



THE GRAND AT 249

65-Acre Mixed-Use Development Opportunity in the Center of Tomball's Booming Growth

NWC and SWC of Highway 249 and Grand Parkway | Tomball, Texas

Andrew Alvis | 281.477.5038 | David Meyers | 281.477.4325

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation | Multifamily Development

THE GRAND AT 249

PROJECT HIGHLIGHTS

TOMBALL, TEXAS



19%
POPULATION
GROWTH
WITHIN 3 MILES
FROM 2020 TO 2023

2020 Census, 2023 Estimates with
Delivery Statistics as of 04/23



\$146K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



181,840
CURRENT
POPULATION
WITHIN 5 MILES

MAJOR AREA EMPLOYERS



TOMBALL ISD

ACTIVE RESIDENTIAL GROWTH

11,266 FUTURE HOUSEHOLDS
1,749 ANNUAL STARTS | 2,739 ANNUAL CLOSINGS
MetroStudy Estimates Within 5 Miles as of 1Q 2023

62,369 TOTAL HOUSEHOLDS
19% HOUSEHOLD GROWTH | 2020-2023
Regis Estimates Within 5 Miles as of 1Q 2023



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PROJECT HIGHLIGHTS



“TOMBALL HAS EXPERIENCED **SIGNIFICANT GROWTH**...FROM THE ENHANCEMENTS OF...TOMBALL TOLLWAY & GRAND PARKWAY.”

SOURCE: TOMBALL CHAMBER OF COMMERCE



65-ACRE MIXED-USE DEVELOPMENT FRONTING MAJOR TOMBALL THOROUGHFARES: TOMBALL TOLLWAY (HIGHWAY 249) AND GRAND PARKWAY (SH 99)



