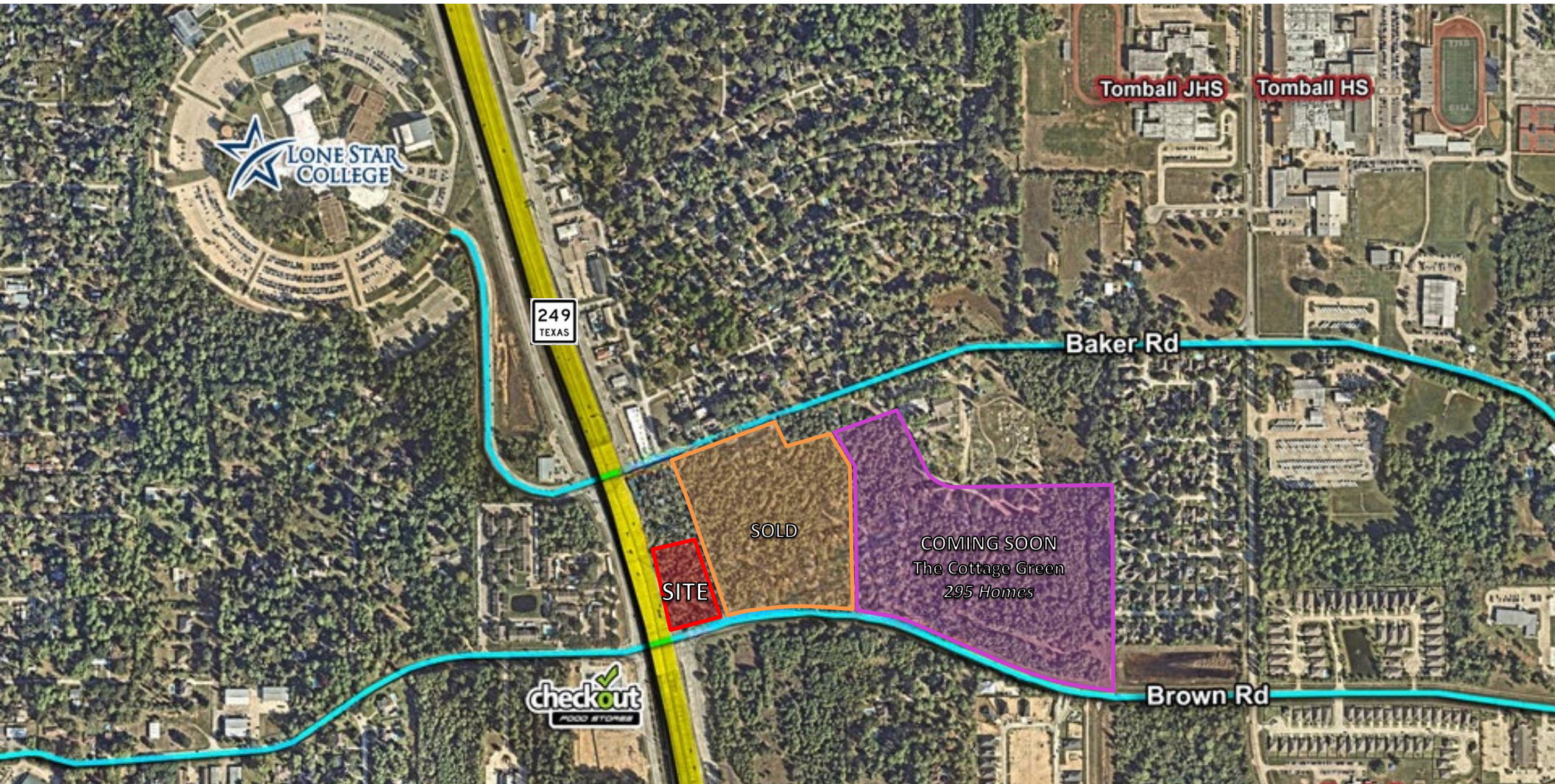


LAND FOR SALE **+/- 1.96 AC**



SH 249 & BROWN ROAD | TOMBALL, TX 77375

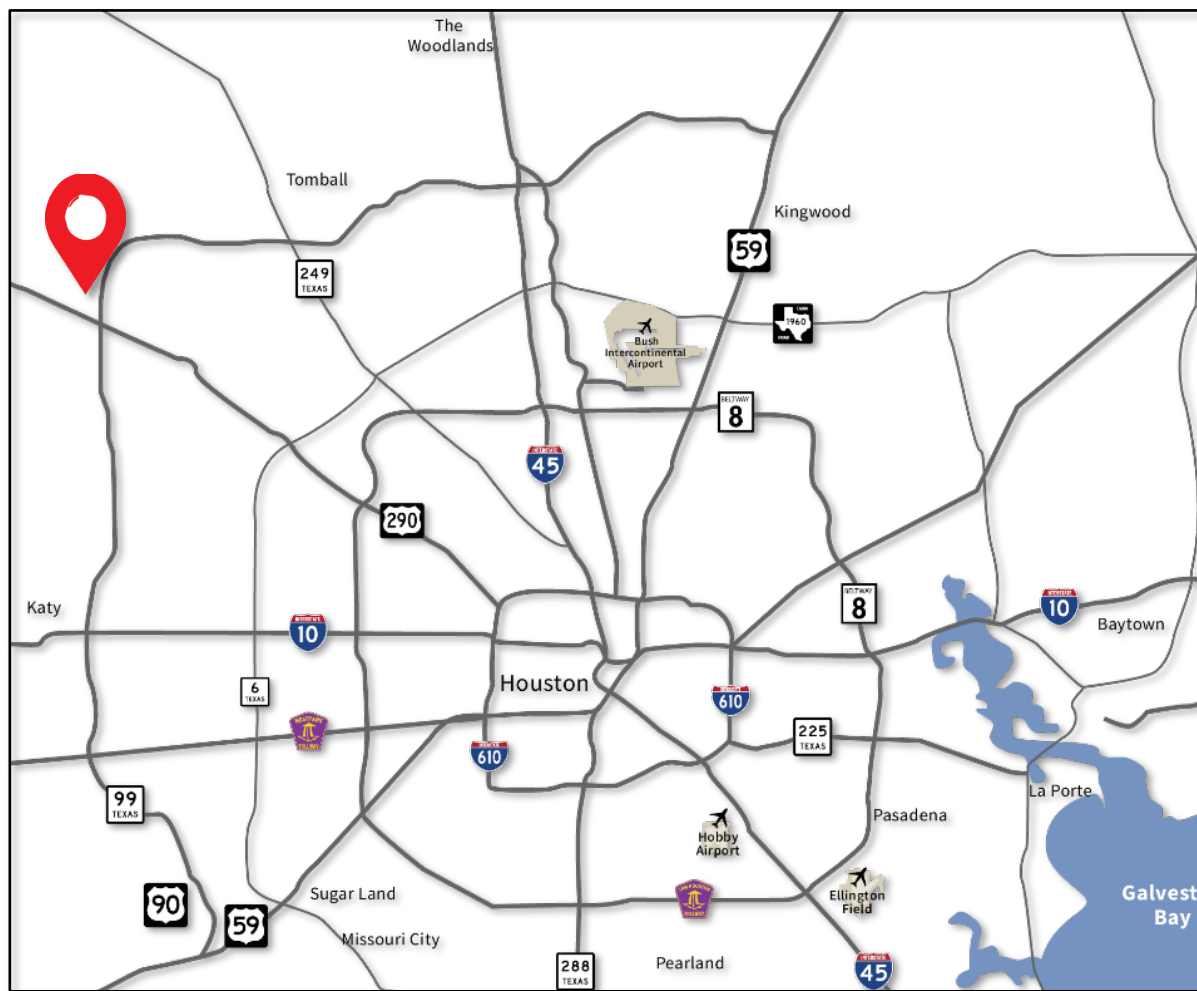


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AREA LOCATION

+/- 1.96 AC | SH 249 & BROWN ROAD | TOMBALL, TX 77375 **JLL** 2



Site Details

- Situated in a highly visible location near the intersection of 249/2920
- Positioned between two lighted intersections

Size

+/- 1.96 Acres

Surrounding Area

This site has convenient access to the new Aggie Expressway (SH 249) and The Grand Parkway, with Tomball Medical Center just minutes away, further enhancing its desirability and accessibility. Additionally, this property shares the Brown exit with Lone Star College and Tomball High School. Notably, the site also fronts a future 295-unit Cottage Green Rental development on 25 Acres. It will feature 295 single-story Multi Family units providing a unique small home experience. Seller and the City of Tomball's approval, proves the dedication and commitment to this site to life.

