

Freestanding Manufacturing site on 1 AC in Montgomery County

31819 INDUSTRIAL PARK DRIVE, PINEHURST, 77362

Need heavy power with both grade level and dock access? This 11,700 SF industrial building on 1 AC may be just what you are looking for!

Ideal for machine shop, plastic molding or any use requiring heavy power.

HIGHLIGHTS

- ±1500 SF of office/ ±10,204 SF warehouse space
- 6-8" slab in warehouse with ±16' eave height
- 5 grade level doors and 1 external well with leveler · Heavy Power –2,000 Amps of 480Y/277 Volts, 3 Phase, 4 Wire
- Upgraded lighting in warehouse
- Public water and septic



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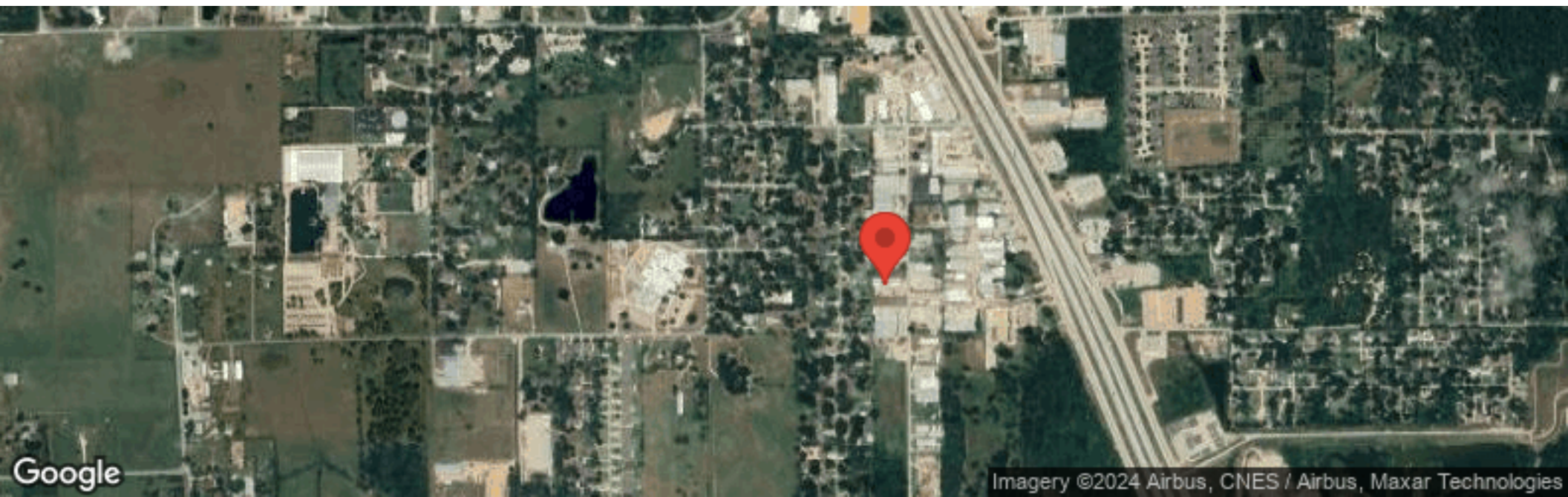
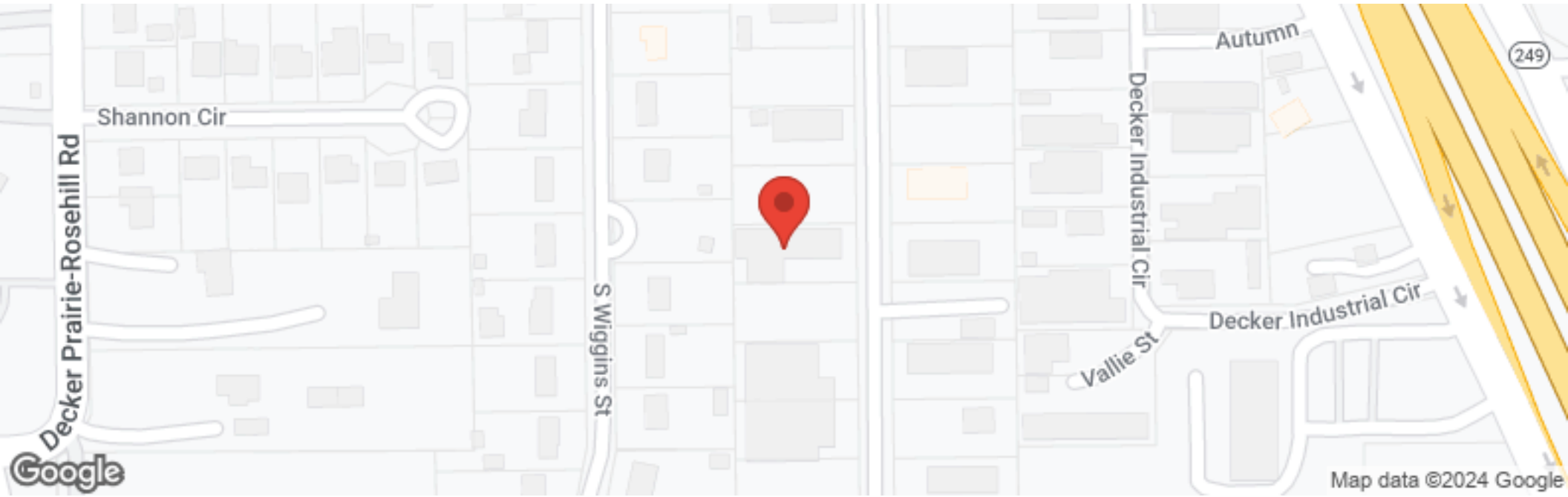
587831, Texas

