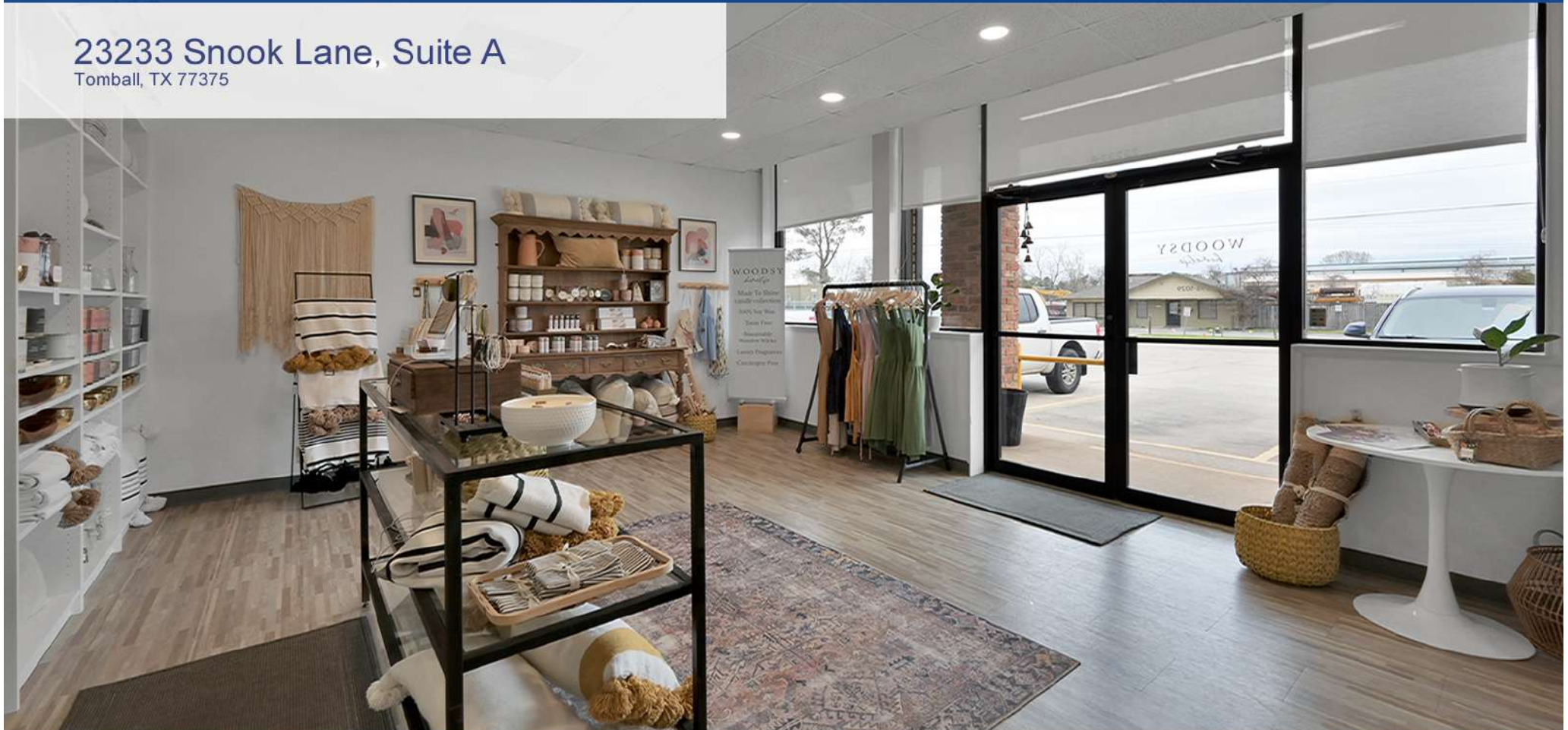


FOR LEASE

Commercial- End Cap Space

- ± 1800 SF
- Retail / Storefront / Office

23233 Snook Lane, Suite A
Tomball, TX 77375



Advisor Contacts

Larry Cedillo

Principal

281 746 1512

LarryCedillo.Broker@gmail.com

330 W. Main Street

Tomball, TX 77375

P: 281 746 1512



For Lease | 23233 Snook Lane, Ste. A, Tomball, TX

Property Characteristics

Product type: Commercial building

RBA: ±1,800 SF
Green Space Behind Building

Loading: Front: Double Doors
Rear: Single / Side Bldg Loading

Land Area: ±23,950 AF/± 0.5498 AC

Occupancy: Vacant by commencement date

Year Built: 1983 (Renovated in 2022)

