

NORTH GROVE
A TOLL BROTHER COMMUNITY

**THE LEARNING
EXPERIENCE**
Academy of Early Education

SUBJECT SITE

NORTH GROVE PKWY

FM 2978



PAD SITES FOR SALE
3.4 ACRES COMMERCIAL SITE

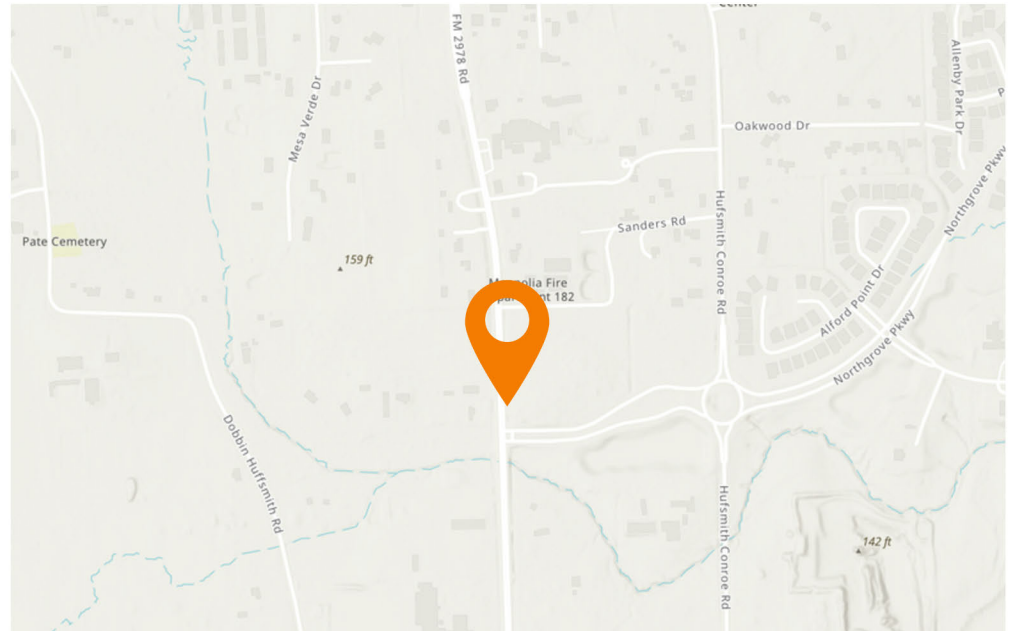
26842 FM 2978 | MAGNOLIA, TX 77354

9320 LAKESIDE BLVD | SUITE 250 | THE WOODLANDS, TX 77380 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY OVERVIEW



- Located at the entry of NorthGrove Master Planned Community at Spring Creek, A Toll Brothers Community.
- Property consists of 3.4 Acres with pad sites available – ideal for Freestanding Retail or Restaurant, Pad-In-line retail.
- Minutes from The Woodlands Master Planned Community in South Montgomery County, Tomball and Spring.
- Community will consist of approximately 996 homes upon completion with homes ranging from up to \$700s, with 200 acres of open green space.
- Access from NorthGrove Parkway and FM 2978 with approximately 566 FF on FM 2978. Convenient access to SH 249 & Grand Pkwy 99 (Toll Road)
- Signalized Intersection at main entrance of development.
- MUD 137 – Full Utilities available with O-Site detention.
- FEMA : Outside the 500 year flood plain.
- Top ranked Magnolia schools located within close proximity to site.
- Traffic Counts 2022 TXDOT: FM 2978 - 31,295

