

14615 Medical Complex Drive
Tomball, TX 77377

SAC PRIME INDUSTRIAL LAND- EXCEPTIONAL ACCESS & DEVELOPMENT POTENTIAL

This 5-acre industrial tract just outside the Tomball city limits offers a rare combination of location, accessibility, and development-friendly conditions. Situated outside the 500-year floodplain, the property allows developers to benefit from more favorable detention requirements—saving time, space, and construction costs compared to sites within higher-risk areas.

With immediate access to SH 249 (less than 1 minute) and quick connections to FM 2920, Grand Parkway (99), Beltway 8, US 290, and I-45, this property is perfect for companies needing efficient transportation routes for shipping, receiving, and workforce commutes.

The site is mostly cleared and ready for development, with ample room for your building, outside storage or laydown yard, and required on-site detention. It's ideal for warehouse, distribution, fabrication, or service industry uses.

HIGHLIGHTS

- Outside 500-Year Floodplain – More favorable detention requirements and greater developable area
- Prime Location – Less than 1 minute to SH 249
- Outstanding Regional Access – FM 2920, Grand Parkway 99, Beltway 8, US 290, and I-45 just minutes away
- Development Ready – Mostly cleared with flexible site planning options
- Business-Friendly Commutes – Convenient for your workforce and customers alike



PATRICK BUCKHOFF, CCIM

PRINCIPAL & BROKER ASSOCIATE

O: (832) 560-2100

C: 832-560-2100

Patrick@commercialspacehouston.com

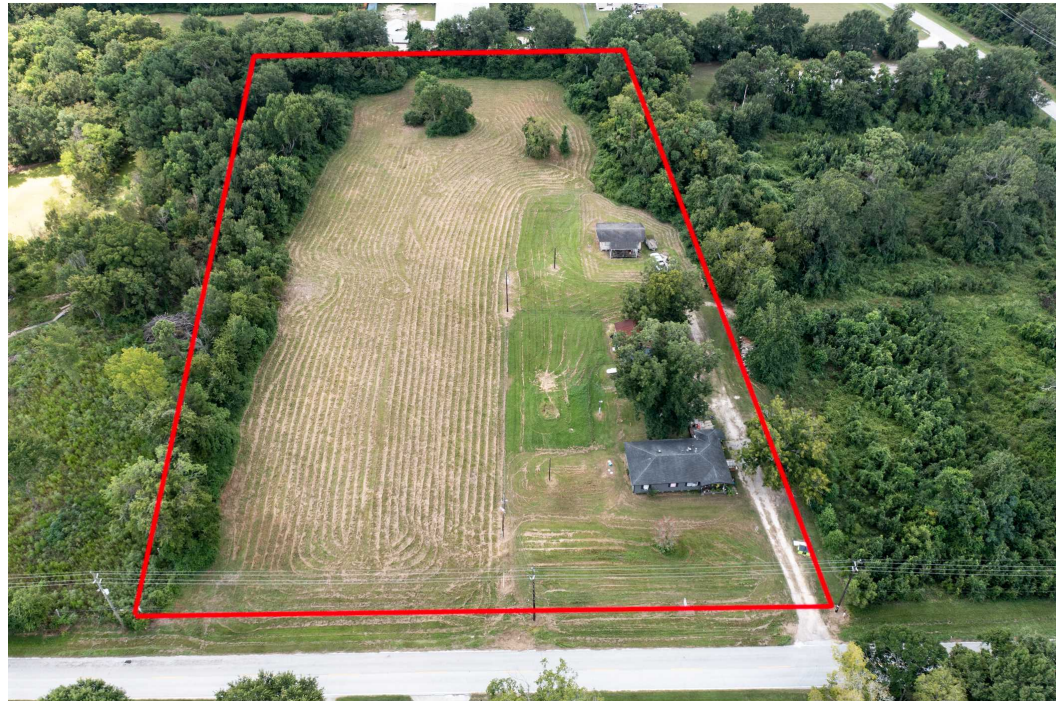
587831, Texas

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23309 Kuykendahl Road
Tomball, TX 77375

