

FOR SALE OR LEASE

SALE PRICE

\$200-250/SF

LEASE RATE

\$15-18/SF NNN

SOUTH TOMBALL INDUSTRIAL PARK

21803 HUFSMITH KOHRVILLE RD, TOMBALL, TX 77375

+2,500-5,000 SF OFFICE/WAREHOUSE FREE STANDING BUILDING



OWN & CUSTOMIZE YOUR OWN OFFICE/WAREHOUSE— DESIGNED WITH EXPANSION IN MIND

Preliminary rendering; subject to change.



JOEL ENGLISH

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PROPERTY HIGHLIGHTS



Location

21803 Hufsmith Kohrville Rd.
Tomball, TX 77375



Asking Price & Rates

For Sale: \$200-250/SF

For Lease: \$15-18/SF NNN



Size

±2,500-5,000 SF

Contact Us

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- **±2,500-5,000 SF new-construction office/warehouse units**
(Spring 2027 delivery) For Sale or Lease at South Tomball Industrial Park

- **18' eave heights** provide functional clearances for light industrial, flex, and distribution uses

- **14' W x 12' H grade-level bay doors** available for efficient loading and operations

- **Build-to-suit and spec options available** to accommodate a wide range of business needs

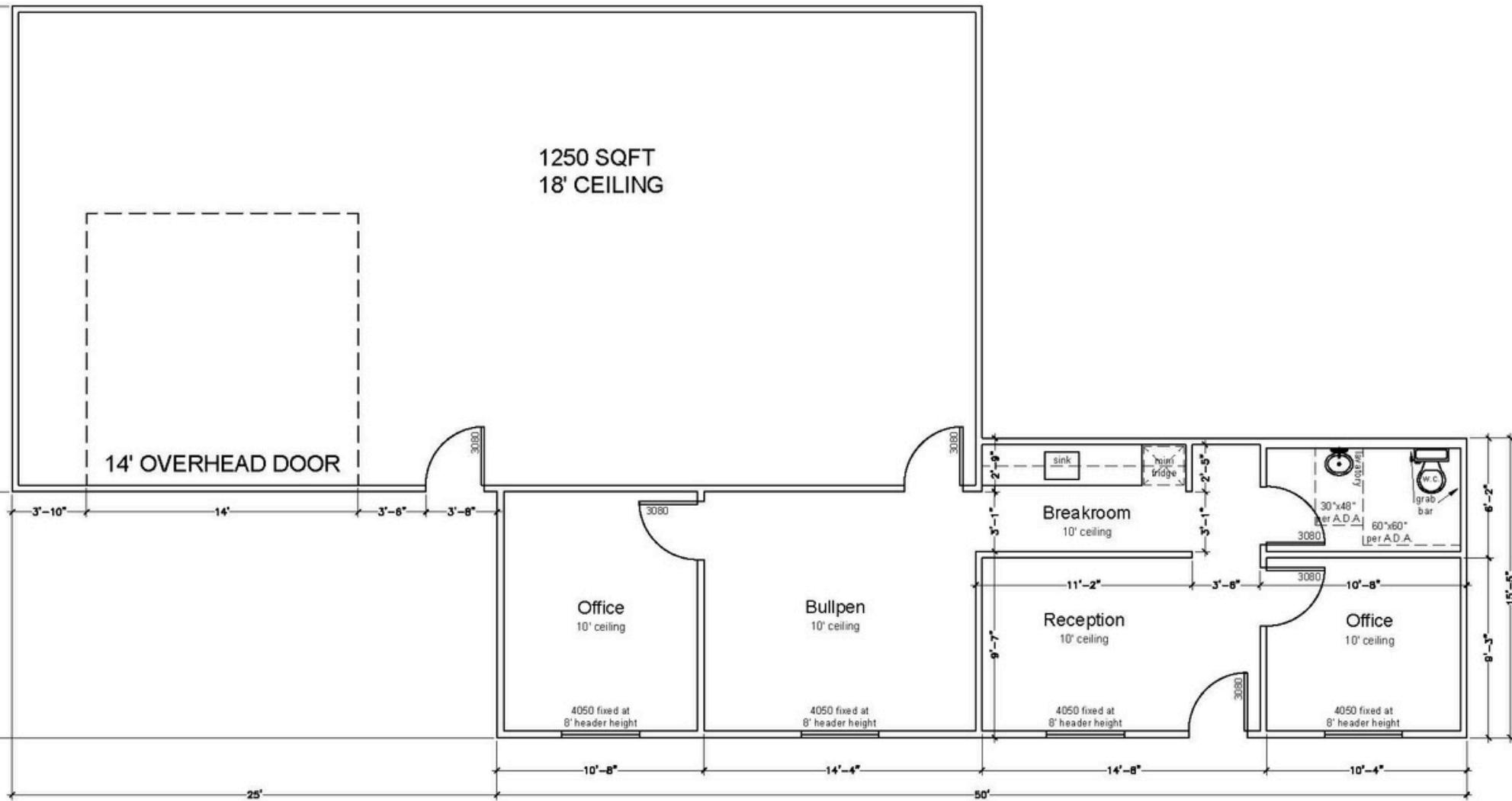
- **Customized office build-outs** through in-house design studio – choose finishes including flooring, paint, cabinetry, and more

