

± 7 ACRES

FOR SALE OR BUILD-TO-SUIT

26079 TX-249, **TOMBALL, TX 77375**



TRAVIS SMITH
Senior Vice President
travis.smith@jll.com
+1 713 212 6517

DAVID HOLLAND
Vice President
david.holland@jll.com
+1 713 888 4095

JACOB TURNER
Associate
jacob.turner@jll.com
+1 713.243.3367



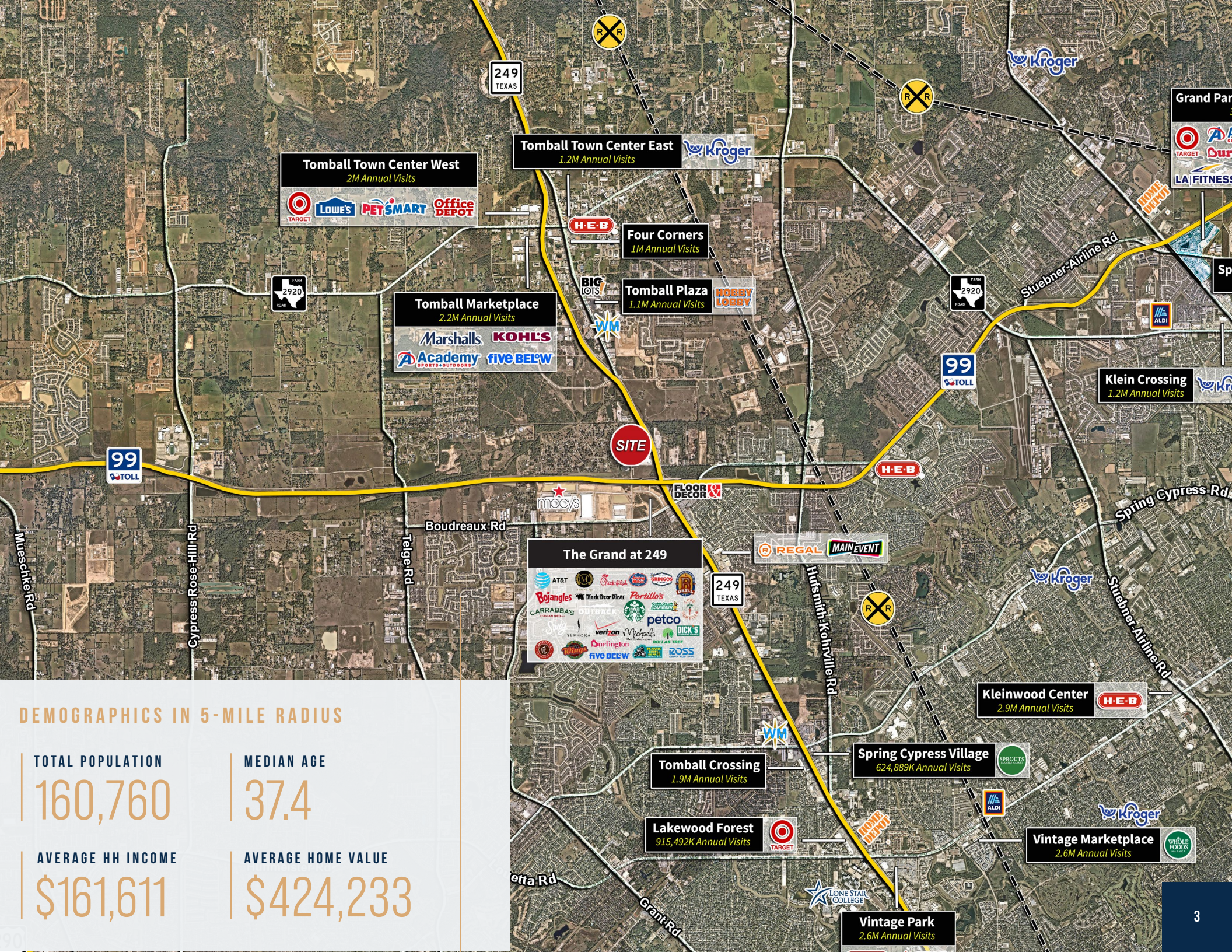


PROPERTY INFORMATION

This site is located just outside Tomball city limits near the SH 249/Grand Parkway (SH 99) interchange and The Grand at 249, a grocery-anchored mixed-use development. The property features mature, century-old oaks scattered throughout, adding natural character and established landscaping to the site. Tomball boasts strong demographics and average household income in excess of \$161,000 within a 5-mile radius. Don't miss this opportunity to secure a high-profile location in one of Houston's highest growth suburbs.

HIGHLIGHTS

-  ±7 ACRES FOR SALE OR BUILD-TO-SUIT
-  ±370 FT OF FRONTAGE ON HWY 249
-  NEAR INTERSECTION OF TX-249 & GRAND PARKWAY (SH 99)
-  OUTSIDE TOMBALL CITY LIMITS - NO ZONING
-  TAX RATE: 1.947%
-  ONSITE WELL AND WASTEWATER TREATMENT SYSTEM
-  CONTACT BROKER FOR MORE INFORMATION & PRICING



DEMOGRAPHICS IN 5-MILE RADIUS

TOTAL POPULATION

160,760

MEDIAN AGE

37.4

AVERAGE HH INCOME

\$161,611

AVERAGE HOME VALUE

\$424,233

Tomball Town Center East
1.2M Annual Visits

Tomball Town Center West
2M Annual Visits

Four Corners
1M Annual Visits

Tomball Plaza
1.1M Annual Visits

Tomball Marketplace
2.2M Annual Visits

Klein Crossing
1.2M Annual Visits

The Grand at 249

Kleinwood Center
2.9M Annual Visits

Tomball Crossing
1.9M Annual Visits

Spring Cypress Village
624,889K Annual Visits

Lakewood Forest
915,492K Annual Visits

Vintage Marketplace
2.6M Annual Visits

Vintage Park
2.6M Annual Visits

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CONTACT US

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+1 713.243.3367



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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 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.

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. 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.

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 dues 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.

Jones Lang LaSalle Brokerage, Inc.

Licensed Broker /Broker Firm Name

591725

License No.

renda.hampton@jll.com

Email

214-438-6100

Phone

Daniel Glyn Bellow

Designated Broker of Firm

183794

License No.

dan.bellow@jll.com

Email

713-888-4000

Phone

Simmi Jaggi

Designated Broker of Firm

380606

License No.

simmi.jaggi@jll.com

Email

713-888-4098

Phone

Michael Travis Smith

Sales Agent/Associate's Name

680879

License No.

travis.smith@jll.com

Email

713-212-6517

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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