

14245 Medical Complex Drive, Tomball, TX 77377

RETAIL DEVELOPMENT LAND – 2.54 AC

In the fast-growing Tomball area this tract is 2.54 Acres and is in a rapidly growing area. Adjacent to the Marriot residence Inns and provides fast access to highways (99-6min, Sam Houston-18min, I-45-21min and IAH-30min.) Potential uses: Medical, Retail, Offices, Elder Care, and Assisted Living. All utilities available, outside 500-year flood plain.

LOCATION OVERVIEW

- 6 min to 99
- 18 min to Sam Houston
- 21 min to I 45
- 30 min to IAH



PATRICK BUCKHOFF

PRINCIPAL & BROKER ASSOCIATE

O: (281) 686-9445

C: (832) 560-2100

Patrick@commercialspacehouston.com

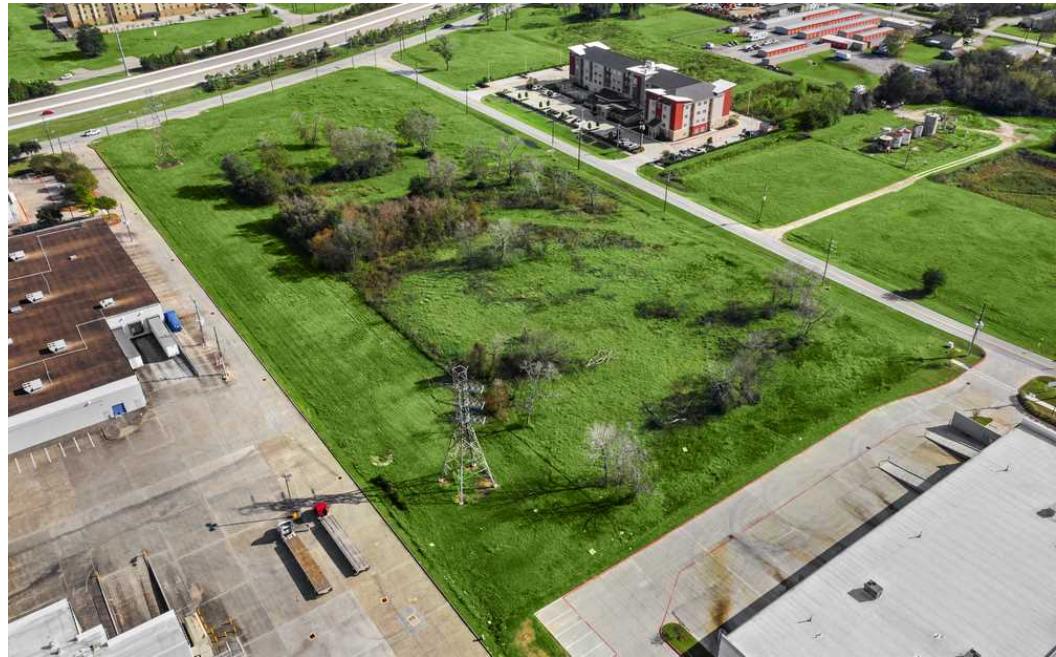
587831, Texas

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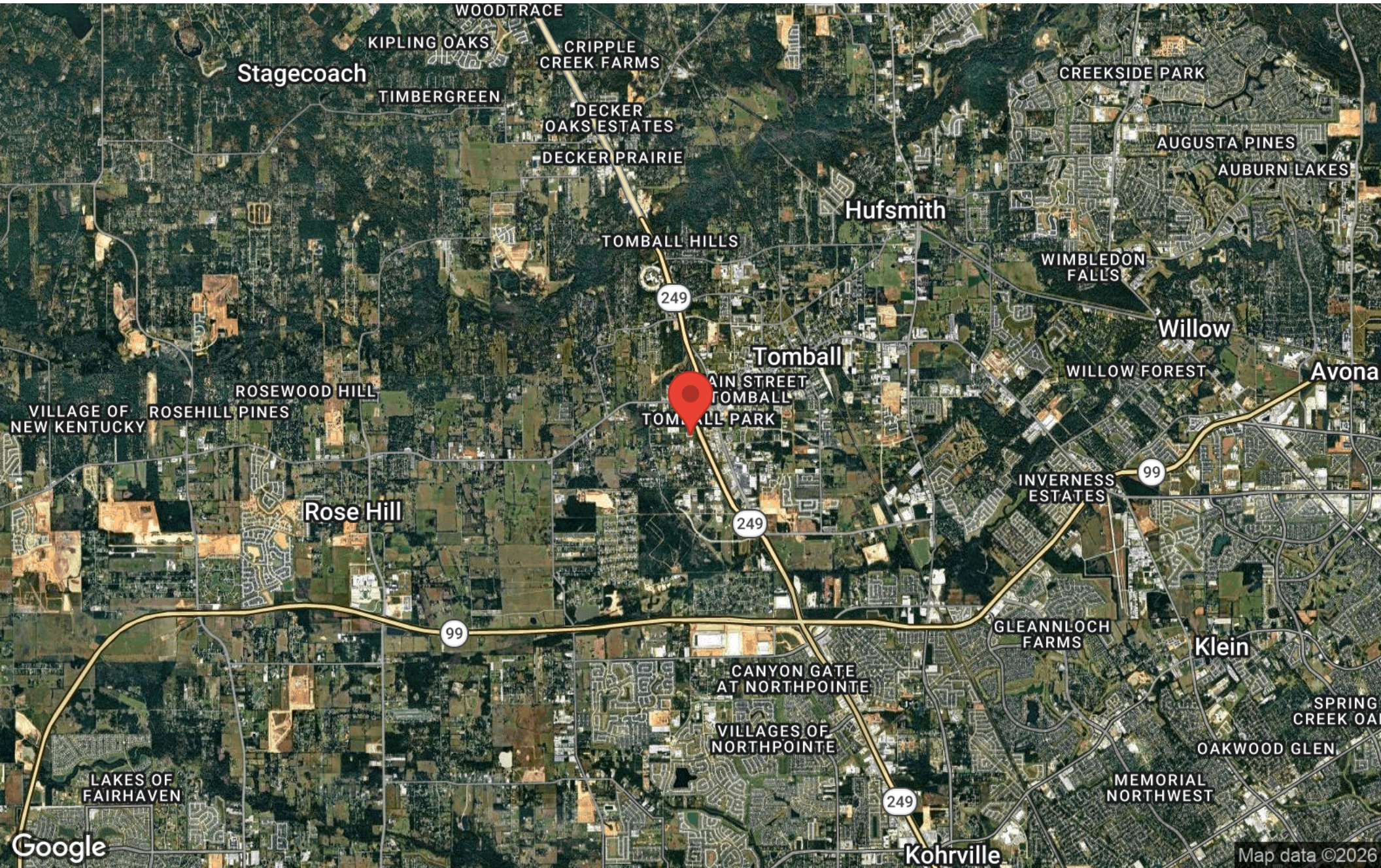
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23309 Kuykendahl Road
Tomball, TX 77375

