

### PRIME RETAIL SPACE FOR LEASE!

Looking for high visibility retail space in Tomball? This retail center features two 6000 SF retail buildings that can be divided to meet your needs. Located on FM 2798 just south of FM 2920, your customers can find you easily and have plenty of parking. Within 3 miles, hundreds of single-family homes are built, and more are coming. Location is perfect for: Salons, optometry, dental, sandwich shops, barbershops, just to name a few. Buildout allowance available for well qualified tenants. Call today to schedule your tour.

### PROPERTY OVERVIEW

Building SF: 6,000

Lease Rate: \$21.60 SF/YR (NNN)

Lot Size: 2.81 Acres



**PATRICK BUCKHOFF, CCIM, CCIM**

PRINCIPAL & BROKER ASSOCIATE

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587831, Texas

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23309 Kuykendahl Road  
Tomball, TX 77375



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PROPERTY PHOTOS

Tomball, TX 77375



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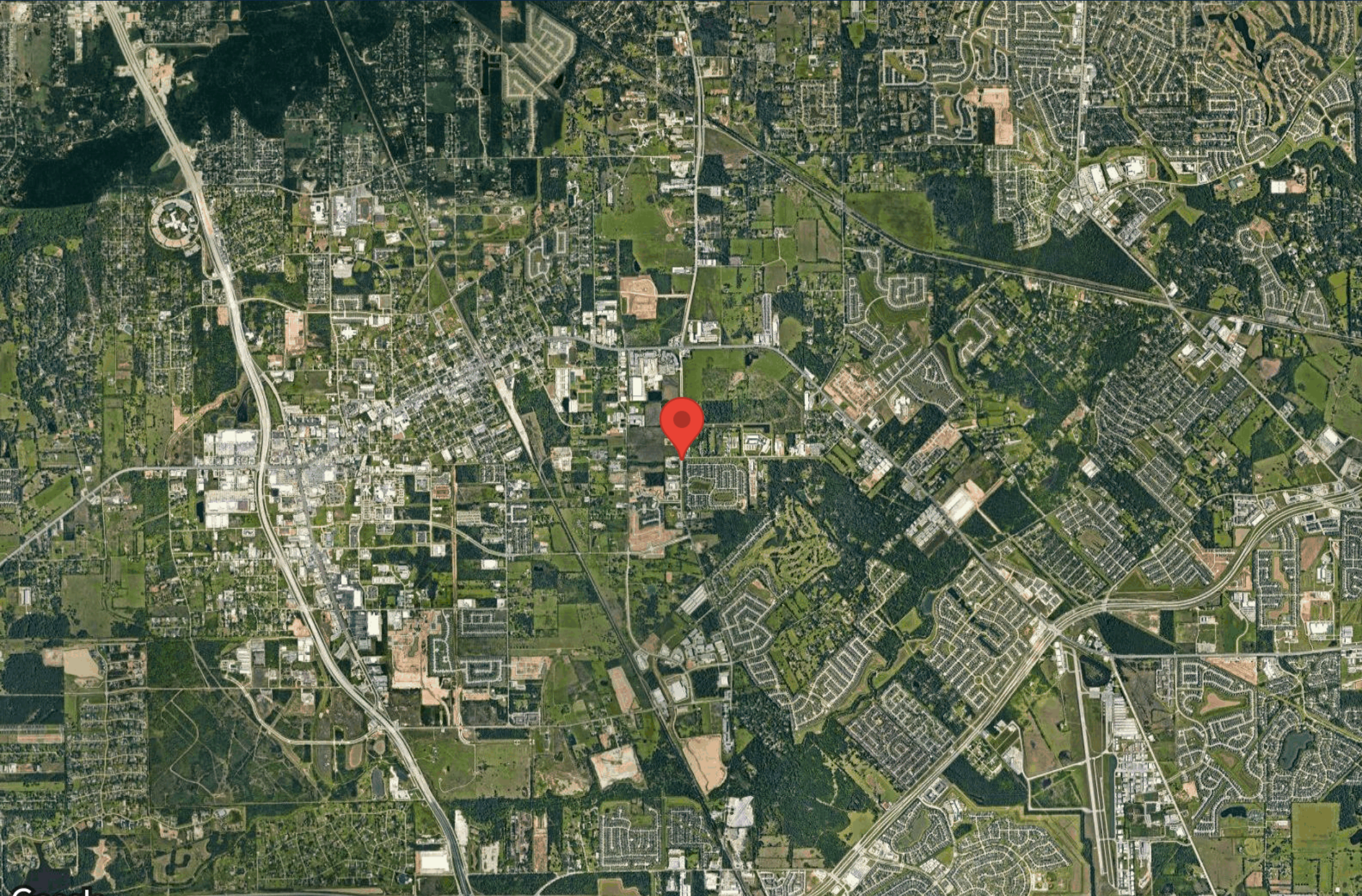
# PROPERTY PHOTOS

