

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



TABLE OF CONTENTS

22824 HUFSMITH - KOHRVILLE ROAD

22824 Hufsmith - Kohrville Road
Tomball, TX 77375

PATRICK BUCKHOFF, CCIM, CCIM

PRINCIPAL & BROKER ASSOCIATE

O: (832) 560-2100

C: (281) 686-9445

PatrickJBuckhoff@remax.net

587831, Texas

Property Photos	3
Regional Map	6
Location Maps	7
Aerial Map	8
Business Map	9
Demographics	10
Floorplan	11
IABS	12

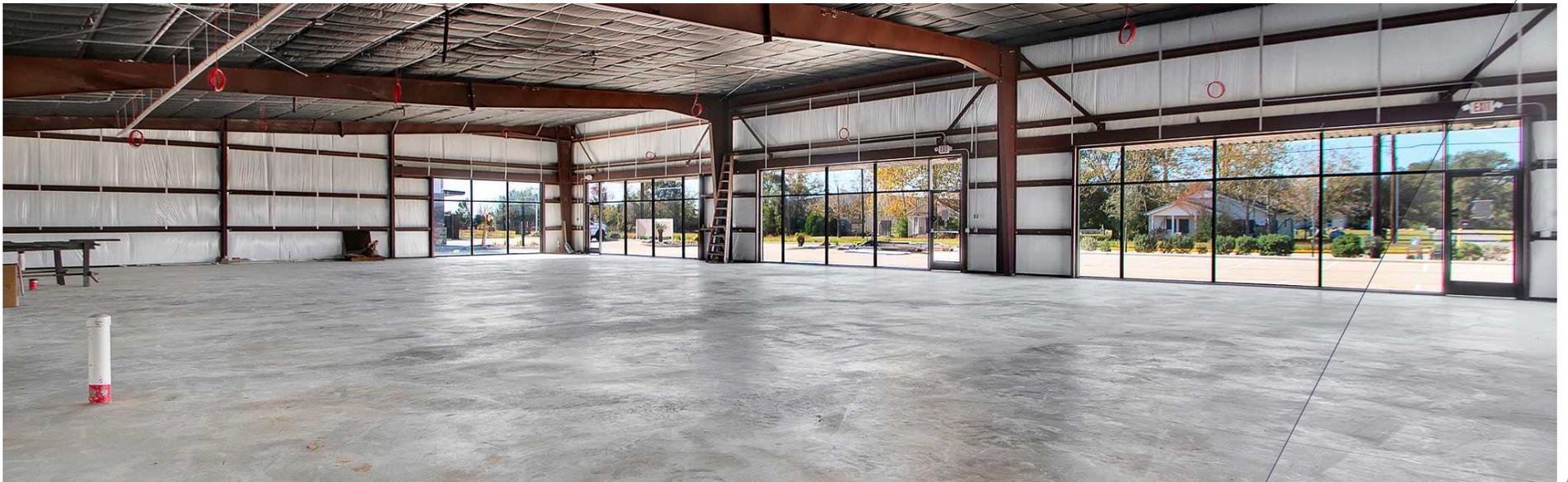
23309 Kuykendahl Road
Tomball, TX 77375



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.



