

### RETAIL DEVELOPMENT LAND W/ OFFSITE DETENTION FOR SALE

In the fast-growing Tomball area this tract is 7.14 AC and viewed by over 130,000 eyes per day and growing rapidly. Proximity to highways (99-6min, Sam Houston-18min, I-45-21min and IAH-30min.) Potential uses: Medical, Retail, Offices, Elder Care, and Assisted Living.

All utilities available, outside 500-year flood plain and Offsite detention is provided.

### LOCATION OVERVIEW

- 6 min to 99
- 18 min to Sam Houston
- 21 min to I 45
- 30 min to IAH



**PATRICK BUCKHOFF, CCIM**

PRINCIPAL & BROKER ASSOCIATE

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587831, Texas

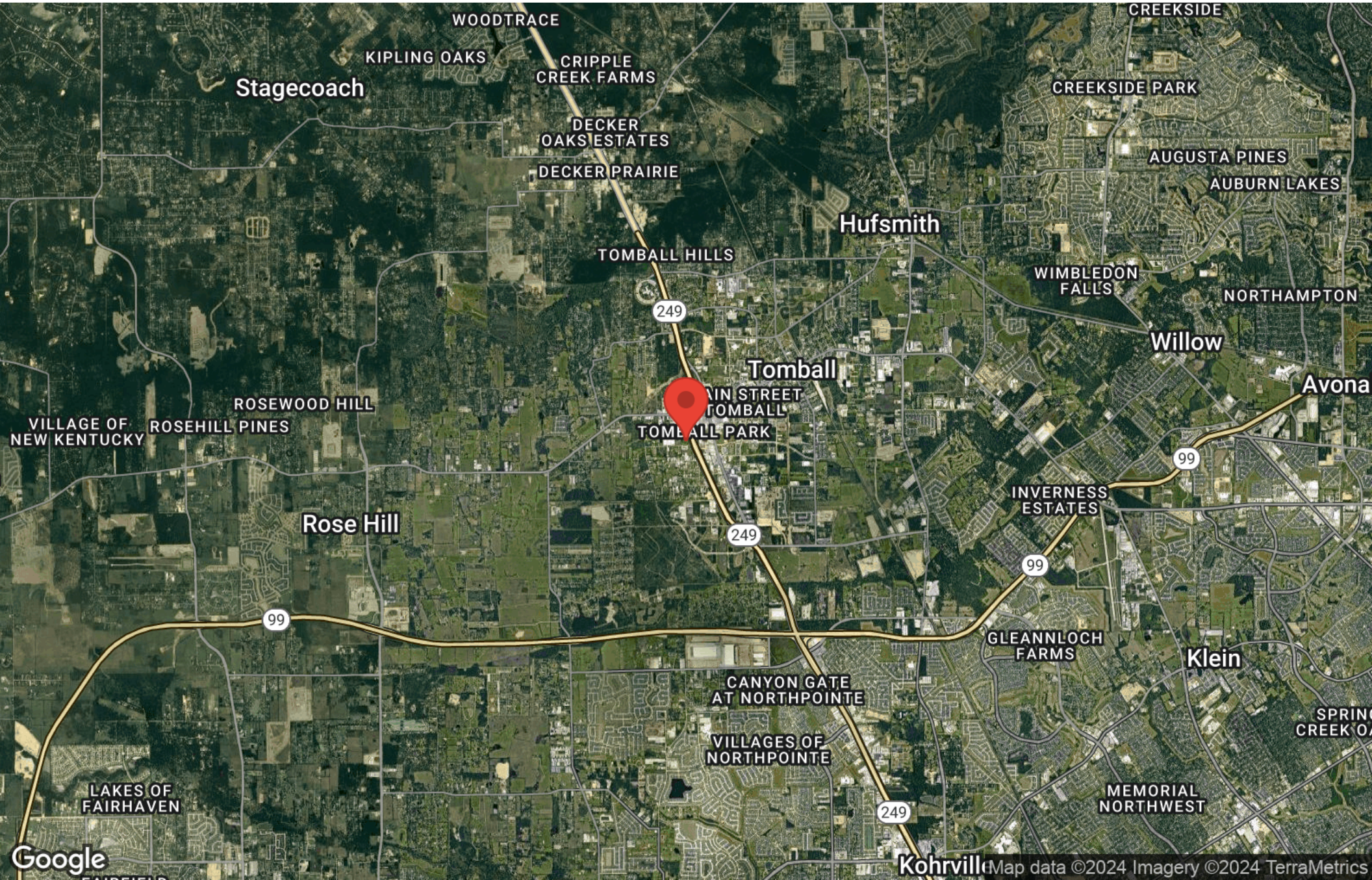
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23309 Kuykendahl Road  
Tomball, TX 77375

