



Hamish Business Park

HAMISH ROAD, TOMBALL, TX 77377



INDUSTRIAL PROPERTY FOR LEASE

JONATHAN SELLERS

CEO
832.748.1283
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HAMISH BUSINESS PARK



PROPERTY DESCRIPTION

Discover the appeal of our meticulously designed commercial property. The five buildings, completed in 2020, host 25 units with consistently high occupancy rates ranging from 93-95%. Practicality meets efficiency with landscaping, irrigation, and a special utility district for water.

Rental revenue has been stable since inception. After completion of the construction, the leasing company leased 22 units in less than 9 months. Activity in the business park has remained strong for vacant units. Days on market for each individual space are less than 30 days for re-leasing space with majority of tenants taking the space as-is.

Buildings are designed for functionality, each building features full 6" insulation on roofs and walls, ensuring energy efficiency. On-site septic systems add to the property's self-sufficiency. Inside, find fully built-out interiors for immediate use. Convenience is key with oversized overhead doors on all units.

Explore an investment opportunity that offers not just space but thoughtful features, making it an ideal choice for a range of businesses.

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AVAILABLE SPACES

SUITE	SIZE	LEASE TYPE	LEASE RATE SF/MO
18807 HAMISH RD, SUITE G	2, 250 SF	NNN	\$12.60
18815 HAMISH RD, SUITE B/C	4, 500 SF	NNN	\$12.60
18823 HAMISH RD, SUITE A	1, 500 SF	NNN	\$12.60
18823 HAMISH RD, SUITE D	1, 500 SF	NNN	\$12.60

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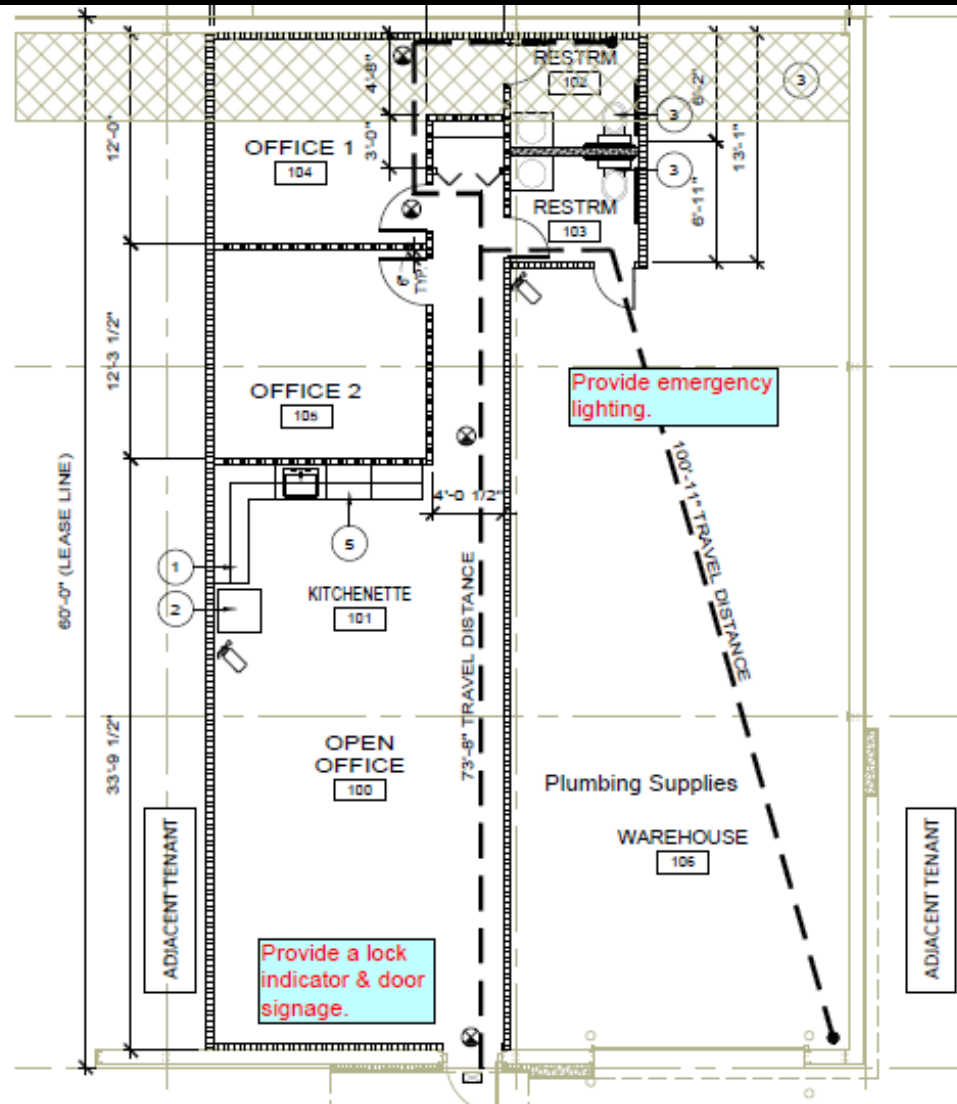
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SUITE G AVAILABLE FOR LEASE