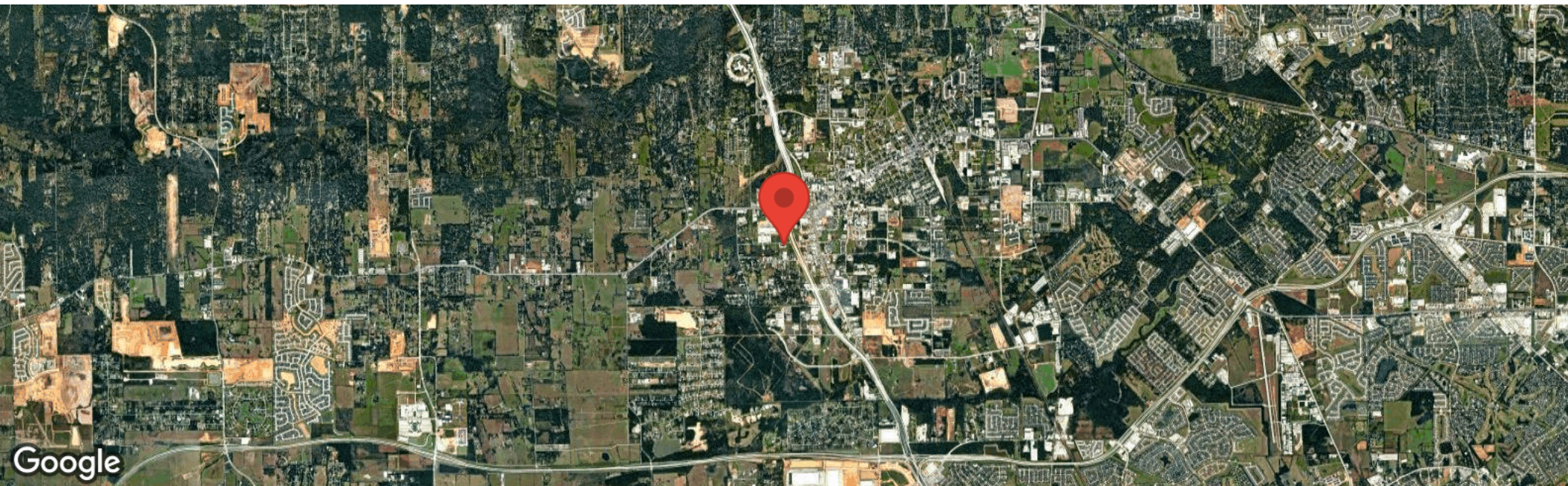
PROPERTY PHOTOS



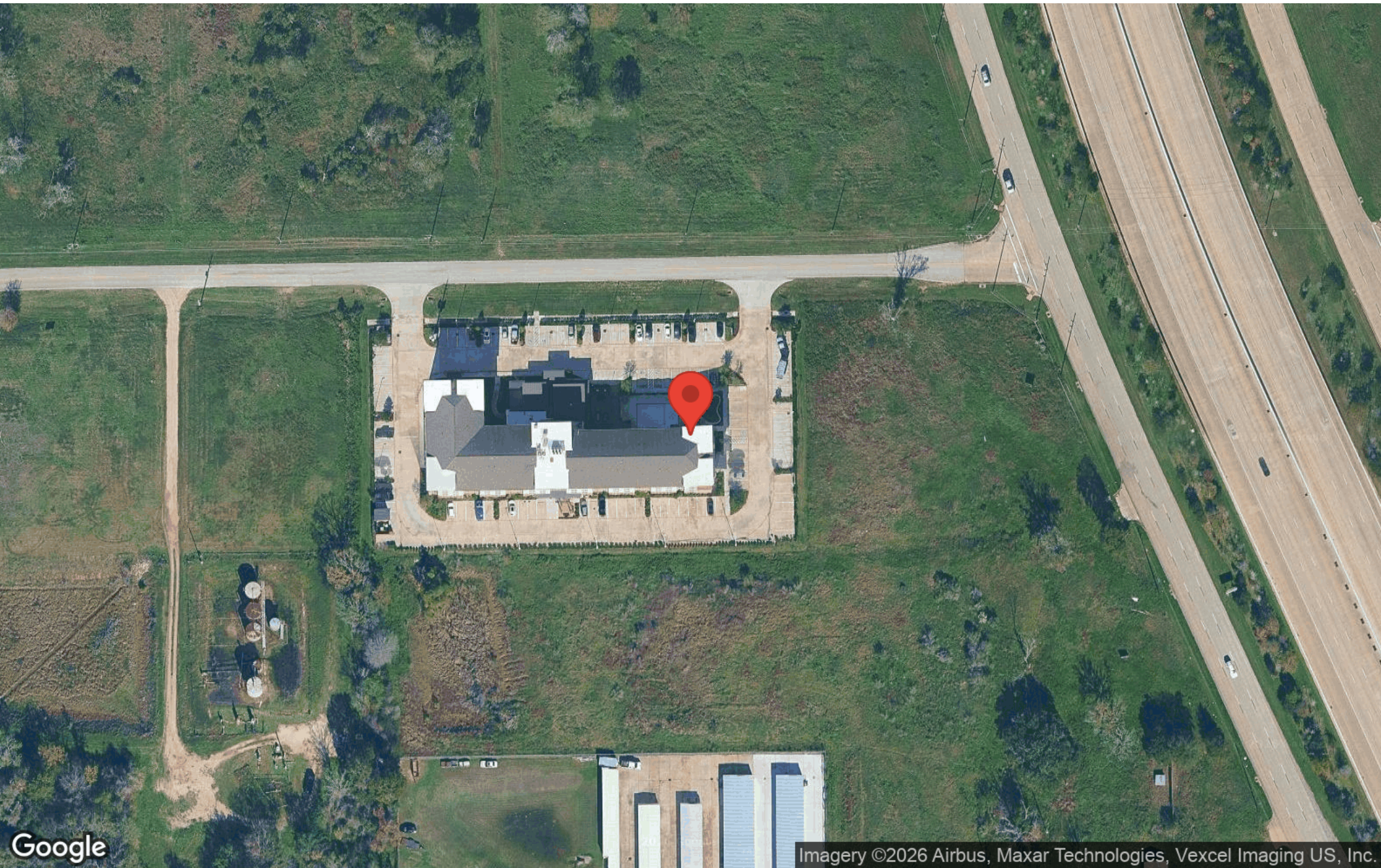
REGIONAL MAP



LOCATION MAPS



AERIAL MAP



BUSINESS MAP



Budget

ARRIDE Arride Bikes

Lone Star Art

Tomball Bowl

WYNDHAM Hilton Marriott

Panera
H-E-B
DO-HAPPY

L
L

ROSS
W
Target
NBD

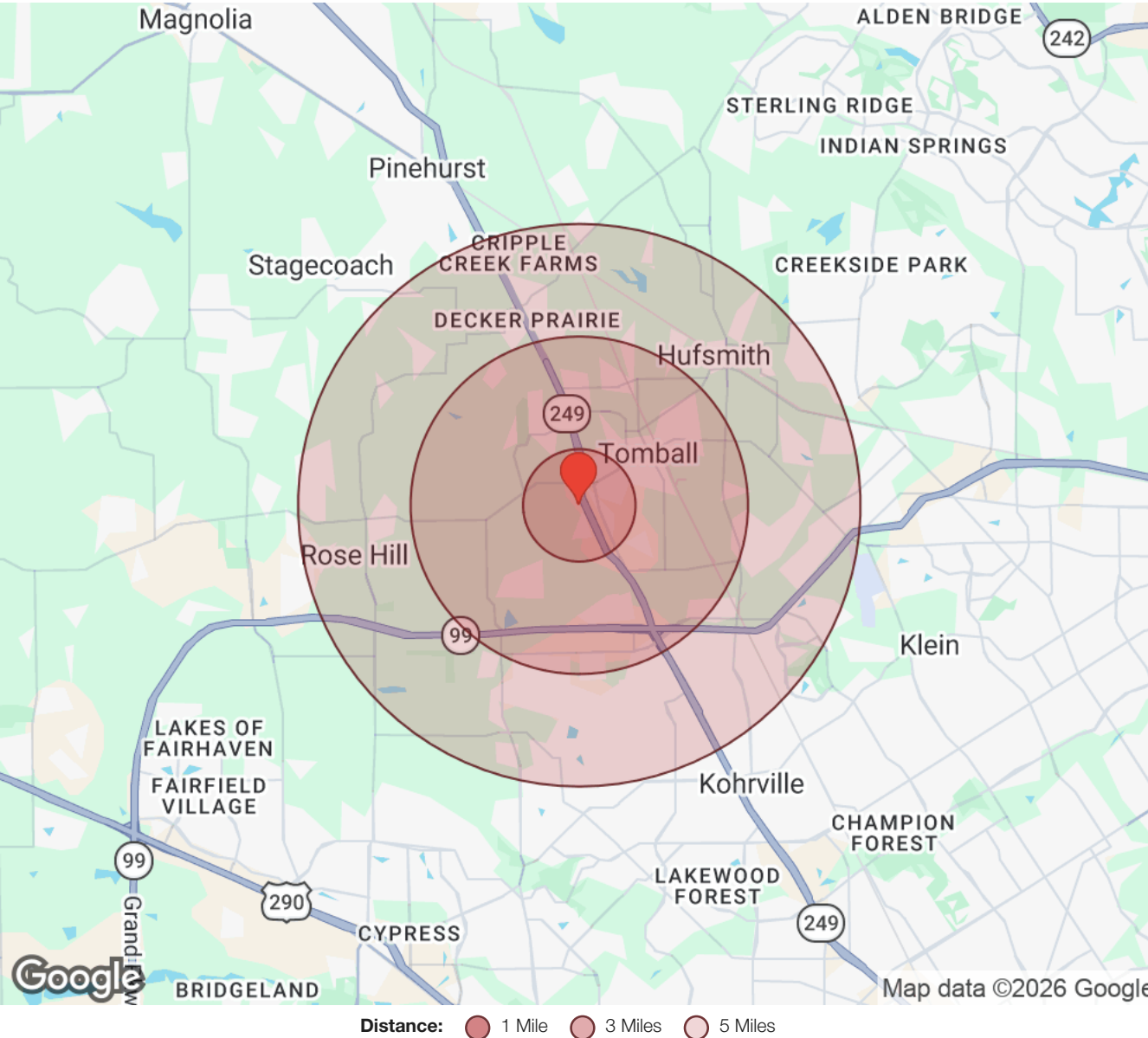
T
AMERICA'S TIRE

Enterprise Rent-A-Car

Starbucks
McDonald's
Jack
SMOOTHIE KING

Amegybank
WOODFOREST NATIONAL BANK
WF

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,559	10,989	57,583
Female	1,645	11,511	60,083
Total Population	3,205	22,500	117,666

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,747	12,204	55,621
Black	312	2,250	13,237
Am In/AK Nat	3	25	153
Hawaiian	1	14	35
Hispanic	971	6,730	37,218
Asian	101	817	9,049
Multiracial	61	403	2,071
Other	8	56	271

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,577	9,683	44,034
Occupied	1,429	8,832	40,302
Owner Occupied	498	5,007	29,509
Renter Occupied	931	3,825	10,793
Vacant	148	852	3,732

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	564	4,485	27,124
Ages 15 - 24	373	2,659	14,254
Ages 25 - 54	1,094	7,970	47,330
Ages 55 - 64	351	2,742	12,394
Ages 65+	823	4,645	16,564

Income	1 Mile	3 Miles	5 Miles
Median	\$72,299	\$92,280	\$115,725
Under \$15k	129	614	2,710
\$15k - \$25k	126	469	1,371
\$25k - \$35k	162	681	1,450
\$35k - \$50k	177	838	2,558
\$50k - \$75k	137	1,006	4,891
\$75k - \$100k	262	1,168	4,541
\$100k - \$150k	187	1,459	7,282
\$150k - \$200k	105	870	5,850
Over \$200k	143	1,707	8,030



FINAL PLAT OF JTS SUBDIVISION

Being a subdivision of 6.4411 acres of land situated in the John M. Hooper Survey, Abstract Number 375, of Harris County, Texas, and being out of and part of a called 6.598 acres as described in deed recorded in Clerk's File Number S026292 of the Real Property Records of Harris County, Texas.