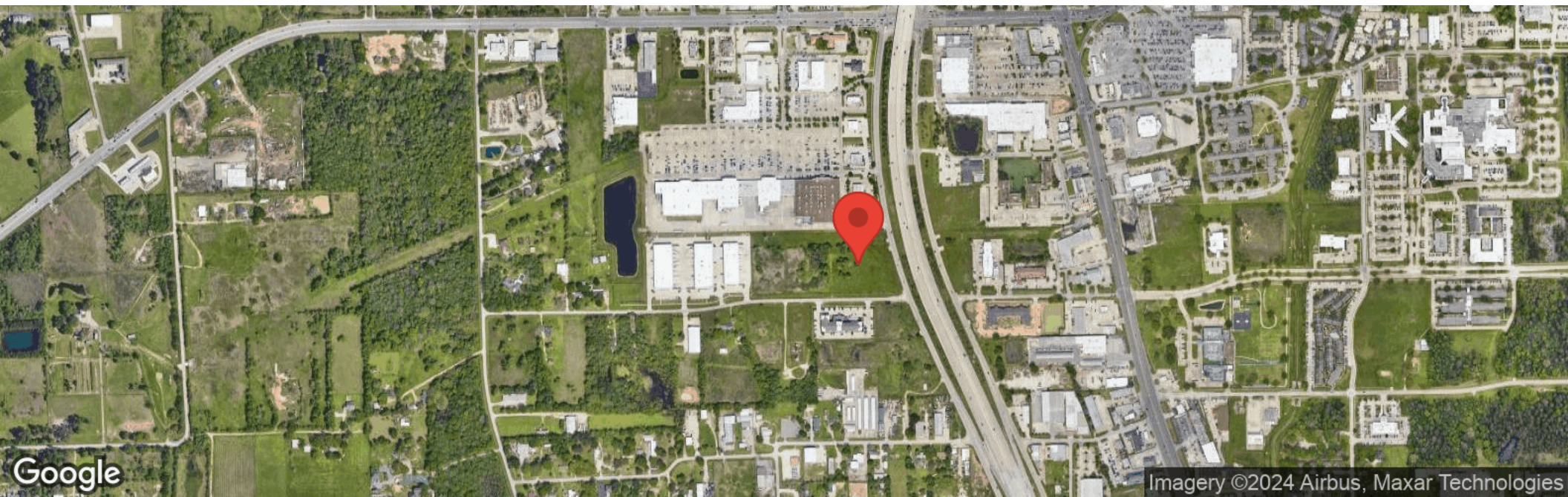


**REGIONAL MAP**





LOCATION MAPS



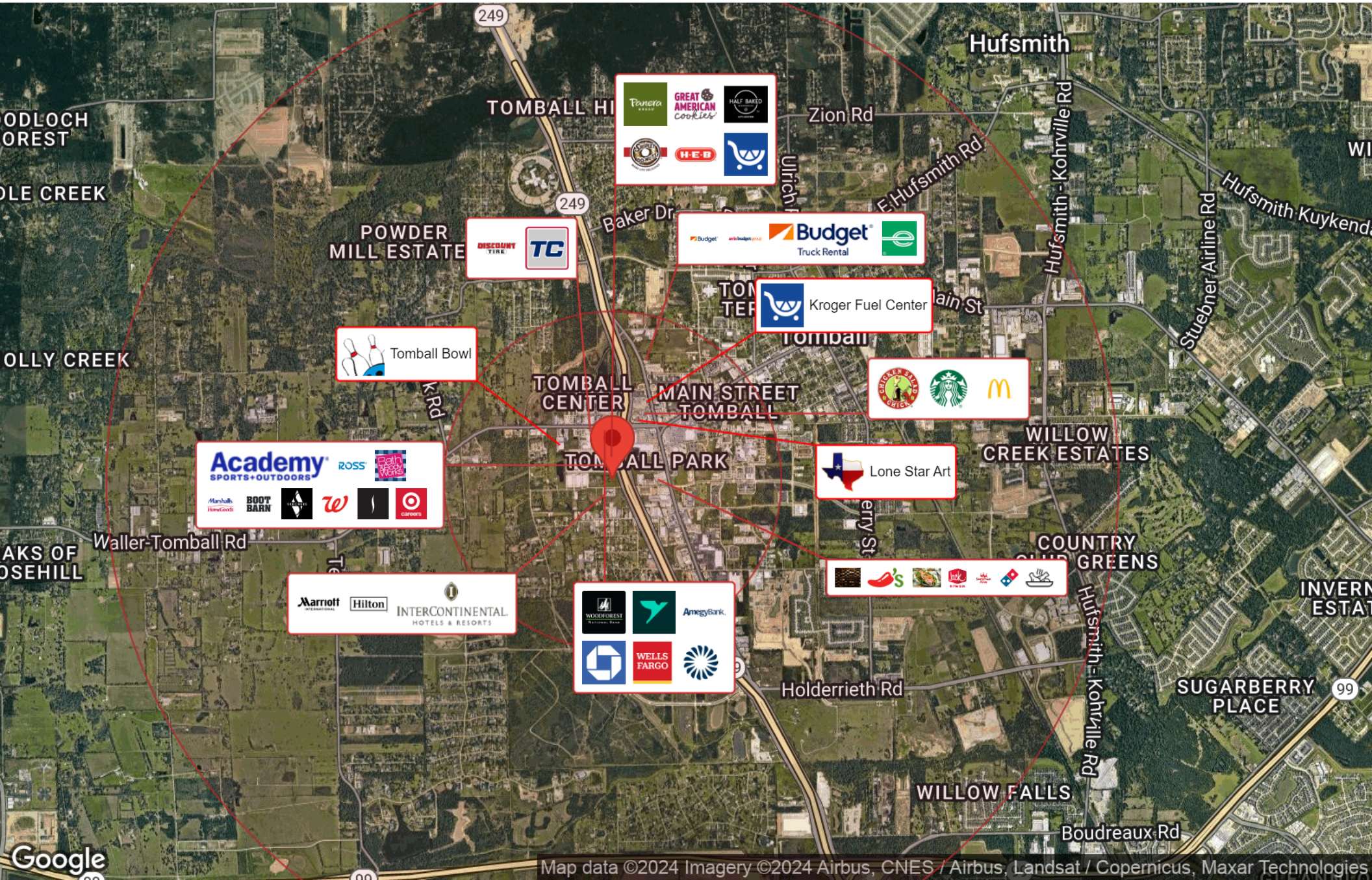


**AERIAL MAP**





**BUSINESS MAP**





# FINAL PLAT OF KCS SUBDIVISION

Being a subdivision of 7.3681 acres of land situated in the John M. Hooper Survey, Abstract Number 375, of Harris County, Texas, and being out of and part of a called 8.489 acres as described in deed recorded in Clerk's File Number S026291 of the Real Property Records of Harris County, Texas.

1 LOT, 1 BLOCK

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	06°05'01" N	3289.04'	349.23'	174.78'	349.06'	S 18°48'11" E

LINE	BEARING	DISTANCE
L1	N 87°23'26" E	71.19'
L2	S 10°17'43" E	70.55'
L3	S 33°13'38" W	34.76'

THE STATE OF TEXAS  
COUNTY OF HARRIS

We, KCS Development, LTD, a Texas limited partnership, acting by and through JEFF STALLONES, its general partner, being an officer of KCS Development, LTD, hereinafter referred to as owner of the 7.3681 acre tract described in the above and foregoing plat of KCS SUBDIVISION, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owner does hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, owner does hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement, except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, KCS Development, LTD, has caused these presents to be signed by Jeff Stallones, its general partner, thereunto authorized, this 29th day of July, 2015.