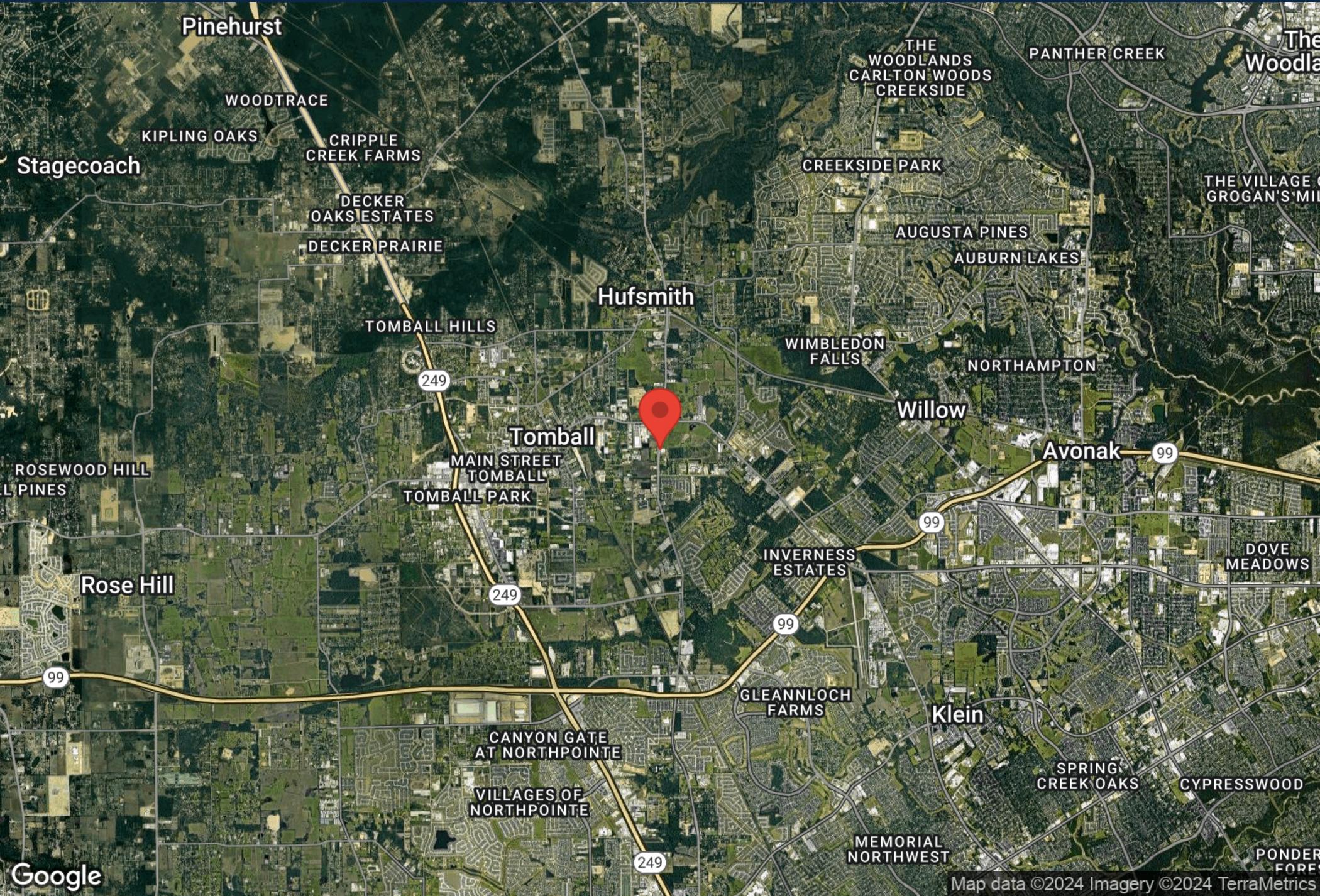




REGIONAL MAP

22824 HUFSMITH - KOHRVILLE ROAD

22824 Hufsmith - Kohrville Road
Tomball, TX 77375



Pinehurst

WOODTRACE

KIPLING OAKS

CRIPPLE CREEK FARMS

DECKER OAKS ESTATES

DECKER PRAIRIE

TOMBALL HILLS

249

Tomball

MAIN STREET
TOMBALL
TOMBALL PARK

249

Rose Hill

99

Hufsmith

249