Parking: High Parking Ratio

2022 Tax Rate: \$2.254089 (per \$100.00 of Taxable Value)

Zoning: GR - General Retail District/
Neighborhood Commercial

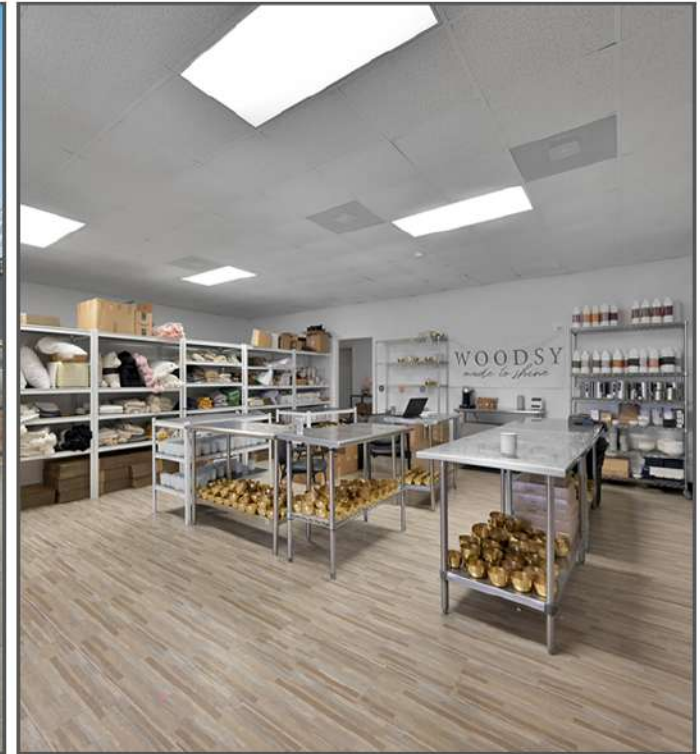
APN: 0440550000256

Utilities: City of Tomball

Flood Hazard: None per FEMA map

Access: Ingress/Egress via
Snook Lane; ± 172' of
frontage

Price:



For Lease | 23233 Snook Ln., Ste. A, Tomball, TX



Cross Capital Realty is proud to present a renovated commercial space for lease in Tomball, TX.