KCS Development, LTD  
By: Jeff Stallones  
Jeff Stallones, its General Partner

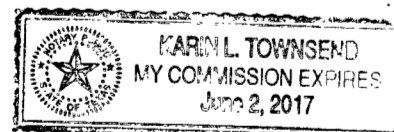
THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Stallones, General Partner of KCS Development, LTD., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

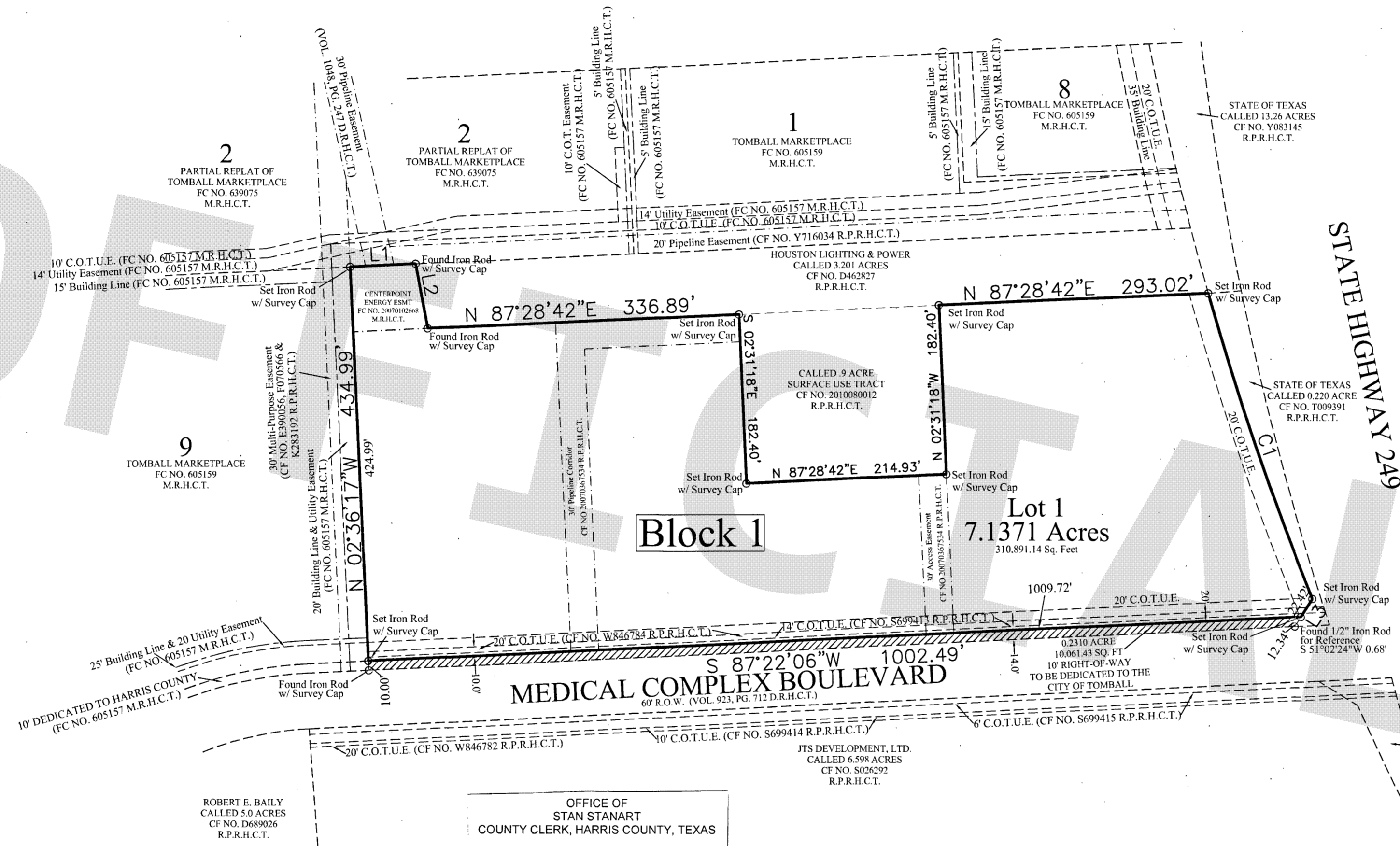
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of July, 2015.