Tomball, TX 77375



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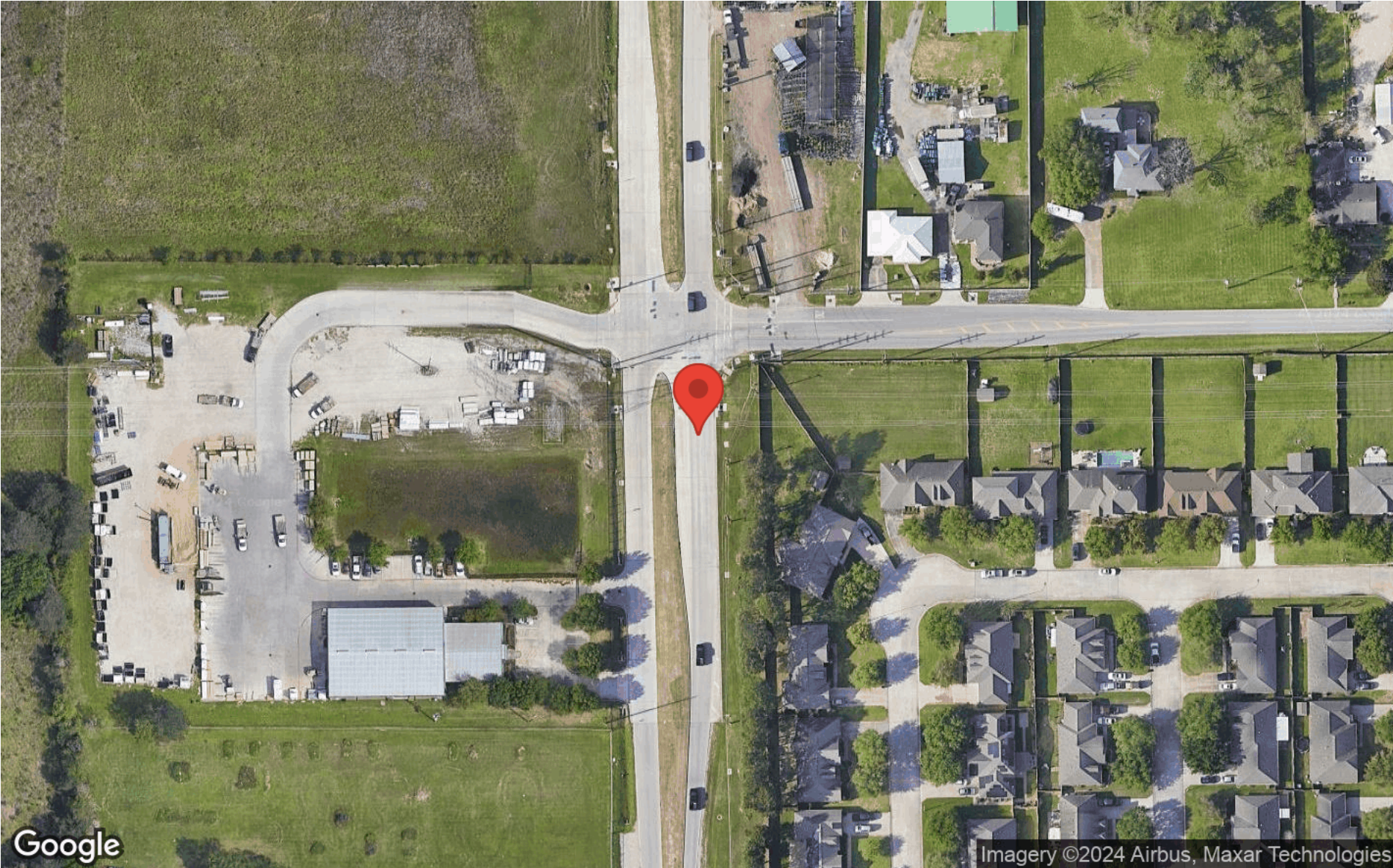






