

NewQuest

±4.561 ACRES - TOMBALL

East side of SH 249 and Humble Road | Tomball, TX

Tomball Tollway Frontage Development Sites

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Project Highlights

±4.561 Acres Available For Sale in Tomball, Texas

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±4.561 acres of prime land available for development in the vibrant suburban community of Tomball, located just north of Houston. This area boasts a bustling trade zone with numerous retailers, financial institutions, and restaurants.

Key Highlights:

- **High Visibility:** Heavy traffic counts and unimpeded view corridors from SH 249/Tomball Parkway
- **Strategic Location:** Portions of the property have frontage on Humble Road, with a quick 5-minute drive to the Grand Parkway
- **Easy Access:** Convenient ingress and egress from SH 249

This property presents an excellent opportunity for a variety of uses, including hospitality, medical facilities, self-storage, restaurants, and light industrial developments.

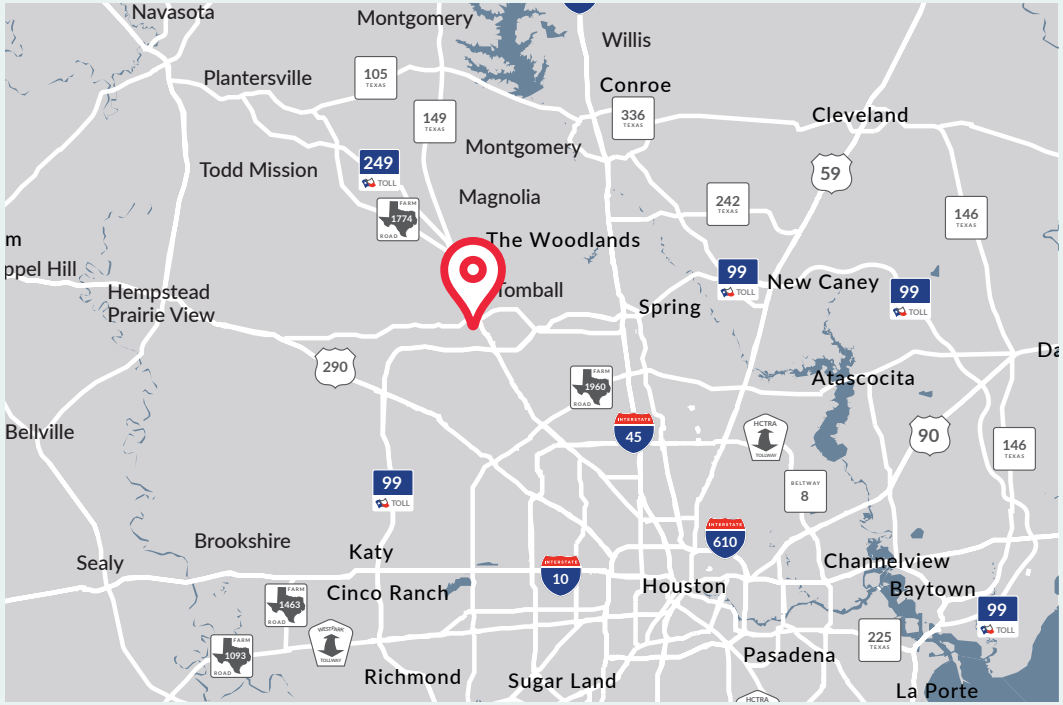
Approximate Size:	±4.561 Acres
Price starting at:	$9.00 PSF
Utilities:	Available via City of Tomball
School District:	Tomball ISD

53% POPULATION GROWTH
within 1 mile from 2020 to 2026

$156K AVERAGE HOUSEHOLD INCOME
within 5 miles

139,555 POPULATION
within 5 miles

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26



Aerial



TxDOT Traffic Counts as of 2026

07.26 | 05.26

TOMBALL, TEXAS

5-STAR ACCREDITED
GREATER TOMBALL CHAMBER OF COMMERCE[1]

