

32400 SH 249

PINEHURST, TX 77362



FOR LEASE

**PREMIUM
FREESTANDING
COMMERCIAL
PROPERTY**

9,634 SF BUILDING

2.43 ACRES

HIGH VISIBILITY ON SH 249

SHOWROOM • RETAIL • DESIGN CENTER • OFFICE

Currently occupied by a custom home builder

PROPERTY HIGHLIGHTS



9,634 SF
BUILDING SIZE

2.43 AC
SITE AREA

SH 249
HIGHWAY VISIBILITY

IDEAL USES

- Showroom / Design Center
- Retail Store
- Home Builder / Remodeler
- Flooring / Cabinet / Furniture
- Professional Commercial Office
- Church
- Daycare

Positioned along the SH 249 corridor with a high-end, customer-facing interior and a substantial 2.43-acre site.

Property information should be independently verified by buyer.

HIGH-END INTERIORS • READY TO IMPRESS Office 1

Professionally finished space designed for a customer-facing showroom experience



32400 SH 249 | PINEHURST, TX 77362

VICKY YI | GLAD REALTY LLC

860-617-7677

vickyyi8888@gmail.com

Information deemed reliable but not guaranteed. Buyer should independently verify property details, permitted uses, restrictions and other due-diligence matters.

HIGH-END INTERIORS • READY TO IMPRESS Office 2 & 3

Professionally finished space designed for a customer-facing showroom experience



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HIGH-END INTERIORS • READY TO IMPRESS Open Lot

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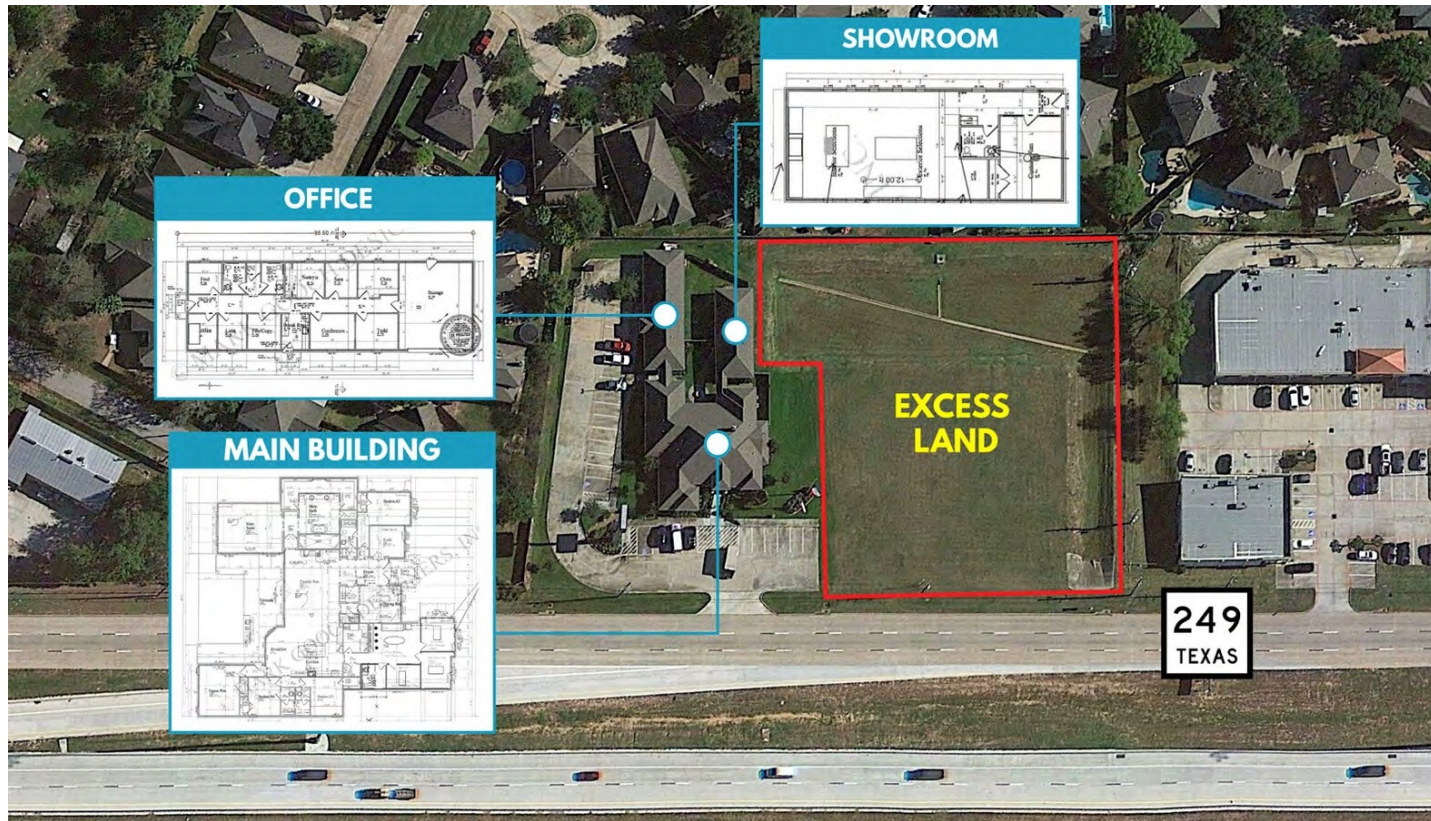
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EXCESS LAND • READY TO BUILD

Over 1 Ac free land for additional office/retail



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TOMBALL MARKET DEMOGRAPHICS

MEDIAN HOME VALUE

TOMBALL	\$241,000
HOUSTON	\$190,000
TEXAS	\$200,000

MAJOR EMPLOYERS (NON RETAIL)

NO. OF EMPLOYEES

Hewlett Packard	10,000
Tomball Independent School District	2,500
Tomball Regional Medical Center	1,300
Lone Star College - Tomball	1,056
BJ Services	824
Baker Hughes	680
Concordia Lutheran High School	580

BUSINESS & INDUSTRY

32400 SH 249

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TOMBALL MARKET INFORMATION & NOTABLE COMMERCIAL DEVELOPMENTS

- Recent completion of HWY 249 bypass (6-8 lane major thoroughfare)
- FM 2978 widened to 4 lanes, plus center turn lane
- David Wayne Hooks Memorial regional airport – 3.8 miles – east on FM 2920
- Steady traffic flow on FM 2920 (approx. 25,000 CPD - 2017 TXDOT) and FM 2978 (approx. 22,000 CPD - 2017 TXDOT)
- Tomball Marketplace - 365,000 sf retail center, anchor: Academy,
- located on SW corner of HWY 249 & FM 2920.
- Kroger center – 140,000 sf retail center, anchor: Kroger, located on SE corner of HWY 249 & FM 2920

32400 SH 249 • READY TO IMPRESS

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