- **Parking ratio of at least 2.5 spaces per 1,000 SF**, supporting employees and visitors

- **Developer's preferred lenders available**, streamlining the financing process

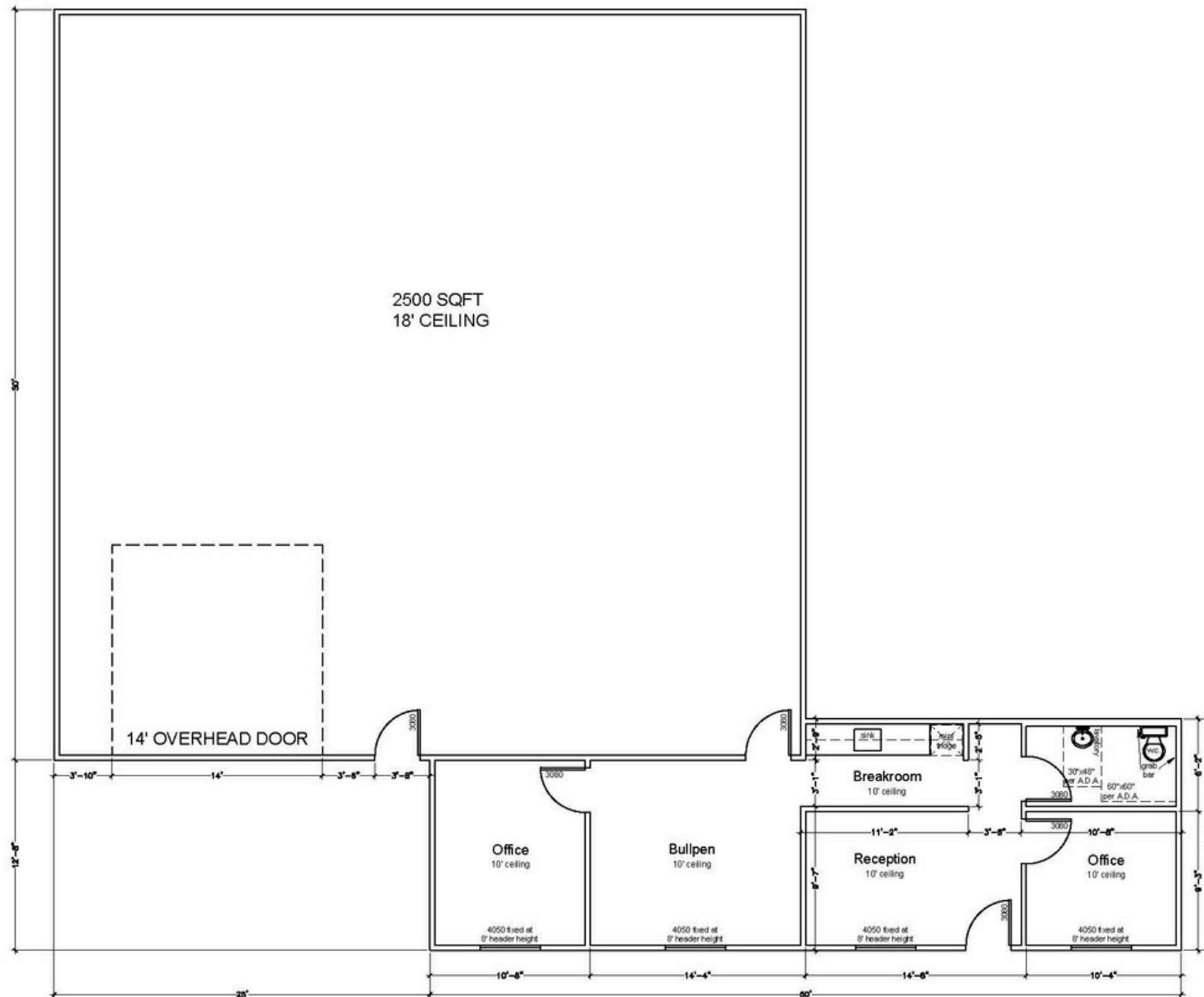
- **Strategically located on Hufsmith-Kohrville Rd** in Tomball with convenient access to FM 2920, SH 249, and Grand Parkway (99)

