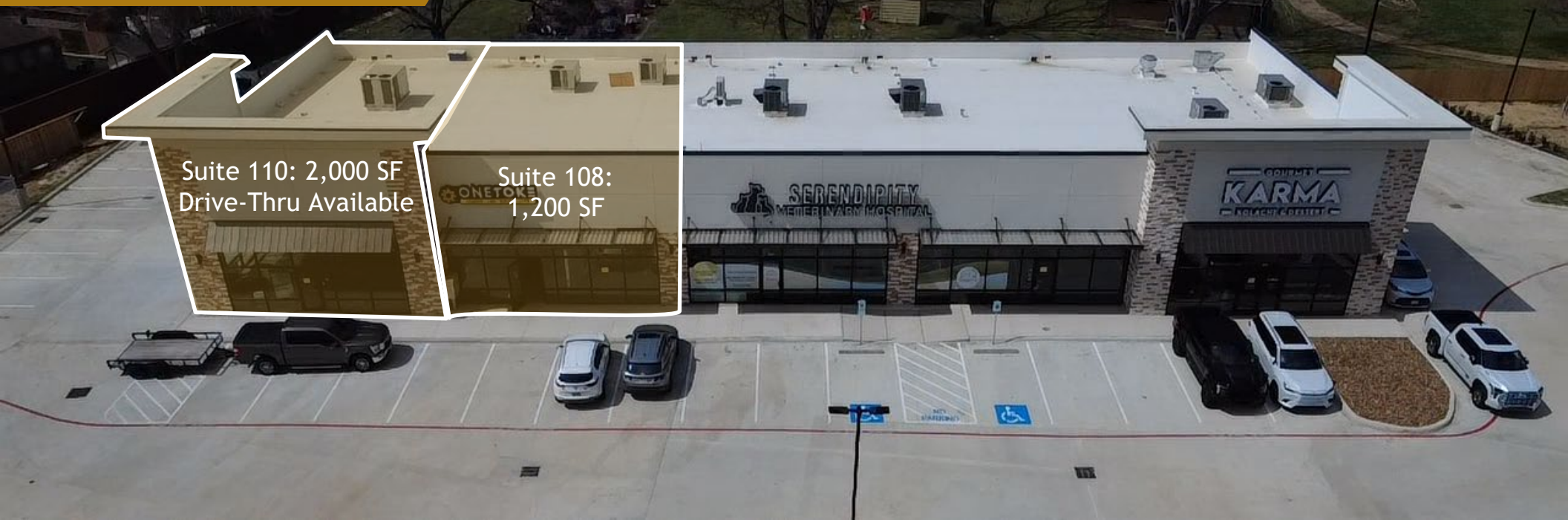


ROSEHILL RESERVE PLAZA

21931 Rosehill Reserve Drive, Tomball, TX 77377

RETAIL PROPERTY FOR LEASE



Suite 110: 2,000 SF
Drive-Thru Available

Suite 108:
1,200 SF

PROPERTY DESCRIPTION

Rosehill Reserve is a newly constructed 10,437 SF neighborhood retail center located at 21941 Rosehill Reserve Dr in Tomball, Texas. The project currently offers up to 4,000 SF for lease, with spaces from 2,000 to 4,000 SF, making it a strong fit for retail, service, and restaurant users. Positioned in the fast-growing Far Northwest/Tomball corridor near FM 2920, the property benefits from strong area growth, solid traffic counts, and high surrounding household incomes. With modern construction, excellent access, and strong visibility, Rosehill Reserve offers a prime opportunity to serve one of the area's fastest-growing suburban trade areas.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Suite 108: 1,200 SF Suite 110: 2,000 SF
Building Size:	10,437 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	429	3,700	13,669
Total Population	1,313	12,045	42,858
Average HH Income	\$193,841	\$170,266	\$154,283