3 LOTS, 1 BLOCK

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	02°06'44"	3289.04'	121.25'	60.62'	121.24'	S 25°10'07" E
C2	01°14'43"	3449.04'	74.96'	37.48'	74.96'	S 26°13'10" E

LINE	BEARING	DISTANCE
L1	S 58°19'43" E	49.54'
L2	S 26°10'49" E	33.74'
L3	S 15°22'35" E	1.24'
L4	N 57°59'38" W	6.23'
L5	N 04°10'19" W	236.74'

THE STATE OF TEXAS
COUNTY OF HARRIS

We, JTS Development, LTD, a Texas limited partnership, acting by and through JEFF STALLONES, its general partner, being officer of JTS Development, LTD, owners hereinafter referred to as owners of the 2.6409 acre tract described in the above and foregoing plat of JTS SUBDIVISION, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents does dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owners do hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement, except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, JTS Development, LTD, has caused these presents to be signed by Jeff Stallones, its general partner, thereunto authorized, this 23rd day of JUNE, 2015.

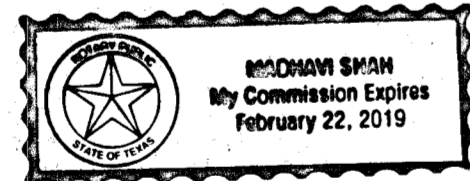
JTS Development, LTD
By: Jeff Stallones
Jeff Stallones, its General Partner

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Stallones, General Partner of JTS Development, LTD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of June, 2015.

Notary Public in and for the State of Texas
My Commission Expires: 2/22/19



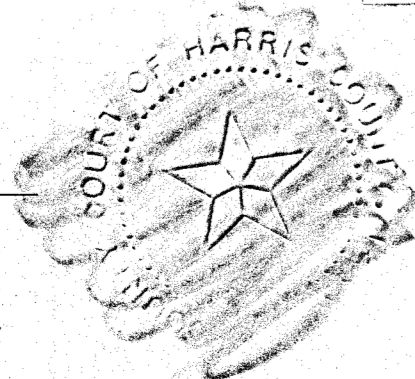
Harris County Clerk Certificate of Filing:

I, Stan Stanart, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on July 22, 2015, at 11:54 o'clock AM, and duly recorded on July 22, 2015, at 1:55 o'clock PM, and at Film Code No. 1075230 of the Map Records of Harris County for said County.

Witness my hand and seal of office, at Houston, the day and date last above written.

Stan Stanart
County Clerk
of Harris County, Texas

By: Edwena V Mack
Deputy



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording.

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of JTS SUBDIVISION in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this 20th day of July, 2015.

By: Barbara Tague
Barbara Tague
Chairman

By: Darrell Roquemore
Darrell Roquemore
Vice Chairman

We, the City Manager and the City Engineer for the City of Tomball, do hereby certify that this plat complies with the City of Tomball ordinance.

George Shackelford, City Manager

Lori Skatos, P.E.,
City Engineer

This is to certify that the City accepts the Planning & Zoning Commission's authorized approval and acceptance of all dedicated public easements in conformance with the laws of the State of Texas the ordinance of the City of Tomball as shown hereon and authorized the recording of this plat this 20th day of July, 2015.

By: Gretchen Fagan
Gretchen Fagan, Mayor

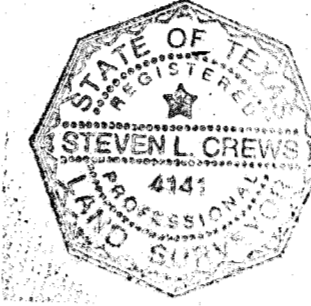
By: Doris Speer
Doris Speer, City Secretary