PLAN RENDERING 1



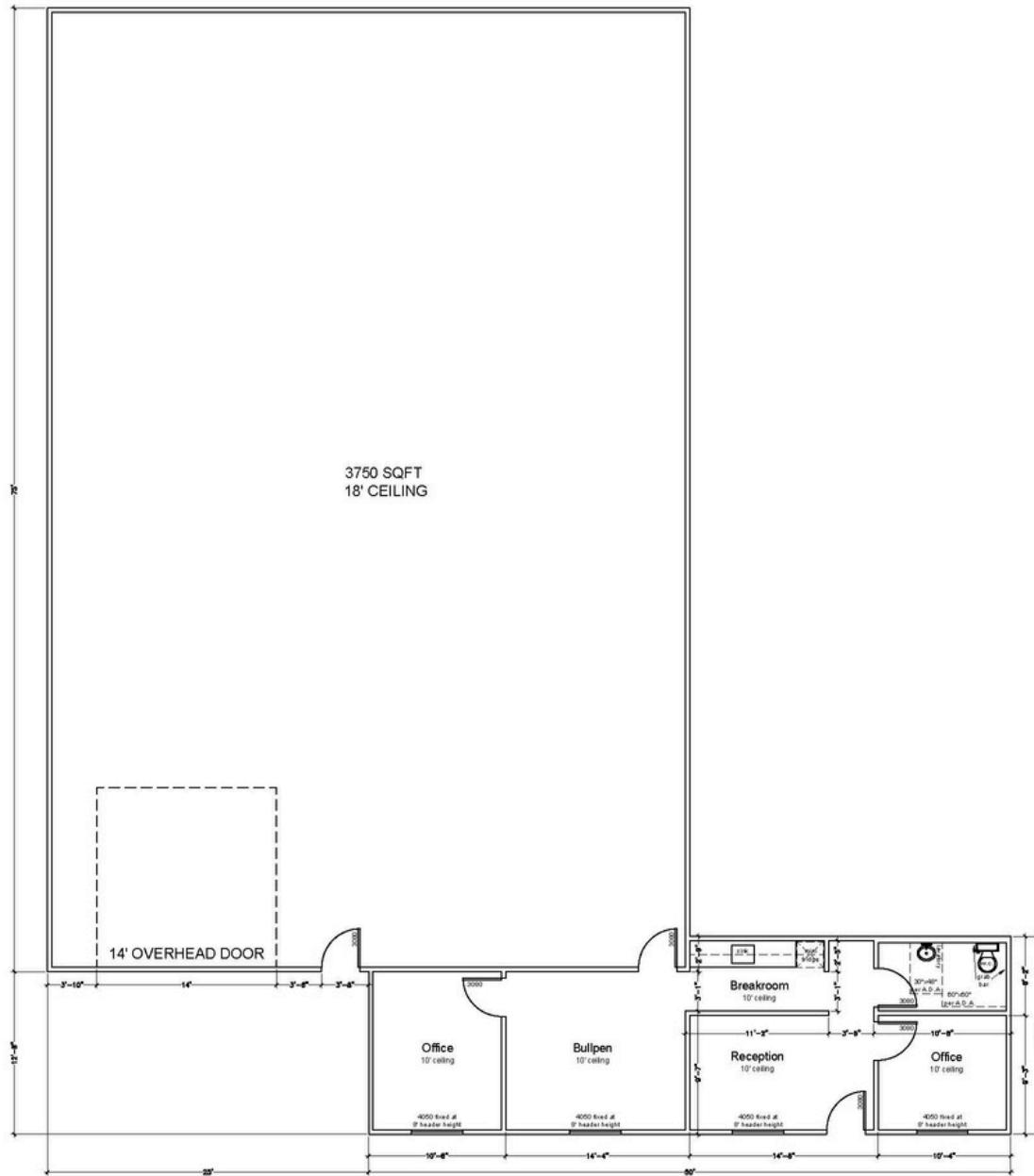
Preliminary rendering; subject to change.

