

Retail Opportunity

16110 N. Eldridge Parkway, Tomball, TX 77375

TURNKEY C-STORE DEVELOPMENT



ALISON COMMERCIAL GROUP

By: **KW Commercial**

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Each Office Independently Owned and Operated

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Property Overview



Address: 16110 N. Eldridge Pkwy, Tomball, TX 77375

Property Type: C-Store + Optional Retail Pad

C-Store Size: 5,000 SF - Turnkey Delivery

Retail Option: 7,500 SF Retail (Plans Approved)

Fuel Dispensers: 5 Dispensers (Gas + Diesel)

Delivery: Ready in 90-120 Days

Traffic: 13,835 VPD

Appraised Value: \$4,600,000

Status: Under Construction

Property Highlights:

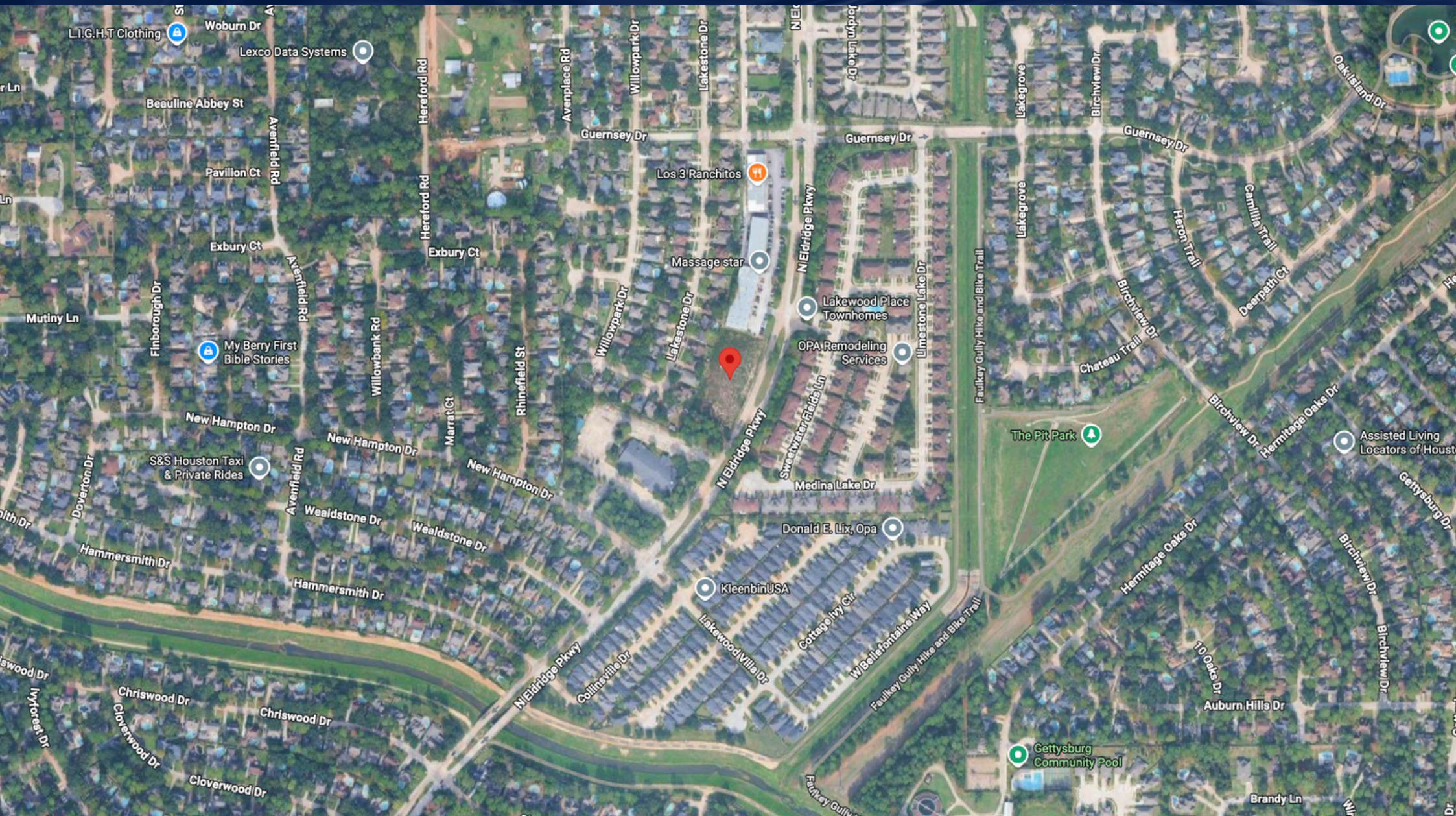
- Rare opportunity to acquire a fully turnkey convenience store in the high-growth Tomball corridor of Northwest Houston.
- Currently under construction and ready for delivery within 90 to 120 days of closing.
- A \$4.6M appraisal is already in place, providing immediate validation of value for buyers and lenders.
- An additional +7,500 SF retail center can be developed on the same site; all plans are approved and ready to build, offering a significant value-add opportunity.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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Aerial Photo