WIMBLEDON FALLS

THE WOODLANDS
CARLTON WOODS
CREEKSIDE

CREEKSIDE PARK

AUGUSTA PINES

AUBURN LAKES

NORTHAMPTON

Willow

Avonak

99

INVERNESS ESTATES

99

GLEANNLOCH FARMS

Klein

CANYON GATE
AT NORTHPOINTE

VILLAGES OF
NORTHPOINTE

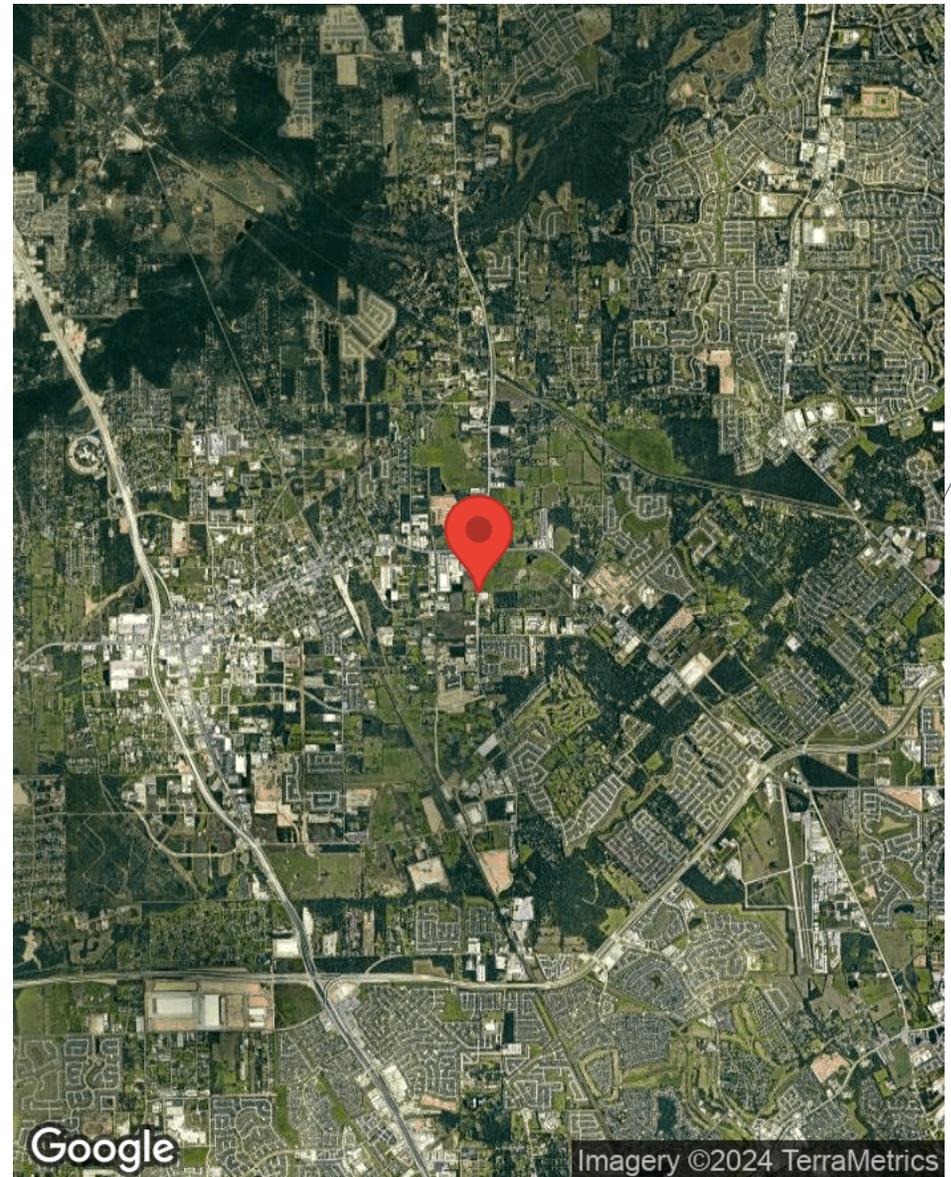
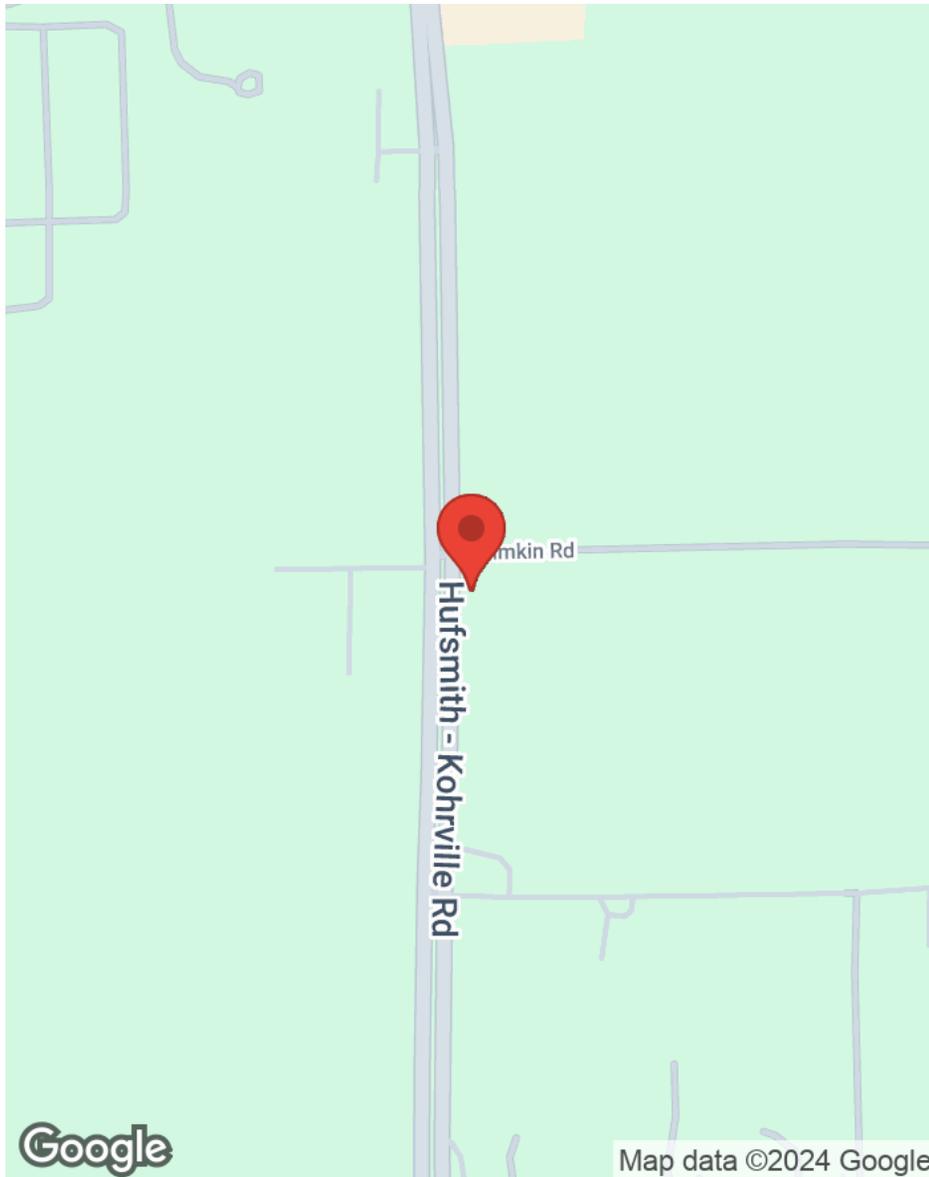
MEMORIAL
NORTHWEST