PROPERTY PHOTOS



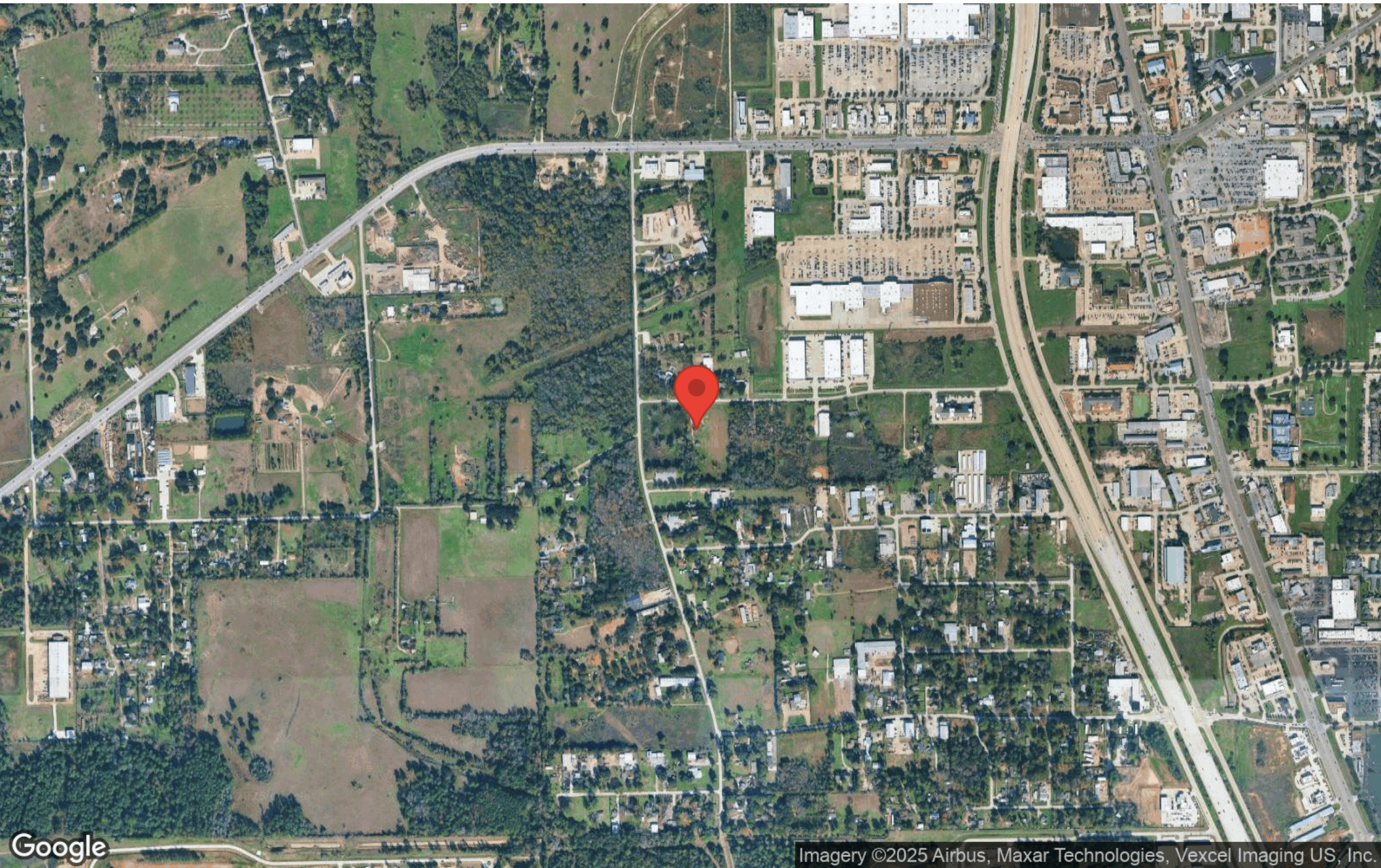
PROPERTY PHOTOS



