

PRIME RETAIL OPPORTUNITY ON BOUDREAUX RD

Looking for retail space surrounded by high income neighborhoods? Look no further, we have what you're looking for-- New retail space in Spring/Tomball area with convenient access to HWY 249 and Grand Parkway. This highly visible location features easy access, generous parking, and is surrounded by growing neighborhoods. Call today to schedule a tour.

KEY OVERVIEW

- 4 min. to SH 249
- 4 min to Grand Parkway (99)
- 2 min to FM 2978



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23309 Kuykendahl Road
Tomball, TX 77375

PROPERTY PHOTOS



PROPERTY PHOTOS



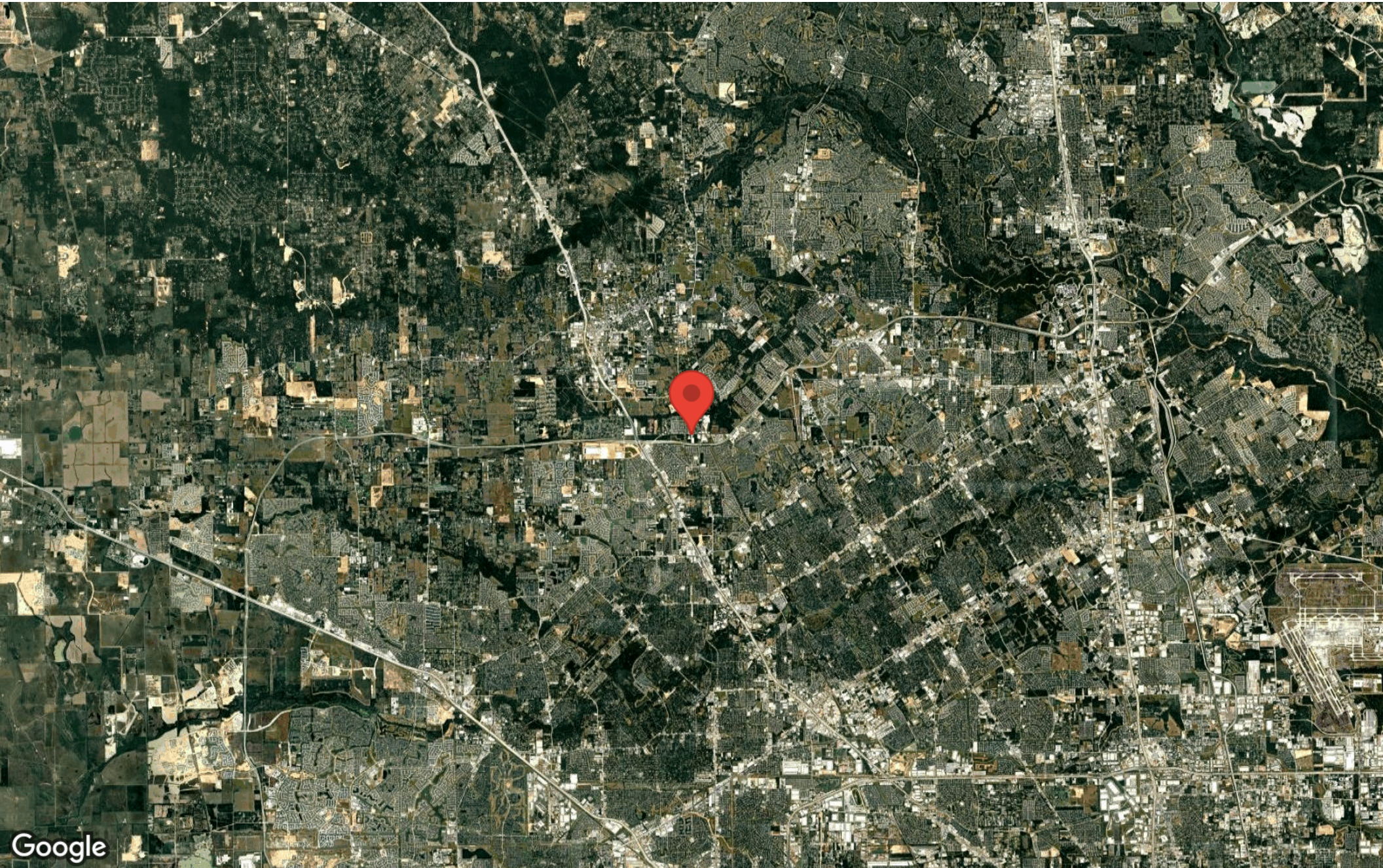
PROPERTY PHOTOS



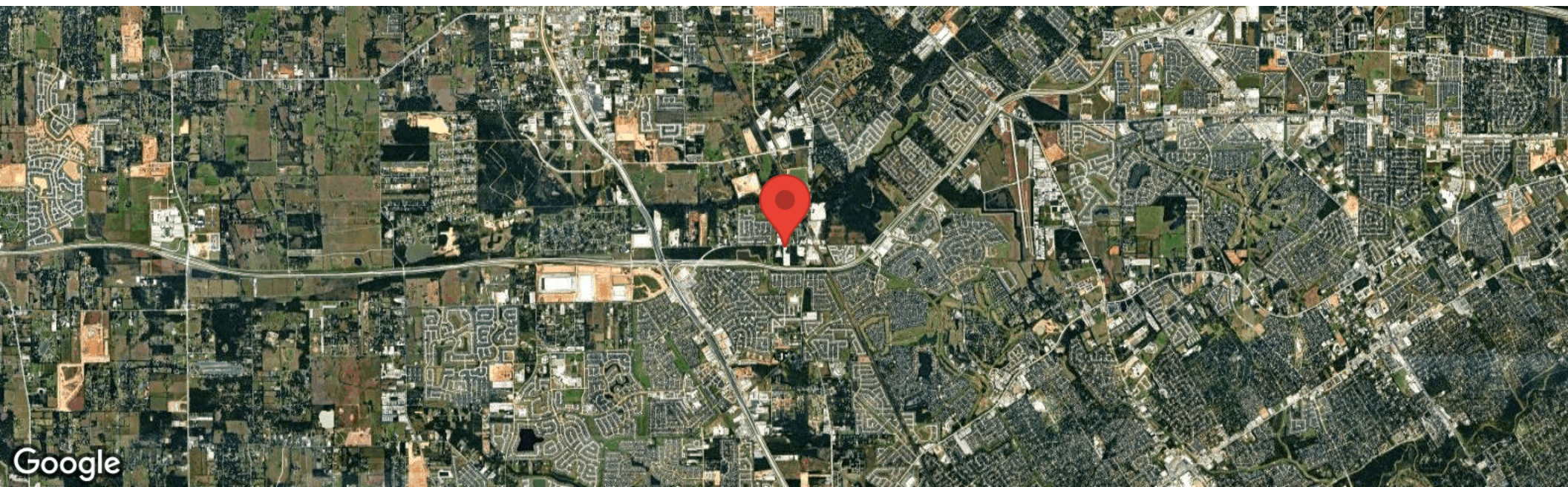
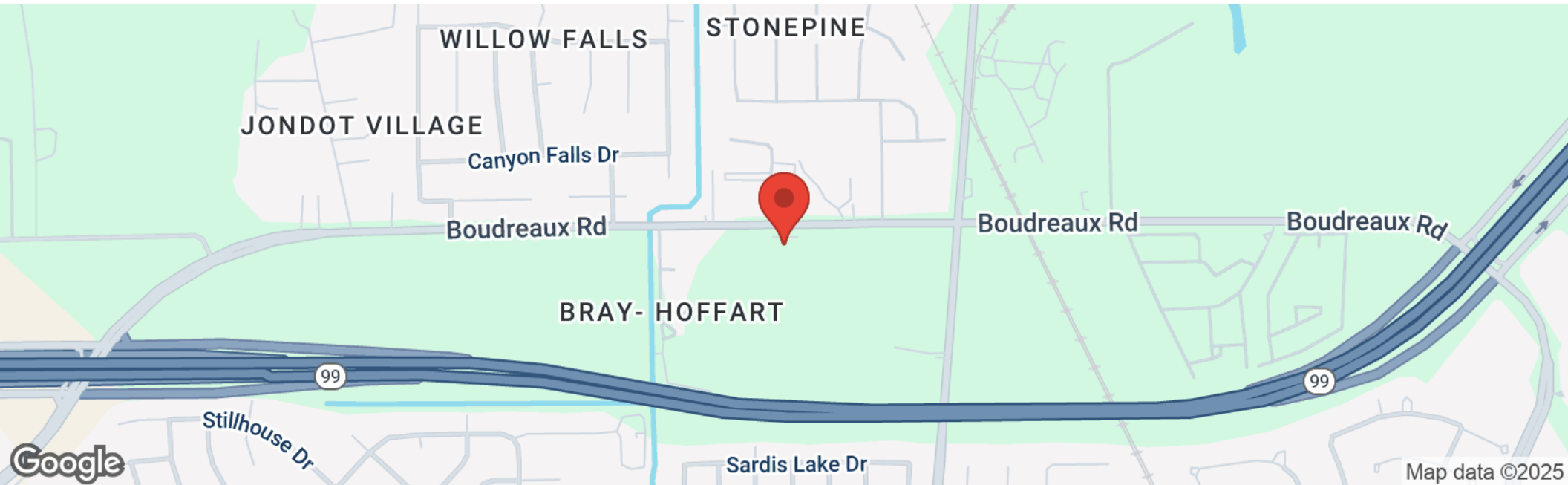
PROPERTY PHOTOS