Table of Contents

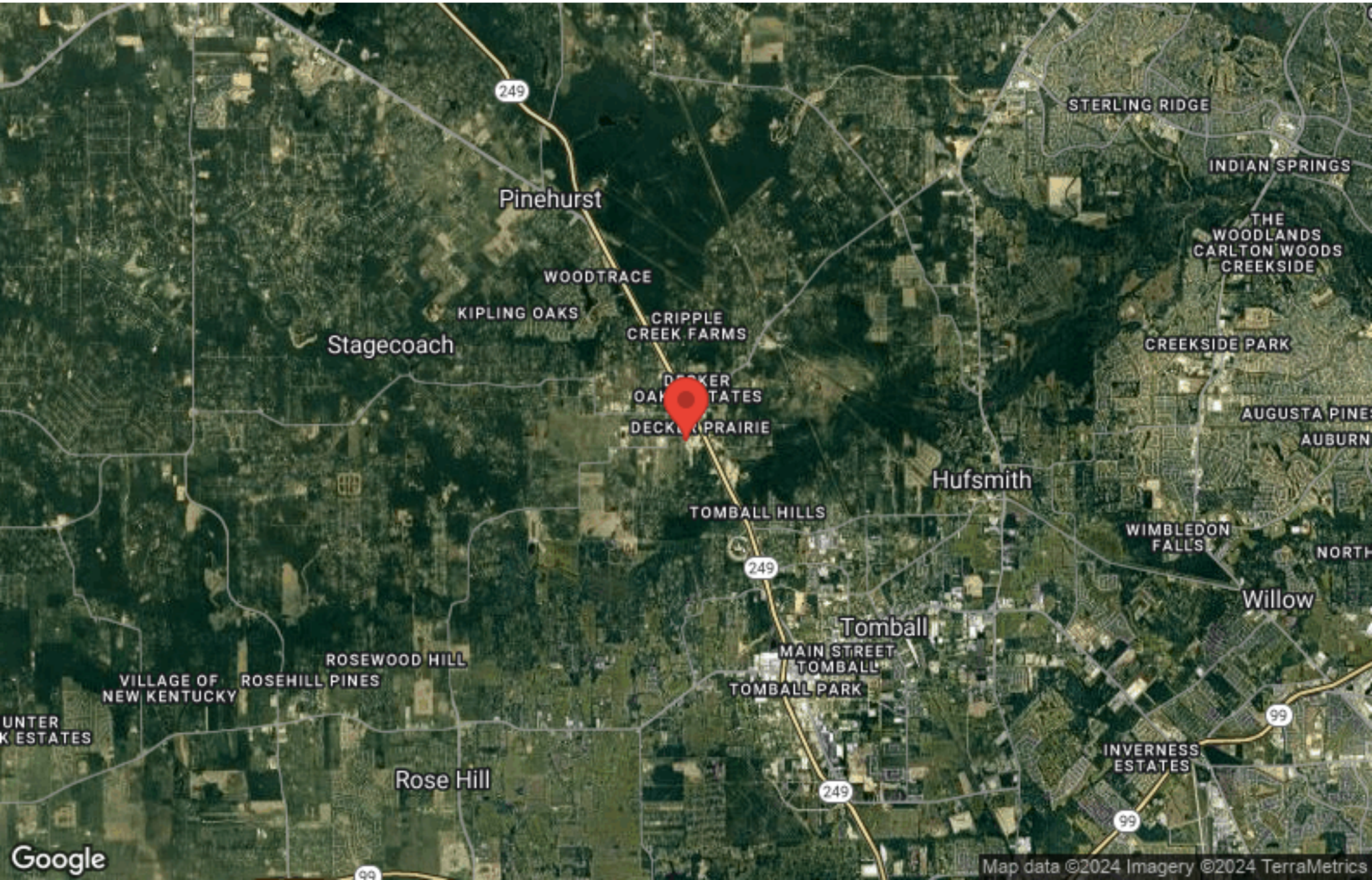
Location Maps	3
Regional Map	4
Aerial Map	5
property photos	6
Property Photos	7
Business Map	8
Floorplan	9
Demographics	11
Disclaimer	12
IABS	13