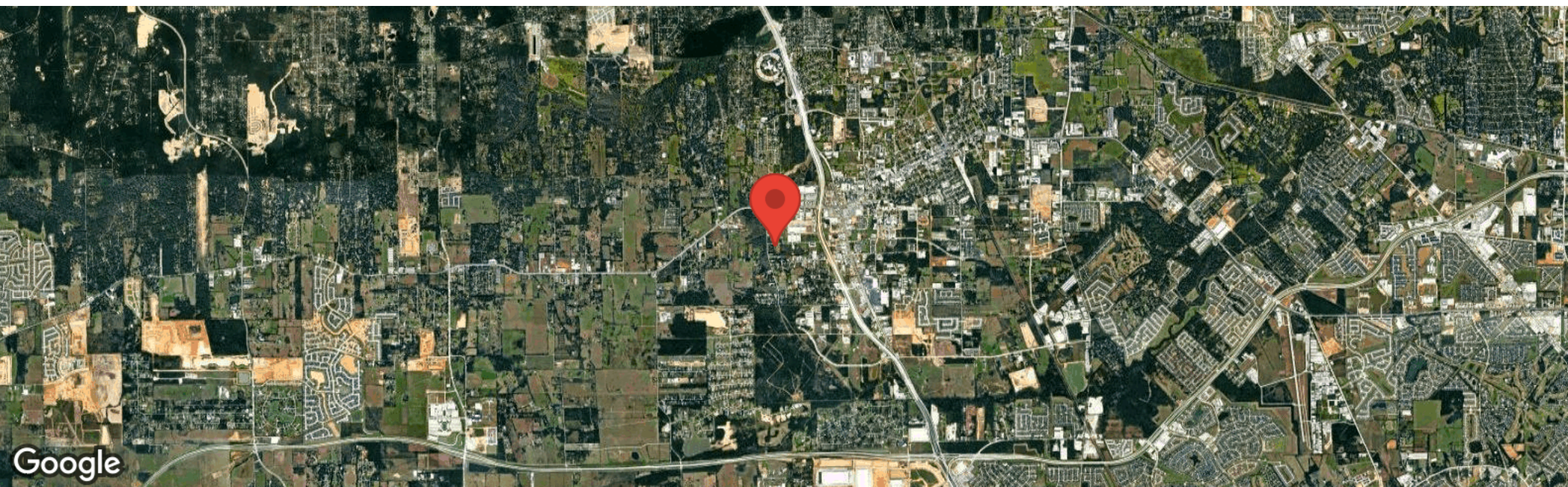
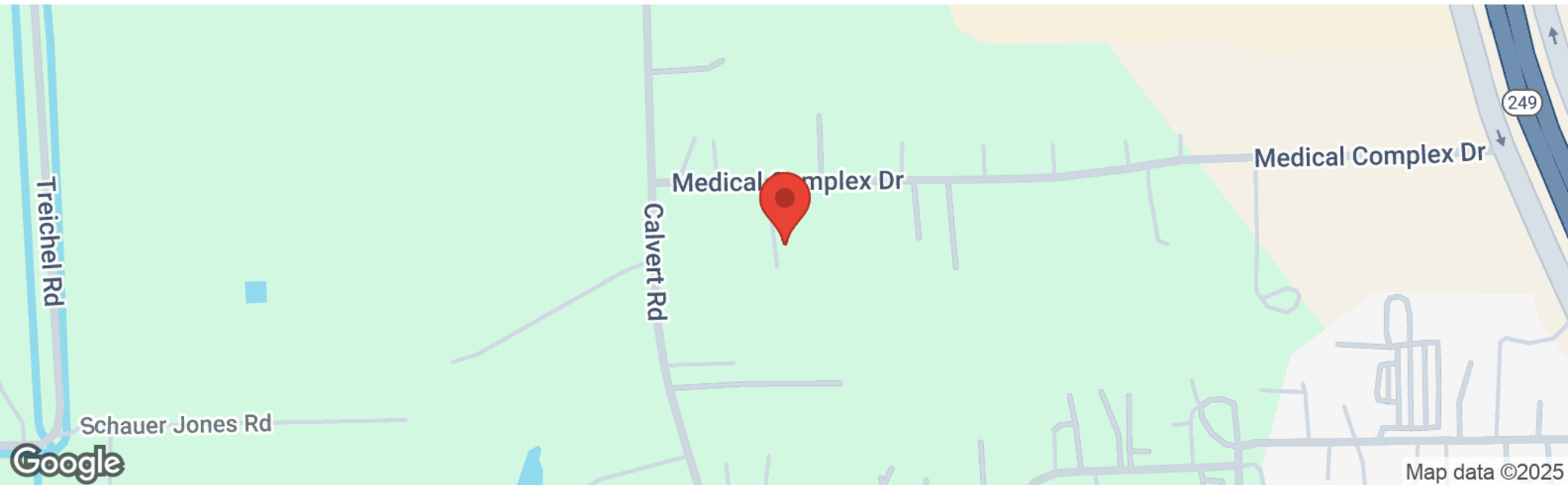
PROPERTY PHOTOS



