

## 6 AC UNRESTRICTED LAND FOR DEVELOPMENT

Need space for your business, industrial development or storage? Look no further, we have what you're looking for! Located east of Conroe and just south of Cut and Shoot, this 6 AC tract is unrestricted and ready for development.

This site features 487 ft of frontage for multiple points in ingress and egress, a 3000 SF structure that can serve as an office during construction or in the future.

Take advantage of this rare opportunity to establish your business in an unrestricted location with room to grow. Call today and schedule a tour today!

## LOCATION OVERVIEW

- 3 min. to HWY 105
- 14 min to Loop 336 E
- 25 Min to I 45



**PATRICK BUCKHOFF, CCIM, CCIM**

PRINCIPAL & BROKER ASSOCIATE

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587831, Texas

# Table of Contents

Property Photos .....	3
Regional Map .....	6
Location Maps .....	7
Aerial Map .....	8
Business Map .....	9
Demographics .....	10
Demographic .....	11
MF .....	14
IABS .....	17

23309 Kuykendahl Road  
Tomball, TX 77375

PROPERTY PHOTOS



PROPERTY PHOTOS

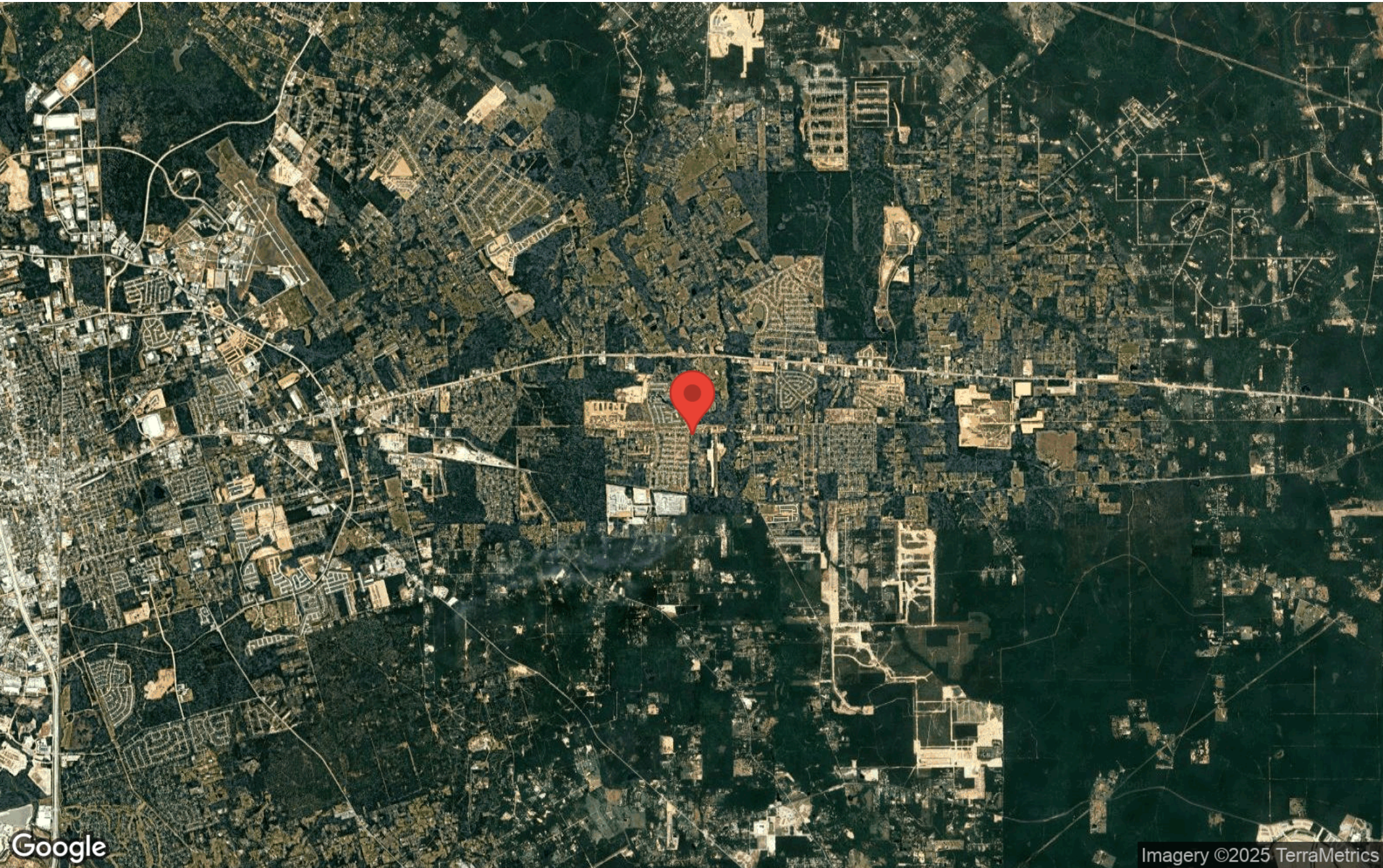


## PROPERTY PHOTOS

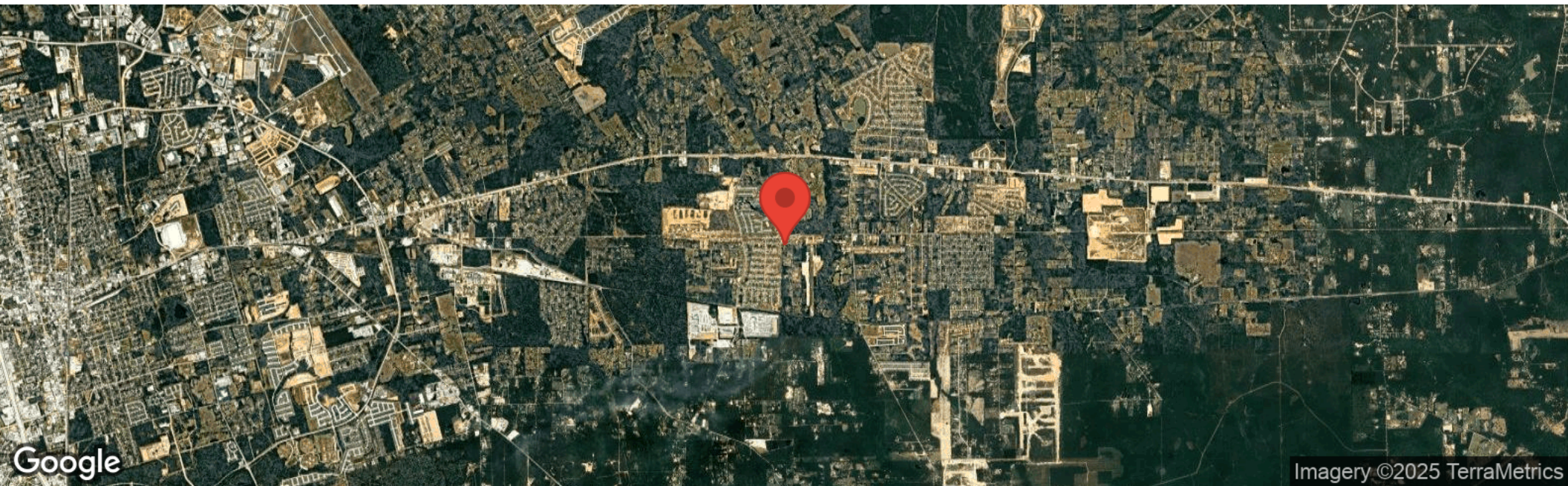
15552 Schank Rd  
Texas, 6 AC +/-



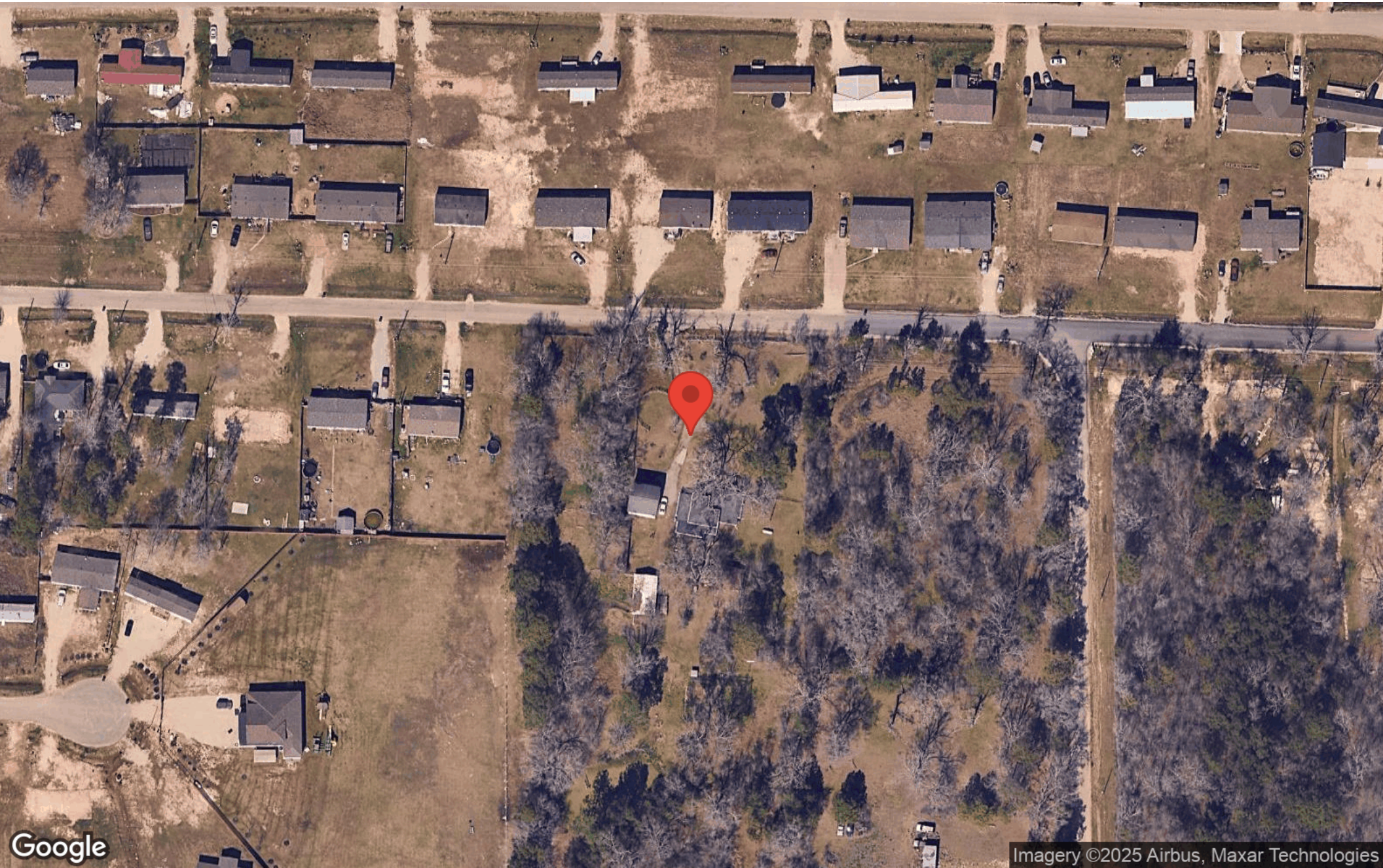
REGIONAL MAP



## LOCATION MAPS

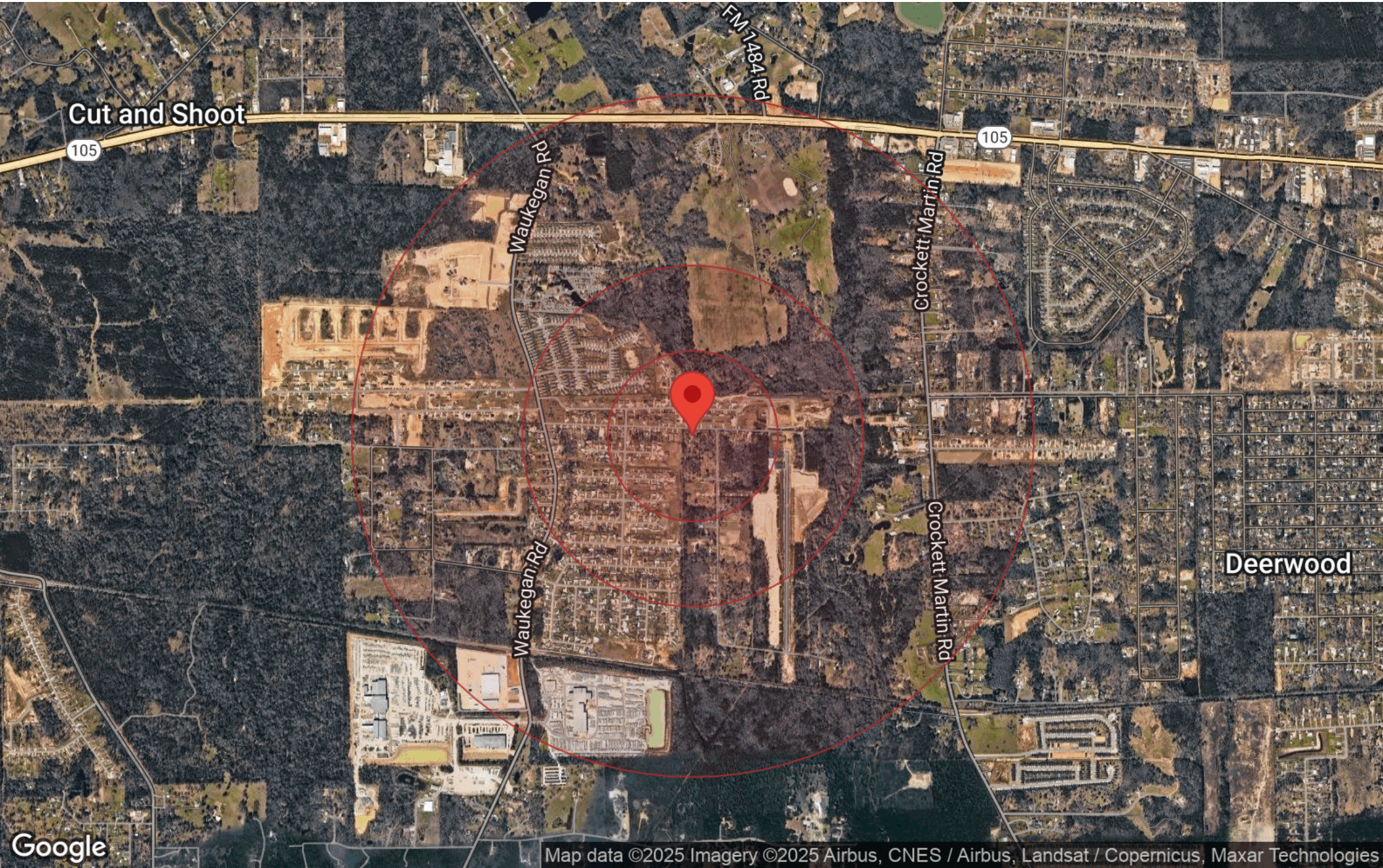


AERIAL MAP

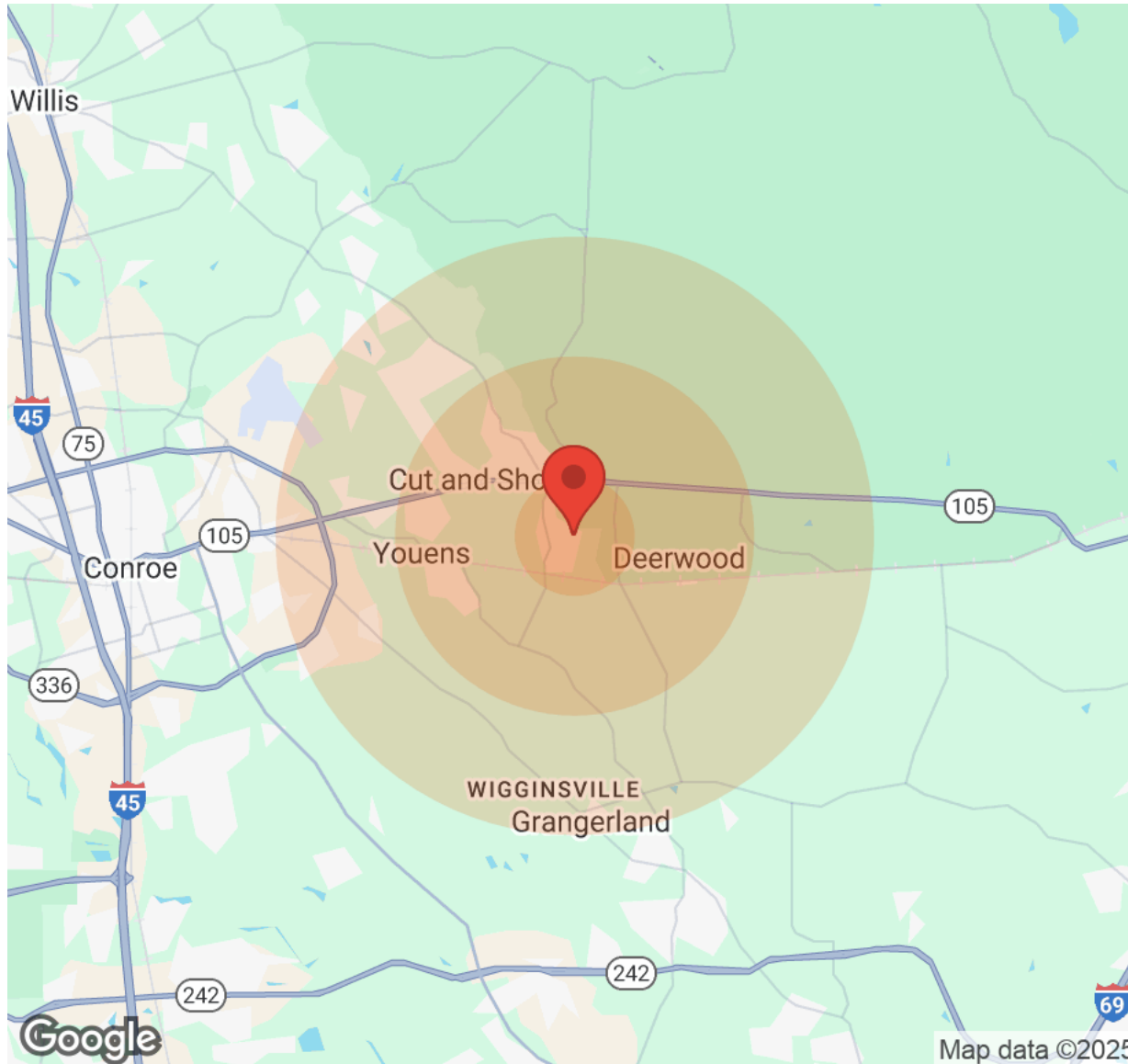




**BUSINESS MAP**



## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	N/A	3,791	11,554
Female	N/A	3,634	11,818
Total Population	N/A	7,425	23,372
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,736	5,690
Ages 15-24	N/A	1,135	3,656
Ages 25-54	N/A	2,841	8,895
Ages 55-64	N/A	841	2,401
Ages 65+	N/A	872	2,730
Race	1 Mile	3 Miles	5 Miles
White	N/A	6,528	19,747
Black	N/A	34	149
Am In/AK Nat	N/A	48	171
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	2,367	8,141
Multi-Racial	N/A	1,620	6,582
Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$36,984	\$38,916
< \$15,000	N/A	332	890
\$15,000-\$24,999	N/A	273	987
\$25,000-\$34,999	N/A	401	997
\$35,000-\$49,999	N/A	441	1,333
\$50,000-\$74,999	N/A	554	1,541
\$75,000-\$99,999	N/A	207	947
\$100,000-\$149,999	N/A	134	638
\$150,000-\$199,999	N/A	58	119
> \$200,000	N/A	69	84
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	2,456	7,785
Occupied	N/A	2,235	7,126
Owner Occupied	N/A	1,770	5,615
Renter Occupied	N/A	465	1,511
Vacant	N/A	221	659

