SVN
J. BEARD REAL ESTATE

RETAIL SPACE FOR LEASE

TOMBALL TOWN CENTER

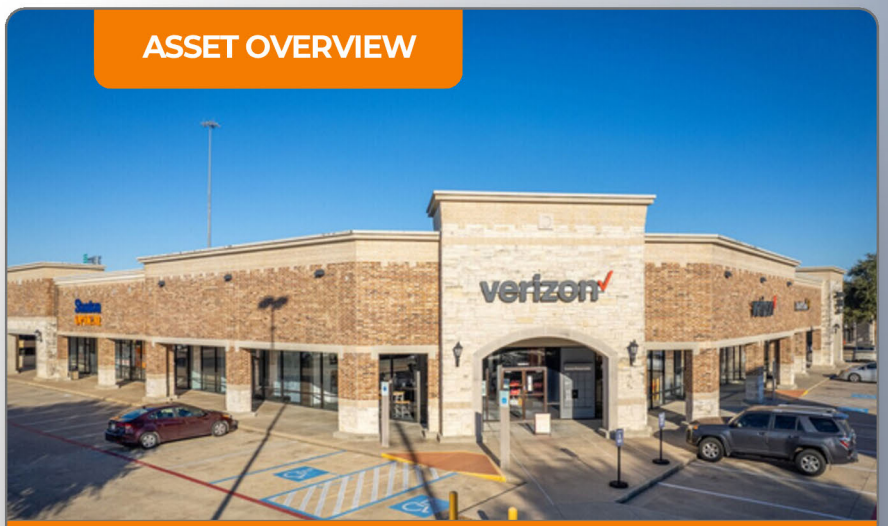
14060 FARM TO MARKET RD 2920, TOMBALL, TX 77377

PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Located at the northeast corner of Texas State Highway 249 and FM 2920 was developed in 2005 and benefits from more than 135,277 vehicles per day.
- The high-performing Kroger Signature store's strategic location at Tomball Town Center outpositions other retailers and the nearby HEB grocer. With no other traditional grocery stores within a 3-mile radius of the intersection, the currently 96% leased center has maintained a consistently high historical occupancy since opening in 2005.
- Average household incomes surrounding Tomball Town Center exceed $100,000 within a 3-mile radius and exceed $118,000 within a 5-mile radius.
- Tomball Town Center is bound by 3 major thoroughfares creating convenient access throughout the property with 14 points of ingress and egress throughout the shopping center. More than 135,277 cars pass by the center each day. There are seven (7) large multi-tenant pylon signs around the perimeter of the shopping center providing maximum tenant exposure and convenient tenant identification for shoppers.
- Major Tenants: AT&T, Berkley Eye Center, Edward Jones, MOD Pizza, Panda Express, Stewart Title, Tide Cleaners, Verizon Wireless, Wells Fargo

ASSET OVERVIEW



OFFERING SUMMARY

ADDRESS	14060 FM 2920 | Tomball, TX 77377
LEASE RATE	Call for Pricing
AVAILABLE SF	2,650 - 3,132 SF
BUILDING SIZE	141,450 SF
LOT SIZE	3.2 Acres
PROPERRY TYPE	Retail
YEAR BUILT	2004

