

Colliers

Accelerating success.

# For Sale ±8.1093 Acres

SH 249 / Tomball Parkway / Business 249  
Tomball, Texas 77375

**Tom Condon, Jr.**

Principal | The Woodlands  
D +1 713 830 4007  
C +1 281 382 8097  
[tom.condon.jr@colliers.com](mailto:tom.condon.jr@colliers.com)

249  
TEXAS

Also Available  
±4.52 Acres

Tract 1

Tomball Parkway

Also Available  
±6.02 Acres

Tract 2

Tract 3

Hicks St



First Baptist Church  
New Campus Coming Soon

**SITE**  
±8.1 Acres



LOWE'S



249  
TEXAS

Business 249

W Main St



Waller-Tomball Rd



# Area Amenities



249  
TEXAS

Also Available  
±4.52 Acres

Tract 1

Also Available  
±6.02 Acres

Tract 2

Tract 3

**SITE**  
±8.1 Acres

FIRST BAPTIST CHURCH  
**TOMBALL**







## Property Features

- Size: ±8.1093 Acres
- Located just north of “Four Corners” in Tomball between 2-way Business 249 and Northbound Tomball Parkway
- Access from frontage of ±1,209’ on Tomball Parkway and/or ±1,346’ on Business 249
- Tomball ISD
- Utilities: To the site from City of Tomball; water, sanitary sewer and natural gas
- Zoning: Current classification is Agriculture, future land use designation is Corridor Commercial

## Purchase Price

**± \$5,651,858 (\$16.00 PSF)**



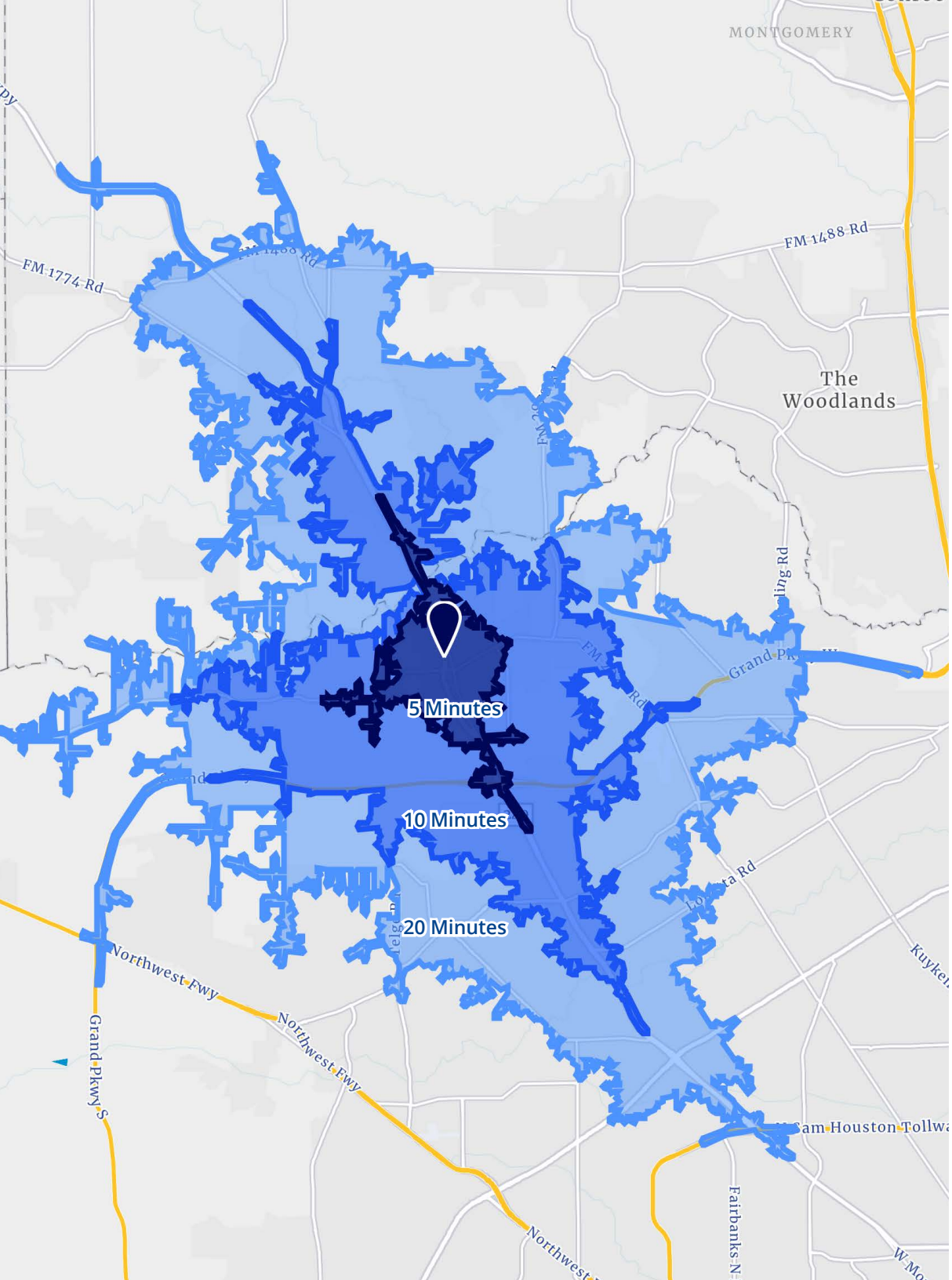
[View Flyer for Tract #1 \(±4.52 Ac Site\)](#)