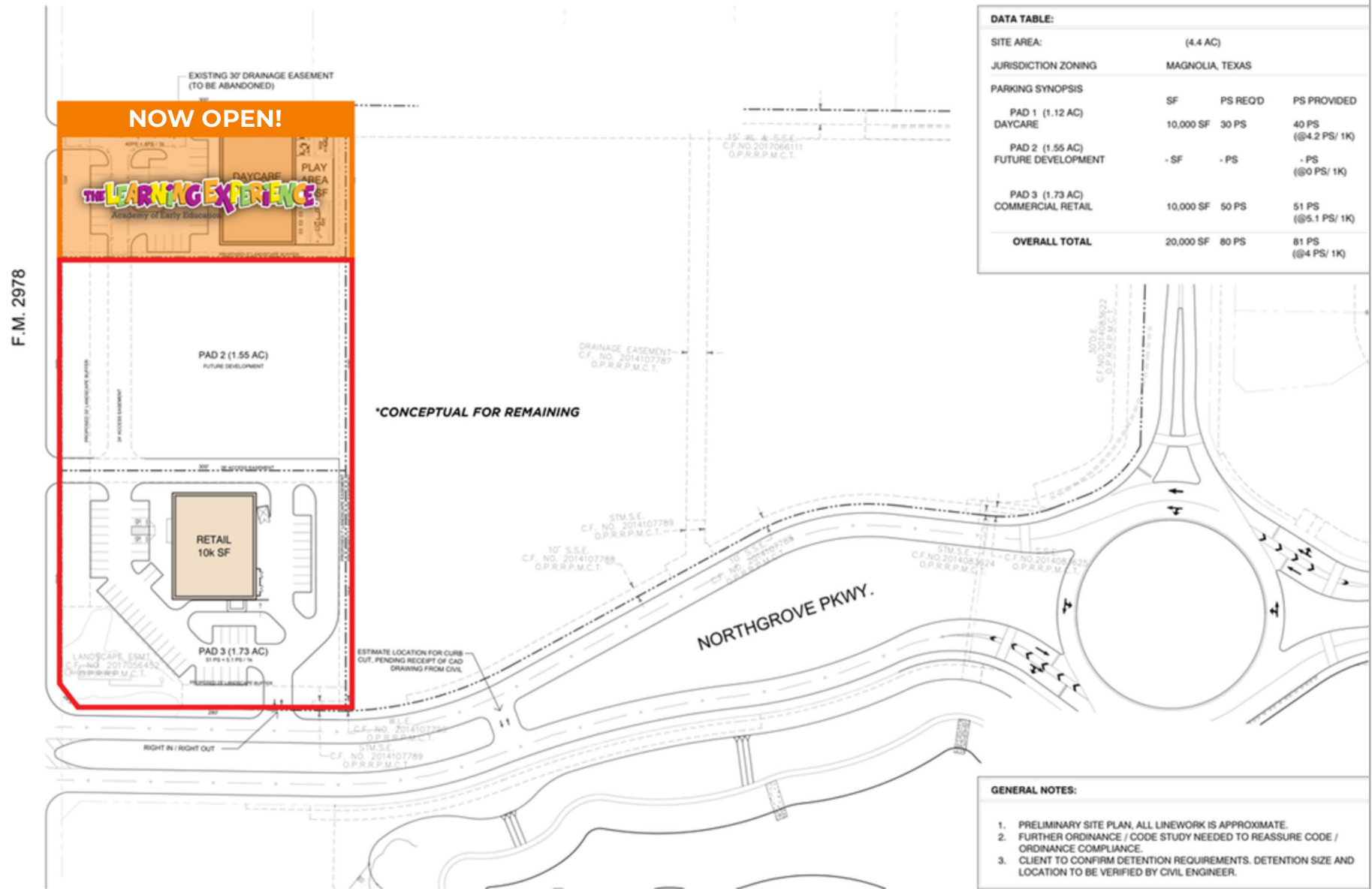


SALE PRICE	CALL FOR PRICING
LOT SIZE	3.4 ACRES

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,551	32,465	95,976
TOTAL DAYTIME POPULATION	1,081	30,237	101,114
AVG HOUSEHOLD INCOME	\$197,058	\$168,460	\$169,310
*SOURCE: SITE TO DO BUSINESS 2025			