23309 Kuykendahl Road
Tomball, TX 77375

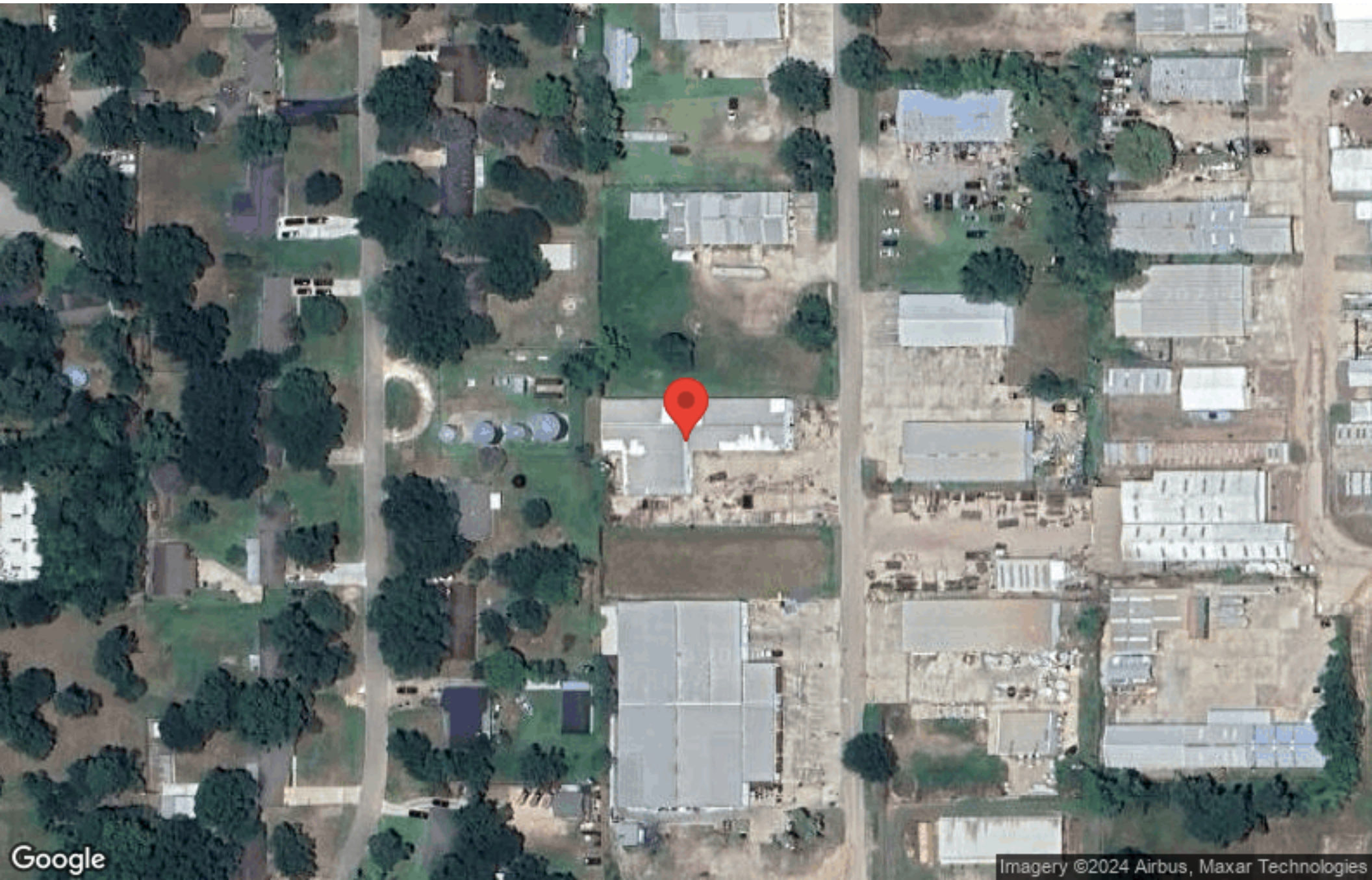
