

NORTHPOINTE CROSSING

24445 Tomball Parkway Tomball, Texas

OFFICE SPACES AVAIL: 1,991 SF & 2,757 SF

OFFICE AVAILABLE



6510 FM 359 South STE 100
Fulshear, TX 77441
281.944.9660

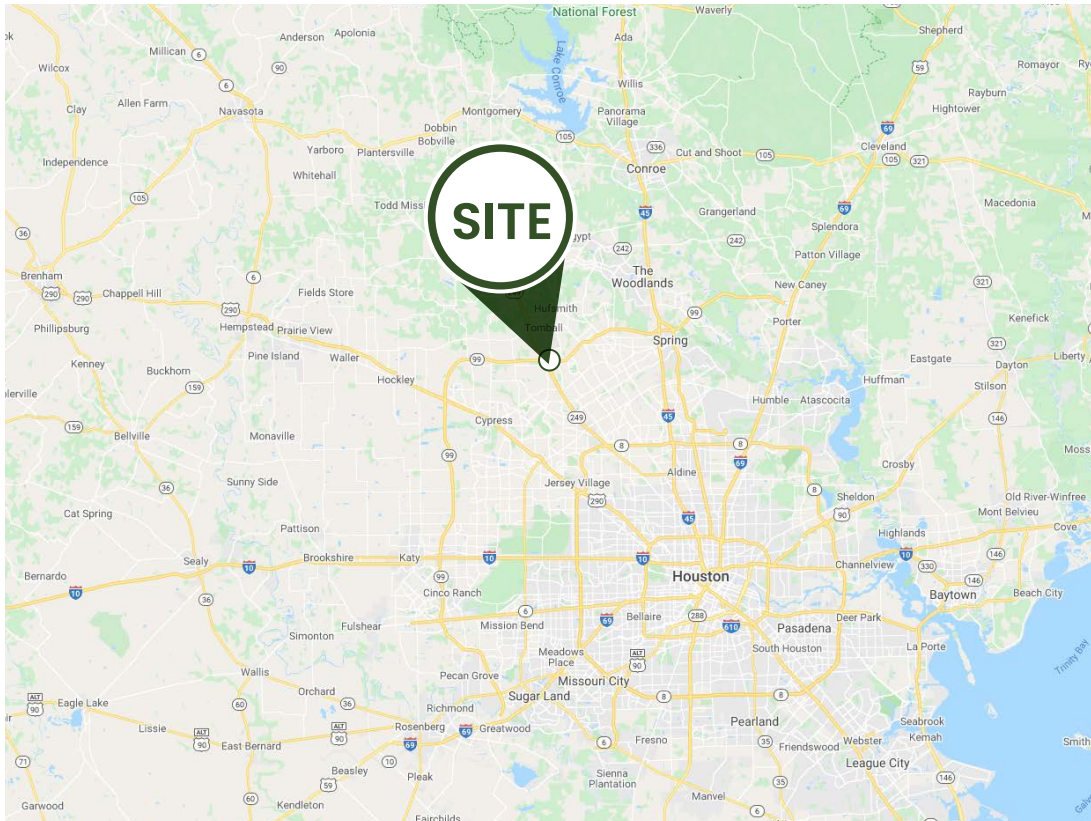
LATASHA PRICE

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ERICA WHITTINGTON

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PROPERTY INFORMATION



LOCATION

24445 Tomball Parkway Tomball, Texas 77377

TOTAL SPACE

OFFICE

1,991 SF / 2,757 SF

RATE

\$23 SF

NNN

\$10.00 SF

RETAIL

100% Leased

TI: NEGOTIABLE

PROPERTY INFORMATION

- ▶ Hwy 249 frontage – just south of Grand Parkway.
- ▶ Strong Growth with limited competing small shop retail options.
- ▶ Cross Reciprocal access with McDonald's , Ruby's BBQ, Memorial Hermann & Storage West.
- ▶ Excellent Location with 249 Frontage

2020 DEMOGRAPHIC SNAPSHOT

	2 Miles	3 Miles	5 Miles
EST. AVG. POPULATION	35,219	64,053	157,801
EST. AVG. HOUSEHOLD INCOME	\$98,701	\$109,857	\$115,643
EST. TOTAL HOUSEHOLDS	11,687	21,904	56,457

