

FOR SALE

Owner-User - Turnkey Financial Use - Bank Building (Redevelopment Use)

RETAIL | MEDICAL | DAYCARE | SERVICE USES

28850 Tomball Pkwy

Tomball, TX 77375

- ▶ Lot: ± 1.79 AC
- ▶ Building: ± 6512
- ▶ Zoning: Commercial
- ▶ 4 Drive-Thru Lanes
- ▶ 56 Parking Spaces
- ▶ Branch to Relocate, Q4/25'
- ▶ Monument sign
- ▶ Year Built: 2006
- ▶ Property Taxes: \$56,139
- ▶ Interior:
 - 12'-6" ceilings
 - 9'-0" ceilings



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EXCLUSIVELY MARKETED
28850 Tomball Pkwy, Tomball, TX 77375



COMMERCIAL
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PROPERTY

28850 Tomball Pkwy, Tomball, TX 77375

Cross Capital Realty is pleased to present the Sale of the FCCU building at 28850 Tomball Parkway, 100% fee simple. Former financial institution building—ideal for rapid conversion.

Turnkey Financial Use

The property is purpose-built for immediate financial use, featuring drive-thru lanes, teller lines, ATM infrastructure, vault, wiring, and an interior build-out ready for occupancy. With zero user restrictions at closing, it provides a true turnkey opportunity for banks, credit unions, or other financial institutions. The ±6,512 SF building includes multiple office spaces easily adaptable for conference rooms, training areas, or office suites, supported by 56 parking spaces on a ±1.79-acre lot.

Redevelopment Potential

Beyond financial use, the site offers strong redevelopment appeal. The large ±1.79-acre lot with detention, excellent visibility and frontage along SH 249, and flexible site plan support a variety of new uses—including retail, medical, daycare/education, restaurant with drive-thru, or professional office. Surrounded by established neighborhoods, schools, and retail draws, the property benefits from strong demographics. Ample parking can be expanded or reconfigured, utilities are already in place to minimize upfront costs, and zoning supports both service-oriented and consumer-facing operations, making this a rare redevelopment opportunity along the Tomball Parkway corridor.

Zoning - Commercial: supports numerous opportunities and uses (contact broker for details).

Property Summary

Property Address	28850 Tomball Pkwy, Tomball, TX
Parcel ID / APN	127-964-001-0001
Price	Contact Broker
Approx. Lot Size	1.7930 Acres (78,103 SqFt)
Building SqFt	6,512
Year Built	2006
Parking Ratio	9.33/1,000 SF (56 Space)
Restriction on Financial Use	None
FAR	0.08
Water/Sewer	Public Water & Sewer
Frontage	248 ft.
Tax Rate	2.21331

Property Features:

- Building Size: ±6,512 SF, single-story
- Lot Size: ±1.79 acres (with detention)
- Monument sign
- Parking: 56 spaces
- Multiple office spaces, adaptable for conference / training / office use.
- Concrete slab on grade with load-bearing steel stud perimeter walls.
- Structural steel framing with wood trusses
- Interior: Large open lobby (12'-6" ceilings) and 9'-0" ceilings
- Exterior: Limestone masonry cladding, curtain wall glazing (1" insulated glass), and standing seam metal roof.

COMMUTE & DEMOGRAPHICS

28850 Tomball Pkwy, Tomball, TX 77375

Drive Times & Distances

Magnolia	10 miles	13 minutes
Grand Parkway (99)	6 miles	9 minutes
Bush Intercontinental Airport	30 miles	33 minutes
Katy	33 miles	36 minutes
I-45	12 miles	15 minutes
The Woodlands	18 miles	28 minutes
Conroe	32 miles	36 minutes

Prime Location with Strong Surroundings

Located at the intersection of Tomball Parkway (SH 249) and FM 2920, the property offers excellent access to Northwest Houston, the Grand Parkway, I-45, and The Woodlands. The area is anchored by established neighborhoods, new residential communities, and a wide mix of retailers and restaurants. Nearby centers such as Tomball Town Center feature national brands like Target, Academy, Lowe's, and Kohl's, complemented by diverse dining options from casual to upscale. This dynamic setting combines visibility, accessibility, and strong demographics—making it ideal for residents, visitors, and businesses alike.