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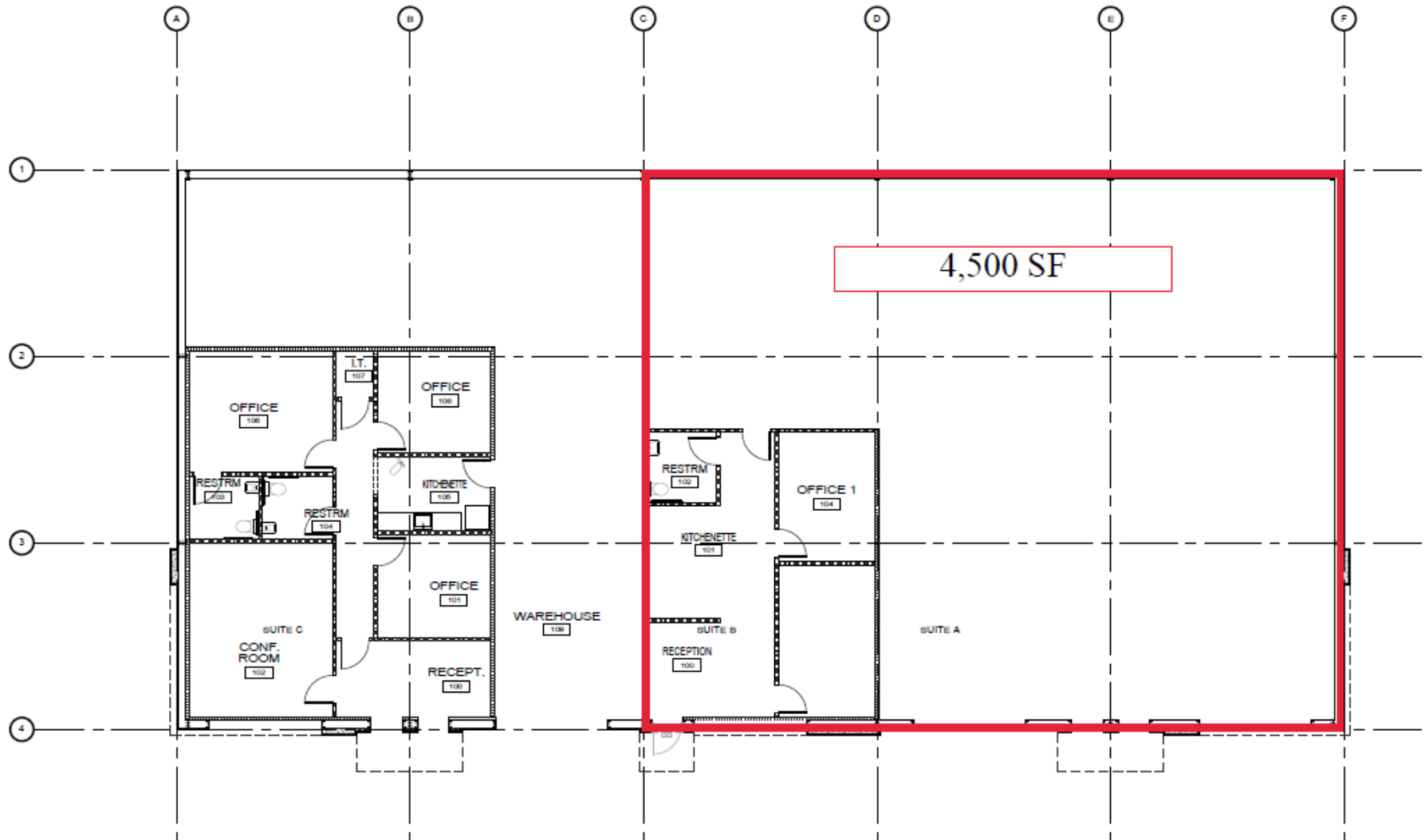
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18815 Hamish Road, Tomball, TX 77377

