WILLOW FOREST BUSINESS PARK

8028 Dowdell Road, Tomball, TX 77375

Cobalt

PROPERTY DESCRIPTION

Discover the all-new Willow Forest Business Park, now available for lease. This exceptional park will showcase six modern office warehouse buildings featuring a sleek stone front facade. Each unit will include its own 12'x14' overhead door with electric door openers and push controls for added convenience. Plus, tenants will have the flexibility to choose from various buildout options to tailor their space to their specific needs.

PROPERTY HIGHLIGHTS

- Construction Completed in June 2024
- Enjoy the freedom of flexible floor plans tailored to your company's evolving needs.
- Dive into a work environment filled with cutting-edge amenities, making every day a pleasure.
- Park hassle-free on-site, ensuring a stress-free arrival for both your team and guests.
- Seamlessly connect to major transportation routes, simplifying your daily commute.
- Personalize your workspace to reflect the unique essence of your business.

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	9,114	58,542	263,713
Total Population	26,184	169,544	711,212
Average HH Income	$103,369	$119,470	$110,982

OFFERING SUMMARY	2 MILES	5 MILES	10 MILES
Total Households	9,114	58,542	263,713
Total Population	26,184	169,544	711,212
Average HH Income	$103,369	$119,470	$110,982

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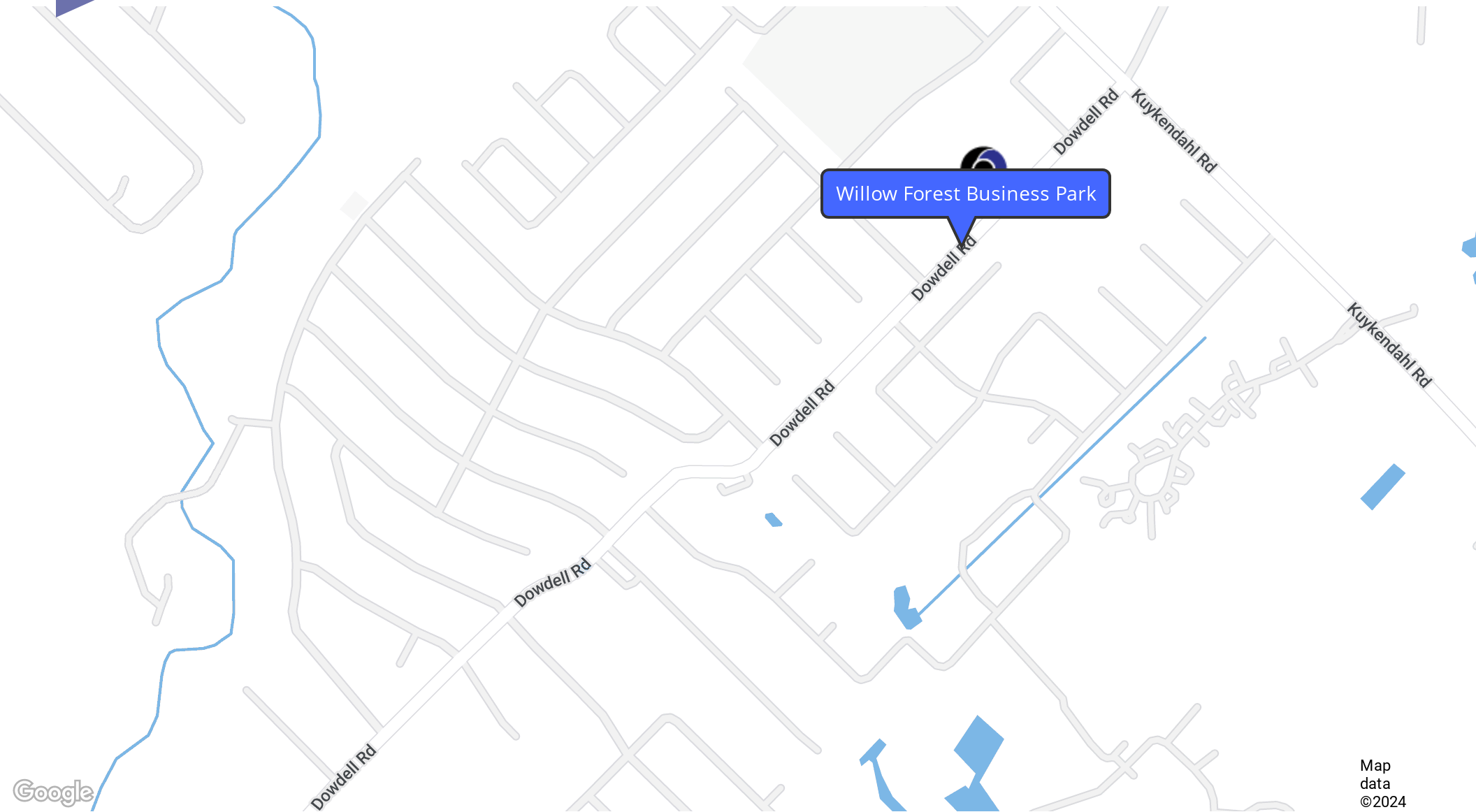
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Cobalt