REGIONAL MAP



LOCATION MAPS



Demographic Summary

14615 Medical Complex Dr, Tomball, Texas, 77377 (1 mile)
14615 Medical Complex Dr, Tomball, Texas, 77377
Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri
Latitude: 30.08359
Longitude: -95.64366

DEMOGRAPHIC SUMMARY

14615 Medical Complex Dr, Tomball, Texas, 77377
Ring of 1 mile

KEY FACTS

2,410

Population



1,038

Households

40.8

Median Age

\$59,295

Median Disposable Income

EDUCATION

12.6%

No High School Diploma



24.3%

High School Graduate



25.9%

Some College/
Associate's Degree



37.2%

Bachelor's/Grad/
Prof Degree

INCOME



\$70,167

Median Household Income



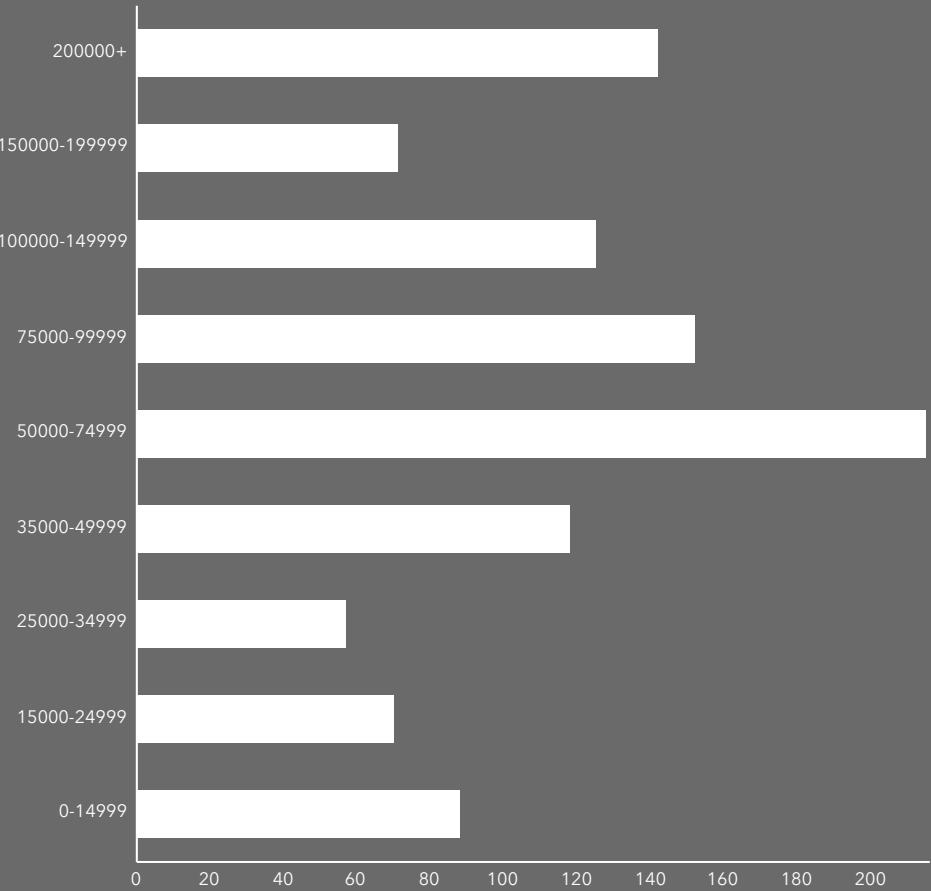
\$47,659

Per Capita Income

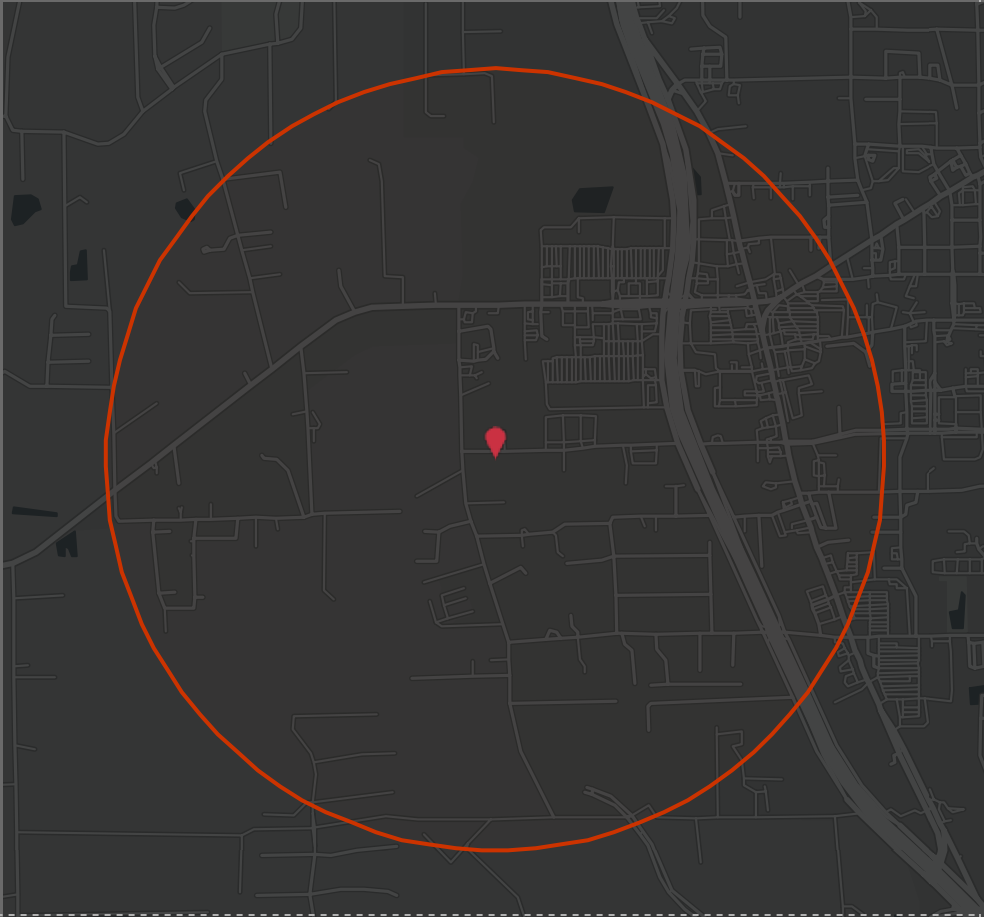


\$115,480

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



58.3%

White Collar



20.5%

Blue Collar



23.0%

Services

8.0%

Unemployment Rate

Demographic Summary

14615 Medical Complex Dr, Tomball, Texas, 77377 (3 miles)
14615 Medical Complex Dr, Tomball, Texas, 77377
Ring of 3 miles

