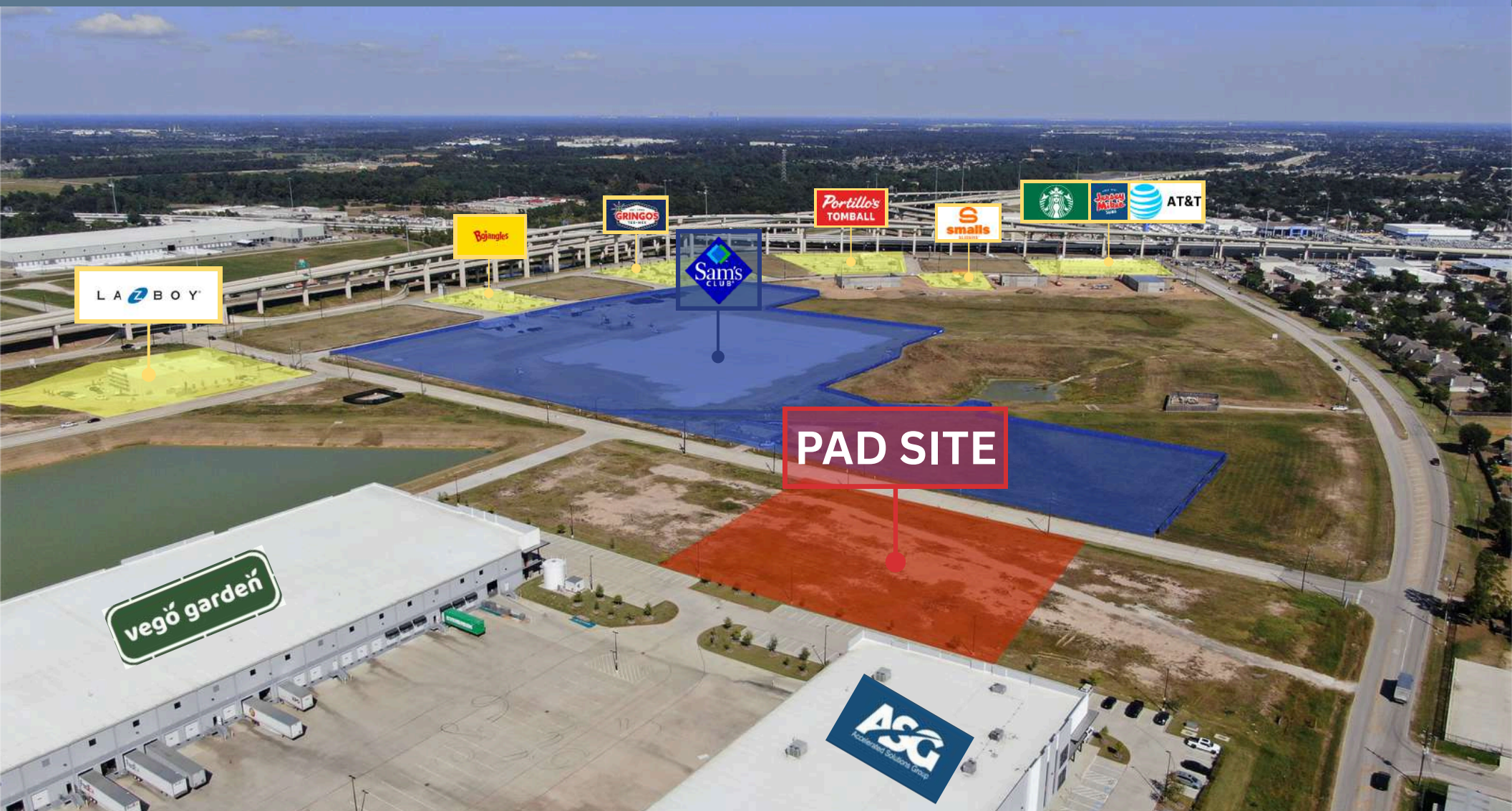




Land Tract For Sale or Lease



2.5 Acres (108,000 Sq. Ft.) - Will Subdivide
Rocky Road, Tomball, TX 77377

The Ambrose Group

BROKER CONTACT (CALL FOR PRICING):