20150324304
7/22/2015 hccplrp1 60.00

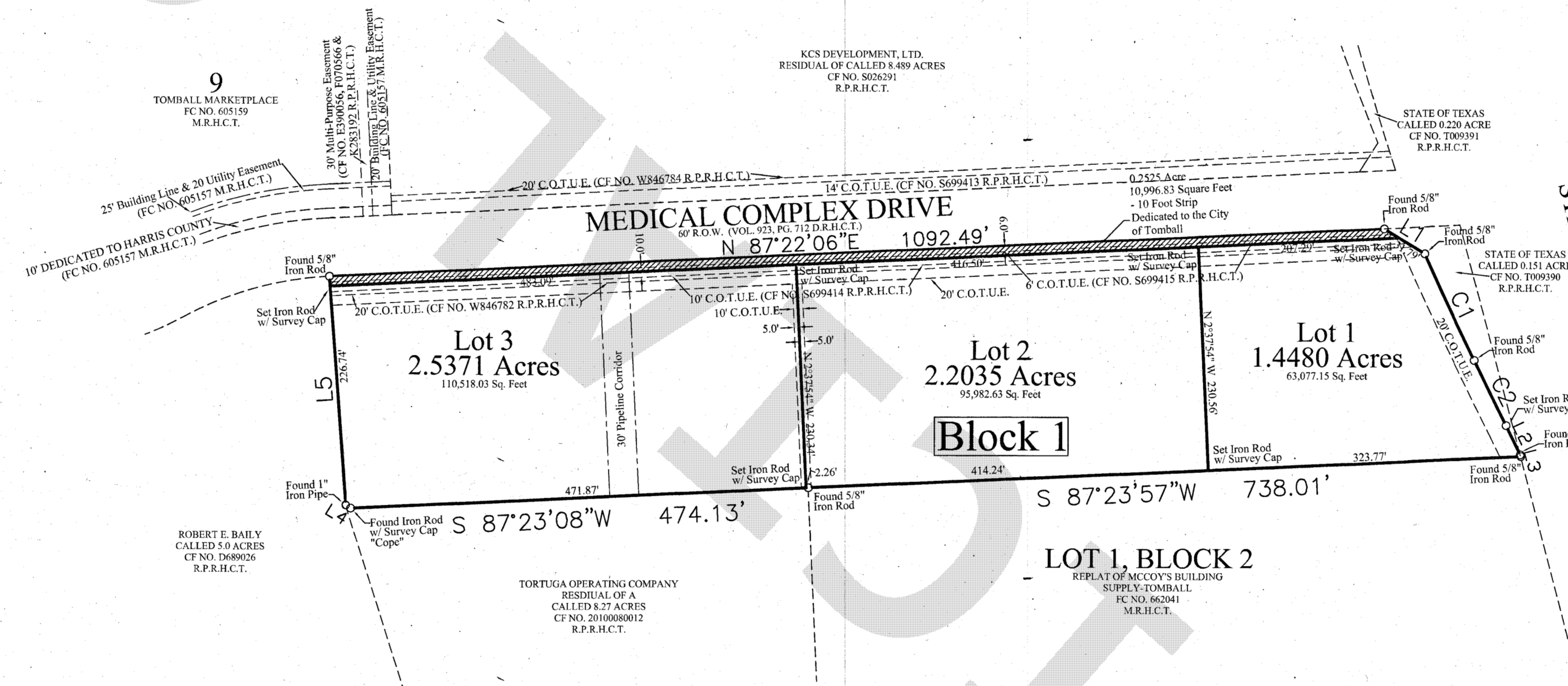
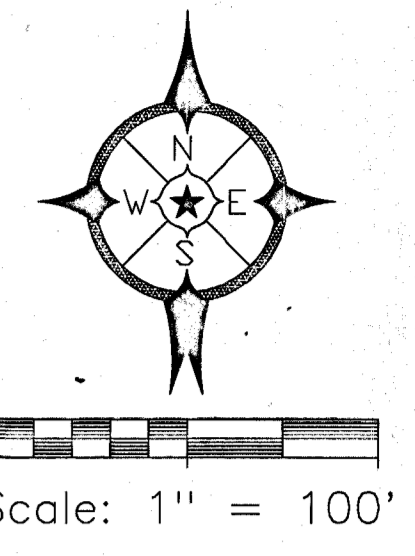
