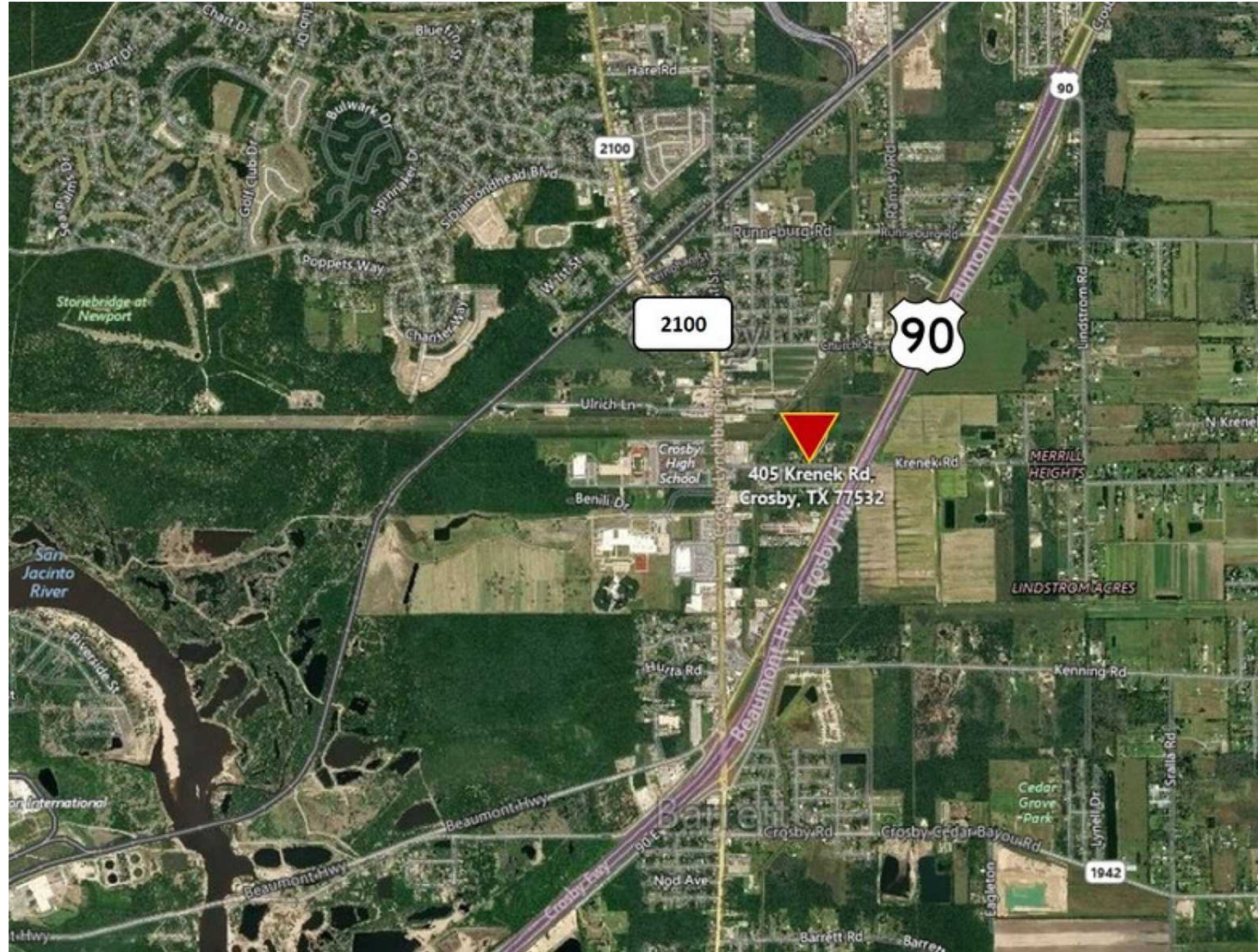


## 405 KRENEK RD - 9+ AC UNRESTRICTED LAND WITH

You deserve a better deal.... Looking for land perfect for your new industrial building, storage yard or industrial development site that makes economic sense? Look no further. This 9.2 AC site is ready for you. No restrictions. All utilities and not in the floodplain. Site offers Great Access: 2 min from Hwy 90, 10 min to Beltway 8 and 20 min to I-10. In less than 30 minutes you can service Dayton, Atascocita, Channelview and Baytown. Call today to learn how to make it yours.