PLAN RENDERING 2



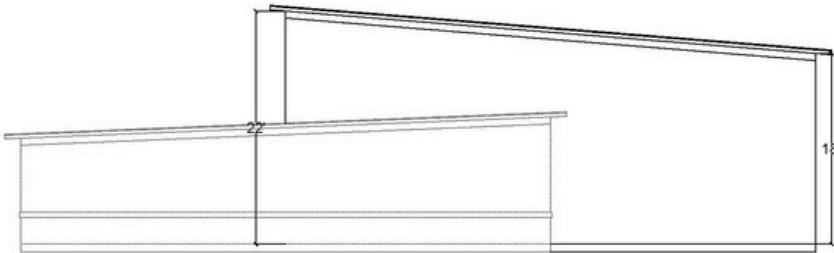
Preliminary rendering; subject to change.

PLAN RENDERING 3

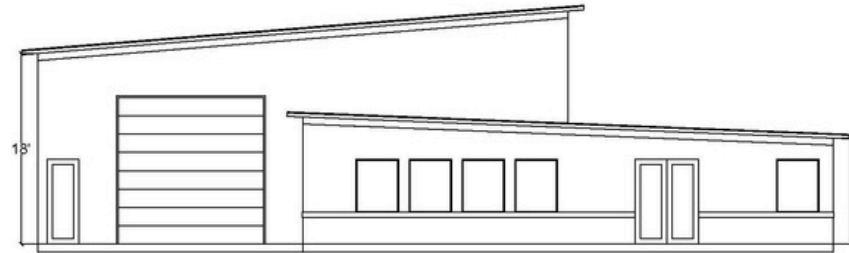


Preliminary rendering; subject to change.

