

C|R ROSEHILL RESERVE

SWC OF FM 2920 & CYPRESS ROSEHILL RD | TOMBALL, TEXAS

Oakwood
280 Homes

Rosehill Meadow
250 Homes

Oakhill Reserve
919 Future Homes

Rosehill
Elementary
700 Students

OWNED BY
H-E-B

17,507 VPD ('25)

SITE



LABRADA



RUVAL HOOPS

Tree Frogs
Wooden Swing Set Factory



Rosehill Veterinary Clinic

Cypress Rosehill Rd



PROPERTY DESCRIPTION:

- Rosehill Reserve is an approx. 16-acre site located at the SWC of FM 2920 & Cypress Rosehill Road, 3.5 miles from Tomball Town Center.
- The site sits across from an approx. 22-acre HEB owned parcel in the heart of the proposed residential growth from the recently expanded Grand Parkway.
- FM 2920 has been expanded to four lanes and Cypress Rosehill is currently being expanded to accommodate traffic counts in excess of 20,000 cars per day.
- There are over 2,200 acres of master planned communities delivering 7,500 homes within 3 miles in the next five years.

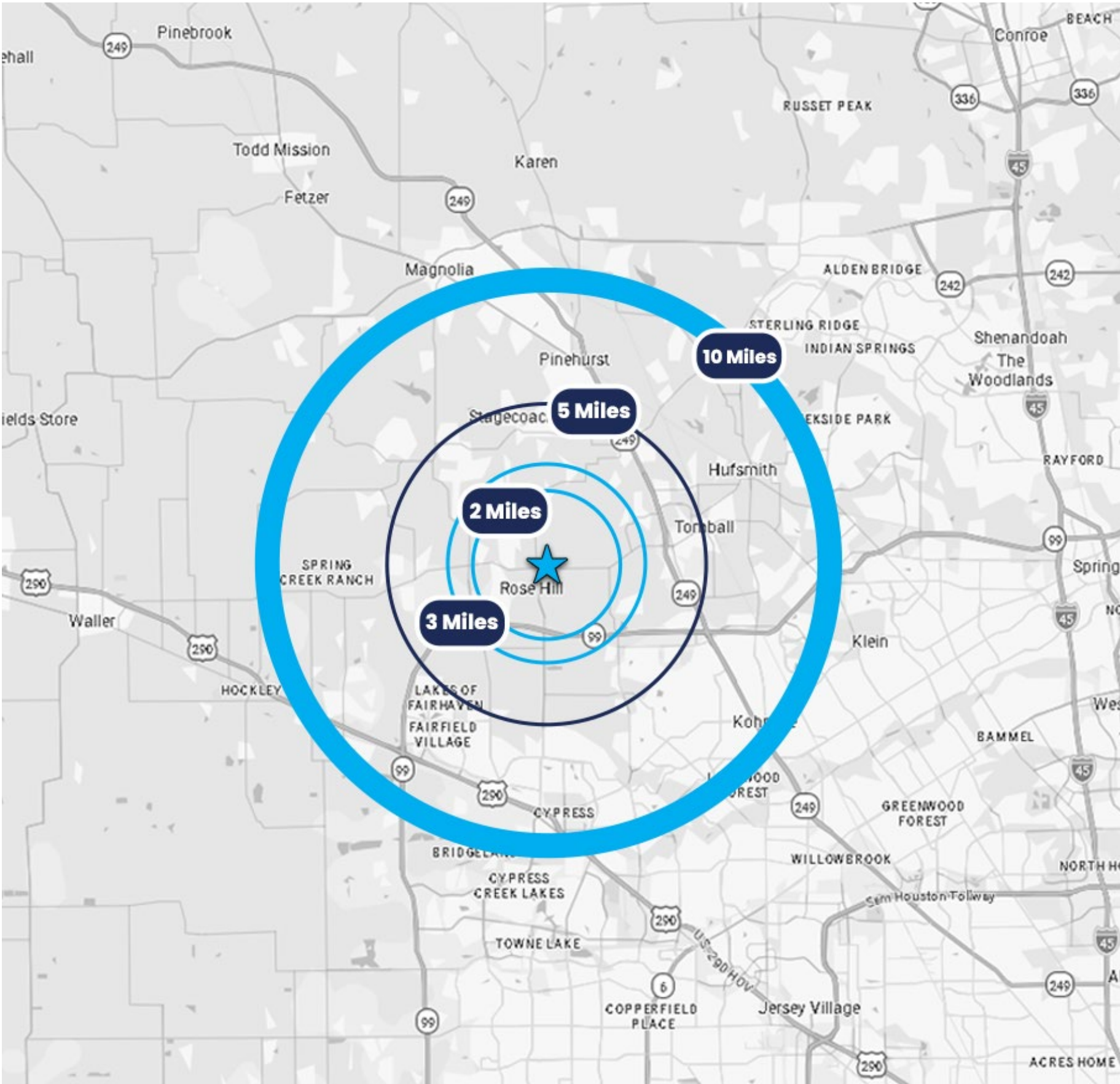
AVAILABLE:

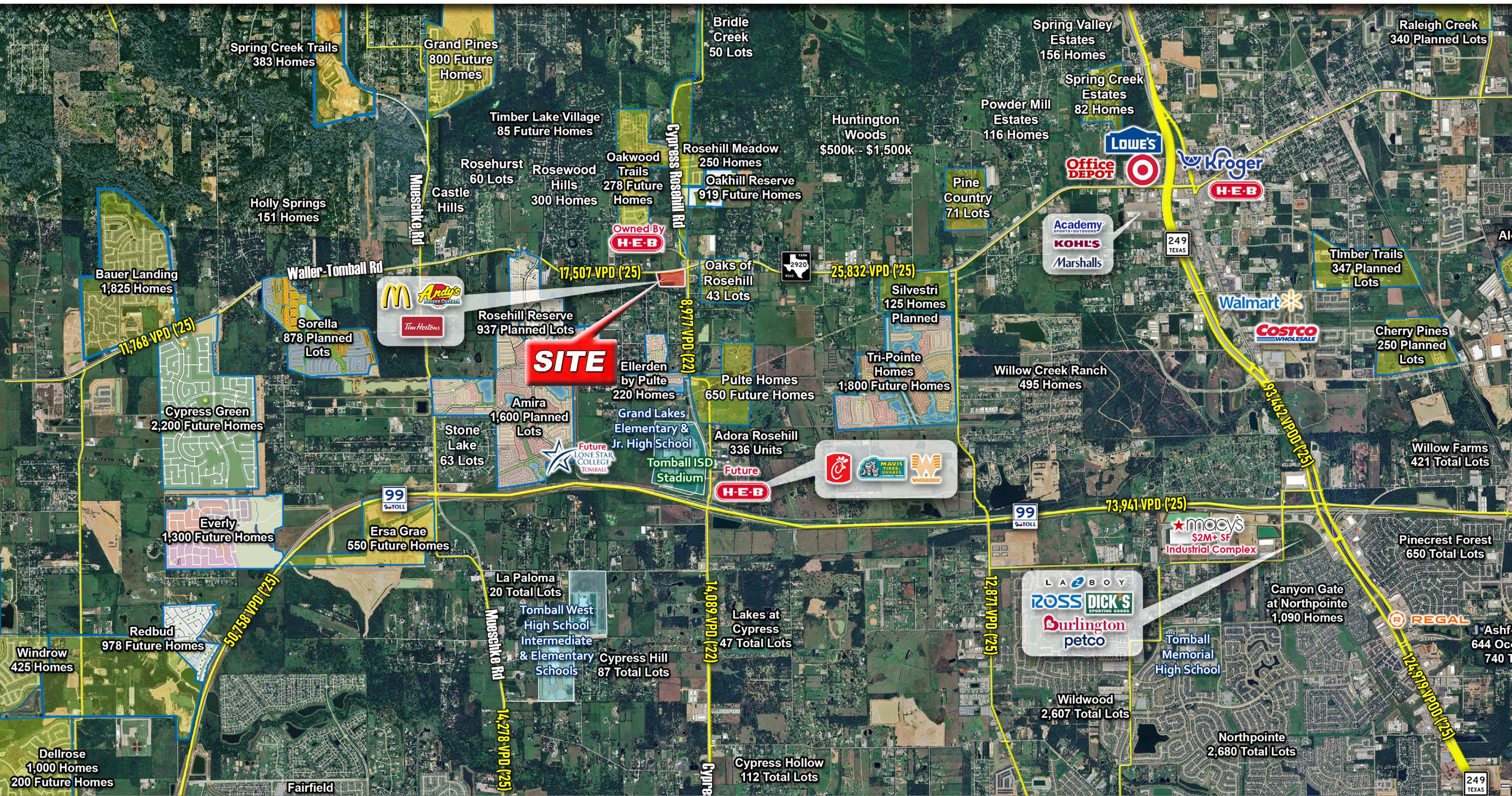
- 16 Acre Retail Site

AREA RETAILERS:









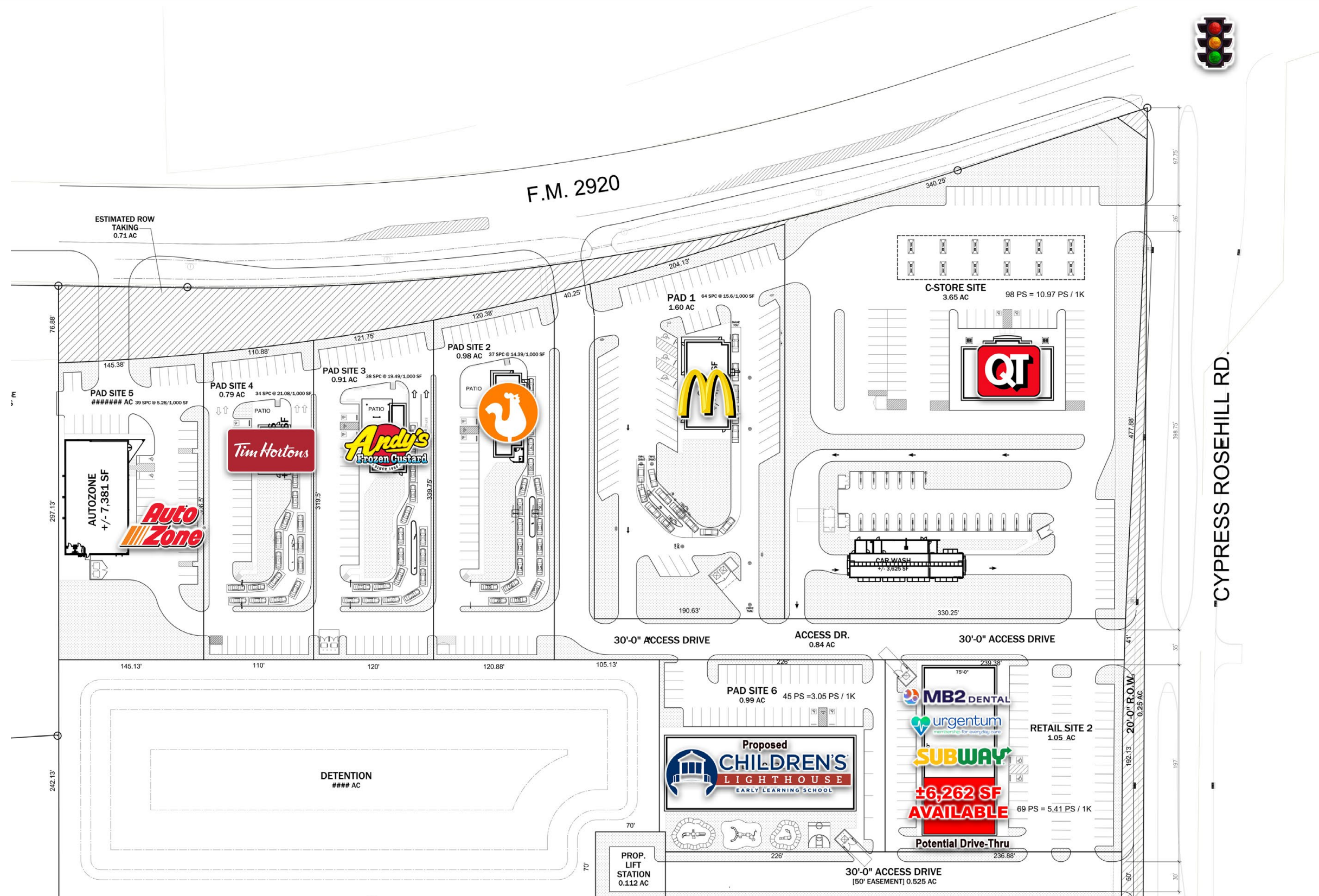












POPULATION
(5 mi Radius, 2026)

62,511

HOUSEHOLDS
(5 mi Radius, 2026)

21,916

INCOME
(2 mi Radius, 2026)