Daniel Ambrose
daniel@theambrosegroupp.com
(713) 817-0220

Brandon Brooks
brandon@theambrosegroupp.com
(817)-253-8362



Property Aerial

PINECREST FOREST
current homes for sale
\$350k

CANYON GATE
AT NORTHPOINTE
current homes for sale up
to \$373k

Boudreaux Rd

THE GRAND AT 294



PAD SITE

294
TEXAS

Rocky Rd

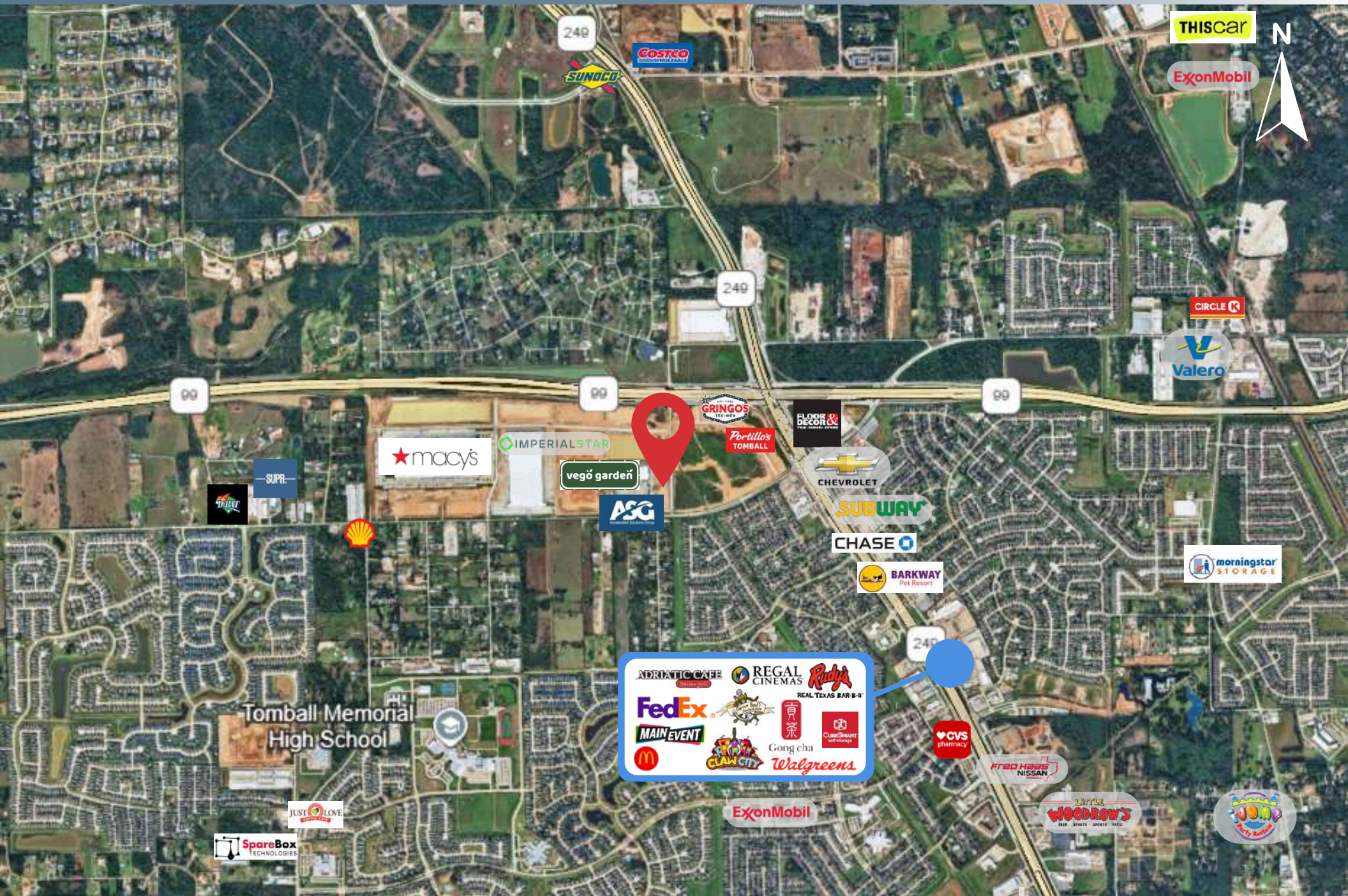
LA Z BOY

99
TEXAS

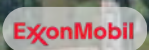
294
TEXAS



Area Highlights



249

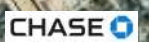


249

99

99

99



Tomball Memorial High School

ADRIATIC CAFE

FedEx

MAIN EVENT

McDonald's

REGAL CINEMAS

Reddy's REAL TEXAS BAR-B-Q

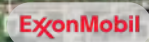
Wong Cha

Walgreens

CLAW CITY

CUBESHAUR

249





Executive Summary

2.5 acres (approx. 108,000 SF) of fully entitled QSR/retail land with General Retail zoning, off-site detention, and full city utilities—ready for sale, ground lease, or build-to-suit. The site fronts Rocky Road with immediate access to Highway 249/Tomball Tollway and the Grand Parkway (SH 99), placing it in the center of Tomball's high-growth corridor.

Prime Location

Directly adjacent to NewQuest's 65-acre Grand at 249 mixed-use development, the property benefits from heavy traffic and a regional tenant roster including Chick-fil-A, Starbucks, Sam's Club, Bojangles, and Portillo's, drawing thousands of daily visitors.

Market Strength

- Tomball's population has grown 18 % within three miles since 2020, with a five-mile average household income of \$145K
- Within the same radius the subject enjoys a current population of 159,000+ and continued residential expansion.

Key Highlights

- Flexible deal structure – fee-simple sale, ground lease, or BTS
- Infrastructure in place – city water/sewer, fiber, off-site detention
- Surrounding growth drivers – new Costco on 249, master-planned communities Pinecrest Forest & Canyon Gate
- Projected completion date for Sam's Club & Fueling Station is June 2026

This offering delivers a shovel-ready retail pad in the heart of northwest Houston's fastest-growing trade area, with unmatched visibility and consumer draw from The Grand at 249.



Why Tomball?