WILLOW FOREST BUSINESS PARK

8028 Dowdell Road, Tomball, TX 77375

Cobalt

Willow Forest Business Park

Dowdell Rd
Kuykendahl Rd
Dowdell Rd
Dowdell Rd
Dowdell Rd
Kuykendahl Rd

Google

Map data ©2024

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Community Dock Well

Access to park off of Kuykendahl via Willow Forest Dr.

Flexible spaces available with 1500+ SF options

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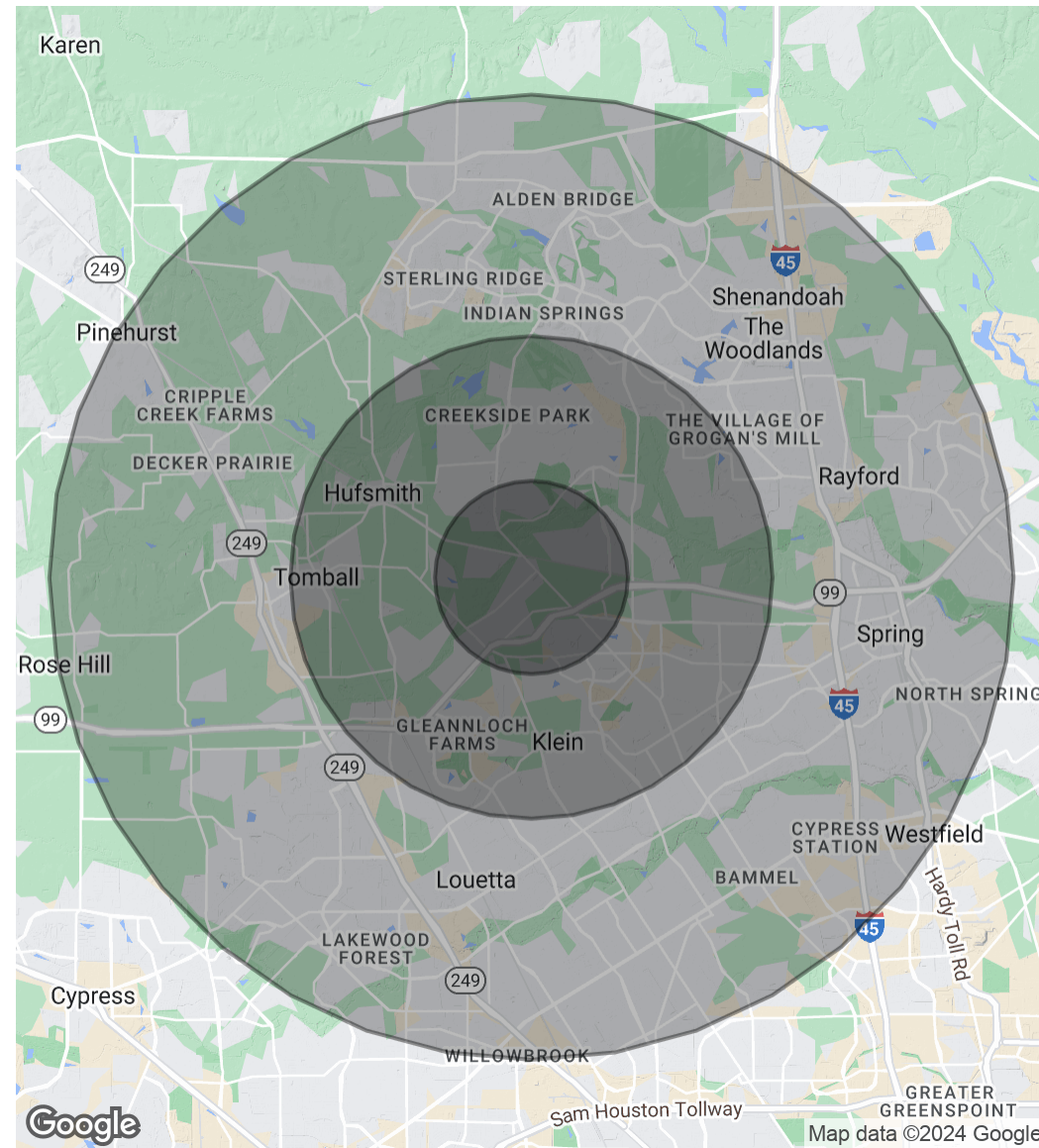
Cobalt

