

An aerial photograph of a commercial plaza with a parking lot. The building is a long, single-story structure with a light-colored facade and a tiled roof. Several storefronts are visible, including 'modern studio center', 'The Galleria', and 'Spectrum of HOPE'. The parking lot is filled with cars. In the background, there is a residential neighborhood with many houses and a large open field.

Vista
COMPANIES

SADDLEBROOK PLAZA

25201 KUYKENDAHL
TOMBALL, TX 77375

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25201 KUYKENDAHL TOMBALL, TX 77375

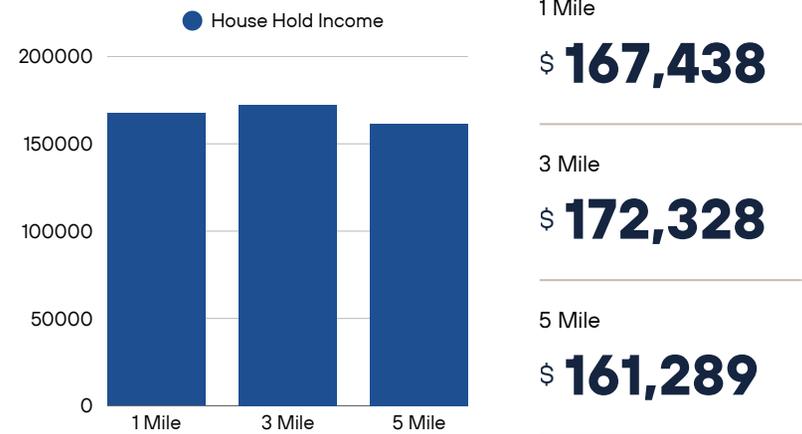
PROPERTY HIGHLIGHTS

- **Suite 400: 1,500 SF former Pharmacy**
- **Suite 550: 1,535 SF former Insurance Office**
- This densely populated area is a great option for kid oriented businesses or a home service oriented hub.
- Situated in close proximity to major thoroughfares such as FM2920, Tomball Parkway, SH 249 and Kuykendahl
- Businesses draw from the Baker Hughes campus, Lone Star College - Tomball and HCA Houston Healthcare
- Lease Rate: Call for Pricing

Retail Anchor Partners

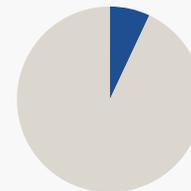


House Hold Income Levels



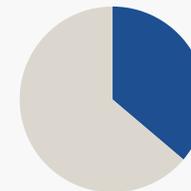
"2023 Demographics For House Hold Income based on distance from the property.

2023 Total Population 5 Mile Radius: 167,653



8%

1 Mile: 13,240



45%

3 Mile: 61,172



100%

5 Mile: 167,653

*2024 Population based on ABACUS report for all individuals living within a 5 mile radius of the property



