



# Commercial Property For Sale



**17217 N Eldridge PWKY, Tomball, TX 77377**

**The Ambrose Group**

**BROKER CONTACT (CALL FOR PRICING):**

**Jacob Aldridge**

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(832)-300-1719



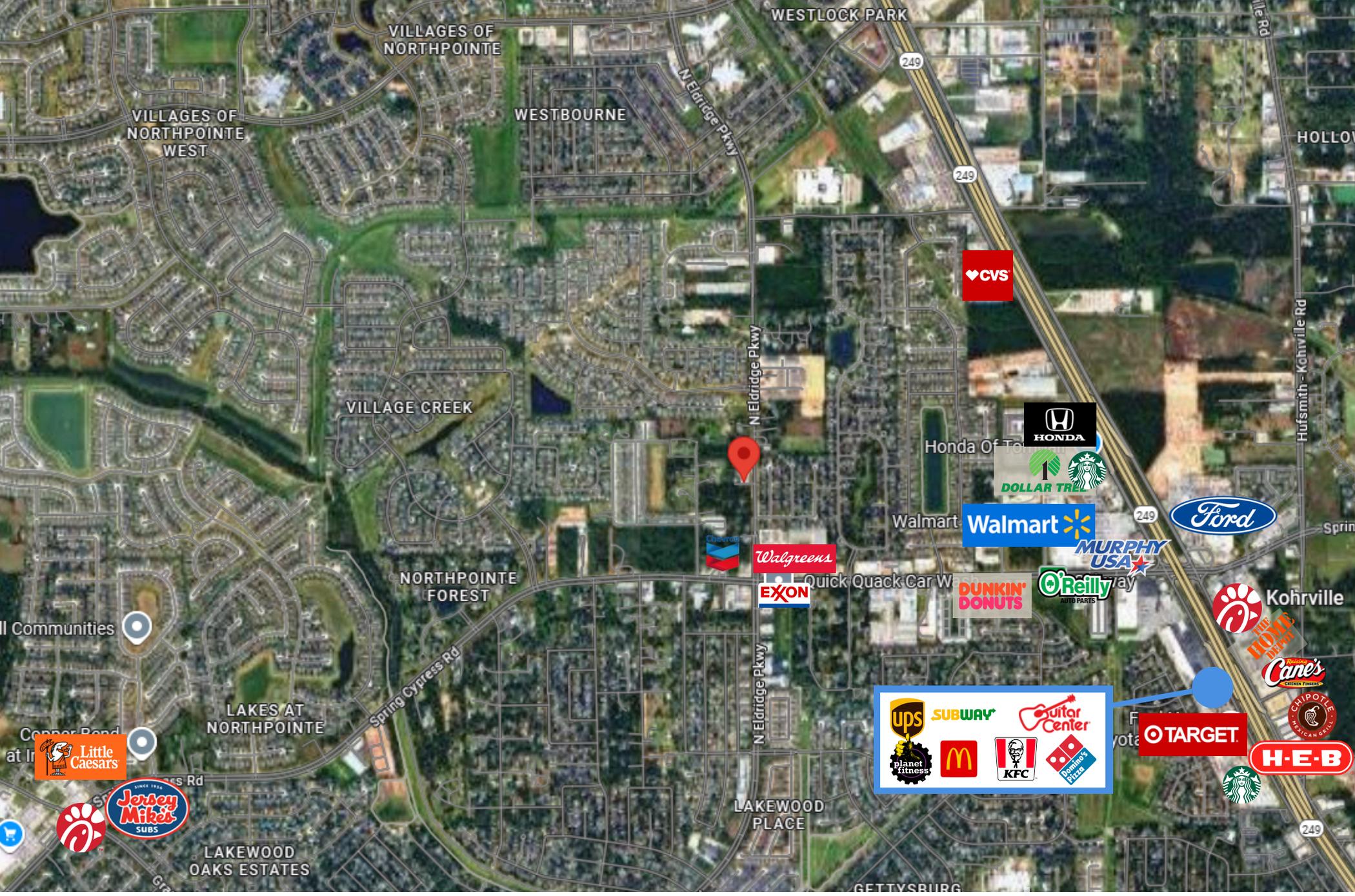


# Property Aerial





# Area Highlights



VILLAGES OF NORTHPOINTE

WESTLOCK PARK

VILLAGES OF NORTHPOINTE WEST

WESTBOURNE

VILLAGE CREEK

NORTHPOINTE FOREST

LAKES AT NORTHPOINTE

LAKWOOD OAKS ESTATES

LAKWOOD PLACE

GETTYSBURG





# Executive Summary

Positioned along N Eldridge Parkway within Tomball's rapidly expanding corridor, this 0.93-acre property offers dual functionality with a residential home/office space (2,963 SF) and a separate back office/warehouse structure. The site presents immediate occupancy potential or adaptive re-use opportunities for live/work, home-based business, or future commercial conversion subject to zoning adjustments.