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RETAIL PROPERTY FOR LEASE

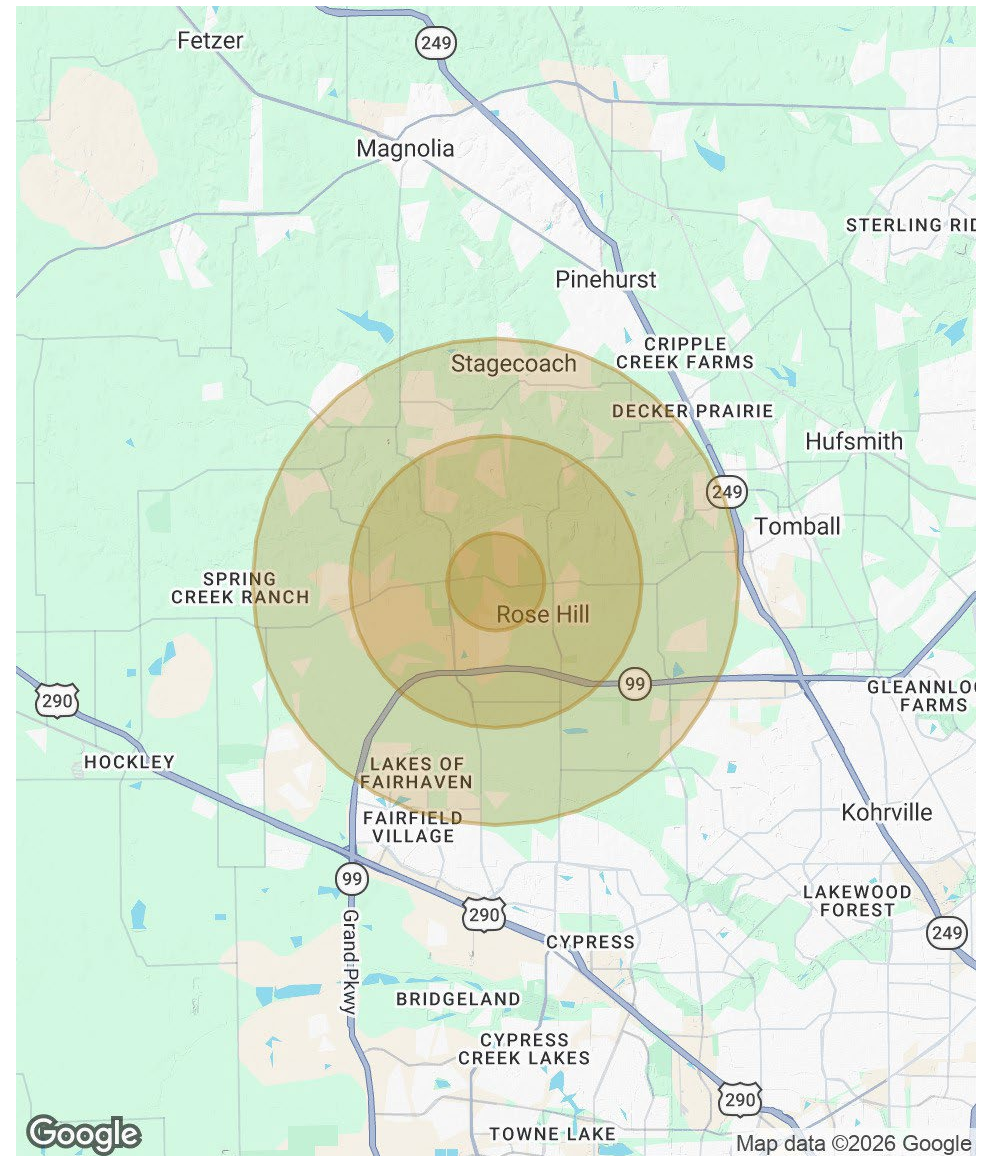
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,313	12,045	42,858
Average Age	40.7	37.2	37.7
Average Age (Male)	40.4	34.7	35.6
Average Age (Female)	40.7	39.2	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	429	3,700	13,669
# of Persons per HH	3.1	3.3	3.1
Average HH Income	\$193,841	\$170,266	\$154,283
Average House Value	\$472,089	\$463,326	\$437,582

2023 American Community Survey (ACS)



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