



COTTAGE PLACE

SHOPS AT COTTAGE PLACE



DETAIL
PLACE MAKERS

identity
ARCHITECTURE

50 AC MIXED-USE PROJECT RETAIL SPACE & PAD SITES AVAILABLE

NWQ Hwy 249 & Brown Rd | Tomball, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: NWQ Hwy 249 & Brown Rd | Tomball, TX 77375

Lease Availability: 1,625 SF - 8,600 SF

Lease Rate: \$38.00 - \$40.00 PSF + \$13.00 NNN

Land Availability: **Pad 1:** ±0.86 AC **Pad 2:** ±0.98 AC
Pad 3: ±1.13 AC **Pad 4:** ±0.83 AC

Ground Lease: \$130,000 / AC

HIGHLIGHTS:

- Brand new, 50 AC mixed-use development comprised of retail, medical and multi-family: Shops at Cottage Place, Medical District at Cottage Place, and The Cottage Green
- Estimated delivery: Q4 2026
- Positioned within the rapidly growing Tomball trade area
- Easy access to Hwy 249
- Across from Lone Star College Tomball with an enrollment of approximately ±12,000 students
- Minutes away from the Tomball Regional Medical Center with over ±1,500 employees
- Close proximity to new Memorial Hermann Convenient Care Center coming soon to the area
- Plentiful parking: 180+ parking spaces

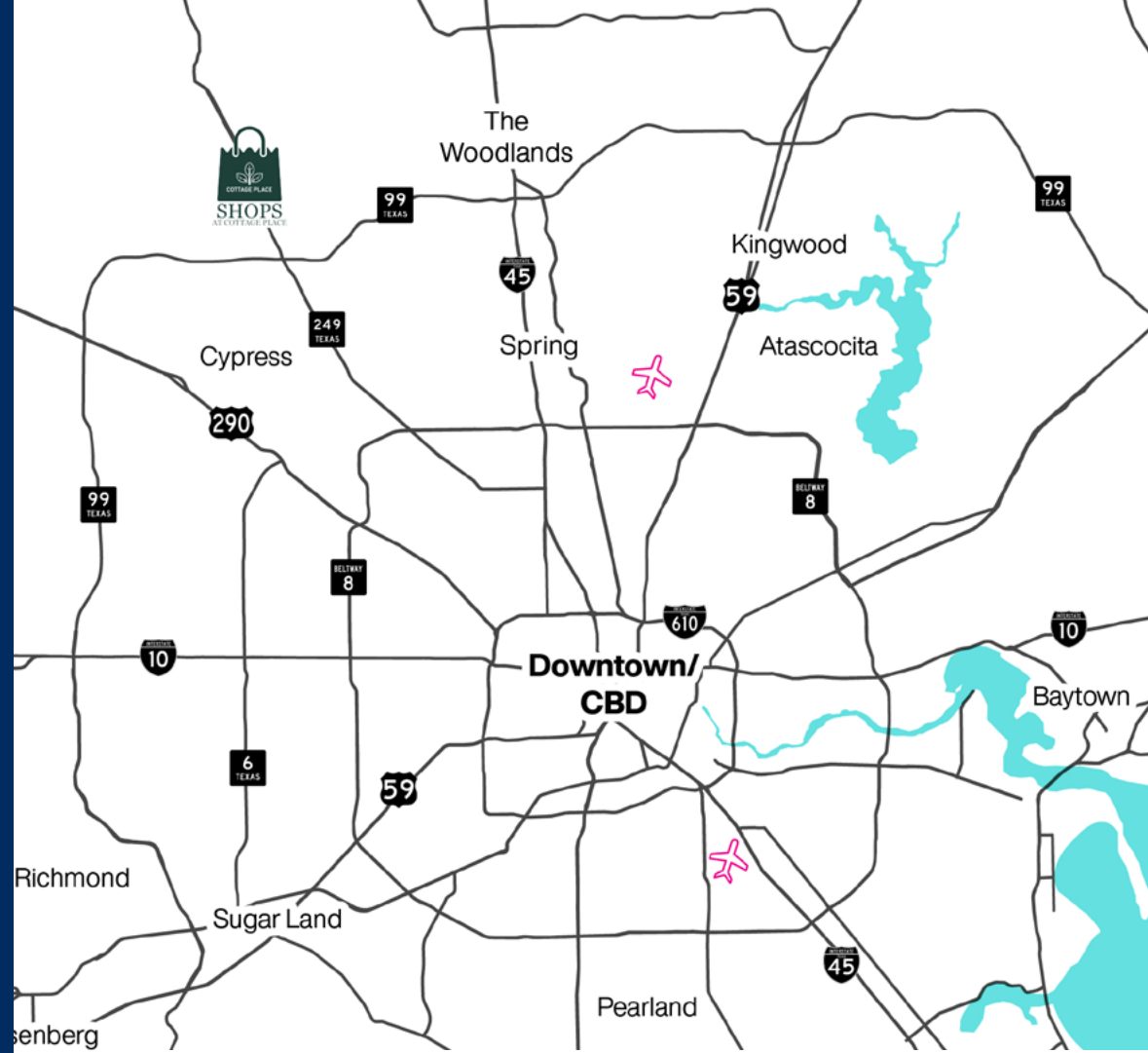
TRAFFIC COUNTS:

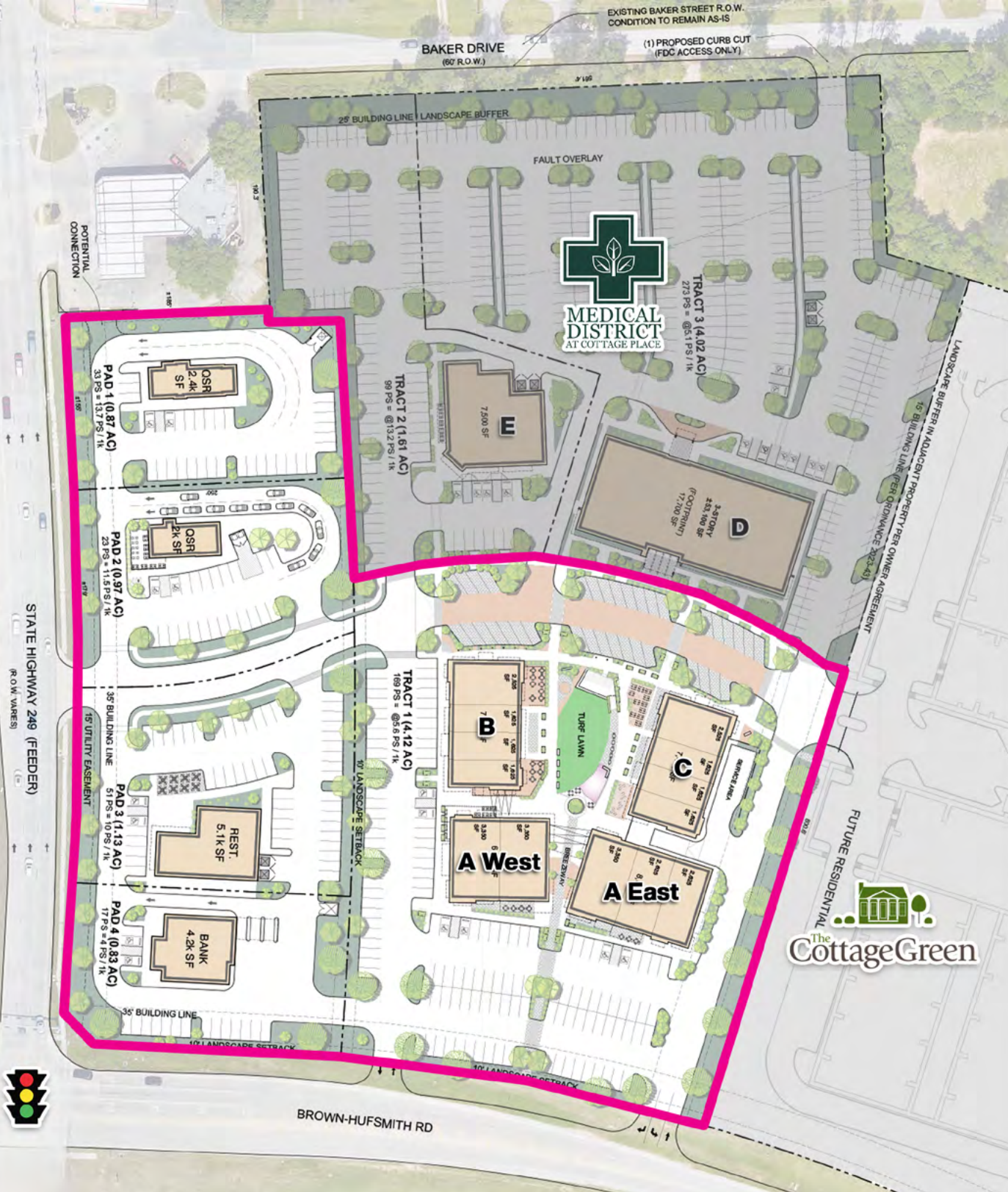
Hwy 249: 80,650 CPD '24

Brown Rd: 5,764 CPD '22

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	4,643	22,786	83,148
Daytime Pop.	4,083	22,210	42,789
Avg HH Income	\$121,560	\$117,009	\$140,281





BUILDING	AVAILABLE SF
Building A East	±8,600 SF
Building A West	±6,700 SF
Building B	±7,400 SF
Building C	±7,400 SF

PAD	SIZE
Pad 1	±0.87 AC
Pad 2	±0.97 AC
Pad 3	±1.13 AC
Pad 4	±0.83 AC



Ideally positioned within the rapidly growing Tomball trade area, Shops at Cottage Place is a 13.5 AC retail development that will deliver quality and convenience through its curated selection of chef driven restaurants, boutique shopping and specialty stores catering to daily needs and lifestyle enhancements.





Premier medical office tenancy will play a critical role in enhancing the long-term stability of Cottage Place while also providing consistent foot traffic and a diverse visitor base.