This location combines residential stability with strong future commercial upside, given its frontage on N Eldridge Parkway and proximity to Tomball's major retail and employment centers. The property benefits from high visibility, easy access, and growing market demand within the Tomball submarket.

## Location Highlights

- Minutes from Tomball Marketplace, Tomball Town Center, and Tomball Parkway Plaza, featuring anchors such as Kohl's, Academy, Kroger, Hobby Lobby, and H-E-B
- Immediate access to State Hwy 249 (Tomball Pkwy), FM-2920, and Eldridge Pkwy, connecting Tomball to northwest Houston, the Grand Parkway (SH-99), and Spring.
- **Top-Rated Schools:** Zoned to Willow Creek Elementary, Willow Wood Junior High, and Tomball Memorial High, all highly ranked and supportive of long-term residential value.



# Why Tomball?

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

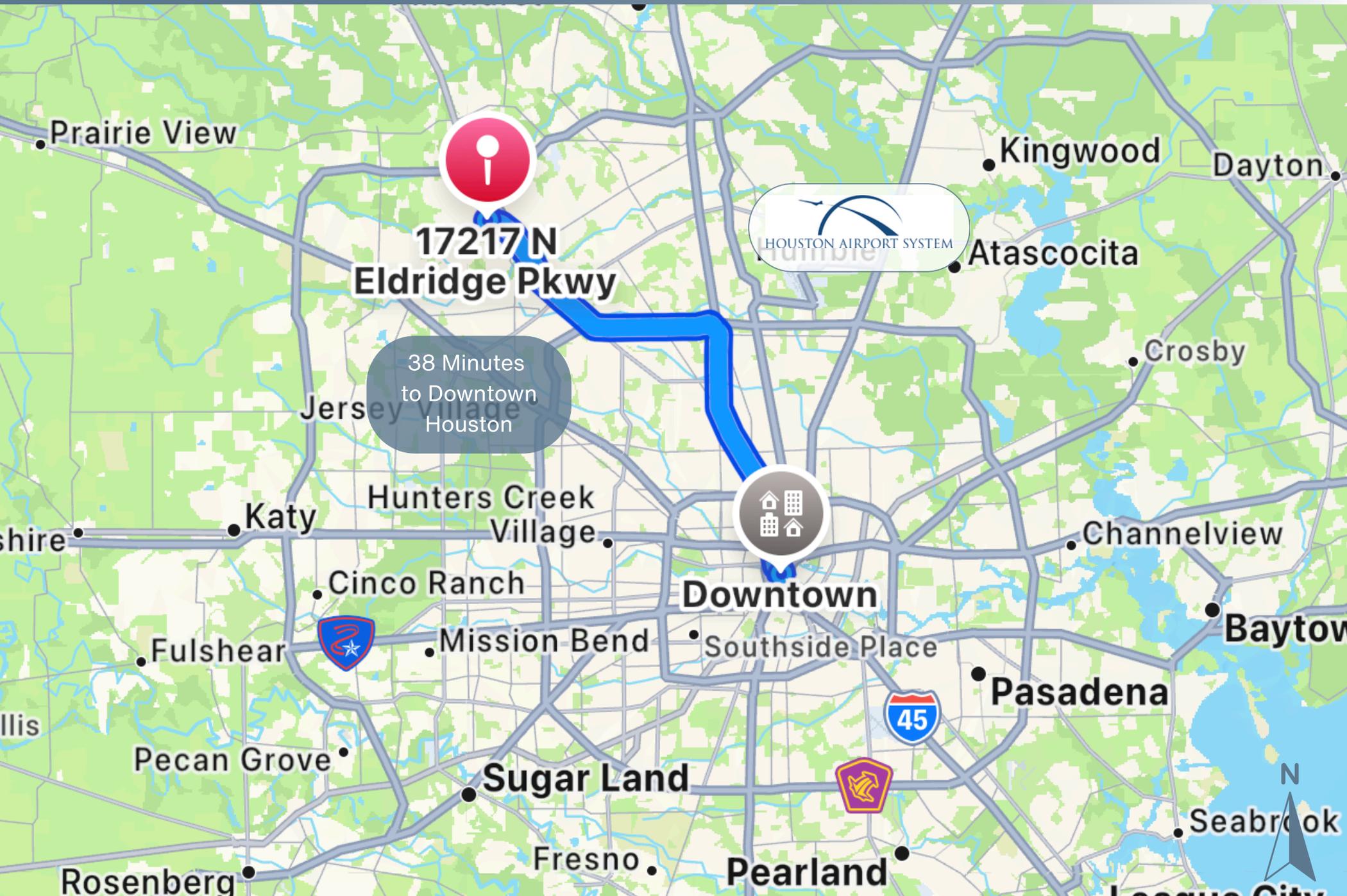
## Immediate Area Highlights

- **Retail Expansion & Demand:**