Notary Public in and for the State of Texas  
Kari Van

My Commission Expires: \_\_\_\_\_



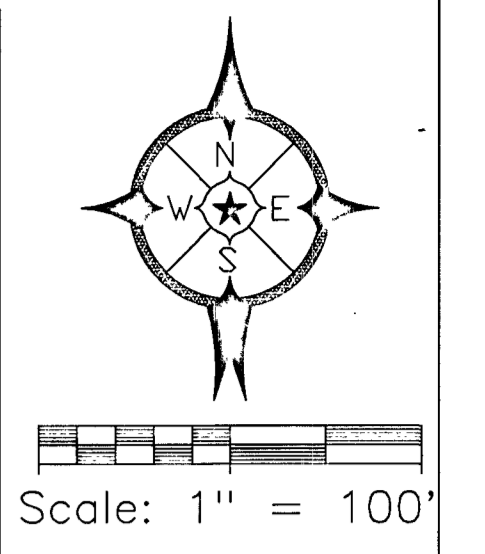
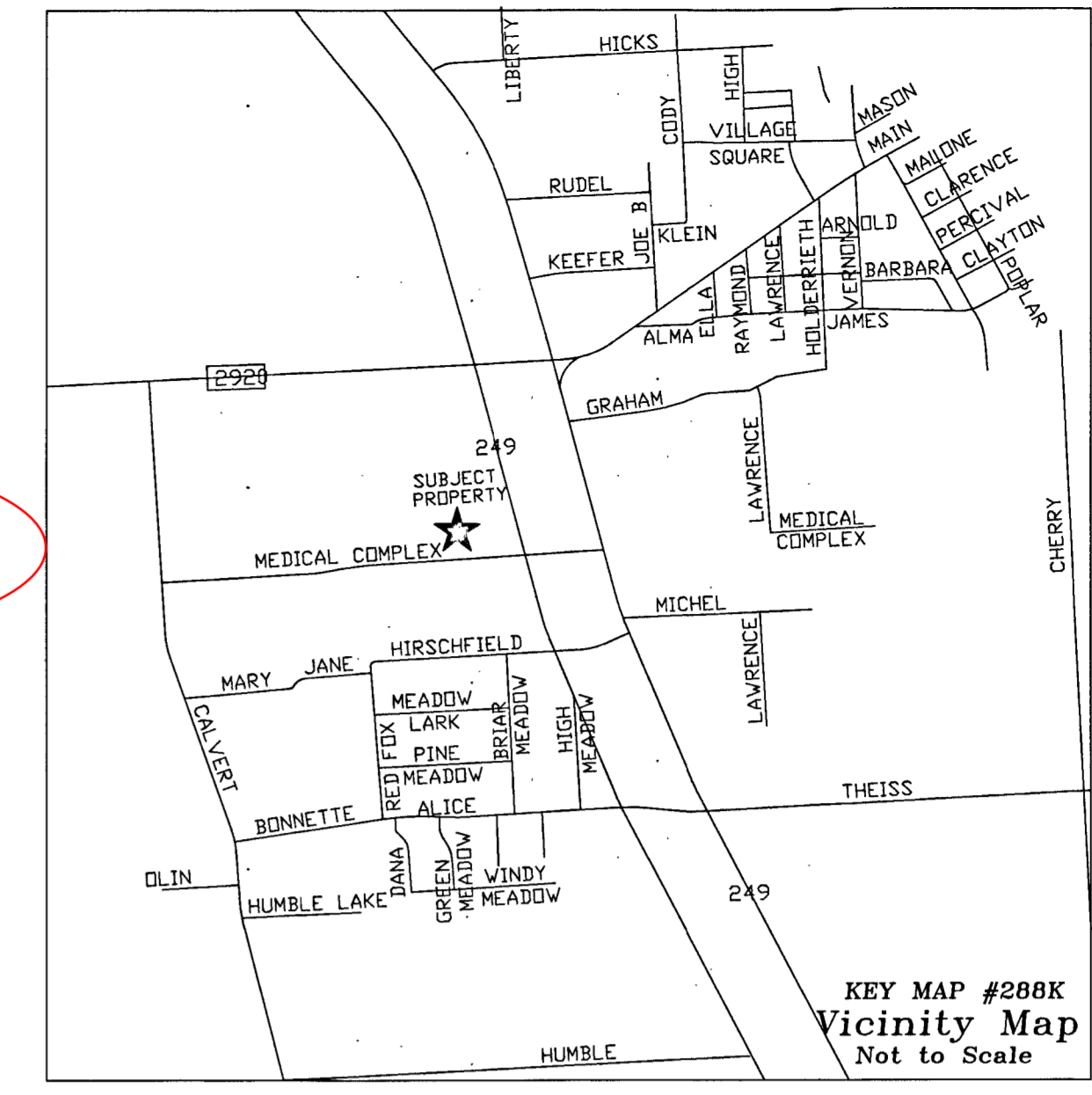
RECORDERS MEMORANDUM  
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, omission or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.