## LOCATION OVERVIEW

- 2 minutes from US 90 - Crosby Freeway
- 15 Minutes from Dayton
- 30 minutes from Baytown and Channelview
- 30 minutes from Pasadena and Atascocita
- 1 hour from Beaumont



**PATRICK BUCKHOFF, CCIM, CCIM**

PRINCIPAL & BROKER ASSOCIATE

O: (832) 560-2100

C: (281) 686-9445

PatrickJBuckhoff@remax.net

587831, Texas

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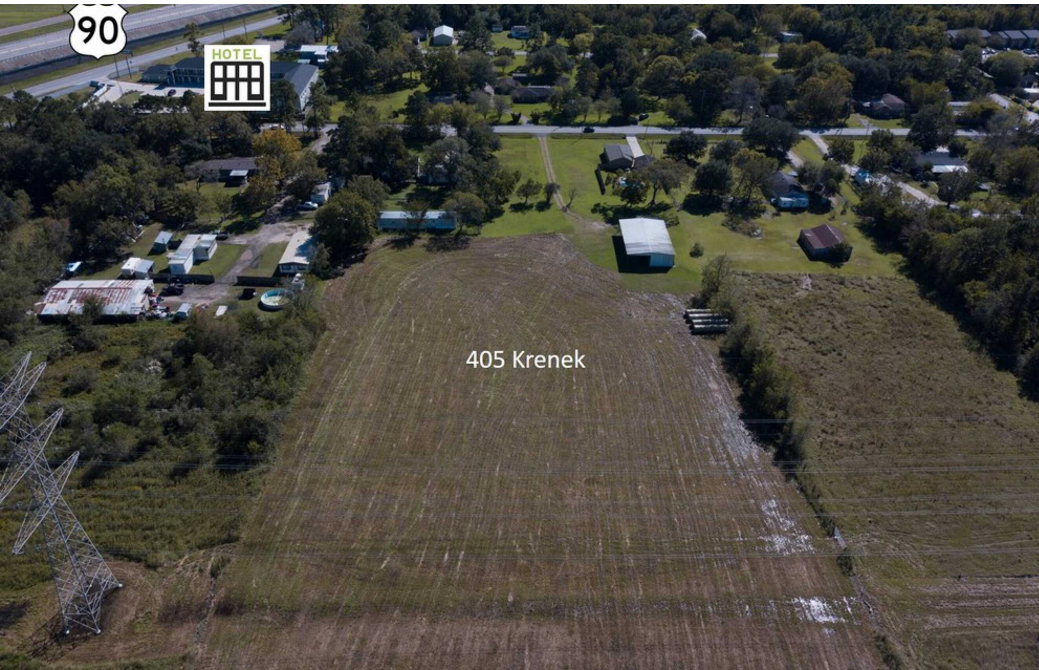
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23309 Kuykendahl Road  
Tomball, TX 77375

