



**FOR LEASE**  
COMMERCIAL

1599 Hicks Street, Tomball, TX 77375

## PRODUCTION KITCHEN SPACE FOR LEASE

### Zoned Commercial district

We have 3495-4392 SF Endcap Space, 902 SF of storage space and a 3486-4388 SF space perfect for a 2nd-Gen Production/Catering Kitchen with Walk-In.

Aggressively priced—call today to make it yours!

Includes:

- Vent hood
- 3-compartment sink
- Walk-in cooler/freezer (24x36)
- White-box condition

## LOCATION OVERVIEW

- Immediate access to SH 249  
5 min to Downtown  
10 Min. to 99 Grand Parkway



**PATRICK BUCKHOFF, CCIM**  
Principal & Broker Associate  
(281) 686-9445  
Patrick@commercialspacehouston.  
587831, Texas



Each Office Independently Owned and Operated.

23309 Kuykendahl Road  
Tomball, TX 77375  
CommercialSpaceHouston.com  
832.560.2100

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## PROPERTY PHOTOS



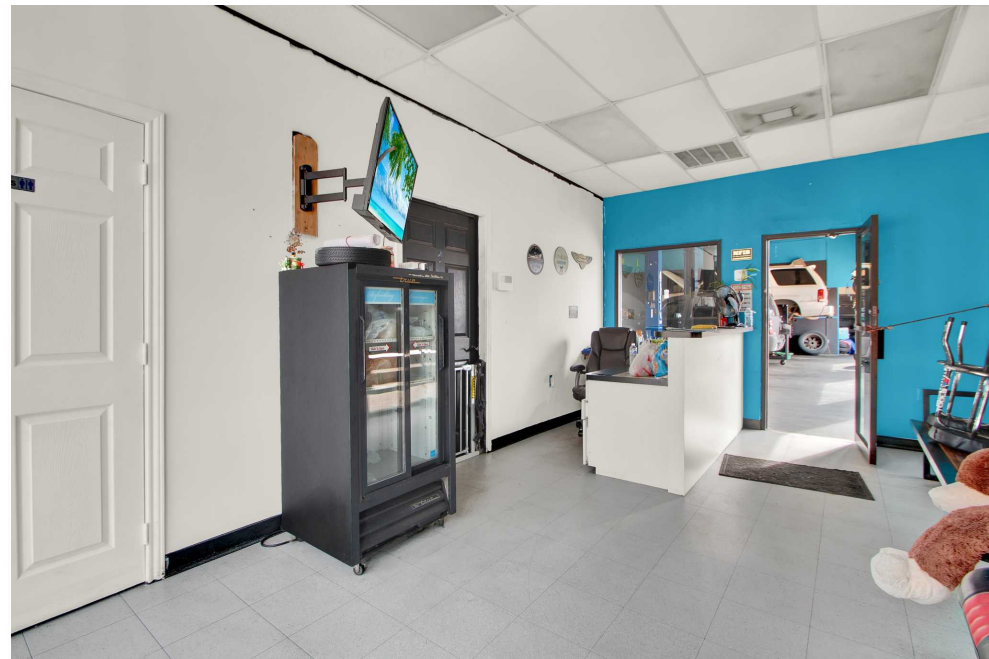


## PROPERTY PHOTOS



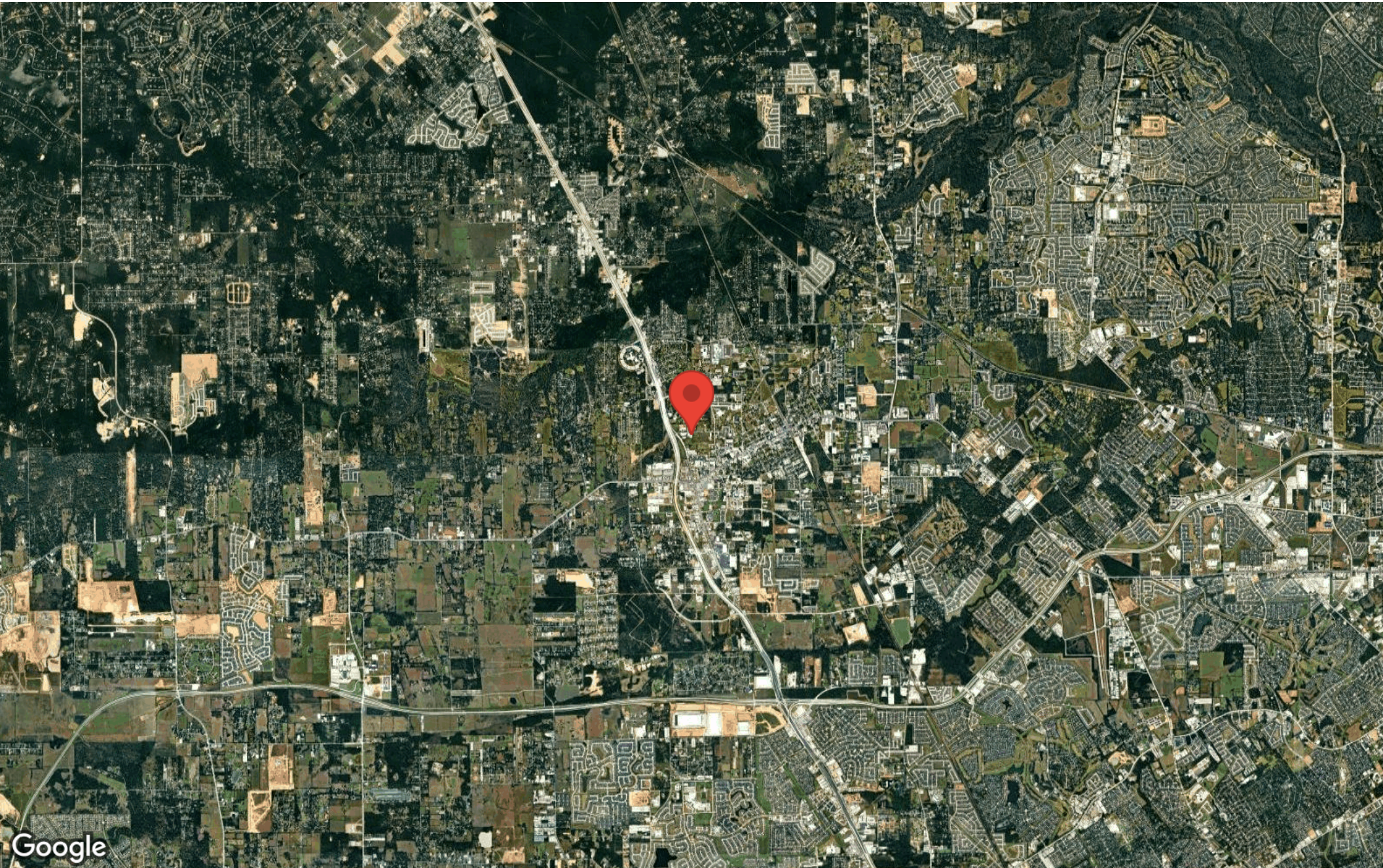


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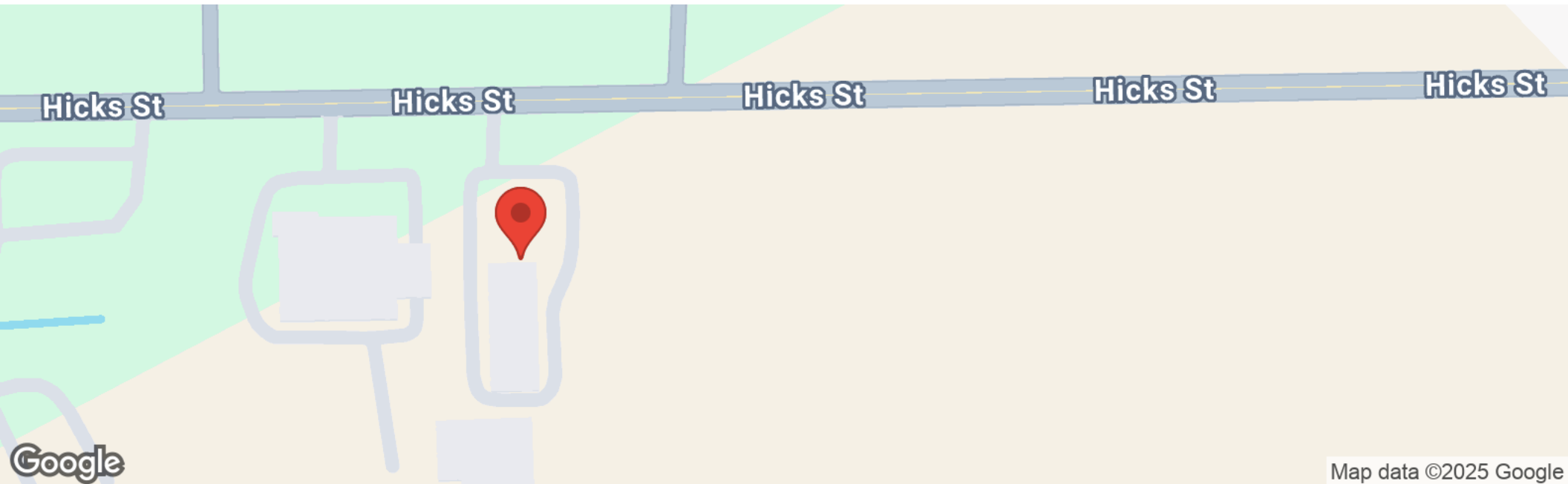