A Connected, Growth-Focused Submarket Anchored by The Grand at 249

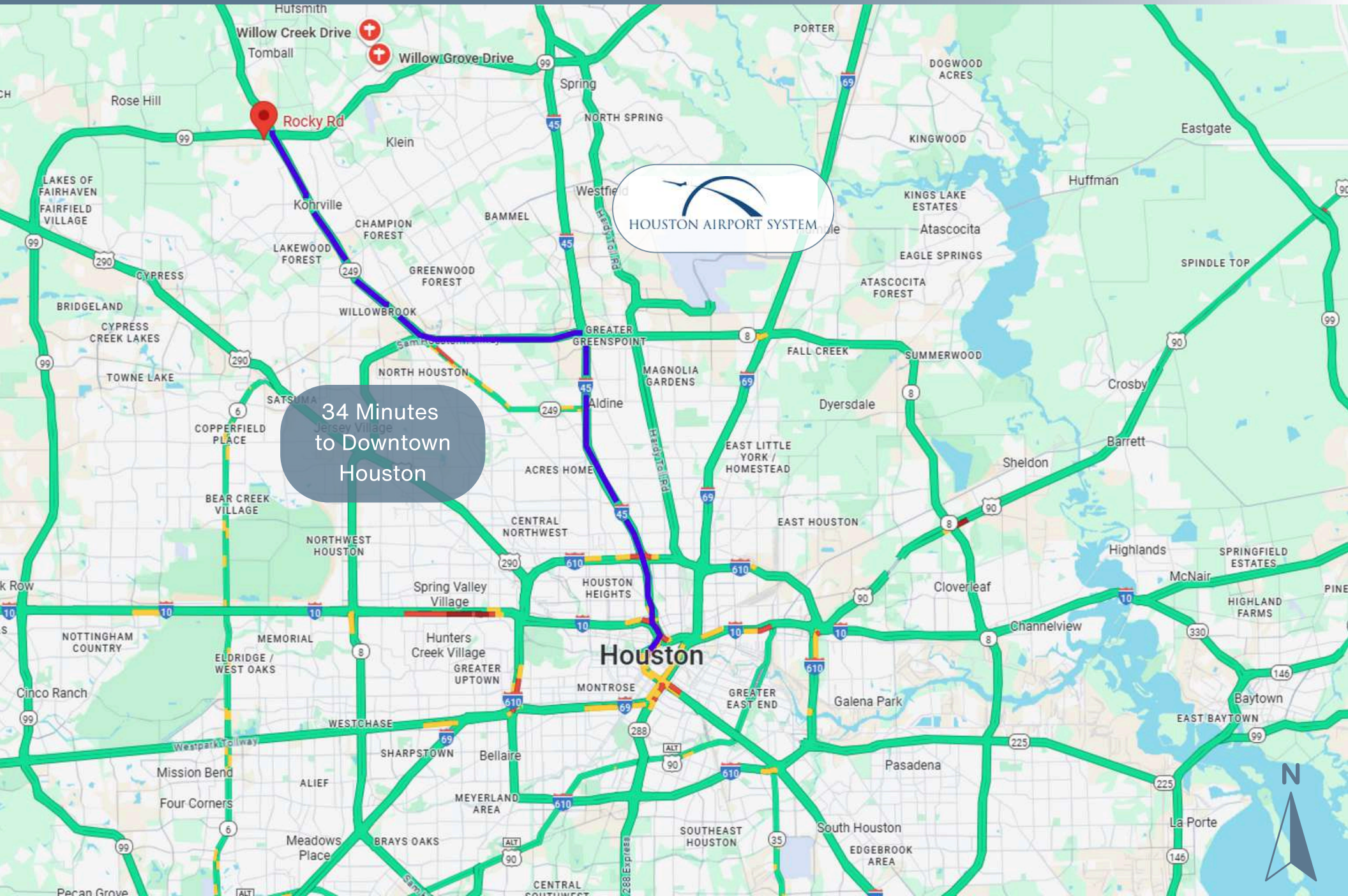
Immediate Area Highlights

- **The Grand at 249 (Adjacent)** – 65-acre mixed-use power center with national retailers and restaurants including:
 - Chick-fil-A • Starbucks • Gringo's Tex-Mex • Portillo's • Bojangles • • Sam's Club • Black Bear Diner • Jersey Mike's • Proposed Dick's Sporting Goods, Sephora, Petco, Bath & Body Works
- **New Costco on Highway 249:** creating destination-level retail traffic just minutes from the site
- **Surrounding Retail Pads Filling Fast:** strong QSR momentum with Whataburger, Wendy's, Smalls Sliders, and Bruster's Ice Cream already committed
- **Residential Growth:** Pinecrest Forest, Canyon Gate, and other subdivisions adding rooftops priced \$350K-\$395K, driving steady demand for services and food options
- **Lifestyle Amenities:** Expanding medical, educational, and employment bases in Tomball support all-day traffic to surrounding retail





Excellent Linkage





Houston Market Overview

Houston is a dynamic metro region of over 7.8 million people, making it the fifth-largest in the U.S. and the largest in Texas. Spanning 9,444 square miles, it's geographically bigger than several U.S. states. The region boasts a GDP of over \$630 billion ranking as the 23rd-largest economy globally if it were a country and supports 3.5 million jobs across diverse industries like energy, healthcare, tech, and aerospace. Houston is also a major global hub, with two international airports serving 63 million passengers and trade totaling nearly \$374 billion. In 2024, it welcomed over 92 million visitors, generating \$27 billion in economic impact. The city is home to 24 Fortune 500 headquarters and continues to grow as a leader in innovation and global connectivity.