LOCATION MAPS



REGIONAL MAP



AERIAL MAP



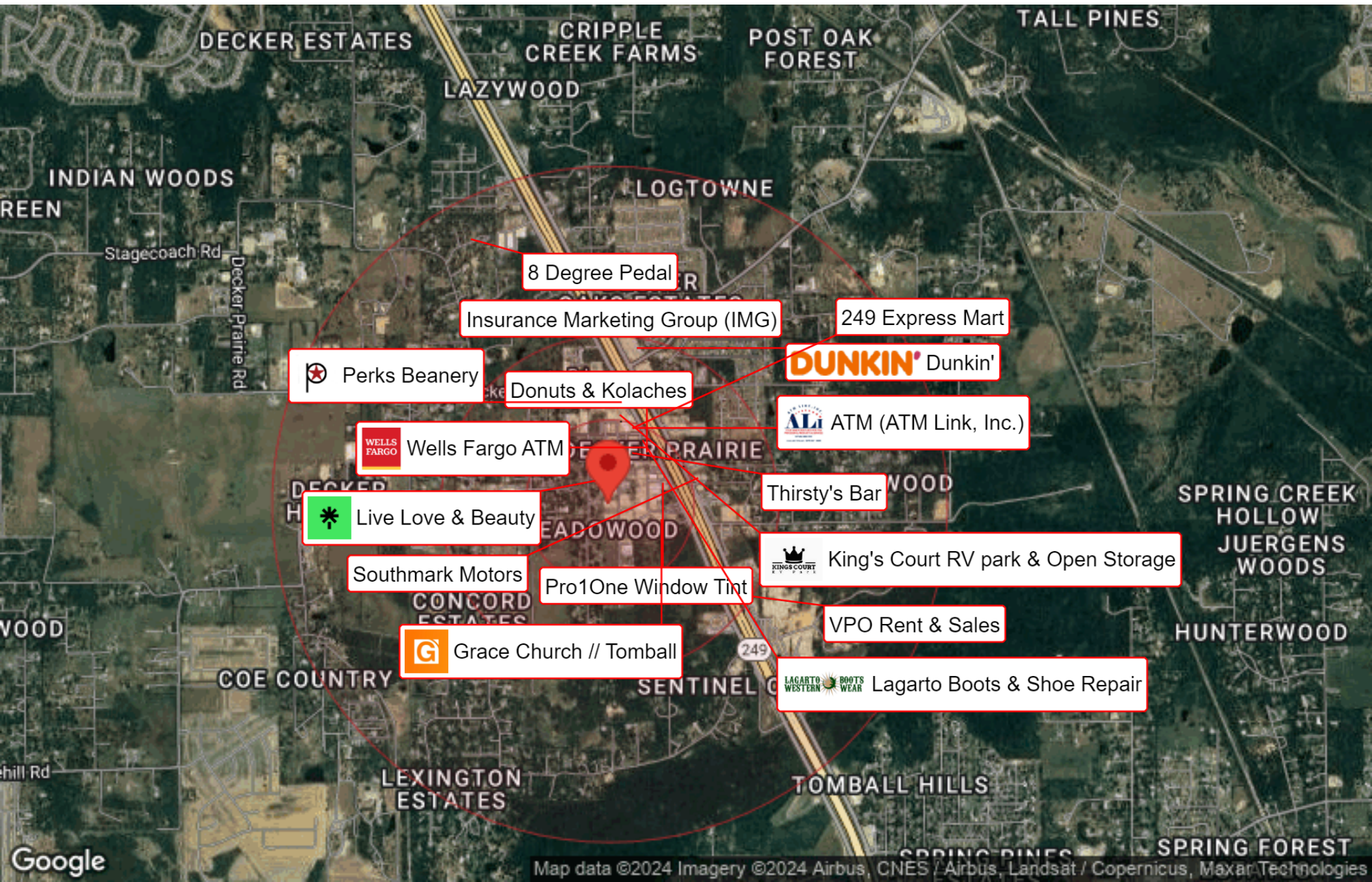