WILLOW FOREST BUSINESS PARK

8028 Dowdell Road, Tomball, TX 77375

Cobalt

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	26,184	169,544	711,212
Average Age	34.2	35.4	36.3
Average Age (Male)	33.2	35.1	35.6
Average Age (Female)	35.4	36.0	37.3

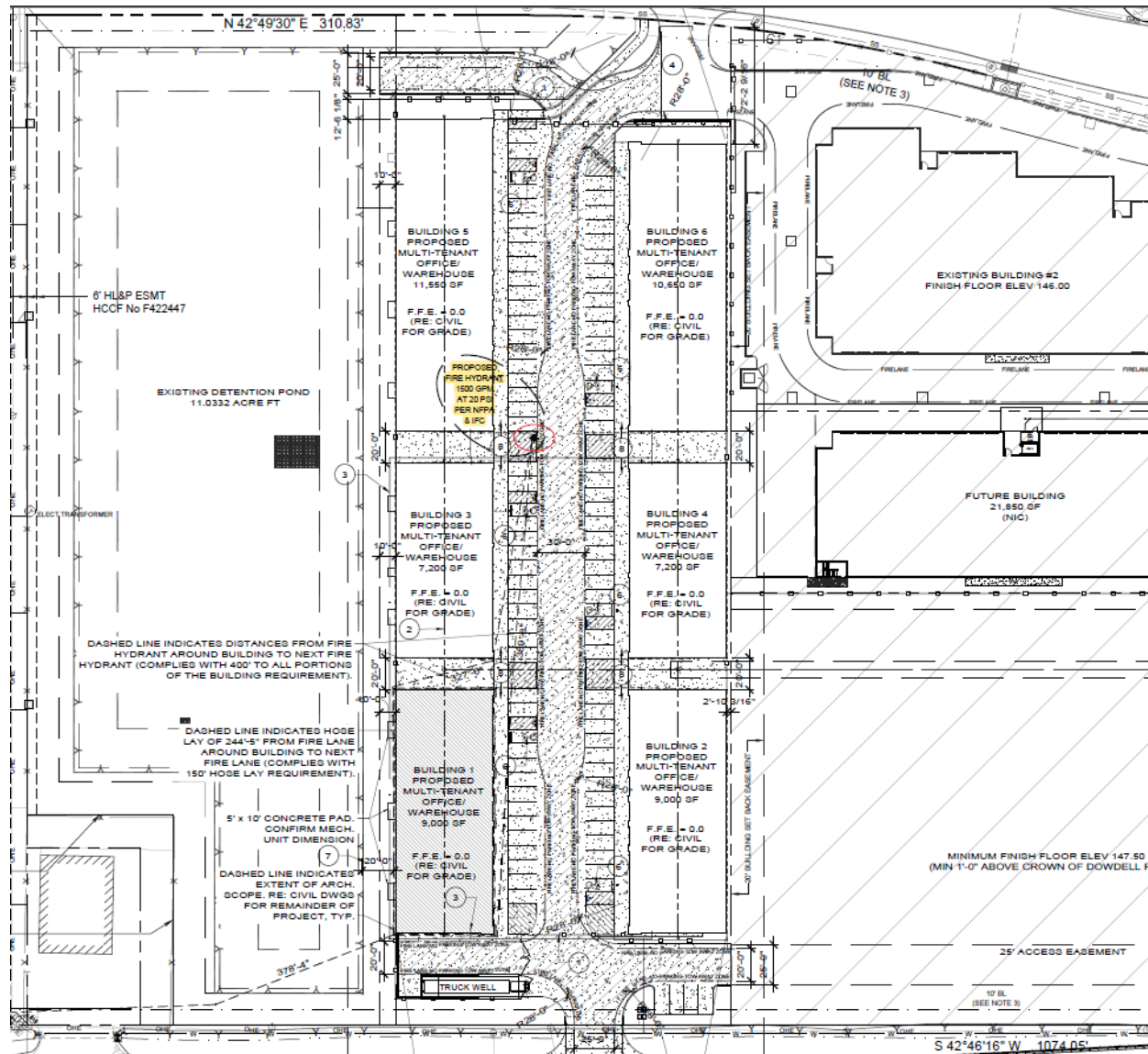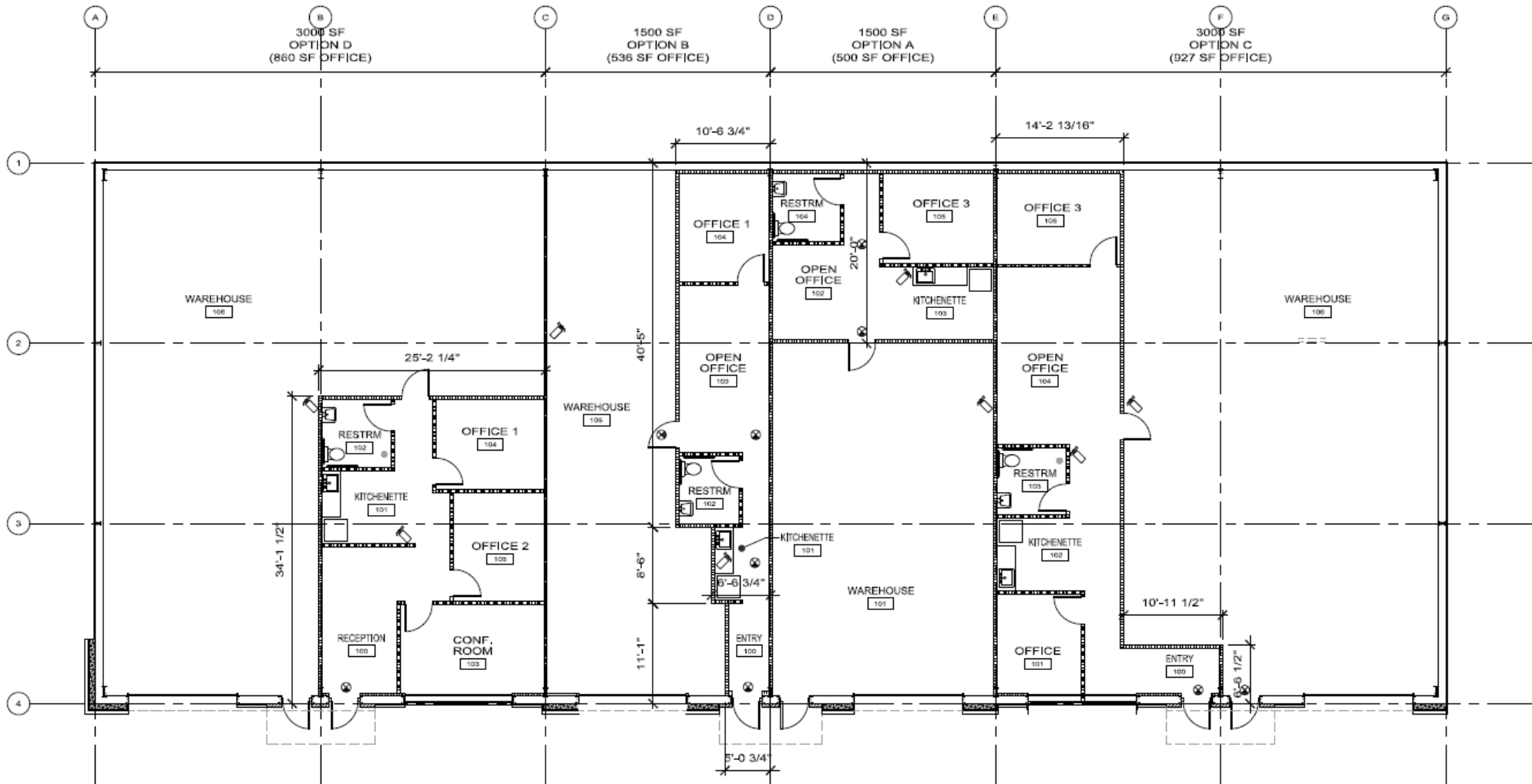| HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	9,114	58,542	263,713
# of Persons per HH	2.9	2.9	2.7
Average HH Income	$103,369	$119,470	$110,982
Average House Value	$244,725	$284,437	$254,995

2020 American Community Survey (ACS)

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N 42°49'30" E 310.83'

6' HL&P ESMT
HCCF No F422447

EXISTING DETENTION POND
11.0332 ACRE FT

ELECT. TRANSFORMER

DASHED LINE INDICATES DISTANCES FROM FIRE
HYDRANT AROUND BUILDING TO NEXT FIRE
HYDRANT (COMPLIES WITH 400' TO ALL PORTIONS
OF THE BUILDING REQUIREMENT).