AREA MAPPING

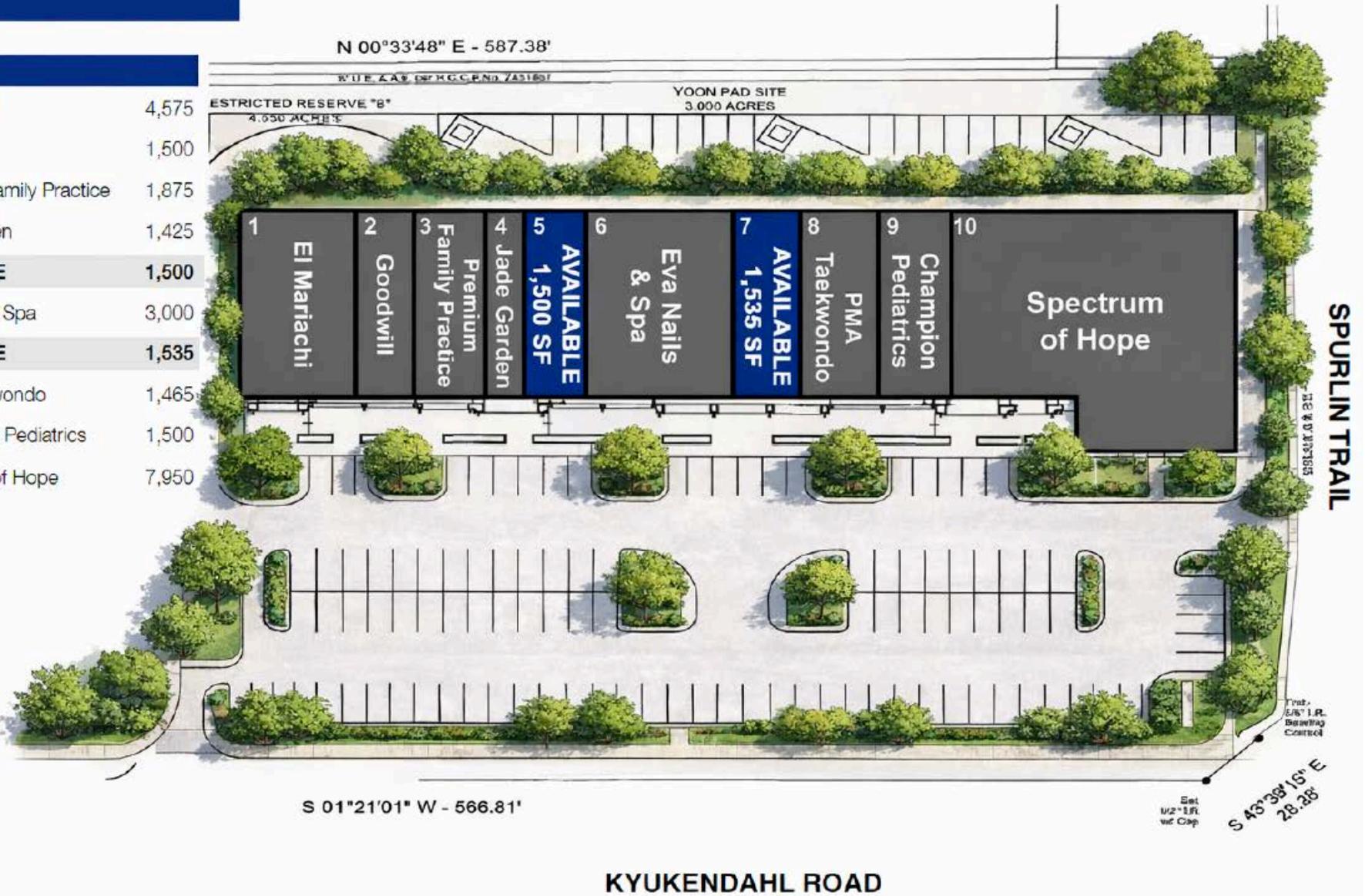
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SITE PLAN