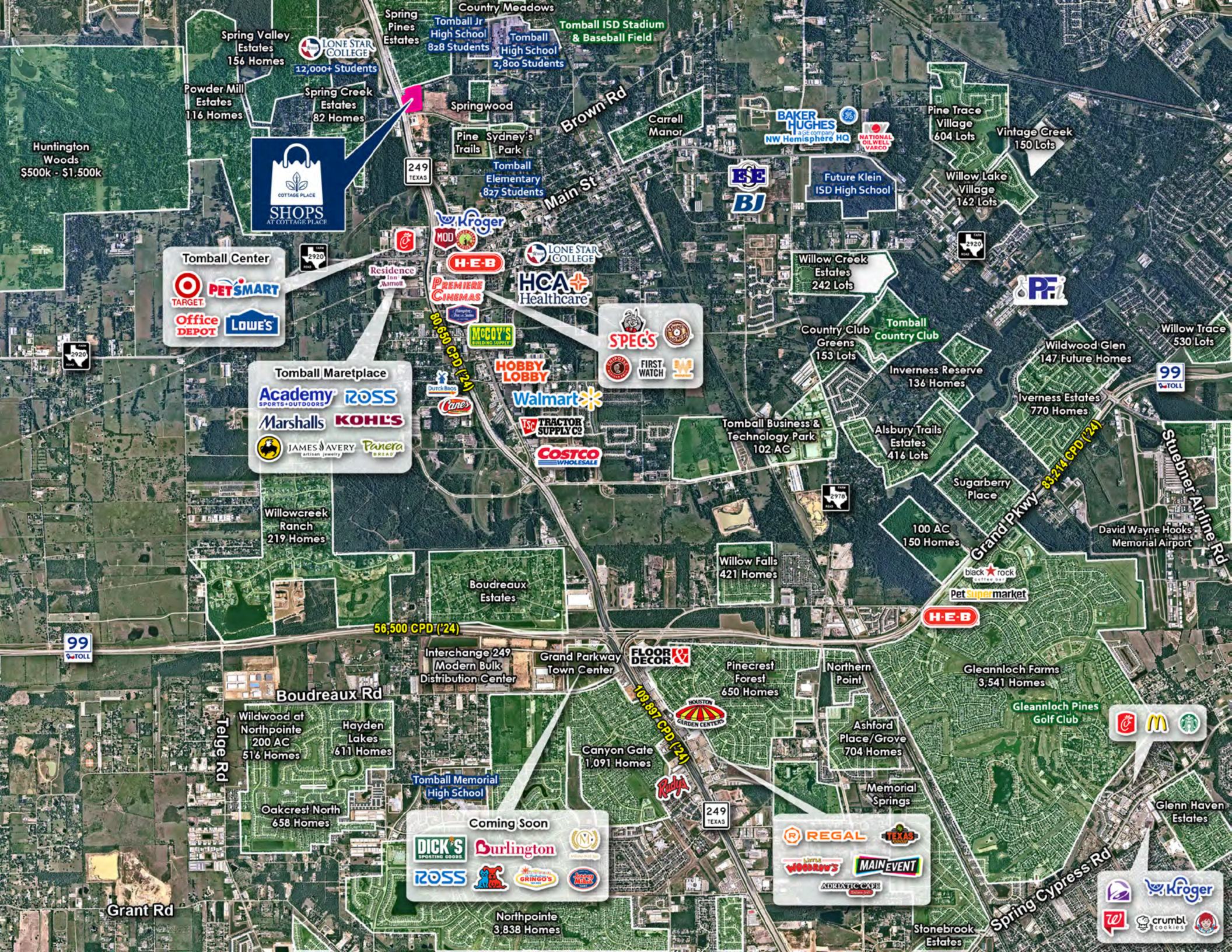




The
Cottage Green

An upscale residential community featuring detached 1, 2, and 3 bedroom cottages with luxurious interiors, high-end finishes and exclusive amenities including: a wine garden, private dog park, scenic trails as well as a resort style swimming pool.





Huntington Woods
\$500k - \$1,500k

Spring Valley Estates
156 Homes

Powder Mill Estates
116 Homes

Spring Creek Estates
82 Homes

SHOPS
AT COTTAGE PLACE

Tomball Center

Target
PETSMART
Office DEPOT
LOWE'S

Tomball Marketplace

Academy SPORTS+OUTDOORS
ROSS
Marshalls
KOHLS
JAMES VAVERY
Panera BREAD

Coming Soon

DICK'S SPORTING GOODS
ROSS
Burlington
GRINGO'S
MEXICAN RESTAURANT

REGAL TEXAS

WONNERS
MAIN EVENT
ADRIATIC CAFE

McDonald's
Starbucks

Kroger
crumbl cookies

Country Meadows
Tomball Jr High School
828 Students

Tomball High School
2,800 Students

Tomball ISD Stadium & Baseball Field

Carrell Manor

Pine Sydney's Trails Park
Tomball Elementary
827 Students

Kroger
MOD
H-E-B
PREMIERE CINEMAS
MCCOY'S
Cane's

LONE STAR COLLEGE
HCA+ Healthcare
SPECS
FIRST WATCH
Walmart
TRACTOR SUPPLY CO
COSTCO WHOLESALE

BAKER HUGHES
NW Hemispheres HQ
NATIONAL OILWELL VARCO
ESE
BJ

Future Klein ISD High School

Pine Trace Village
604 Lots

Vintage Creek
150 Lots