PROPERTY PHOTOS



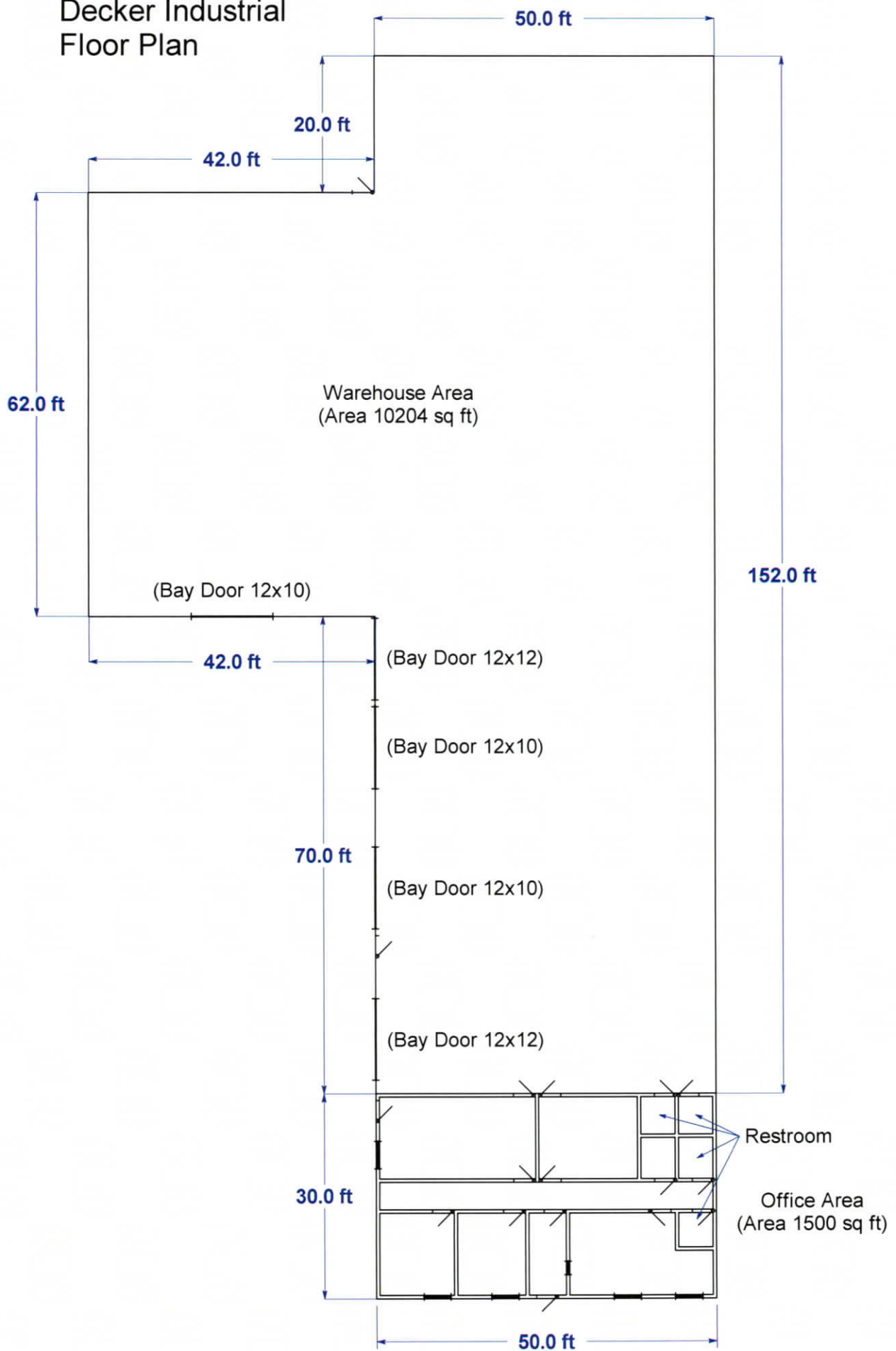