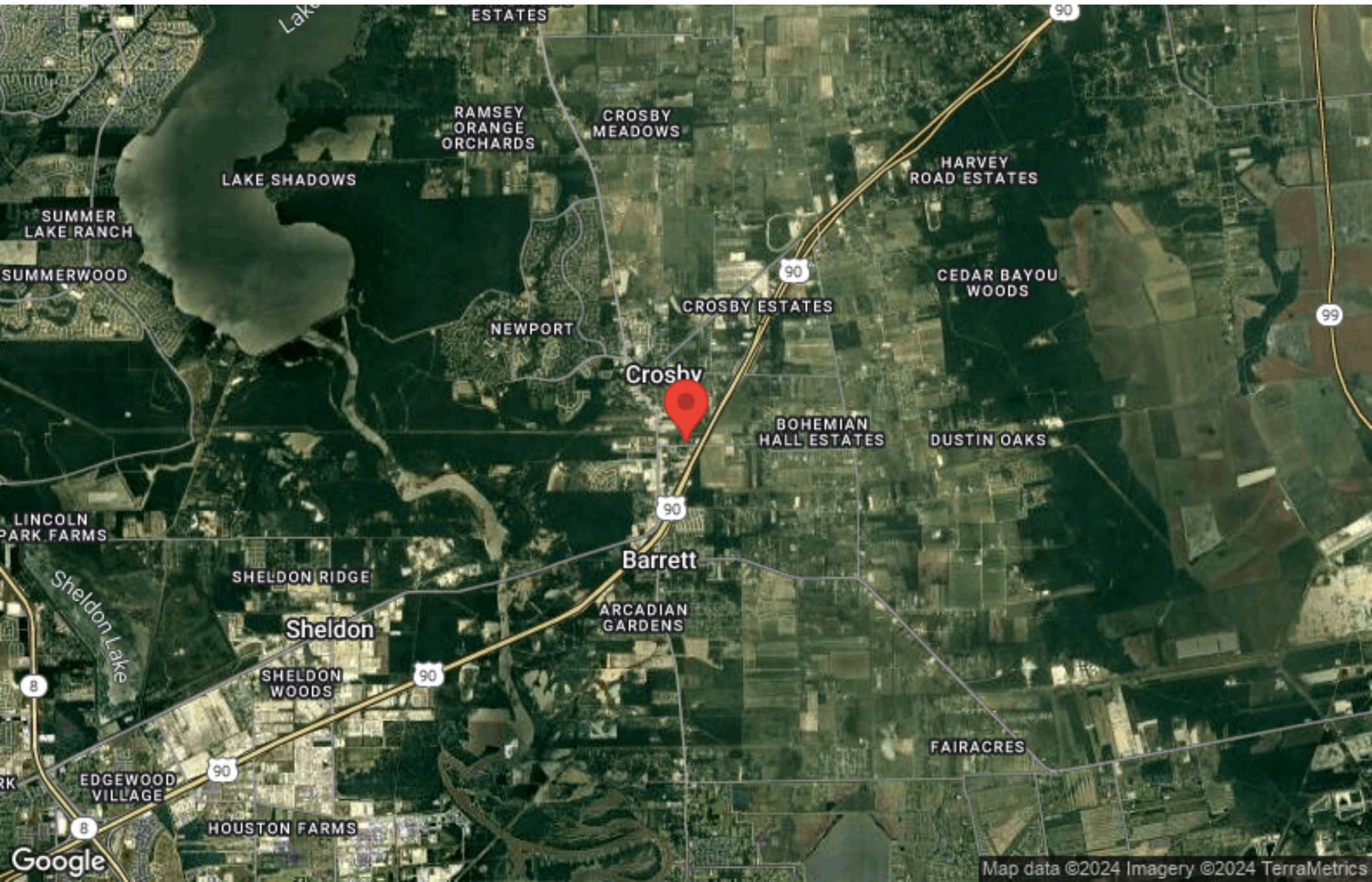
PROPERTY PHOTOS



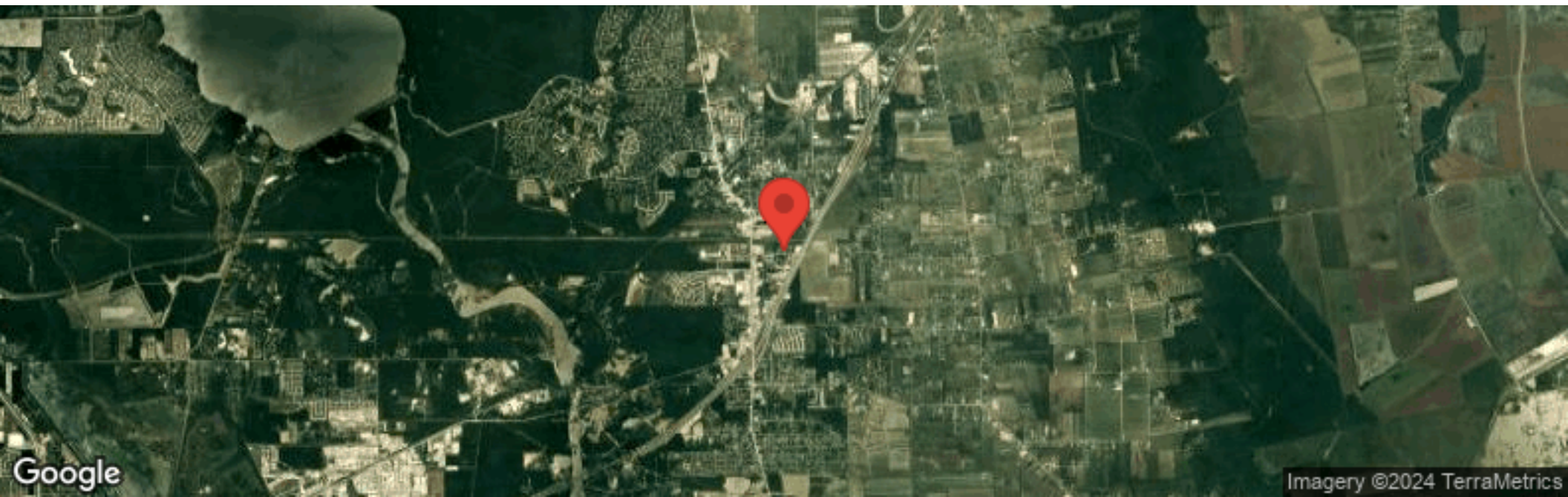
PROPERTY PHOTOS



REGIONAL MAP



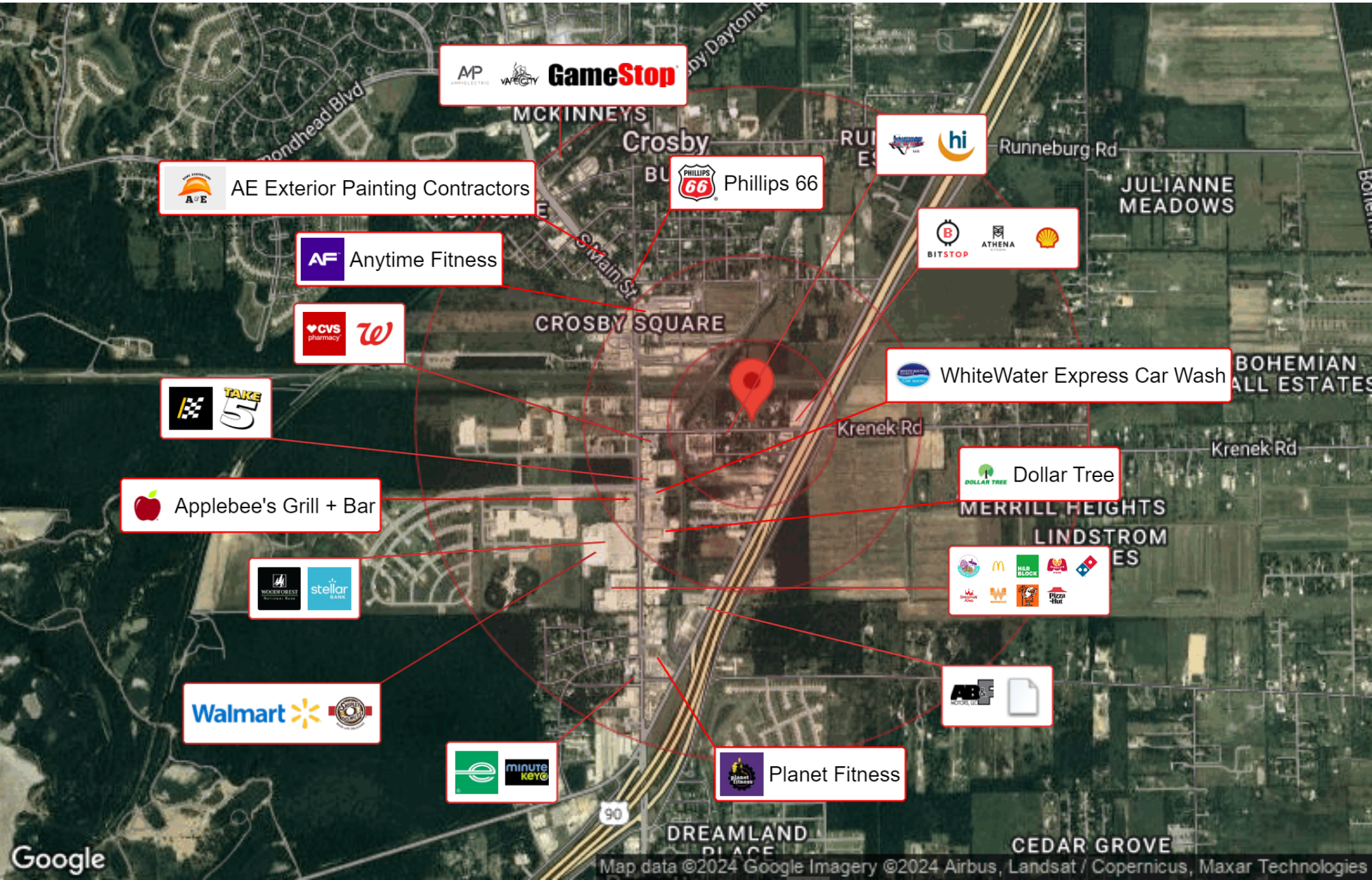
LOCATION MAPS



AERIAL MAP



BUSINESS MAP



AP AMP ELECTRIC VANCE CITY **GameStop**

AE Exterior Painting Contractors

PHILLIPS 66 Phillips 66

hi

AF Anytime Fitness

BITSTOP ATHENA Shell

CVS pharmacy w

WhiteWater Express Car Wash

TAKE 5

Applebee's Grill + Bar

DOLLAR TREE Dollar Tree

WOODFOREST stellar

MCDONALD'S HEBB BLOCK PIZZA HUT

Walmart