SUITE B/C AVAILABLE FOR LEASE



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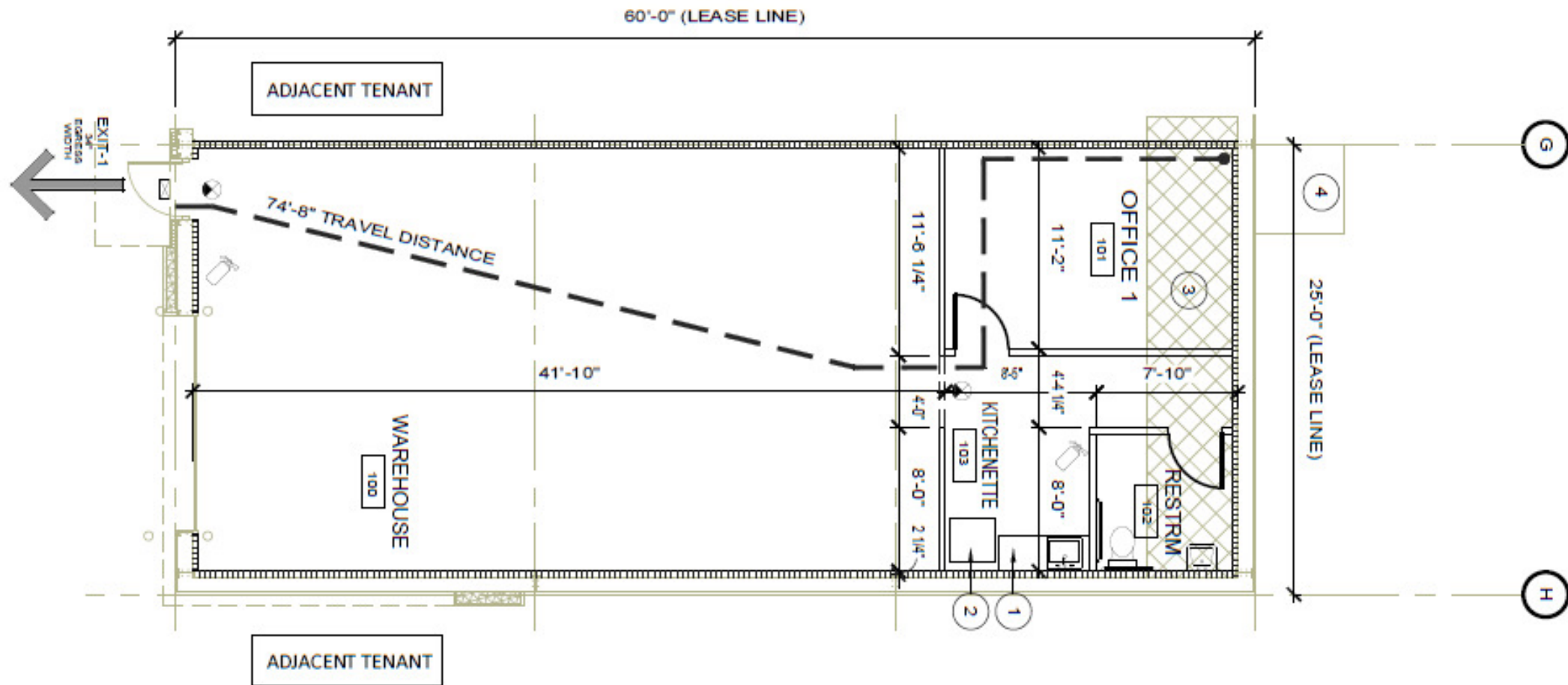
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HAMISH BUSINESS PARK

