



Raburn Commercial Reserves

±5.276 Acres Available; will divide

**NEQ Medical Complex Drive and Hufsmith-Kohrville,
Tomball, Texas**

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The Offering

JLL is excited to offer this unique development opportunity in Tomball, Texas, totaling approximately 5.276 acres (the property). The property is nestled among some of the newest communities in Harris County, with a thriving economy, excellent schools, plenty of local recreational, cultural and entertainment choices and a healthy new housing market.

The site presents an opportunity to develop alongside Hines newest residential community offering 360 plus new homes upon completion, starting in the \$300s. Located in Tomball, Texas along Medical Complex Drive, just west of Hufsmith-Khorville Road. The expansion of Medical Complex Drive is set to expand east of Hufsmith-Khorville.



Size

SITE A: ± 3.776 acres

SITE B: ± 1.5 acres

Access & Visibility

Highly visible with over 600 feet of frontage along Medical Complex drive, with easy and quick access to SH 249 and Grand Parkway

Utilities

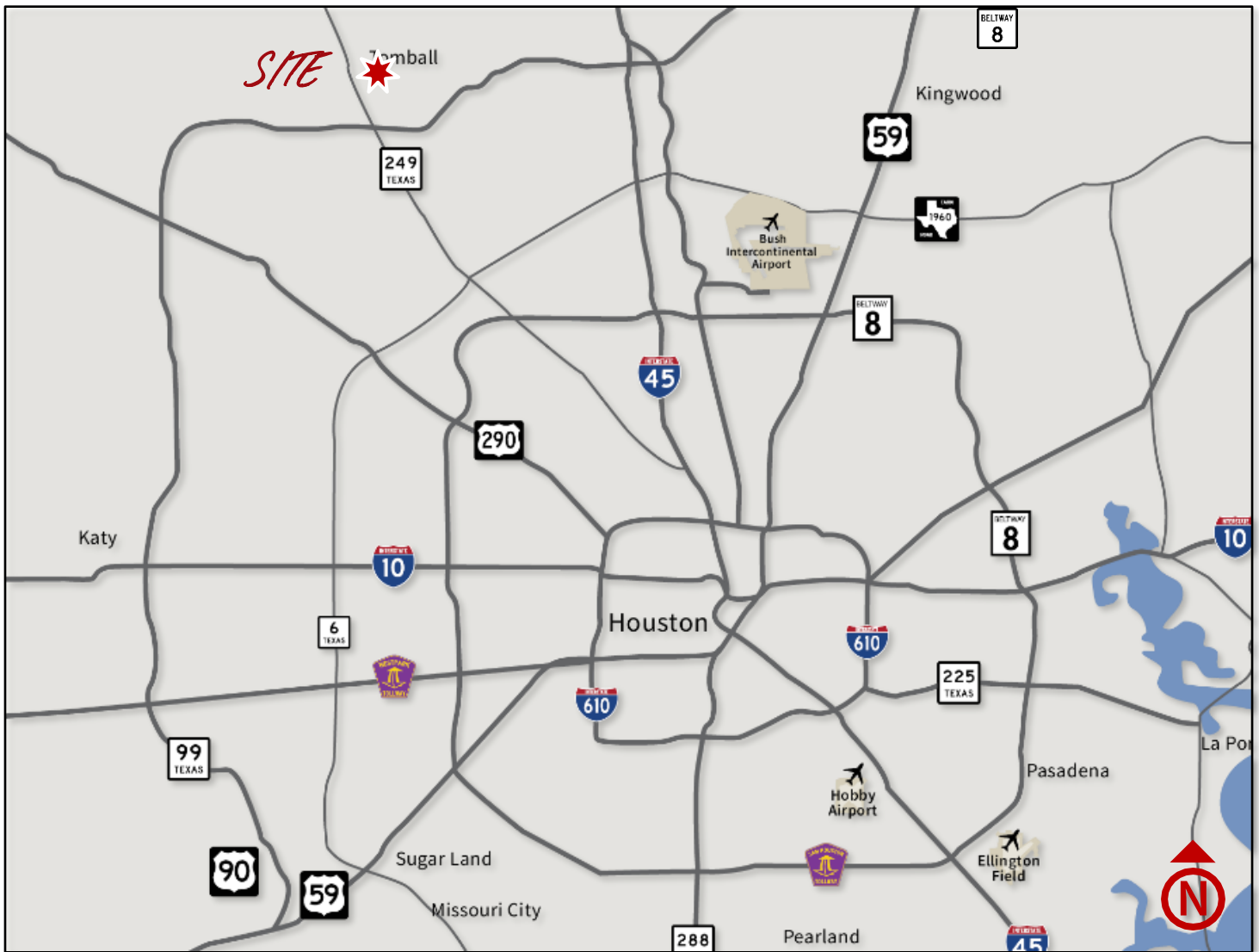
City of Tomball

Detention

Detention off-site

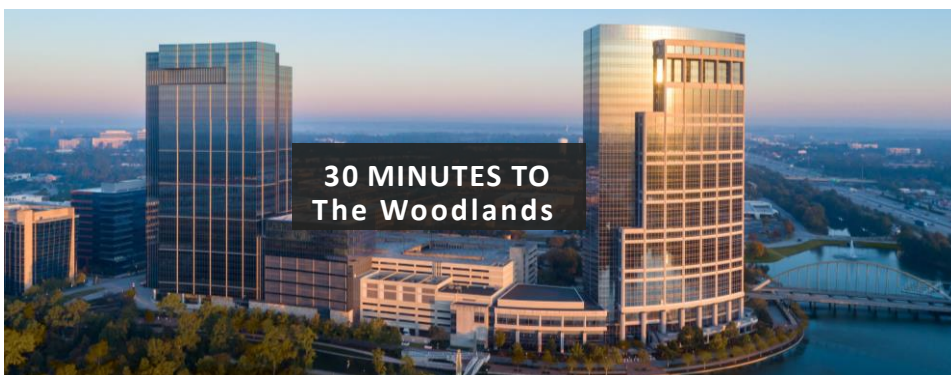
Price

Call broker for pricing

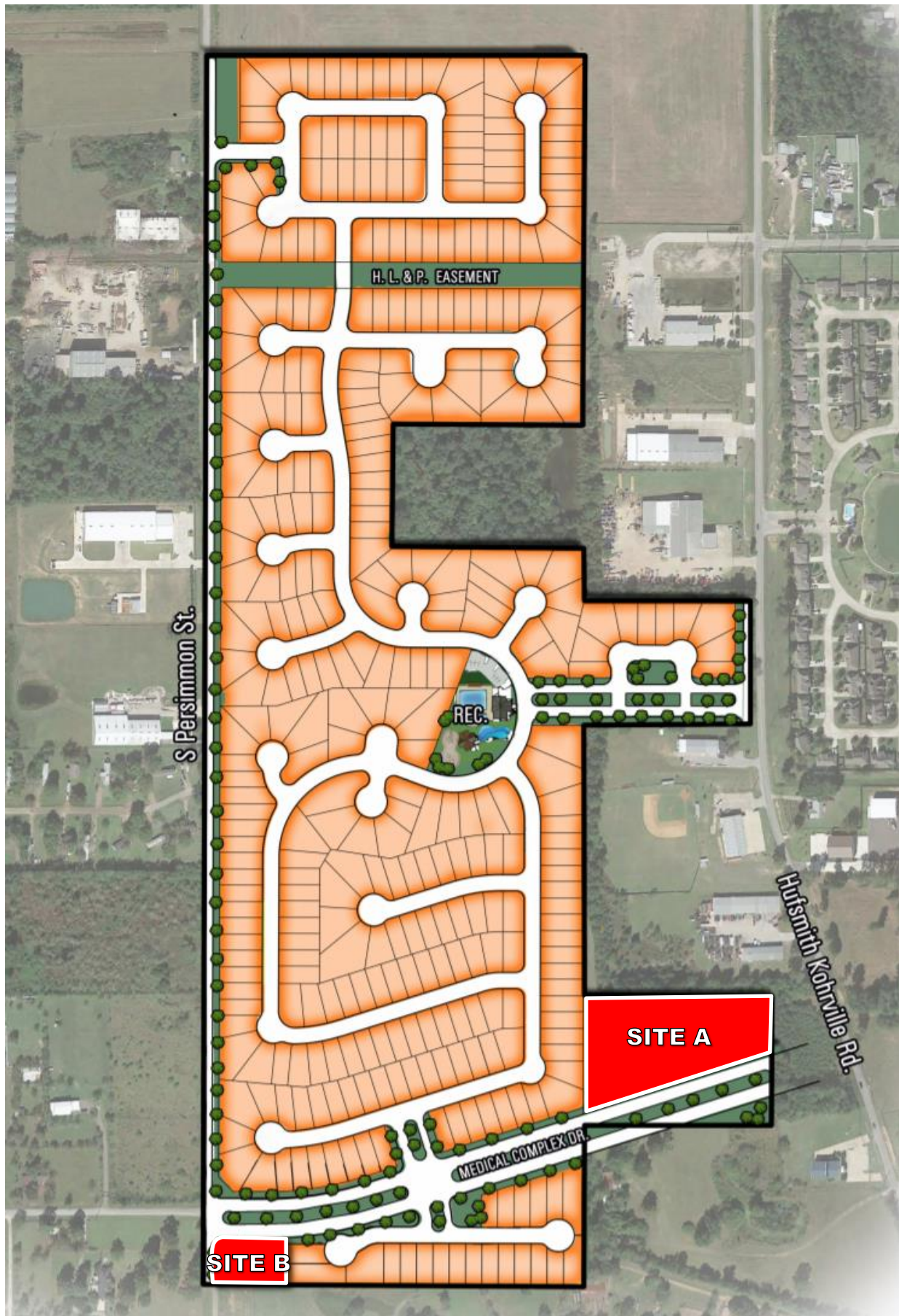


Location

Whether you're commuting south from The Woodlands, or north from Jersey Village, it's straight down SH 249 to the Medical Complex Drive exit. Then, when you want to do a little shopping or dining, The Woodland is just 30 minutes away .








Site Map




Demographics & Statistics

Excellent schools, affordable housing, and extensive recreational facilities have attracted families with impressive demographic profiles. This results in a local employment base that provides relocating companies with a diverse mix of professional, technical, skilled, and unskilled labor with the highest educational attainment levels in the region.

Current average household income is \$139,955 in the area within a 5-mile radius, compared to \$105,029 for all U.S. households.

DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	Population	48,582	152,868	311,841
	Households	16,449	51,171	105,496
	Average Household Size	2.93	2.97	2.95
	Median Age	35.9	35.3	36.4
	Average Household Income	\$129,559	\$139,955	\$147,039

TRAFFIC COUNTS		VEHICLES PER DAY
	Tomball Pkwy, west of Hufsmith-Kohrville Road	59,748
	Grand Pkwy, south of Medical Complex Drive	54,015



Education

The quality of public education and the availability of good schools add value to every community. Tomball ISD takes pride in its progressive instructional programs and maintains a strong foundation of guiding principles, beliefs, and a visionary mission of the future. Tomball ISD covers 83 square miles in northwest Harris County and southwest Montgomery County, and is located 30 miles from downtown Houston.

Tomball Independent School District is a highly regarded public school system with a reputation for excellence. It serves over 19,000 students in grades pre-kindergarten through 12 across 22 campuses.





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FOR MORE INFORMATION, CONTACT:

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