



32105 TX-249

PINEHURST, TX 77362



AVAILABLE FOR LEASE

SIZE - 1,200 - 5,000 SF APPROX.

PRICE - CALL FOR PRICING

FOR MORE INFORMATION

DANIEL MYERS

281-339-9888

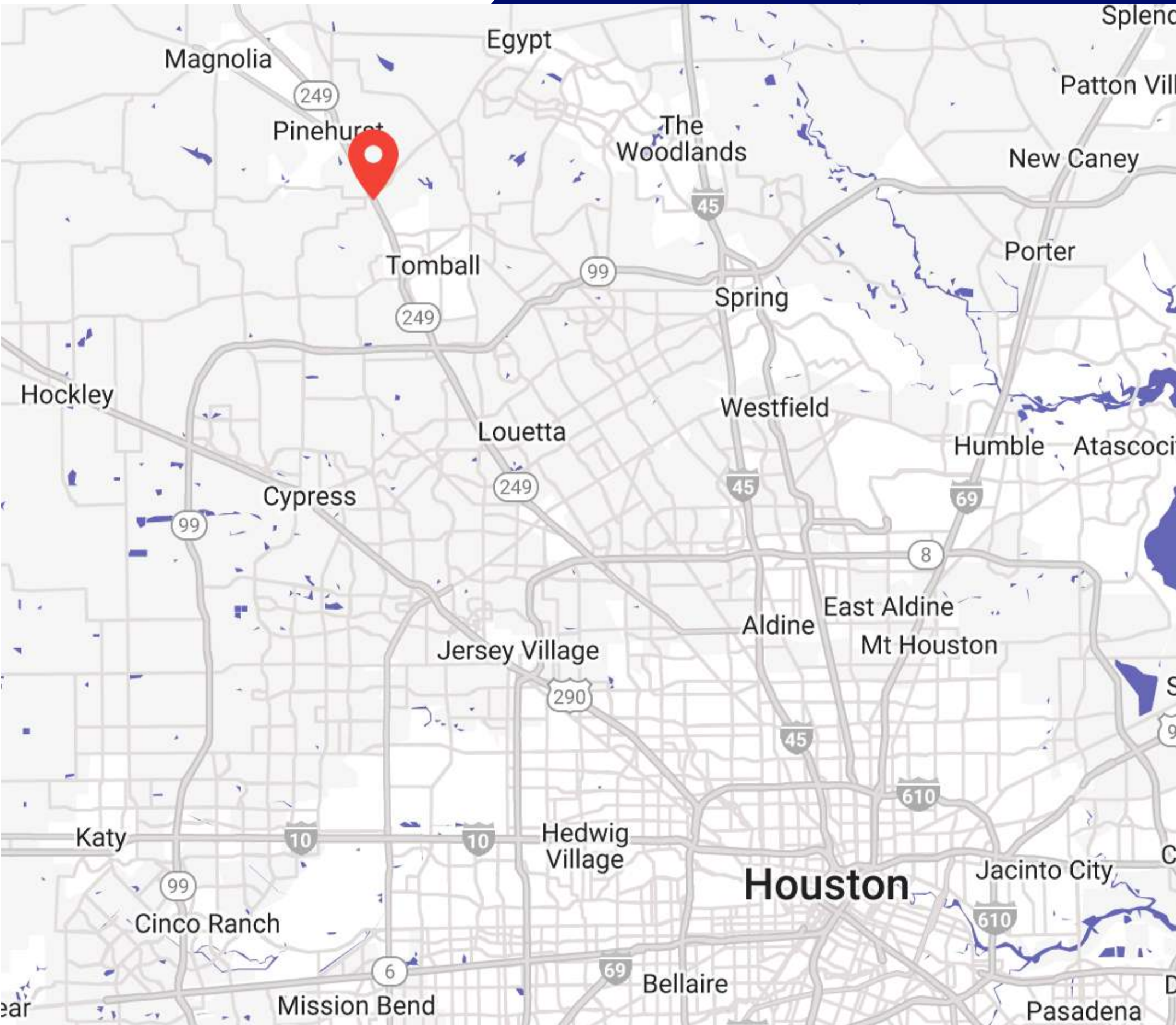
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FOR LEASE

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AVAILABLE SPACE

Type	Size	Rate
Retail	1,200 - 5,000 SF Approx.	Call for Pricing

DEMOGRAPHICS

	1 mile	3 miles
Population	3,670	17,994
Households	1,233	6,358
Median Age	36.90	38.60
Population Growth '21-'26	18.83%	12.58%

PROPERTY HIGHLIGHTS

Prominent 1st generation retail space. Approx. 1,200 - 5,000 SF available.
High traffic location sharing a parking lot with gas station and C-store
Accessible from the feeder and in close proximity to Lone Star College.

TRAFFIC COUNTS

Collection St	Cross St	Traffic Vol	Last Mea	Distance
State Hwy 249	Community Dr NW	29,833	2022	0.06 mi
Tomball Pkwy	Community Dr NW	36,954	2022	0.06 mi
Tomball Tollway	Community Dr W	34,478	2020	0.10 mi
State Hwy 249	Community Dr W	19,011	2022	0.10 mi
Decker Praire Rd	Hwy 249 E	7,256	2022	0.19 mi
Hardin Store Rd	Morris Rd SE	8,077	2022	0.27 mi

“AT APEX REALTORS, WE ARE NOT A 9-5,
WE ARE A START TO FINISH BUSINESS”

DANIEL MYERS, INVESTMENT SALES & LEASING

APEX BROKERAGE LLC

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FOR MORE INFORMATION

PROPERTY HIGHLIGHTS

- Prominent 1st generation retail space. Approx. 1,200 - 5,000 SF available.
- High traffic location sharing a parking lot with gas station and C-store
- Located on recently expanded Highway 249 with excellent visibility.
- Accessible from the feeder and in close proximity to Lone Star College.
- Surrounded by branded and independent tenants.
- Tenant improvement allowance available.



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