



FOR LEASE
RETAIL

22808 Hufsmith - Kohrville Road, Tomball, TX 77375

LOOKING FOR HIGH-VISIBILITY RETAIL SPACE IN TOMBALL?

This retail center features 6,000 SF retail building. Located on FM 2798 just south of FM 2920, the site offers excellent exposure, easy access, and plenty of parking for your customers.

Within 3 miles, hundreds of single family homes are already built with many more underway, making this an ideal location to serve the growing community. The space is well suited for a variety of uses such as salons, optometry, dental, sandwich shops, barbershops, and more.

A buildout allowance is available for well qualified tenants. Call today to schedule your tour!

LOCATION OVERVIEW

- 6000sf, divisible to suit your space requirements
- All utilities available
- Great visibility and ample parking
- Surrounded by expanding residential neighborhoods



PATRICK BUCKHOFF
Principal & Broker Associate
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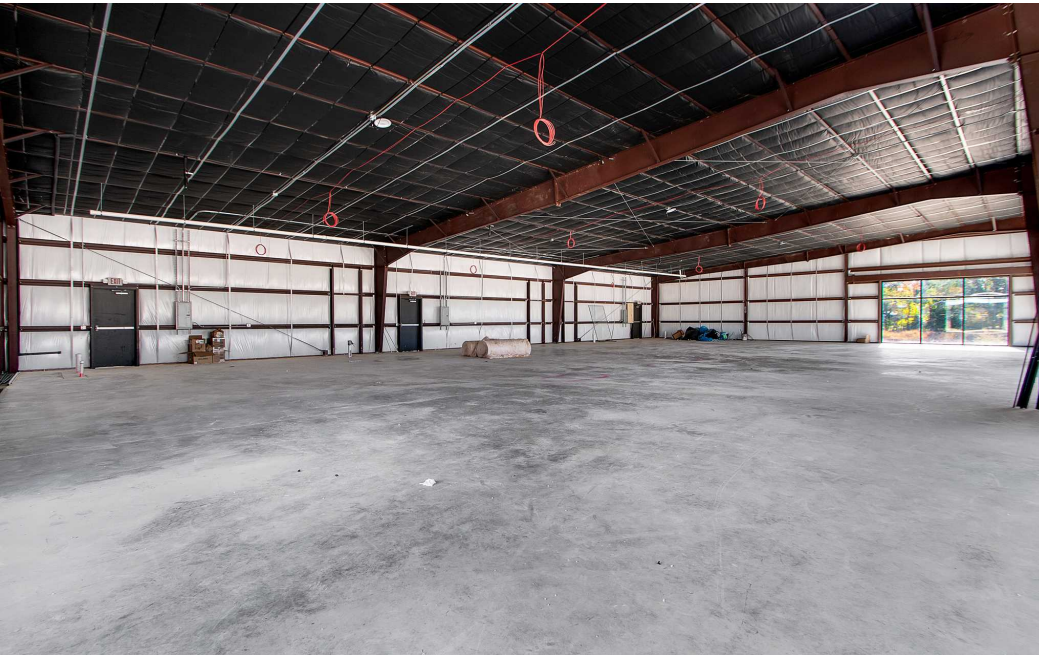
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23309 Kuykendahl Road
Tomball, TX 77375

