

# For Lease



**COSTCO**  
WHOLESALE  
One of Texas' top Costco locations

AVAILABLE  
1,250 SF

SITE



## Hunington

Hunington Properties, Inc.  
3773 Richmond Ave., Suite 800  
Houston, Texas 77046  
**713-623-6944**  
hproperties.com

## Tomball Gateway Plaza

27104 TX- 249 Tomball TX 77375

# For Lease



# Hunington



## TOMBALL GATEWAY PLAZA

27104 TX- 249 Tomball TX 77375

### Property Information

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

### Property Highlights

- Attractive and highly visible shopping center located in a rapidly growing market
- Ready to deliver in cold dark shell condition for immediate build out
- Flexible endcaps ideal for a drive thru or outdoor patio
- Spaces available from +/- 1,200 SF to 3,050 SF
- Shadow anchored by the new Costco Wholesale in Tomball
- Two convenient drive ways for ingress and egress off Hwy 249 BUS
- Abundant parking to support retail, service, and restaurant parking

### 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
	Holderrieth Rd: 10,139 vpd

### For More Information

<p><b>Tooba Patoli</b> Senior Associate   Leasing tooba@hpiproperties.com</p>	<p><b>Abdul Sabha</b> VP   Leasing abdul@hpiproperties.com</p>
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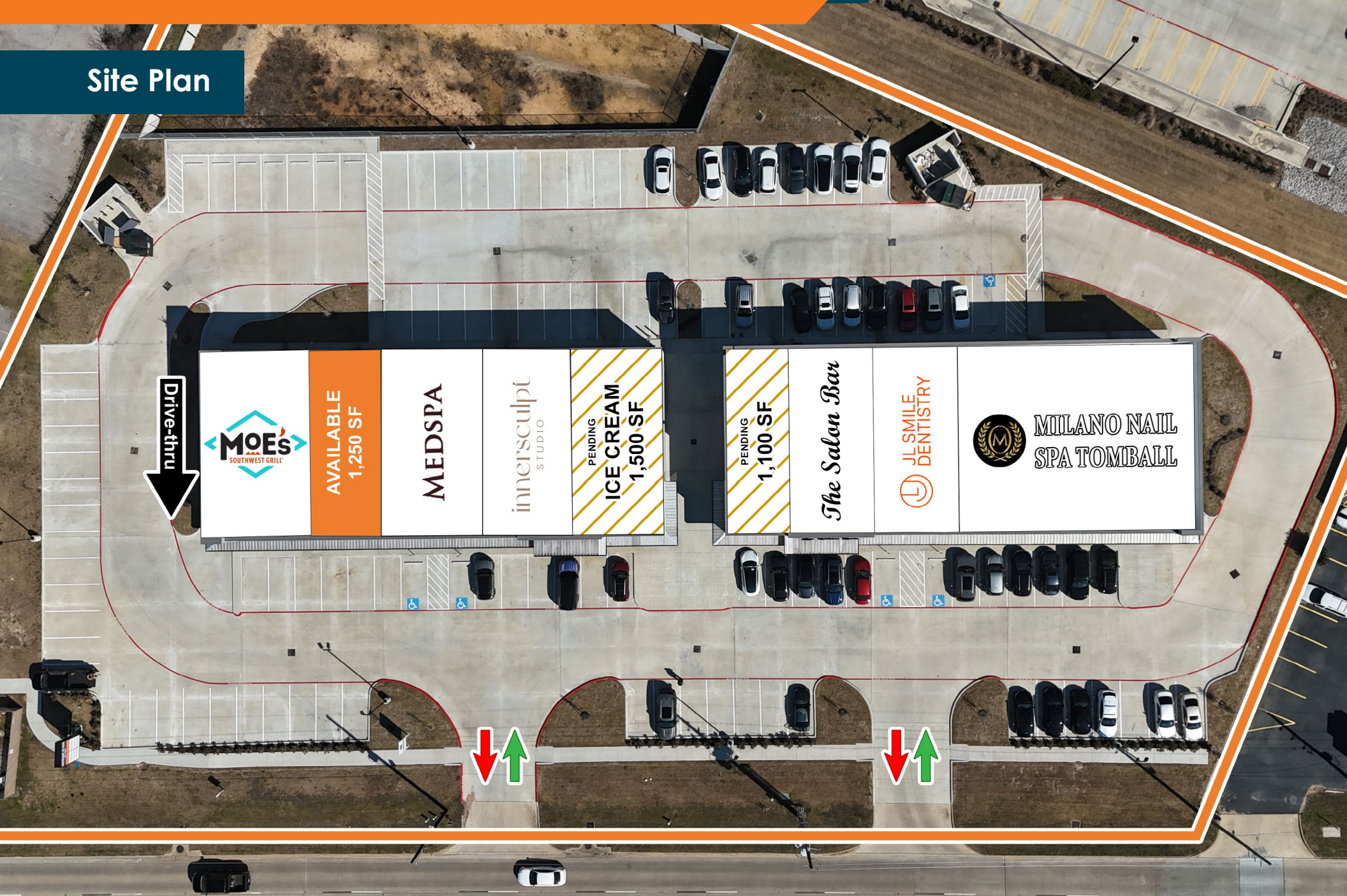
**Hunington Properties, Inc.**  
3773 Richmond Ave., Suite 800 • Houston, Texas 77046 • 713-623-6944  
[hpiproperties.com](http://hpiproperties.com)