RE/MAX Commercial Advisors Group by Esri
Latitude: 30.08359
Longitude: -95.64366

DEMOGRAPHIC SUMMARY

14615 Medical Complex Dr, Tomball, Texas, 77377
Ring of 3 miles

KEY FACTS

22,965

Population



9,003

Households

40.3

Median Age

\$73,228

Median Disposable Income

EDUCATION

8.9%

No High School Diploma



21.3%

High School Graduate



29.6%

Some College/
Associate's Degree



40.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$87,817

Median Household Income



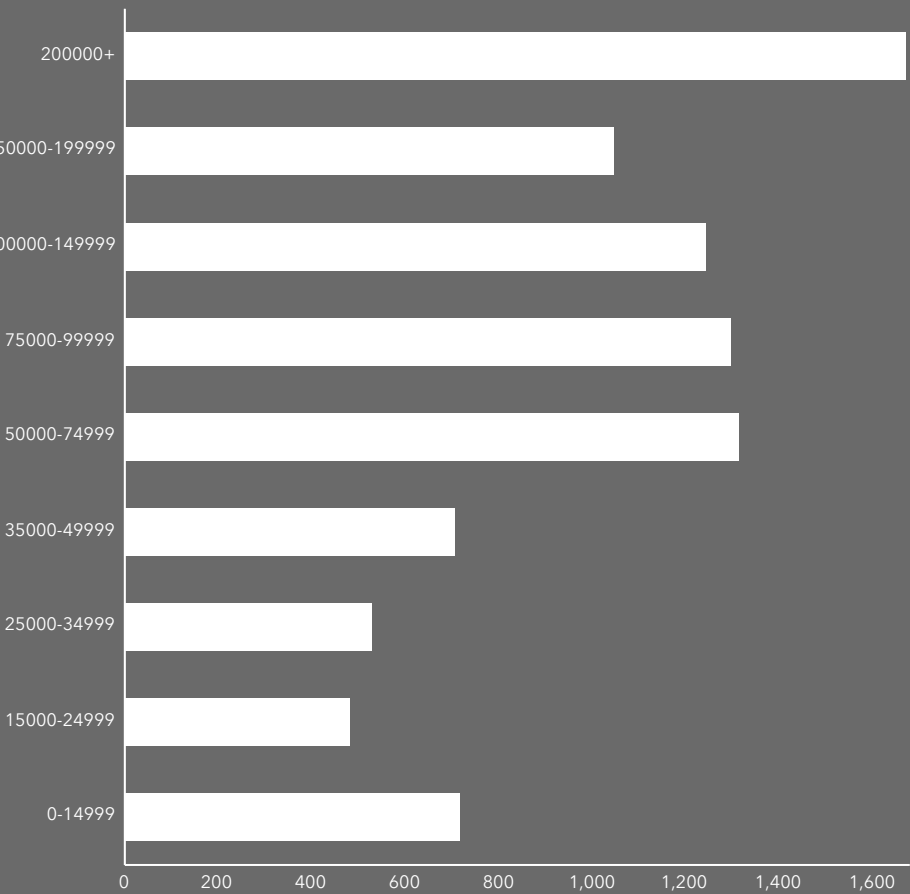