OFFICE OF  
STAN STANART  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 675571  
KCS SUBDIVISION FINAL PLAT  
THIS IS PAGE 1 OF 2 PAGES  
SCANNER Context IQ4400  
KEY MAP

20150384631  
8/25/2015 HCCPIRP2 60.00  
FILED  
8/25/2015 11:37 AM  
Stan Stanart  
COUNTY CLERK

Notes:  
Public Easements:  
Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress, to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing oil or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved oil or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.  
Flood Information:  
According to FEMA Firm Panel No. 48201C0210-L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.  
Note #1:  
All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.  
Note #2:  
All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.  
Note #3:  
No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.  
Note #4:  
This plat does not attempt to amend or remove any valid restrictions or covenants.  
Note #5:  
The building lines shown on this plat shall be in addition to, and shall not replace, any building lines by the City of Tomball Code of Ordinances at the time of the development of this property.  
Note #6:  
Subject to zoning ordinances of the City of Tomball now in effect.  
Note #7:  
Subject to a pipeline right-of-way granted to Humble Oil & Refining Company per Vol. 931, Pg. 735 and Vol. 957, Pg. 210 both of D.R.H.C.T. and amended by CF NO. R733944 R.P.R.H.C.T.  
M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS  
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS  
B.L. = BUILDING LINE  
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL  
BL. = BUILDING LINE  
VOL. = VOLUME  
PG. = PAGE  
CF NO. = CLERK'S FILE NUMBER  
FC NO. = FILM CODE NUMBER



This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of KCS SUBDIVISION in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this 19th day of August, 2015.

By: Barbara Tague  
Barbara Tague  
Chairman  
By: Darrell Roquemore  
Darrell Roquemore  
Vice Chairman

We, the City Manager and the City Engineer for the City of Tomball, do hereby certify that this plat complies with the City of Tomball ordinance.

By: George Shackelford  
George Shackelford, City Manager  
By: Lori Lakatos  
Lori Lakatos, P.E.,  
City Engineer

This is to certify that the City accepts the Planning & Zoning Commission's authorized approval and acceptance of all dedicated public easements in conformance with the laws of the State of Texas and the ordinance of the City of Tomball, as shown hereon and authorized the recording of this plat this 17th day of August, 2015.