Willow Lake Village
162 Lots

Willow Creek Estates
242 Lots

Country Club Greens
153 Lots

Tomball Country Club

Inverness Reserve
136 Homes

Wildwood Glen
147 Future Homes

Inverness Estates
770 Homes

Tomball Business & Technology Park
102 AC

Alsbury Trails Estates
416 Lots

Sugarberry Place

100 AC
150 Homes

David Wayne Hooks Memorial Airport

Willowcreek Ranch
219 Homes

Boudreaux Estates

Willow Falls
421 Homes

black★rock
Pet Supermarket

99 TOLL

56,500 CPD ('24)

Interchange 249
Modern Bulk Distribution Center

Grand Parkway Town Center

FLOOR DECOR

Pinecrest Forest
650 Homes

Northern Point

Glennloch Farms
3,541 Homes

Glennloch Pines Golf Club

Tejeda Rd

Wildwood at Northpointe
200 AC
516 Homes

Hayden Lakes
611 Homes

Tomball Memorial High School

Canyon Gate
1,091 Homes

249 TEXAS

109,897 CPD ('24)

249 TEXAS

Ashford Place/Grove
704 Homes

Memorial Springs

Glennloch Farms
3,541 Homes

Glennloch Pines Golf Club

Glenn Haven Estates

Grant Rd

Northpointe
3,838 Homes

Stonebrook Estates

Spring Cypress Rd



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.

Blue Ox Brokerage, LLC

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Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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