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- Turnkey - all major equipment included
- \$4.6M appraisal already in place
- C-Store ready to deliver in 90-120 days
- 7,500 SF retail pad - plans approved
- 5 fuel dispensers (gasoline + diesel)
- Fast food included in revenue projections
- Dense residential rooftops surrounding site
- High-growth NW Houston / Tomball corridor





N. Eldridge Parkway, Tomball, TX 77375

AVERAGE MONTHLY VOLUME AND SALES

	Year 1	Year 2	Year 3
Fuel Volume (Gallons)	93,721	95,506	96,346
<i>Gasoline Volume (Gallons)</i>	<i>91,558</i>	<i>93,302</i>	<i>94,122</i>
<i>Diesel Volume (Gallons)</i>	<i>2,163</i>	<i>2,204</i>	<i>2,224</i>
Convenience Store Sales (Dollars)	\$136,397	\$140,293	\$142,126
<i>Convenience Sales (Dollars)</i>	<i>\$115,536</i>	<i>\$118,836</i>	<i>\$120,389</i>
<i>Fast Food Sales (Dollars)</i>	<i>\$20,861</i>	<i>\$21,457</i>	<i>\$21,737</i>

ANALYTICAL VOLUME AND SALES RANGE

LOW	Year 1	Year 2	Year 3
Fuel Volume (Gallons)	80,482	82,679	84,076
<i>Gasoline Volume (Gallons)</i>	<i>78,557</i>	<i>80,706</i>	<i>82,074</i>
<i>Diesel Volume (Gallons)</i>	<i>1,925</i>	<i>1,973</i>	<i>2,002</i>
Convenience Store Sales (Dollars)	\$122,292	\$125,893	\$127,646
<i>Convenience Sales (Dollars)</i>	<i>\$104,560</i>	<i>\$107,547</i>	<i>\$108,952</i>
<i>Fast Food Sales (Dollars)</i>	<i>\$17,732</i>	<i>\$18,346</i>	<i>\$18,694</i>

HIGH	Year 1	Year 2	Year 3
Fuel Volume (Gallons)	99,226	101,780	103,345
<i>Gasoline Volume (Gallons)</i>	<i>96,868</i>	<i>99,367</i>	<i>100,899</i>
<i>Diesel Volume (Gallons)</i>	<i>2,358</i>	<i>2,413</i>	<i>2,446</i>
Convenience Store Sales (Dollars)	\$149,571	\$153,951	\$156,071
<i>Convenience Sales (Dollars)</i>	<i>\$127,667</i>	<i>\$131,314</i>	<i>\$133,030</i>
<i>Fast Food Sales (Dollars)</i>	<i>\$21,904</i>	<i>\$22,637</i>	<i>\$23,041</i>

PROJECTION METRICS

Primary Area of Influence	0.75-Mile	Annual Convenience Store Sales Year 1	\$1,636,764
Area in Square Miles	1.77	Annual Convenience Sales Year 1	\$1,386,432
Total Intersection Traffic VPD	13,835	Annual Fast Food Sales Year 1	\$250,332
Explained Intersection Traffic	122.9%	Convenience Store \$ per Square Foot	\$27.28
Passing Intersection Traffic	-22.9%	Fast Food Sales Percent Year 1	15.3%
Annual Fuel Volume Year 1	1,124,652		
Annual Gasoline Volume Year 1	1,098,696		
Annual Diesel Volume Year 1	25,956	Fuel Dispenser Count	6
Fuel Gallons per Dispenser Year 1	15,620	Convenience Store Square Feet	5,000