  - **Minutes from The Grand at 249**, a 65-acre power center anchored by national retailers like Chick-fil-A, Starbucks, Gringo's Tex-Mex, Burlington, and Ross, with additional brands such as Dick's Sporting Goods, Sephora, and Petco proposed. New Costco along 249 is driving destination-level retail traffic throughout the Tomball market.
- **New Costco on Highway 249:** creating destination-level retail traffic just minutes from the site
- **Quick Access to SH 249, Grand Parkway (99), and FM 2920**, providing direct routes to major Houston submarkets including The Woodlands, Cypress, and Spring
- **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 8<sup>th</sup> 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.



**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



and **hundreds of** publicly traded firms

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



# TAX

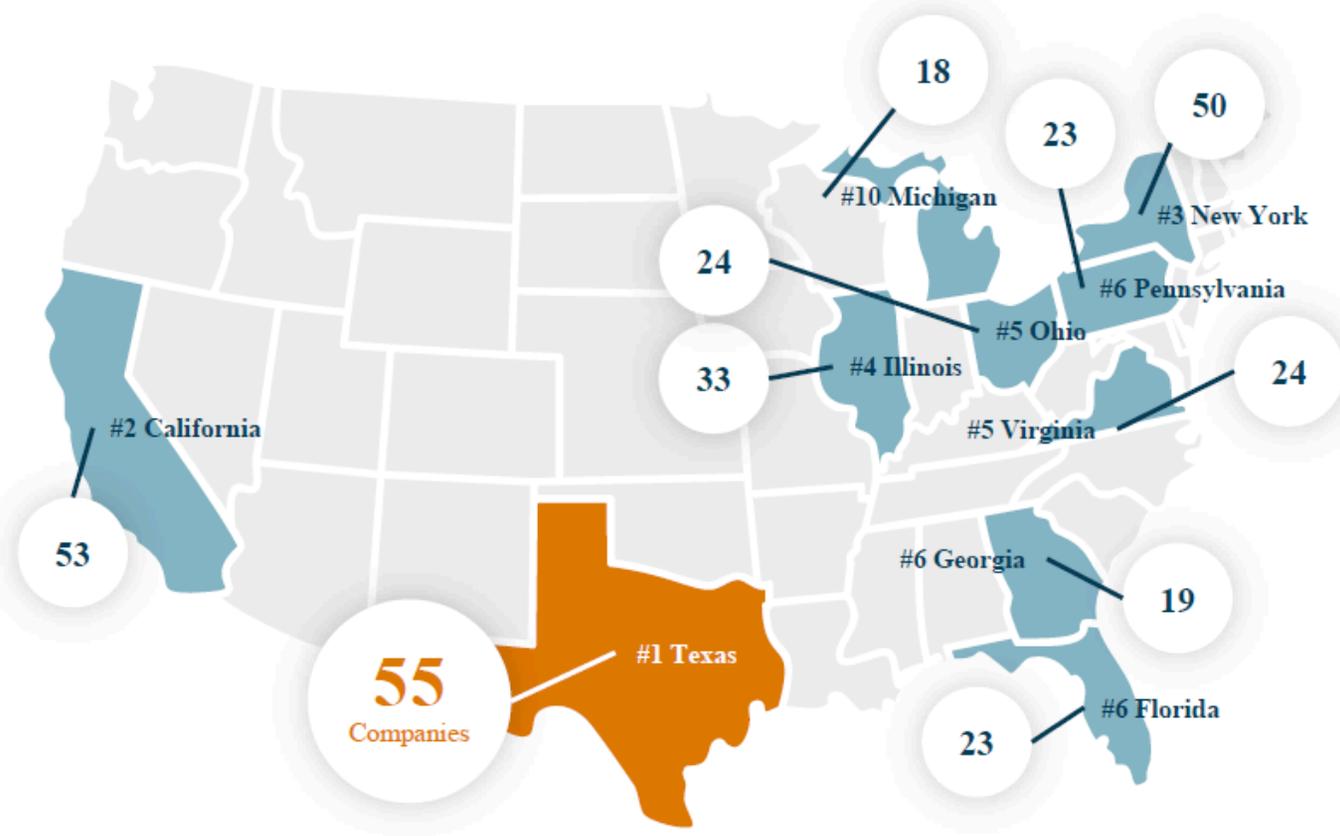
Texas **does not** have an **estate tax** or **inheritance tax.**