## REGIONAL MAP

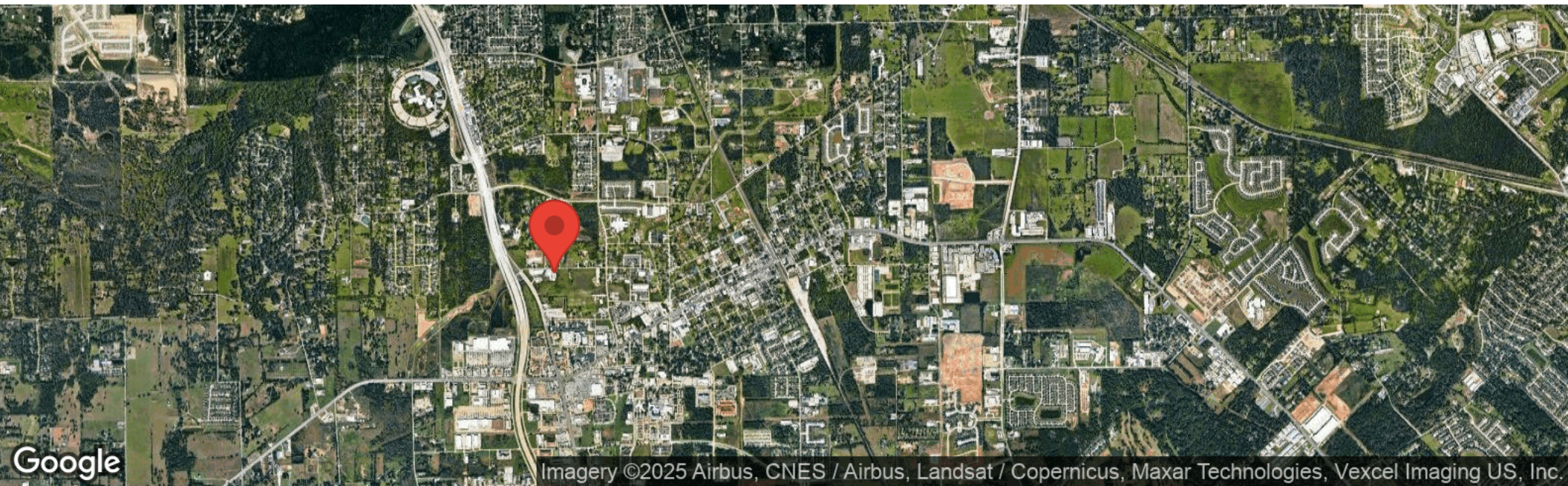




## LOCATION MAPS



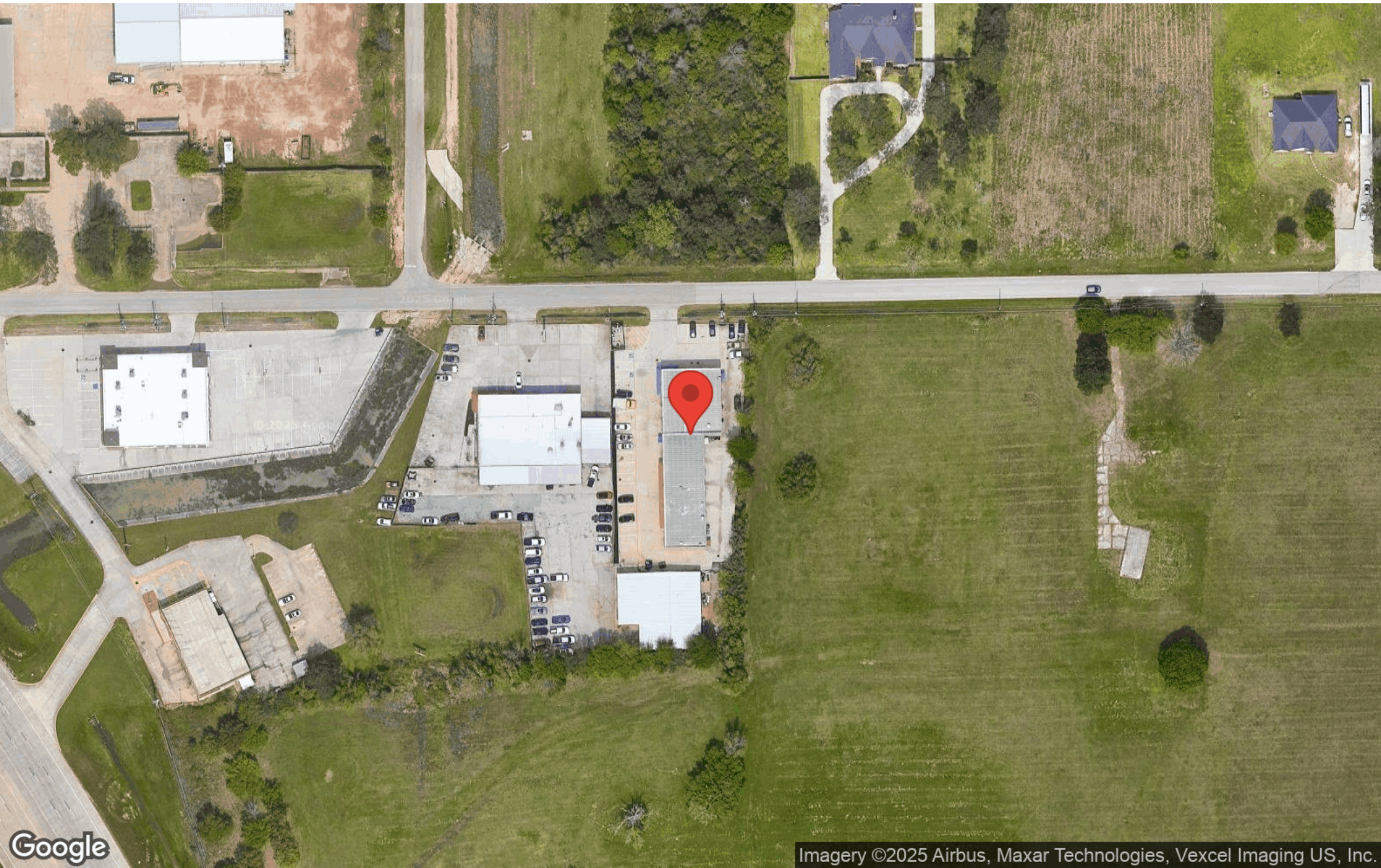
Map data ©2025 Google



Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.



