



DETAIL
PLACE MAKERS

 **identity**
ARCHITECTURE

COTTAGE GREEN DISTRICT RETAIL SPACE & PAD SITES AVAILABLE

NWQ Hwy 249 & Brown Rd | Tomball, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: NWQ Hwy 249 & Brown Rd
Tomball, TX 77375

Lease Availability: **Bldg A:** 1,815 SF & 3,148 SF (Divisible)
Bldg B: 8,556 SF (Divisible)

Lease Rate: \$36.00 - \$38.00 PSF + \$12.50 NNN

PAD	SIZE	PRICE
Pad 1	±0.87 AC	\$26.00 PSF
Pad 2	±0.97 AC	
Pad 3	±1.13 AC	
Pad 4	±0.83 AC	\$16.00 PSF
Pad 6	±0.86 AC	
Pad 7	±2.10 AC	
Pad 8	±1.72 AC	\$12.00 PSF
Pad 9	±0.76 AC	
Pad 10	±0.66 AC	
Pad 11	±0.83 AC	

Land Availability:

HIGHLIGHTS:

- The Cottage Green District is a brand new, 50 AC mixed-use development comprised of retail and multi-family: The Shops at the Cottages, The Exchange at the Cottages and The Cottage Green
- Estimated delivery: Q4 2027
- Drive-thru opportunities available
- Positioned within the rapidly growing Tomball trade area
- Easy access to Hwy 249
- Across from Lone Star College Tomball with an enrollment of approximately ±12,000 students
- Minutes away from the Tomball Regional Medical Center with over ±1,500 employees
- Close proximity to new Memorial Hermann Convenient Care Center coming soon to the area
- Plentiful parking: 180+ parking spaces

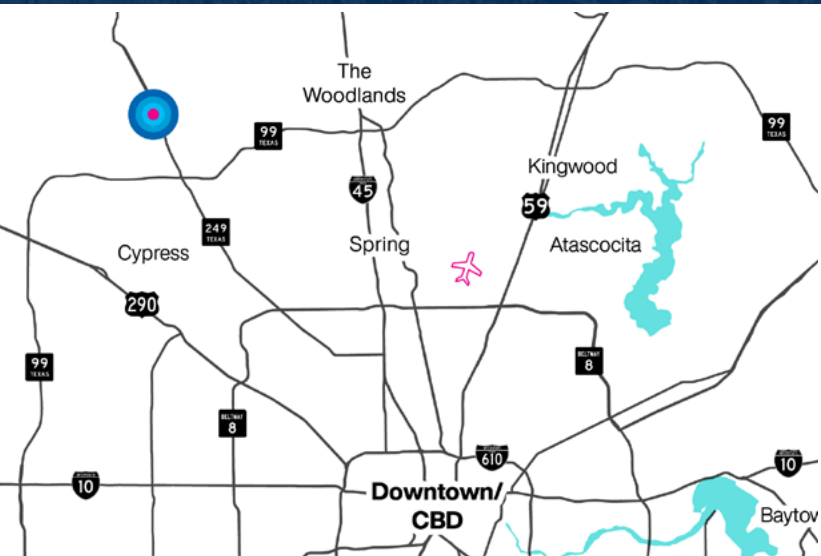
2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	3,915	23,864	85,007
Daytime Pop.	3,748	23,467	45,759
Avg HH Income	\$129,933	\$134,946	\$160,076

TRAFFIC COUNTS:

Hwy 249: 81,432 CPD '25

Brown Rd: 6,718 CPD '22



THE SHOPS
AT THE COTTAGES

BAKER DRIVE

BROWN-HUFSSMITH RD

STATE HIGHWAY 249 (FEEDER)

PAD 8
1.72 AC
\$12 PSF

CONCEPTUAL BLDG
MAX: +25,900 SF
(2-STORY)

PAD 9
0.76 AC
\$16 PSF

CONCEPTUAL BLDG
MAX: +8,800 SF

PAD 10
0.66 AC
\$16 PSF

CONCEPTUAL BLDG
MAX: +5,100 SF

PAD 11
0.83 AC
\$16 PSF

PHASE 2
FUTURE RETAIL

BLDG B

8,556 SF
(Divisible)

BLDG A

3,148 SF
PILATES ADDICTION
1,815 SF

THE EXCHANGE
AT THE COTTAGES

CONCEPTUAL BLDG
MAX: +29,800 SF
(2-STORY)

