



TOMBALL SHOPS

NEQ OF TOMBALL PKWY. AND MEDICAL COMPLEX DR. | TOMBALL, TEXAS

14,700 SF OF RETAIL AVAILABLE FOR LEASE



PROJECT HIGHLIGHTS

ON THE **NEWLY-COMPLETED** **TOMBALL TOLLWAY** AT A **PRIME LOCATION** IN **TOMBALL, TEXAS**. THE NORTHBOUND EXIT RAMP FOR FM 2920 HAS BEEN RELOCATED TO THE SOUTH, WHICH MAKES THIS TRACT **EASILY ACCESSIBLE FROM SH 249** AND TRAFFIC COMING FROM THE NEW GRAND PARKWAY. THE IMMEDIATE TRADE AREA INCLUDES **STRONG RETAIL DEVELOPMENT, DAYTIME POPULATION** AIDED BY SCHOOLS AND HOSPITALS, AND NEW MULTI-FAMILY AND HOTEL DEVELOPMENTS.

APPROXIMATE SIZE:
14,700 SF RETAIL

FRONTAGE: APPROX. 285' ON SH 249



35,868

CURRENT HOUSEHOLDS
WITHIN 5 MILE RADIUS



\$96K

AVERAGE
HOUSEHOLD INCOME
WITHIN 5 MILES



104,915

CURRENT POPULATION
WITHIN 5 MILES



TRAFFIC COUNTS

50,657 VPD

ON SH 249 (TOMBALL PARKWAY)