\$50,901

Per Capita Income

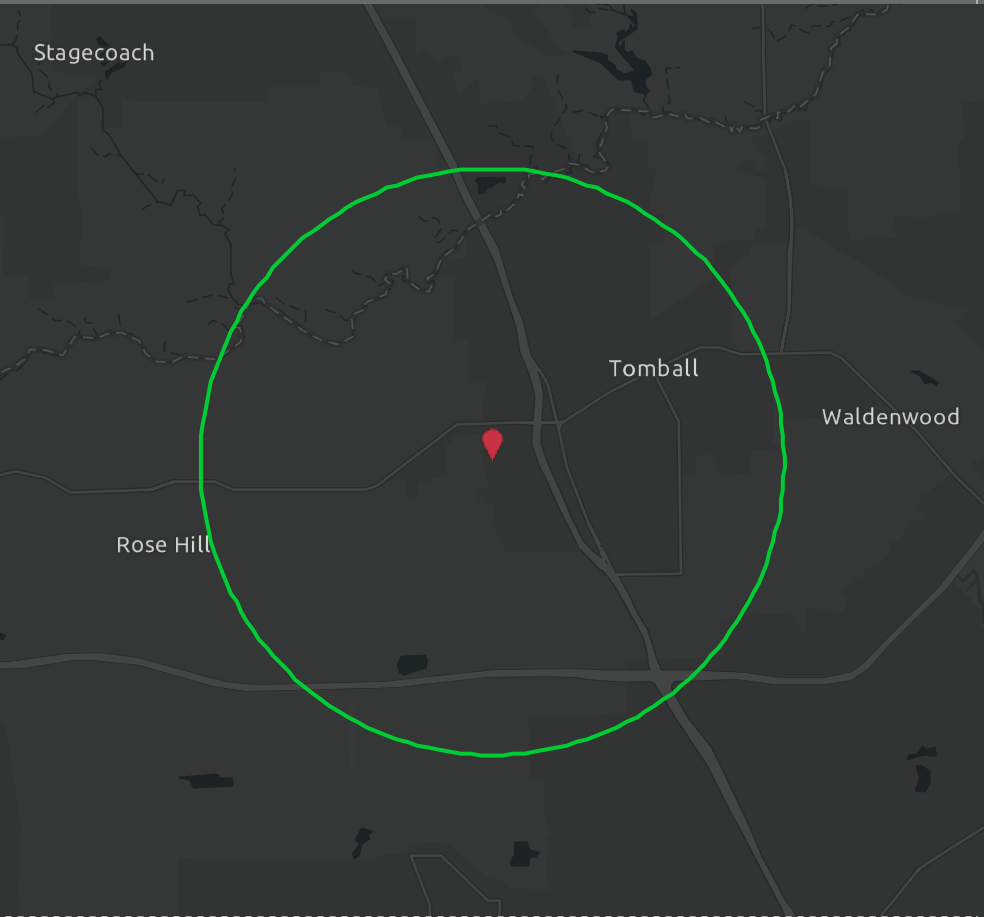


\$284,224

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



67.3%

White Collar



17.8%

Blue Collar



17.7%

Services

3.8%

Unemployment Rate

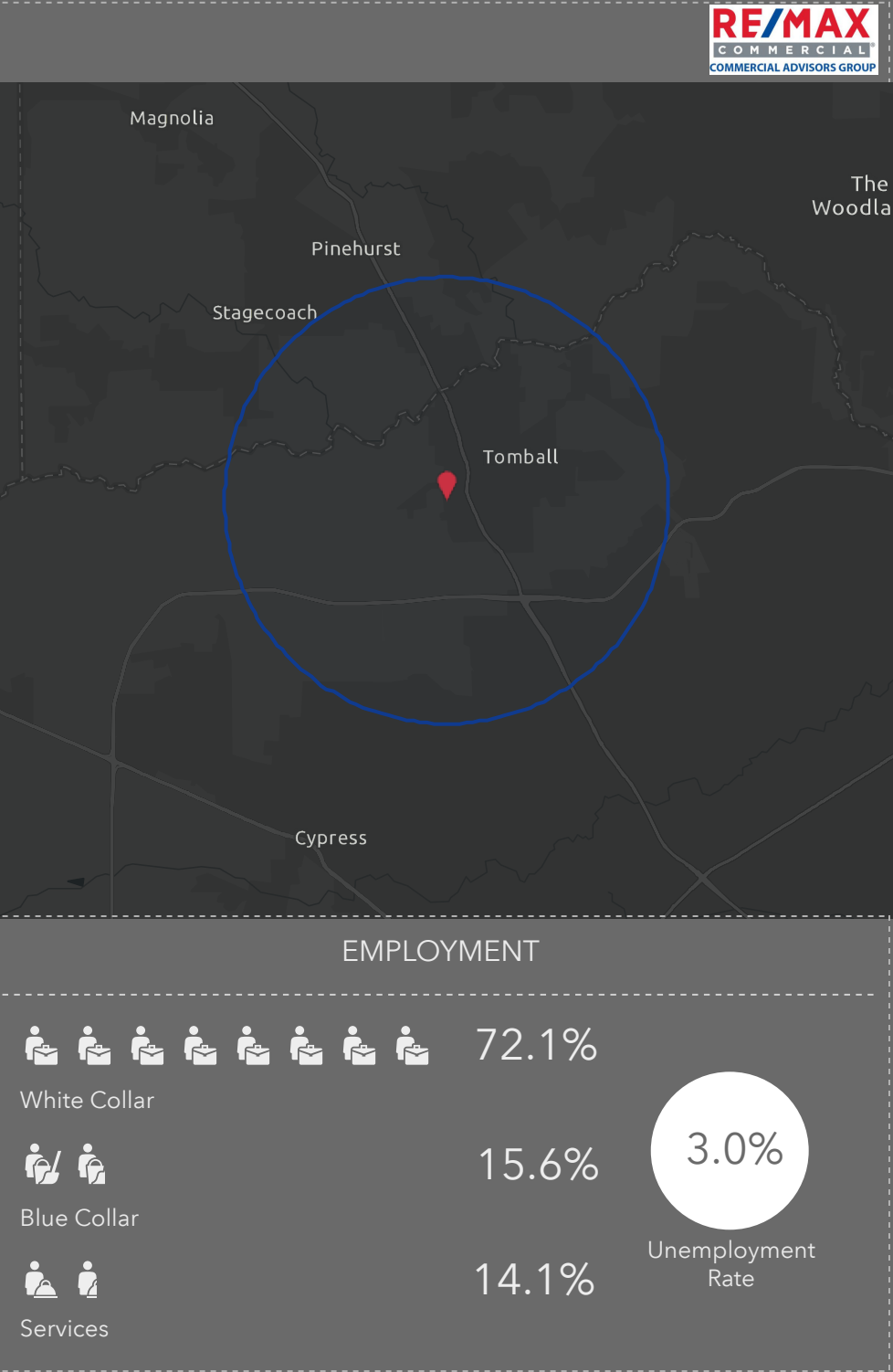
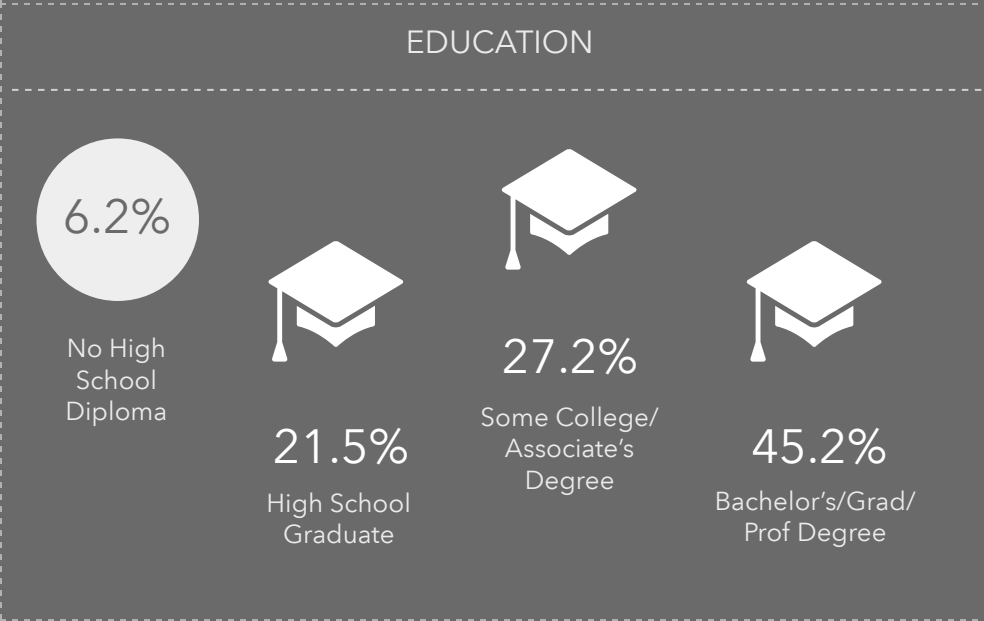
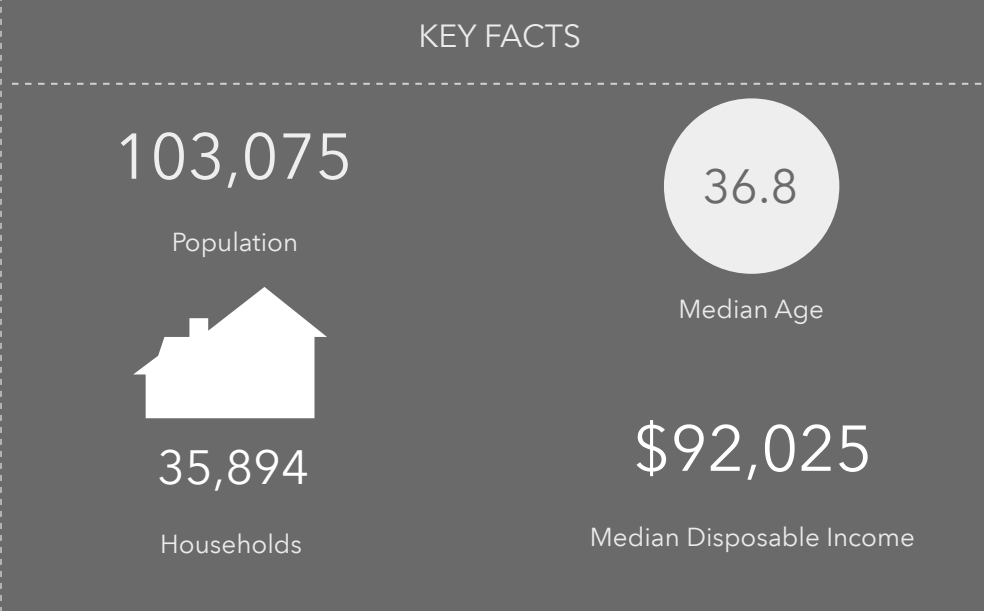
Demographic Summary

14615 Medical Complex Dr, Tomball, Texas, 77377 (5 miles)
14615 Medical Complex Dr, Tomball, Texas, 77377
Ring of 5 miles

RE/MAX Commercial Advisors Group by Esri
Latitude: 30.08359
Longitude: -95.64366

DEMOGRAPHIC SUMMARY

14615 Medical Complex Dr, Tomball, Texas, 77377
Ring of 5 miles





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.

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

Buyer/Tenant/Seller/Landlord Initials

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

IABS 1-0 Date

15880 N Hwy 75,

Phone: 2816869445

Fax: 2815985577

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com