REGIONAL MAP



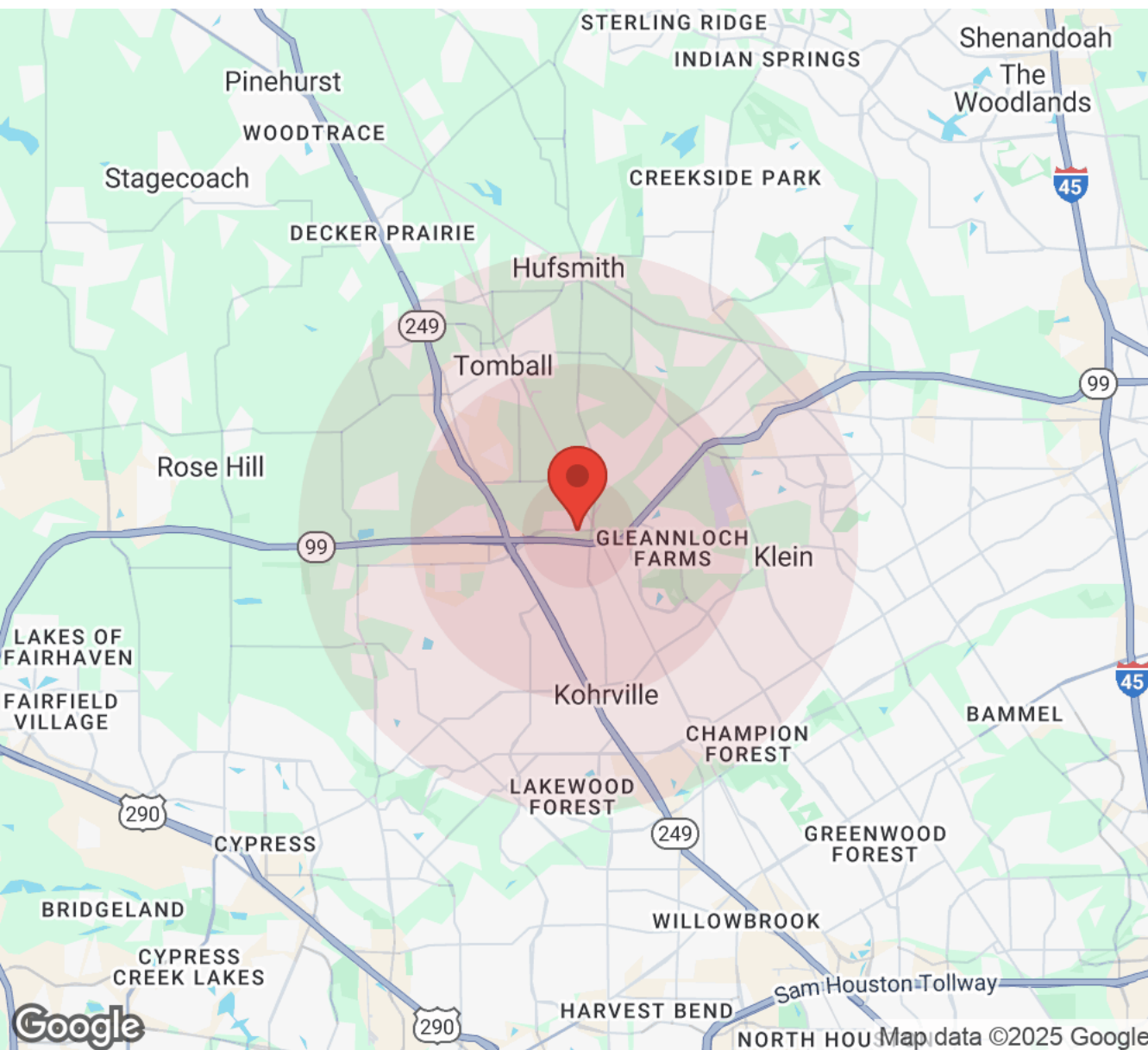
LOCATION MAPS



AERIAL MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	8,537	23,936	78,610
Female	8,725	25,445	79,625
Total Population	17,262	49,381	158,235

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,639	12,625	36,544
Ages 15-24	2,777	7,971	24,984
Ages 25-54	6,061	18,514	59,726
Ages 55-64	1,824	5,305	19,241
Ages 65+	1,961	4,966	17,740

Race	1 Mile	3 Miles	5 Miles
White	11,505	36,297	122,935
Black	1,943	3,893	10,385
Am In/AK Nat	70	198	383
Hawaiian	N/A	N/A	20
Hispanic	4,881	11,244	30,807
Multi-Racial	5,082	11,596	28,276

Income	1 Mile	3 Miles	5 Miles
Median	\$66,980	\$80,575	\$94,421
< \$15,000	251	839	1,779
\$15,000-\$24,999	430	1,157	2,672
\$25,000-\$34,999	336	1,055	2,982
\$35,000-\$49,999	790	1,906	5,757
\$50,000-\$74,999	1,422	3,036	9,076
\$75,000-\$99,999	1,091	2,770	7,914
\$100,000-\$149,999	842	3,085	12,176
\$150,000-\$199,999	217	1,412	5,380
> \$200,000	59	1,107	5,720

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,211	16,293	56,719
Occupied	4,991	15,339	53,772
Owner Occupied	4,147	11,869	43,879
Renter Occupied	844	3,470	9,893
Vacant	220	954	2,947