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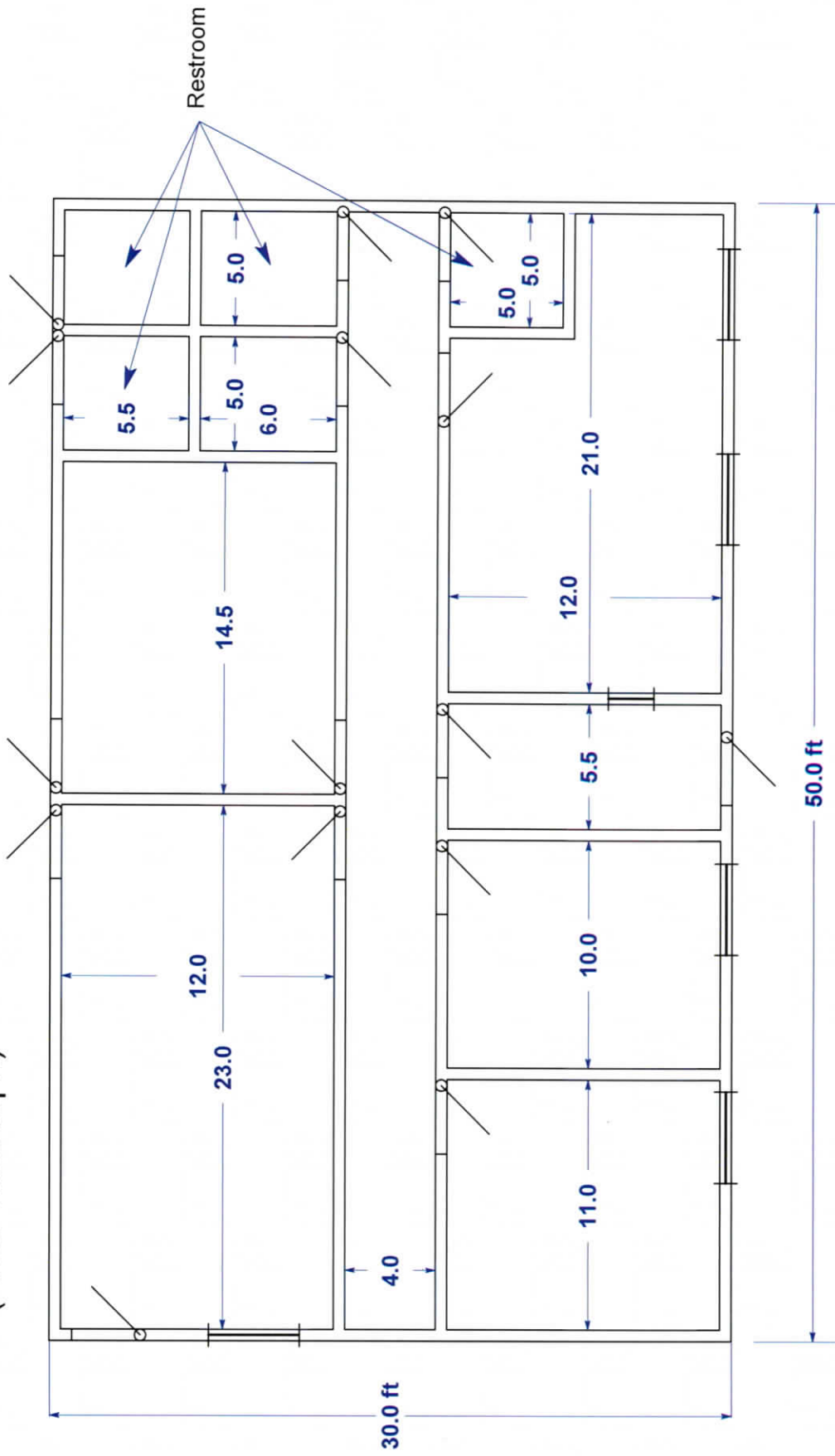
BUSINESS MAP