22,903 VPD

ON HWY 249 BYPASS

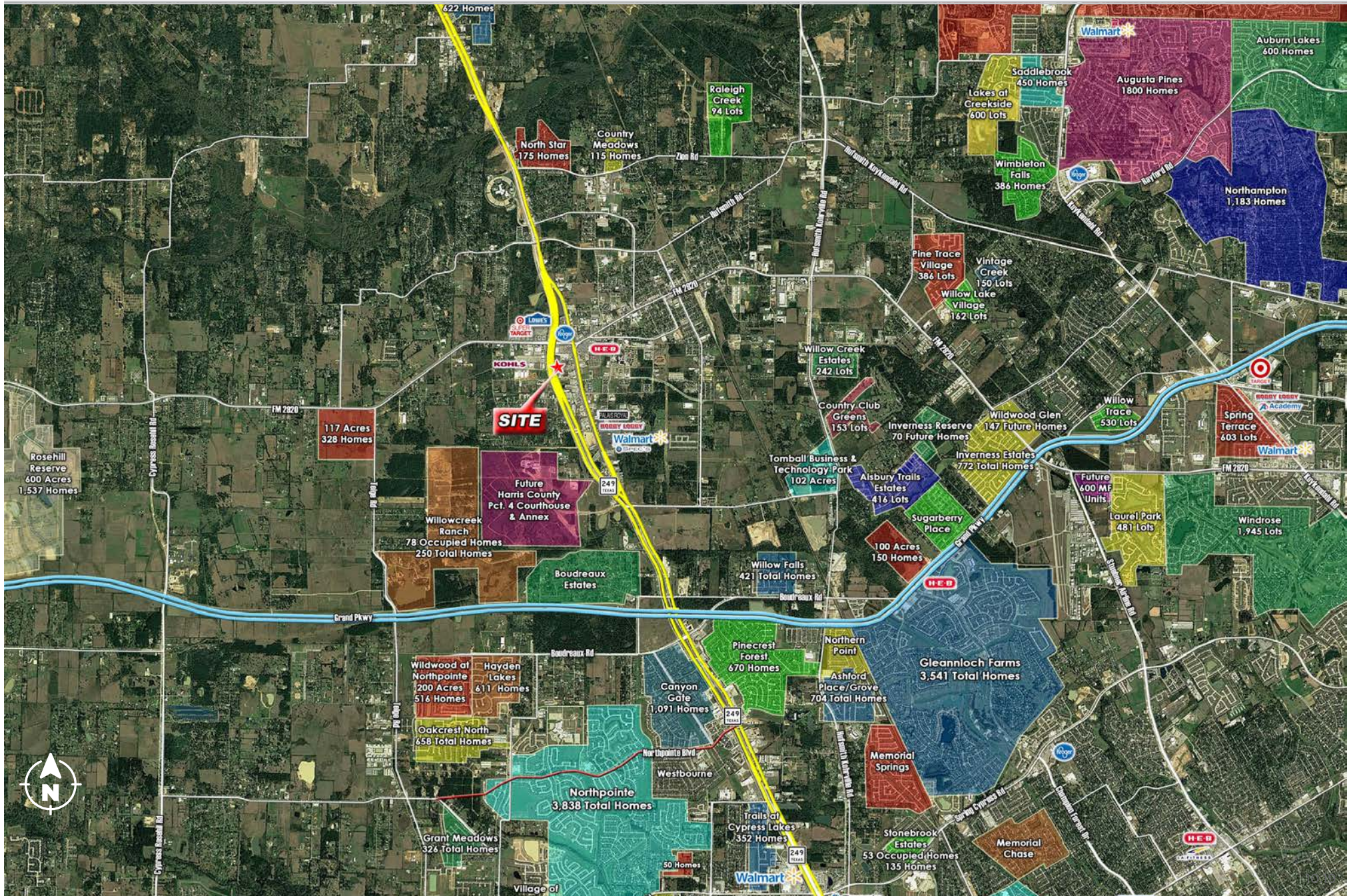
SOURCE: TXDOT

DEMOGRAPHICS

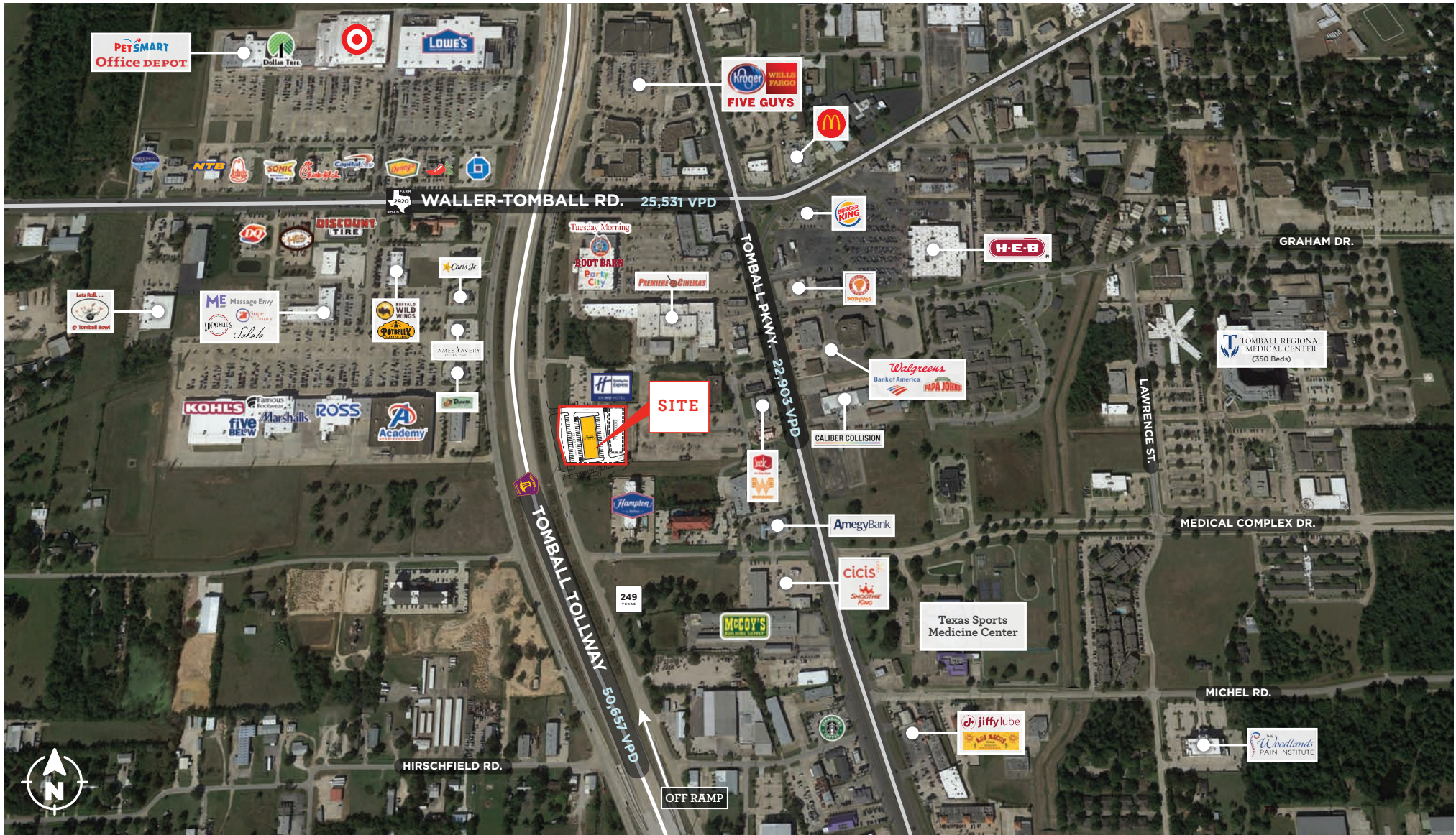
	2 MILE	3 MILES	5 MILES
CURRENT POPULATION	12,974	25,921	104,915
CURRENT HOUSEHOLDS	5,424	9,902	35,868
AVERAGE HOUSEHOLD INCOME	\$72,328	\$83,877	\$95,819
GROWTH SINCE 2010 CENSUS	44.96%	43.65%	54.59%