SUPER-REGIONAL LOCATION AT INTERSECTING HIGHWAYS WITH EXCELLENT ACCESS TO MAJOR TRADE AREAS THROUGHOUT NORTHWEST HOUSTON

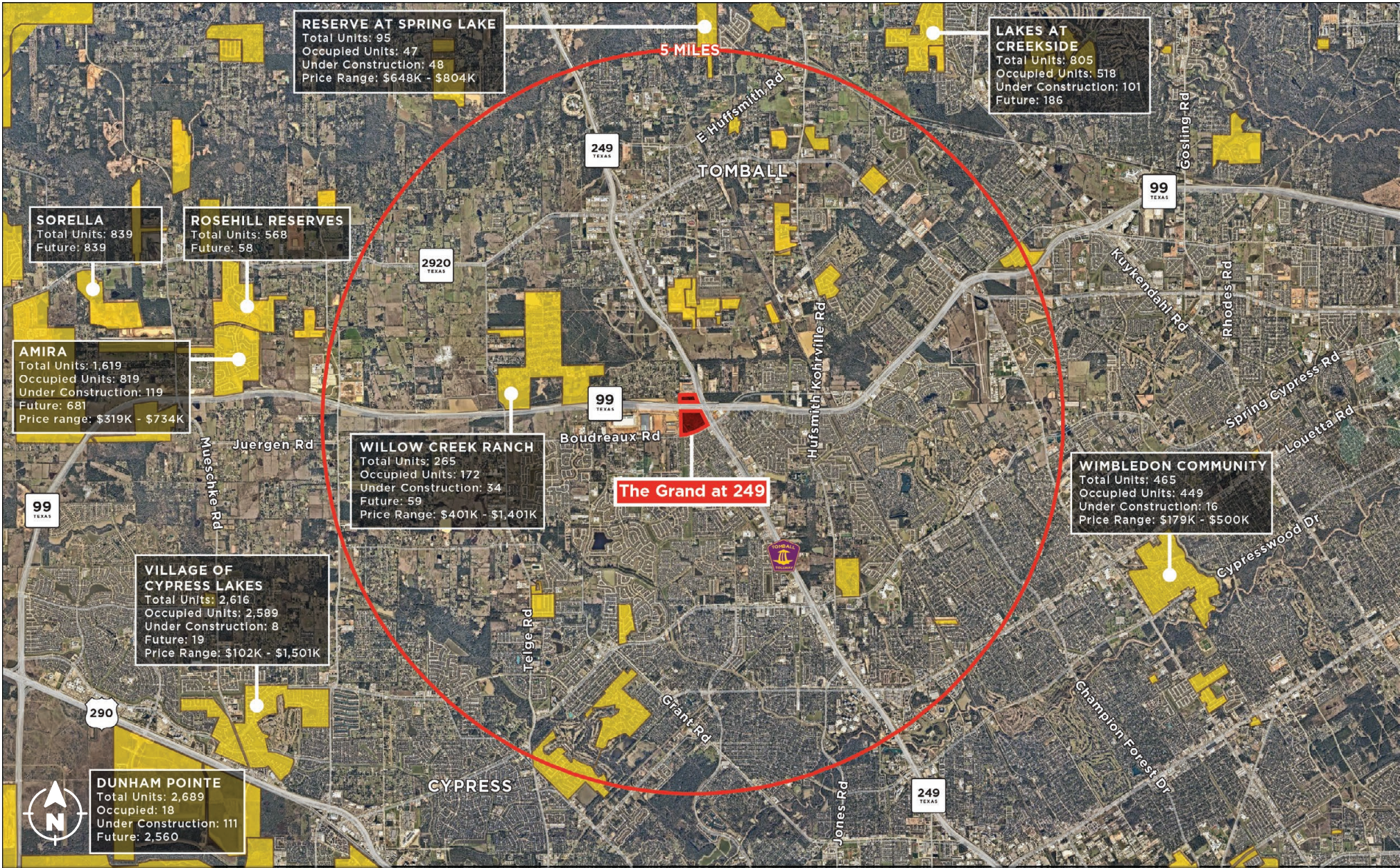


CLOSE PROXIMITY TO THE **MAJOR RESIDENTIAL COMMUNITIES OF MAGNOLIA, CYPRESS, SPRING, TOMBALL,** AND FUTURE RESIDENTIAL DEVELOPMENTS



AVAILABLE:
FOR LEASE OR BUILD-TO-SUIT: RETAIL, OFFICE, OR MEDICAL USES







SITE PLAN: SWC

KEY	BUSINESS	LEASE AREAS
1	Proposed Carrabba's	4,885 SF
2	Available For Lease	3,500 SF
3	Proposed Bojangles	3,000 SF
4	Boomer Jack's	7,267 SF
5	Gringo's	9,821 SF
6	Available For Lease	7,000 SF
7	Proposed Portillo's	7,800 SF
8	Proposed Chick-fil-A	4,965 SF
9	Proposed Black Bear Diner	5,250 SF
10	Proposed Akashi Restaurant	4,350 SF
11	Proposed AT&T	1,725 SF
12	Proposed Jersey Mike's	1,500 SF
13	Proposed Starbucks	2,245 SF
14	Available For Lease	6,650 SF
15	Available For Lease	6,650 SF
16	Proposed Swig	634 SF
17	Available For Lease	5,600 SF
18	Available For Lease	11,200 SF
19	Proposed Wholesale Store	167,050 SF
20	Proposed Nail Salon	5,012 SF
21	Available For Lease	5,460 SF
22	Available For Lease	5,000 SF
23	Proposed Petco	12,783 SF
24	Proposed Dick's	50,000 SF
25	Proposed Ulta Beauty	10,000 SF
26	Proposed Ross	22,106 SF
27	Proposed Burlington	25,089 SF
28	Proposed Five Below	8,520 SF



SITE PLAN: NWC

KEY	BUSINESS	LEASE AREAS
1	Available For Lease	19,687 SF
2	Proposed Fitness	40,000 SF
3	Available For Lease	22,400 SF
4	Available For Lease	1,925 SF
5	Available For Lease	3,200 SF
6	Available For Lease	7,000 SF
7	Available For Lease	3,100 SF



SP.16 | 05.23 | 04.23

DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 04/23



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POPULATION	2 MILES	3 MILES	5 MILES
Current Households	11,259	26,950	62,369
Current Population	33,670	79,902	181,840
2020 Census Population	29,961	67,084	163,229
Population Growth 2020 to 2023	12.38%	19.11%	11.40%
2023 Median Age	32.8	34.0	35.8

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$130,096	\$140,515	\$146,582
Median Household Income	\$97,560	\$108,625	\$113,278
Per Capita Income	\$43,839	\$47,761	\$50,717

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	54.28%	56.27%	58.38%
Black or African American	12.03%	10.79%	10.61%
Asian or Pacific Islander	8.52%	9.79%	8.98%
Hispanic	31.62%	28.41%	26.91%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	16.52%	17.26%	17.14%
2 Person Households	27.72%	29.23%	31.78%
3+ Person Households	55.76%	53.51%	51.08%
Owner-Occupied Housing Units	76.78%	76.49%	78.13%
Renter-Occupied Housing Units	23.22%	23.51%	21.87%

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.

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.

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andrew Alvis	692294	andrew.alvis@newquest.com	(281)477-5038
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>



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