Price

Contact broker for pricing



Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2023 Population	3,737	22,429	479,012
2023 Median Age	41.4	4.9	37.3
Average Number of Households	1,605	8,626	27,077
Average Household Income	\$103,512	\$105,273	\$127,715



Drive Times

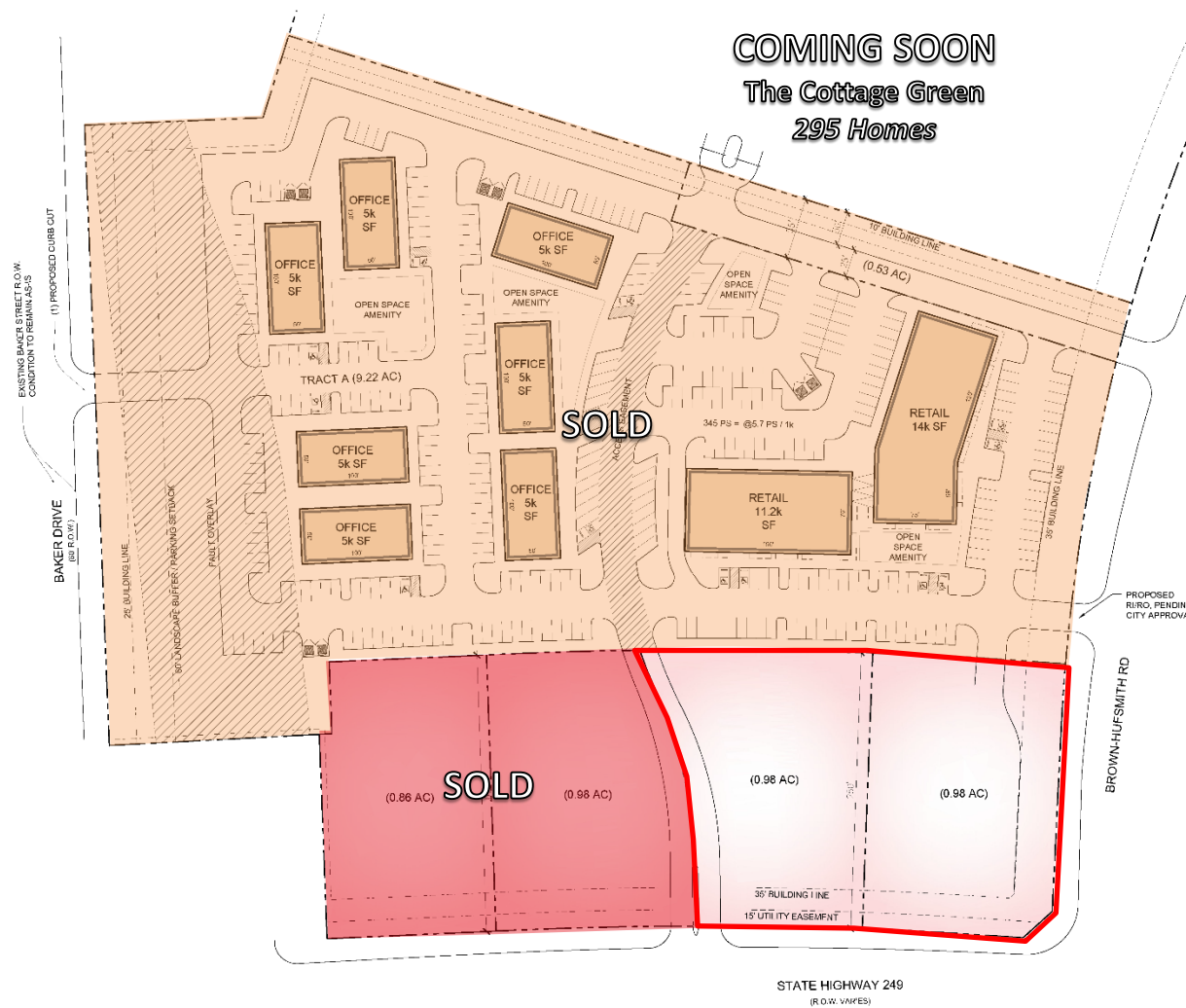
Locations	Minutes
HCA Houston Healthcare Tomball	5
The Woodlands Mall	20
George Bush Intercontinental Airport (IAH)	30
Downtown Houston	35

PROPOSED SITE PLAN

+/- 1.96 AC | SH 249 & BROWN ROAD | TOMBALL, TX 77375



3



DATA TABLE:	
SITE	±13.55 AC
JURISDICTION	TOMBALL, TEXAS
ZONING	(C) COMMERCIAL DISTRICT
PROPOSED ZONING	PD - PENDING CITY APPROVAL
SITE PLAN NOTES:	
1. PRELIMINARY SITE PLAN, ALL LINEWORK IS APPROXIMATE. PENDING RECEIPT OF CAD SURVEY / CAD LINEWORK.	
2. FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE.	
3. CLIENT TO CONFIRM DETENTION REQUIREMENTS. DETENTION SIZE AND LOCATION TO BE VERIFIED BY A CIVIL ENGINEER.	

