

For Lease



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
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Tomball Gateway Plaza

27104 TX- 249 Tomball TX 77375

For Lease



TOMBALL GATEWAY PLAZA

27104 TX- 249 Tomball TX 77375

Property Information

Space for Lease	1,100 SF 1,250 SF 1,500 SF
Rental Rate	\$34.00 PSF
NNN	\$9.50 PSF

Property Highlights

- Brand new Class A retail construction, shadow-anchored by one of the top-performing Costco locations, ensuring strong, consistent regional traffic.
- Premier Tomball location at the city's entrance, in close proximity to Walmart, Hobby Lobby, and Planet Fitness, surrounded by significant new residential growth from multiple master-planned communities.
- Flexible delivery options with spaces available in white box or turnkey condition, including an end-cap with patio seating ideal for coffee, fast-casual, or other food and beverage concepts.
- Excellent access and visibility with two convenient driveways for ingress/egress off Hwy 249, strong exposure to 249 traffic, and prominent monument and façade signage opportunities.

Demographics

Population (2025)	1 mi. - 2,264
	3 mi. - 50,000
	5 mi. - 138,414
Average Household Income	1 mi. - \$90,310
	3 mi. - \$134,814
	5 mi. - \$146,768
Traffic Counts	Tomball Tollway: 54,456 VPD
	TX-249: 21,966 VPD
	Holderrieth Rd: 10,139 VPD

For More Information

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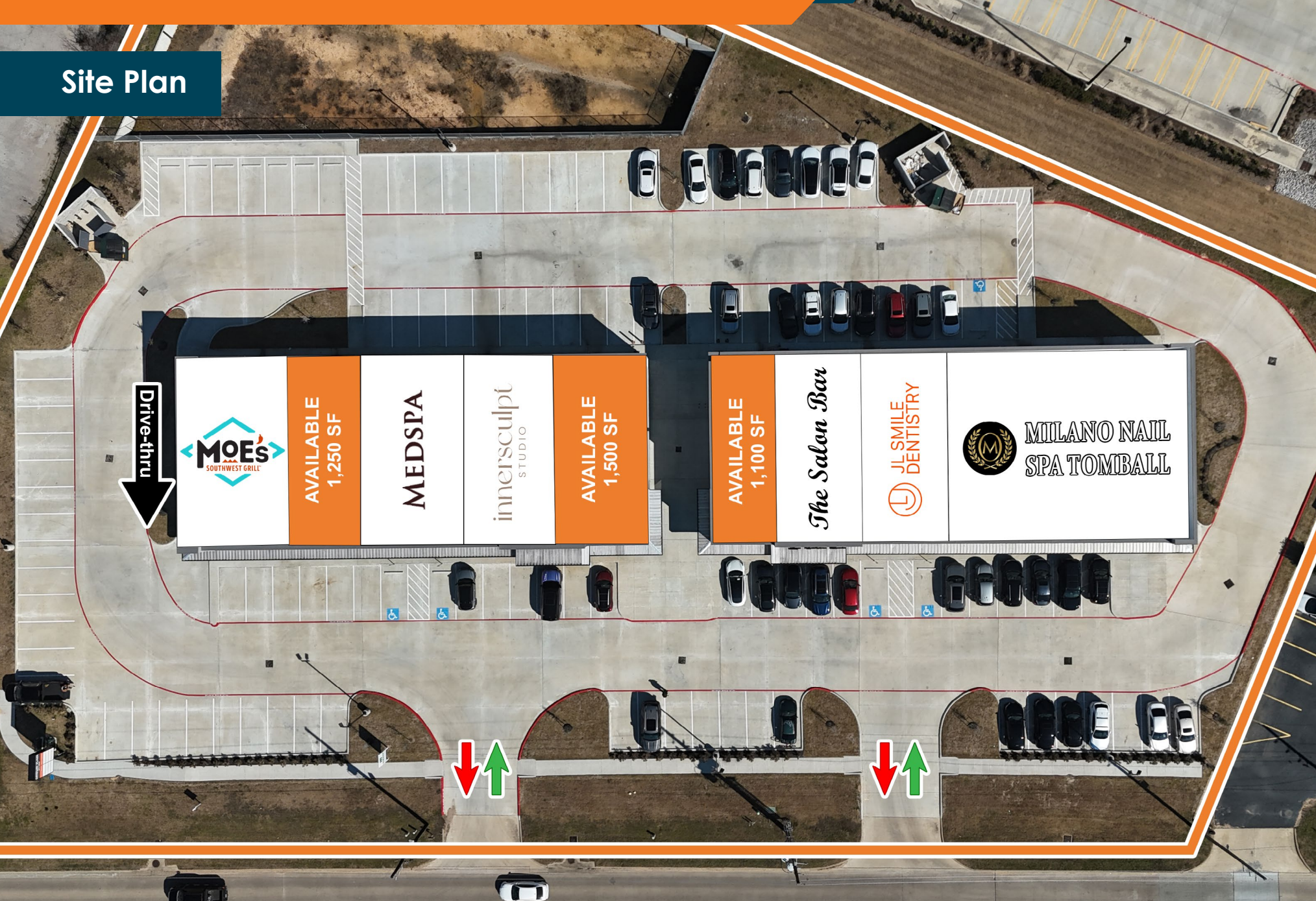
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Site Plan