DASHED LINE INDICATES HOSE
LAY OF 244'-5" FROM FIRE LANE
AROUND BUILDING TO NEXT
FIRE LANE (COMPLIES WITH
150' HOSE LAY REQUIREMENT).

5' x 10' CONCRETE PAD.
CONFIRM MECH.
UNIT DIMENSION

DASHED LINE INDICATES
EXTENT OF ARCH.
SCOPE. RE: CIVIL DWGS
FOR REMAINDER OF
PROJECT, TYP.

378'-4"

BUILDING 5
PROPOSED
MULTI-TENANT
OFFICE/
WAREHOUSE
11,550 SF

F.F.E. = 0.0
(RE: CIVIL
FOR GRADE)

BUILDING 3
PROPOSED
MULTI-TENANT
OFFICE/
WAREHOUSE
7,200 SF

F.F.E. = 0.0
(RE: CIVIL
FOR GRADE)

BUILDING 1
PROPOSED
MULTI-TENANT
OFFICE/
WAREHOUSE
9,000 SF

F.F.E. = 0.0
(RE: CIVIL
FOR GRADE)

PROPOSED
FIRE HYDRANT
1500 GPM
AT 20 PSI
PER NFPA
& IFC

BUILDING 6
PROPOSED
MULTI-TENANT
OFFICE/
WAREHOUSE
10,650 SF

F.F.E. = 0.0
(RE: CIVIL
FOR GRADE)

BUILDING 4
PROPOSED
MULTI-TENANT
OFFICE/
WAREHOUSE
7,200 SF

F.F.E. = 0.0
(RE: CIVIL
FOR GRADE)

BUILDING 2
PROPOSED
MULTI-TENANT
OFFICE/
WAREHOUSE
9,000 SF

F.F.E. = 0.0
(RE: CIVIL
FOR GRADE)

EXISTING BUILDING #2
FINISH FLOOR ELEV 146.00

10' BL
(SEE NOTE 3)

FUTURE BUILDING
21,850 SF
(NIC)

MINIMUM FINISH FLOOR ELEV 147.50
(MIN 1'-0" ABOVE CROWN OF DOWDELL RD)

25' ACCESS EASEMENT

10' BL
(SEE NOTE 3)

TRUCK WELL

S 42°46'16" W 1074.05'

A   B   C   D   E   F   G

3000 SF
OPTION D
(860 SF OFFICE)

1500 SF
OPTION B
(536 SF OFFICE)

1500 SF
OPTION A
(500 SF OFFICE)

3000 SF
OPTION C
(927 SF OFFICE)

10'-6 3/4"

14'-2 13/16"

1

WAREHOUSE
106

OFFICE 1
104

RESTRM
104

OFFICE 3
105

OFFICE 3
106

WAREHOUSE
106

20'-0"

OPEN OFFICE
102

KITCHENETTE
103

2

25'-2 1/4"

40'-5"

WAREHOUSE
105

OPEN OFFICE
103

OPEN OFFICE
104

RESTRM
102

OFFICE 1
104

RESTRM
102

RESTRM
103

34'-1 1/2"

KITCHENETTE
101

KITCHENETTE
101

8'-6"

KITCHENETTE
101

KITCHENETTE
102

3

OFFICE 2
105

6'-6 3/4"

WAREHOUSE
101

10'-11 1/2"

11'-1"

RECEPTION
100

CONF. ROOM
103

ENTRY
100

OFFICE
101

ENTRY
100

1'-6 1/2"

4

5'-0 3/4"

Sample Floor Plans - Two 1500 SF options or two 3000 SF options to choose from

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.

TREC
TEXAS REAL ESTATE COMMISSION

EQUAL HOUSING OPPORTUNITY

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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Jonathan Sellers	9010473	jsellers@jsellersrealestate .com	281-547-8334
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date

IABS 1-0

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES

REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,

HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,

AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND

CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF

A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE

RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT

TEXAS REAL ESTATE COMMISSION

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