



PAD SITE AVAILABLE



45,330 CPD

BAKERKATZ

# HWY 249 PAD SITE ALONG HWY 249

TOMBALL, TX. | 77375

THOMAS HOLDSWORTH  
THOLDSWORTH@BAKERKATZ.COM  
713.903.4572  
3700 BUFFALO SPEEDWAY, SUITE 400  
HOUSTON, TX 77098  
WWW.BAKERKATZ.COM

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## PROPERTY INFORMATION

- 22,000 SF PAD SITE FOR LEASE
- EXPOSURE TO OVER 45,000 CPD
- ACCESS FROM BOTH HIGHWAY 249 AND PARK DR.

TOMBALL REGIONAL MEDICAL CENTER

289 BEDS  
325 STAFF

SITE

W. MAIN ST  
33,419 CPD

249 BYPASS  
46,235 CPD

32,612 CPD

45,330 CPD

249 TEXAS

KOHL'S  
FIVE BELOW  
MARSHALLS  
ROSS DRESS FOR LESS  
ULTA BEAUTY  
THE CHILDREN'S PLACE

PET SUPPLIES PLUS  
HOBBY LOBBY  
BURKES OUTLET  
LOS ANGELES MEAT MARKET

AspenDental  
Cane's  
Dutch Bros  
Fred's

Walmart  
Save money. Live better.

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Goodwill  
PREMIERE CINEMAS

BAKERY  
Schlottsky's  
CAFE

Jack  
in the box

WHATABURGER

McDonald's

H-E-B

Bank of America

Walgreens

PIZZA  
PAPA JOHN'S

metro  
by T-Mobile

CALIBER  
COLLISION

249  
TEXAS

45330 CPD

249  
TEXAS

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UNIT	TENANT	SIZE
1	AVAILABLE	.516 ACRES



# 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.

<b>BAKER KATZ LLC</b>	<b>528655</b>		<b>713.621.2900</b>
<i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<b>KENNETH KATZ</b>	<b>436766</b>		<b>713.621.2900</b>
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<b>KENNETH KATZ</b>	<b>436766</b>		<b>713.621.2900</b>
<i>Licensed Supervisor of Sales Agent/Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<b>THOMAS HOLDSWORTH</b>	<b>700615</b>	<b>THOLDSWORTH@BAKERKATZ.COM</b>	<b>713.903.4572</b>
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

Buyer/Tenant/Seller/Landlord Initials

Date