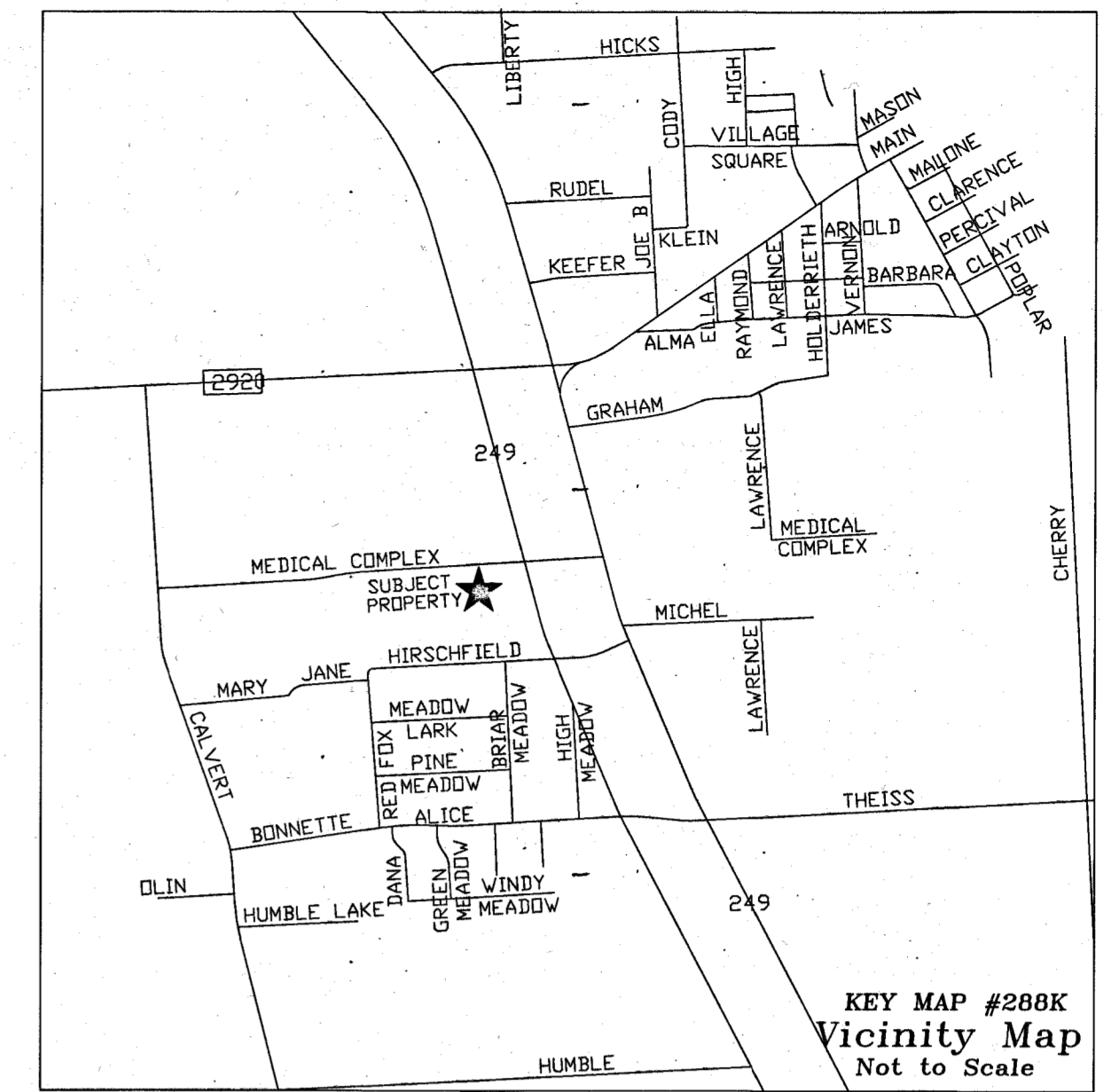
FILED
7/22/2015 11:54 AM
Stan Stanart
COUNTY CLERK