## AERIAL MAP



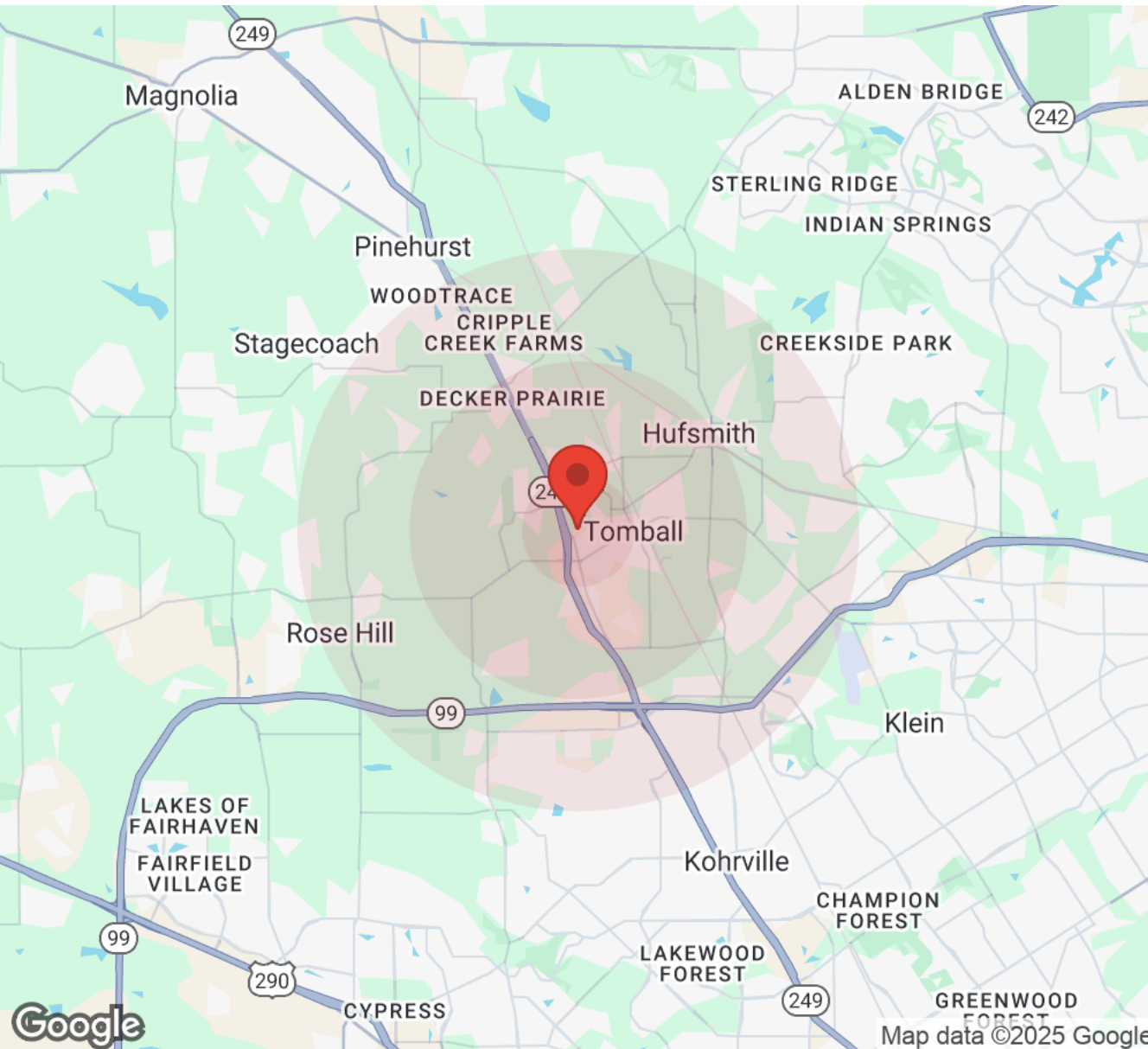


## BUSINESS MAP





## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,334	11,075	49,964
Female	2,593	11,557	51,979
Total Population	4,927	22,632	101,943

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	904	4,455	23,747
Ages 15-24	609	2,629	12,272
Ages 25-54	1,676	7,888	40,768
Ages 55-64	627	2,930	11,099
Ages 65+	1,112	4,731	14,057

Race	1 Mile	3 Miles	5 Miles
White	2,994	13,414	51,165
Black	417	2,023	10,877
Am In/AK Nat	4	27	153
Hawaiian	1	14	41
Hispanic	1,276	6,145	31,439
Asian	135	554	6,168
Multi-Racial	86	405	1,855
Other	13	52	245

Income	1 Mile	3 Miles	5 Miles
Median	\$71,502	\$86,548	\$106,576
< \$15,000	136	671	2,096
\$15,000-\$24,999	99	452	1,470
\$25,000-\$34,999	266	780	1,249
\$35,000-\$49,999	296	847	2,473
\$50,000-\$74,999	299	1,071	4,914
\$75,000-\$99,999	317	1,209	4,051
\$100,000-\$149,999	327	1,251	6,920
\$150,000-\$199,999	152	962	4,472
> \$200,000	202	1,515	6,905

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,304	9,542	37,393
Occupied	2,096	8,760	34,550
Owner Occupied	842	5,009	25,053
Renter Occupied	1,254	3,751	9,497
Vacant	209	782	3,343