PROPERTY SITE PLAN

LEASE INFORMATION

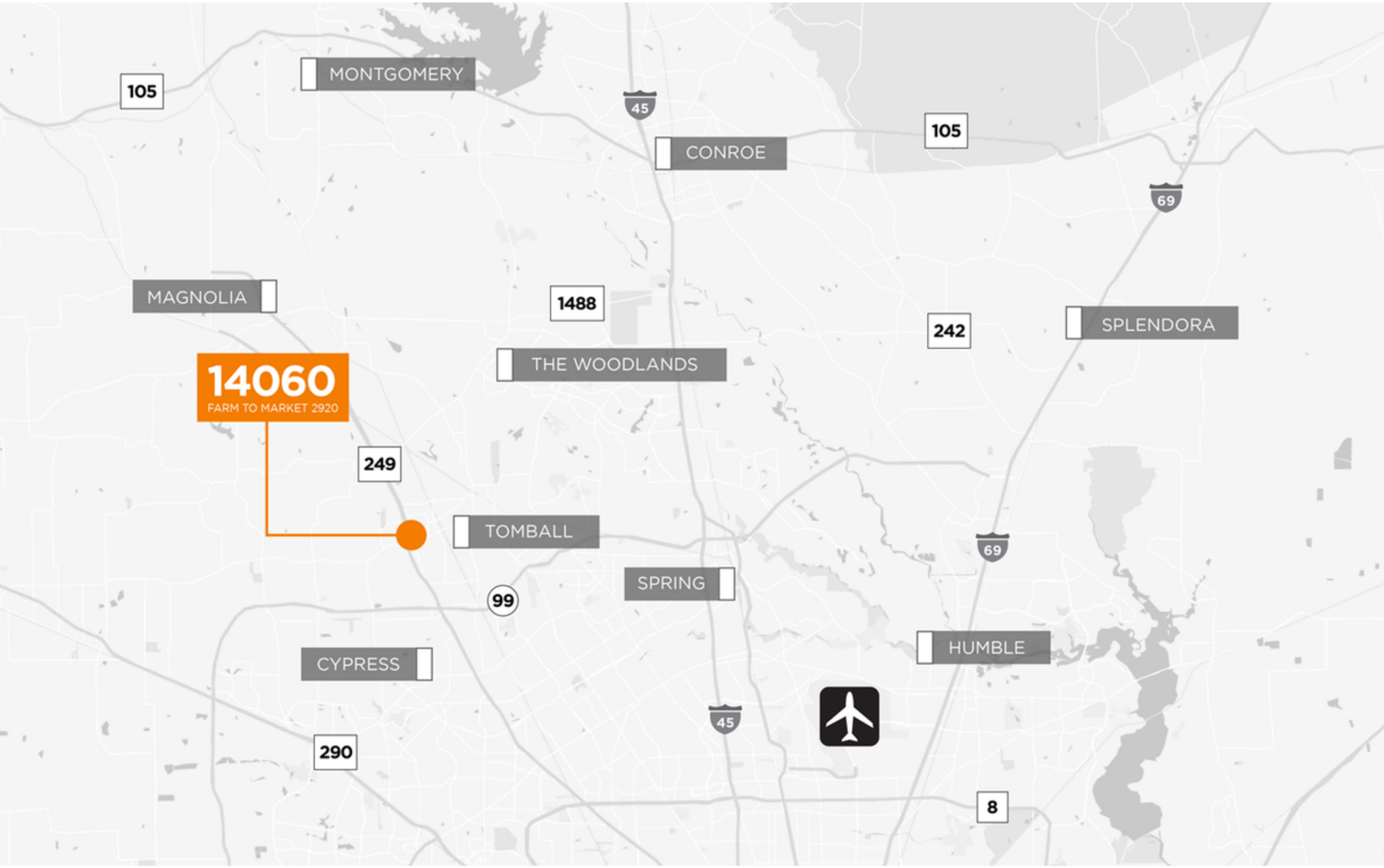
LEASE TYPE	NNN	**LEASE TERM**	NEGOTIABLE
TOTAL SPACE	2,650 - 3,132 SF	**LEASE RATE**	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
SUITE 20	AVAILABLE	2,650 SF	NNN
SUITE 27	AVAILABLE	3,132 SF	NNN