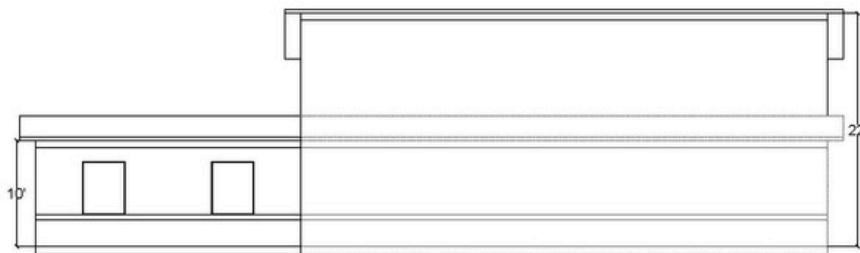
ELEVATION RENDERING



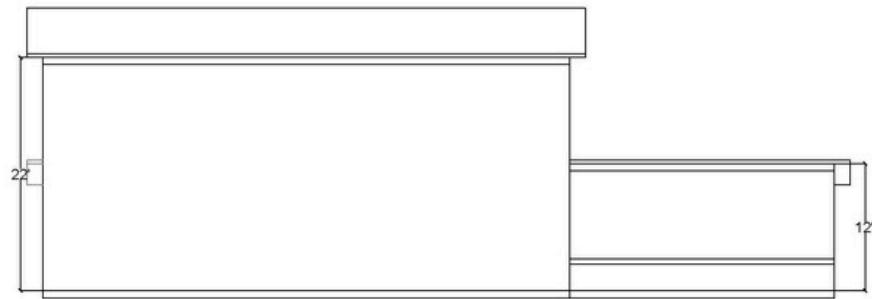
REAR
ELEVATION



FRONT
ELEVATION



RIGHT
ELEVATION



LEFT
ELEVATION

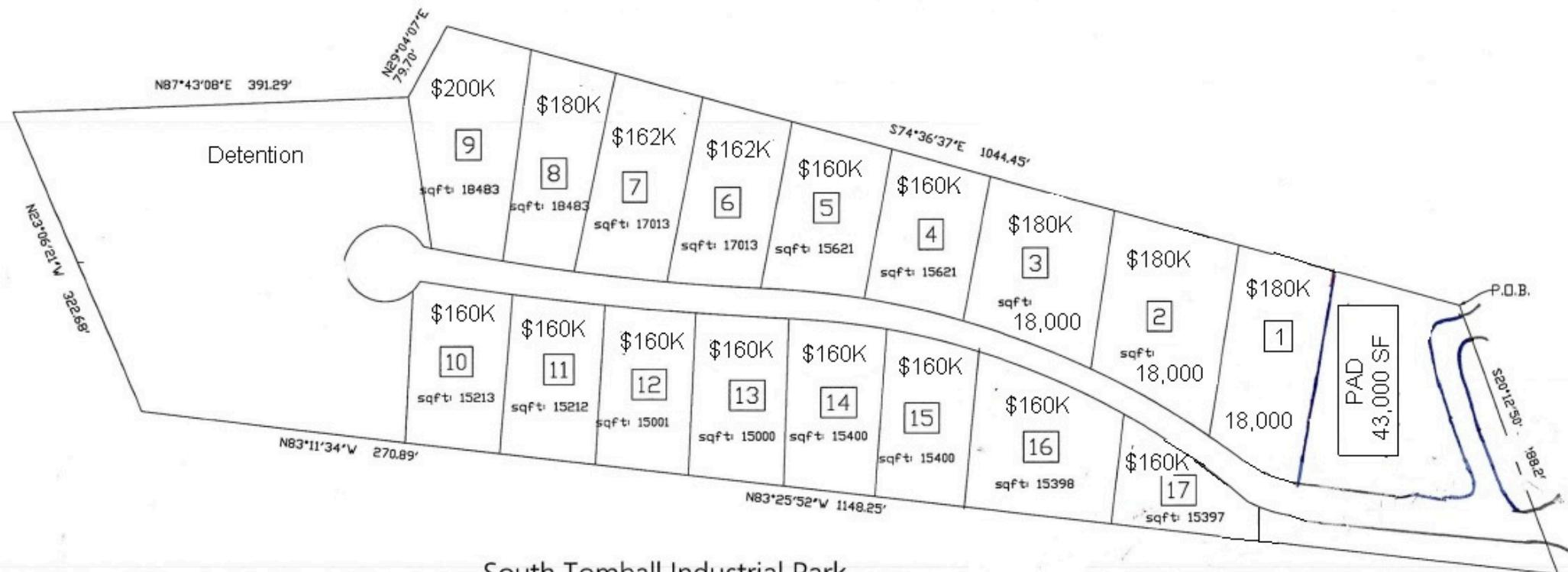
ELEVATIONS

HUFFSMITH
KHOVILLE

11/14/25

Preliminary rendering; subject to change.