Texas By The Numbers



Texas is the **second-largest state** by land area in the US, with 268,596 square miles.

#1 STATE

For corporate relocations & expansions



Texas Economy is 8th largest in the world

Around **30.5 million residents**, making it the **second** most populous state after California

GDP

Texas's GDP reached **\$2.694 trillion** in 2023, making it the second-largest economy in the US after California



Texas has a **large** and **diverse** workforce, contributing to its economic strength.

ExxonMobil

Sysco

American Airlines

AT&T

53 Fortune 500 companies that are headquartered there, which include **ExxonMobil, AT&T, American Airlines, and Sysco.**



#1 STATE For Exports



Leading producer of crude oil nationwide

TAX

Texas **does not** have an **estate tax** or **inheritance tax.**



Texas is home to **3.2 million** small businesses



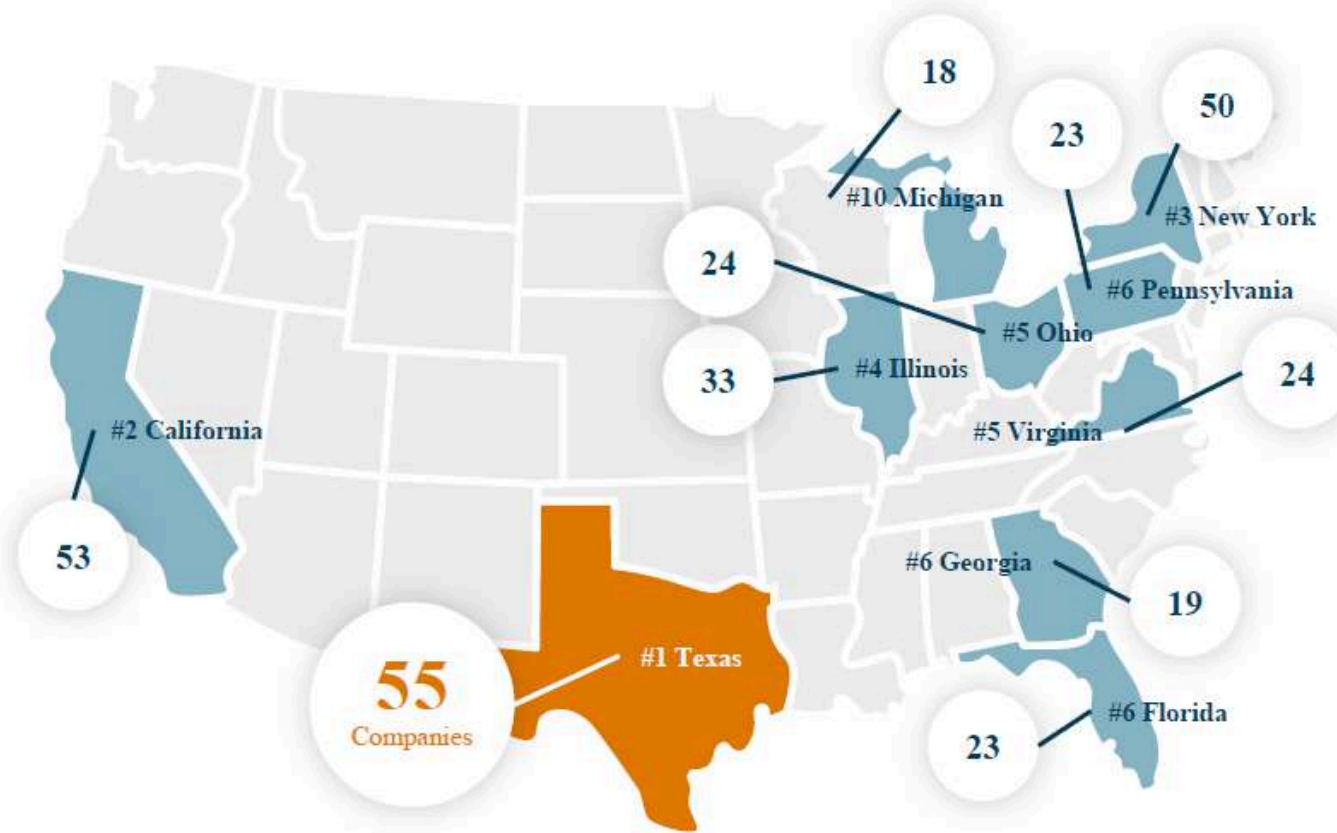
and **hundreds** of publicly traded firms