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

# AG Site Details

★ EST. 1994 ★

## Address

17217 N Eldridge PWKY, Tomball, TX 77377

## Land Size

0.93 Acres (40,655 Sq. Ft.)

## Coordinates

30.0164546,-95.6087431

## Zoning

N/A

## Tax Parcel (APN)

0440460000023

## Tax Rate

1.867364%

## Schools / Utilities

Tomball ISD / Well & Septic

## Legal

TR 16E ABST 621 W PERKINS

## Frontage

N Eldridge PWKY





# 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

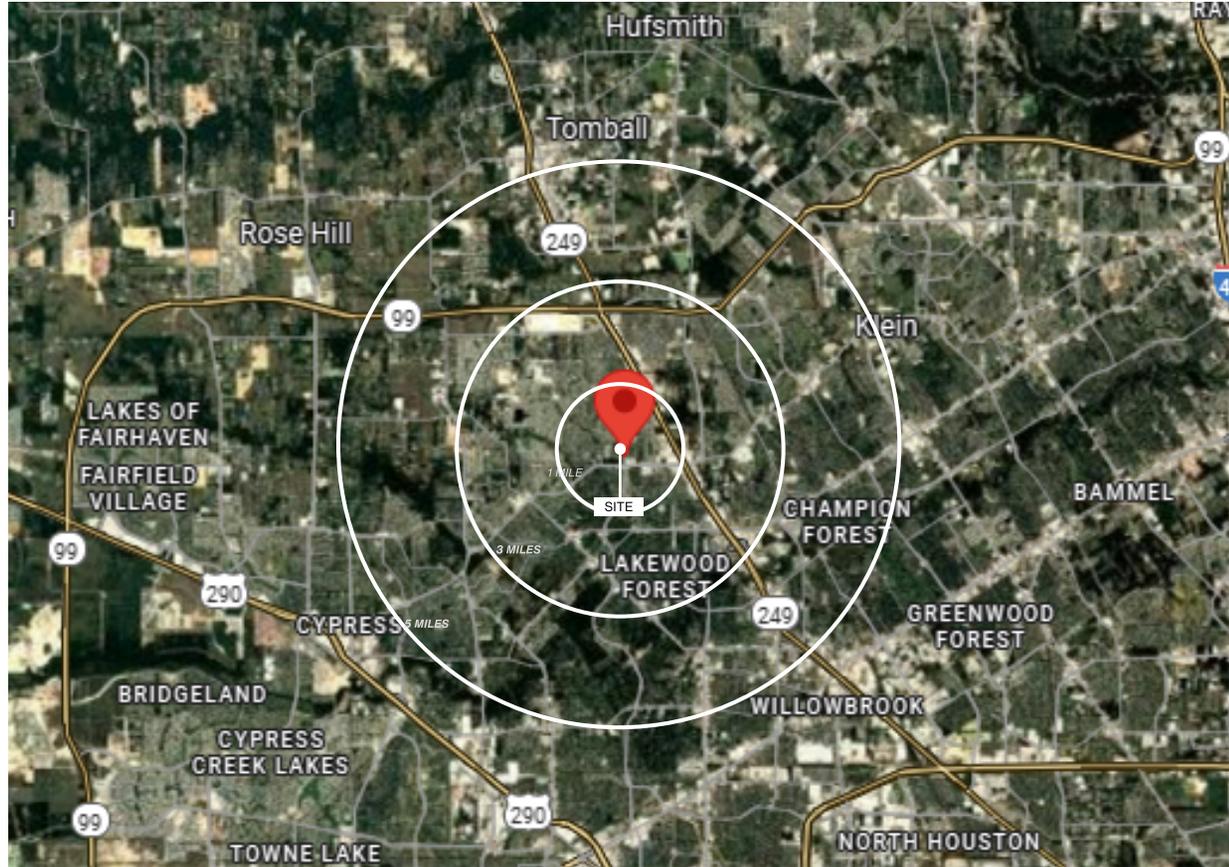
1 mile 3 miles 5 miles

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



## 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**

# AG Property Photos

★ EST. 1994 ★



# AG Property Photos

★ EST. 1994 ★





# Listing Team



**Jacob Aldridge**

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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:
  - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

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