BUSINESS MAP



Demographic Summary

11709 Boudreaux Rd, Tomball, Texas, 77375 3 (1 mile)

11709 Boudreaux Rd, Tomball, Texas, 77375

Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri

Latitude: 30.05242

Longitude: -95.59406

DEMOGRAPHIC SUMMARY

11709 Boudreaux Rd, Tomball, Texas, 77375 3

Ring of 1 mile

KEY FACTS

13,084

Population



4,227

Households

33.3

Median Age

\$77,417

Median Disposable Income

EDUCATION

5.4%

No High School Diploma



25.3%

High School Graduate



30.4%

Some College/ Associate's Degree



39.0%

Bachelor's/Grad/Prof Degree

INCOME



\$93,448

Median Household Income



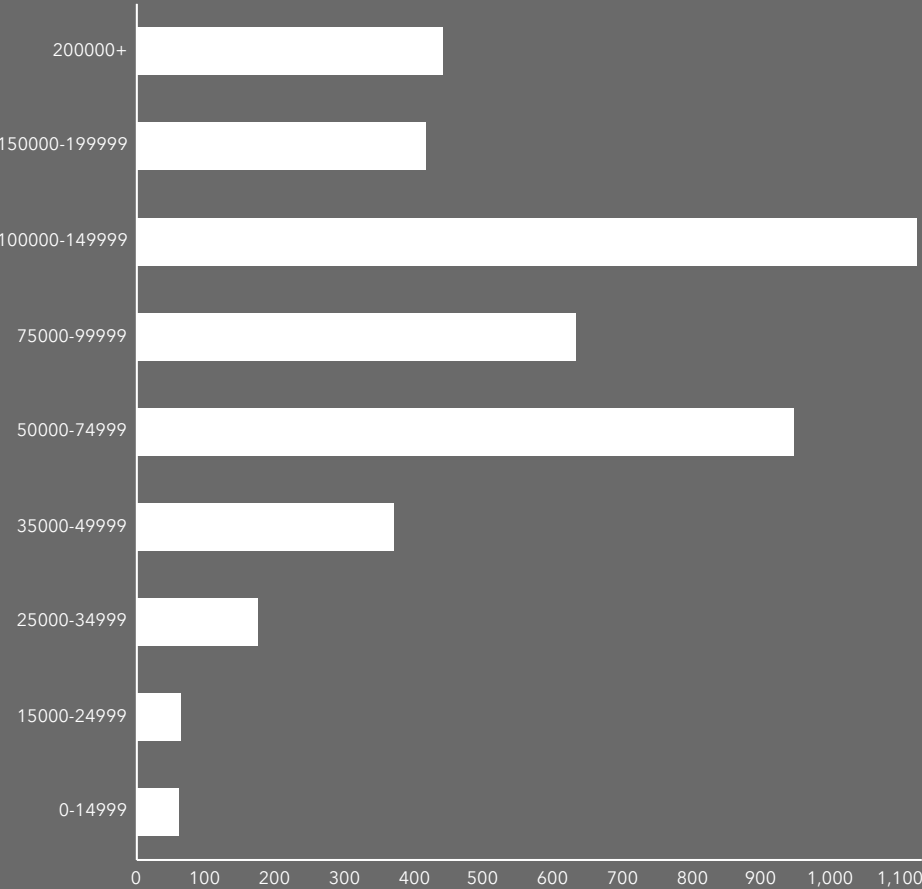
\$36,656

Per Capita Income

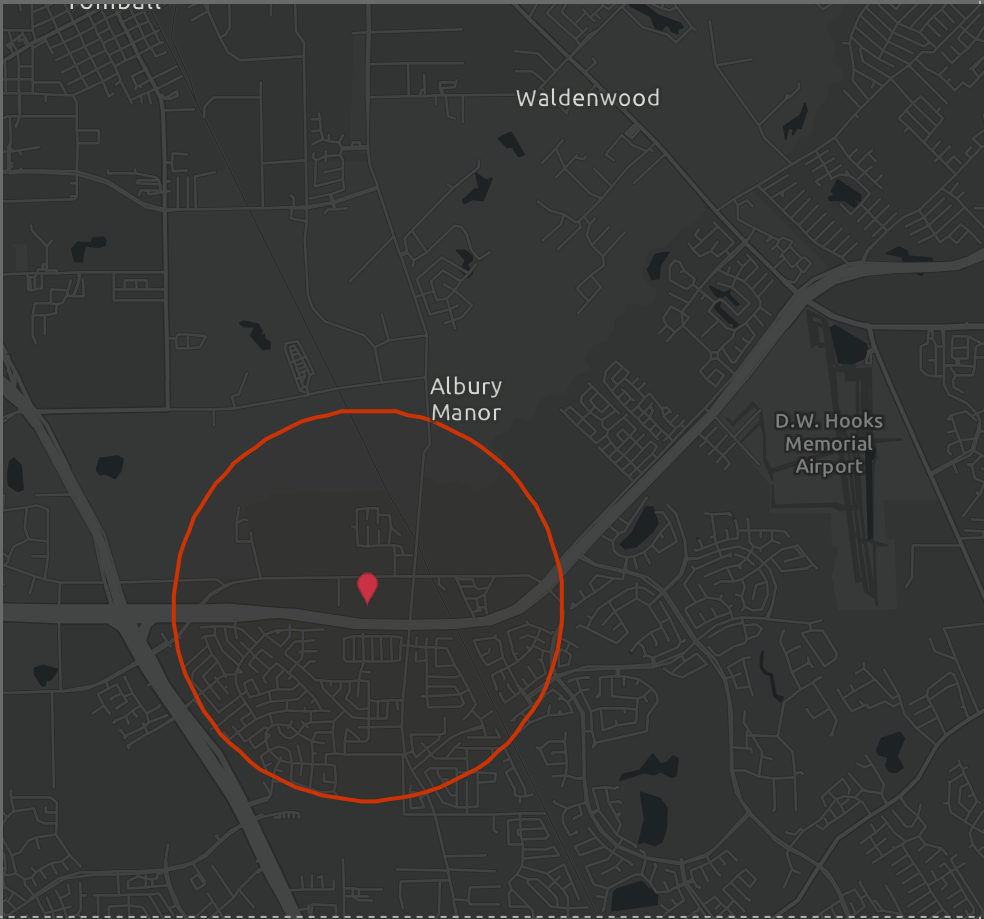


