

9070 GLEANNLOCH FOREST DRIVE, SPRING, TX 77379

Located in the heart of Gleannloch Farms, a modern master-planned community of nearly 3,200 homes, interwoven with miles of roads and sidewalks, a 36-hole golf course, three recreation centers, sports facilities, playgrounds, churches and schools, this location provides maximum flexibility to own or to lease. Accommodating needs from 3,700 SF to 9,200 SF in a very attractive location with exceptionally strong demographics. Stand out to your clients, patients, customers and employees. Excellent access to Grand Parkway, SH 249, IAH airport and I 45. Call today to discuss your options and to schedule a tour.

Location Overview

Less than 1 minute to Spring Cypress
5 minutes to Grand Parkway 99
7 Min to SH 249
13 Min to I 45
20 Min to Beltway 8
29 Min to Bush Intercontinental airport (IAH)



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23309 Kuykendahl Road
Tomball, TX 77375

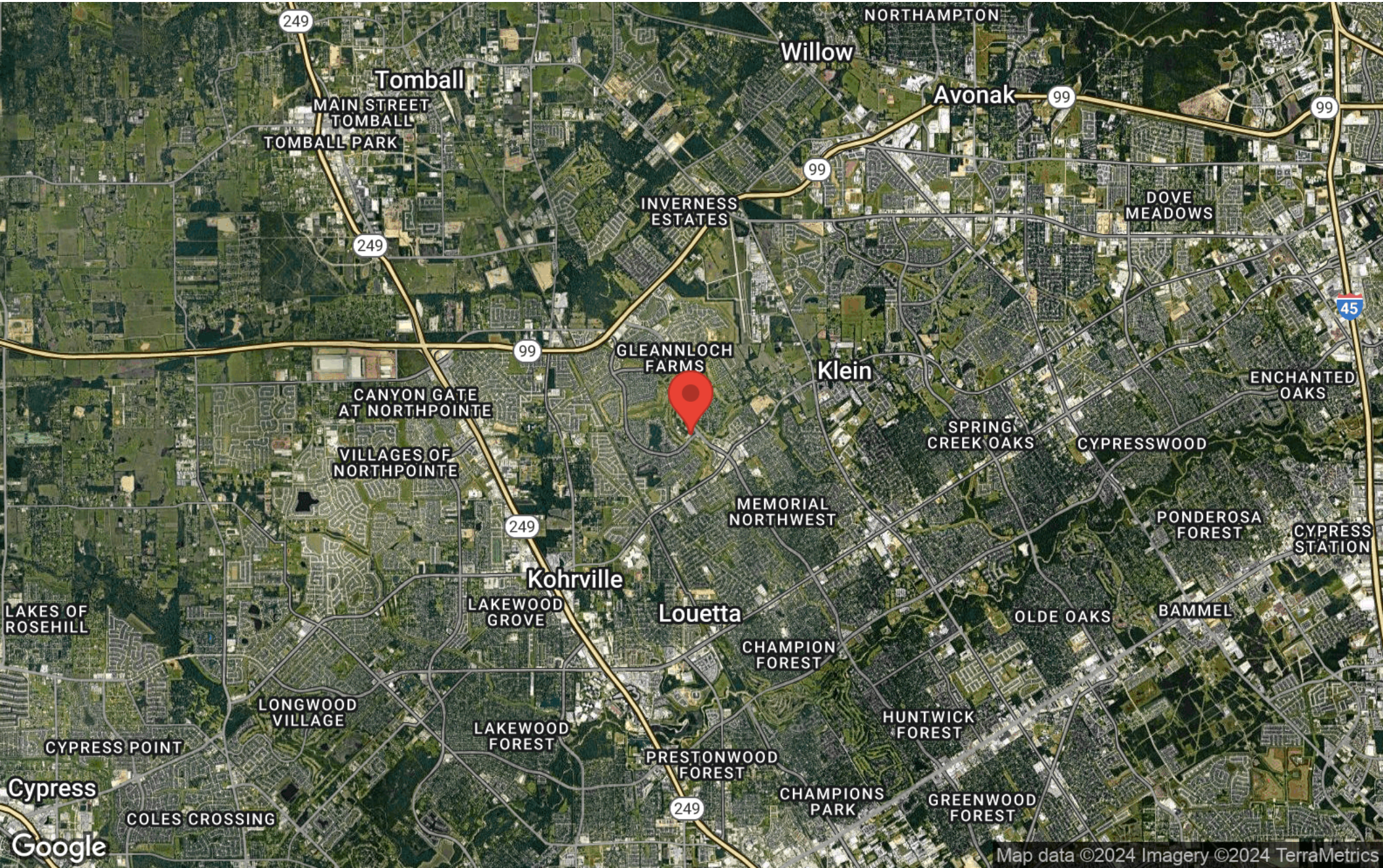
PROPERTY PHOTOS



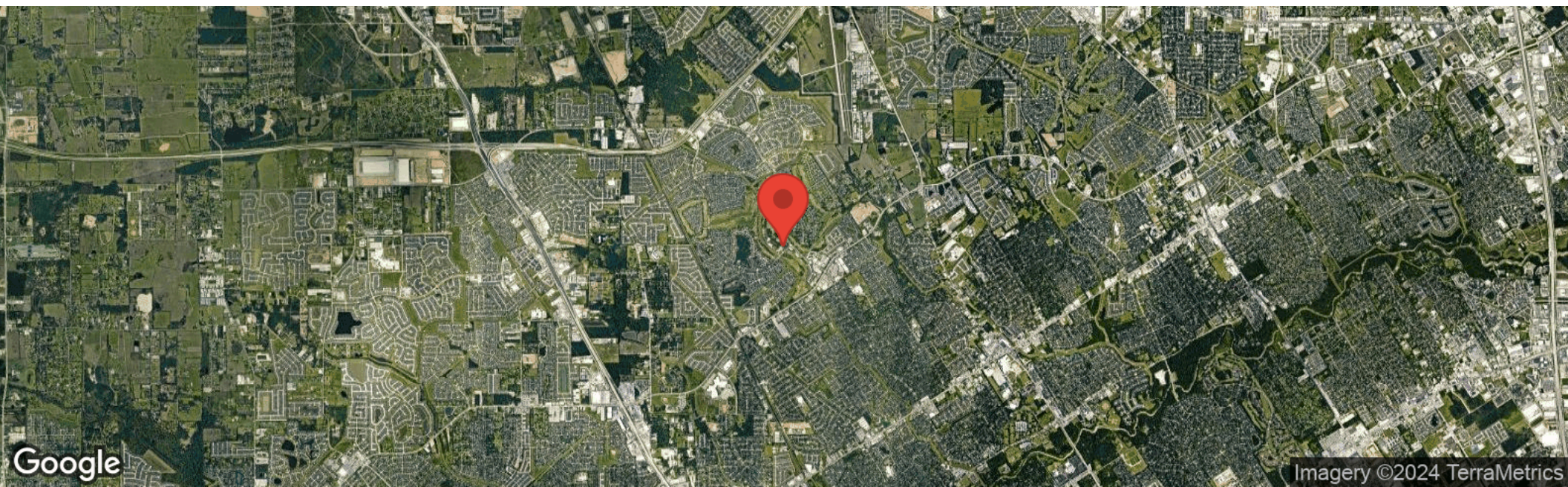
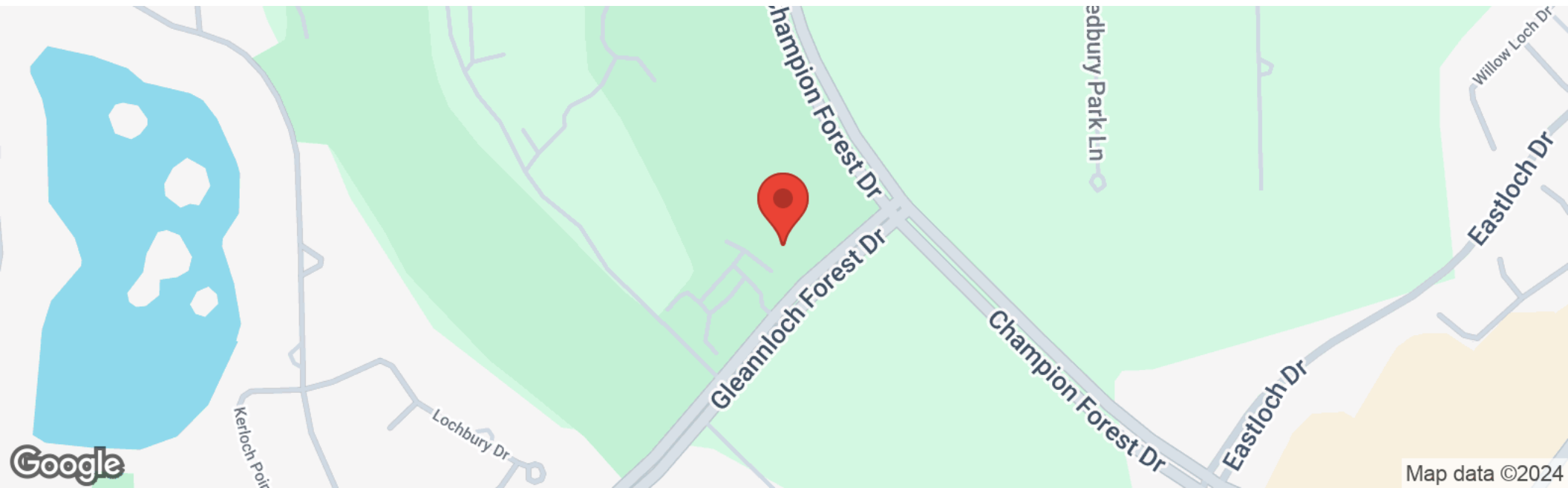
PROPERTY PHOTOS



