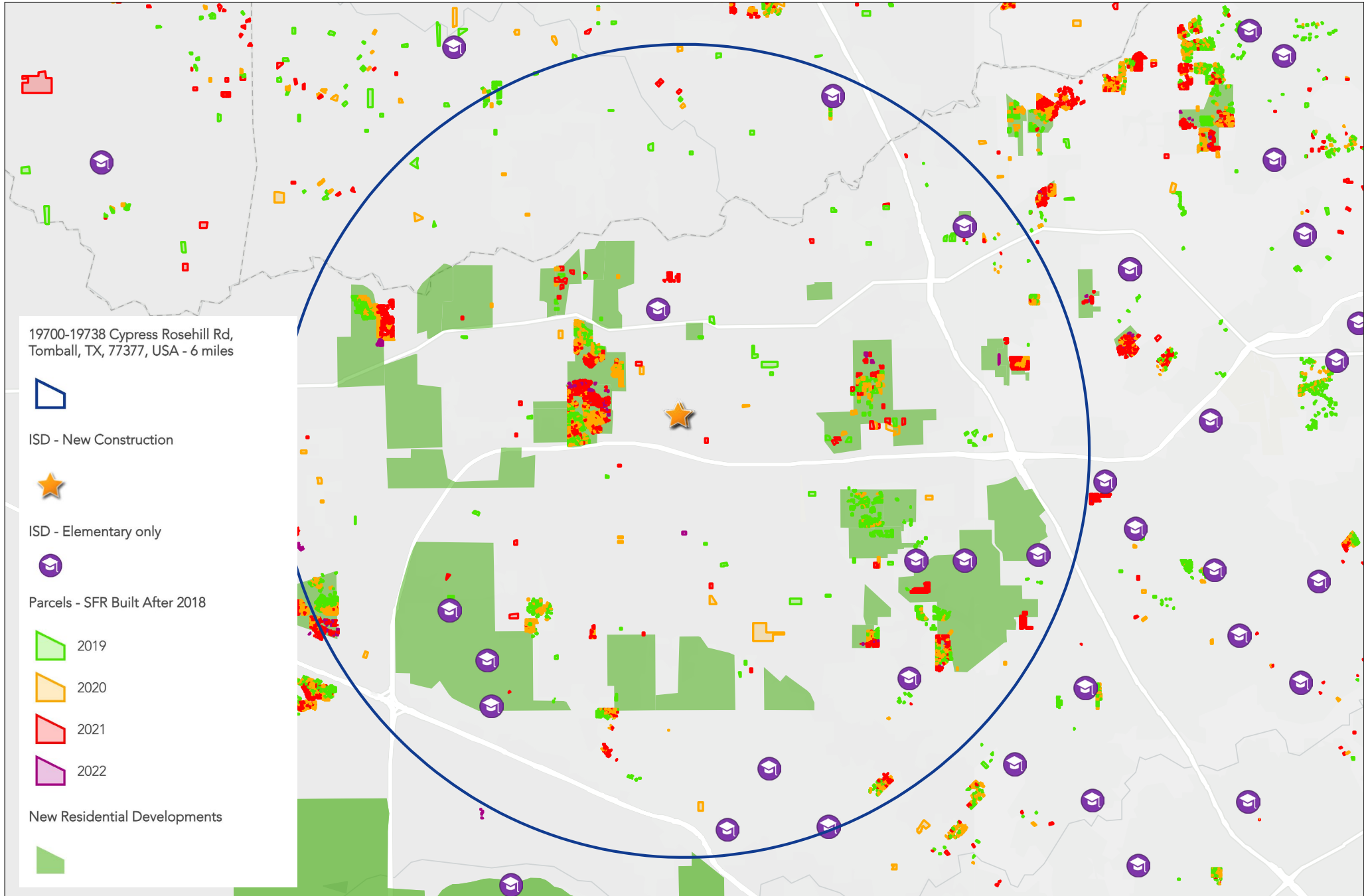
TUITION OVERVIEW



TUITION, RESIDENTIAL, & AVG HH INCOME



RESIDENTIAL & ELEMENTARY SCHOOLS



FACTS & FIGURES

4th most populous city in the nation
Expected to rise to the No. 3 spot by 2030

\$56.3 billion in Gross Retail Sales in Q2 2023

\$537B in GDP 2021 the 7th largest metro economy in the United States



Energy Capital of the World

Houston is the leading domestic and international center for virtual every segment of the energy industry, and home to **44 of the nation's 113 publicly traded oil and gas exploration and production firms**, including **nine of the Top 25**; seven more among the Top 25 have subsidiaries, major divisions, or other significant operations in Houston.

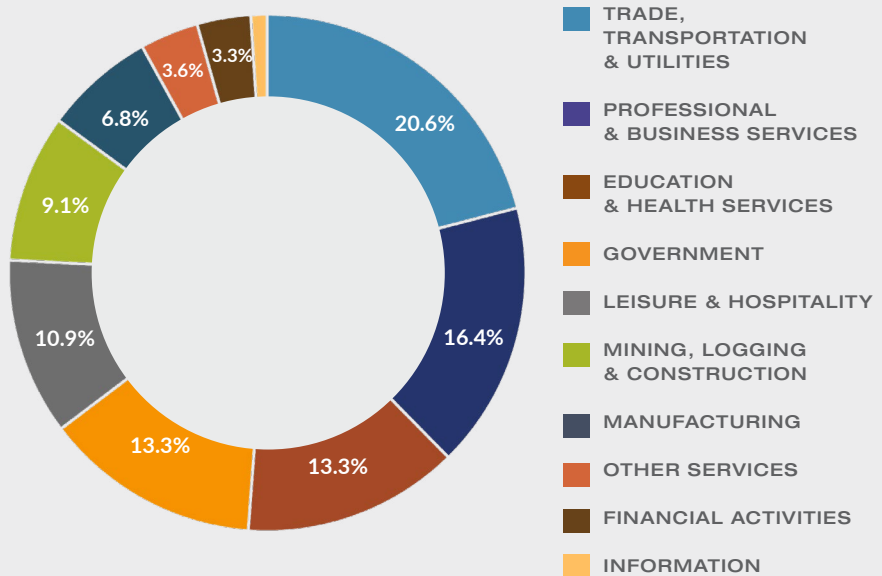
Texas Medical Center | Largest Medical Complex in the World

The Texas Medical Center is the Largest Medical Complex in the World with \$3 billion in expansion projects currently underway. The Center treated an estimated **750,000** E.R. patients, **13,600+** heart surgeries and **180,000+** total surgeries per year. The Medical Center is one of the largest employment hubs in Houston supporting over **106,000 employees**.

24 Fortune 500 Company Headquarters | #3 in U.S. Metro Areas



Houston MSA Employment Industry Breakdown





VERTIQUE
PROPERTY GROUP

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