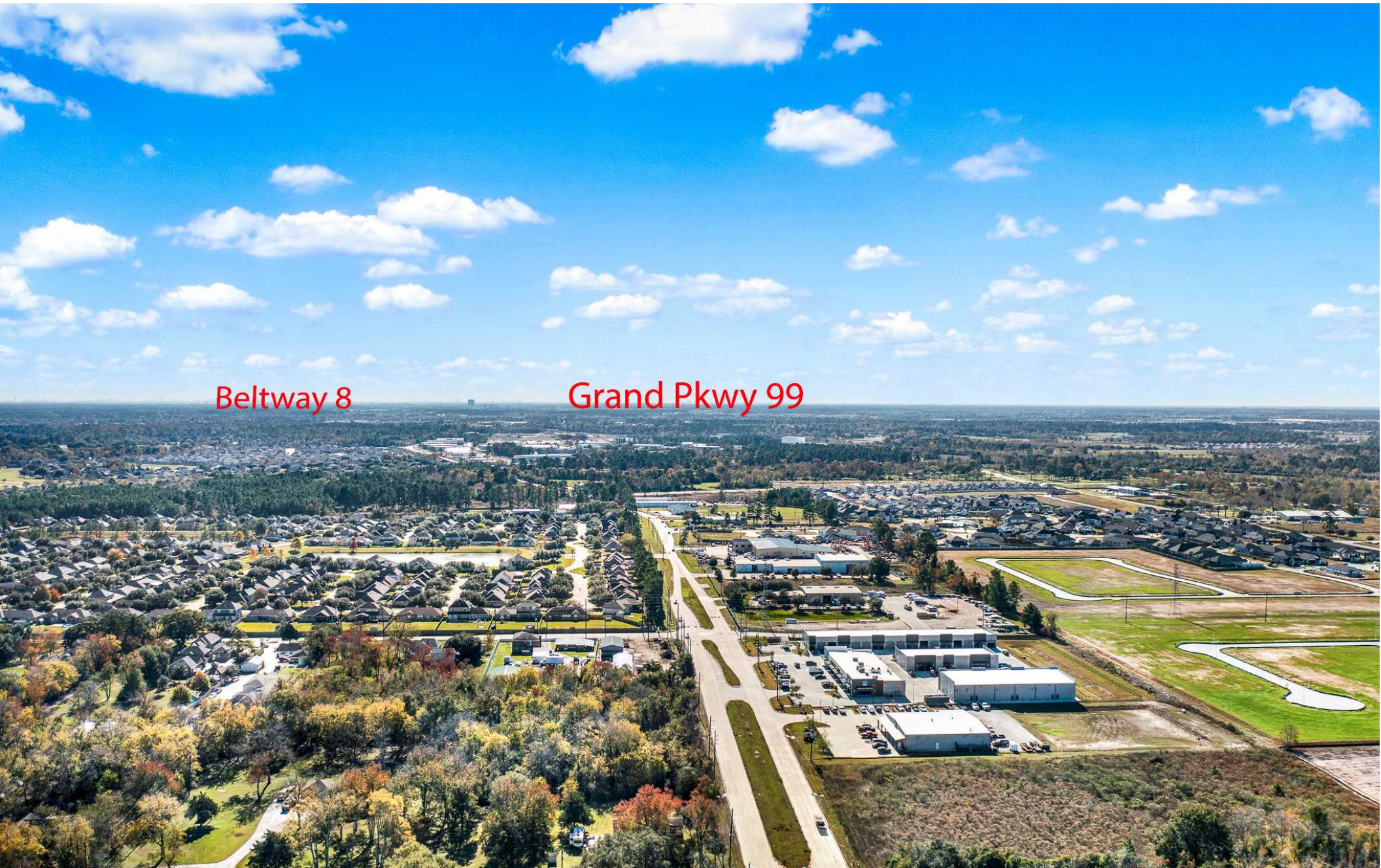
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



ADJACENT TOMBALL ISD CAMPUS & FUTURE EXPANSION

A MAJOR DEMAND DRIVER FOR RETAIL SUCCESS



TOMBALL STAR ACADEMY (ECHS)