SOURCE: USPS POSTAL COUNT, 09/19

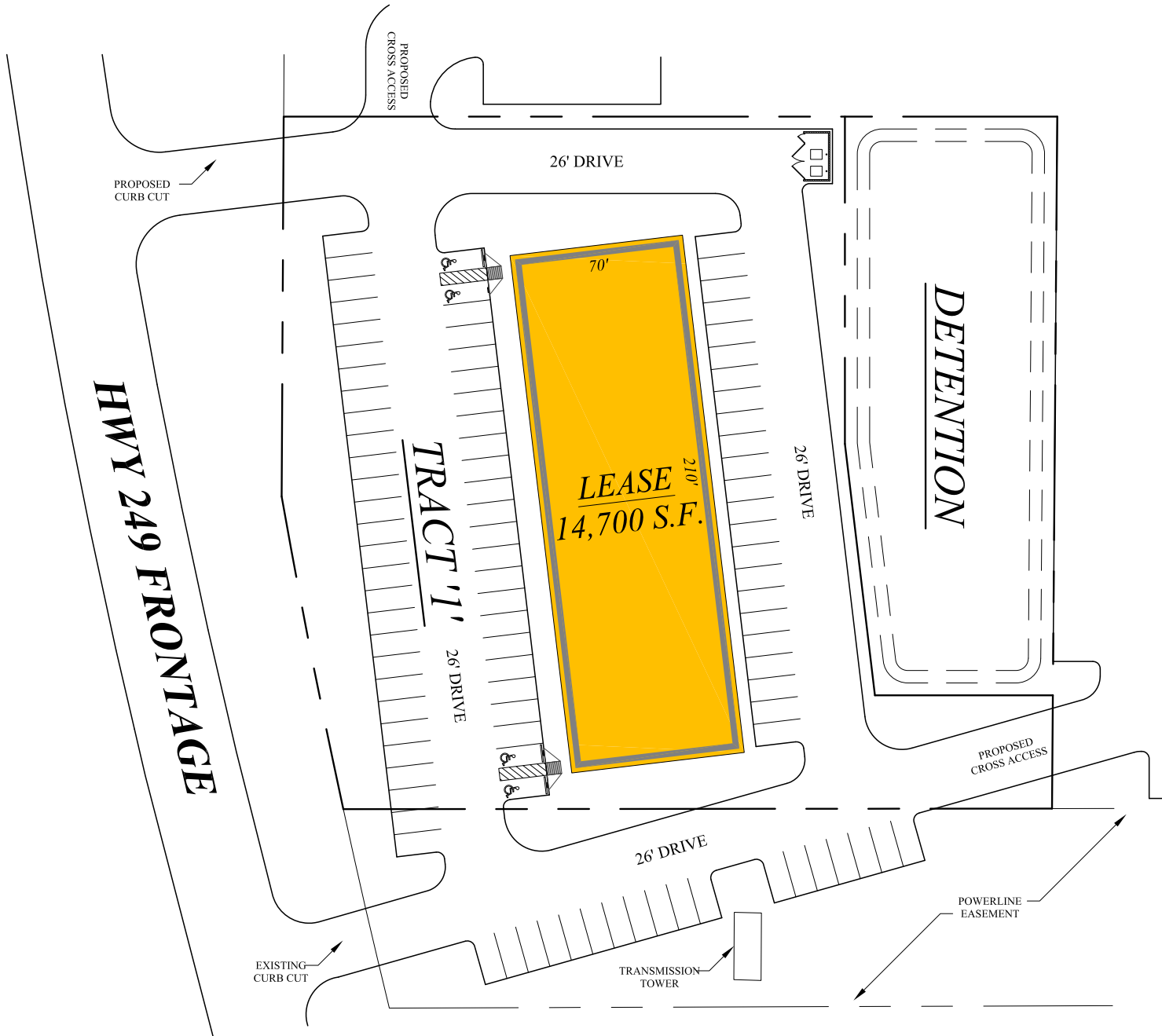
AERIAL



AERIAL



SITE PLAN



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	66,201	1.52	14,700	93	6.33	22.21
DETENTION	19,146	0.44				
TOTAL	85,348	1.96	14,700	93	6.33	17.22

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP04	DATE: 09.28.17
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SP04 | 09.28.17

DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19

	1 MILE	3 MILES	5 MILES
POSTAL COUNTS			
Current Households	5,424	9,902	35,868
Current Population	12,974	25,921	104,915
2010 Census Average Persons per Household	2.39	2.62	2.93
2010 Census Population	9,278	18,509	68,425
Population Growth 2010 to 2019	44.96%	43.65%	54.59%
CENSUS HOUSEHOLDS			
1 Person Household	35.51%	27.53%	18.53%
2 Person Households	29.19%	30.24%	29.41%
3+ Person Households	35.30%	42.23%	52.06%
Owner-Occupied Housing Units	43.08%	58.42%	77.14%
Renter-Occupied Housing Units	56.92%	41.58%	22.86%
RACE AND ETHNICITY			
2019 Estimated White	74.23%	73.32%	73.37%
2019 Estimated Black or African American	8.85%	9.14%	8.42%
2019 Estimated Asian or Pacific Islander	2.84%	3.86%	5.79%
2019 Estimated Other Races	13.25%	12.88%	11.75%
2019 Estimated Hispanic	25.55%	25.67%	25.93%
INCOME			
2019 Estimated Average Household Income	\$72,328	\$83,877	\$95,819
2019 Estimated Median Household Income	\$57,886	\$66,038	\$87,120
2019 Estimated Per Capita Income	\$31,224	\$32,923	\$33,646
EDUCATION (AGE 25+)			
2019 Estimated High School Graduate	29.95%	28.88%	23.06%
2019 Estimated Bachelors Degree	19.53%	20.72%	28.13%
2019 Estimated Graduate Degree	9.02%	8.26%	10.91%
EDUCATION (AGE 25+)			
2019 Median Age	38.7	37.5	34.8

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice. Rev 11.12.19 AD

MAXIMIZING VALUE

EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of combined experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



MARKET LEADER
GROCERY-ANCHORED
SHOPPING CENTERS

\$2.2 BILLION
PORTFOLIO
RETAIL & MIXED-USE

75+ TENANT
REPRESENTATION
ACCOUNTS

12 MILLION SF
LEASING SERVICES
IN TEXAS &
LOUISIANA

175 PADS
300 ACRES
AVAILABLE
COMMERCIAL LAND

REALTY
RESOURCES

CoStar™

metrostudy

LANDVISION

nearmap

REGIS
online

ICSC

LoopNet™

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