[View Flyer for Tract #2 \(±6.02 Ac Site\)](#)

## Demographics

	3 MILE	5 MILE	10 MILE
Est Population (2024)	22,852	88,214	538,980
Projected Growth (2029)	8.3%	4.0%	4.8%
Est Households (2024)	8,855	30,065	184,706
Projected Households (2029)	9.7%	5.8%	6.3%
Avg HH Income (2024)	\$112,949	\$134,372	\$153,059





# Property Location

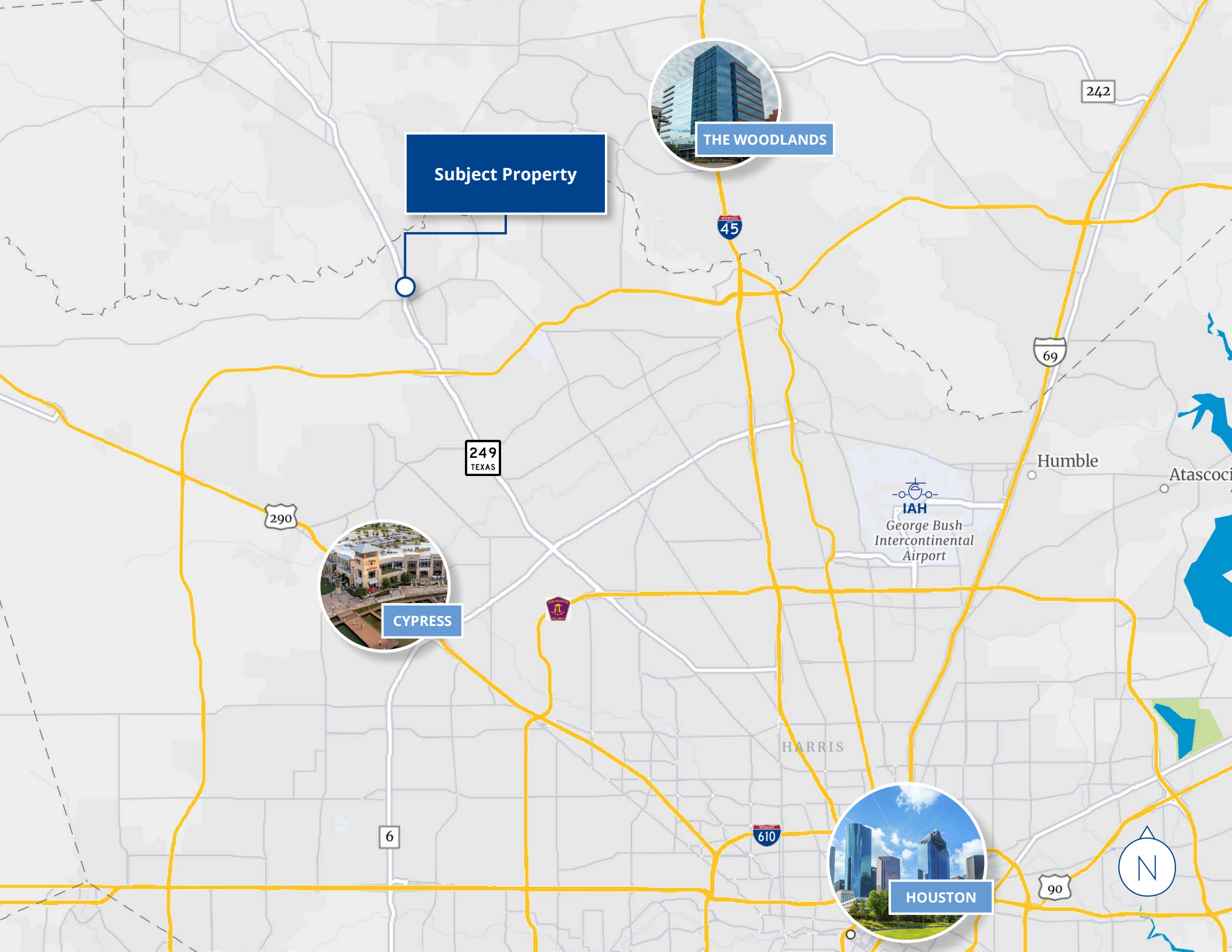
State Highway 249 | Tomball, Texas

## Ad Valorem Property Taxes

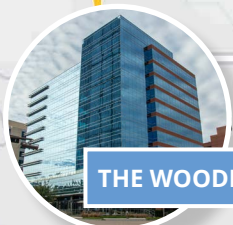
Tomball ISD	\$1.06290
Harris County	\$0.38529
Harris County Flood Control	\$0.04897
Port of Houston Authority	\$0.00615
Harris County Hospital District	\$0.163480
Harris County Education Department (2023)	\$0.0048
Lone Star College	\$0.10760
City of Tomball (2023)	\$0.29332
Harris County Emergency Services District 8	\$0.097754
<b>TOTAL TAX RATES (2024)</b>	<b>\$2.170264</b>

## Key Distances

	Time	Miles
Old Town Tomball	6 Minutes	1.9
Grand Parkway	4 Minutes	4.0
Beltway 8	13 Minutes	13.6
US 290 / Northwest Freeway	16 Minutes	15.6
I-45	19 Minutes	19.7
IAH Airport	29 Minutes	27.9
Downtown Houston	35 Minutes	33.0