CONCEPTUAL BLDG
MAX: +6,500 SF

PAD 6
0.86 AC
\$16 PSF

PAD 7
2.10 AC
\$12 PSF

PAD 1
0.87 AC
\$26 PSF

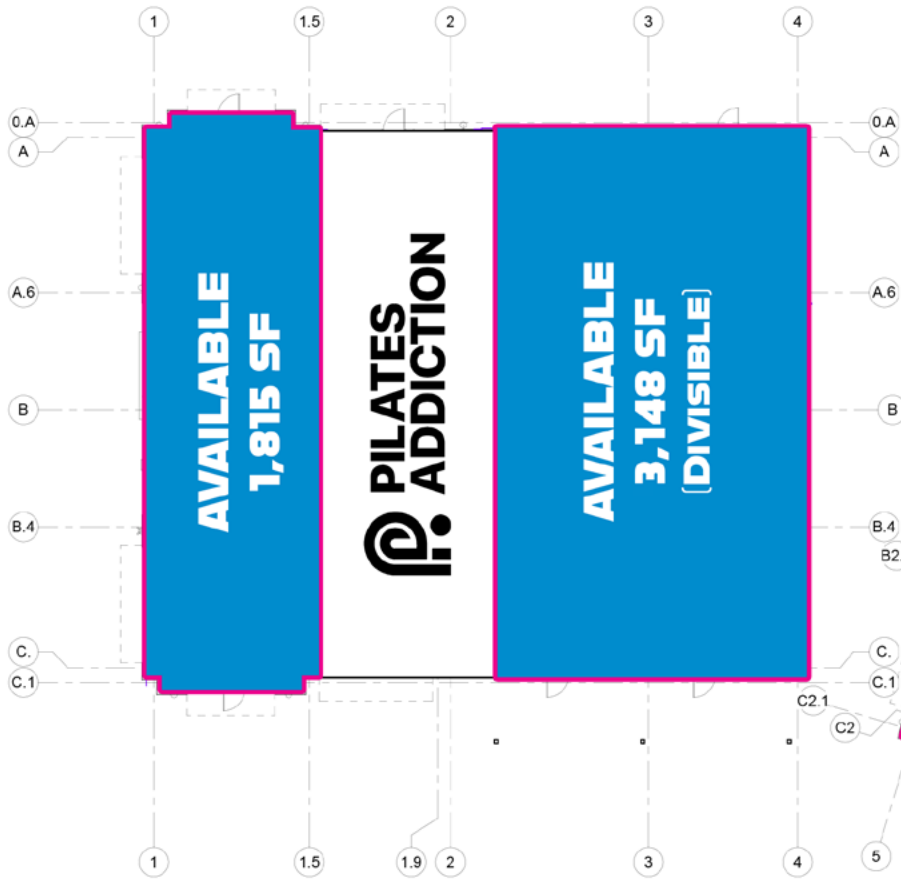
PAD 2
0.97 AC
\$26 PSF

PAD 3
1.13 AC
\$26 PSF

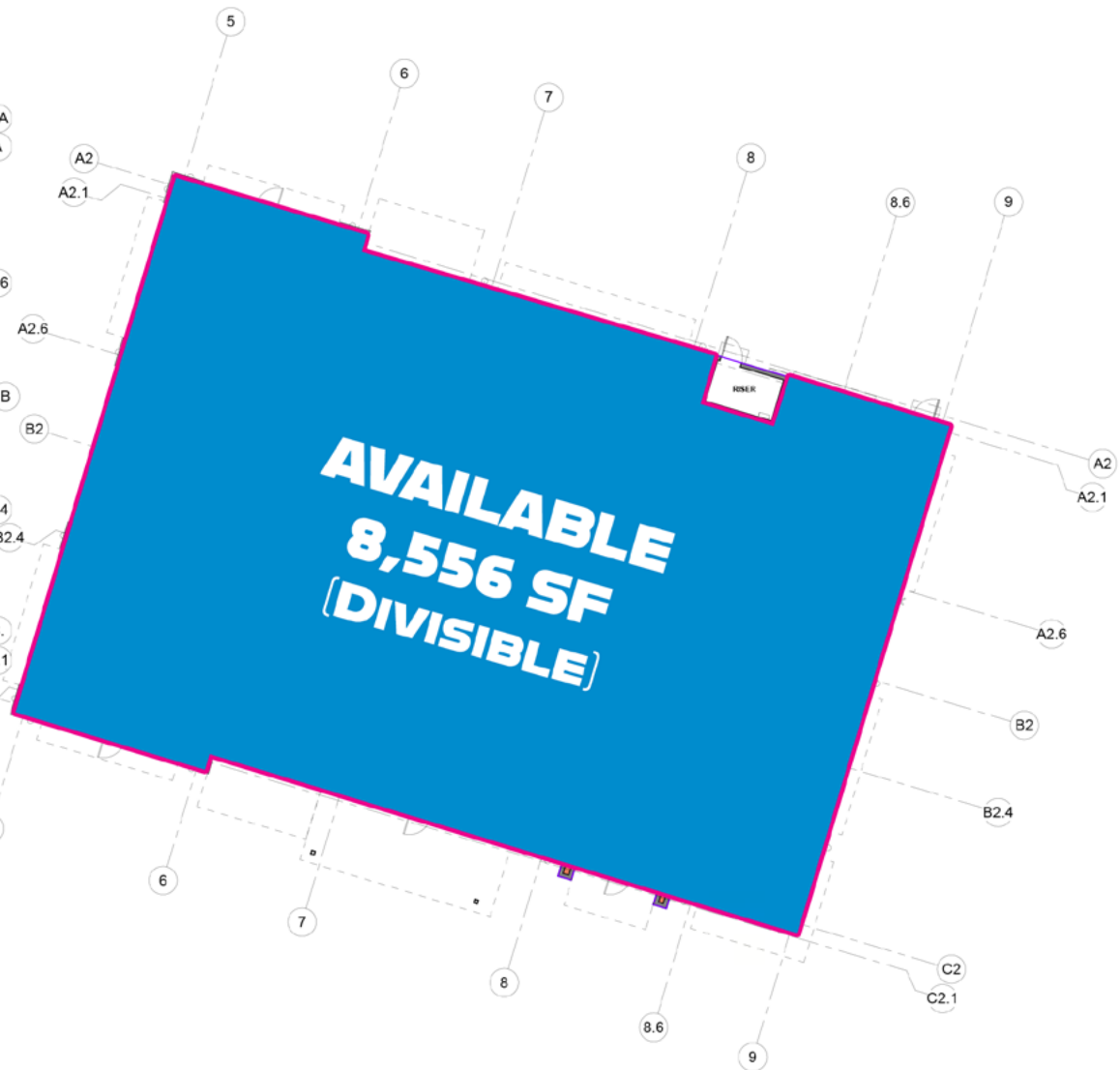
PAD 4
0.83 AC
\$26 PSF

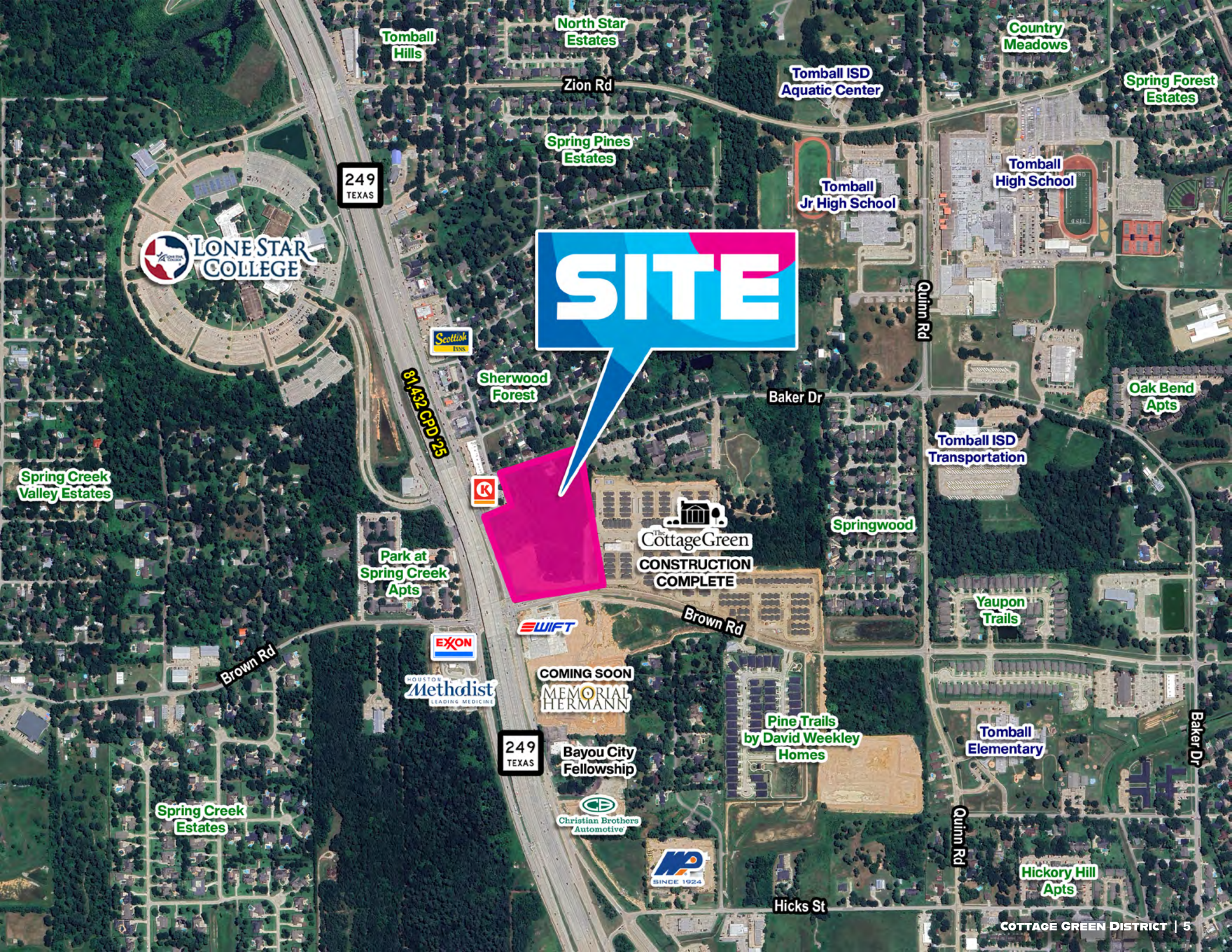
Note: Buildings shown on Pads 6-11 are conceptual and represent the maximum building size each pad can accommodate. Final building size and layout to be determined by purchaser, subject to the City of Tomball's approval.

BUILDING A



BUILDING B





249
TEXAS

81432 CPD 25

SITE

Sherwood Forest



The Cottage Green
CONSTRUCTION COMPLETE