PRELIMINARY SITE PLAN B

identity
ARCHITECTURE

Scale: 1" = 50'-0"

0 25 50 100



111 Travis Street, Houston, Texas 77002
www.identityarchitects.com 713.555.2150

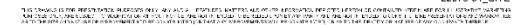
COMMERCIAL DEVELOPMENT

April 2, 2024

BROWN-HUFSMITH RD @ STATE HIGHWAY 249
TOMBALL, TX
22075-01 SITE

THIS PRELIMINARY SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A CONTRACT. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PRELIMINARY SITE PLAN, WHETHER OR NOT SUCH CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARE CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF THE ARCHITECT. THE CLIENT'S USE OF THIS PRELIMINARY SITE PLAN IS AT THE CLIENT'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT.

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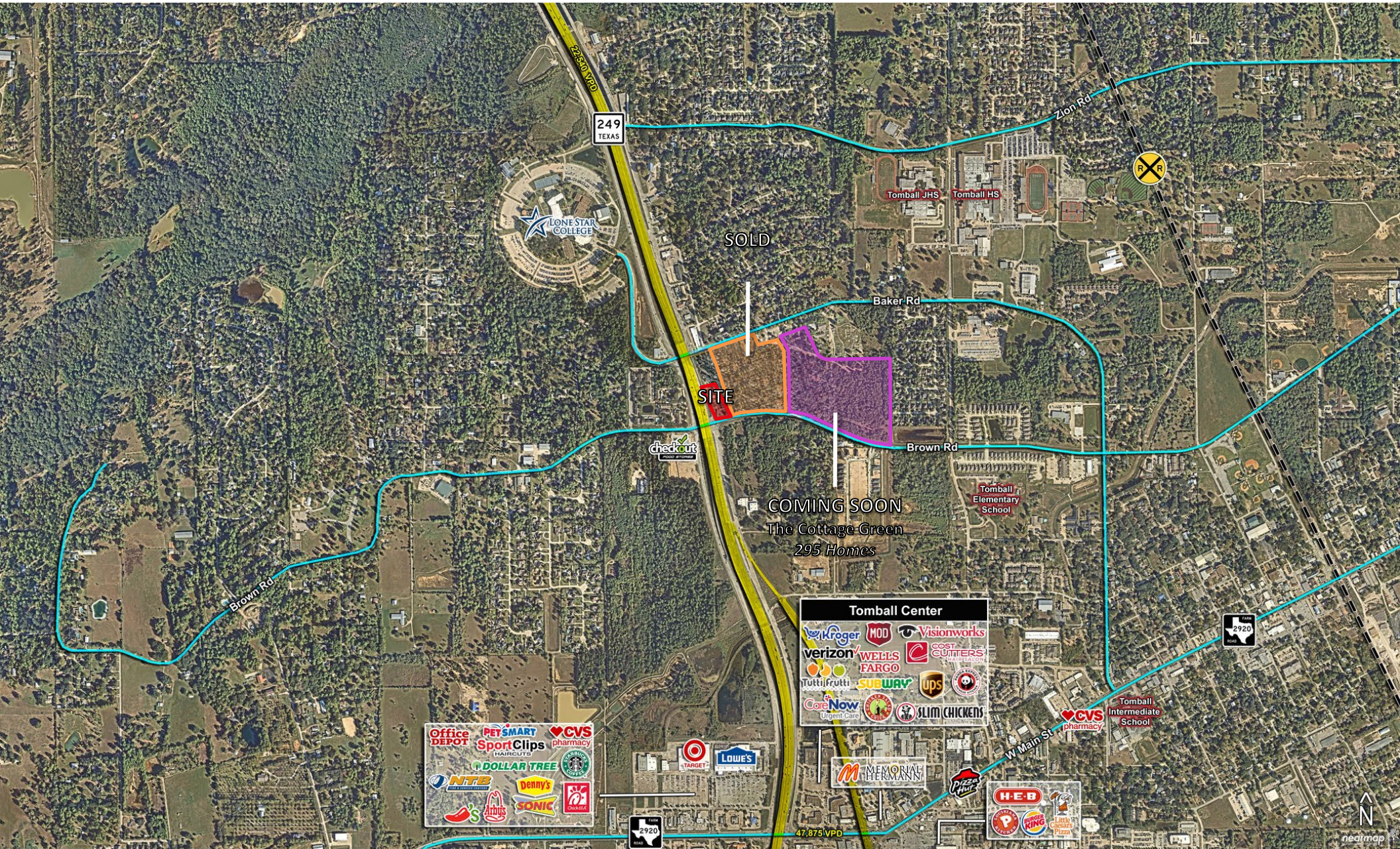
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1 MILE AERIAL

