

SHOPS AT COTTAGE PLACE

NOW PRE-LEASING RETAIL AND RESTAURANTS FOR Q4 2025



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LEASED BY: **PARKWAY** | BROWN-HUFSMITH RD @ STATE HIGHWAY 249

LOCATION

TOMBALL, TX | BROWN-HUFSMITH RD @ STATE HIGHWAY 249

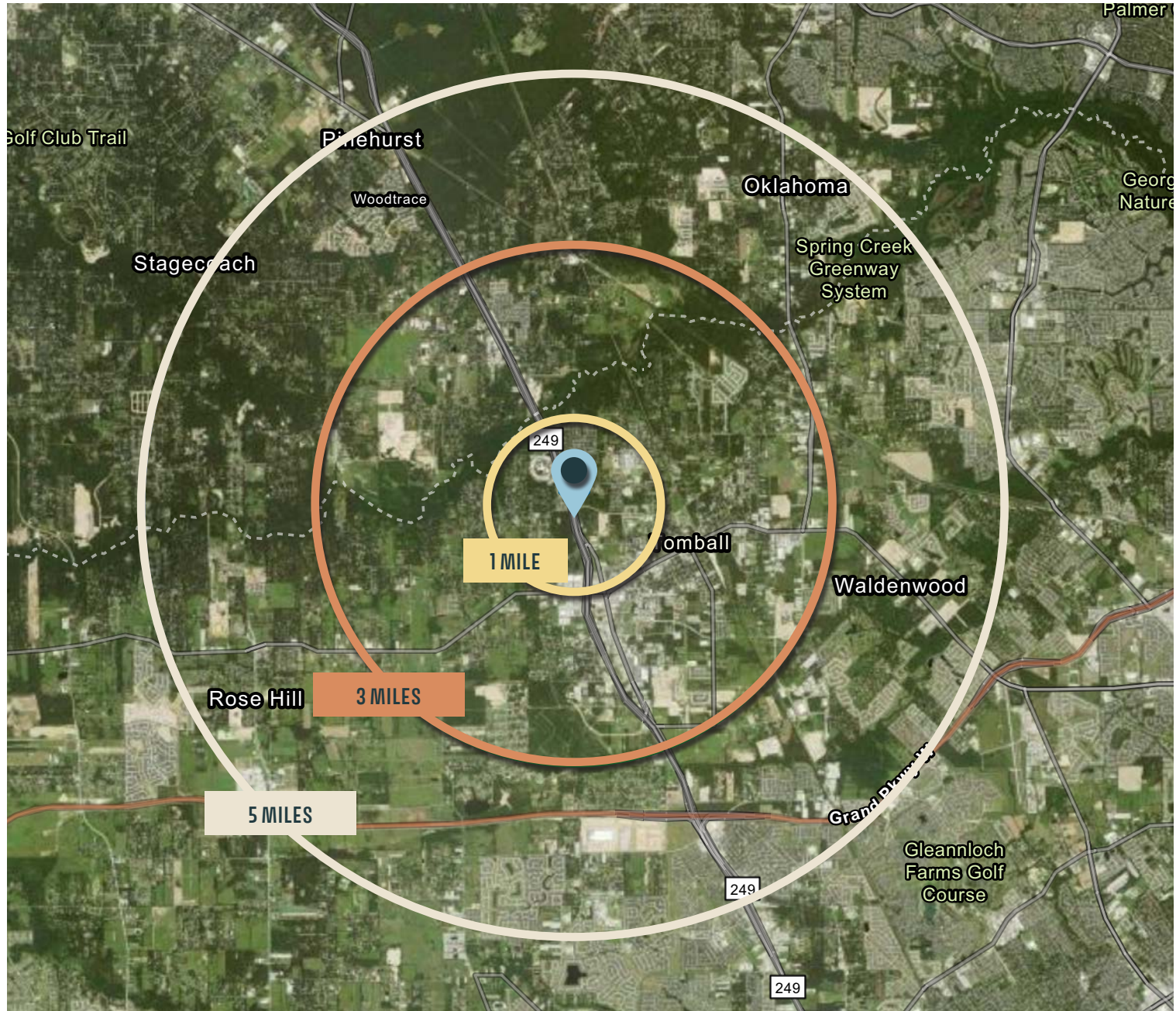
DEMOGRAPHICS	3 MILE	5 MILE
2024 POPULATION	23,365	81,796
POPULATION GROWTH 2020 - 2024	13.50%	15%
2024 HOUSEHOLDS	9,013	28,117
MEDIAN AGE	40.1	36.9
2024 AVERAGE HOUSEHOLD INCOME	\$111,934.00	\$135,800.00
2024 OWNER OCCUPIED HOUSING	63.60%	76.40%
MEDIAN HOME VALUE	\$372,750.00	\$376,992.00