PROPERTY SITE PLAN



PRELIMINARY SITE PLAN - B

dentitvARCHITECTS



COMERCIAL DEVELOPMENT

July 14, 2023

FM 2978 @ NORTHGROVE PKY
MAGNOLIA,
17016-01, SITE_23.01

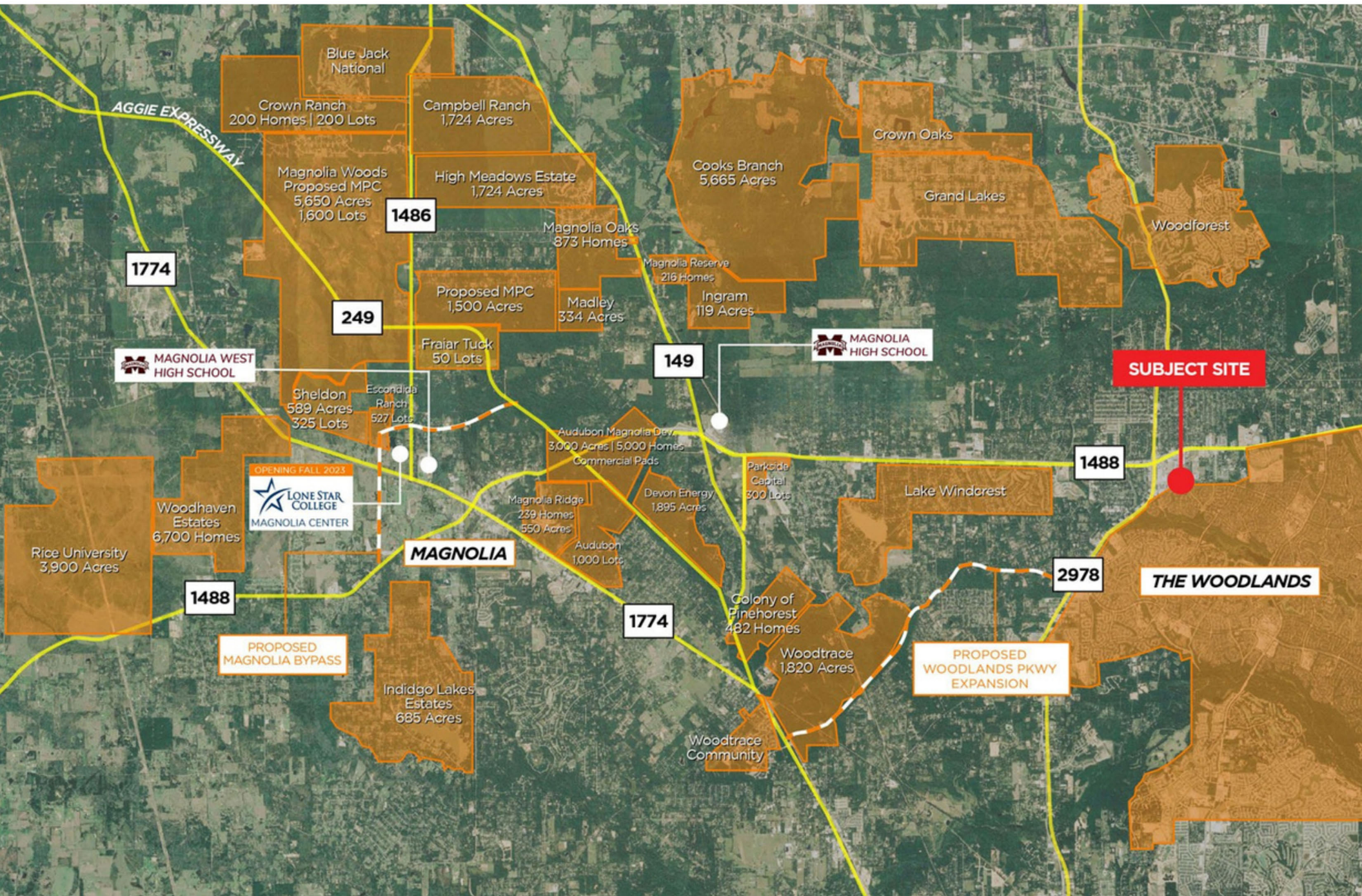
This drawing is for informational purposes only and does not contain any warranties or other representations. It is not intended to be used as a basis for any construction or other project and is not intended to be used for any other purpose.