# Demographic Summary

15552 Schank Rd, Conroe, Texas, 77306 (1 mile)

15552 Schank Rd, Conroe, Texas, 77306

Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri

Latitude: 30.31937

Longitude: -95.33166

## DEMOGRAPHIC SUMMARY

15552 Schank Rd, Conroe, Texas, 77306

Ring of 1 mile

### KEY FACTS

2,570

Population



686

Households

28.9

Median Age

\$58,117

Median Disposable Income

### EDUCATION

46.7%

No High School Diploma



22.0%

High School Graduate



18.7%

Some College/  
Associate's Degree



12.5%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$76,772

Median Household Income



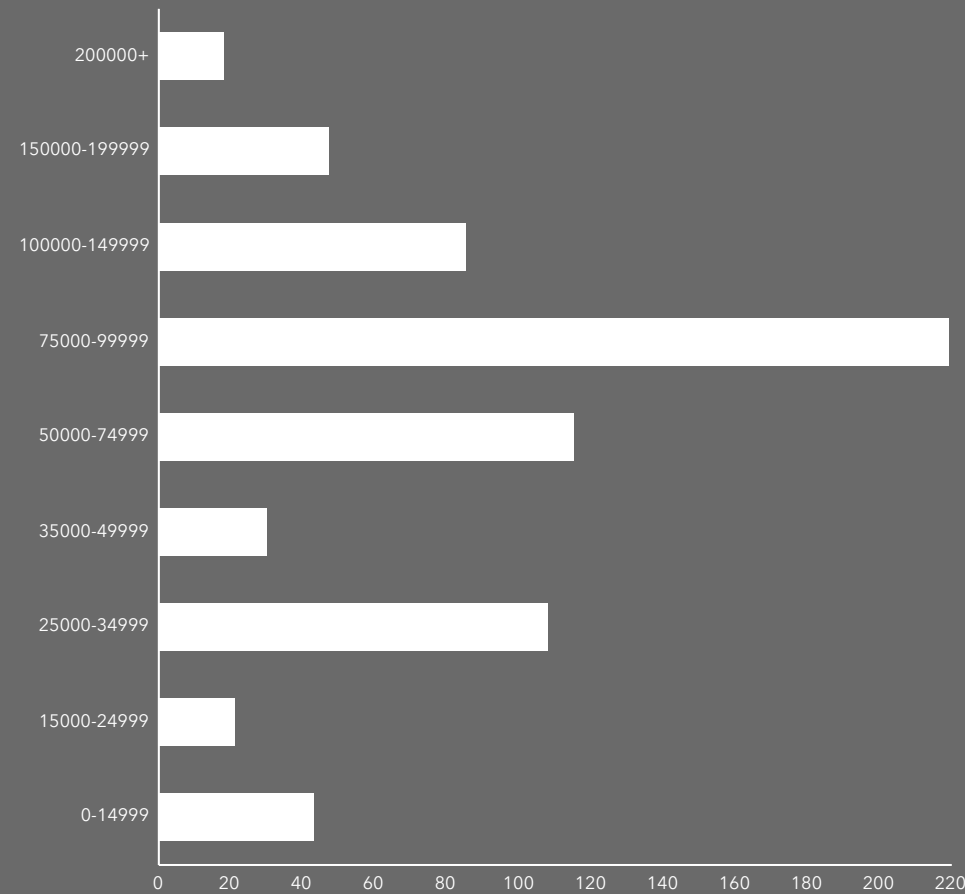
\$22,945

Per Capita Income



\$174,716

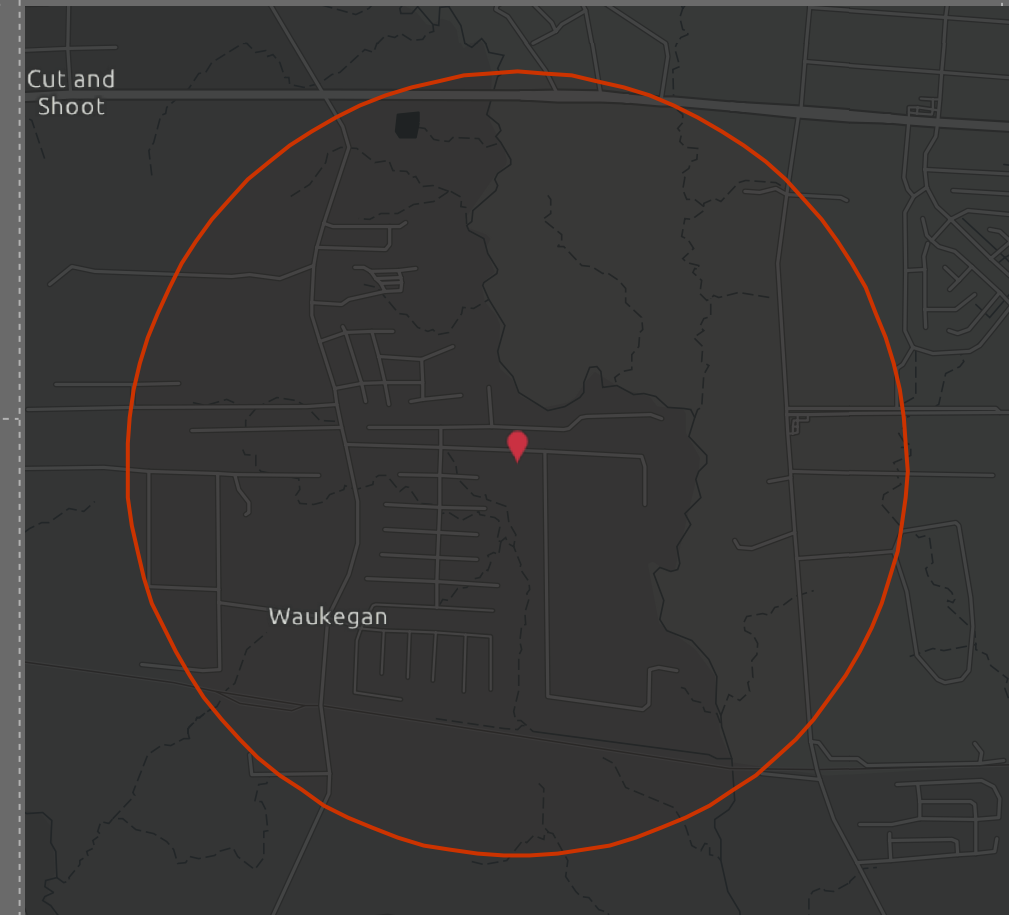
Median Net Worth



HOUSEHOLD INCOME



Cut and Shoot



Waukegan

### EMPLOYMENT



27.4%

White Collar



38.5%

Blue Collar



34.3%

Services

0.4%

Unemployment Rate

# Demographic Summary

15552 Schank Rd, Conroe, Texas, 77306 (3 miles)