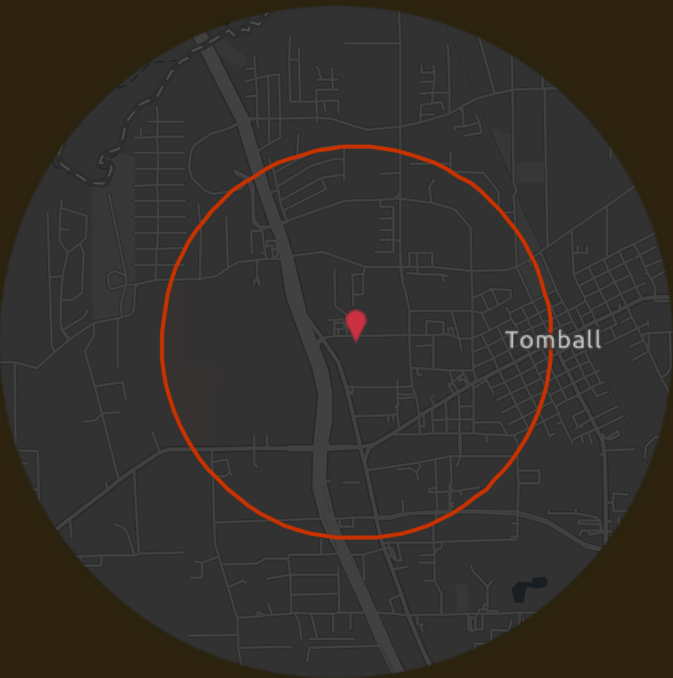
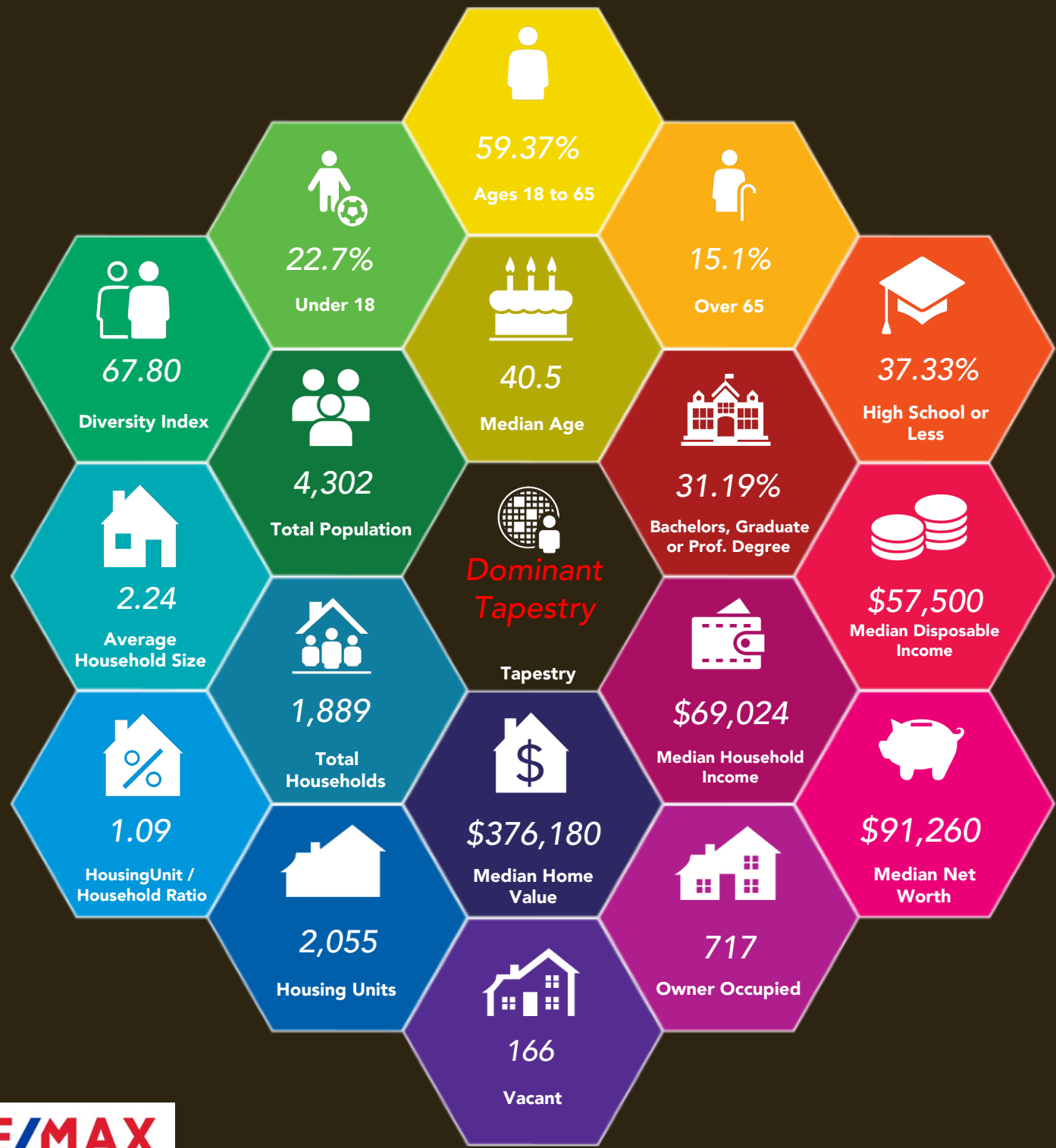


Tapestry Demographic Summary (Esri 2025)

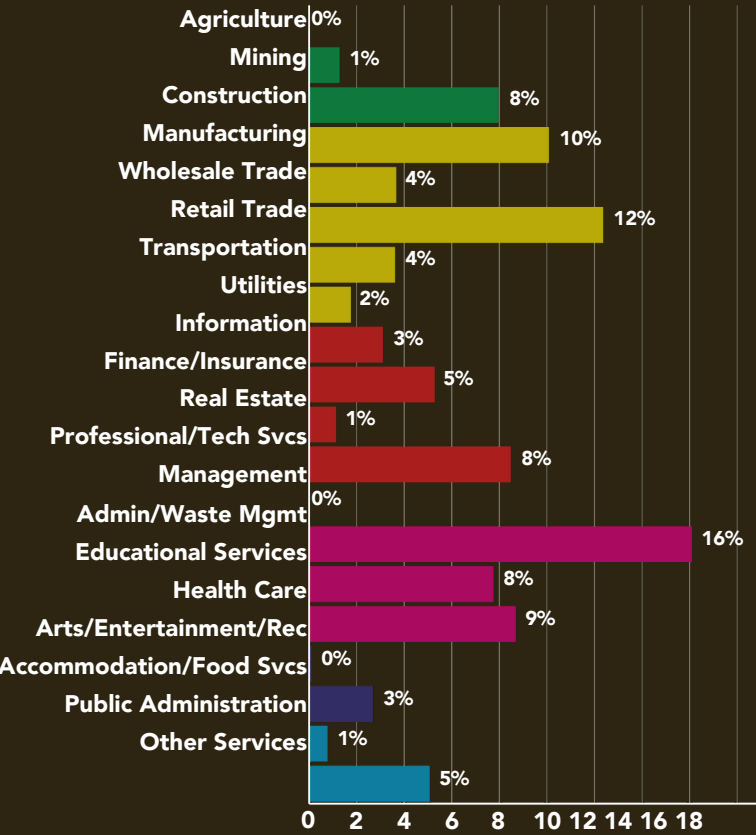
1599 Hicks St, Tomball, Texas, 77375(1mile)  
1599 Hicks St, Tomball, Texas, 77375  
Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri  
Latitude: 30.09721  
Longitude: -95.63287

