



## TOMBALL MARKETPLACE

SH 249 at FM 2920, Tomball, TX

Tomball Marketplace is located on the southwest corner of SH 249 and FM 2920, which serves as a regional retail hub for Tomball and Montgomery County. The center is anchored by Academy and Kohl's. Other national retailers at the intersection include Target, Lowes, Kroger, PetSmart, Office Depot, Ross Dress for Less and Marshalls.

**WEINGARTEN  
REALTY**

**PROPERTY SIZE** 168,724 SQ. FT.

**LAT/LONG** 30.08684 N, -95.63877 W

**TRAFFIC COUNTS** SH 249 & FM 2920 - 74,437

## CONTACT

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Leasing Agent  
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### Kari Bean

Property Manager  
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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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## TENANT LIST

A0A	America's Best Contacts	4,216 SF	F0P	Available	1,400 SF	H0E	United States Armed Forces	2,910 SF
A0D	Sally Beauty	1,584 SF	F0R	Diva Nails & Spa	2,000 SF	H0H	Available	1,590 SF
A0F	Rachael's Hallmark	4,200 SF	F0T	Classic Hair	2,000 SF	H0M	Available	4,500 SF
B0A	Ross Dress for Less	25,000 SF	F0V	Ron's Hamburgers and Chili	1,800 SF	R0C	Available	3,450 SF
B0B	Available	2,700 SF	F0W	GameStop	1,400 SF	R0E	James Avery Jewelry	3,000 SF
B0C	Available	4,500 SF	F0Y	Salata	2,409 SF	RAA	Street Food Guru	1,400 SF
B0F	The Children's Place	3,400 SF	G0A	Potbelly Sandwich Works	2,000 SF	RAB	Great American Cookies and Marble Slab Creamery	1,350 SF
B0J	Bath & Body Works	2,767 SF	G0C	Available	1,375 SF	RAC	Available	1,400 SF
B0R	Marshalls	25,000 SF	G0E	Tune Up: The Manly Salon	1,500 SF	RAD	Old Republic National Title Insurance Co.	3,938 SF
C0A	Famous Footwear	5,500 SF	G0F	Trinity Dental	2,277 SF	RAG	Xfinity	2,000 SF
C0C	Five Below	7,631 SF	G0M	Buffalo Wild Wings	5,841 SF	X0B	Available	0 SF
F0A	Yokohamaya Japanese Restaurant	2,400 SF	G0P	Houston Methodist Primary Care Group	6,875 SF	1	Academy Sports & Outdoors	0 SF
F0C	RE/MAX	4,000 SF	G0R	Houston Methodist Willowbrook Hospital	7,850 SF	2	Kohl's	0 SF
F0F	Massage Envy	3,600 SF	H0A	Available	2,400 SF			
F0J	Available	1,930 SF						
F0M	Wacky Mongolian Grill	3,631 SF						

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**TOMBALL MARKETPLACE**  
168,724 SF