HOUSTON
Methodist
LEADING MEDICINE

COMING SOON
MEMORIAL
HERMANN

249
TEXAS

Bayou City Fellowship

Christian Brothers Automotive



Tomball ISD Aquatic Center

Tomball Jr High School

Tomball High School

Tomball ISD Transportation

Springwood

Yaupon Trails

Tomball Elementary

Hickory Hill Apts

Spring Creek Valley Estates

Park at Spring Creek Apts

Spring Creek Estates

Spring Forest Estates

Country Meadows

Oak Bend Apts

Pine Trails by David Weekley Homes

SITE

Huntington Woods
\$500k - \$1,500k

Spring Valley Estates
156 Homes

Powder Mill Estates
116 Homes

Spring Creek Estates
82 Homes

LONE STAR COLLEGE
12,000+ Students

Country Meadows
Tomball Jr High School
828 Students

Tomball High School
2,800 Students

Tomball ISD Stadium & Baseball Field

Springwood

Pine Sydney's Trails Park

Tomball Elementary
827 Students

BAKER HUGHES
a bpc company
NW Hemisphere HQ

NATIONAL OILWELL VASCO

Pine Trace Village
604 Lots

Vintage Creek
150 Lots

Willow Lake Village
162 Lots

Future Klein ISD High School

Tomball Center

TARGET

PETSMART

Office DEPOT

LOWE'S

Tomball Marketplace

Academy SPORTS+OUTDOORS

ROSS

Marshall's

KOHL'S

JAMES AVERY

Panera BREAD

Kroger

MOD

H-E-B

PREMIERE CINEMAS

MCCOY'S

Walmart

TRACTOR SUPPLY CO.

