

TOMBALL RETAIL PLAZA

14655 FM 2920, TOMBALL, TX 77377

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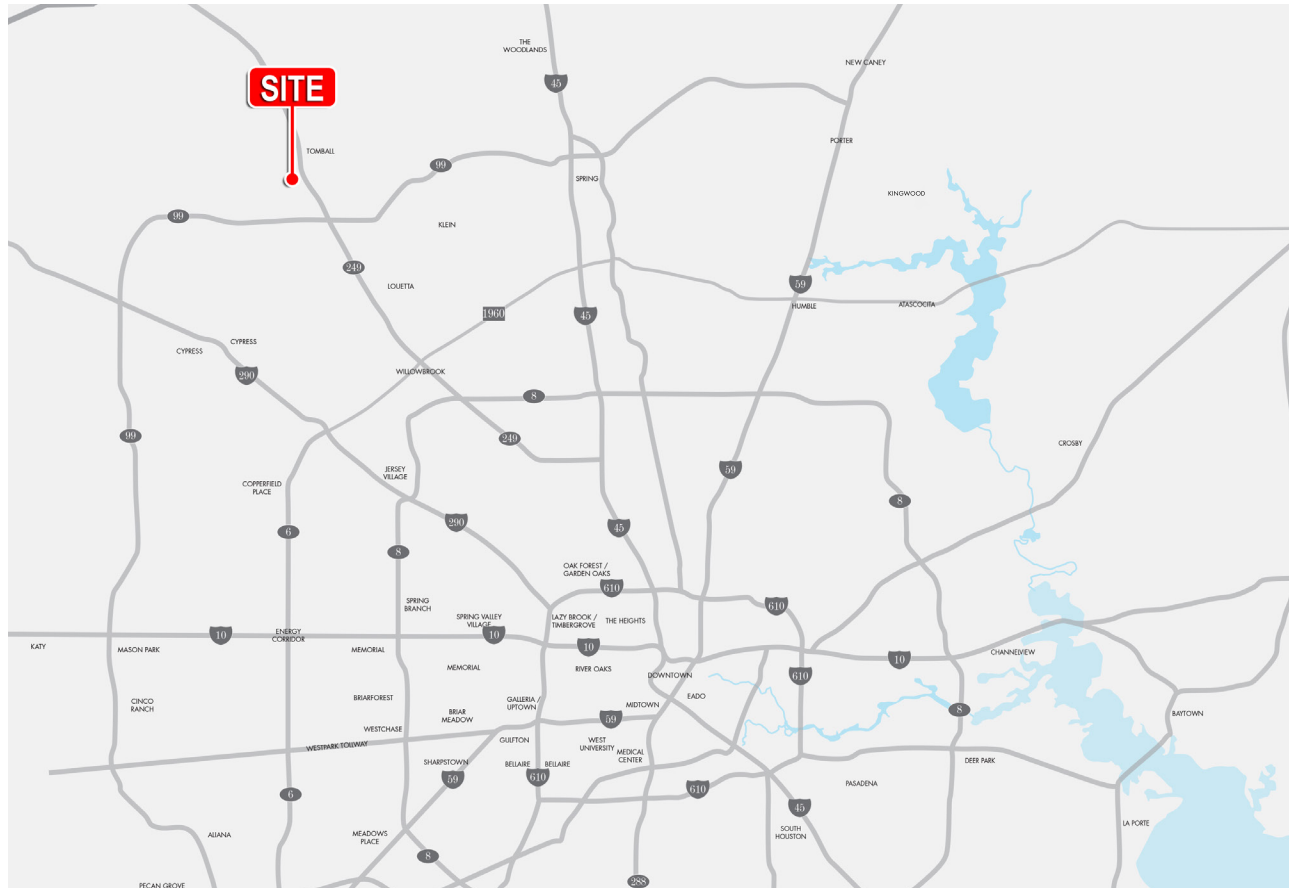
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PROJECT SCOPE

Located along FM 2920 in Tomball, this project is positioned within a highly active retail corridor surrounded by established national anchors and regional shopping destinations. The site benefits from strong co-tenancy and consistent consumer traffic, making it well-suited for a variety of commercial users looking to capture demand in a growing suburban market.