Number **1** jobs creator in 2023, Texas added **326,700 jobs**



Texas Employment



TOP PORT IN MATION = JOB DRIVER		
MARKET		TOTAL TRADE
1	Port of Houston, TX	275,940,289
2	Port of South Louisiana, LA	225,086,697
3	Port of Corpus Christi, TX	150,755,485
4	Port of New York & New Jersey	123,697,438
5	Port of New Orleans, LA	81,067,448
6	Port of Long Beach, CA	79,178,087
7	Port of Greater Baton Rouge, LA	71,686,872
8	Port of Beaumont, TX	70,567,386
9	Port of Los Angeles, CA	59,452,139
10	Port of Hampton Roads (Port of Virginia)	58,048,785

TOP MARKETS FOR EMPLOYMENT GROWTH		
MARKET		TOTAL TRADE
1	Dallas-Forth Worth	165,700
2	New York	146,500
3	Houston	118,900
4	Los Angeles	111,800
5	Philadelphia	88,800
6	Boston	86,693
7	Chicago	83,000
8	Atlanta	79,400
9	Washington D.C.	67,500
10	Tampa	64,500

HOUSTON FORTUNE 500 HEADQUARTERS





Site Details

Address

Rocky Rd & Turning Willow Dr, Tomball, TX 77377

Land Size

2.5 Acres (108,000 Sq. Ft.)

Coordinates

30.047148883538352, -95.62095310060798

Zoning

GR (General Retail)

Tax Parcel (APN)