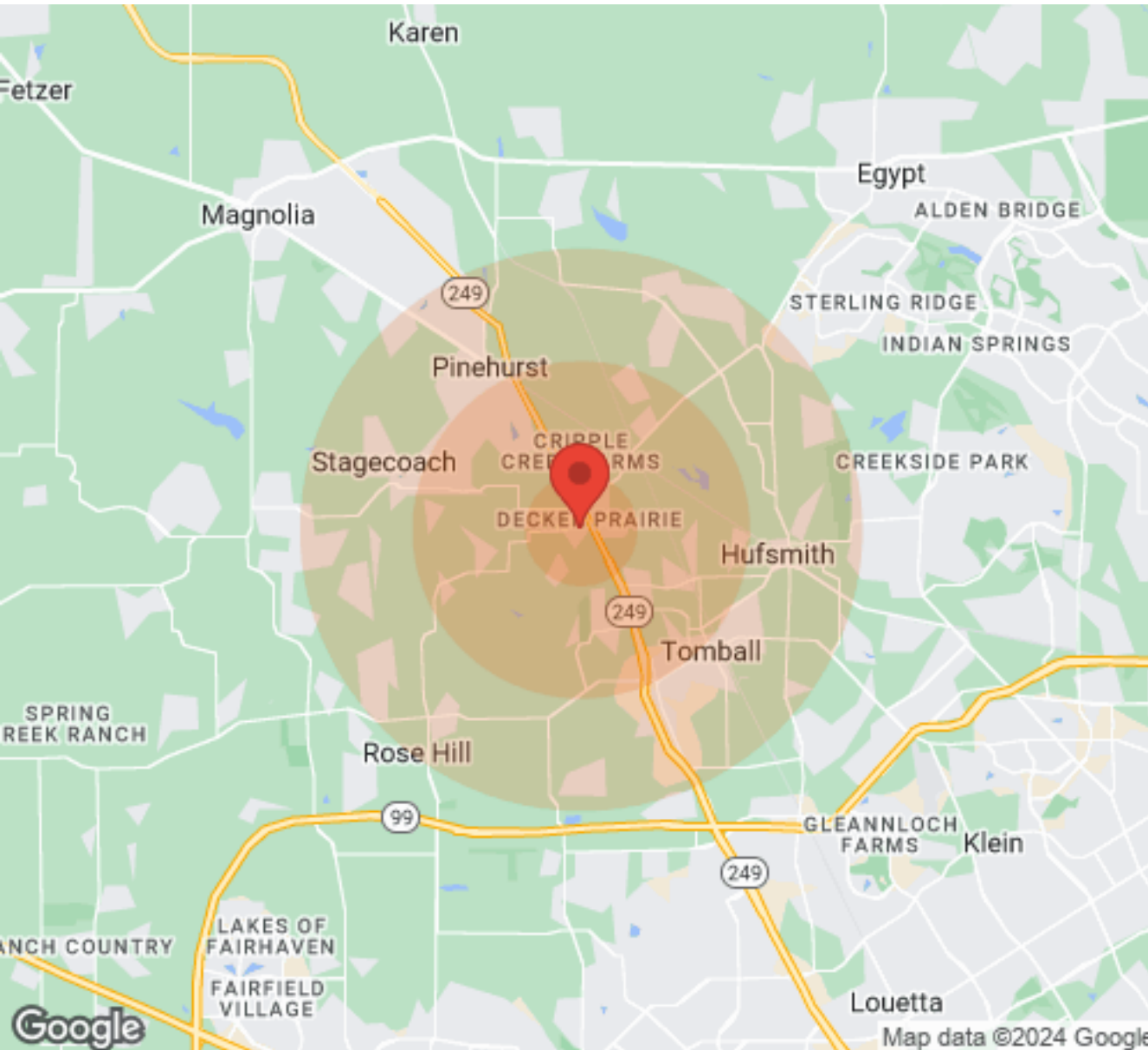
Decker Industrial Floor Plan



Office Area
(Area 1500 sq ft)



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,351	7,060	19,367
Female	1,521	7,502	20,356
Total Population	2,872	14,562	39,723

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	705	3,050	8,884
Ages 15-24	476	2,122	5,853
Ages 25-54	1,057	5,425	15,477
Ages 55-64	283	1,805	4,512
Ages 65+	351	2,160	4,997

Race	1 Mile	3 Miles	5 Miles
White	2,418	12,908	33,336
Black	34	242	843
Am In/AK Nat	N/A	19	137
Hawaiian	N/A	N/A	N/A
Hispanic	654	2,538	10,275
Multi-Racial	826	2,672	10,600

Income	1 Mile	3 Miles	5 Miles
Median	\$64,410	\$64,410	\$52,489
< \$15,000	41	331	1,135
\$15,000-\$24,999	58	546	1,853
\$25,000-\$34,999	72	466	1,907
\$35,000-\$49,999	112	608	1,644
\$50,000-\$74,999	288	806	2,113
\$75,000-\$99,999	210	746	1,717
\$100,000-\$149,999	161	876	1,772
\$150,000-\$199,999	N/A	325	822
> \$200,000	16	580	904

Housing	1 Mile	3 Miles	5 Miles
Total Units	973	5,871	15,429
Occupied	917	5,514	14,270
Owner Occupied	753	3,895	9,868
Renter Occupied	164	1,619	4,402
Vacant	56	357	1,159

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.

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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
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Each Office Independently Owned and Operated

PRESENTED BY:

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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