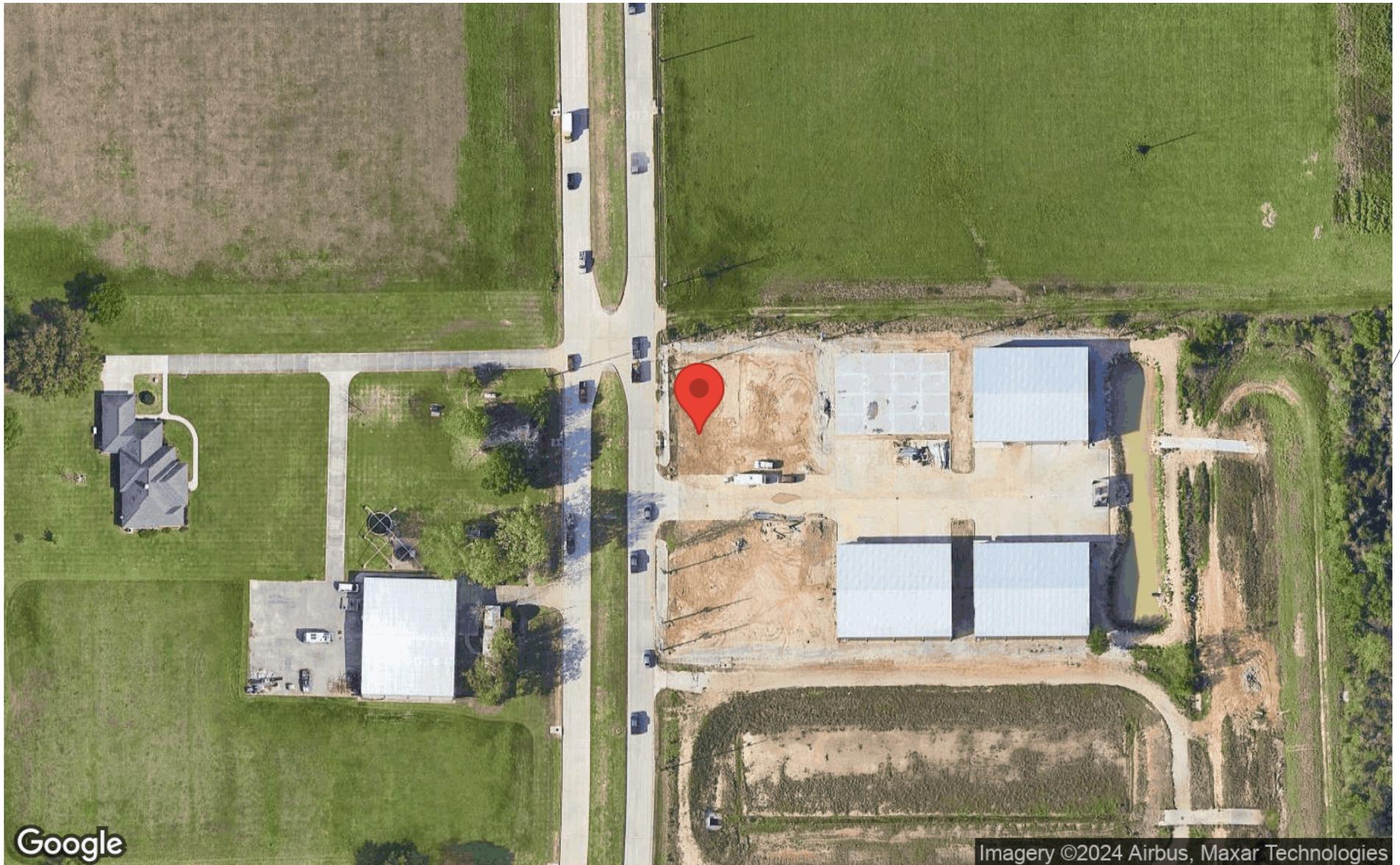
SPRING
CREEK OAKS

CYPRESSWOOD

PONDER
FORE

Map data ©2024 Imagery ©2024 TerraMetrics





BUSINESS MAP

22824 HUFSMITH - KOHRVILLE ROAD

22824 Hufsmith - Kohrville Road
Tomball, TX 77375



 Timewise



 Shell



 McDonald's

 Susana's Flowers

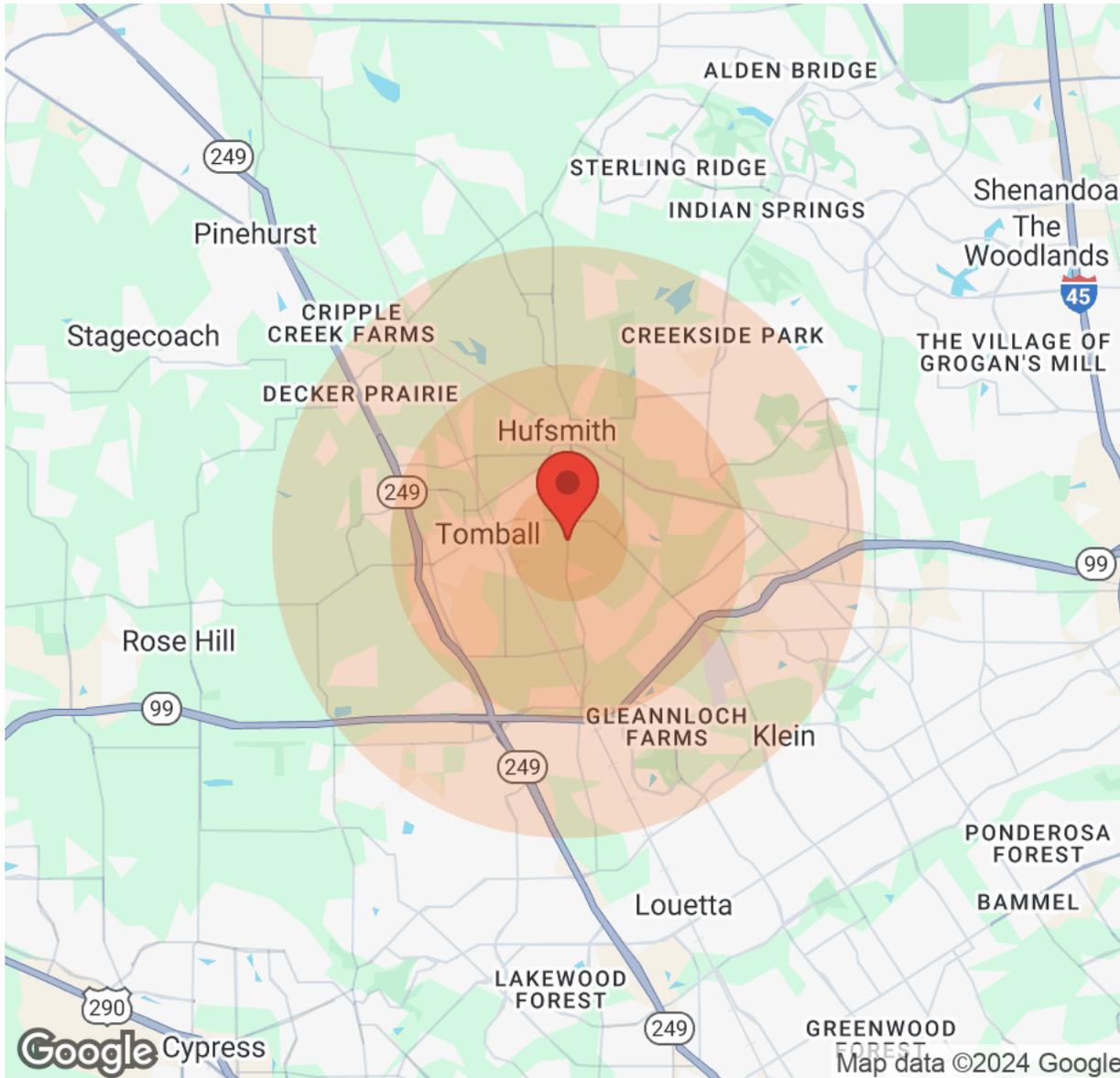