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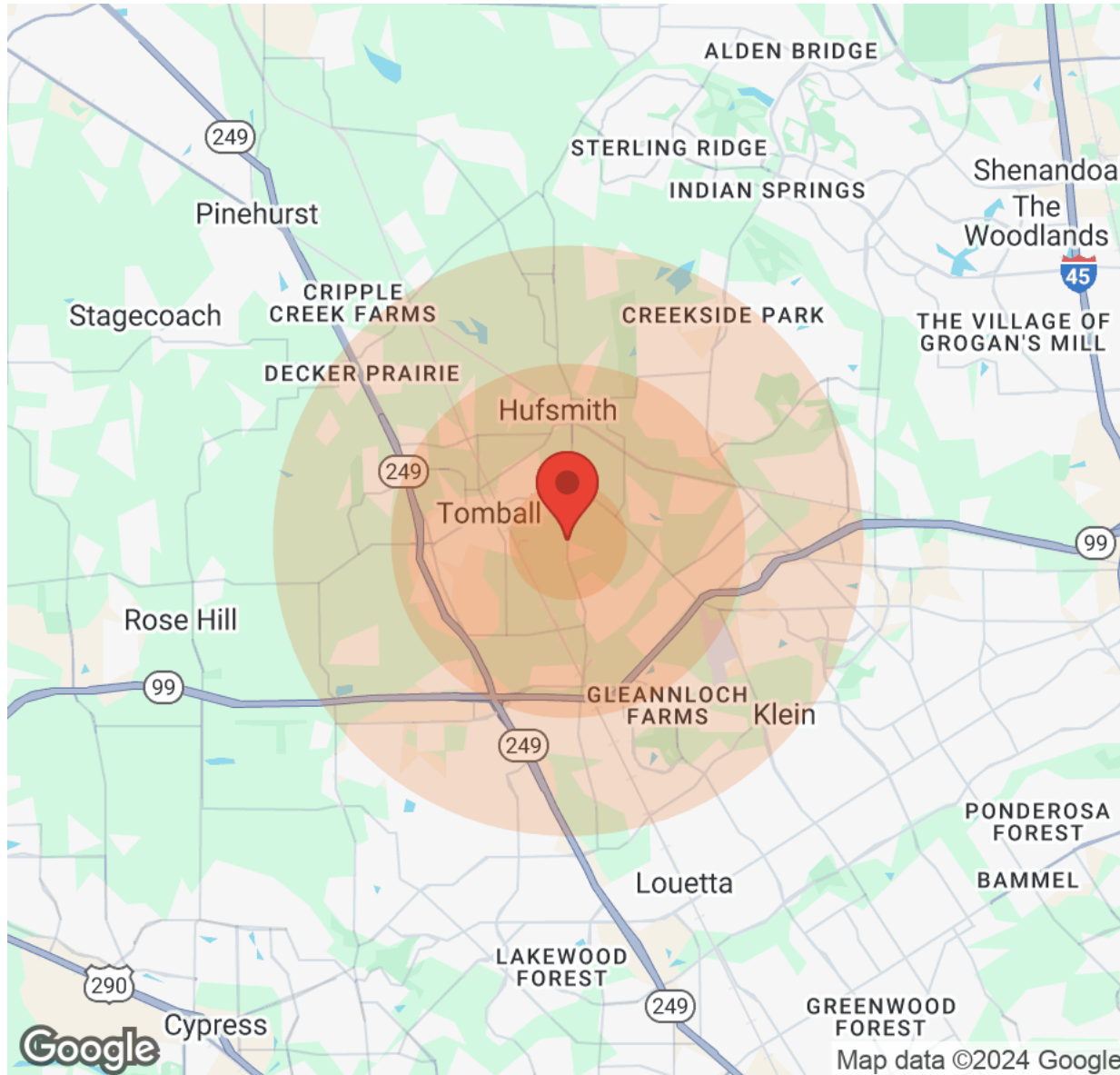
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- Timewise
- Shell
- McDonald's
- Cop Cars Direct
- Coastal Power Systems
- SOS Motorsports
- Houston Downhole
- Bumble Bee Blinds
- Susana's Flowers
- Donut Shack
- Sunoco
- Stripes
- Shell
- The Weird Sister
- Fastlane





