



11,812 SF AVAILABLE

BOOT BARN
WESTERN & WORK WEAR

SPECS
WINE-SPRITS-BEER

SKECHERS

FOUR CORNERS SHOPPING CENTER

HWY 249 & FM 2920 | TOMBALL, TX

BAKER | KATZ

THOMAS HOLDSWORTH
THOLDSWORTH@BAKERKATZ.COM
713.903.4572
3700 BUFFALO SPEEDWAY, SUITE 400
HOUSTON, TX 77098
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PROPERTY INFORMATION

- DIRECT ACCESS FROM HWY 249 BYPASS, FM 2920 AND HWY 249 BUSINESS
- CO-TENANTS INCLUDE, PARTY CITY, SPECS, BOOT BARN, SKECHERS, CHIPOTLE, FIRST WATCH AND MORE



PETSMART
DOLLAR TREE
Office DEPOT

Target
LOWE'S

Kroger

at&t
verizon

McDonald's

H-E-B

BANK OF AMERICA

Walgreens

33,419 CPD

46,235 CPD

32,612 CPD

SITE

Premiere Cinemas
Goodwill

ROSS
DRESS FOR LESS
five BELOW
KOHLE'S
ULTA
Marshall's

Academy
SPORTS + OUTDOORS

CHIPOTLE
FIRST WATCH
BOOT BARN
SPECS
SKECHERS

TOMBALL REGIONAL
MEDICAL CENTER
289 BEDS
325 STAFF

45,330 CPD

249
TEXAS

249
TEXAS

FM
2920
ROAD

W. MAIN ST

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UNIT	TENANT	SIZE	UNIT	TENANT	SIZE	UNIT	TENANT	SIZE	UNIT	TENANT	SIZE
14011	AVAILABLE (1/1/2027)	3,822 SF	14051	First Watch	3,773 SF	14099A	AFC Urgent Care	3,000 SF	28591	AVAILABLE	11,812 SF
14015	AVAILABLE	1,108 SF	14057	Domino's	1,200 SF	14099	FedEx Office	2,023 SF	28593	Boot Barn	13,000 SF
14019	Jimmy John's	1,436 SF	14059	Paradise Nails & Spa	3,000 SF	28555	Rent A Center	5,145 SF	28595	Spec's	20,236 SF
14021	Red Wing Shoes	1,900 SF	14067	Chipotle	2,241 SF	28569	AVAILABLE	2,000 SF	28519	Skechers	10,350 SF
14025	Dentist	1,400 SF	14083	Nothing Bundt Cakes	1,579 SF	28575	Chang's	1,400 SF			
14027	In Style Salon	1,026 SF	14071	Poke Hut	1,221 SF	28579	Jeffrey K Clink	1,200 SF			
14029	AVAILABLE	1,500 SF	14079	Mann Eye Institute	3,000 SF	28583	Resale with a Purpose	7,629 SF			

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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 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.

BAKER KATZ LLC	528655		713.621.2900
<i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
KENNETH KATZ	436766		713.621.2900
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
KENNETH KATZ	436766		713.621.2900
<i>Licensed Supervisor of Sales Agent/Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
THOMAS HOLDSWORTH	700615	THOLDSWORTH@BAKERKATZ.COM	713.903.4572
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-0 | 11-2-2015