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

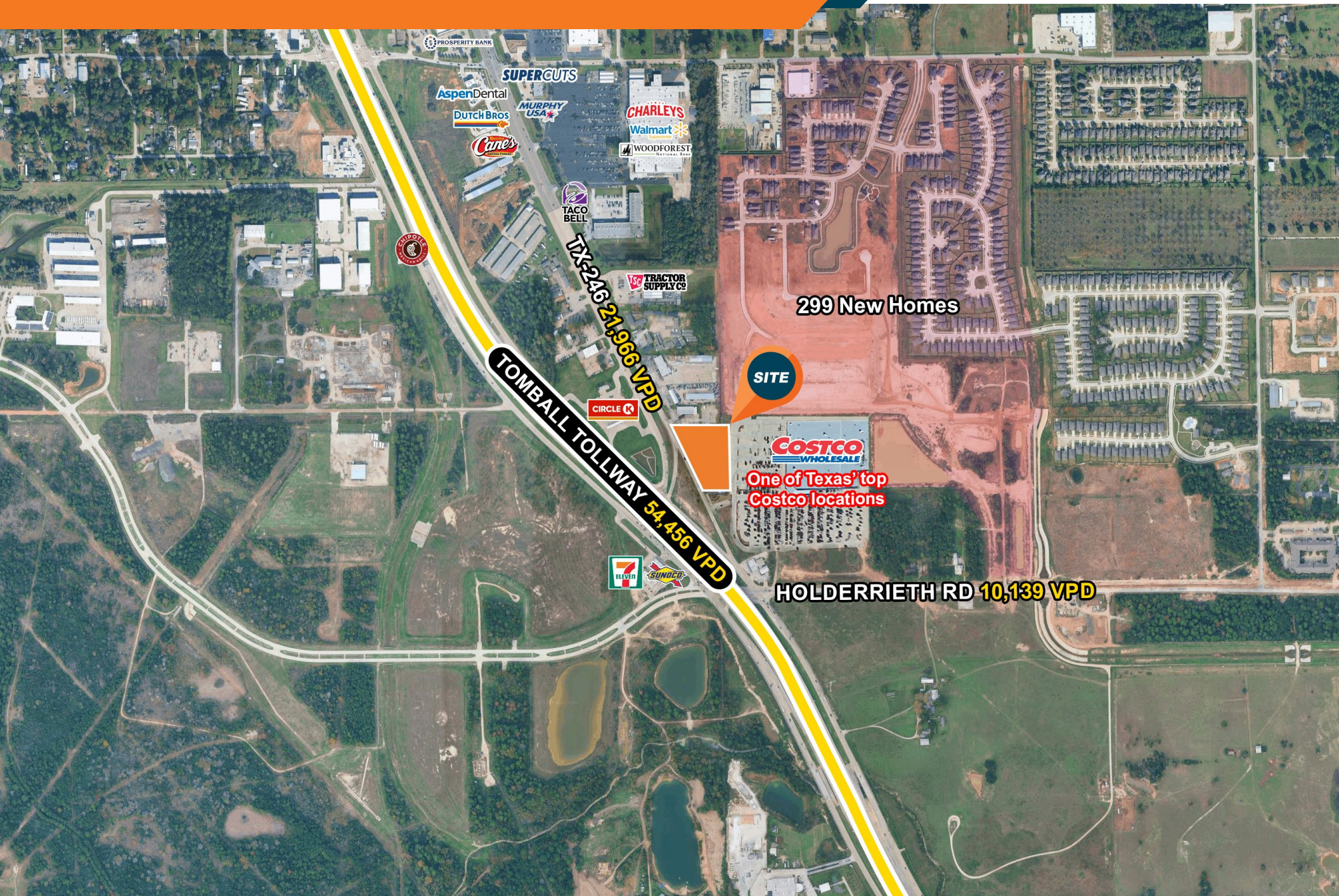


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## Site Plan

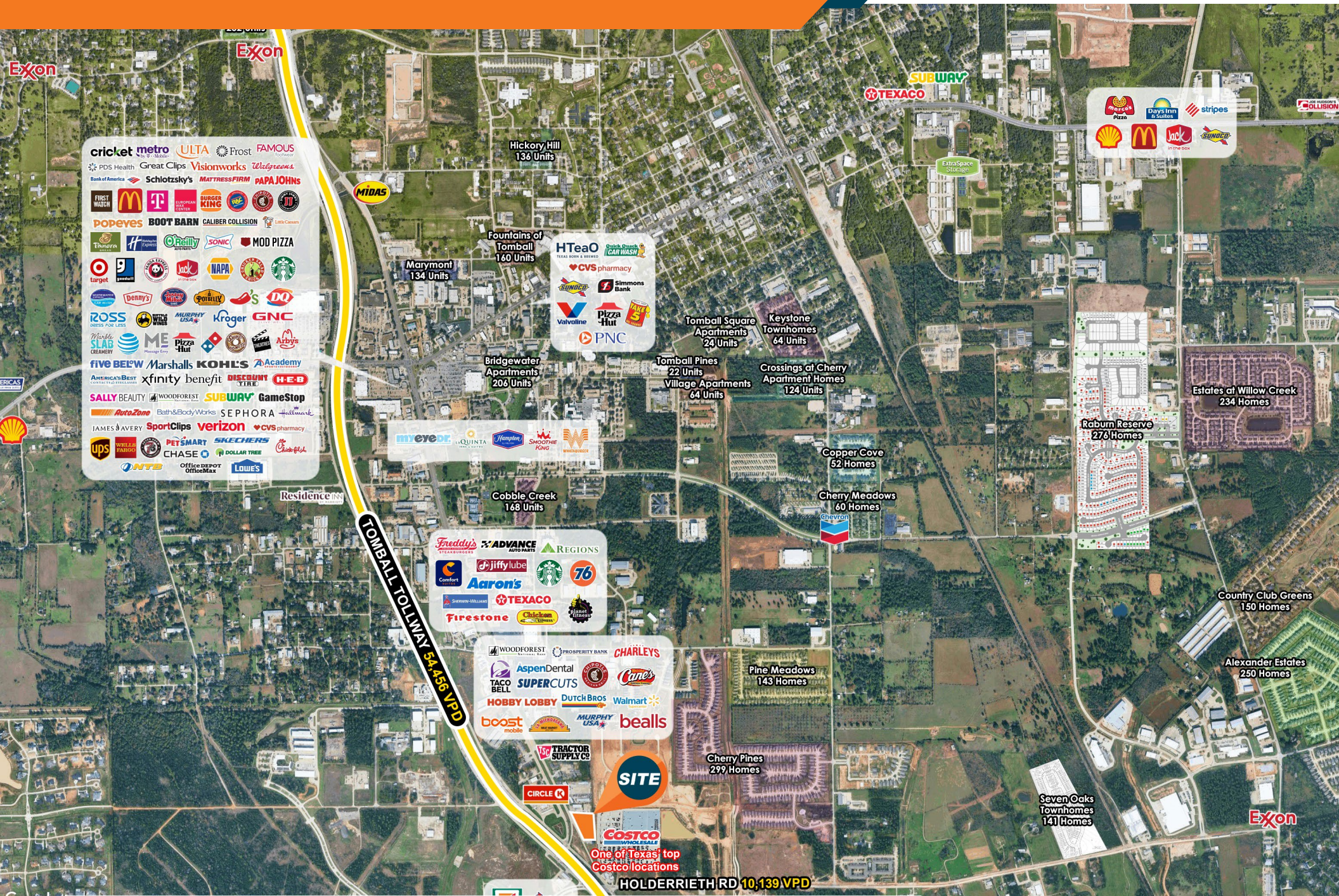


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**cricket** **metro** **ULTA** **Frost** **FAMOUS**  
**PDS Health** **Great Clips** **Visionworks** **Wigglewigs**  
**Bank of America** **Schlottsky's** **MATTRESS FIRM** **PAPAJOHNS**  
**FIRST WATCH** **McDonald's** **TELEPHONE CENTER** **HURRICANE KING** **SONIC** **MOD PIZZA**  
**POPEYES** **BOOT BARN** **CALIBER COLLISION** **Lulu's**  
**Target** **Starbucks** **CVS pharmacy** **Walgreens** **Simon's Bank** **Valvoline** **Pizza Hut** **PNC**  
**ROSS** **Deny's** **Kroger** **GNC** **Arby's**  
**five BELOW** **Marshall's** **KOHL'S** **Academy**  
**SALLY BEAUTY** **GameStop** **SEPHORA** **verizon** **CVS