COSTCO WHOLESALE

HCA Healthcare

SPECS

FIRST WATCH

Willow Creek Estates
242 Lots

Country Club Greens
153 Lots

Tomball Country Club

Inverness Reserve
136 Homes

Wildwood Glen
147 Future Homes

Inverness Estates
770 Homes

Willow Trace
530 Lots

Tomball Business & Technology Park
102 AC

Alsbury Trails Estates
416 Lots

Sugarberry Place
100 AC
150 Homes

David Wayne Hooks Memorial Airport

Willowcreek Ranch
219 Homes

Boudreaux Estates

Willow Falls
421 Homes

Pet Supermarket

H-E-B

99 TOLL

57,630 CPD ('25)

Interchange 249
Modern Bulk Distribution Center

Grand Parkway Town Center

FLOOR DECOR

Grand Pkwy

Pinecrest Forest
650 Homes

Northern Point

Gleannloch Farms
3,541 Homes

Gleannloch Pines Golf Club

Tejeda Rd

Wildwood at Northpointe
200 AC
516 Homes

Hayden Lakes
611 Homes

Oakcrest North
658 Homes

Tomball Memorial High School

Canyon Gate
1,091 Homes

HOUSTON GARDEN CENTERS

249 TEXAS

Ashford Place/Grove
704 Homes

Memorial Springs

Gleannloch Pines

Glenn Haven Estates

Coming Soon

DICK'S SPORTING GOODS

Burlington

ROSS

GRINGO'S

WAX

REGAL TEXAS

MAIN EVENT

ADRIATIC CAFE

McDonald's

Starbucks

Kroger

crumbl

Grant Rd

Northpointe
3,838 Homes

Stonebrook Estates

Spring Cypress Rd

COTTAGE GREEN DISTRICT



COTTAGE GREEN DISTRICT

SHOP · DINE · LIVE



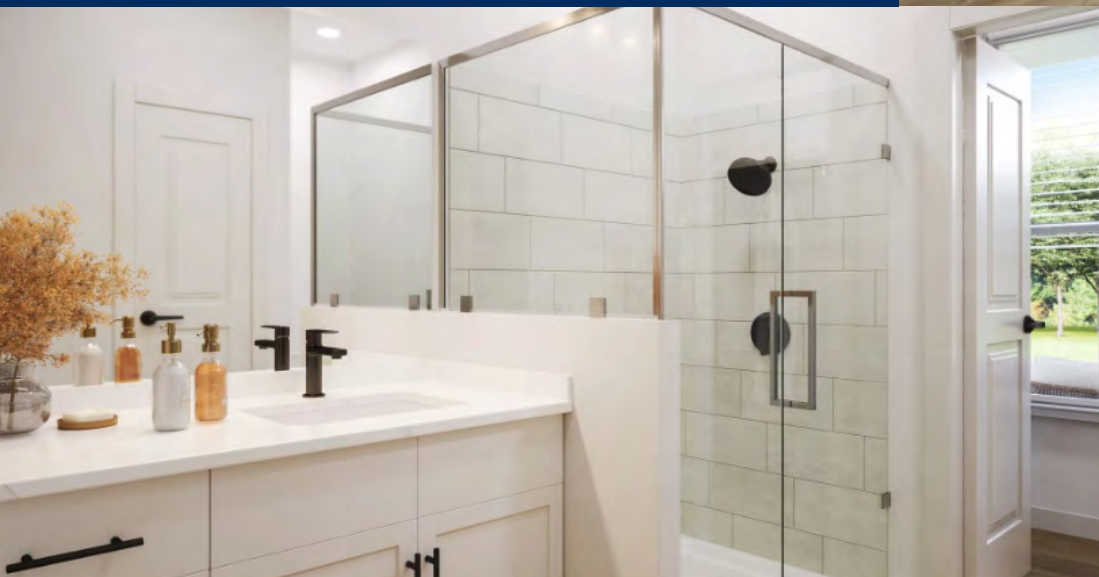


THE SHOPS AT THE COTTAGES and **THE EXCHANGE** AT THE COTTAGES

Ideally positioned within the rapidly growing Tomball trade area, The Shops at the Cottages and The Exchange at the Cottages is a 15 acre retail development that will deliver quality and convenience through its curated selection of chef driven restaurants, boutique shopping and specialty stores catering to daily needs and lifestyle enhancements.



An upscale residential community featuring detached 1, 2, and 3 bedroom cottages with luxurious interiors, high-end finishes and exclusive amenities including: a wine garden, private dog park, scenic trails as well as a resort style swimming pool.





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 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.

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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

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448255

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Licensed Supervisor of Sales Agent/ Associate

Anita M. Amin
Claire Salazar

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713.324.8954
713.574.6281

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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