Traffic		Traffic Vol	Distance
BS 249-B	Keefer Rd N	16,803	0.14 mi
State Hwy 249	FM 2920 Rd SE	26,477	0.16 mi
Tomball Tollway	FM 2920 Rd SE	41,937	0.18 mi
W Main	Main SW	24,663	0.22 mi
Waller Tomball Rd	Hwy 249 W	26,416	0.23 mi

2025 Household Income

	1 Mile	3 Mile	5 Mile
Median HH Income	\$63,258	\$89,221	\$108,992
Average HH Income	\$88,751	\$130,628	\$143,831

2025 Households

	1 Mile	3 Mile	5 Mile
2025-2030: HH: Growth	8.80%	13.35%	8.30%

Population

	1 Mile	3 Mile	5 Mile
2025 Population	4,608	24,058	105,764
2030 Population	4,933	26,928	112,483
2025-2030: Pop.: Growth	6.85%	11.40%	6.20%



PROPERTY PHOTOS

28850 Tomball Pkwy, Tomball, TX 77375



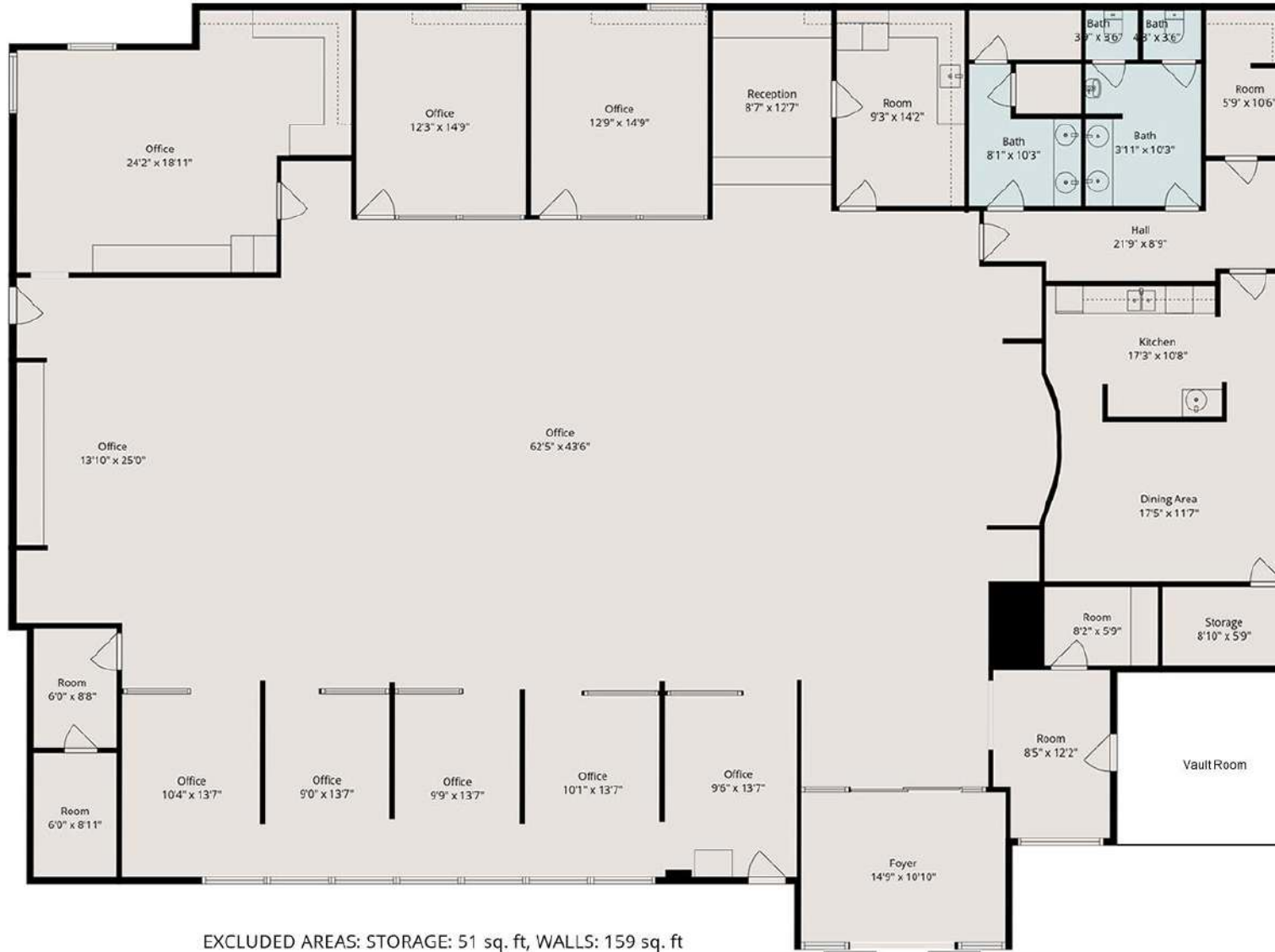
PROPERTY PHOTOS

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FLOOR PLAN

28850 Tomball Pkwy, Tomball, TX 77375



EXCLUDED AREAS: STORAGE: 51 sq. ft, WALLS: 159 sq. ft

This floor plan is intended for marketing and illustrative purposes and is to be used as a guide only to give a general indication of the layout. The floor plan contained here, measurements of rooms, square footage and any other items