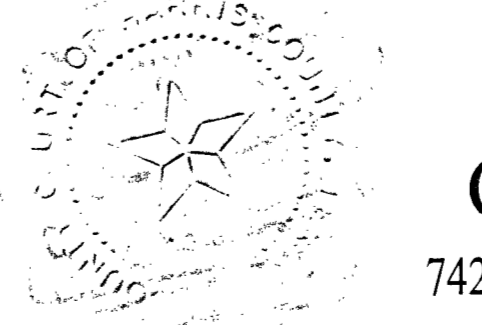
By: Gretchen Fagan  
Gretchen Fagan, Mayor  
By: Doris Speer  
Doris Speer, City Secretary

I, Steven L. Crews, am authorized under the laws of the State Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference not found have been marked with iron rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

By: Steven L. Crews  
Steven L. Crews  
Texas Registration Number 4141

Harris County Clerk Certificate of Filing:  
I, Stan Stanart, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on August 25, 2015, at 11:37 o'clock A.M., and duly recorded on August 25, 2015, at 12:37 o'clock P.M., and at Film Code No. 675571 of the Map Records of Harris County for said County.  
Witness my hand and seal of office, at Houston, the day and date last above written.

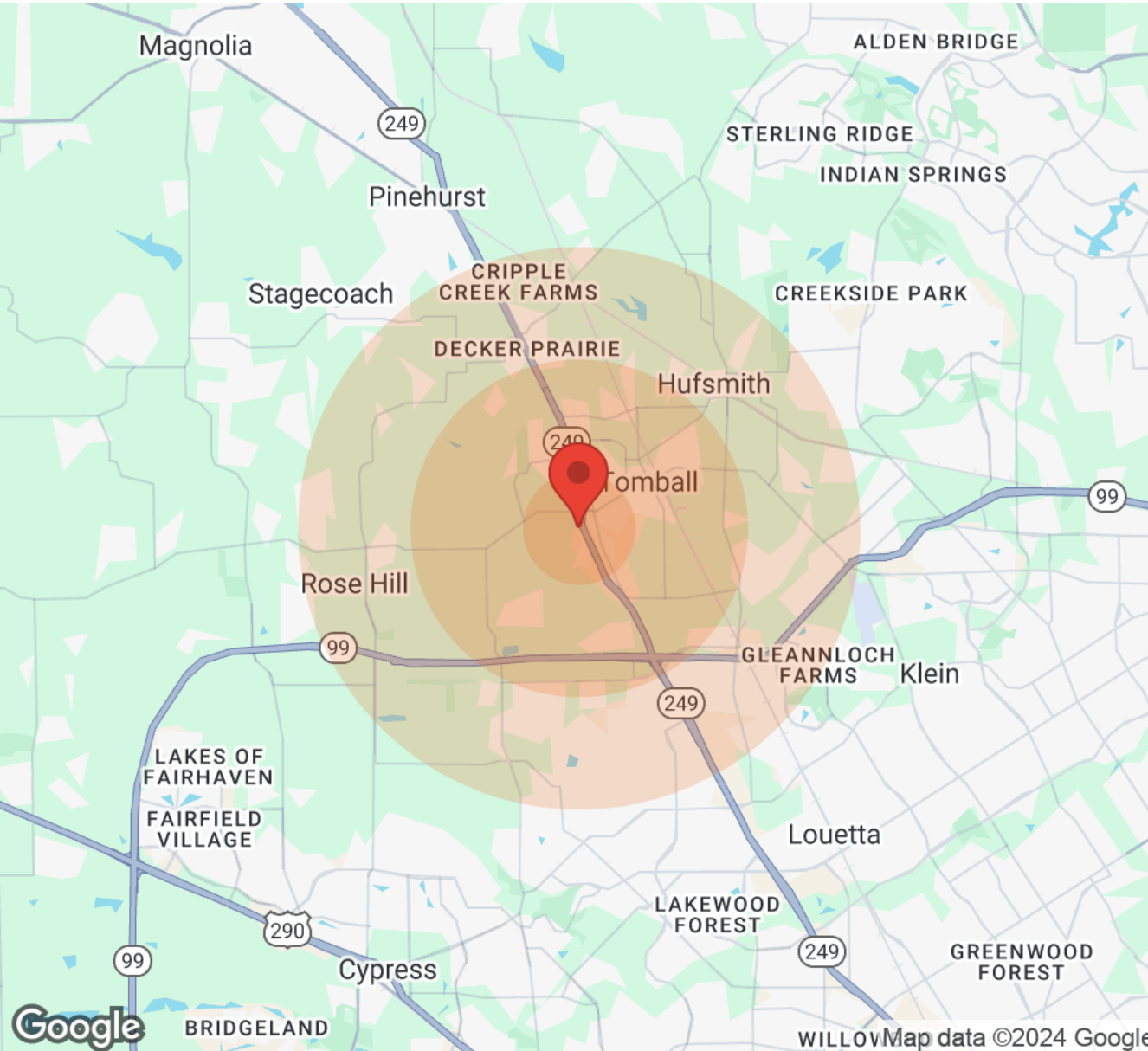
Stan Stanart  
County Clerk  
of Harris County, Texas  
By: Edwina Vinjoe  
Deputy  
EDWINA V. MACK