3.4 ACRES 26842 FM 2978

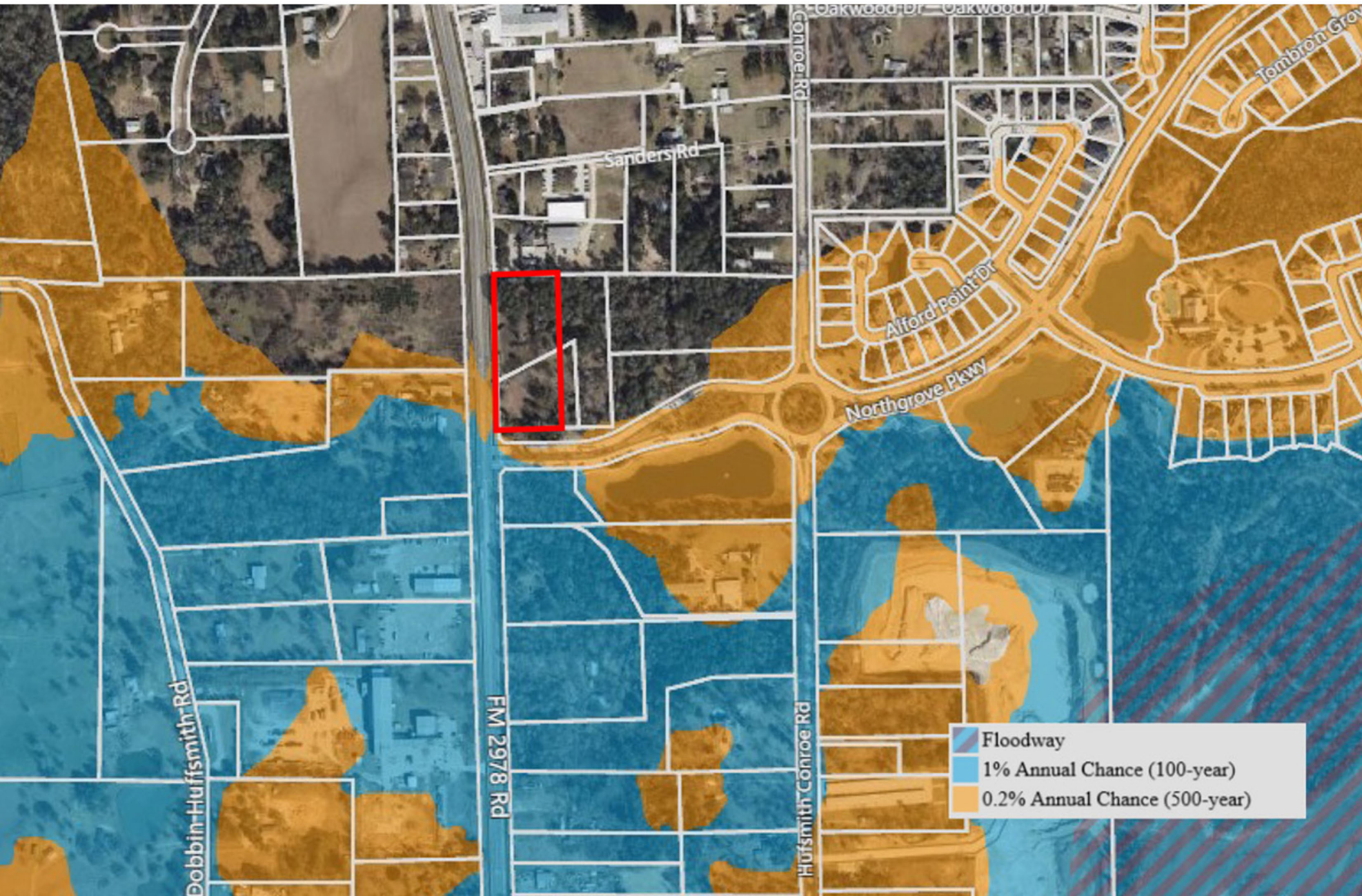
SURROUNDING AMENITIES



SURROUNDING DEVELOPMENTS



PROPERTY FLOODPLAIN



NORTHGROVE COMMUNITY HIGHLIGHTS

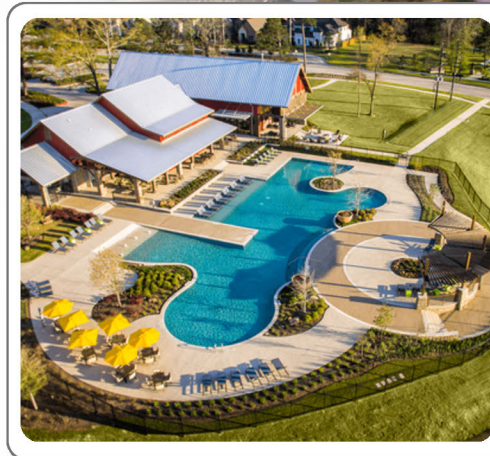
NorthGrove is located off FM 2978 in southern Montgomery County. This convenient location is minutes from The Woodlands, yet has the friendliness of an intimate town and is just a stone's throw away from major employers, shopping centers, al fresco dining, and cultural centers.

Proximity to The Woodlands, Tomball, and major thoroughfares including the extended Grand Parkway, Texas SH 249, and Woodlands Parkway makes access easy.

NorthGrove is located within the highly desirable Magnolia Independent School District. Magnolia ISD has a solid history of constructing impressive schools to meet the needs of new communities.

Exceptional new home builders in the Houston area who will help you realize the vision of NorthGrove, and help make your dream home a reality. Ashton Woods, Chesmar Homes, Highland Homes, Perry Homes, Toll Brothers & Westin Homes are building in our master-planned community.

Within NorthGrove, you'll find over 200 acres of preserved green space, hike and bike trails, luxury outdoor gathering spaces, three community lakes AND The Retreat, a 7.5-acre recreation center that includes a contemporary lodge-style clubhouse.



 NORTHGROVE

MARKET OVERVIEW

TOMBALL - MARKET OVERVIEW

Tomball, Texas, located less than 30 miles northwest of Houston, has emerged as a premier business destination by blending economic opportunity with small-town charm. Advanced infrastructure, a business-friendly mindset, quality education, and hospitable quality of life drive Tomball's sustained growth. With roots as a railroad hub in the early 1900's, Tomball has become a modern destination for business and commerce.

Tomball is home to more than 1,500 businesses and nearly 14,000 employees. Companies from all over the globe have located in Tomball, and for good reason. From headquarters to manufacturing, Tomball's business-friendly approach, dynamic economy, and cost advantages attract companies large and small. From headquarters to manufacturing, Tomball's business-friendly approach, dynamic economy, and cost advantages attract companies large and small.

Thanks to improved accessibility and an advancing economic environment, Tomball is steadily growing. Tomball's population is expected to expand from around 12,000 to more than 20,000 by 2030. Including the area immediately surrounding Tomball, population is expected to crest above 100,000 within five years.

Tomball's growing population will help serve the booming Tomball economy by inserting more qualified talent into an already capable workforce. The Tomball Economic Development Corporation has a strategic commitment to develop and maintain a talented, robust workforce within Tomball. Working with stakeholders like the Tomball Independent School District and Lone Star College-Tomball, the TEDC provides opportunities to attract premium talent to Tomball businesses.



MAJOR EMPLOYERS



No. of Employees: 824



No. of Employees: 680



No. of Employees: 1,300



No. of Employees: 580



No. of Employees: 200

FOR MORE INFORMATION:

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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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date