\$284,066

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



70.8%

White Collar



19.8%

Blue Collar



11.5%

Services

2.1%

Unemployment Rate

Demographic Summary

11709 Boudreaux Rd, Tomball, Texas, 77375 3 (3 miles)
11709 Boudreaux Rd, Tomball, Texas, 77375
Ring of 3 miles

RE/MAX Commercial Advisors Group by Esri
Latitude: 30.05242
Longitude: -95.59406

DEMOGRAPHIC SUMMARY

11709 Boudreaux Rd, Tomball, Texas, 77375 3
Ring of 3 miles

KEY FACTS

69,000

Population



22,852

Households

35.9

Median Age

\$91,486

Median Disposable Income

EDUCATION

4.2%

No High School Diploma



19.3%

High School Graduate



22.8%

Some College/ Associate's Degree



53.7%

Bachelor's/Grad/Prof Degree

INCOME



\$108,504

Median Household Income



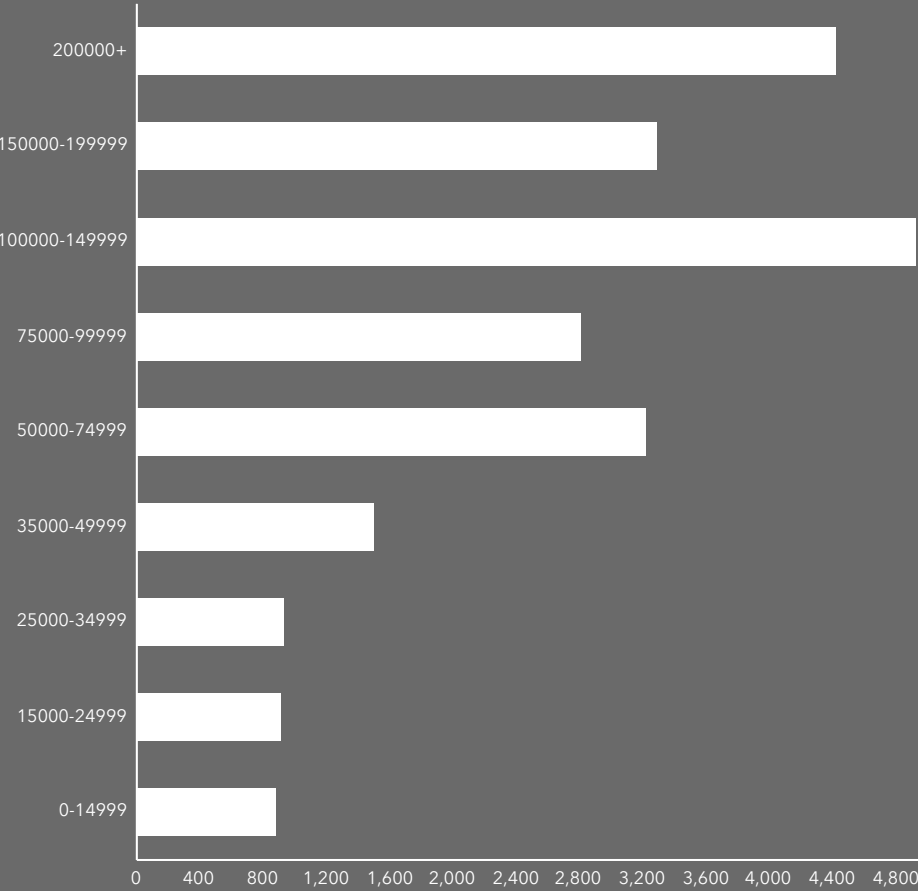
\$46,629

Per Capita Income

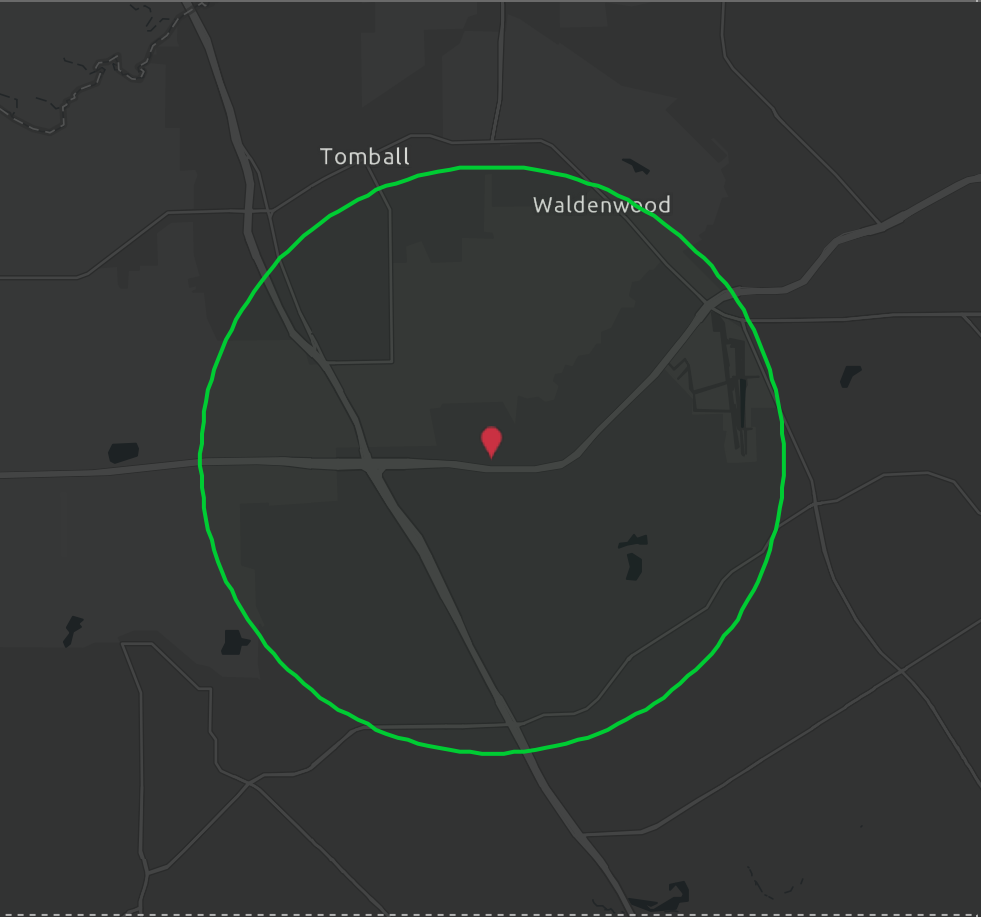


\$402,442

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



75.0%

White Collar



13.4%

Blue Collar



13.1%

Services

3.3%

Unemployment Rate

Demographic Summary

11709 Boudreaux Rd, Tomball, Texas, 77375 3 (5 miles)
11709 Boudreaux Rd, Tomball, Texas, 77375
Ring of 5 miles

RE/MAX Commercial Advisors Group by Esri
Latitude: 30.05242
Longitude: -95.59406

DEMOGRAPHIC SUMMARY

11709 Boudreaux Rd, Tomball, Texas, 77375 3
Ring of 5 miles

KEY FACTS

197,371

Population



67,708

Households

37.1

Median Age

\$90,942