15552 Schank Rd, Conroe, Texas, 77306

Ring of 3 miles

RE/MAX Commercial Advisors Group by Esri

Latitude: 30.31937

Longitude: -95.33166

## DEMOGRAPHIC SUMMARY

15552 Schank Rd, Conroe, Texas, 77306

Ring of 3 miles

### KEY FACTS

17,103

Population



5,121

Households

32.7

Median Age

\$54,886

Median Disposable Income

### EDUCATION

26.0%

No High School Diploma



35.7%

High School Graduate



26.6%

Some College/  
Associate's Degree



11.8%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$64,706

Median Household Income



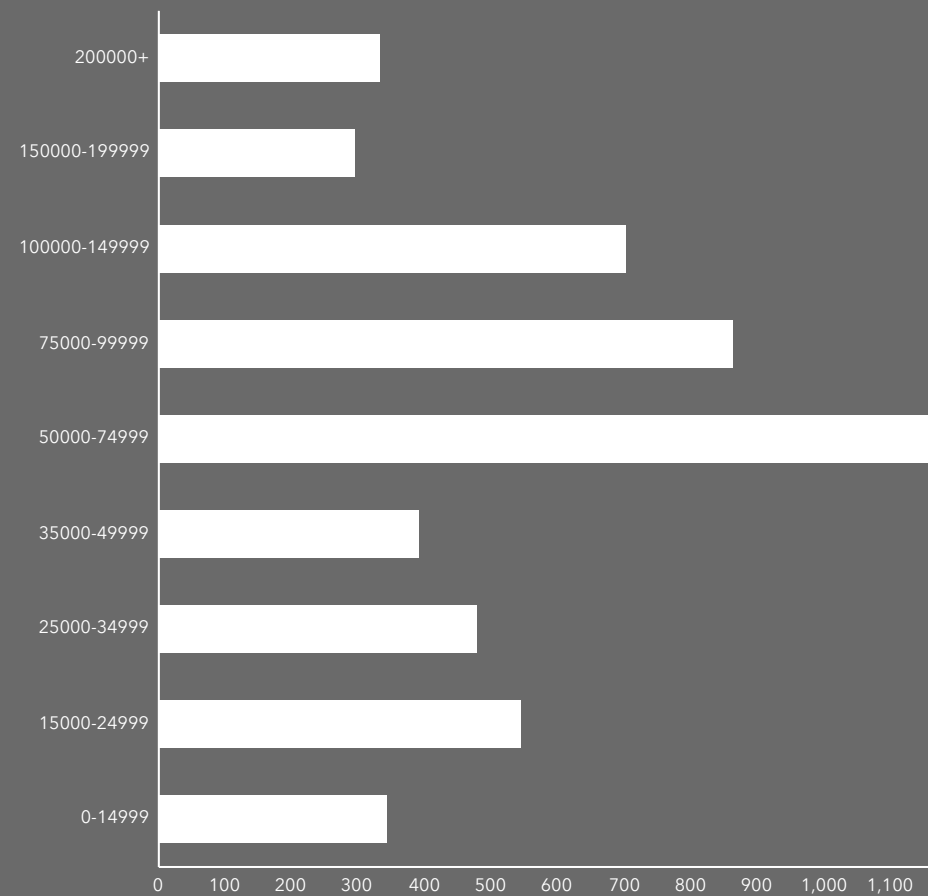
\$26,849

Per Capita Income

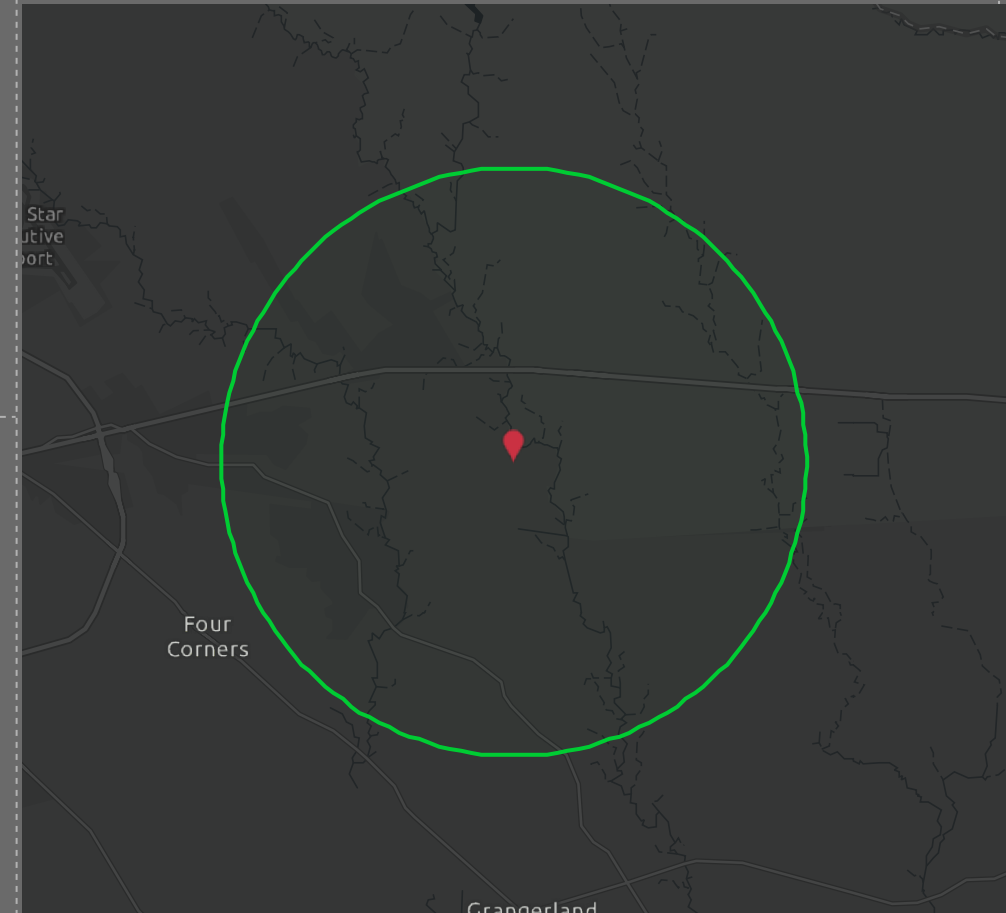


\$191,711

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT

38.3%

White Collar

41.6%

Blue Collar

25.0%

Services

3.5%

Unemployment Rate

# Demographic Summary

15552 Schank Rd, Conroe, Texas, 77306 (5 miles)

15552 Schank Rd, Conroe, Texas, 77306

Ring of 5 miles

RE/MAX Commercial Advisors Group by Esri