Subject Property



THE WOODLANDS

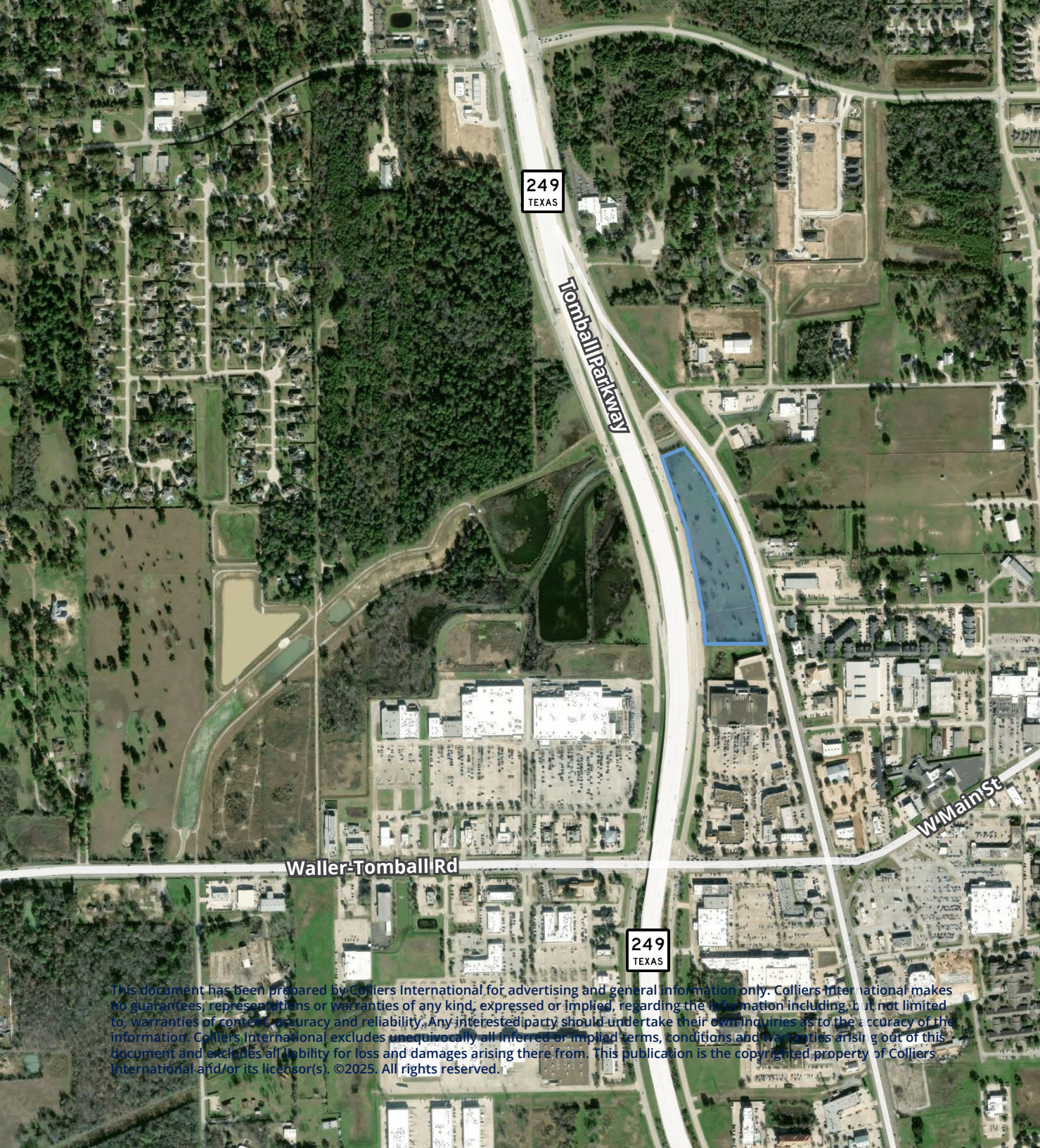


CYPRESS



HOUSTON





Colliers

9950 Woodloch Forest Drive  
Suite 1225  
The Woodlands, TX 77380  
+1 713 830 4001  
[www.colliers.com](http://www.colliers.com)

 Google Map

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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.*

2-10-2025



## 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

Colliers International Houston, Inc.	<b>29114</b>	<b>houston.info@colliers.com</b>	<b>+1 713 222 2111</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<b>David Lee Carter</b>	<b>364568</b>	<b>david.carter@colliers.com</b>	<b>+1 713 830 2135</b>
Designated Broker of Firm	License No.	Email	Phone

<b>Daniel Patrick Rice</b>	<b>811065</b>	<b>danny.rice@colliers.com</b>	<b>+1 713 830 2134</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<b>Tom Condon</b>	<b>419324</b>	<b>tom.condon.jr@colliers.com</b>	<b>+1 713 830 4007</b>
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date