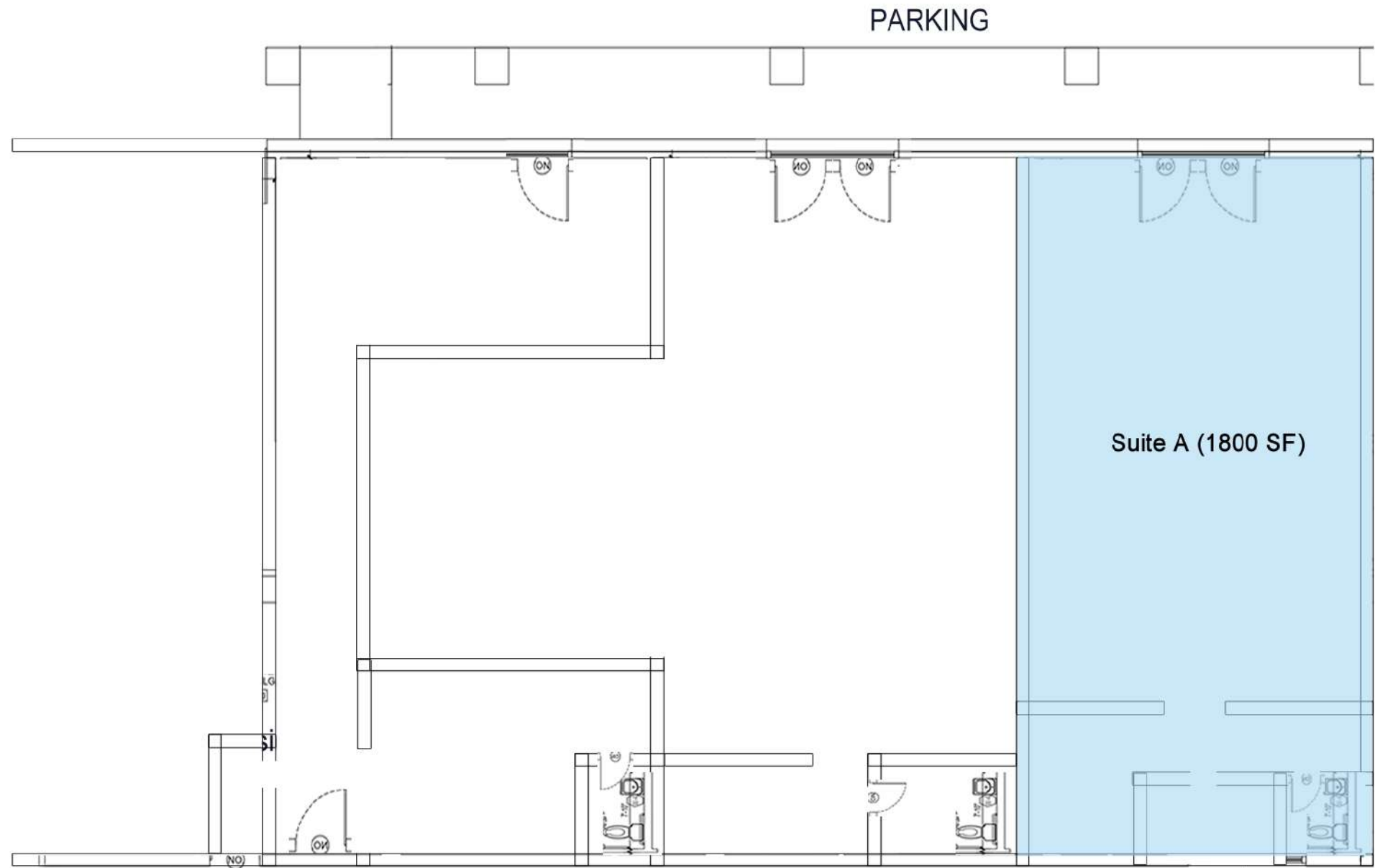
Located just off FM 2920 (East Main Street), this 1,800-square-foot end-cap suite offers a prime setting for retail or office use. The recently updated unit delivers maximum visibility and adaptability, making it an ideal location for businesses aiming to establish or expand in one of Tomball's fastest-growing areas.

Positioned near a bustling retail corridor, the property enjoys close proximity to significant local employers such as Lone Star College–Tomball and the Tomball Independent School District. It's also conveniently situated less than a mile from HCA Houston Healthcare Tomball, increasing its potential for high traffic and visibility.