Latitude: 30.31937

Longitude: -95.33166

## DEMOGRAPHIC SUMMARY

15552 Schank Rd, Conroe, Texas, 77306

Ring of 5 miles

### KEY FACTS

31,208

Population



10,102

Households

34.9

Median Age

\$59,386

Median Disposable Income

### EDUCATION

23.0%

No High School Diploma



34.5%

High School Graduate



27.4%

Some College/ Associate's Degree



15.1%

Bachelor's/Grad/ Prof Degree

### INCOME



\$71,096

Median Household Income



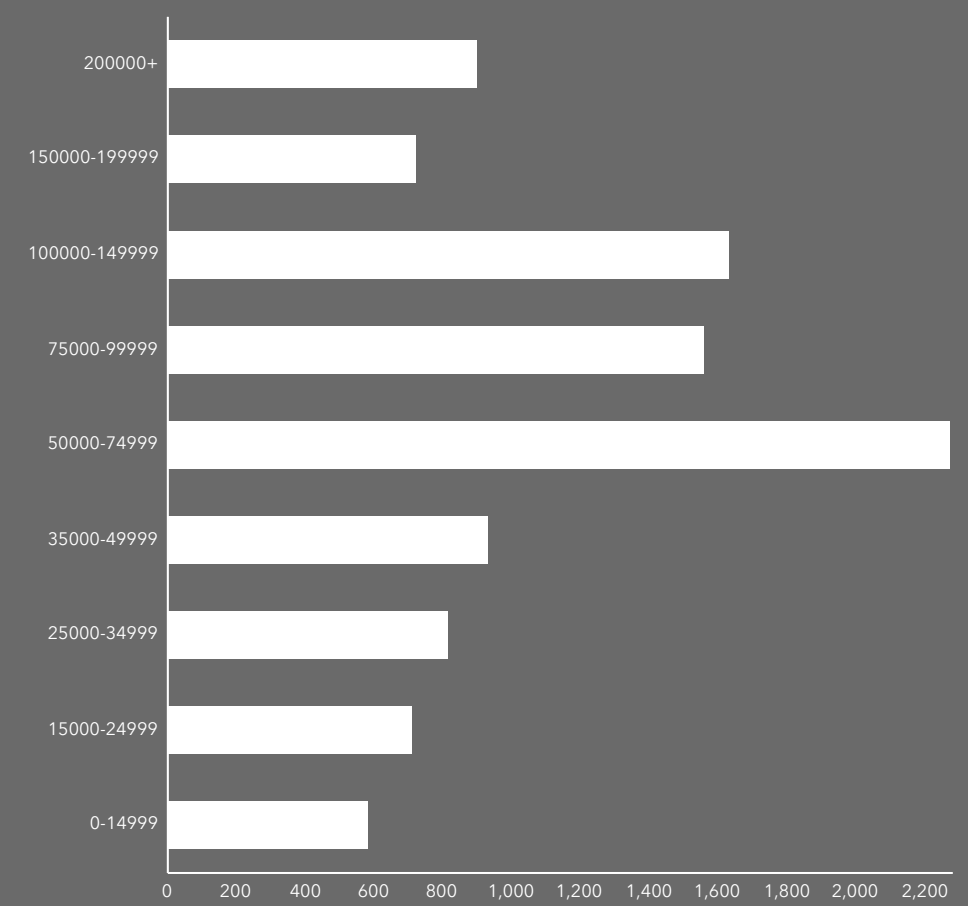
\$31,811

Per Capita Income

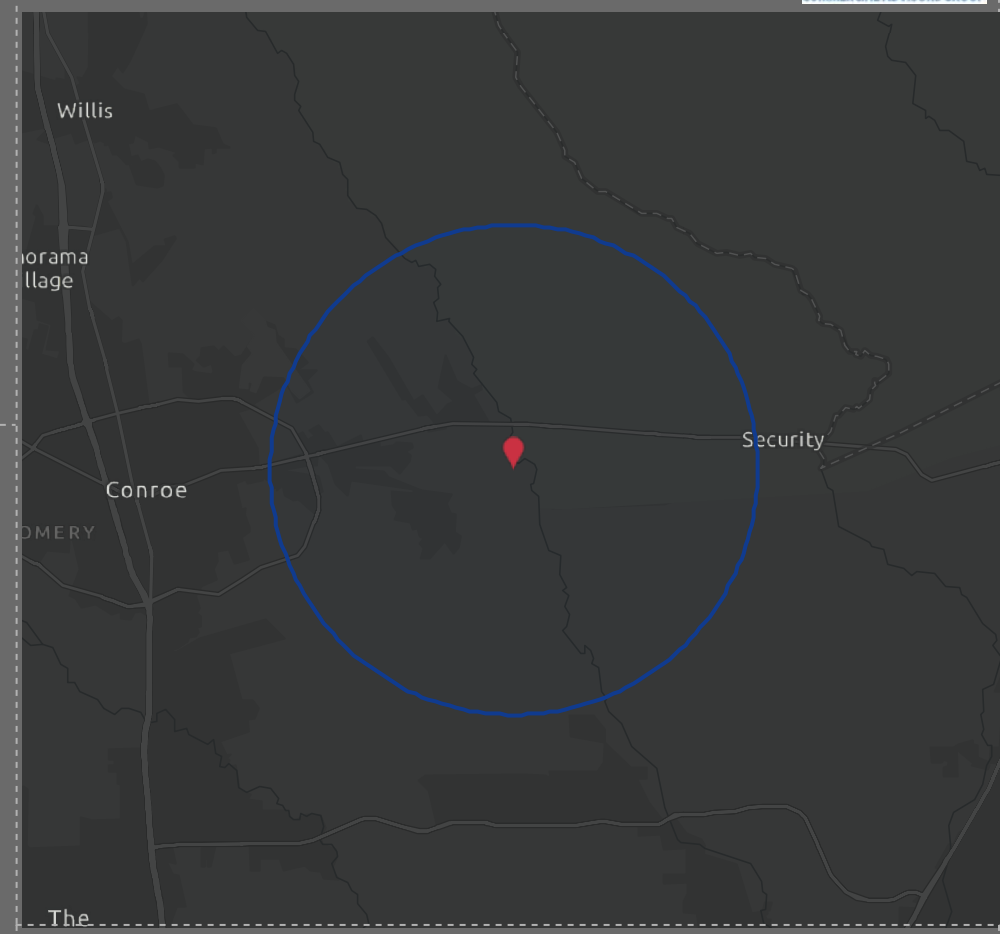


\$259,829

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



43.6%

White Collar



38.7%

Blue Collar



21.5%

Services

3.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

# MF Demographics (davidmonroeccim) (Esri 2024)

15552 Schank Rd, Conroe, Texas, 77306 (1 mile)  
 15552 Schank Rd, Conroe, Texas, 77306  
 Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri  
 Latitude: 30.31937  
 Longitude: -95.33166