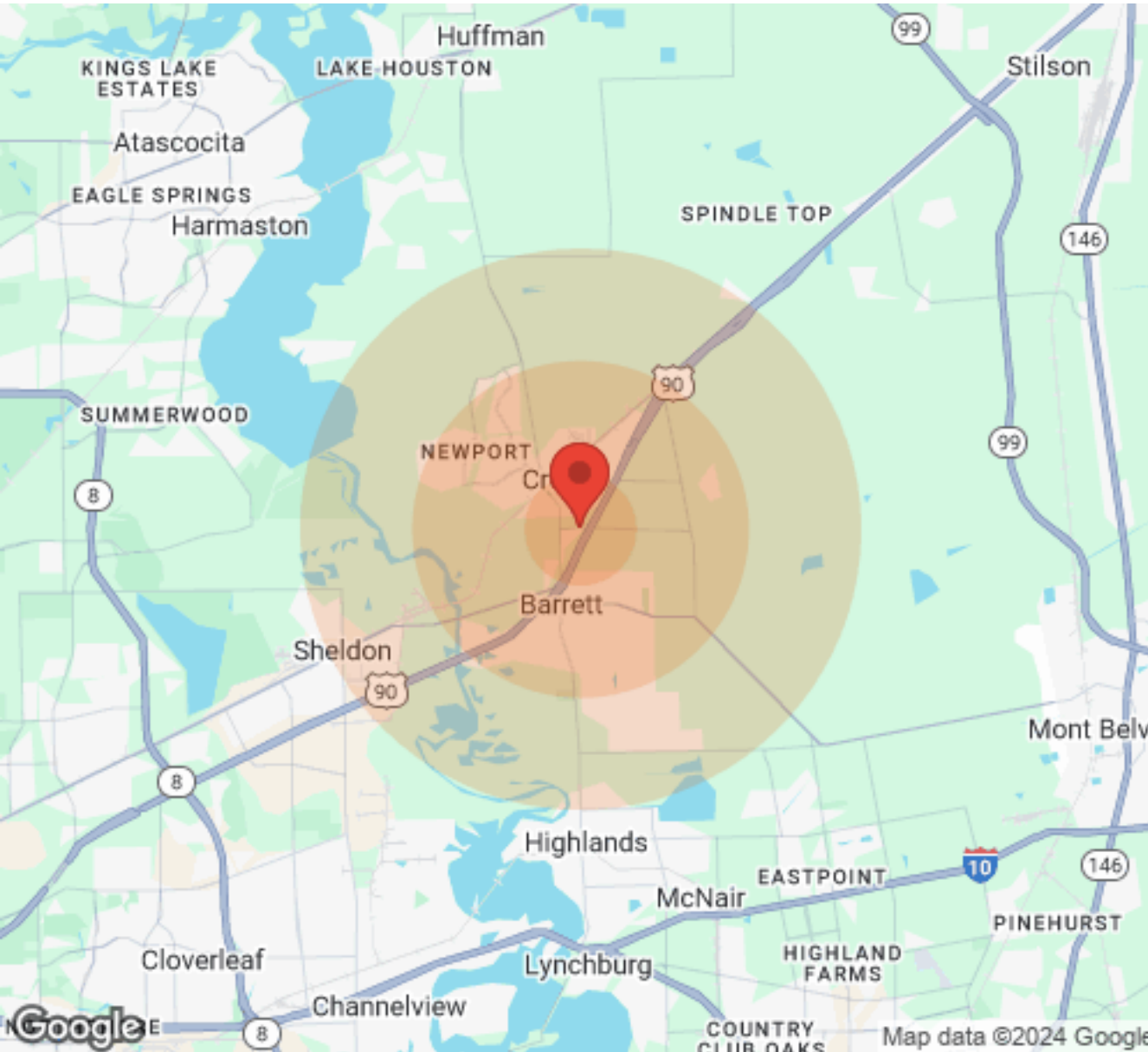
AD

minute KEY

Planet Fitness



## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,718	5,317	12,882
Female	1,510	5,032	12,551
Total Population	3,228	10,349	25,433

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	783	2,473	5,760
Ages 15-24	497	1,656	3,892
Ages 25-54	1,247	3,707	9,165
Ages 55-64	315	1,242	3,212
Ages 65+	386	1,271	3,404

Race	1 Mile	3 Miles	5 Miles
White	2,273	8,296	18,655
Black	187	883	4,108
Am In/AK Nat	11	16	61
Hawaiian	N/A	N/A	N/A
Hispanic	1,115	2,147	5,404
Multi-Racial	1,502	2,296	5,186

Income	1 Mile	3 Miles	5 Miles
Median	\$56,067	\$73,624	\$57,379
< \$15,000	179	387	1,009
\$15,000-\$24,999	59	157	733
\$25,000-\$34,999	113	130	547
\$35,000-\$49,999	205	499	1,457
\$50,000-\$74,999	215	675	1,660
\$75,000-\$99,999	157	560	1,246
\$100,000-\$149,999	117	822	1,534
\$150,000-\$199,999	82	218	434
> \$200,000	N/A	50	143

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,260	3,785	9,465
Occupied	1,102	3,500	8,747
Owner Occupied	717	2,737	7,031
Renter Occupied	385	763	1,716
Vacant	158	285	718

## 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  
Tomball, TX 77375



Each Office Independently Owned and Operated

### PRESENTED BY:

**PATRICK BUCKHOFF, CCIM, CCIM**

Principal & Broker Associate

O: (832) 560-2100

C: (281) 686-9445

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@commercialshouston.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

Phone: 2816869445 Fax: 2815985577  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

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