I, Steven L. Crews, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference not found have been marked with iron rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

By: Steven L. Crews
Steven L. Crews
Texas Registration Number 4141



OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 675230
JTS SUBDIVISION FINAL PLAT
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400
KEY MAP



Notes:
Public Easements: Public easements denoted on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress and egress, to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any easements shown on this plat. Neither the City of Tomball nor any other public utility shall be responsible for any damages to property within an easement arising out of the removal or relocation of any obstruction in the public easement.
Flood Information: According to FEMA Firm Panel No. 48201C0210-L (Effective Date June 18, 2007), this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.
Note #1: All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
Note #2: All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
Note #3: No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
Note #4: This plat does not attempt to amend or remove any valid restrictions or covenants.
Note #5: The building lines shown on this plat shall be in addition to, and shall not replace, any building lines by the City of Tomball Code of Ordinances at the time of the development of this property.

M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS
B.L. = BUILDING LINE
C.O.T.U.E. = UTILITY EASEMENT DEDICATED TO THE CITY OF TOMBALL
BL. = BUILDING LINE
VOL. = VOLUME
PG. = PAGE
CF NO. = CLERK'S FILE NUMBER
FC NO. = FILM CODE NUMBER

RECORDER'S MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

Surveyor:
C & C Surveying Inc.
7424 FM 1488, Suite A Magnolia, Texas 77354
Office: 281-356-5172 Fax: 281-356-1935

Owner:
JTS DEVELOPMENT, LTD.
46 Palmer Crest
Spring, Texas 77381
713-899-4710

AFTER RECORDING, PLEASE RETURN TO:
City of Tomball, Texas
501 James Street
Tomball, Texas 77375
Attention: LORI LAKATOS
Phone: 281-290-3460

TAX CERTIFICATE



MIKE SULLIVAN
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON AVE., SUITE 100
HOUSTON, TEXAS 77002

Issued To:
JTS DEVELOPMENT LTD
MERCURY AIR GROUP
3808 WORLD HOUSTON PKWY STE B
HOUSTON, TX 77032-2475

Legal Description
TRS 1B & 8F-1
ABST 375 J M HOOPER

Parcel Address: 0 MEDICAL COMPLEX DR
Legal Acres: 6.4400

Account Number: 043-041-000-0205

Print Date: 06/24/2015
Paid Date:
Issue Date: 06/24/2015
Operator ID: CVASQUEZ

Certificate No: 12037373
Certificate Fee: \$10.00

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. ALL TAXES ARE PAID IN FULL.