pharmacy**  
**ups** **CHASE** **DOLLAR TREE** **LOWE'S**

**TOMBALL TOLLWAY 54,456 VPD**

**Freddy's** **ADVANCE** **REGIONS**  
**Comfort** **jiffylube** **Starbucks** **76**  
**Aaron's** **TEXACO** **Firestone**

**WOODFOREST** **PROSPERITY BANK** **CHARLEY'S**  
**TACO BELL** **SUPERCUTS** **bealls**  
**HOBBY LOBBY** **Dutch Bros** **Walmart**

**SITE**  
**COSTCO WHOLESALE**  
**One of Texas' top**  
**Costco locations**  
**HOLDERRIETH RD 10,139 VPD**

**Hickory Hill 136 Units**  
**Fountains of Tomball 160 Units**  
**Marymont 134 Units**  
**Bridgewater Apartments 206 Units**  
**Cobble Creek 168 Units**  
**Tomball Square Apartments 24 Units**  
**Tomball Pines Village Apartments 64 Units**  
**Keystone Townhomes 64 Units**  
**Crossings at Cherry Apartment Homes 124 Units**  
**Copper Cove 52 Homes**  
**Cherry Meadows 60 Homes**  
**Raburn Reserve 276 Homes**  
**Estates at Willow Creek 234 Homes**  
**Country Club Greens 150 Homes**  
**Alexander Estates 250 Homes**  
**Cherry Pines 299 Homes**  
**Pine Meadows 143 Homes**  
**Seven Oaks Townhomes 141 Homes**

**McDonald's** **Days Inn** **stripes**  
**Shell** **McDonald's** **Jack in the Box** **SUNBELT**

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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.

<b>Hunington Properties, Inc.</b>	<b>454676</b>	<b>sandy@hpiproperties.com</b>	<b>713.623.6944</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sanford Paul Aron</b>	<b>218898</b>	<b>sandy@hpiproperties.com</b>	<b>713.623.6944</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Abdul Sabha Tooba Patoli</b>	<b>731889 774821</b>	<b>abdul@hpiproperties.com tooba@hpiproperties.com</b>	<b>713.623.6944</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date