DEMOGRAPHICS



POPULATION

1-Mile 4,794  
3-Mile 23,006  
5-Mile 89,664



NUMBER OF HOUSEHOLDS

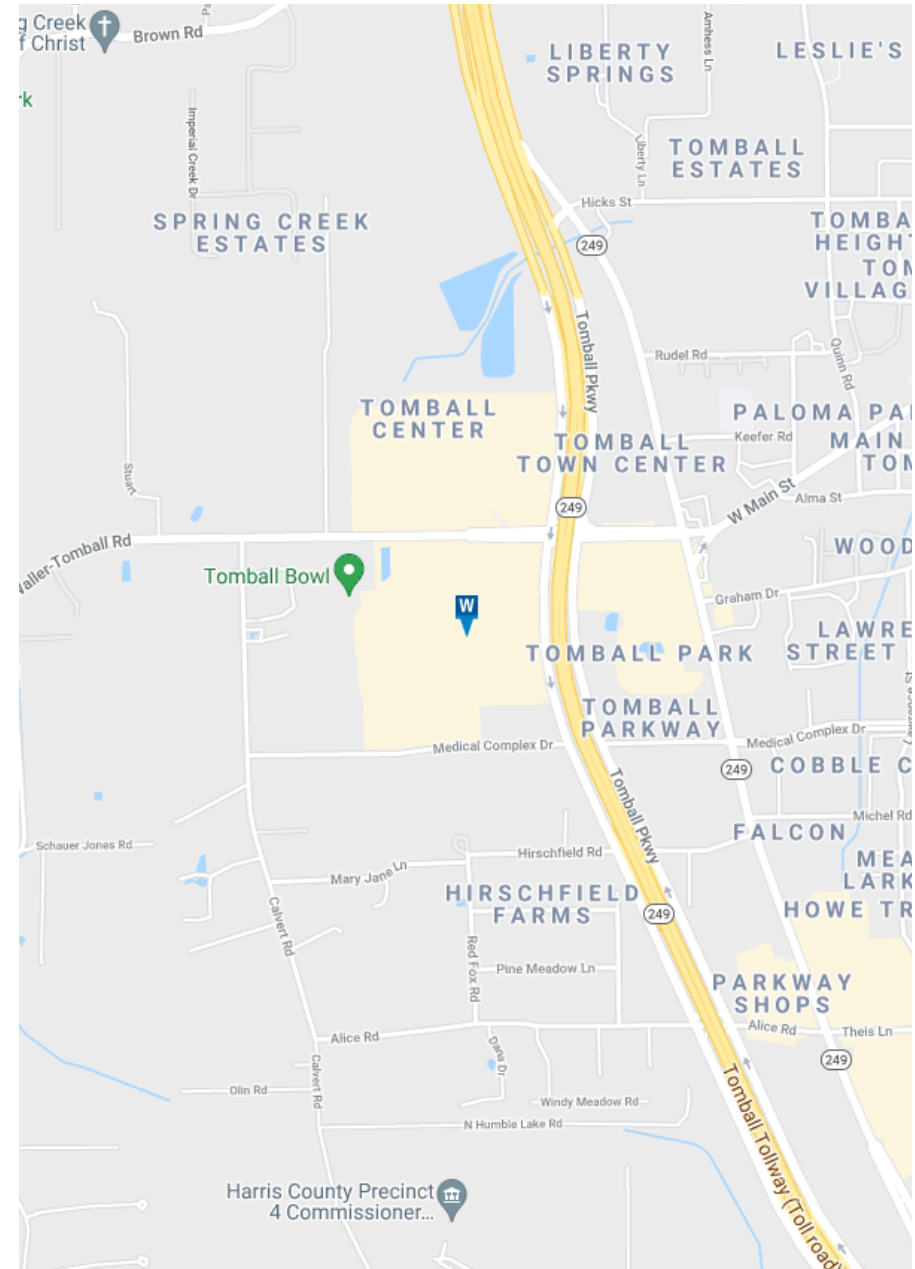
1-Mile 2,061  
3-Mile 8,804  
5-Mile 30,713



AVERAGE HOUSEHOLD INCOME

1-Mile \$92,982  
3-Mile \$103,655  
5-Mile \$116,387

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	4,794	13,939	23,006	89,664
Average Household Income	\$92,982	\$98,170	\$103,655	\$116,387
<b>Population Trends</b>				
2000 Population	3,477	9,378	13,331	28,490
2010 Population	3,655	10,485	16,631	60,456
2020 Population	4,794	13,939	23,006	89,664
2025 Population	5,620	16,472	27,326	106,872
Absolute Growth 2010 to 2020'	31.16%	32.94%	38.33%	48.31%
Projected Growth 2020 to 2025'	17.22%	18.17%	18.78%	19.19%
<b>Race &amp; Ethnicity</b>				
% White	65.34%	69.48%	68.89%	64.05%
% Black	3.75%	4.61%	5.41%	7.14%
% Asian	0.93%	1.3%	2.08%	5.15%
% Other	2.5%	1.99%	1.93%	2.16%
% Hispanic	27.48%	22.62%	21.7%	21.5%
<b>Income &amp; Education</b>				
Median Household Income	61,795	67,289	73,822	90,125
Average Household Income	\$92,982	\$98,170	\$103,655	\$116,387
% College Graduates	31.87%	40.12%	41.95%	47.58%
<b>Age</b>				
Median Age	37.7	38.2	38	36
% Age < 18	25.65%	23.9%	24.09%	27.15%
% Age 65 +	17.54%	17.56%	16.53%	12.18%
<b>Households &amp; Housing</b>				
Households	2,061	5,653	8,804	30,713
Average Household Size	2.25	2.4	2.56	2.9
Median Housing Value	\$227,766	\$244,118	\$255,771	\$263,924
% Owner Occupied Housing	33.91%	44.35%	52.08%	66.21%
% Renter Occupied Housing	54.09%	45.93%	39.66%	28.1%
% Vacant Housing	11.99%	9.72%	8.25%	5.7%
<b>Workplace &amp; Workers</b>				
Number of Businesses	584	969	1,297	1,932
% White Collar	61.7%	68.24%	69.54%	70.34%
% Blue Collar	38.3%	31.76%	30.46%	29.66%



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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 on 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 listening 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.

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Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date