DETAILS

- ± 1,500 SF Endcap Available
- Shadow anchored by Target, Lowe's, Academy, Marshalls, Office Depot, and additional national retailers

TRAFFIC COUNTS

◦ W Main St:	27,126 VPD '26
◦ FM 2920:	33,011 VPD '26
◦ State Highway 249	56,856 VPD '26

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	2,095	20,857	98,760
Avg. HH Income	\$109,381	\$126,360	\$142,289
Total Housing Units	892	8,395	34,407
Daytime Population	6,459	31,184	86,054
Median Home Value	\$472,881	\$385,496	\$383,397

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Map Labels:

- Aggie Expressway**
- FM 2920** (24,629 VPD-26)
- FM 2978**
- Holderrieth Rd**
- Huffman-Koville Rd**
- Medical Complex Dr**
- Main St**
- Zion Rd**

Commercial and Service Clusters:

- TOMBALL CENTER:** Target, Lowe's, PetSmart, GNC, Office Depot, NTB, Chick-fil-A, Chase, Wendy's, Arby's, Sonic, Murphy USA.
- TOMBALL MARKETPLACE:** Academy, Kohl's, Ross Dress for Less, Five Below, Bath & Body Works, Marshall's, Sally's, Discount Tire, GameStop, Stellar Bank, James Avery Jewelry, European Direct, Dunkin', Potbelly, The UPS Store, Slurpee, Dunkin' Donuts, Yummy, Hallmark, Woodforest, Me, and others.
- TOMBALL TOWN CENTER:** Kroger, Wells Fargo, UPS, AT&T, Cox Now, pbt, Tutti Frutti, Subway, MOD.
- CORNERSTONE:** Rusty Nail, McDonald's, Memorial Hermann, and others.
- FOUR CORNERS SHOPPING CTR:** Specs, R&C, Chipotle, Niche Institute, Urgent Care, Boot Barn, Chang's Chinese, Poke Hut, and others.
- Other Retailers:** HEB, Burger King, HEB 6000, Cricket, Great Clips, Papa John's, W, TSC, Costco, Hobby Lobby, Bealls Outlet, Boost Mobile, Advance America, and others.

Educational Facilities:

- Tomball JH: 828 Students
- Tomball HS: 2,801 Students
- Tomball ES: 827 Students
- Tomball MS: 988 Students
- Concordia Lutheran: 565 Students
- Bernshausen ES: 844 Students

Proposed Site: Indicated by a red line and a 'SITE' label near the intersection of FM 2920 and Aggie Expressway.

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SITE

TOMBALL CENTER

- GNC
- PETSMART
- Office DEPOT

TOMBALL MARKETPLACE

- five BELOW
- Ball's
- ME
- SALLY
- GameStop
- Shoe
- Halmark

FOUR CORNERS SHOPPING CTR

- URGENT CARE
- Institute
- RECO-ON
- CHANG'S
- DISCOUNT
- POKE HUT

TOMBALL TOWN CENTER

- Kroger
- AT&T
- UPS
- CaseNow
- pbt
- MOD

CORNERSTONE

- AutoZone
- McDonald's
- Memorial
- Tomball

24,629 VPD-26

44,493 VPD-26

33,011 VPD-26

30,468 VPD-26

42,902 VPD-26

FM 2920

Calvert Rd

Highway 249

Tomball Hospital

Medical Complex Dr

Apartment Complexes:

- Fountains of Tomball Apartments 160 Units
- Marymont Apartments 134 Units
- Bridgewater Apartments 206 Units
- Cobble Creek 168 Units
- Tomball Senior Village

Other Businesses:

- Target
- Lowe's
- Marco's Pizzeria
- Subway
- Berkeley
- O'Reilly
- Wells Fargo
- Tutti Frutti
- Spec's Boot Barn
- Premiere Cinemas
- Stellar Bank
- James Avery
- Kohl's
- Marshall's
- Ross Dress For Less
- Academy
- Cricket
- Great Clips
- HEB
- Las Palmas Kitchen
- The Heritage Senior Living
- Clearhope Connections & Wellness
- Papa John's
- Caliber Collision
- McGoy's
- Starbucks

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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. **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 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.

SHOP COMPANIES

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