KEY FACTS



Labor Force by Industry



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028



# Target Market Summary

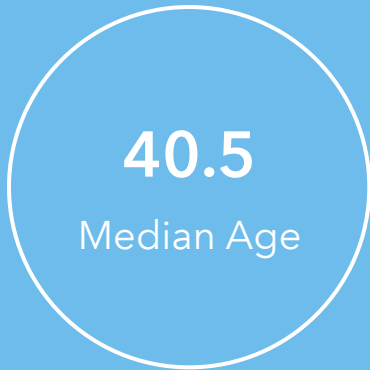
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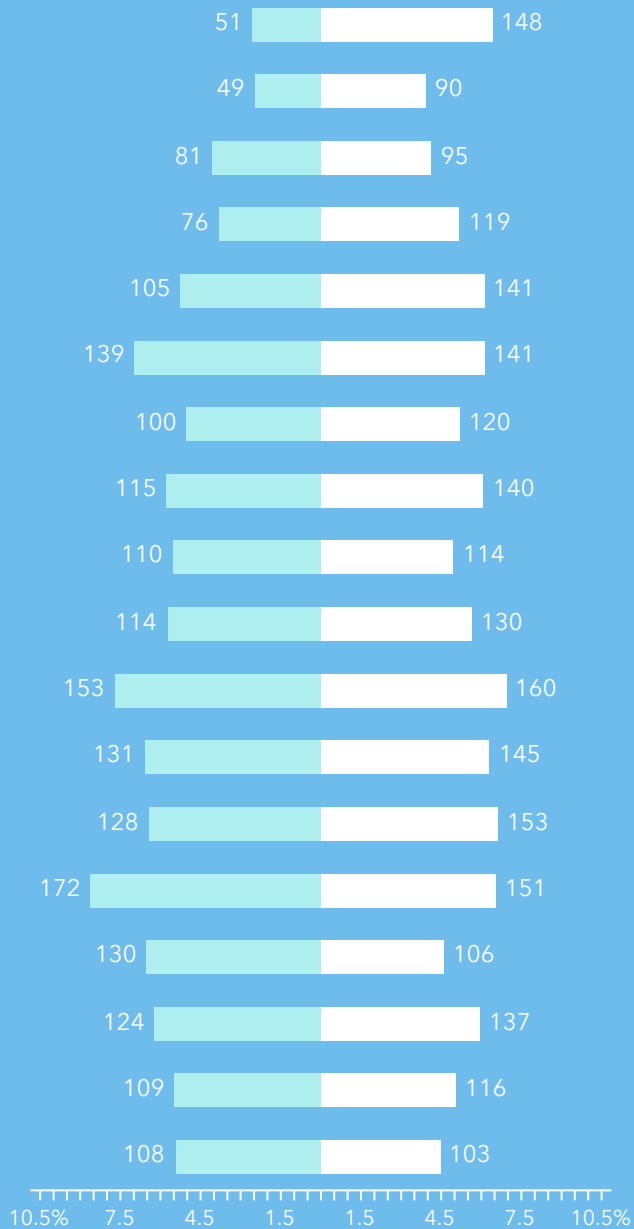
## TARGET MARKET SUMMARY

1599 Hicks St, Tomball, Texas, 77375  
Ring of 1 mile

### Key Facts



### Age Pyramid



The largest group:  
2025 Males Age 20-24

The smallest group:  
2025 Males Age 80-84

### Annual Lifestyle Spending



\$2,988  
Travel



\$97  
Theatre/Operas/Concerts



\$68  
Movies/Museums/ Parks



\$81  
Sports Events



\$9  
Online Games



\$121  
Audio

### Tapestry



Top 3 segments by household count

C6 Moderate Metros > 697 | 36.9%

C1 Single Thrifties > 580 | 30.7%

H1 Flourishing Families > 343 | 18.2%

Other 269 | 14.2%



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

© 2025 Esri





CREATIVE

HECTOR J. LANDIN  
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104 NORTH ELK STREET  
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CELL: (281) 660-3087  
EMAIL: HJLANDIN@GMAIL.COM

ISSUE LOG

NO.	DATE	DESCRIPTION
1	8-19-2024	PERMIT SET

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATE OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF THE DESIGNER AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION F THE DESIGNER. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THIS JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWIGS.