### KEY FACTS

2,570

Total Population



Average Household Size

686

Total Households

2

Group Quarters Population

### INCOME



\$76,772

Median Household Income



\$22,945

Per Capita Income



\$174,716

Median Net Worth



### HOUSING STATS



798

Total Housing Units



144

Renter Occupied Housing Units



112

Vacant Housing Units

### BUSINESS



16

Total Businesses



1,190

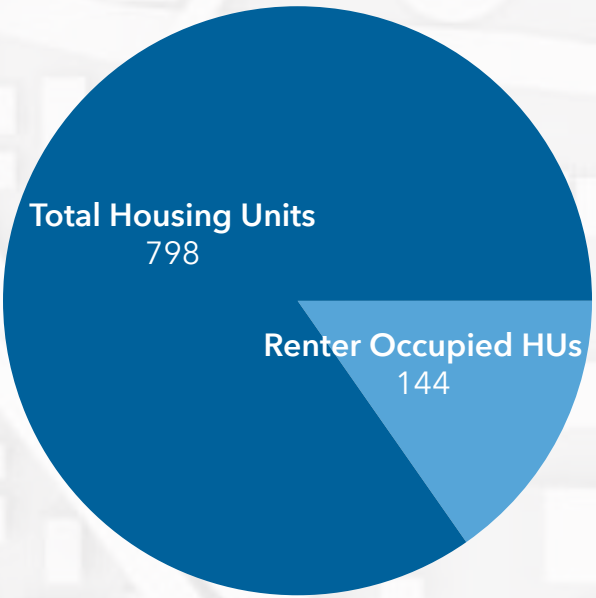
Employed Civilian Population Age 16+



44

Daytime Population: Workers

### Owner/Renter Ratio



● Renter Occupied HUs  
 ● Total Housing Units

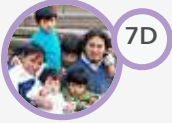
### Tapestry segments



10D

**Down the Road**  
 546 households

79.6%  
 of Households



7D

**Forging Opportunity**  
 140 households

20.4%  
 of Households



# MF Demographics (davidmonroeccim) (Esri 2024)

15552 Schank Rd, Conroe, Texas, 77306 (3 miles)

15552 Schank Rd, Conroe, Texas, 77306

Ring of 3 miles

RE/MAX Commercial Advisors Group by Esri

Latitude: 30.31937

Longitude: -95.33166

## KEY FACTS

17,103

Total Population



Average Household Size

5,121

Total Households

4

Group Quarters Population

## INCOME



\$64,706

Median Household Income



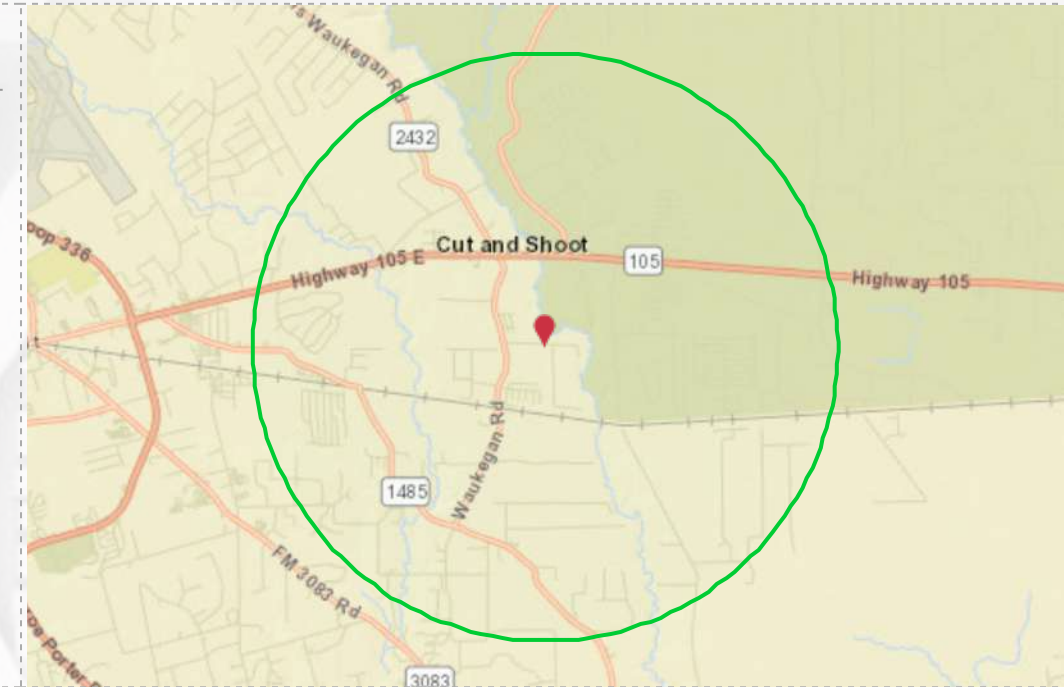
\$26,849

Per Capita Income



\$191,711

Median Net Worth



## HOUSING STATS



5,674

Total Housing Units



1,053

Renter Occupied Housing Units



553

Vacant Housing Units

## BUSINESS



209

Total Businesses



7,433

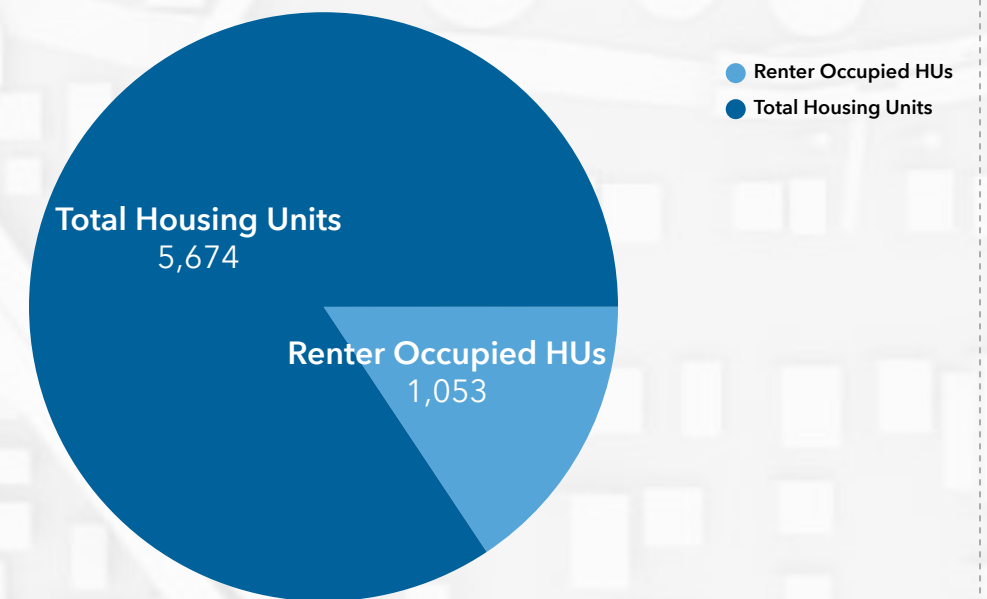
Employed Civilian Population Age 16+



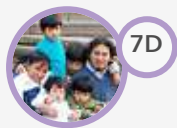
1,516

Daytime Population: Workers

## Owner/Renter Ratio



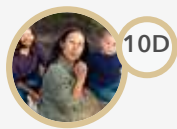
## Tapestry segments



**Forging Opportunity**

1,844 households

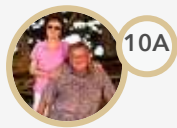
36.0%  
of Households



**Down the Road**

1,755 households

34.3%  
of Households



**Southern Satellites**

1,522 households

29.7%  
of Households