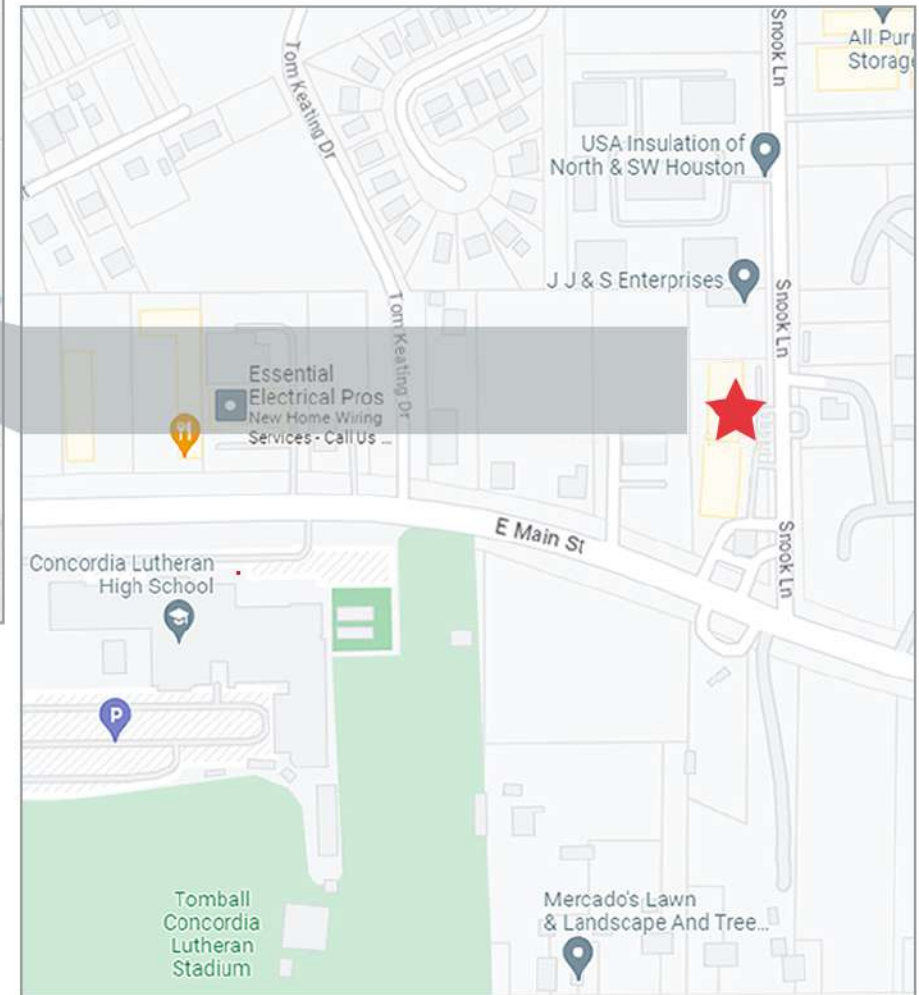
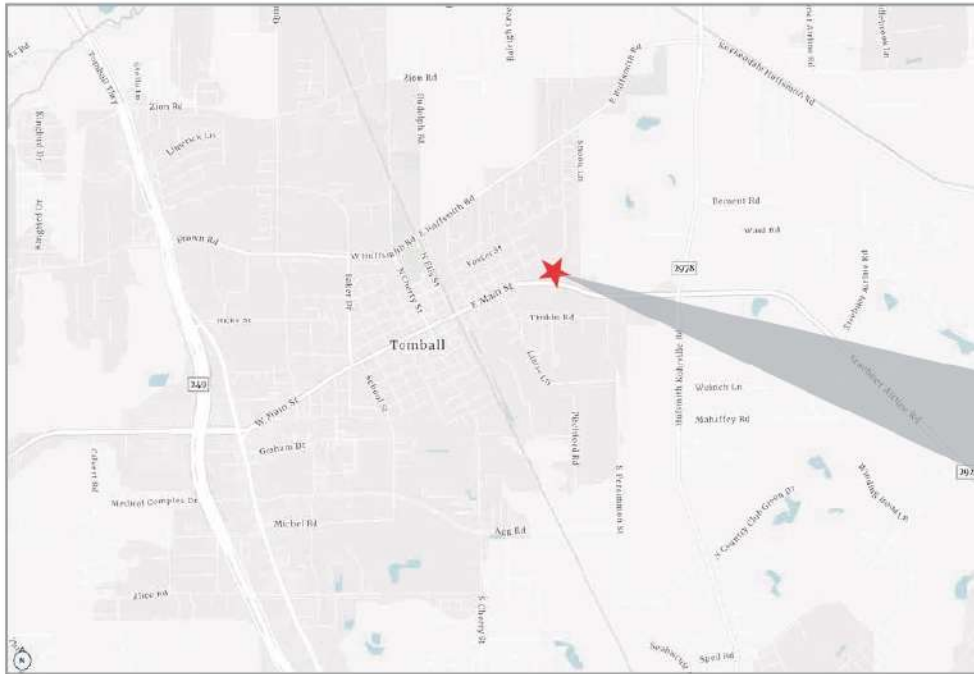
The surrounding community has experienced remarkable growth, with the population within a five-mile radius increasing by 70% since 2010—now totaling over 118,000 residents. Additionally, the area boasts a strong economic profile, with an impressive average annual household income of \$138,981, making this location highly desirable for business ventures.