REGIONAL MAP



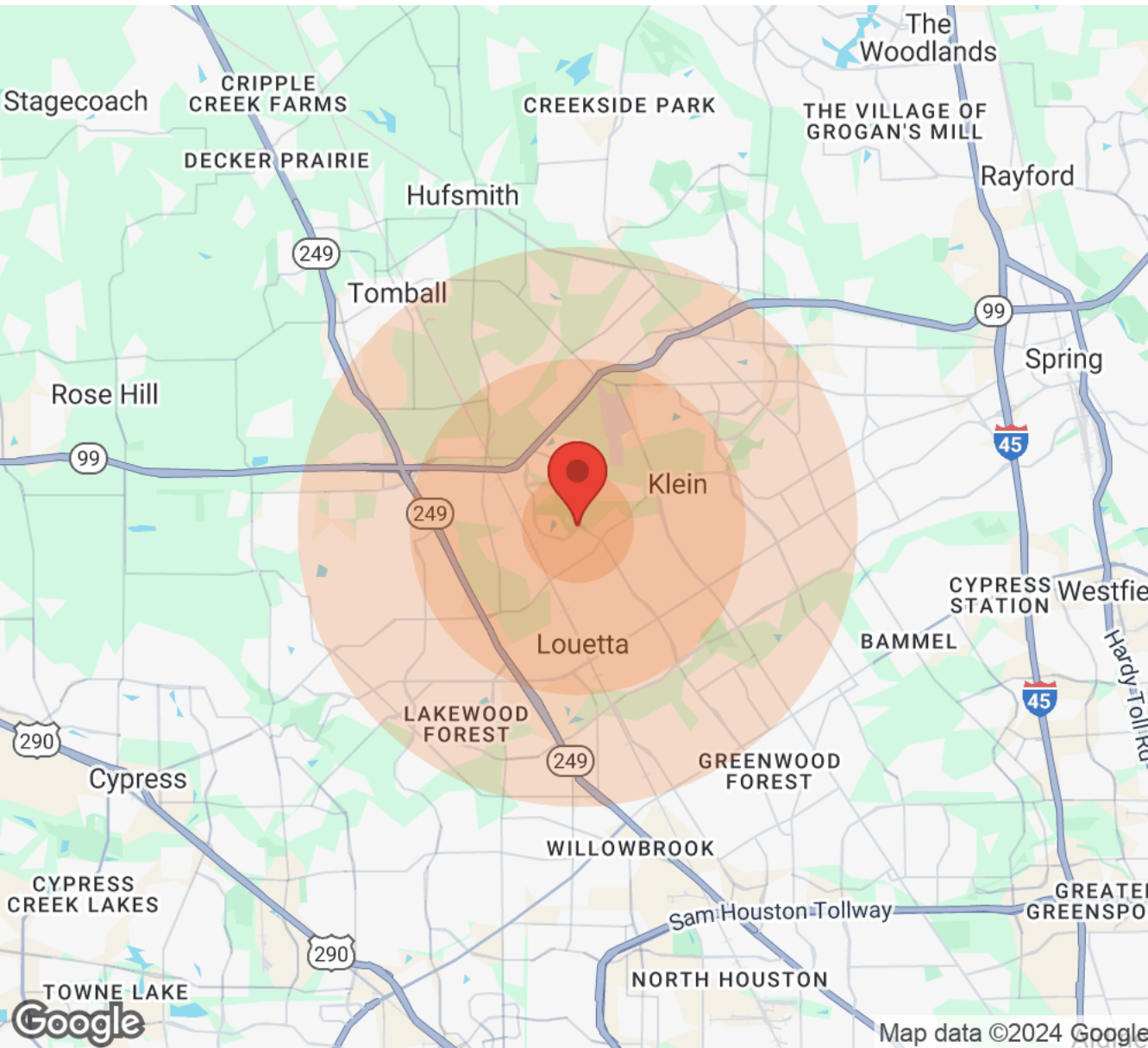
LOCATION MAPS



AERIAL MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,376	37,646	96,582
Female	1,239	39,365	100,184
Total Population	2,615	77,011	196,766

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	526	18,101	43,014
Ages 15-24	428	12,104	28,993
Ages 25-54	926	28,478	73,978
Ages 55-64	398	9,523	25,026
Ages 65+	337	8,805	25,755

Race	1 Mile	3 Miles	5 Miles
White	2,138	57,188	149,834
Black	156	5,859	15,262
Am In/AK Nat	N/A	199	435
Hawaiian	N/A	1	20
Hispanic	229	16,091	37,492
Multi-Racial	144	15,230	34,866

Income	1 Mile	3 Miles	5 Miles
Median	\$135,813	\$87,657	\$87,657
< \$15,000	N/A	958	3,151
\$15,000-\$24,999	121	1,468	3,883
\$25,000-\$34,999	N/A	1,532	4,972
\$35,000-\$49,999	27	2,966	7,641
\$50,000-\$74,999	109	5,143	12,558
\$75,000-\$99,999	65	3,876	10,639
\$100,000-\$149,999	190	5,413	14,507
\$150,000-\$199,999	130	2,453	7,030
> \$200,000	194	2,369	6,896

Housing	1 Mile	3 Miles	5 Miles
Total Units	987	28,110	77,897
Occupied	964	26,320	72,703
Owner Occupied	928	20,575	53,448
Renter Occupied	36	5,745	19,255
Vacant	23	1,790	5,194

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.

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Each Office Independently Owned and Operated

PRESENTED BY:

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