 Cop Cars Direct

 Bumble Bee Blinds

 Houston Downhole

 Coastal Power Systems

 Ringler Associates Inc



Population	1 Mile	3 Miles	5 Miles
Male	N/A	7,305	48,460
Female	N/A	7,671	50,355
Total Population	N/A	14,976	98,815

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	3,067	24,209
Ages 15-24	N/A	2,027	15,765
Ages 25-54	N/A	5,927	36,834
Ages 55-64	N/A	1,744	11,051
Ages 65+	N/A	2,211	10,956

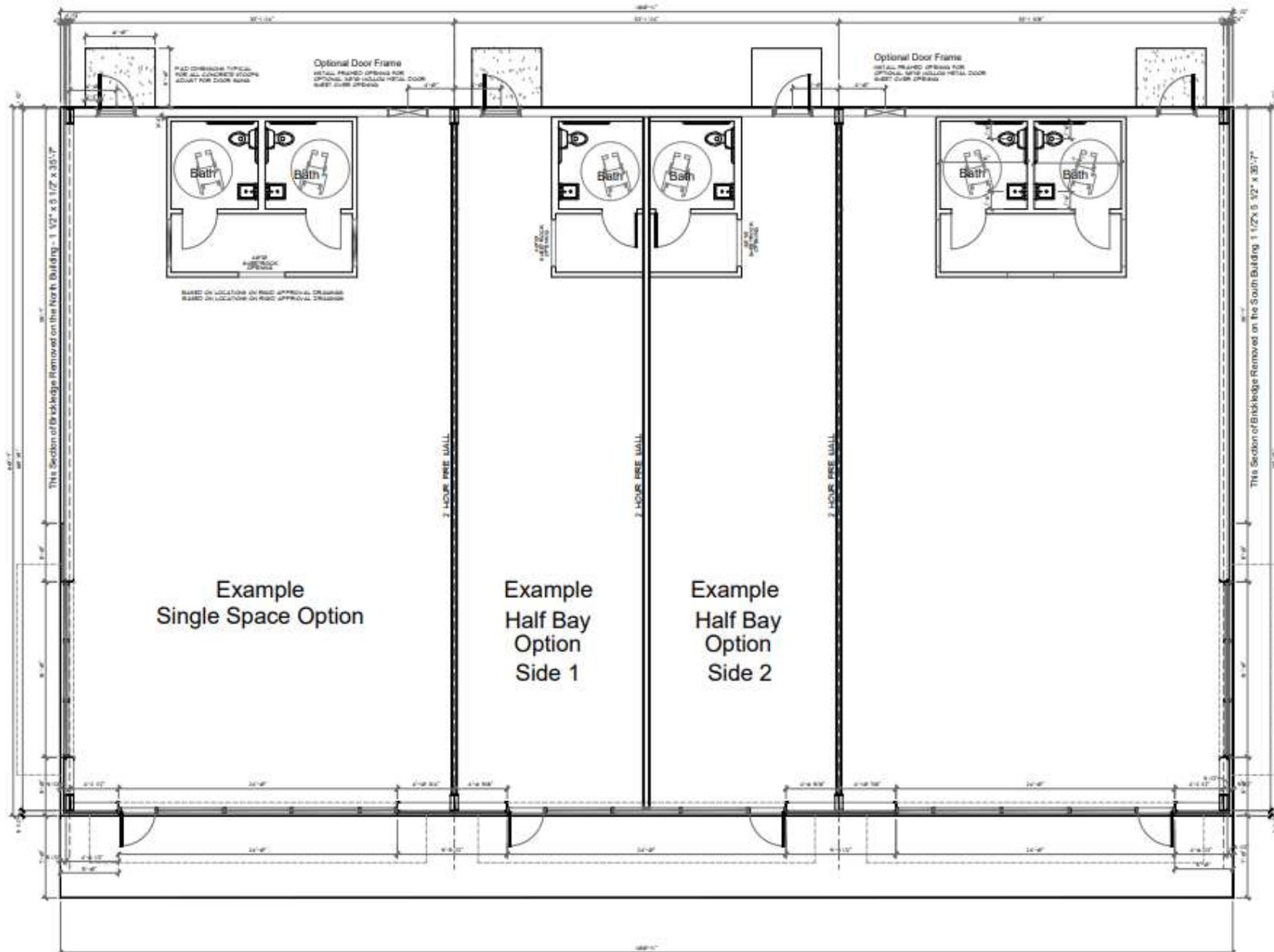
Race	1 Mile	3 Miles	5 Miles
White	N/A	12,579	77,512
Black	N/A	767	6,227
Am In/AK Nat	N/A	61	265
Hawaiian	N/A	1	3
Hispanic	N/A	2,816	20,722
Multi-Racial	N/A	2,882	20,564