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SUITE A AVAILABLE FOR LEASE



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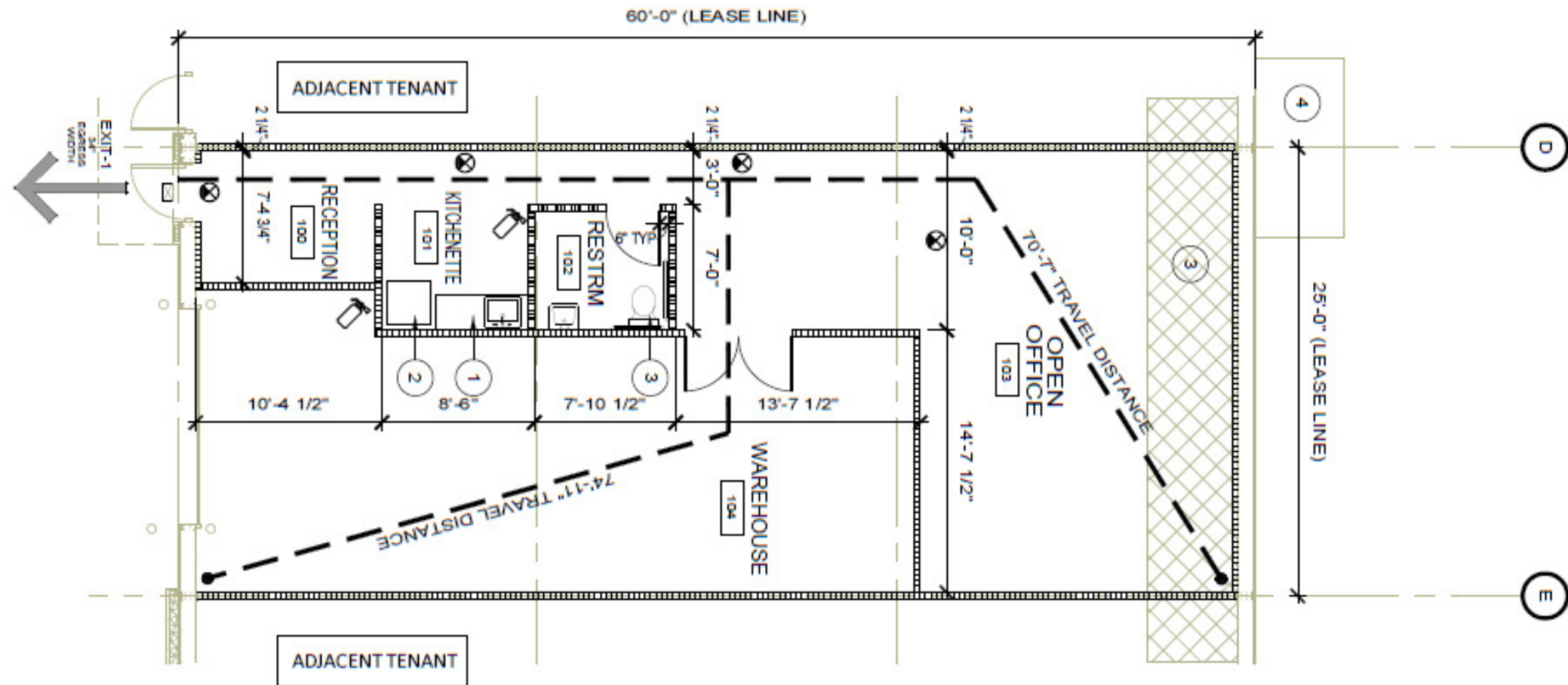
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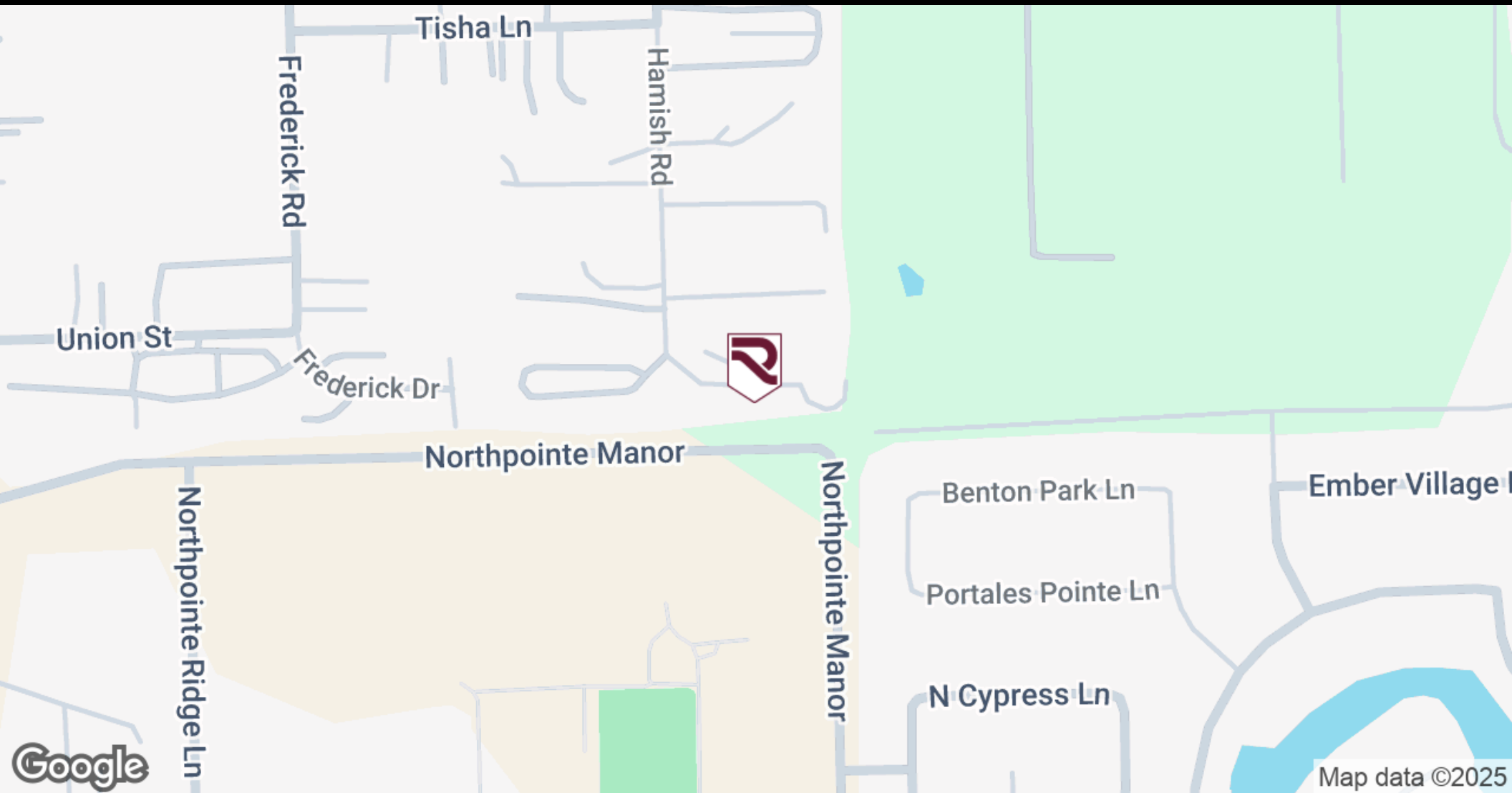
60'-0" (LEASE LINE)