INDUSTRIAL PARK FLOORPLAN

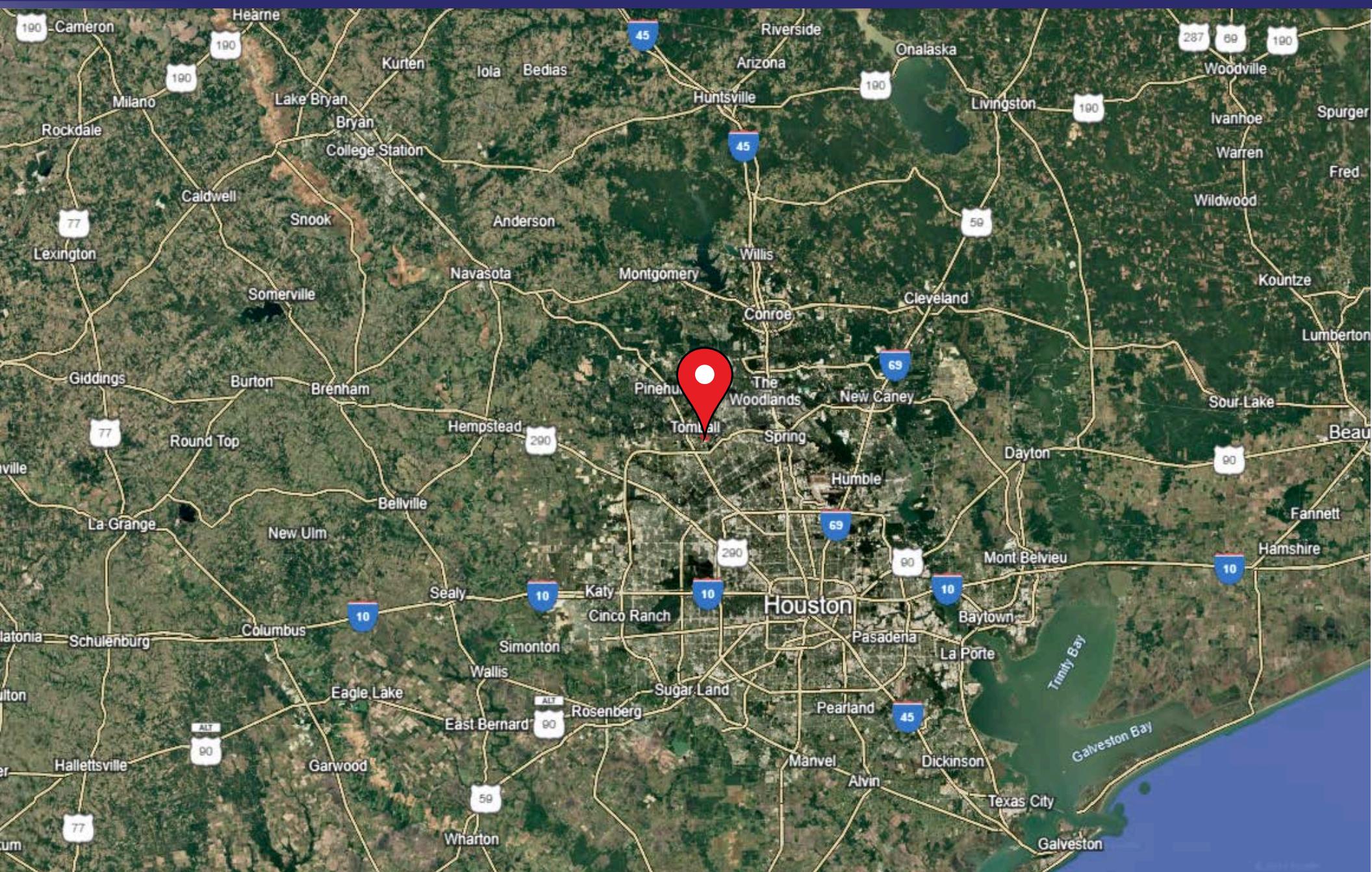


South Tomball Industrial Park

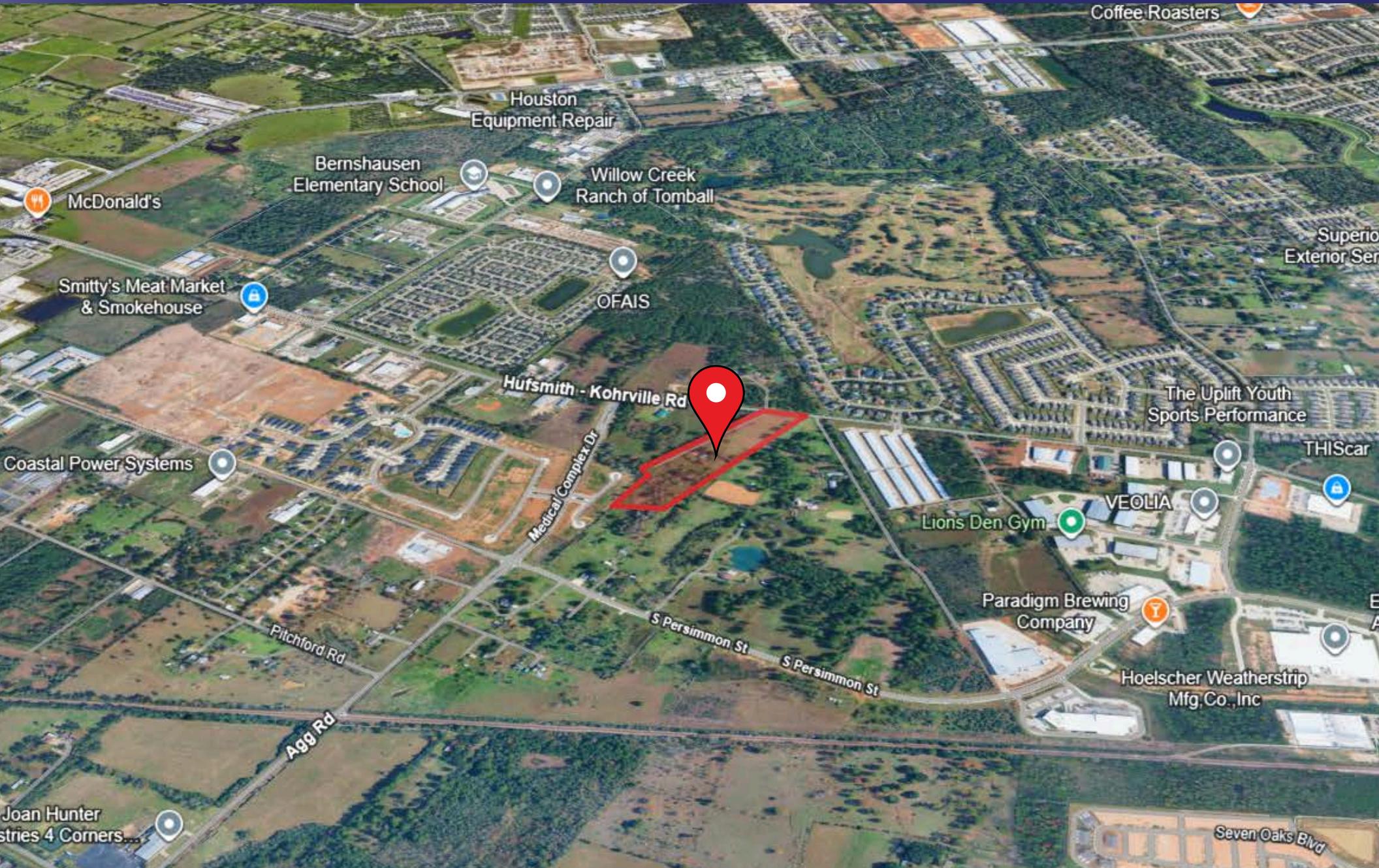
21803 Hufsmith Kohrville Rd Tomball, TX 77375