Median Disposable Income

EDUCATION

4.4%

No High School Diploma



18.0%

High School Graduate



27.1%

Some College/
Associate's Degree



50.4%

Bachelor's/Grad/Prof Degree

INCOME



\$108,210

Median Household Income



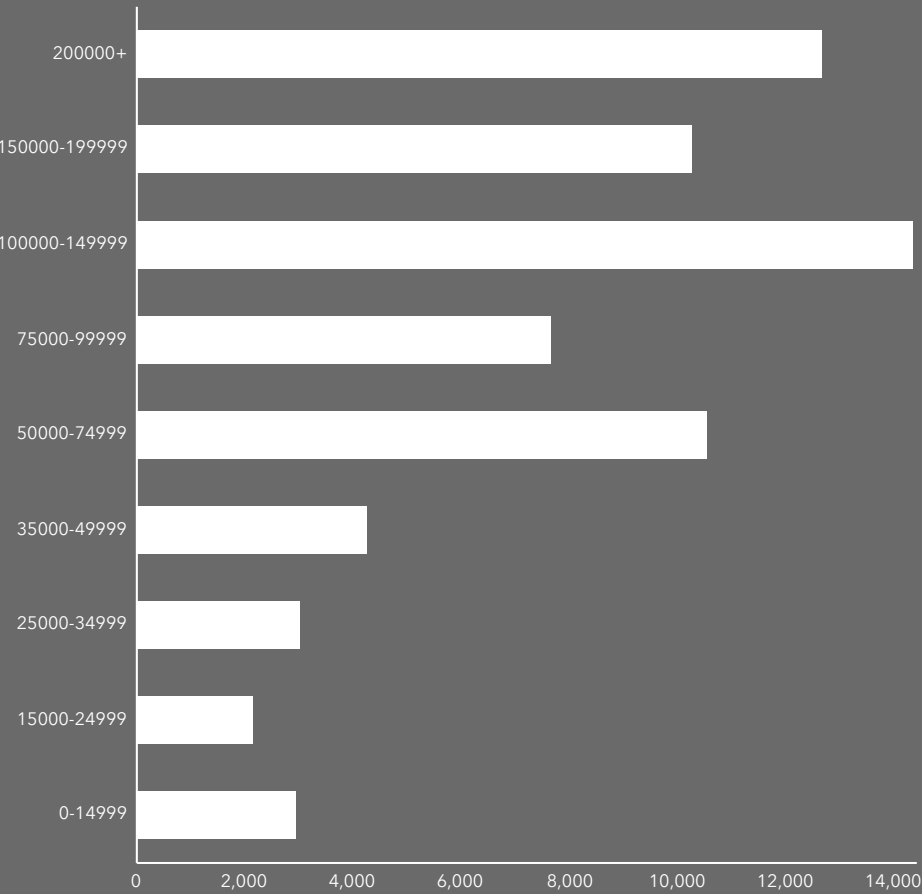
\$47,911

Per Capita Income

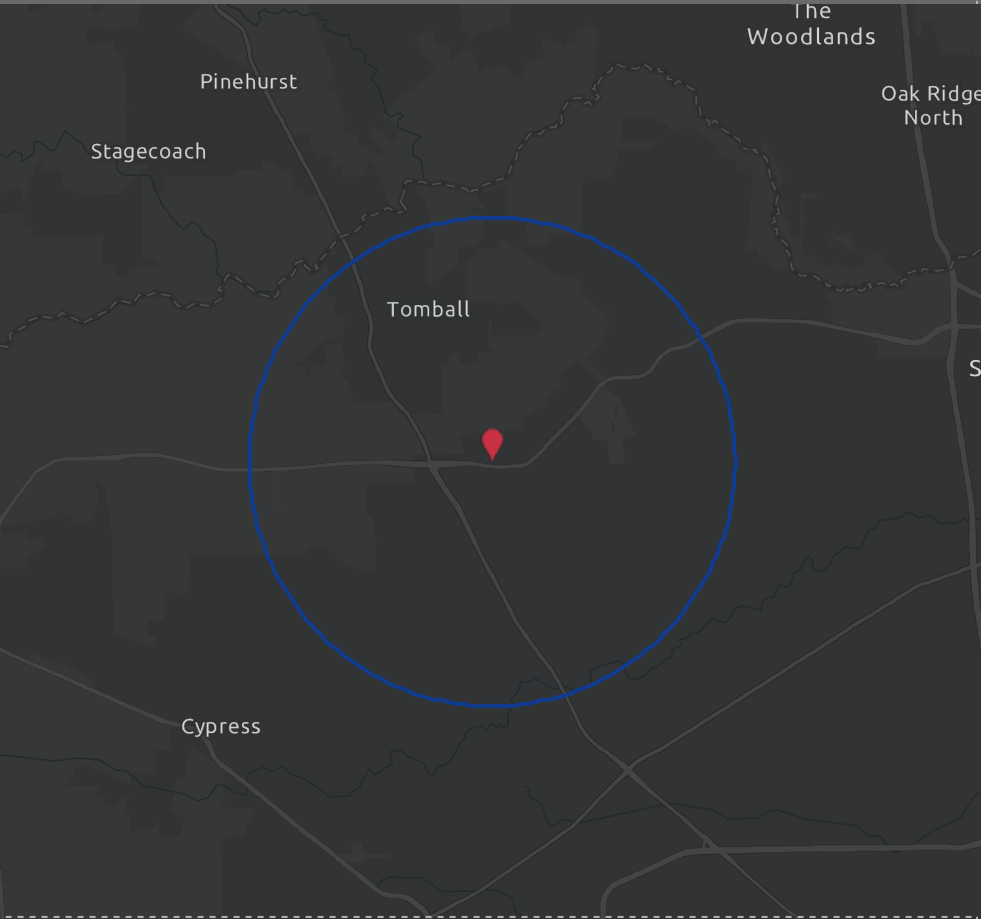


\$418,851

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



76.1%

White Collar



13.4%

Blue Collar



11.9%

Services

3.7%

Unemployment Rate

Tapestry Demographic Summary (Esri 2025)

11709 Boudreaux Rd, Tomball, Texas, 77375(1mile)

11709 Boudreaux Rd, Tomball, Texas, 77375

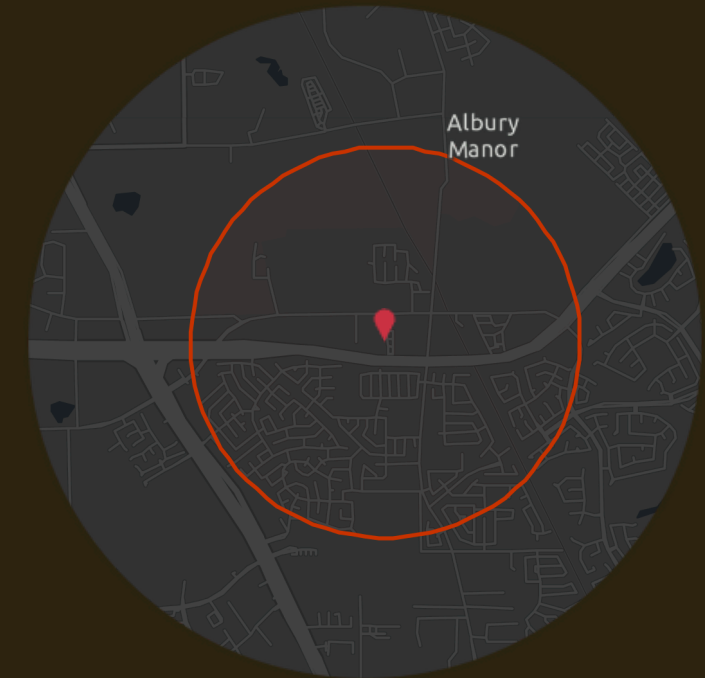
Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri

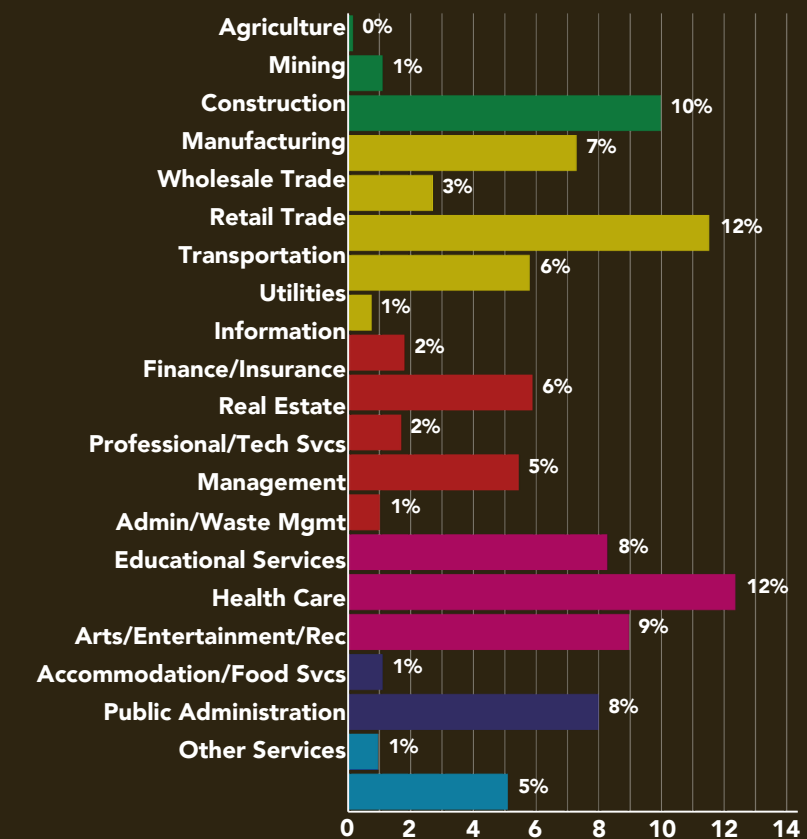
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Longitude: -95.59406

KEY FACTS



Labor Force by Industry



Target Market Summary

11709 Boudreaux Rd, Tomball, Texas, 77375 (1 mile)

11709 Boudreaux Rd, Tomball, Texas, 77375

Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri

Latitude: 30.05242

Longitude: -95.59406

TARGET MARKET SUMMARY

11709 Boudreaux Rd, Tomball, Texas, 77375

Ring of 1 mile

Key Facts

12,899

Population

33.6

Median Age

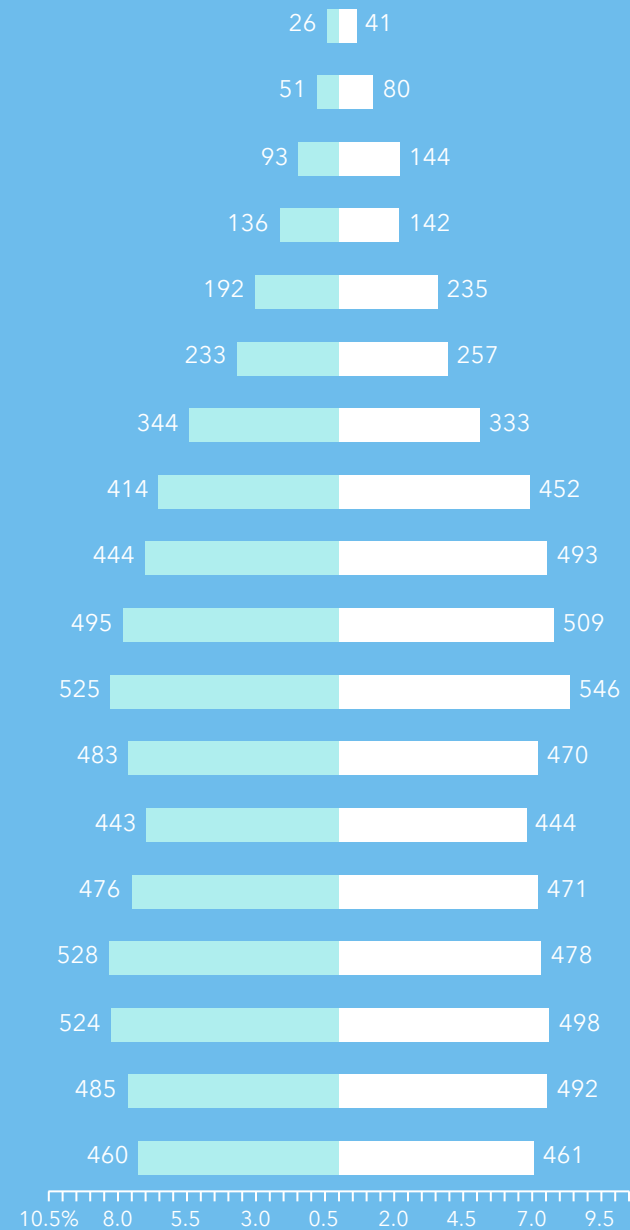
3.0

Average Household Size

\$101,028

Median Household Income

Age Pyramid



The largest group:

2025 Females Age 35-39

The smallest group:

2025 Males Age 85+

Annual Lifestyle Spending



\$3,551

Travel



\$105

Theatre/Operas/Concerts



\$86

Movies/Museums/ Parks



\$105

Sports Events



\$10

Online Games



\$141

Audio

Tapestry

Top 3 segments by household count



G2 Up and Coming Families >

2,861 | 67.3%

H2 Boomburbs >

667 | 15.7%

D3 Modern Minds >

590 | 13.9%

Other

135 | 3.2%



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

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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.

23309 Kuykendahl Road
Tomball, TX 77375



Each Office Independently Owned and Operated

PRESENTED BY:

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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	9004133	esther@thecordovateam.com	(281)370-5100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Esther Cordova	0208532	esther@thecordovateam.com	(281)355-5562
Designated Broker of Firm	License No.	Email	Phone
Esther Cordova	0208532	esther@thecordovateam.com	(281)355-5562
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Patrick Buckhoff, CCIM	0587831	patrick@commercialspacehouston.com	(281)686-9445
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
IABS 1-0 Date

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