

Creekside Plaza

24251 FM 2978 Rd. – Tomball, TX 77375

LOCATED LESS THAN ONE MILE FROM THE WOODLANDS



Description

This 10,000 square foot Retail Center offers excellent exposure on a major throughfare in Tomball. The property offers competitive lease rates and a great tenant mix. The property was constructed in 2013.

The area has strong demographics and is in a rapidly growing market and is well located on a major roadway with high traffic counts. This property offers a white boxed space for immediate occupancy. The tenant mix includes a successful Boutique, Dry Cleaners, Florist and Real Estate Development Co.

The New Ownership recently acquired the center and is currently renovating the center!

Lease Space Available

Unit C	1,250 RSF
--------	-----------

Lease Rate: \$2,187.50 Monthly NNN
(\$21.00 PSF/Yr/NNN)

CAM: \$468.75/Monthly
(\$4.50 PSF/Yr (2021 Est.))

Generous Tenant Improvement Allowance

Contact:

Ann Marie Gallagher

Phone 713.936.2964

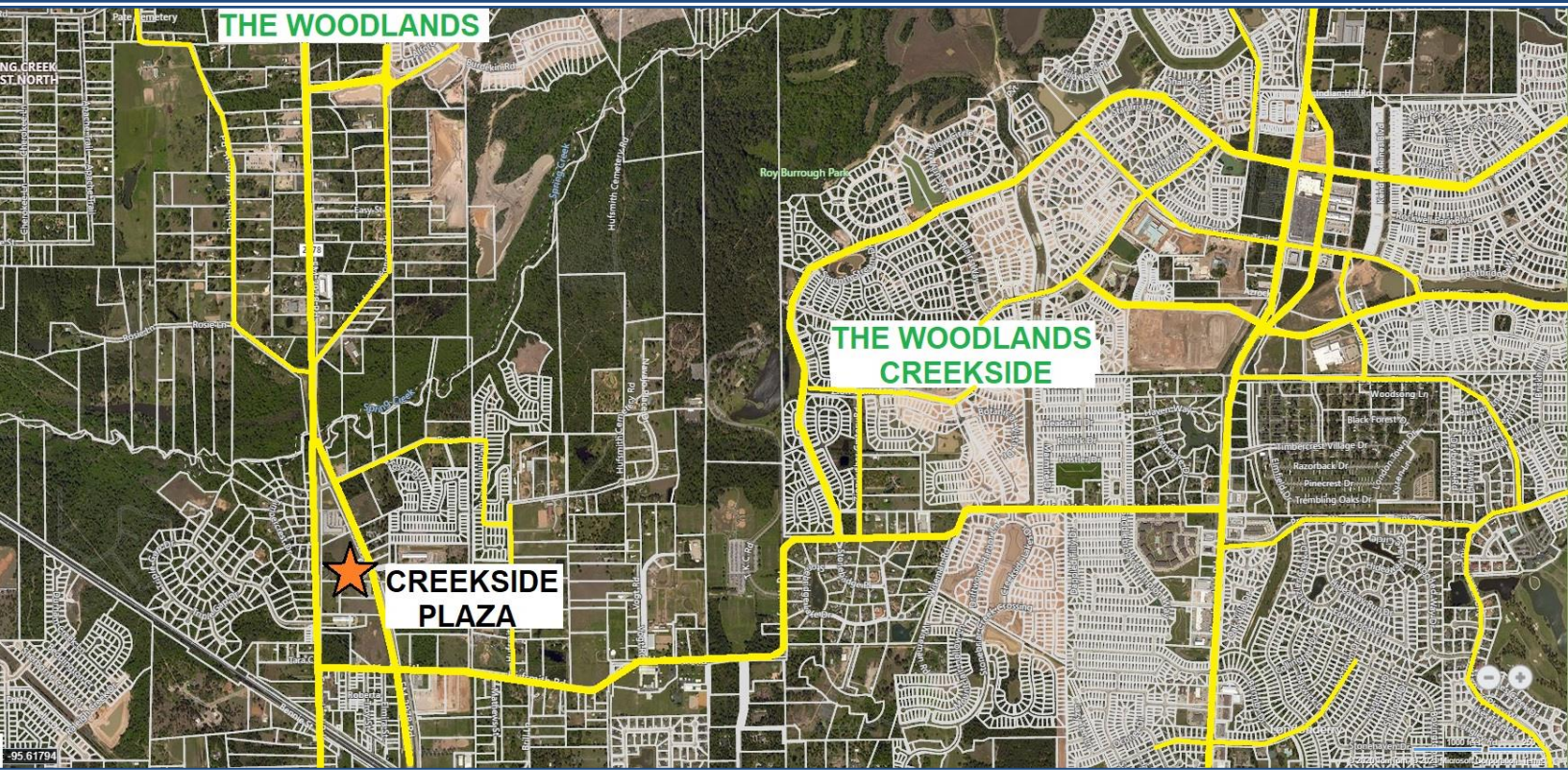
annmarie@tisona-cre.com

www.tisona-cre.com



Why Lease?

- 1) New owner invested over \$75,000 removing the center, including, expanding parking, repainting the exterior, and a new façade.
- 2) Lack of Competition: There is only one other retail center within 3 miles.
- 3) Over 800 new homes being built within a 1 mile radius
- 4) Population has grown 80% in last 5 years within a 3 mile radius
- 5) Competitive lease rates at \$21.00 NNN
- 6) Strong demographics; rapidly growing market
- 7) Average Household Income over \$123,530 per year
- 8) Newly built-out spaces ready for immediate occupancy



Lease Rate: \$2,187.50 Monthly NNN

(\$21.00 PSF/Yr/NNN)

CAM: \$468.75/Monthly

(\$4.50 PSF/Yr (2021 Est.))

Contact:

Ann Marie Gallagher

Phone 713.936.2964

annmarie@tisona-cre.com

www.tisona-cre.com

Generous Tenant Improvement Allowance



Demographics	2 Mi	5 Mi	10 Mi
POPULATION			
2024 Projection	6,225	123,927	550,238
2020 Population	5,714	112,252	550,238
HOUSEHOLD INCOME			
Average	\$123,530	\$131,286	\$125,307
Median	\$86,502	\$100,413	\$97,300