Population	1 Mile	3 Miles	5 Miles
Male	1,072	7,305	61,008
Female	1,032	7,671	62,451
Total Population	2,104	14,976	123,459

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	421	3,067	29,770
Ages 15-24	298	2,027	19,927
Ages 25-54	713	5,927	46,219
Ages 55-64	303	1,744	13,994
Ages 65+	369	2,211	13,549

Race	1 Mile	3 Miles	5 Miles
White	1,669	12,579	96,000
Black	118	767	8,144
Am In/AK Nat	22	61	273
Hawaiian	N/A	1	19
Hispanic	443	2,816	25,370
Multi-Racial	484	2,882	24,582

Income	1 Mile	3 Miles	5 Miles
Median	\$111,018	\$58,816	\$96,129
< \$15,000	N/A	596	1,665
\$15,000-\$24,999	13	543	2,158
\$25,000-\$34,999	56	605	2,202
\$35,000-\$49,999	60	938	4,525
\$50,000-\$74,999	48	688	6,879
\$75,000-\$99,999	67	751	6,565
\$100,000-\$149,999	317	1,000	8,711
\$150,000-\$199,999	100	370	4,420
> \$200,000	51	236	3,824

Housing	1 Mile	3 Miles	5 Miles
Total Units	782	6,712	42,407
Occupied	723	6,103	39,921
Owner Occupied	644	3,375	32,704
Renter Occupied	79	2,728	7,217
Vacant	59	609	2,486



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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:**