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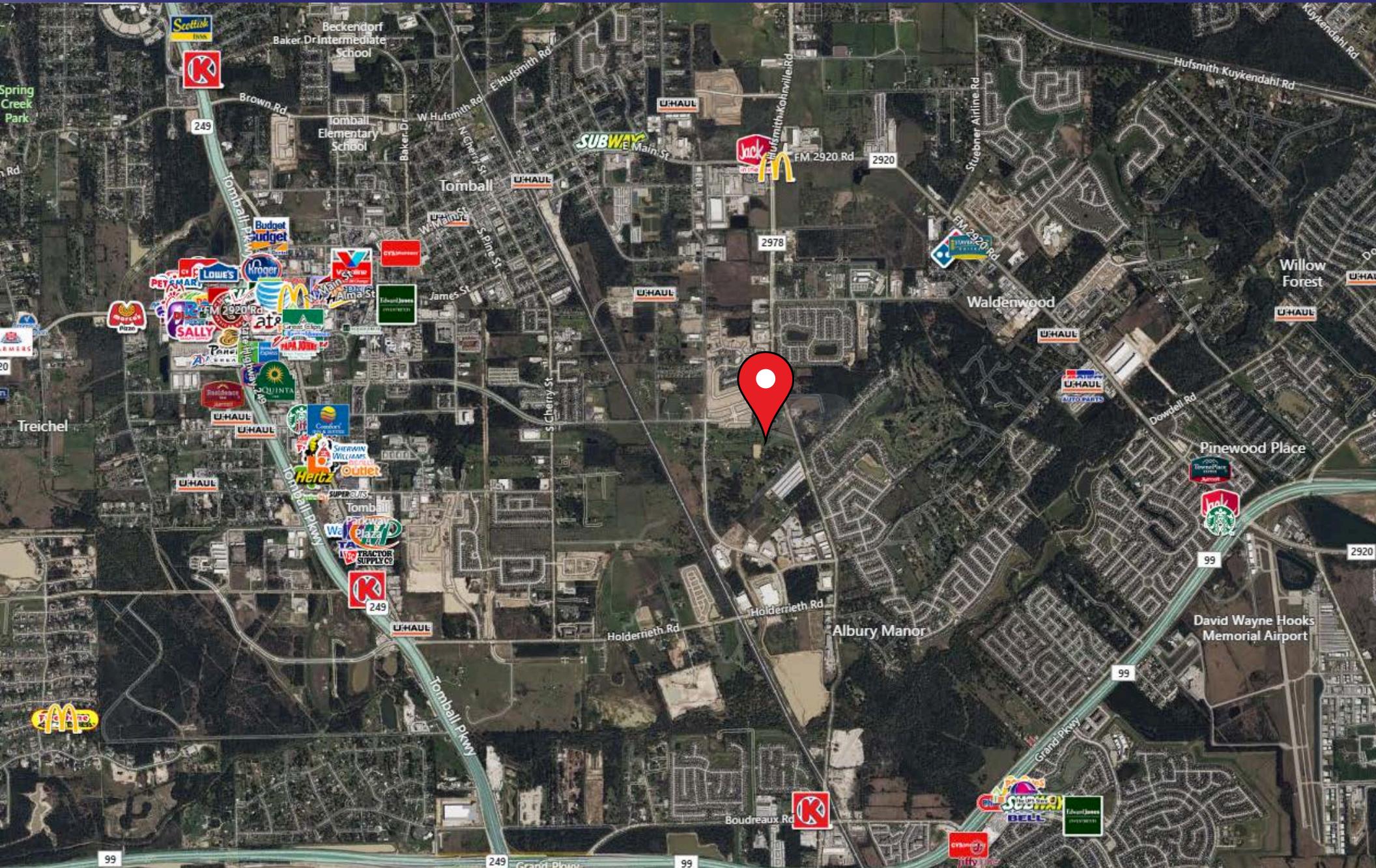
LOCATION MAP