25 MINUTES DRIVE
THE WOODLANDS

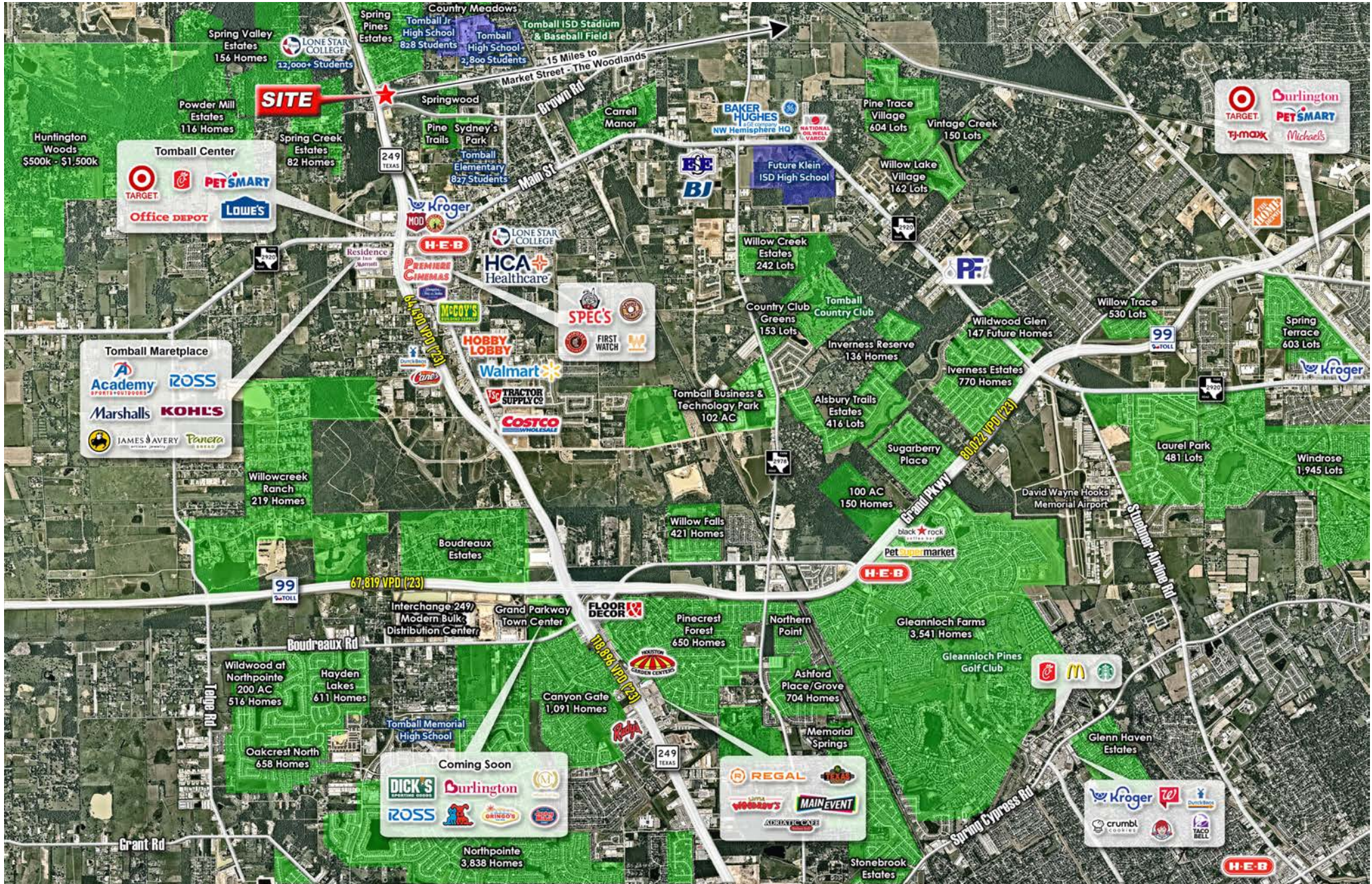
20 MINUTES DRIVE
CYPRESS

MINUTES AWAY
TOMBALL REGIONAL MEDICAL CENTER
1,500 + EMPLOYEES

LONE STAR COLLEGE-TOMBALL
12,000 + STUDENTS



AERIAL MAP



SHOPS AT COTTAGE PLACE

Welcome to Shops at Cottage Place, a vibrant 13.5-acre retail center located in North Tomball at Highway 249, ideally positioned among the area's most sought-after neighborhoods. Shops at Cottage Place delivers quality and convenience with its curated selection of restaurants, charming eateries, boutique shopping, and premium beauty services. It's the perfect spot to unwind from the workweek and reconnect with your community.



RETAIL AND RESTAURANT SPACE AVAILABLE

1,625 SF – 8,600 SF

Q4 2025 DELIVERY

Two QSR PAD OPPORTUNITIES

IMMEDIATE DELIVERY

65' – 75' BAY DEPTHS

Phase II Pre-Leasing

Q1 2026 DELIVERY

180+ PARKING SPACES



PHASE I SITE PLAN

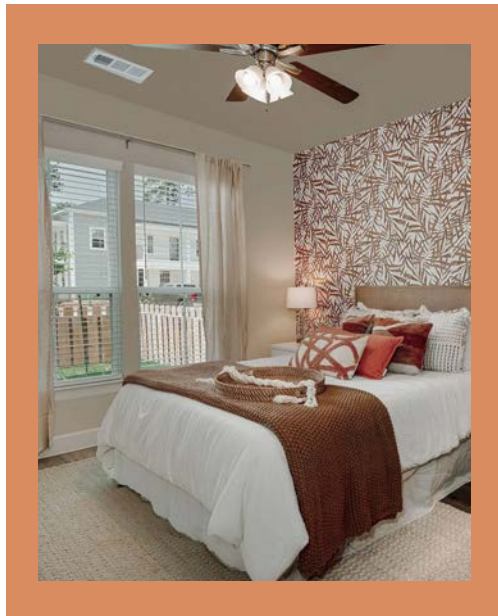


COTTAGE GREEN RENTALS

LOCATED NEXT TO YOUR
FUTURE RETAIL SPACE

This upscale residential community features detached 1, 2, and 3-bedroom cottages with high-end finishes and luxurious amenities, making it a prime living destination in Tomball.

Residents enjoy a resort-style experience with a Luxe swimming pool, scenic walking trails, private dog park, and a wine garden with patio seating. These features attract a vibrant community, offering an excellent opportunity for nearby retail to serve a growing, affluent customer base right next door.





PLACE SHOPS AT COTTAGE
TOMBALL
TX

**Tomball
High Schools**
RANKED AMONG TOP 10% IN THE US

15%
POPULATION
GROWTH
SINCE 2020



Tomball ISD
BEST HIGH SCHOOLS IN THE US
RANKING BY U.S. NEWS & WORLD
REPORT FOR THE 2023-2024

OWNER:

DETAIL
PLACE MAKERS

At Detail Placemakers, we believe that motion evokes emotion, and we design spaces that bring communities to life. Specializing in mixed-use commercial real estate adjacent to large-scale residential growth, we partner closely with local municipalities to create dynamic places that foster human connection.

Our developments provide spaces where people can engage in real-world activities, reducing screen time and encouraging authentic interactions. By crafting environments that bring families together, we create joyful, vibrant places where people gather, play, and thrive. At Detail Placemakers, we're not just building properties—we're shaping the heart of the community.

ARCHITECT:

identity
ARCHITECTURE

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