are approximate, may not be to scale and are not meant to be binding nor form any part of a contract. No responsibility is taken for any error, omission, or misstatement. Prospective purchasers are encouraged to conduct their own due diligence.

PROPERTY PHOTO

28850 Tomball Pkwy, Tomball, TX 77375



AERIAL MAP

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Walgreens
Burger King
Popeyes
Little Caesars Pizza
Regions Bank
Papa John's
Bank of America
H-E-B

JJ's
Cinnabon
Wingstop
First Watch
Boot Barn
T-Mobile
Mattress Firm
Skechers
Chipotle
Schlitzsky's
Premiere Cinemas
Spec's

Academy Sports
Ross
Marshalls
Old Republic Title
James Avery Jewelry
Potbelly's
Bath & Body Works
DQ
Buffalo Wild Wings
Kohl's
Panera Bread
Stellar Bank
Woodforest National Bank
Discount Tire

Sonic
Chili's
Chick-fil-A
Frost
Denny's
Arby's
Chase

Target
PetSmart
Office Depot
Lowe's



SAJAD AND GO
Auto Zone
McDonald's
Tomball Smiles DENTISTRY

vca animal hospitals

PECOS

Kroger
The UPS Store
O'Reilly Auto Parts
Panda Express
Chicken Salad Chick
Verizon
Visionworks
Mod Pizza
Wells Fargo
Berkeley Eye Center
Edward Jones