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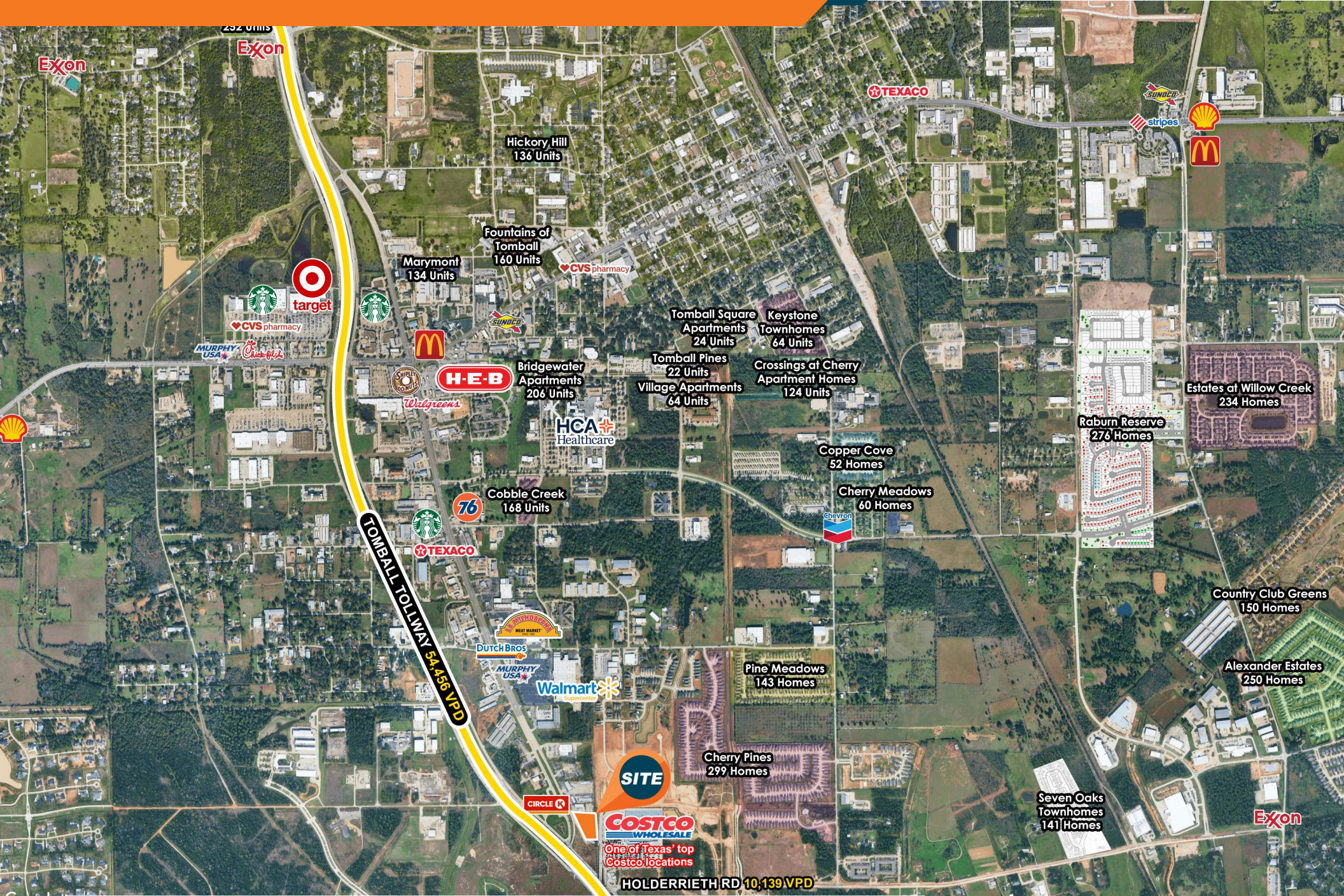


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LOCATION OVERVIEW



TOMBALL, TX

Located in the northwest corridor of the Houston MSA, Tomball, Texas continues to emerge as one of the region's most attractive suburban growth markets. Driven by strong residential development, expanding retail demand, and ongoing infrastructure investment, Tomball offers a strategic environment for commercial real estate investment and business expansion.

Tomball benefits from direct access to major transportation arteries including SH 249 (Aggie Expressway), Grand Parkway (SH 99), and FM 2920, providing efficient connectivity to Houston's major employment centers and surrounding suburban communities. The

area's accessibility has accelerated both population growth and commercial activity throughout northwest Harris County.

The local economy is supported by a diverse mix of healthcare, education, logistics, retail, and professional services. Major healthcare systems and expanding medical office presence continue to strengthen daytime population and consumer demand. In addition, highly rated schools and master-planned residential communities have contributed to sustained household growth and above-average income levels.

Retail development remains active along key commercial corridors, with national retailers, restaurants, and service-oriented businesses continuing to enter the market to meet rising consumer demand. Industrial and flex-space development has also gained momentum as businesses seek cost-effective alternatives to Houston's urban core while maintaining regional access.

Tomball's commercial real estate market is characterized by strong demographic fundamentals, increasing land values, and continued investor interest. Limited availability of prime commercial sites along major thoroughfares has supported long-term appreciation and new development opportunities across retail, office, industrial, and mixed-use sectors.

As northwest Houston continues its outward expansion, Tomball is well-positioned for sustained economic growth and long-term commercial investment activity.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Buyer/Tenant/Seller/Landlord Initials

Date