



## SITE INFORMATION

**Retail Building A:**  
15,225 SF

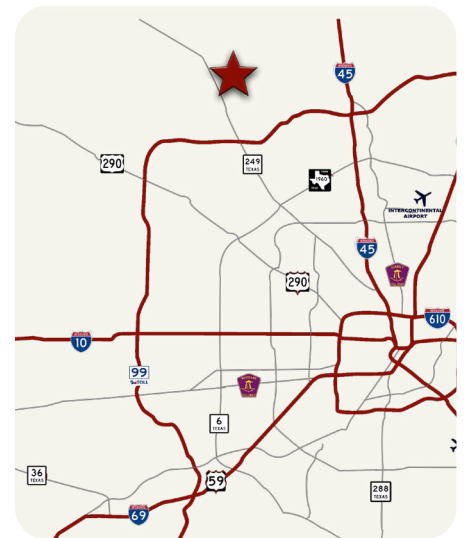
**Pad 1:**  
33,005 SF (+/- .79 AC)

**Pad 2:**  
44,293 SF (+/- 1.05 AC)

**Est. Delivery Date:**  
October 2026

**Lease Rates:**  
Call to discuss

- Tomball Mercantile at NEC SH 249 & Medical Complex Drive in Tomball, TX. Anchored by La Viva Cantina and Jason's Deli.
- New Retail Development at the entrance to the Tomball Medical Complex (TMC)
- TMC campus spans over 150 acres, boasts a 350-bed acute care hospital, Level III Trauma Center, Neonatal Intensive Care Unit, 5-Star 117,000 Cardiology & Heart Surgery facility, and numerous specialty centers such as Texas Sports Medicine Center, Women's Center, and Orthopedic Center
- Tomball Regional Hospital is a major medical draw and the 2nd largest employer in Tomball (1,200 employees)
- The City of Tomball is home to more than 1,500 businesses and nearly 14,000 employees



## DEMOGRAPHICS

	POPULATION	DAYTIME POP.	AVG. HH INCOME
1 Mile	3,065	11,143	\$82,743
3 Miles	24,493	34,609	\$130,413
5 Miles	110,990	94,491	\$144,148