+/- 1.96 AC | SH 249 & BROWN ROAD | TOMBALL, TX 77375

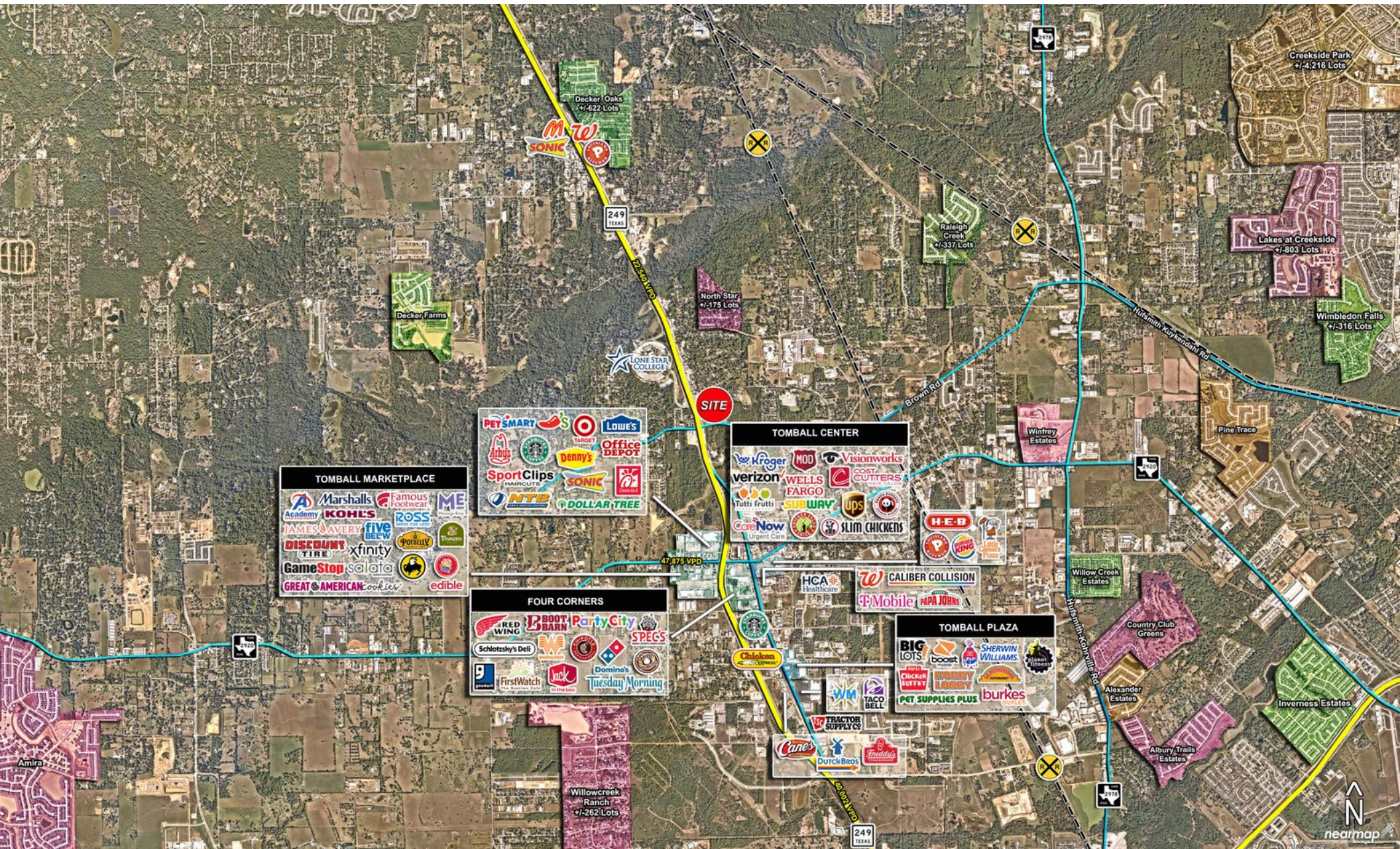


5



3 MILE AERIAL

+/- 1.96 AC | SH 249 & BROWN ROAD | TOMBALL, TX 77375  6



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