



Pinecrest Forest  
650 Homes



**±1.5 ACRES**  
PAD SITE  
AVAILABLE

249  
TOLL  
STATE HIGHWAY 249  
81,246 VPD



# PAD OPPORTUNITY ON SH 249

24720 HWY 249 | TOMBALL, TEXAS

1.5 ACRE PAD SITE NEXT TO REGAL CINEMAS

NEAL THOMSON | 281.477.4300

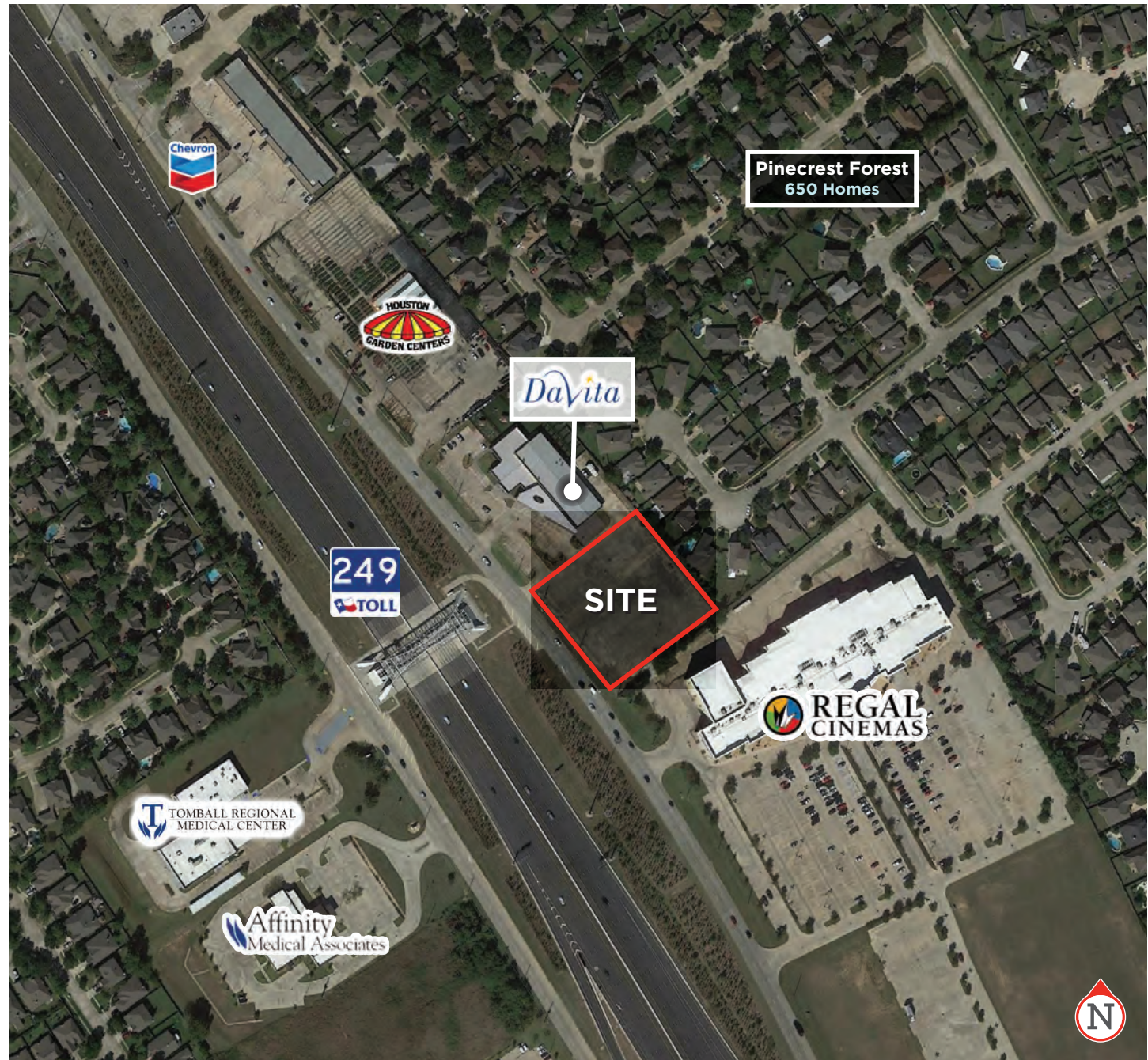
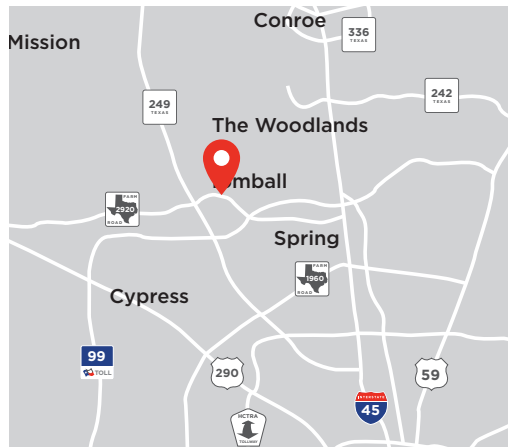
# PROPERTY INSIGHTS

## PAD OPPORTUNITY IN TOMBALL, TEXAS

Prime 249 frontage between Northpointe & Boudreaux. 249 is at grade along this site creating excellent visibility. Site abuts the Regal Cinemas Movie theater to the north.

### PAD SITE:

- 1.5 Acres for ground lease only
- Perfect for QSR pad with utilities and parking in place
- Ground Lease Rate: \$100,000 per year



▶ **NEAL THOMSON**  
NTHOMSON@NEWQUEST.COM  
713-438-9513





# DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 12/2022

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	4,104	27,396	70,179
Current Population	12,457	82,564	203,030
2020 Census Average Persons per Household	3.04	3.01	2.89
2020 Census Population	13,460	80,371	182,420
Population Growth 2020 to 2022	-7.45%	2.73%	11.30%

## CENSUS HOUSEHOLDS

1 Person Household	14.96%	15.00%	16.69%
2 Person Households	27.77%	29.79%	31.97%
3+ Person Households	57.26%	55.21%	51.34%
Owner-Occupied Housing Units	74.79%	79.86%	76.15%
Renter-Occupied Housing Units	25.21%	20.14%	23.85%

## RACE AND ETHNICITY

2022 Estimated White	53.76%	56.02%	57.53%
2022 Estimated Black or African American	12.86%	10.63%	11.27%
2022 Estimated Asian or Pacific Islander	8.00%	10.59%	9.46%
2022 Estimated Other Races	24.45%	21.98%	21.00%
2022 Estimated Hispanic	32.40%	27.71%	26.54%

## INCOME

2022 Estimated Average Household Income	\$103,182	\$123,481	\$124,847
2022 Estimated Median Household Income	\$93,843	\$108,672	\$104,543
2022 Estimated Per Capita Income	\$34,337	\$41,187	\$43,232

## EDUCATION (AGE 25+)

2022 Estimated High School Graduate	16.78%	17.68%	17.59%
2022 Estimated Bachelors Degree	29.34%	33.08%	32.27%
2022 Estimated Graduate Degree	15.94%	14.30%	14.65%

## AGE

2022 Median Age	33.3	34.2	36.1
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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.

## AS 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>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Neal Thomson</b>	<b>600513</b>	<b>nthomson@newquest.com</b>	<b>(281)477-4300</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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