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Demographics

DEMOGRAPHIC SUMMARY

16110 N Eldridge Pkwy, Tomball, Texas, 77377

Ring of 3 miles

KEY FACTS

101,038

Population



36,444

Households

37.8

Median Age

\$102,979

Median Disposable Income

EDUCATION

4.3%

No High School Diploma



18.9%

High School Graduate



26.3%

Some College/
Associate's Degree



50.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$123,971

Median Household Income



\$56,914

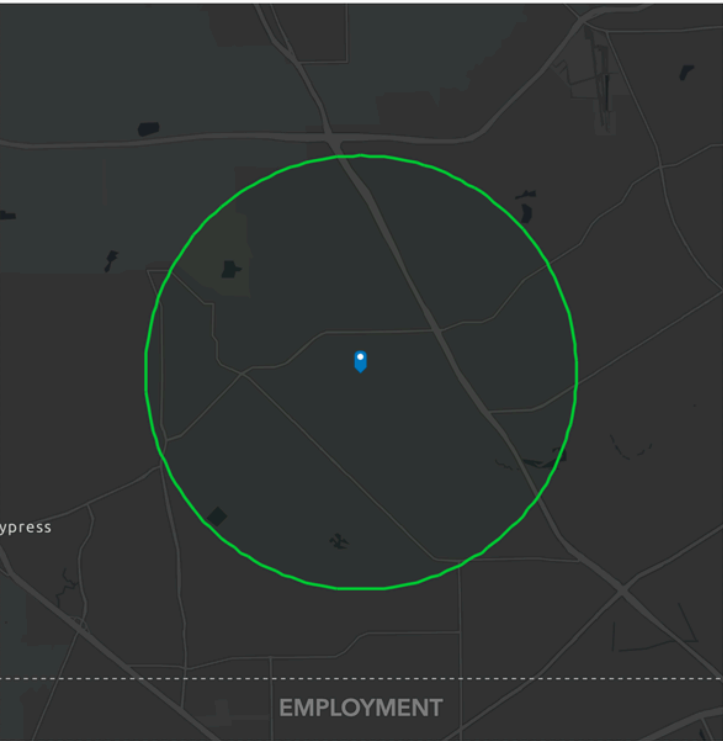
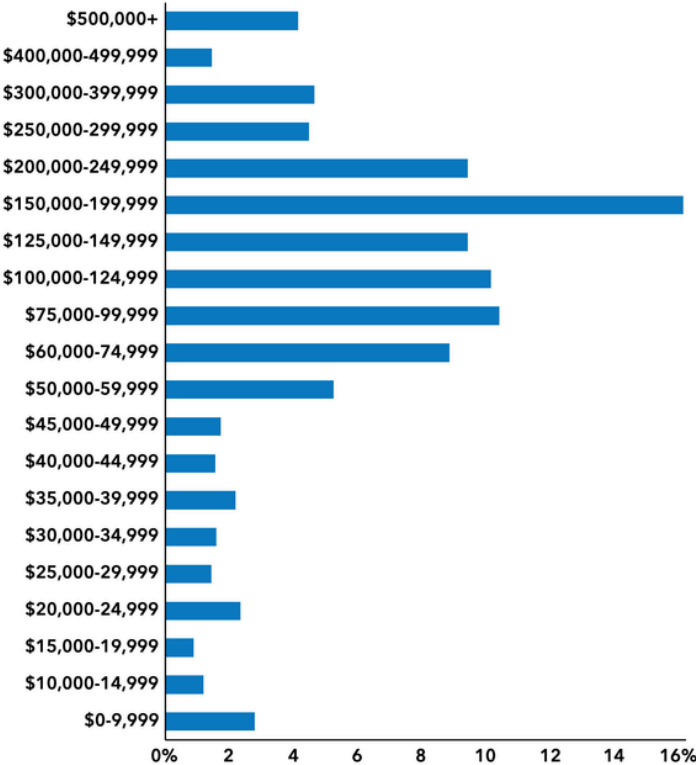
Per Capita Income



\$472,470

Median Net Worth

HOUSEHOLD INCOME



77.8%

White Collar



Blue Collar



Services

12.0%

12.1%

4.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

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Tomball Market

Tomball continues to experience strong economic growth as one of the fastest-growing communities in the Greater Houston region. Guided by a new strategic economic development plan, the City is focused on attracting new investment, supporting existing businesses, developing a skilled workforce, and promoting sustainable long-term growth while preserving its high quality of life.

Recent economic activity has been driven by continued expansion of the Tomball Business & Technology Park, which offers shovel-ready industrial sites with excellent access to State Highway 249 and the Grand Parkway (SH 99). Significant public investments in transportation, water, wastewater, and utility infrastructure are also increasing capacity to support future residential, commercial, and industrial development.

Workforce development remains a priority through partnerships with Tomball ISD, higher education institutions, and major employers to strengthen the local talent pipeline. At the same time, the healthcare sector continues to expand, creating new employment opportunities and reinforcing its role as one of the city's fastest-growing industries. The Tomball Economic Development Corporation (TEDC) further supports economic vitality through business retention and expansion programs, employer engagement, and initiatives that encourage entrepreneurship and local investment.

With its strategic location in northwest Harris County, strong transportation network, business-friendly environment, and ongoing infrastructure investments, Tomball is well positioned to continue its transformation into a leading regional employment and commercial center within the Greater Houston area.



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Meet the Team & Professional Bio



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Alison Commercial Group, affiliated with KW Commercial, is a Houston-based commercial real estate firm providing clear, results-oriented representation for landlords, tenants, buyers, and investors.

We specialize in retail and land, with proven expertise in sales, acquisitions, and leasing. Our team combines deep market knowledge with hands-on transaction experience to deliver tailored strategies for investors, developers, and business owners.

Our services include 1031 exchanges, sale-leasebacks, user and investor acquisitions, consulting, and broker opinions of value all backed by data-driven market analysis to support confident decision-making.

At Alison, our goal is to provide practical, strategic solutions aligned with our clients' priorities. Backed by the national resources of KW Commercial, we bring Houston market expertise together with the reach and tools of a larger platform helping clients move confidently at every stage of their commercial real estate journey.

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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.

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Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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