1456170040005

Tax Rate

2.877118%

Schools / Utilities

Tomball ISD / City Water, City Sewer

Legal

TBDT

Frontage

Rocky Road





2024 Demographics

Income

1 mile 3 miles 5 miles

Avg. Household Income \$109,616 \$122,977 \$126,859

Median Household Income \$94,485 \$103,898 \$104,608

Population

1 mile 3 miles 5 miles

2024 Population 6,306 66,647 159,057

2020 Population 6,505 66,933 161,205

2029 Population Projection 6,402 68,017 162,046

Growth 2020-2024 -3.06% -0.43% -1.33%

Growth 2024-2029 1.52% 2.06% 1.88%

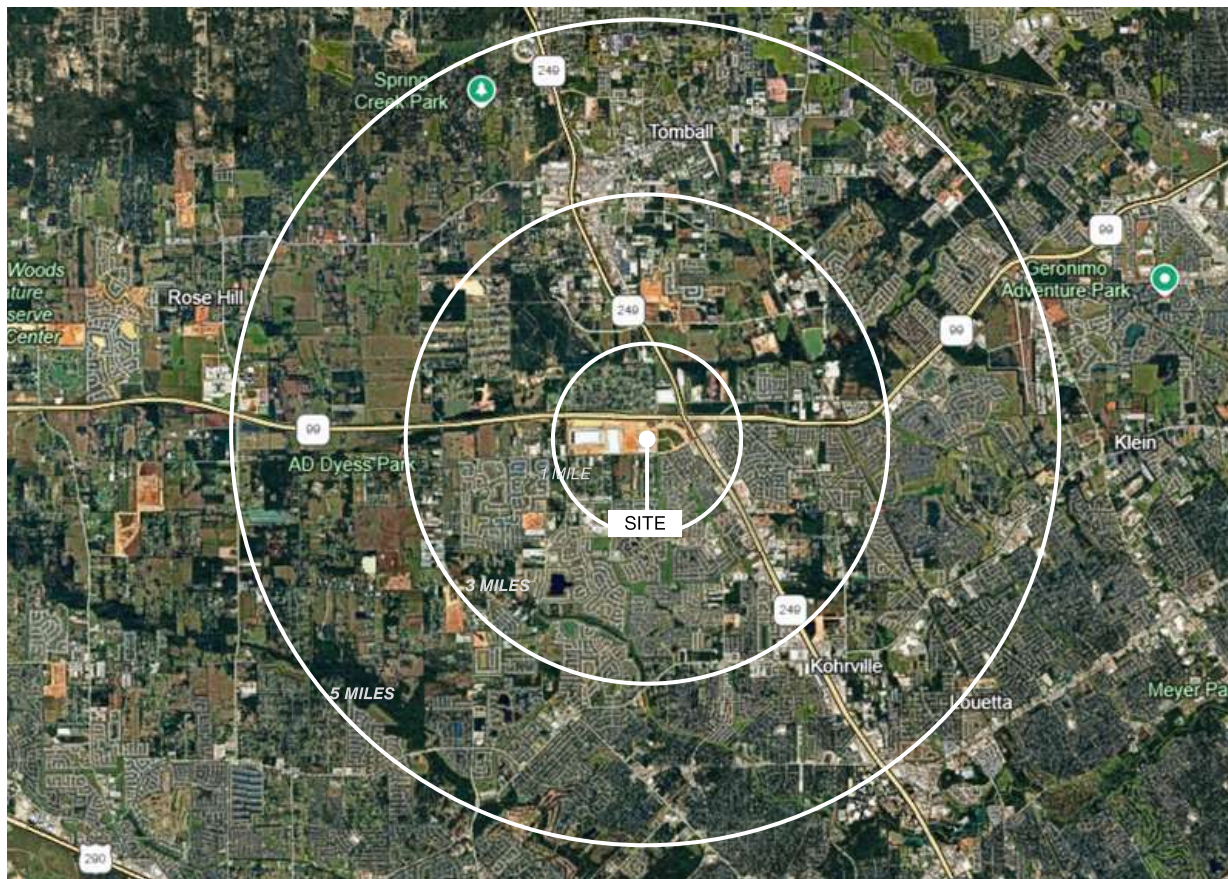
Housing

1 mile 3 miles 5 miles

Median Home Value \$251,405 \$292,729 \$292,011

Median Home Year Built 2003 2007 2003

Demographics sourced from **CoStar**



2024 TAX RATES

026 - Tomball ISD:	1.062900
040 - Harris County:	0.385290
041 - Harris Co Flood Cntrl:	0.048970
042 - Port of Houston Authy:	0.006150
043 - Harris Co. Hosp Dist:	0.163480
044 - Harris Co Educ Dept:	0.004799
045 Lone Star College Syst:	0.107600
083 - City of Tomball:	0.336365
665 - HC ESD 15:	0.048810
679 HC Emerg Serv Dist 8:	0.097754
A33: Tomball Business ID 1:	0.615000

TOTAL
\$2.877118

Property Photos

★ EST. 1994 ★





Listing Team



Daniel Ambrose

daniel@theambrosegroup.com

(713) 817-0220



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

David Michael Ambrose	382964	david@theambrosegroup.com	713.688.7733
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Martin Ambrose	602681	daniel@theambrosegroup.com	713.688.7733
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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