# MF Demographics (davidmonroeccim) (Esri 2024)

15552 Schank Rd, Conroe, Texas, 77306 (5 miles)  
 15552 Schank Rd, Conroe, Texas, 77306  
 Ring of 5 miles

RE/MAX Commercial Advisors Group by Esri  
 Latitude: 30.31937  
 Longitude: -95.33166

### KEY FACTS

**31,208**

Total Population



Average Household Size

**10,102**

Total Households

**4**

Group Quarters Population

### INCOME



**\$71,096**

Median Household Income



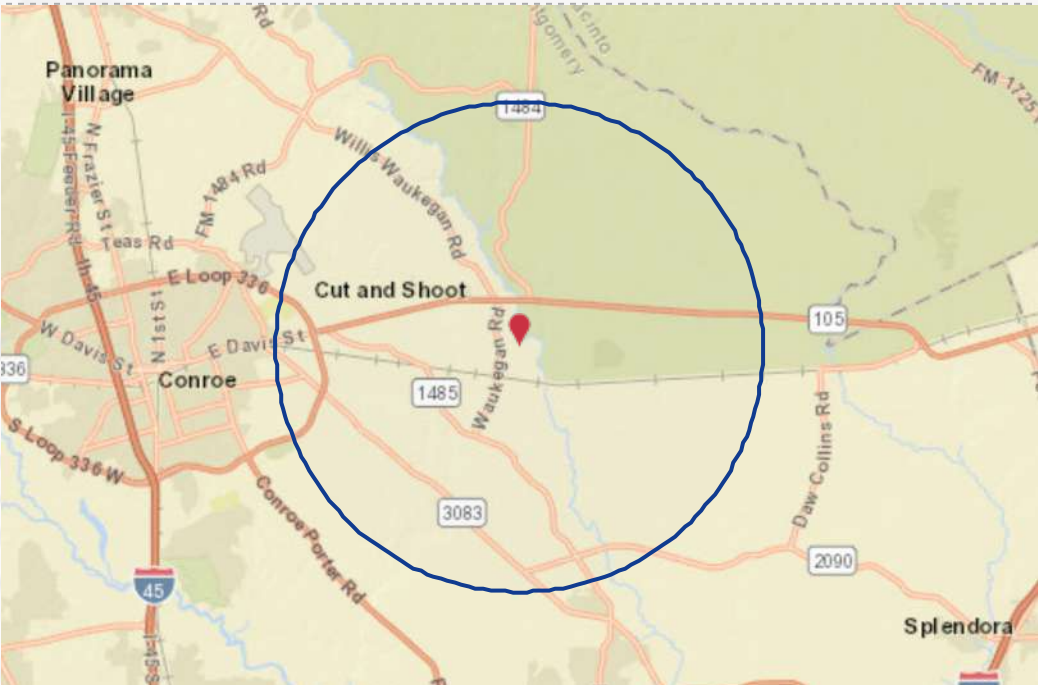
**\$31,811**

Per Capita Income



**\$259,829**

Median Net Worth



### HOUSING STATS



**11,077**

Total Housing Units



**1,839**

Renter Occupied Housing Units



**975**

Vacant Housing Units

### BUSINESS



**582**

Total Businesses



**13,879**

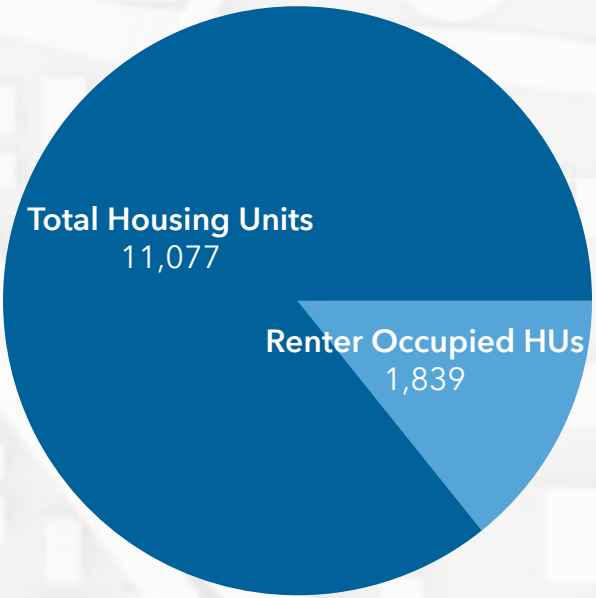
Employed Civilian Population Age 16+



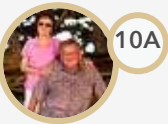
**4,970**

Daytime Population: Workers

### Owner/Renter Ratio



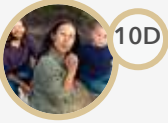
### Tapestry segments



10A

**Southern Satellites**  
4,007 households

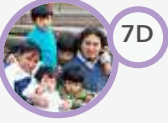
**39.7%**  
of Households



10D

**Down the Road**  
3,184 households

**31.5%**  
of Households



7D

**Forging Opportunity**  
2,285 households

**22.6%**  
of Households







# 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:
  - 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.

<u>RE/MAX Integrity</u>	<u>9004133</u>	<u>sold@rubenandnancy.com</u>	<u>(281)370-5100</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Ruben Villareal</u>	<u>415433</u>	<u>sold@rubenandnancy.com</u>	<u>(713)557-7095</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Ruben Villareal</u>	<u>415433</u>	<u>sold@rubenandnancy.com</u>	<u>(713)557-7095</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Patrick J. Buckhoff, CCIM</u>	<u>587831</u>	<u>patrick@commercialspacehouston.com</u>	<u>(832)560-2100</u>
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)

IABS 1-1  
TXR 2501