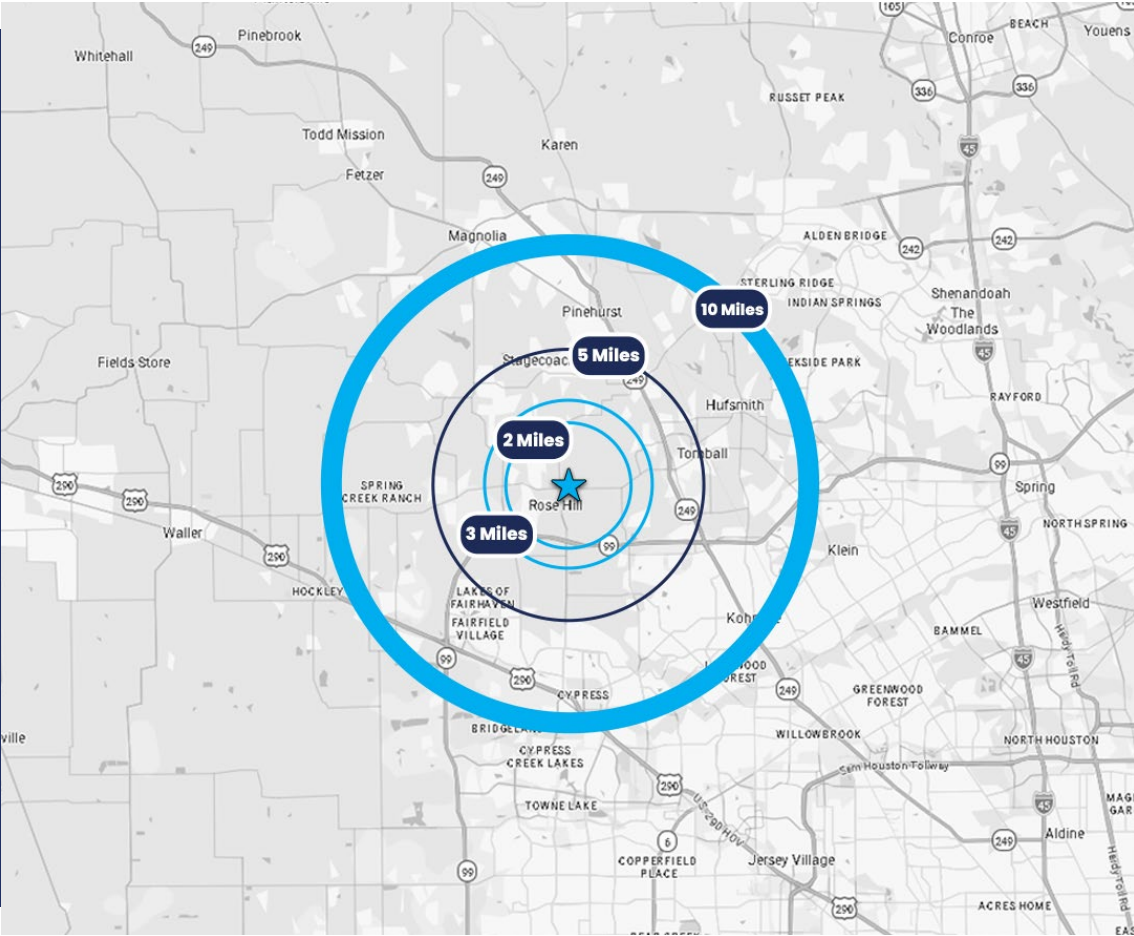
\$126,939

TOTAL DAYTIME
POPULATION
(5 mi Radius, 2026)

57,002



	1 Mile	2 Miles	3 Miles	5 Miles
POPULATION SUMMARY				
2010 Total Population	410	4,273	7,963	32,141
2020 Total Population	504	5,252	10,068	45,530
2020 Group Quarters	0	2	8	411
2026 Total Population	900	10,664	17,570	62,511
2026 Group Quarters	0	2	8	435
2031 Total Population	985	11,649	20,373	73,698
2026-2031 Annual Rate	1.82%	1.78%	3.00%	3.35%
2026 Total Daytime Population	620	7,634	13,157	57,002
Workers	168	2,684	4,238	23,956
Residents	452	4,950	8,919	33,046
HOUSEHOLD SUMMARY				
2010 Total Households	117	1,448	2,601	11,262
2010 Average Household Size	3.50	2.95	3.06	2.82
2020 Total Households	145	1,774	3,234	15,474
2020 Average Household Size	3.48	2.96	3.11	2.92
2026 Total Households	332	3,867	6,036	21,916
2026 Average Household Size	2.71	2.76	2.91	2.83
2031 Total Households	369	4,300	7,034	26,110
2031 Average Household Size	2.67	2.71	2.90	2.81
2026-2031 Annual Rate	2.14%	2.15%	3.11%	3.56%
2026 Families	246	3,085	4,786	16,863
2026 Average Family Size	3.08	2.97	3.18	3.24
2031 Families	271	3,375	5,525	20,056
2031 Average Family Size	3.03	2.91	3.17	3.21
2026-2031 Growth Rate	1.95%	1.81%	2.91%	3.53%
MEDIAN HOUSEHOLD INCOME				
2026	\$132,076	\$147,636	\$139,239	\$126,939
2031	\$163,451	\$168,134	\$159,688	\$153,308
MEDIAN HOME VALUE				
2026	\$465,079	\$466,133	\$456,244	\$436,055
2031	\$625,000	\$629,503	\$616,313	\$590,821
MEDIAN AGE				
2010	40.6	41.6	38.7	37.5
2020	41.1	41.7	39.7	37.9
2026	41.6	42.9	41.5	39.5
2031	41.8	43.4	42.1	40.1



TRADE AREA DEMOGRAPHICS

TOTAL POPULATION

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2026	10,664	17,570	62,511	430,149

FUTURE TOTAL POPULATION

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2031	11,649	20,373	73,698	465,868

MEDIAN HOUSEHOLD INCOME

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2026	\$147,636	\$139,239	\$126,939	\$129,462



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 written 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 written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date	Regulated by the Texas Real Estate Commission	Information available at www.trec.texas.gov IABS 1-2