



CANYON GATE PLAZA | 24922 TOMBALL PKWY, TOMBALL, TX 77375

Features

- 9138 SF 2nd gen retail space for lease
- Currently occupied, please allow 60 days for occupancy
- Conveniently located along Tomball Pkwy
- Excellent visibility and accessibility
- Great mix of service-oriented tenants
- Plenty of parking

FOR LEASE

TOTAL SF: 37,432
AVAILABLE SF: 9,138

Traffic Counts

Three Lakes Blvd	3,279 VPD
Tomball Pkwy	26,692 VPD
Boudreaux Rd	10,805 VPD
SH 249	19,000 VPD

Demographics

YEAR: 2024	1 MILE	3 MILE	5 MILE
Households	4,283	25,168	62,420
Population	12,495	77,161	182,457
Daytime Population	8,037	59,952	156,147
Average Household Income	\$119,354	\$136,801	\$136,238

Sarah Thobae

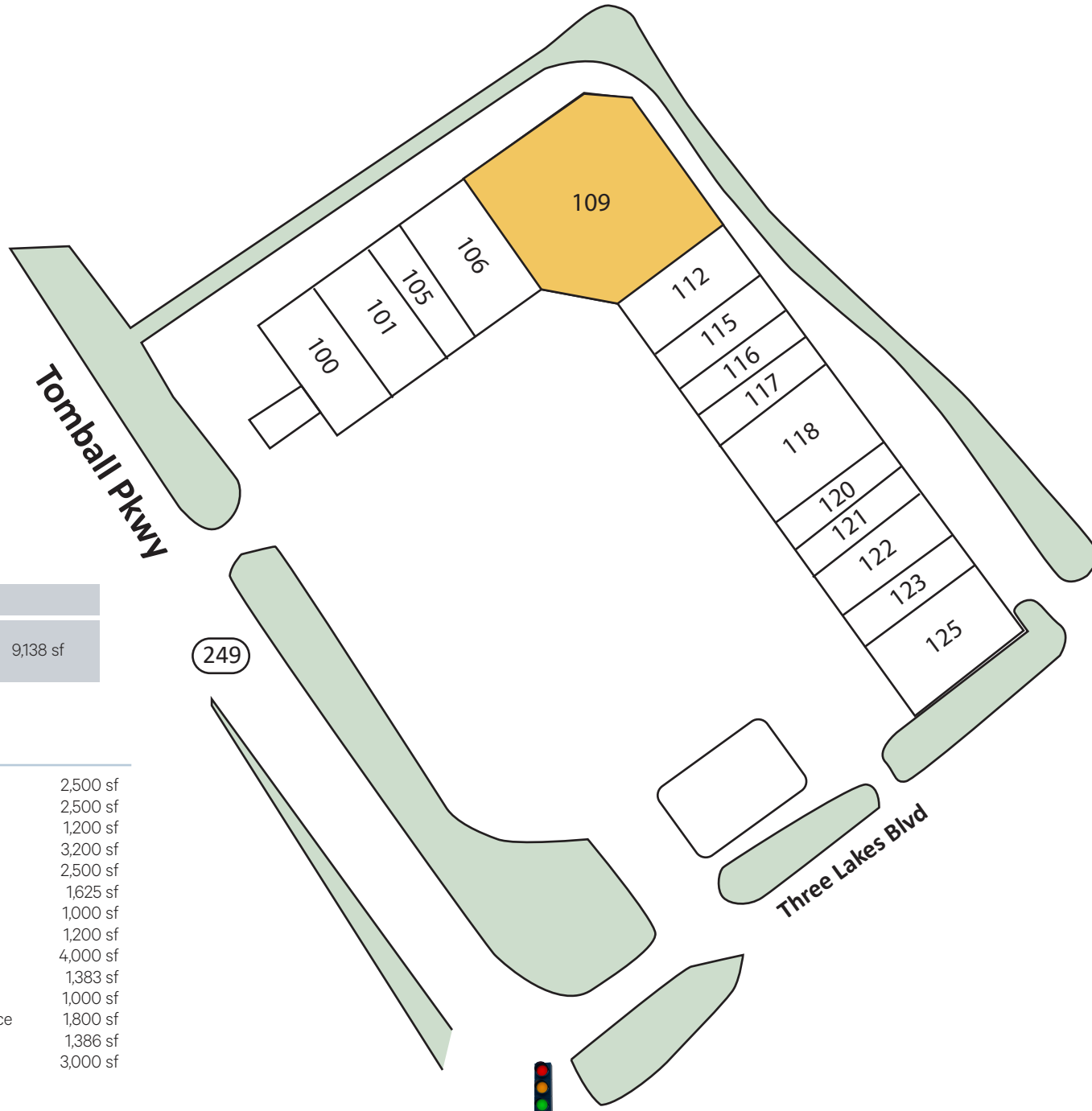
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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