Site Tenant

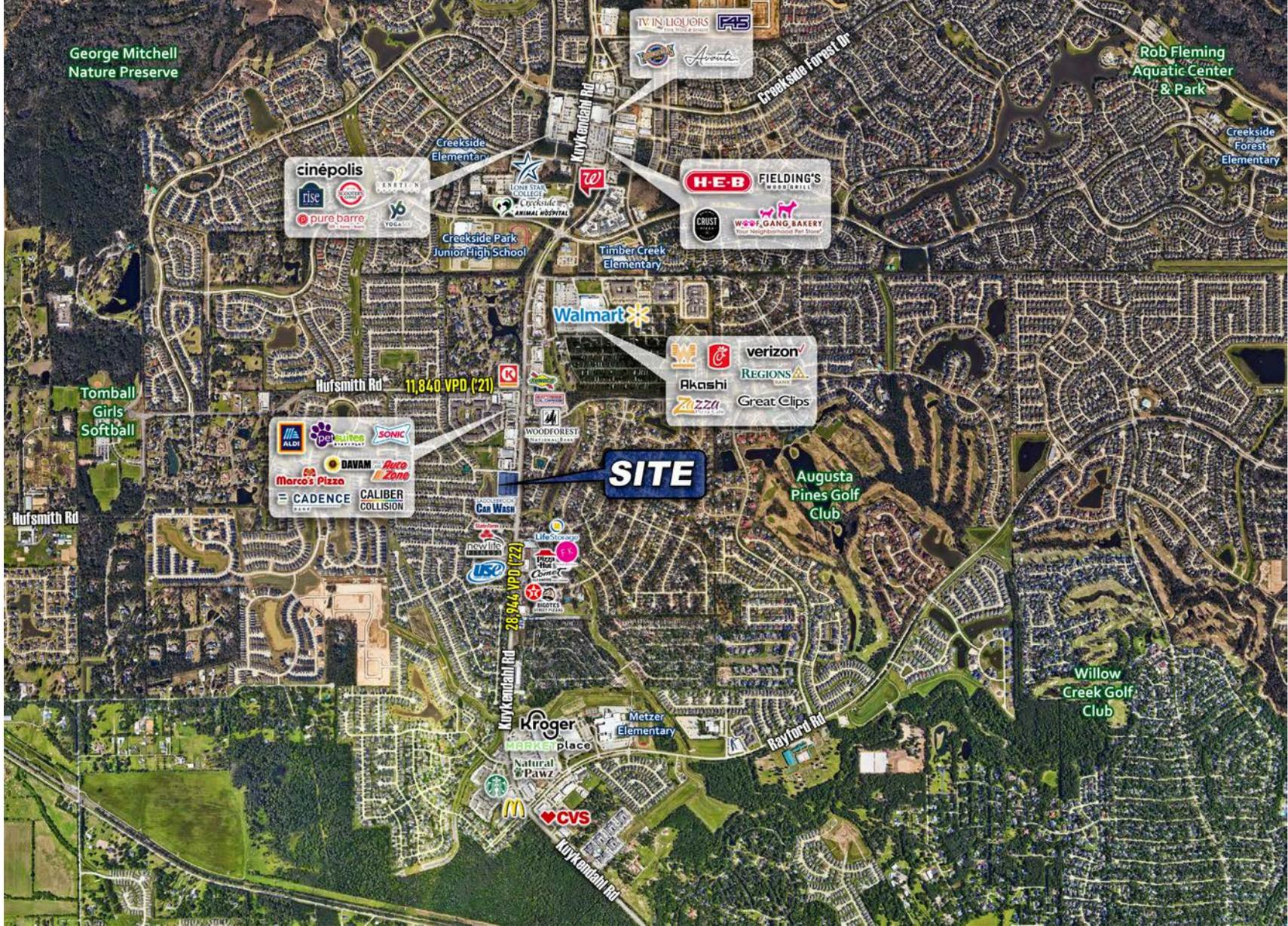
1	El Mariachi	4,575
2	Goodwill	1,500
3	Premium Family Practice	1,875
4	Jade Garden	1,425
5	AVAILABLE	1,500
6	Eva Nails & Spa	3,000
7	AVAILABLE	1,535
8	PMA Taekwondo	1,465
9	Champions Pediatrics	1,500
10	Spectrum of Hope	7,950



RETAIL SITE PLAN

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PREMIUM SITE LOCATION

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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 sale's 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.

Vista Management Company

LICENSED BROKER/ BROKER FIRM NAME OR PRIMARY ASSUMED BUSINESS NAME

Woody Mann, Jr.

DESIGNATED BROKER OF FIRM

Courtney Lavender

LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE

Christina Kurt

SALES AGENT/ ASSOCIATE'S NAME

BUYER/ TENANT/ SELLER/ LANDLORD INITIALS

369227

LICENSE NO.

203603

LICENSE NO.

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LICENSE NO.

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LICENSE NO.

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Building successful relationships since 1985

READY TO BUILD YOUR FUTURE, TOGETHER?

With a legacy built on deep local knowledge and an unwavering commitment to quality, we are actively seeking new partners who share our vision to build the future of real estate together.

www.vistahouston.com

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