PROJECT NAME:

LEASE SPACE  
AS BUILTS

PROJECT ADDRESS:

1519 HICKS STREET  
TOMBALL, TX 77375

PROJECT NO. 030

DRAWN BY: RAG

CHECKED BY: HJL

- ☐ PRELIMINARY DESIGN  
☒ PERMIT ISSUE  
☐ CONSTRUCTION ISSUE

PROFESSIONAL SEAL:

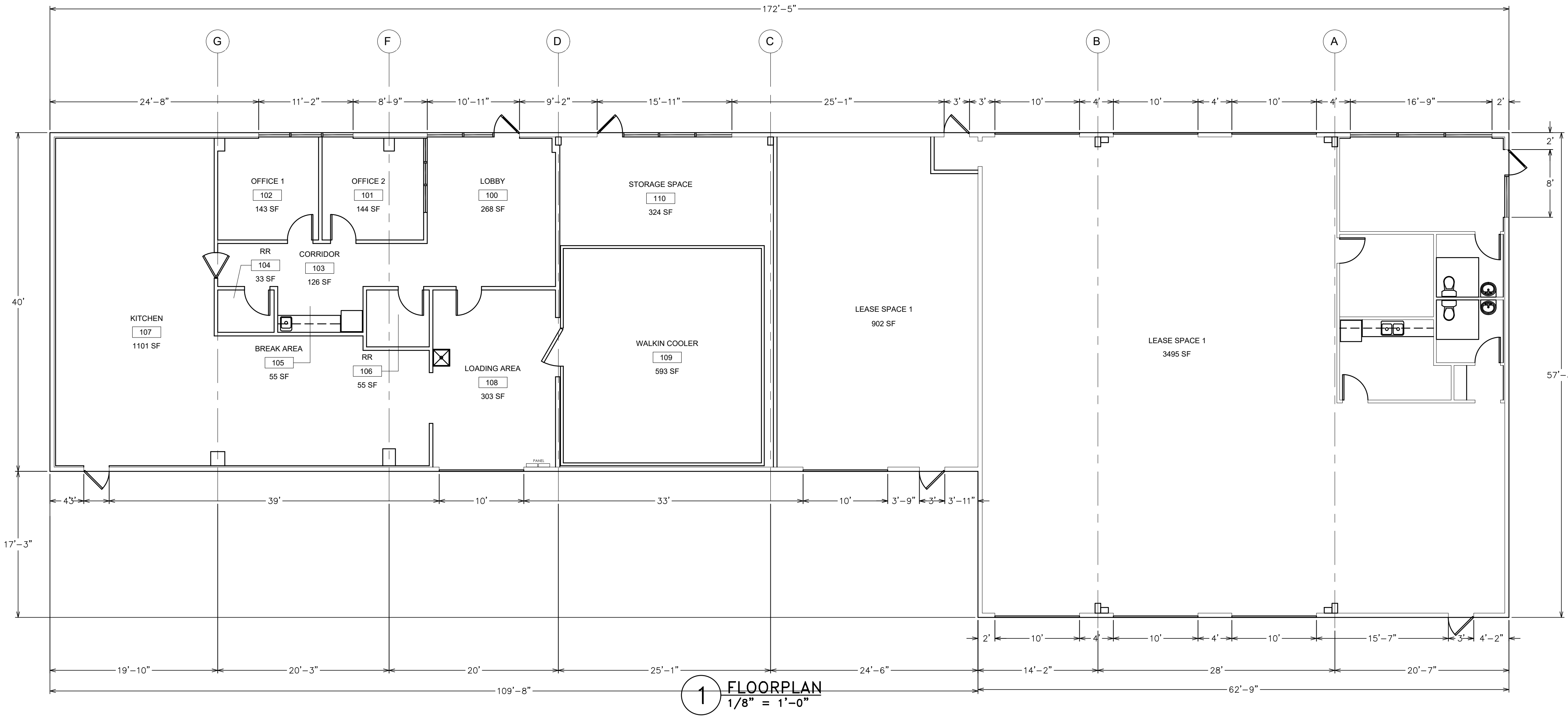
SHEET TITLE:

FLOORPLAN

SHEET NO:

A-10

SF CALCULATIONS:  
1. LEASE SPACE 1: 3,437.0 SQFT  
2. LEASE SPACE 2: 950.0 SQFT  
3. COOKING LEASE SPACE: 3,592.0 SQFT  
TOTAL COVERED AREA 7,979.0 SQFT





## DISCLAIMER

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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.

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### 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.

<b>Commercial Advisors Group, RE/MAX Integrity</b>	<b>9004133</b>	<b>esther@thecordovateam.com</b>	<b>(281)370-5100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Esther Cordova</b>	<b>0208532</b>	<b>esther@thecordovateam.com</b>	<b>(281)355-5562</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Esther Cordova</b>	<b>0208532</b>	<b>esther@thecordovateam.com</b>	<b>(281)355-5562</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Patrick Buckhoff, CCIM</b>	<b>0587831</b>	<b>patrick@commercialspacehouston.com</b>	<b>(281)686-9445</b>
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](http://www.trec.texas.gov)**  
IABS 1-0 Date

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