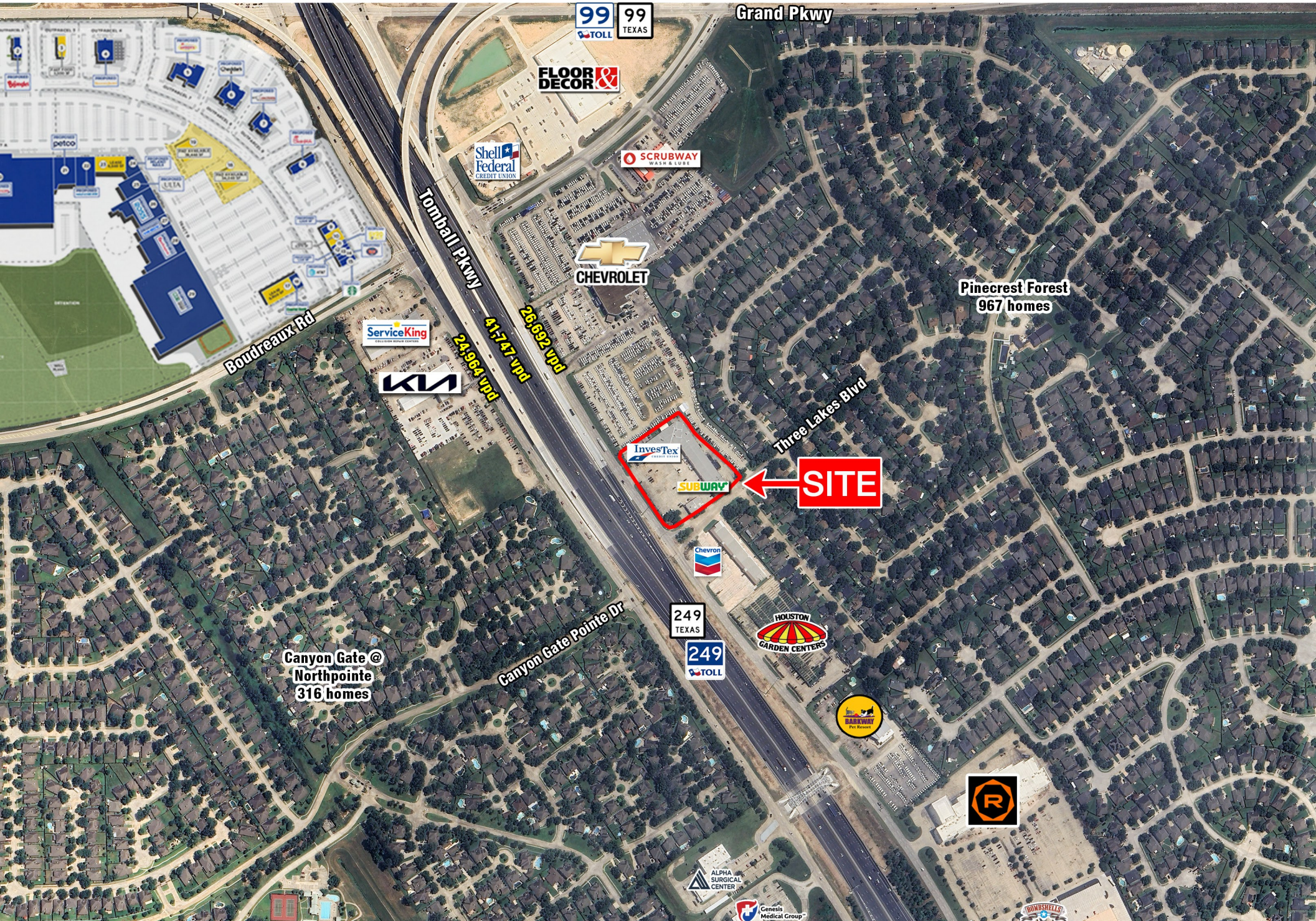


Available Space

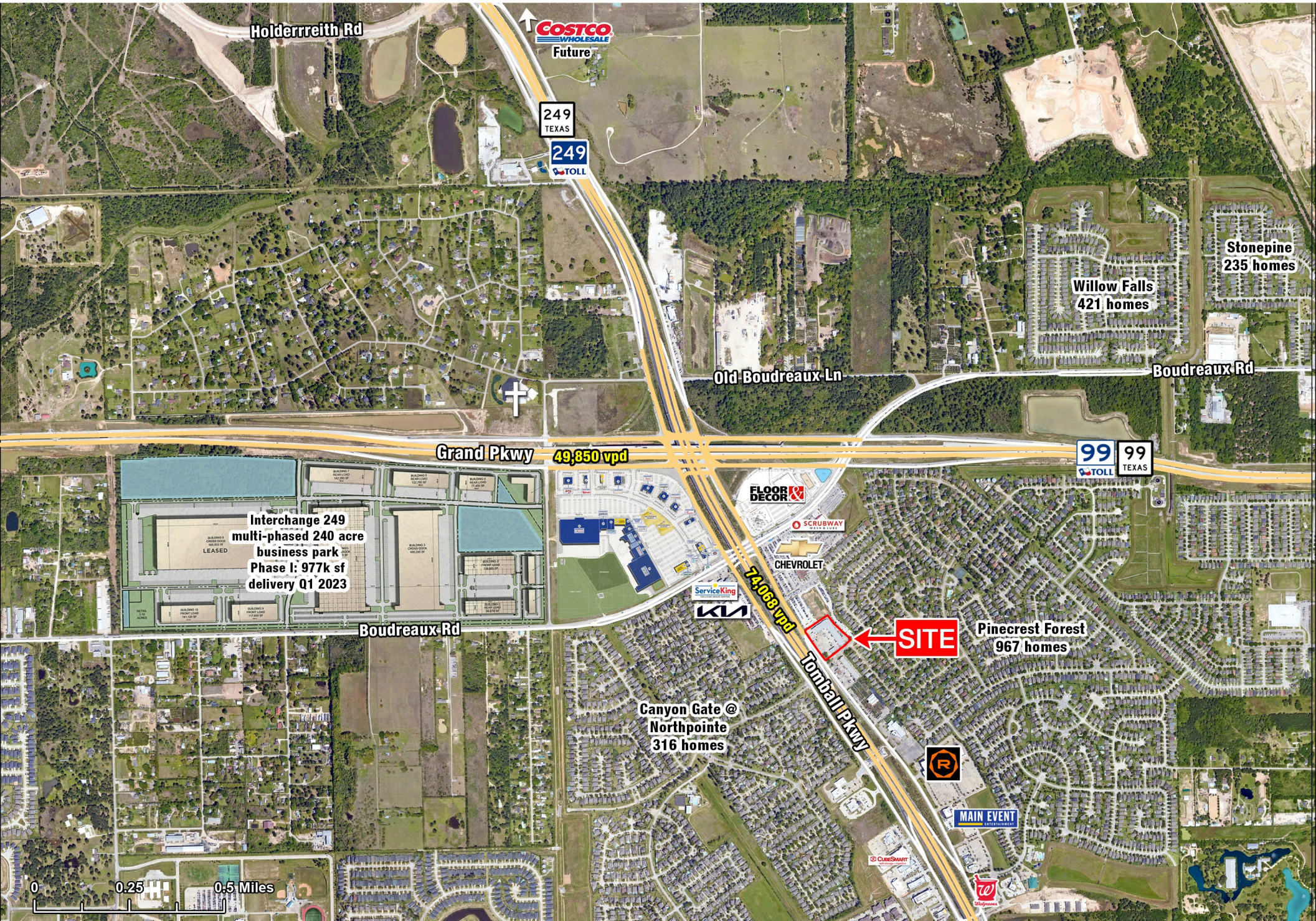
109	9,138 sf
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Current Tenants

100	Investex Credit Union	2,500 sf
101	All Floors and More	2,500 sf
105	Snowflake Donuts	1,200 sf
106	The Body Lab	3,200 sf
112	Defenders Martial Arts	2,500 sf
115	Aria Nail and Spa	1,625 sf
116	State Farm	1,000 sf
117	New Look Salon	1,200 sf
118	Star Brite Daycare	4,000 sf
120	First Care Pharmacy	1,383 sf
121	Taqueria Al Pastor	1,000 sf
122	Jose Shapiro School of Dance	1,800 sf
123	Subway	1,386 sf
125	Epoxy Floors of Texas	3,000 sf



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Interchange 249
multi-phased 240 acre
business park
Phase I: 977k sf
delivery Q1 2023

SITE

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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.



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 on 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 listening 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.

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Date