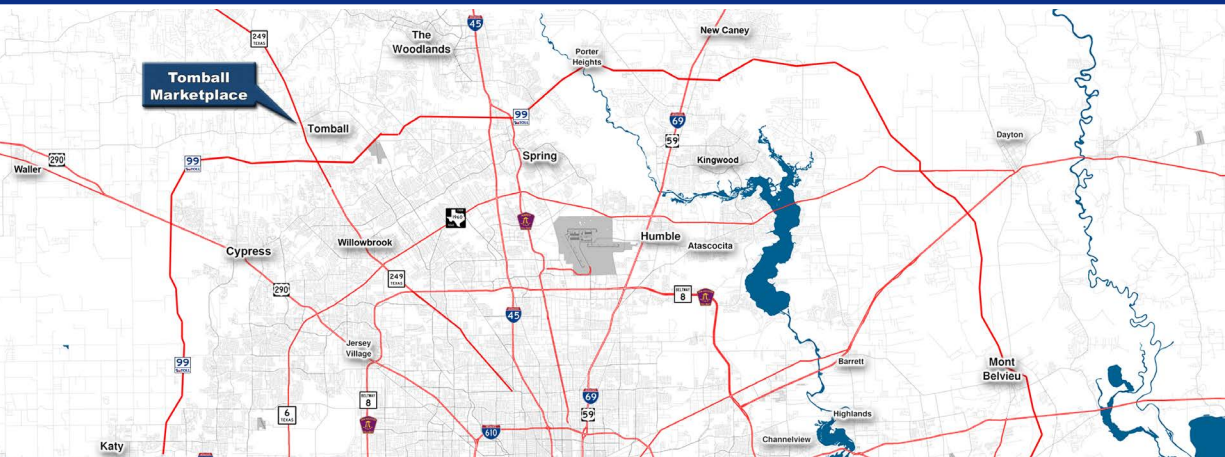


# TOMBALL MARKETPLACE

Tomball, Texas



Ross and Academy Anchored Shopping Center at the Intersection of HWY 249 and FM 2920



Professionally leased by:

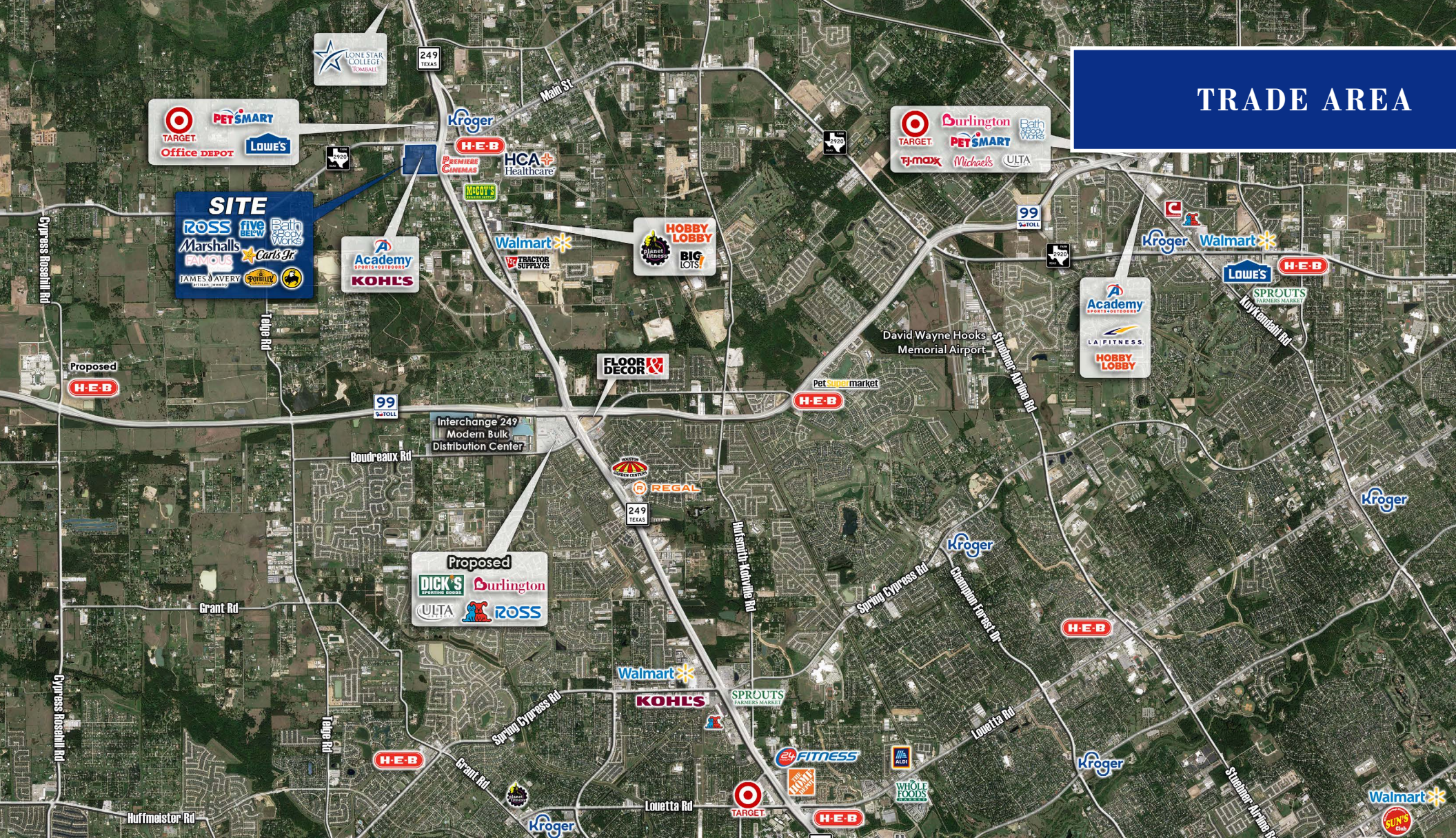


For leasing information, contact:

**Court Richardson**  
Partner  
crichardson@ironbridgerealty.com  
346.701.5702

**Julian Fertitta**  
Associate  
jferitta@ironbridgerealty.com  
346.701.5703

# TRADE AREA



## POPULATION

2023

1 mile	3,203
3 mile	20,148
5 mile	100,908



## PROJECTED POPULATION

2028

1 mile	3,611
3 mile	23,437
5 mile	107,715



## DAYTIME POPULATION

2023

1 mile	10,096
3 mile	30,639
5 mile	84,732



## HOUSEHOLD INCOME

2023

1 mile	\$74,605
3 mile	\$105,084
5 mile	\$129,209

# SITE AERIAL



## SPACE AVAILABLE

2,400 SF & 4,500 SF END CAP VPD'S AVAILABLE FRONTING HWY 249

1,400 SF - 4,000 SF IN-LINE SPACE AVAILABLE

2.2 ACRES OF LAND AVAILABLE



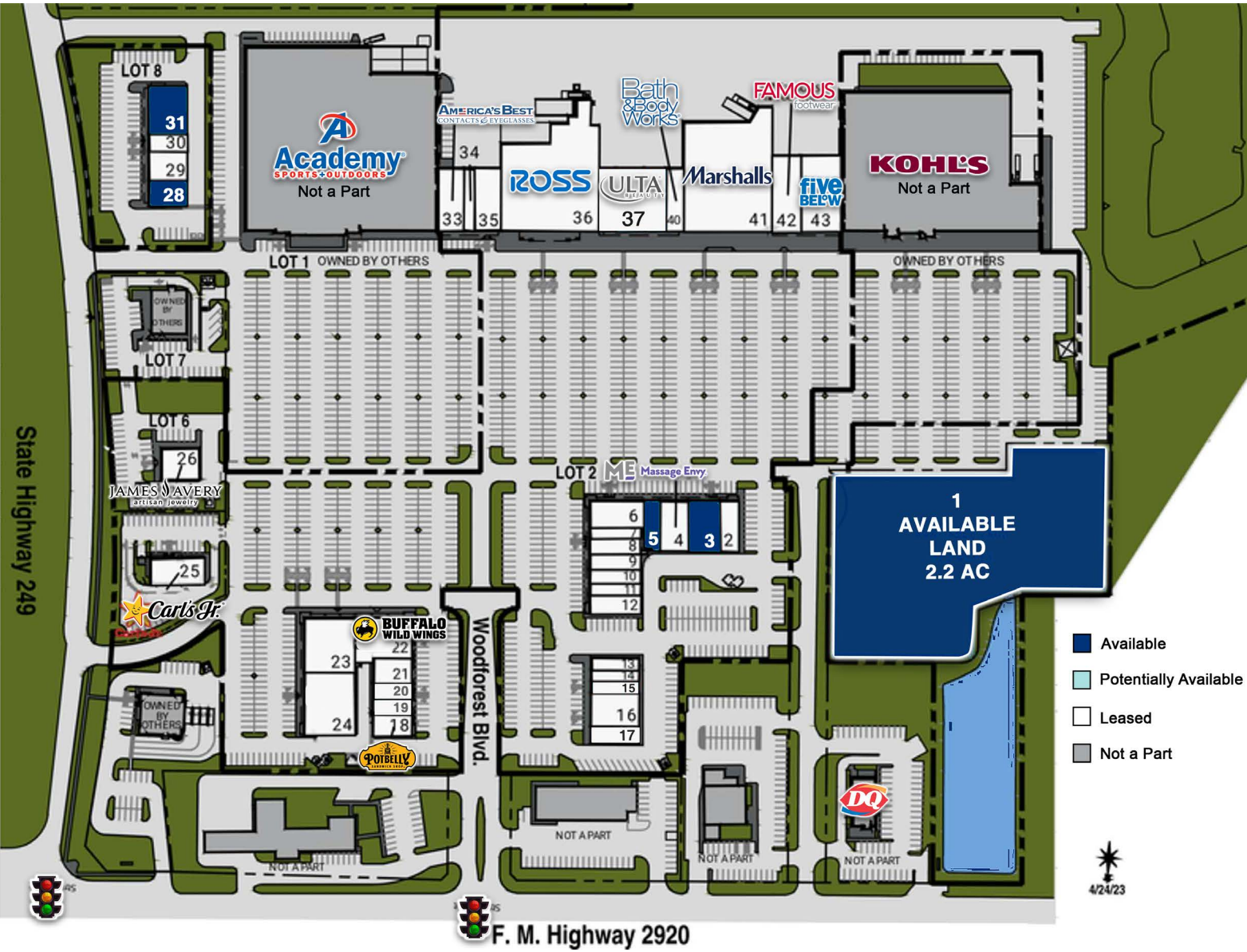
## TRAFFIC COUNTS

2021

Highway 249	46,186 VPD
FM-2920	25,500 VPD

The information contained herein has been obtained from sources that are deemed reliable and accurate. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

# SITE PLAN



Tenant	SF
<b>1 LAND AVAILABLE</b>	<b>2.2 AC</b>
2 Yokohamaya Japanese	2,400
<b>3 AVAILABLE</b>	<b>4,000</b>
4 Massage Envy	3,600
<b>5 AVAILABLE</b>	<b>1,930</b>
6 Super Yummy Mongolian	3,631
7 European Wax Center	1,400
8 Diva Nails & Spa	2,000
9 Classic Hair	2,000
10 Ron's Hamburgers and Chili	1,800
11 GameStop	1,400
12 Salata	2,409
13 Mama's Pho N More	1,400
14 Great American Cookies	1,350
15 Jersey Mike's	1,400
16 Old Republic National Title	3,938
17 Xfinity	2,000
18 Potbelly Sandwich Works	2,000
19 uBreakiFix	1,375
20 Tune Up: The Manly Salon	1,500
21 Trinity Dental	2,277
22 Buffalo Wild Wings	5,841
23 Houston Methodist	6,875
24 Houston Methodist	7,850
25 Carls Jr.	3,450
26 James Avery Jewelry	3,000
<b>28 AVAILABLE</b>	<b>2,400</b>
29 United States Armed Forces	2,910
30 Results Physiotherapy	1,590
<b>31 AVAILABLE</b>	<b>4,500</b>
33 America's Best Contacts	4,216
34 Sally Beauty Supply	1,584
35 Karen's Hallmark	4,200
36 Ross Dress for Less	25,000
37 Ulta	10,600
40 Bath and Body Works	2,767
41 Marshalls	25,000
42 Famous Footwear	5,500
43 Five Below	7,631





For leasing information, contact:

*Professionally leased by:*



**Court Richardson**  
**Partner**

*crichardson@ironbridgerealty.com*  
346.701.5702

**Julian Fertitta**  
**Associate**

*jfertitta@ironbridgerealty.com*  
346.701.5703

# 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 sale's 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.

**Ironbridge Realty Partners, LLC**

LICENSED BROKER / BROKER FIRM NAME OR  
PRIMARY ASSUMED BUSINESS NAME

**Ralph E. Tullier, Jr.**

DESIGNATED BROKER OF FIRM

**9007044**

LICENSE NO.

**447126**

LICENSE NO.

**rtullier@ironbridgerealty.com**

EMAIL

**rtullier@ironbridgerealty.com**

EMAIL

**(346) 701-5700**

PHONE

**(346) 701-5707**

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