MARKET AERIAL 1



MARKET AERIAL 2



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

21803 Hufsmith Kohrville Rd, Tomball, Texas, 77375 2

Ring of 5 miles

KEY FACTS

160,949

Population



55,244

Households

36.5

Median Age

\$96,738

Median Disposable Income

EDUCATION

5.3%

No High School Diploma



19.2%

High School Graduate



26.4%

Some College/Associate's Degree

49.2%

Bachelor's/Grad / Prof Degree

160,949

2023 Total Population (Esri)

INCOME



\$114,566

Median Household Income



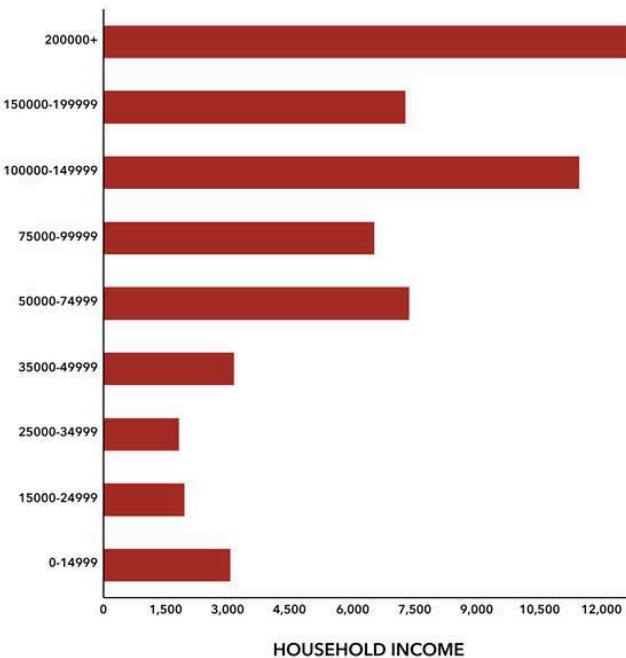
\$51,209

Per Capita Income



\$413,620

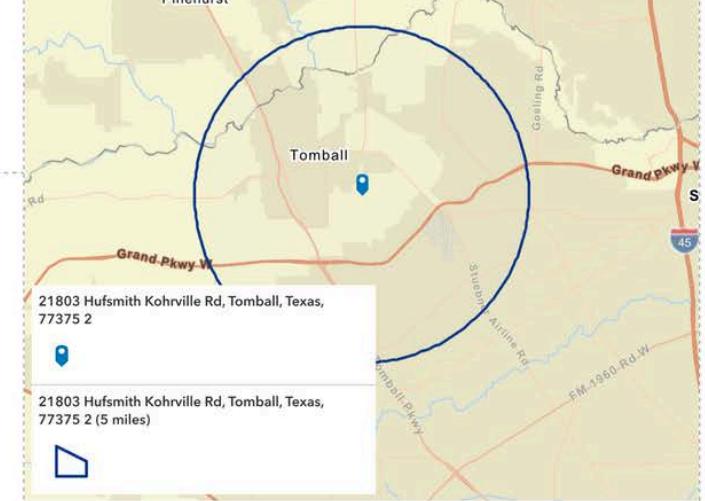
Median Net Worth



Magnolia

Pinehurst

The Woodlands



EMPLOYMENT



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

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 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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email
Phone		

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Designated Broker of Firm	License No.	Email	Phone

<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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Regulated by the Texas Real Estate Commission

TAR 2501

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IABS 1-0

New IABS



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