Exemptions:

Certified Owner:

JTS DEVELOPMENT LTD
MERCURY AIR GROUP
3808 WORLD HOUSTON PKWY STE B
HOUSTON, TX 77032-2475

Certified Tax Unit(s):

40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
45 Lone Star College System
83 City of Tomball
679 Emergency Service Dist #8 (E.M.S.)

2014 Value: 705,193
2014 Levy: \$8,360.30
2014 Levy Balance: \$0.00
Prior Year Levy Balance: \$0.00
Total Levy Due: \$0.00
P&I + Attorney Fee: \$0.00
Total Amount Due: \$0.00

Reference (GF) No: N/A

Issued By:
MIKE SULLIVAN
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 675231

JTS SUBDIVISION FINAL PLAT
THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400

delinquent_tax_certificate.pdf v1.78

TAX CERTIFICATE FOR ACCOUNT : 0430410000205
AD NUMBER: 0430410000205
GF NUMBER:
CERTIFICATE NO : 2025731
COLLECTING AGENCY
Brian Ludwig
PO Box 276
Tomball TX 77377-0276

DATE : 6/1/2015
FEE : \$10.00
PROPERTY DESCRIPTION
TRS 1B & 8F-1
ABST 375 J M HOOPER

PAGE 1 OF 1

0000000 MEDICAL COMPLEX DR
6.44 ACRES

REQUESTED BY
C&C SURVEYING, INC
7424 FM 1488 STE A
MAGNOLIA TX 77354

PROPERTY OWNER
JTS DEVELOPMENT LTD
MERCURY AIR GROUP
3808 WORLD HOUSTON PKWY STE B
HOUSTON TX 770322475

THIS IS TO CERTIFY THAT THE AD VALOREM RECORDS OF THE TOMBALL ISD TAX ASSESSOR-COLLECTOR REFLECT THE TAX, INTEREST, AND OTHER STATUTORY FEES THAT HAVE BEEN ASSESSED AND ARE NOW DUE TO THE TAXING ENTITIES AND FOR THE YEARS SET OUT BELOW FOR THE DESCRIBED PROPERTY HEREIN. THE TAX ASSESSOR-COLLECTOR MAKES NO CERTIFICATION AS TO THE AMOUNT OF TAX, PENALTY, INTEREST, OR OTHER FEES ASSESSED BY OR DUE ANY TAXING ENTITY FOR THE YEAR OR YEARS FOR WHICH THE TAX ASSESSOR-COLLECTOR DID NOT HAVE THE STATUTORY DUTY TO COLLECT OR KEEP RECORDS OF SUCH COLLECTION. ADDITIONAL TAXES MAY BECOME DUE ON THE DESCRIBED PROPERTY, WHICH ARE NOT REFLECTED HEREIN, IF THE SAID DESCRIBED PROPERTY HAS OR IS RECEIVING ANY SPECIAL STATUTORY VALUATIONS THAT MAY TRIGGER TAX ROLLBACK PROVISIONS. THIS CERTIFICATE APPLIES TO ADVALOREM TAXES ONLY AND DOES NOT APPLY TO ANY SPECIAL ASSESSMENT LEVIES.

CURRENT VALUES			
LAND MKT VALUE:	705,193	IMPROVEMENT :	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	705,193	LIMITED VALUE:	0
EXEMPTIONS: LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2014	TOMBALL I.S.D.	0.00	0.00	0.00	0.00	0.00	0.00
2014 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2015 : \$ 0.00

ISSUED TO : C&C SURVEYING, INC
ACCOUNT NUMBER: 0430410000205

CERTIFIED BY: TOMBALL I.S.D.

This is a statement from the Tax Collector of Tomball I.S.D., indicating that the taxes to be imposed by Tomball Independent School District for the 2015 tax year have not been calculated as of the above date.

COPY

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.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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

Principal & Broker Associate

O: (281) 686-9445

C: (832) 560-2100

Patrick@commercialspacehouston.com

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.

Commercial Advisors Group, RE/MAX Integrity Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9004133 License No.	esther@thecordovateam.com Email	(281)370-5100 Phone
Esther Cordova Designated Broker of Firm	0208532 License No.	esther@thecordovateam.com Email	(281)355-5562 Phone
Esther Cordova Licensed Supervisor of Sales Agent/ Associate	0208532 License No.	esther@thecordovateam.com Email	(281)355-5562 Phone
Patrick J Buckhoff, CCIM Sales Agent/Associate's Name	0587831 License No.	patrick@commercialshouston.com Email	(832)560-2100 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

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

NEC Brown Rd &