THE ORIGINAL RIB TICKET
EST. 1984

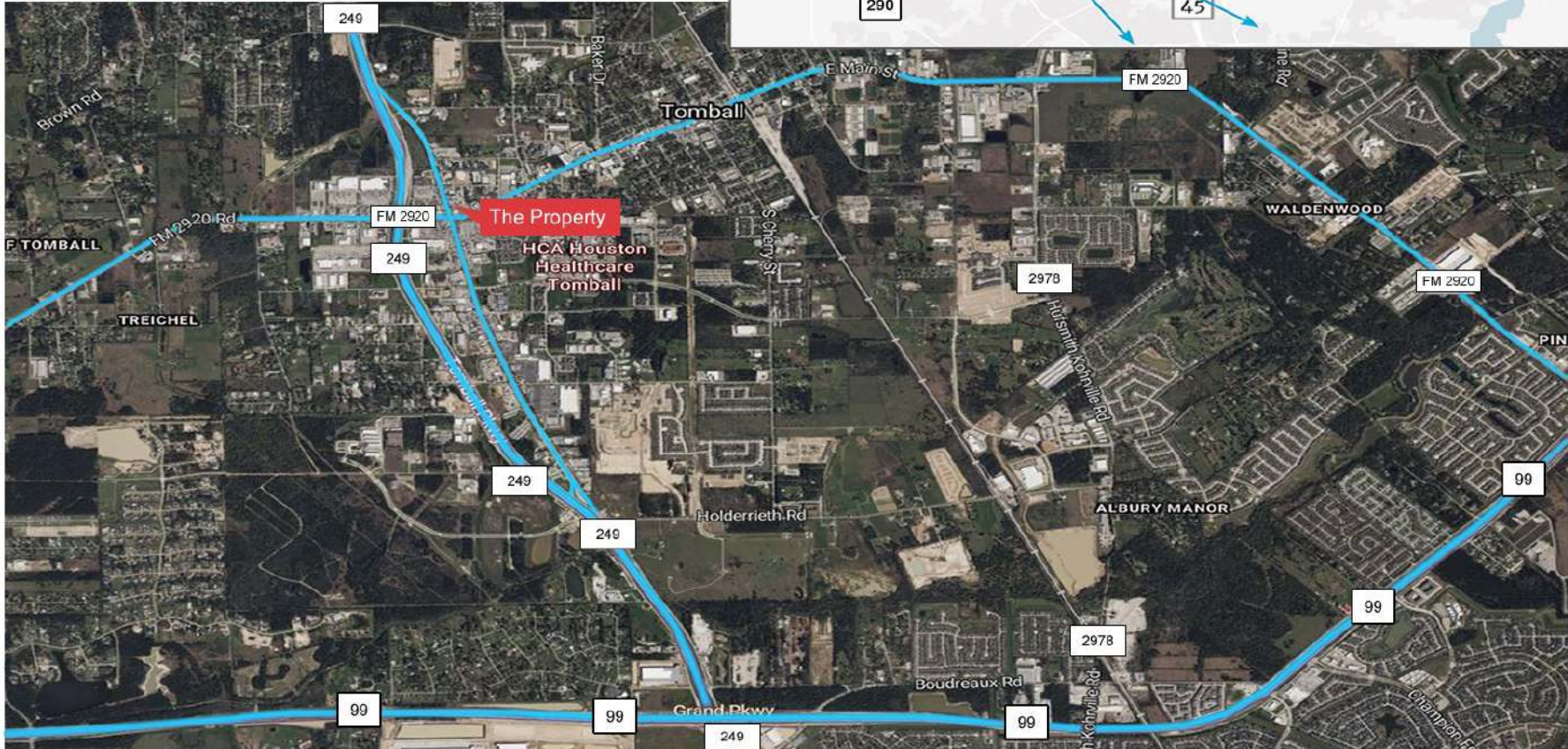
TOMBALL ISD
Tomball Connections Academy
TOMBALL ISD
DESTINATION EXCELLENCE