TRAFFIC COUNT

Est. Sh 249 North of Northpointe	43,000 VPD
Sh 249 South of Northpointe	108,000 VPD

AREA RETAILERS

Chase bank, CVS, Mcdonald's, Emerus Hospital, Sanitkos 19, Camden APTS, Rudy's BBQ, Texas Roadhouse, Papa Dawson Engineering, Realm Realty



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SITE PLAN

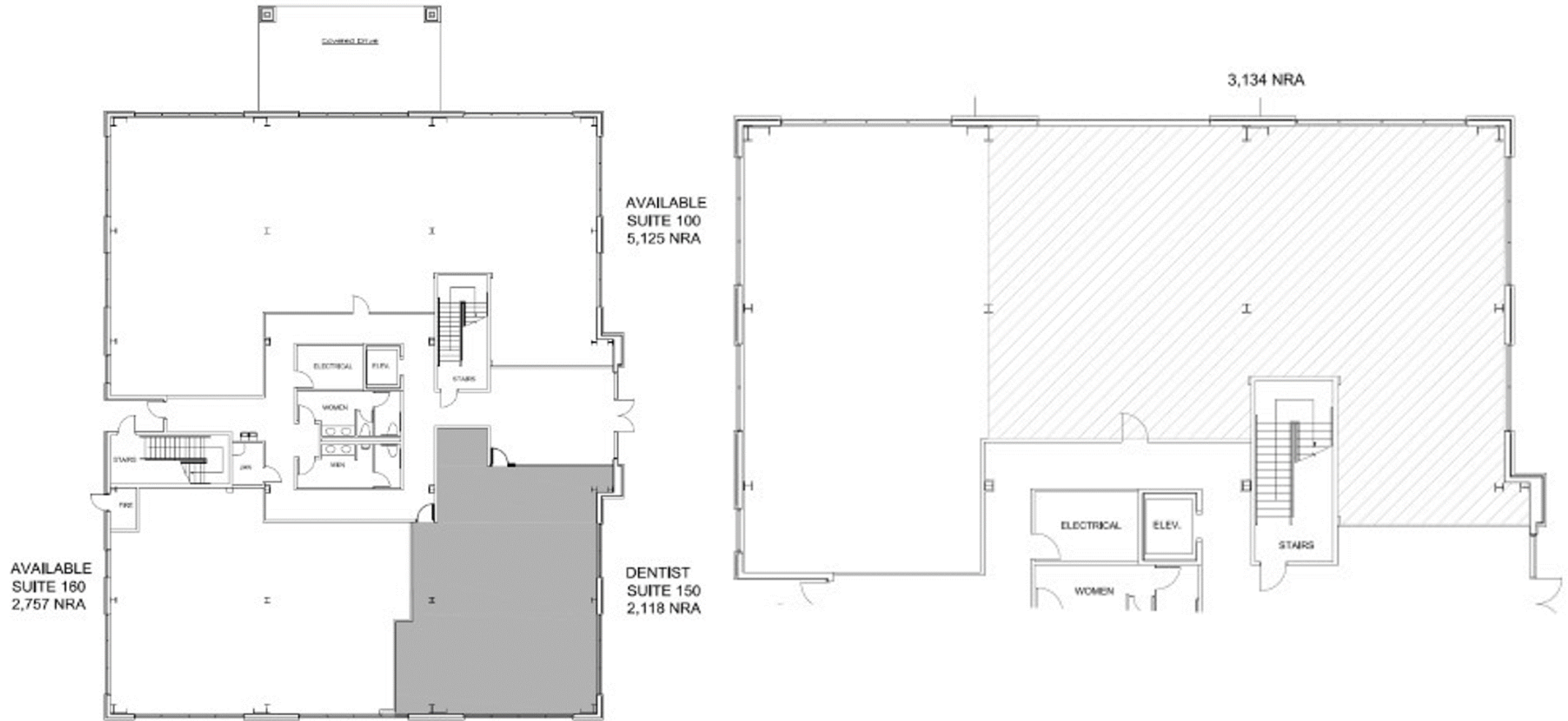


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INTERIOR FLOOR PLAN / FIRST FLOOR



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PHOTOS



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AERIAL



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