42% INCREASE IN HOUSING PLANNED
2022-2024[6]

28% HIGHER HOUSEHOLD INCOME (HHI) VS NATIONAL
$103K AVERAGE HHI[7]

20% INCREASE IN REVENUE
FISCAL 2021-2024[3]

COSTCO WHOLESALE

$651 MILLION TO CITY REVENUE
TAXABLE SALES OVER 1ST 6 YEARS OPERATING[4]

15% POPULATION INCREASE
APRIL 2020-JULY 2023 ESTIMATES[5]

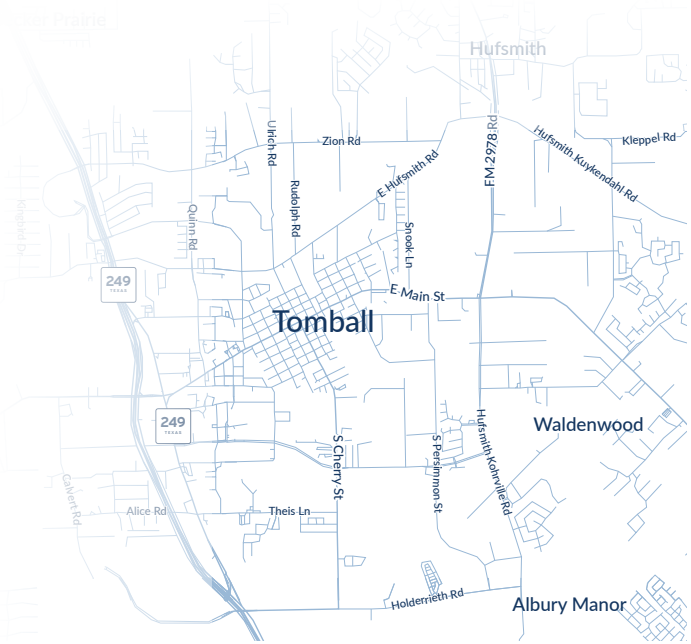
NICHE

RATED GRADE A
PUBLIC SCHOOLS, FAMILIES, DIVERSITY[2]

NICHE

TOP 10 PLACES WITH BEST PUBLIC SCHOOLS
HOUSTON AREA[2]





[1]U.S. Chamber of Commerce | [2]Niche | [3]City of Tomball | [4]Community Impact | [5]U.S. Census Bureau | [6]Greater Houston Partnership | [7]Greater Tomball Area of Commerce, Esri

Demographics

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	828	19,843	47,304
Current Population	1,925	56,217	139,555
2020 Census Average Persons per Household	2.32	2.83	2.95
2020 Census Population	1,258	41,872	116,819
Population Growth 2020 to 2026	53.05%	34.26%	19.46%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	54.72%	23.82%	18.62%
2 Person Households	21.27%	30.33%	31.13%
3+ Person Households	24.01%	45.85%	50.25%
Owner-Occupied Housing Units	31.50%	65.37%	73.76%
Renter-Occupied Housing Units	68.50%	34.63%	26.24%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	64.83%	57.43%	55.59%
Black or African American	11.58%	11.85%	11.53%
Asian or Pacific Islander	2.88%	6.85%	9.06%
Other Races	20.07%	23.01%	22.92%
Hispanic	27.57%	31.76%	31.42%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$88,879	$153,082	$156,476
Median Household Income	$55,269	$119,709	$125,050
Per Capita Income	$41,299	$55,148	$53,079

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	24.63%	20.81%	20.68%
Estimated Bachelor's Degree	19.28%	26.84%	28.05%
Estimated Graduate Degree	12.85%	14.52%	15.37%

AGE	1 MILE	3 MILES	5 MILES
Median Age	47.8	36.9	36.5

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 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.

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Glenn Dickerson	**542479**	**gdickerson@newquest.com**	**281.477.4384**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.