Floor Plan



For Lease | 23233 Snook Ln., Ste. A, Tomball, TX

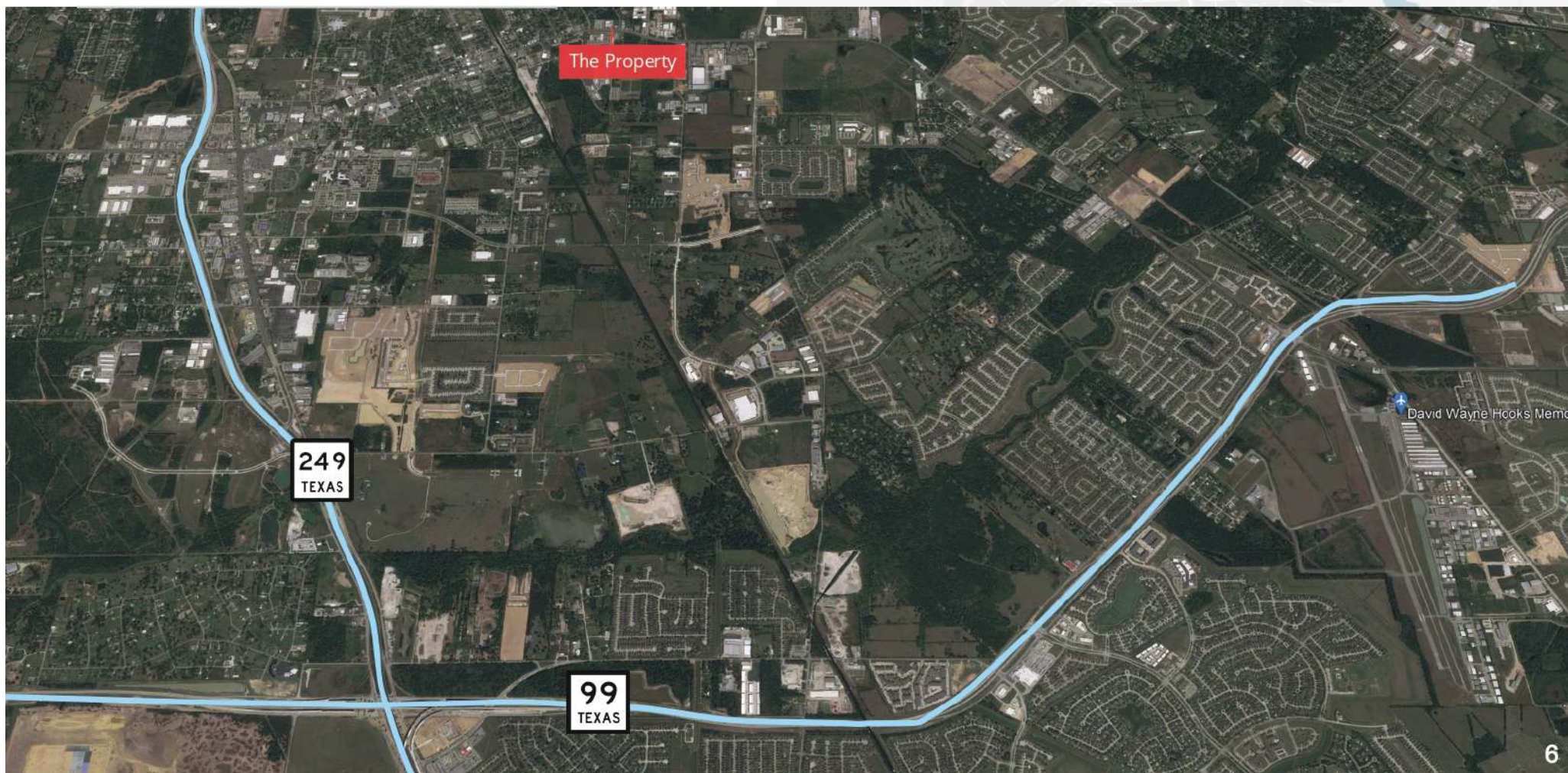
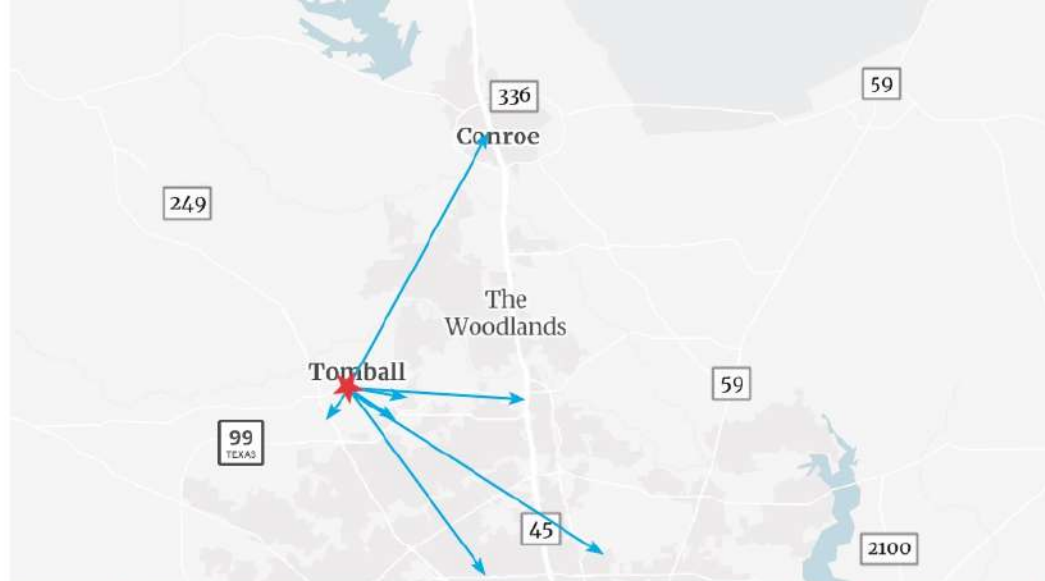