Surveyor: C & C Surveying Inc.  
46 Palmer Crest  
Spring, Texas 77381  
Office: 281-356-5172 Fax: 281-356-1935  
Owner: KCS DEVELOPMENT, LTD.  
46 Palmer Crest  
Spring, Texas 77381  
July 2015  
Sheet 1 of 1



## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	N/A	8,072	37,978
Female	N/A	8,408	39,868
Total Population	N/A	16,480	77,846

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	3,351	18,845
Ages 15-24	N/A	2,259	12,267
Ages 25-54	N/A	6,464	29,026
Ages 55-64	N/A	1,928	8,695
Ages 65+	N/A	2,478	9,013

Race	1 Mile	3 Miles	5 Miles
White	N/A	14,010	60,329
Black	N/A	678	4,924
Am In/AK Nat	N/A	38	226
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	3,120	16,724
Multi-Racial	N/A	3,348	16,788

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$52,051	\$77,667
< \$15,000	N/A	653	1,389
\$15,000-\$24,999	N/A	702	1,804
\$25,000-\$34,999	N/A	790	1,741
\$35,000-\$49,999	N/A	799	3,098
\$50,000-\$74,999	N/A	750	4,375
\$75,000-\$99,999	N/A	776	4,264
\$100,000-\$149,999	N/A	887	5,211
\$150,000-\$199,999	N/A	333	2,307
> \$200,000	N/A	636	2,161

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	7,508	27,166
Occupied	N/A	6,847	25,641
Owner Occupied	N/A	3,703	19,745
Renter Occupied	N/A	3,144	5,896
Vacant	N/A	661	1,525

WILLOVMap data ©2024 Google



## DISCLAIMER

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

23309 Kuykendahl Road  
Tomball, TX 77375



Each Office Independently Owned and Operated

### PRESENTED BY:

**PATRICK BUCKHOFF, CCIM**

Principal & Broker Associate

O: (832) 560-2100

C: 832-560-2100

PatrickJBuckhoff@remax.net

587831, Texas





## Information About Brokerage Services

*Texas law requires all real estate licensees 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>Commercial Advisors Group, RE/MAX Integrity</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9004133</b> License No.	<b>esther@thecordovateam.com</b> Email	<b>(281)370-5100</b> Phone
<b>Esther Cordova</b> Designated Broker of Firm	<b>0208532</b> License No.	<b>esther@thecordovateam.com</b> Email	<b>(281)355-5562</b> Phone
<b>Esther Cordova</b> Licensed Supervisor of Sales Agent/ Associate	<b>0208532</b> License No.	<b>esther@thecordovateam.com</b> Email	<b>(281)355-5562</b> Phone
<b>Patrick J Buckhoff, CCIM</b> Sales Agent/Associate's Name	<b>0587831</b> License No.	<b>patrick@commercialspacehouston.com</b> Email	<b>(832)560-2100</b> Phone

Buyer/Tenant/Seller/Landlord Initials

2/27/2023

Date

Regulated by the Texas Real Estate Commission

TXR-2501

RE/MAX Commercial Advisors Group, 19510 B Kuykendahl Rd Spring TX 77379  
Patrick Buckhoff

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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NEC Brown Rd &