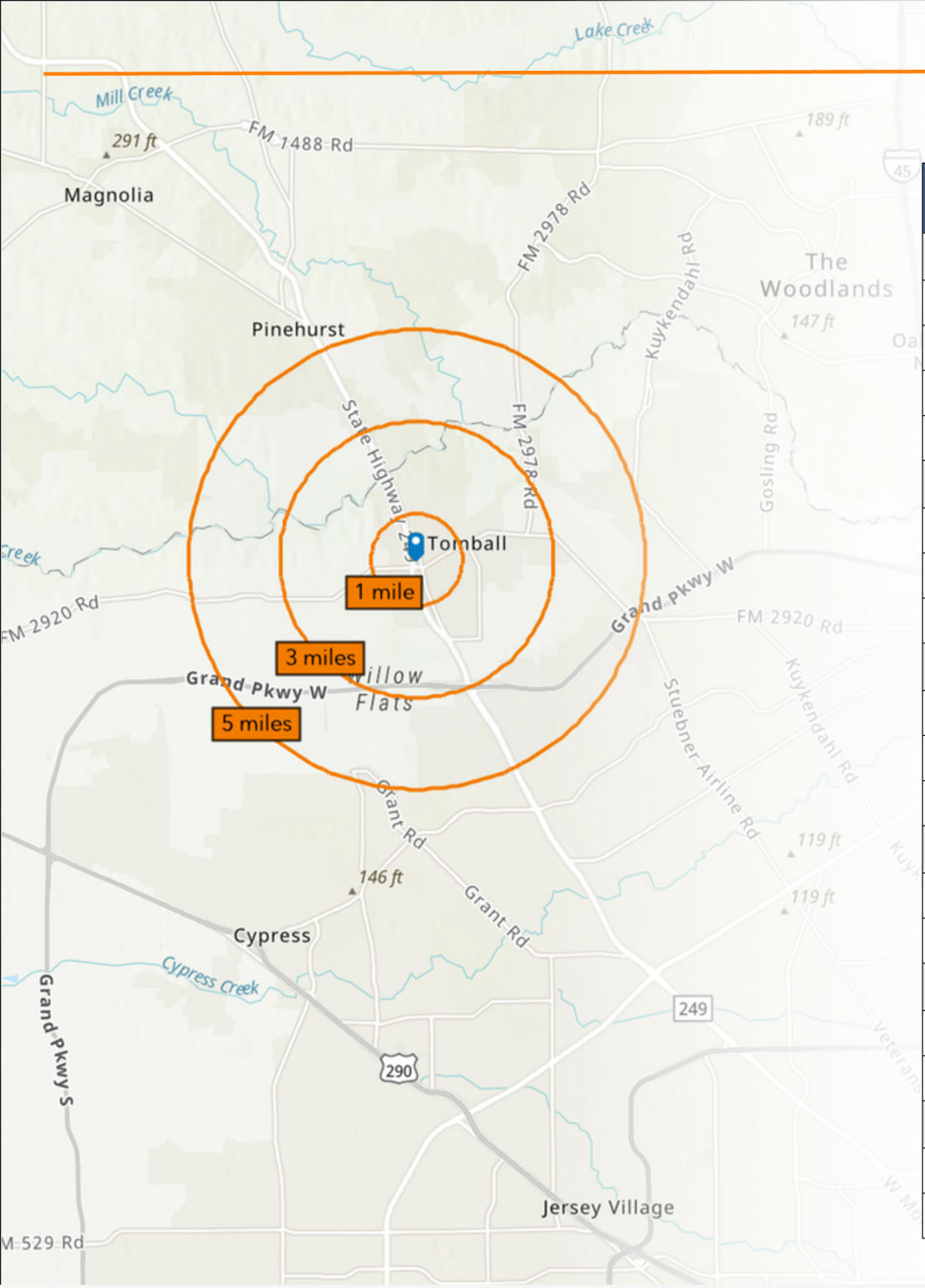
SURROUNDING AMENITIES

LOCATION MAP



PROPERTY PHOTOS

DEMOGRAPHCIS



METRIC	1 Miles	3 Miles	5 Miles
Population Summary			
2025 Total Population	4,349	23,371	104,060
2025 Total Daytime Population	12,242	33,760	88,901
Workers	9,794	20,929	38,530
Residents	2,448	12,831	50,371
Household Summary			
2025 Average Household Size	2.17	2.48	2.88
2030 Average Household Size	2.14	2.43	2.82
2025 - 2030 Annual Rate	1.81%	2.66%	1.69%
Housing Unit Summary			
2025 Housing Units	2,115	9,970	37,774
Owner Occupied Housing Units	37.2%	64.1%	74.9%
Renter Occupied Housing Units	62.8%	35.9%	25.1%
Income			
2025 Household Income Base	1,939	9,246	35,967
Average Household Income	$89,795	$129,310	$143,384
Median Household Income			
2025	$63,554	$87,877	$108,755
2030	$70,086	$97,464	$124,322
Per Capita Income			
2025	$40,744	$51,194	$49,775
2030	$46,583	$59,283	$57,240

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

TOMBALL ISD DESTINATION EXCELLENCE
No. of Employees: *824*

Baker Hughes
No. of Employees: *680*

HCA Houston Healthcare Tomball
No. of Employees: *1,300*

CONCORDIA LUTHERAN HIGH SCHOOL
No. of Employees: *580*

TOMBALL BUSINESS & TECHNOLOGY PARK ECONOMIC DEVELOPMENT CORPORATION
No. of Employees: *200*

FOR LEASING 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.

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____