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For Lease | 23233 Snook Ln., Ste. A, Tomball, TX

Distances to Major Destinations

State Highway 249	4 min / 2 miles
Grand Parkway (99)	6 min / 3.2 miles
Beltway 8	18 min / 15.4 miles
Bush Intercontinental Airport	33 min / 28.2 miles
Conroe	29 min / 29.7 miles
The Woodlands	22 min / 19.2 miles
Hooks Airport	12 min / 7 miles
I-45	17 min / 14 miles



Welcome to

Tomball

Experience the vibrant charm of Tomball, Texas. Nestled in the heart of the Lone Star State, Tomball is a city rich in history, culture, and southern hospitality. Explore our beautiful parks, bustling downtown, and exciting events that make Tomball a unique destination for visitors of all ages. Whether you're looking for family-friendly activities, romantic getaways, or adventurous outings, Tomball has something for everyone. Discover the best dining, shopping, and entertainment options, and let us guide you through the hidden gems of our beloved city. Come and experience the warmth and spirit of Tomball – where traditions are celebrated and new memories are made.



Less than an hour's drive from Houston's downtown district, Tomball, Texas is home to the best activities — it could hardly be a richer, more vibrant, or more popular destination. Regardless of the season, locals and visitors to Tomball, Texas will find a long and interesting list of attractions, events, and activities to suit nearly every age and interest.

From history and nature, to fun-filled festivals, live music, sports, unique shopping and award-winning mom-and-pop restaurants, Tomball is at the center of it all. Make plans to visit a community that treats you like family in a place that feels like home. Tomball is hub for your for your fun-filled getaway to southeast Texas!



In the Houston area and beyond, a Tomball festival is always a don't-miss event. These award-winning fêtes take place from March through December in the heart of Downtown Tomball.



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 other, including the broker's own interest;
- 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/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/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.

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 opinion 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 ESTABLISHED:

- 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Lawrence Cedillo</u>	<u>610274</u>	<u>LarryCedillo.Broker@gmail.com</u>	<u>+1 281 746 1512</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Lawrence Cedillo</u>	<u>610274</u>	<u>LarryCedillo.Broker@gmail.com</u>	<u>+1 281 746 1512</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date