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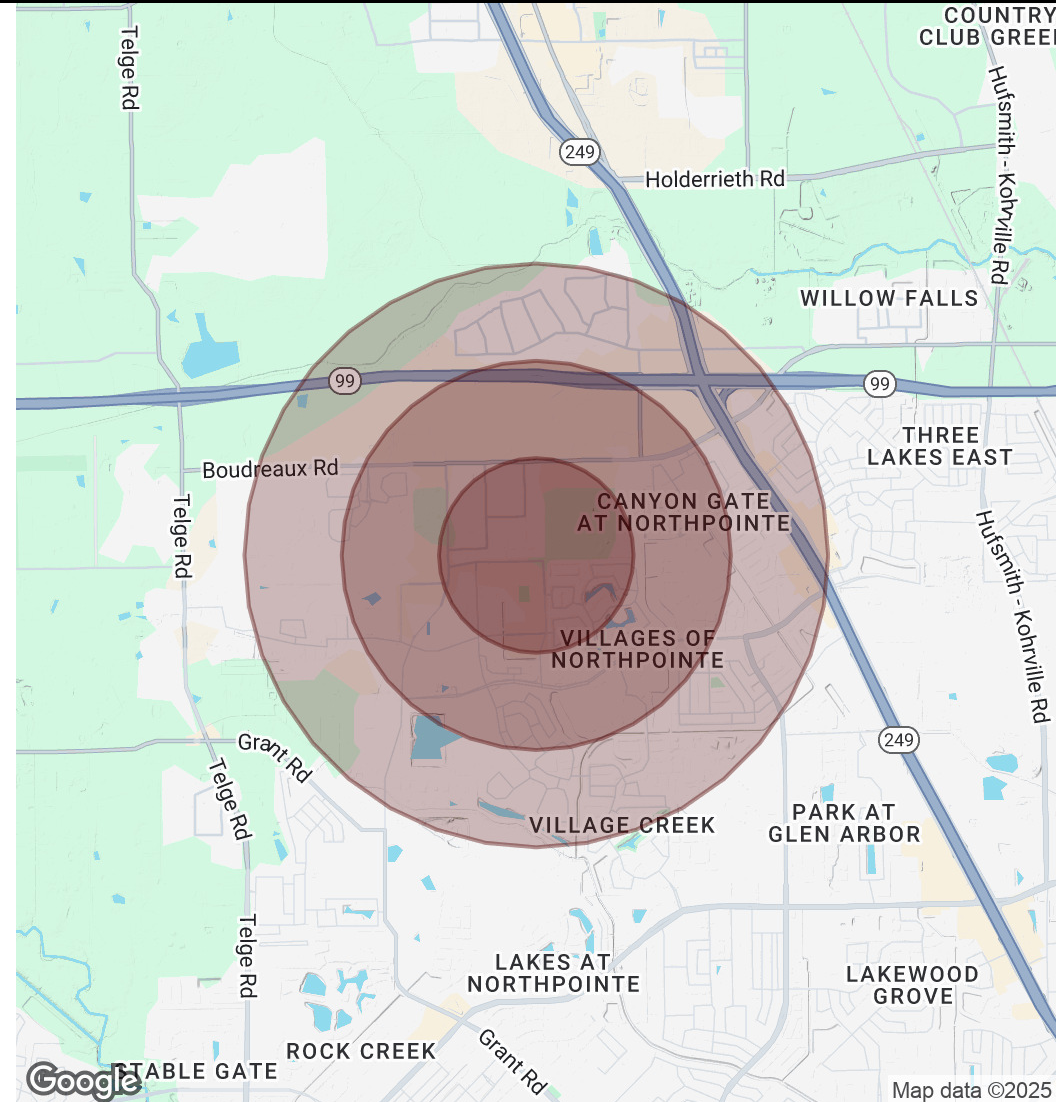
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HAMISH BUSINESS PARK

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,439	7,536	19,007
Average Age	34.2	35.0	35.0
Average Age (Male)	22.7	30.9	33.6
Average Age (Female)	37.7	37.5	34.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	392	2,415	6,329
# of Persons per HH	3.7	3.1	3.0
Average HH Income	\$108,610	\$118,212	\$115,286
Average House Value	\$277,505	\$276,345	\$260,765

2020 American Community Survey (ACS)



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

Revko Commercial Real Estate	9015277		281-547-8334
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jonathan Sellers	624095	jonathan.sellers@revkocre.com	832-748-1283
Designated Broker of Firm	License No.	Email	Phone
Ezekiel Ano	828335	zeke.ano@revkocre.com	281-203-7736
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES

REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



TEXAS REAL ESTATE COMMISSION

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