## CONTACT

**CHRISTY BOWEN**

281.855.1300 x4

Christy@FoxGraham.com

**KYLE FOX**

281.855.1300 x2

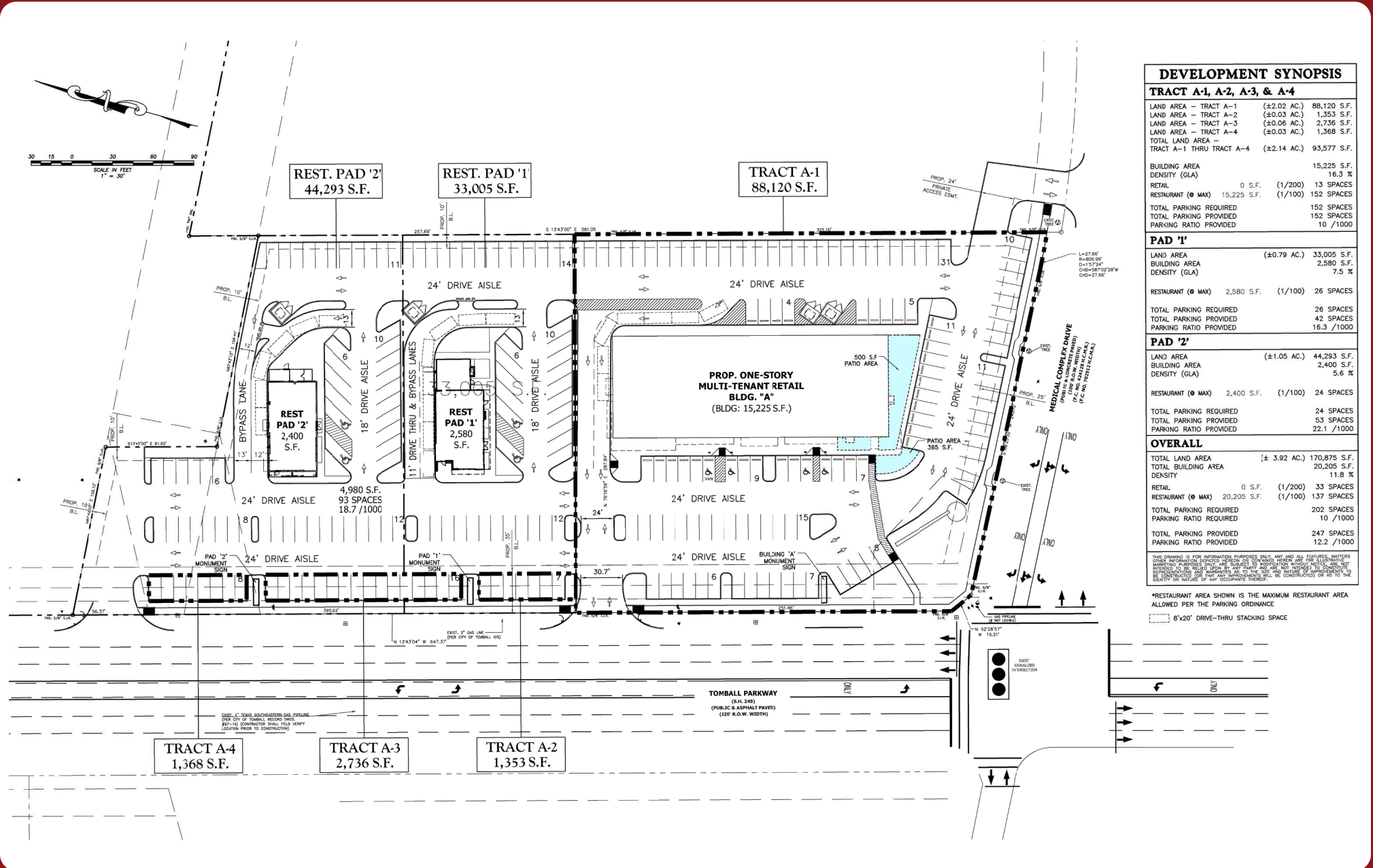
Kyle@FoxGraham.com

# FOX & GRAHAM

**TM** | Tomball Mercantile  
NEW RETAIL DEVELOPMENT COMING SOON  
NEC SH 249 & MEDICAL COMPLEX DRIVE







DEVELOPMENT SYNOPSIS	
<b>TRACT A-1, A-2, A-3, &amp; A-4</b>	
LAND AREA - TRACT A-1	(±2.02 AC.) 88,120 S.F.
LAND AREA - TRACT A-2	(±0.03 AC.) 1,353 S.F.
LAND AREA - TRACT A-3	(±0.06 AC.) 2,736 S.F.
LAND AREA - TRACT A-4	(±0.03 AC.) 1,368 S.F.
TOTAL LAND AREA - TRACT A-1 THRU TRACT A-4	(±2.14 AC.) 93,577 S.F.
BUILDING AREA	15,225 S.F.
DENSITY (GLA)	16.3 %
RETAIL	0 S.F. (1/200) 13 SPACES
RESTAURANT (Ø MAX)	15,225 S.F. (1/100) 152 SPACES
TOTAL PARKING REQUIRED	152 SPACES
TOTAL PARKING PROVIDED	152 SPACES
PARKING RATIO PROVIDED	10 /1000
<b>PAD '1'</b>	
LAND AREA	(±0.09 AC.) 33,005 S.F.
BUILDING AREA	2,580 S.F.
DENSITY (GLA)	7.5 %
RESTAURANT (Ø MAX)	2,580 S.F. (1/100) 26 SPACES
TOTAL PARKING REQUIRED	26 SPACES
TOTAL PARKING PROVIDED	42 SPACES
PARKING RATIO PROVIDED	16.3 /1000
<b>PAD '2'</b>	
LAND AREA	(±1.05 AC.) 44,293 S.F.
BUILDING AREA	2,400 S.F.
DENSITY (GLA)	5.6 %
RESTAURANT (Ø MAX)	2,400 S.F. (1/100) 24 SPACES
TOTAL PARKING REQUIRED	24 SPACES
TOTAL PARKING PROVIDED	53 SPACES
PARKING RATIO PROVIDED	22.1 /1000
<b>OVERALL</b>	
TOTAL LAND AREA	(± 3.92 AC.) 170,875 S.F.
TOTAL BUILDING AREA	20,205 S.F.
DENSITY	11.8 %
RETAIL	0 S.F. (1/200) 33 SPACES
RESTAURANT (Ø MAX)	20,205 S.F. (1/100) 137 SPACES
TOTAL PARKING REQUIRED	202 SPACES
TOTAL PARKING PROVIDED	10 /1000
TOTAL PARKING PROVIDED	247 SPACES
PARKING RATIO PROVIDED	12.2 /1000

THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS, CONDITIONS, INFORMATION, SPECIFICATIONS, PERMITS, TO WHICHEVER THESE ARE, ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND MATTERS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND MATTERS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND MATTERS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND MATTERS.

\*RESTAURANT AREA SHOWN IS THE MAXIMUM RESTAURANT AREA ALLOWED PER THE PARKING ORDINANCE

8'x20' DRIVE-THRU STACKING SPACE



# 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.*

11-03-2025



**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 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 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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

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

\_\_\_\_\_  
Date