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$58,816	\$95,150
< \$15,000	N/A	596	1,594
\$15,000-\$24,999	N/A	543	1,815
\$25,000-\$34,999	N/A	605	1,961
\$35,000-\$49,999	N/A	938	4,002
\$50,000-\$74,999	N/A	688	5,590
\$75,000-\$99,999	N/A	751	5,281
\$100,000-\$149,999	N/A	1,000	6,344
\$150,000-\$199,999	N/A	370	3,380
> \$200,000	N/A	236	2,914

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	6,712	34,232
Occupied	N/A	6,103	31,958
Owner Occupied	N/A	3,375	25,338
Renter Occupied	N/A	2,728	6,620
Vacant	N/A	609	2,274



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

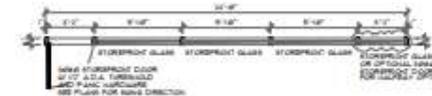


Proposed Floor Plan

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

NOTE: FLOOR PLAN PROVIDES BUILD-OUT CONDITIONS FOR A HALF-BAY SPACE USE OPTION.
 METAL FRAMED GLASS CURTAIN WALL LOCATION WILL BE ACCORDING TO PERMITS FOR BAY SPACE.
 BASED ON LOCATION ON RECD 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 BUILT UP OPENING DIMENSIONS.
- CURTAIN WALLS AND GLASS PANELS ARE REQUIRED.
- SHOW PERMITS FOR INSTALLATION OF A SECOND SLAB COURSE IN A 1/2" A.D.A. SIDE TRAVEL CLEAR SPACE OPTION IS CORRECT.

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.

<u>Commercial Advisors Group, RE/MAX Integrity</u>	<u>9004133</u>	<u>patrick@commercialspacehouston.com</u>	<u>(832)560-2100</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Esther Cordova</u>	<u>0208532</u>	<u>esther@thecordovateam.com</u>	<u>(281)355-5562</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Esther Cordova</u>	<u>0208532</u>	<u>esther@thecordovateam.com</u>	<u>(281)355-5562</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Patrick J. Buckhoff, CCIM</u>	<u>587831</u>	<u>patrick@commercialspacehouston.com</u>	<u>(832)560-2100</u>
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

Phone: 2816869445 Fax: 2815985577
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

26010 SH 249 -