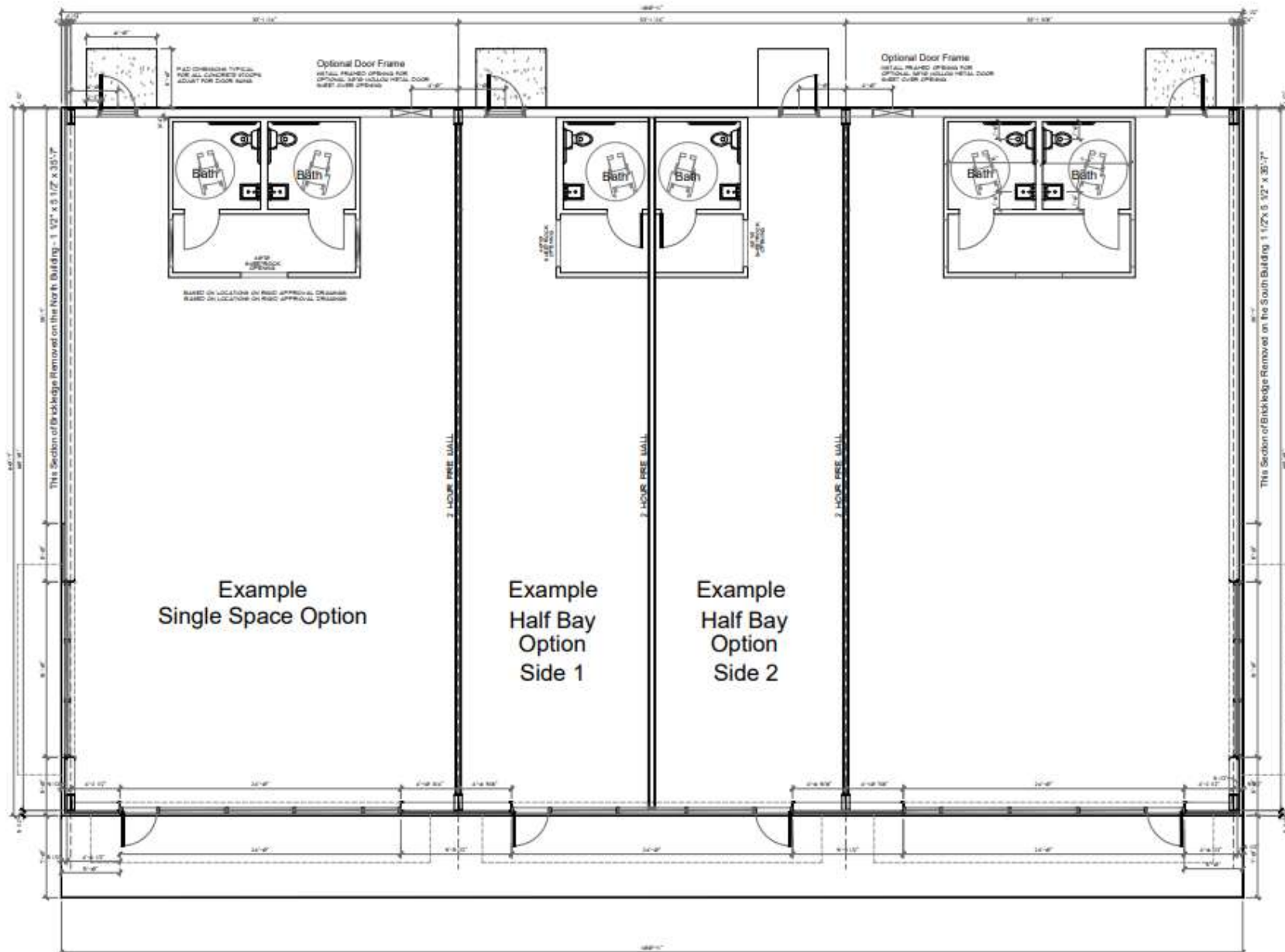
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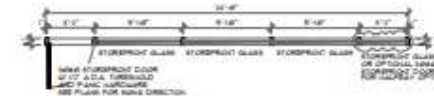


## Proposed Floor Plan

SCALE: 1/4" = 1'-0"

NOTE: FLOOR PLAN PROVIDES BUILD-OUT CONDITIONS FOR A HALF-BAY SPACE USAGE OPTION.  
 METALL FRAMED GLASS CURTAIN WALL LOCATION WILL BE ACCORDING TO RISE APPROVAL DRAWINGS.

Layouts shown on floor plan are EXAMPLES ONLY.  
 Building is a shell building with slab leave-outs for future bathrooms. Interior build-out shall be by tenant.



### Storefront Glass and Door Layout

- SHOW ALL BAY OPENING DIMENSIONS.
- CURTAIN WALL WIDTH AND HEIGHT IS REQUIRED.
- HARDWARE PERMITTED FOR INSTALLATION OF A SECOND SLAB DOOR IS A 1'-0" WIDE TRANSIT CLEAR SPACE OPTION IS CHOSEN.

Graphic Scale







## 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.

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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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