LOCATION MAP

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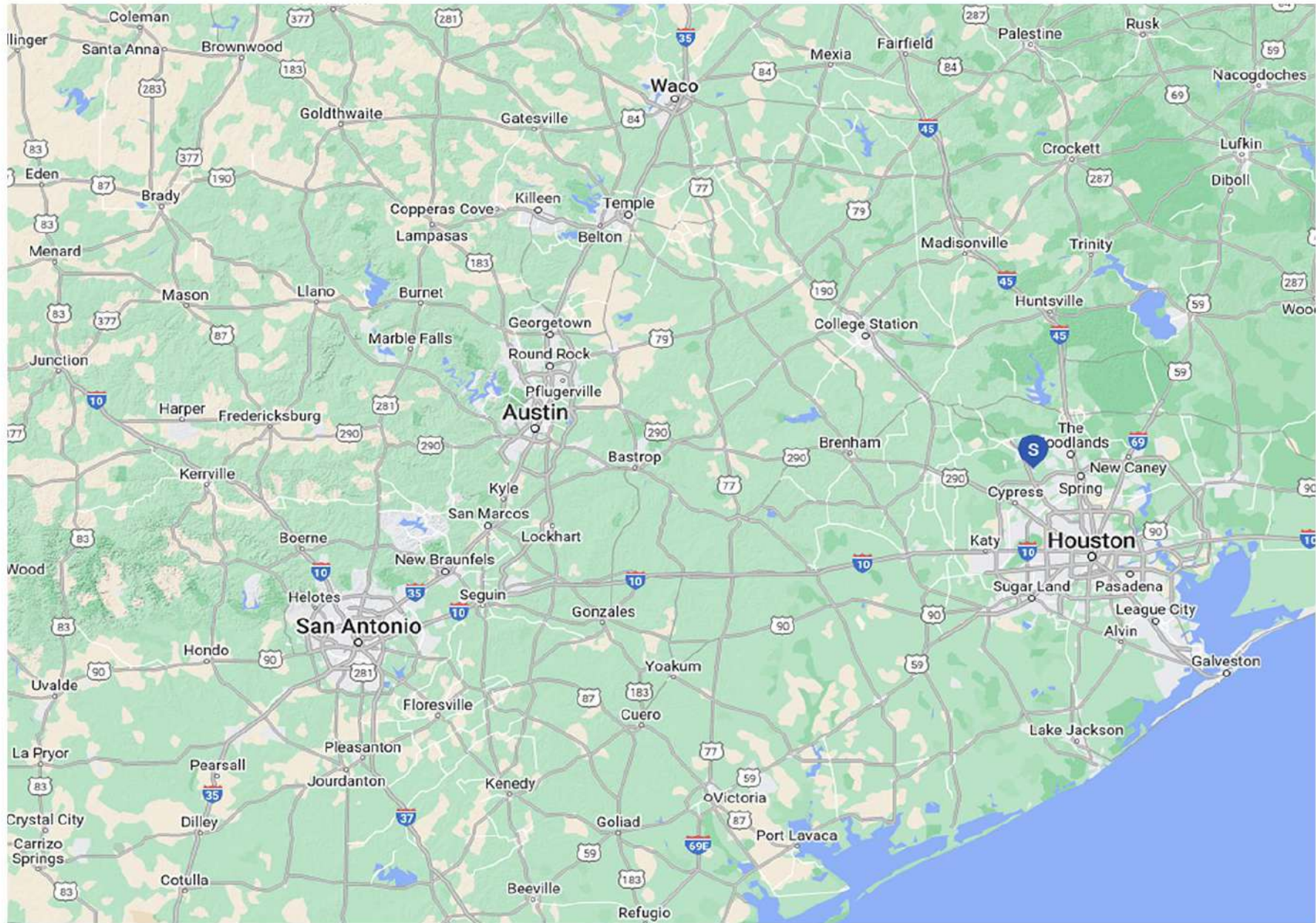
Distances to Major Destinations

Magnolia	10 miles
Grand Parkway (99)	6 miles
Bush Intercontinental Airport	30 miles
Katy	33 miles
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290	9 miles
Conroe	32 miles



MAP

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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.



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Lawrence Cedillo</u>	<u>610274</u>	<u>LarryCedillo.Broker@gmail.com</u>	<u>+1 281 746 1512</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Lawrence Cedillo</u>	<u>610274</u>	<u>LarryCedillo.Broker@gmail.com</u>	<u>+1 281 746 1512</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date