Existing Tomball ISD educational facilities



FUTURE TOMBALL ISD FACILITY EXPANSION

Planned expansion area to support continued growth and investment

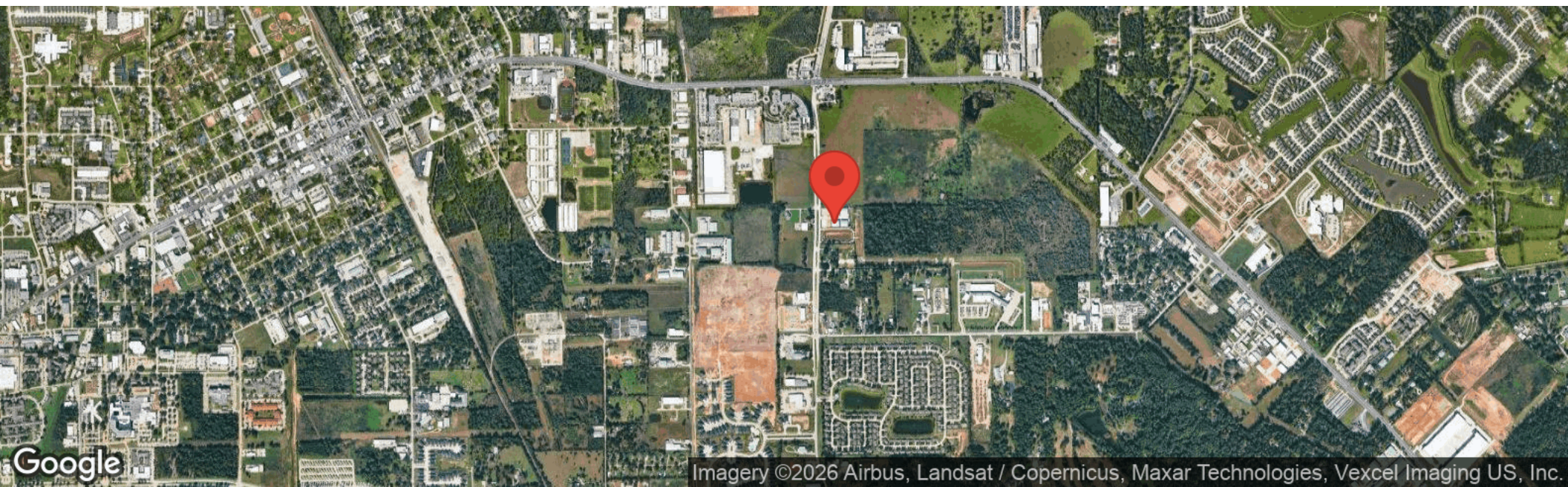
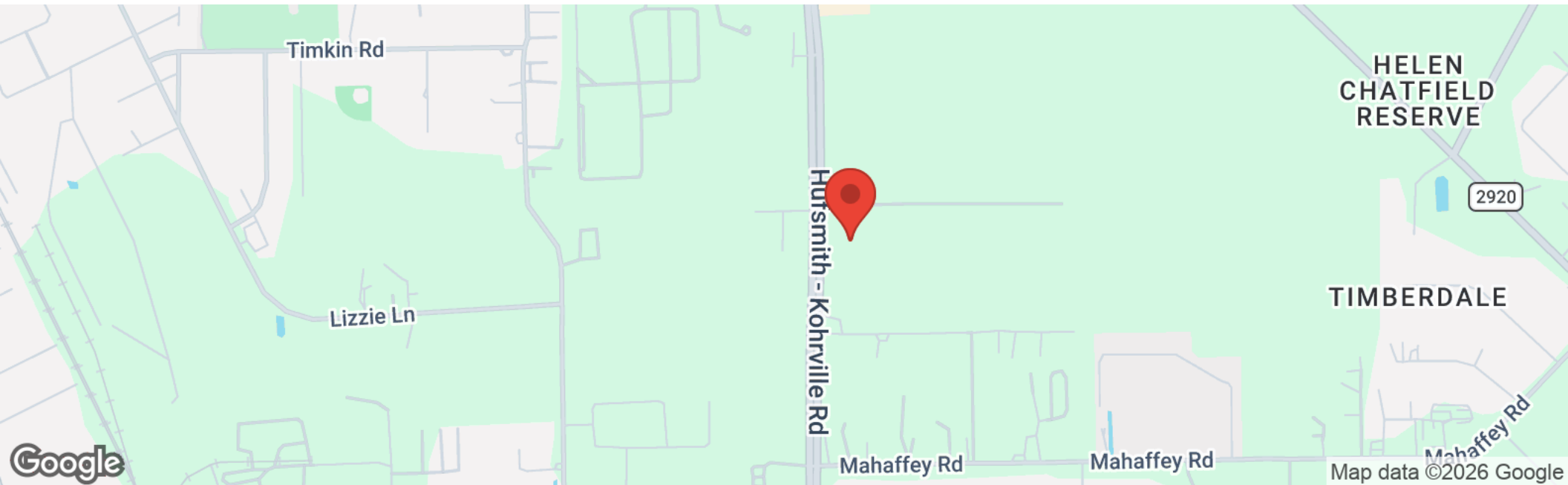


MAJOR RETAIL DEMAND DRIVER

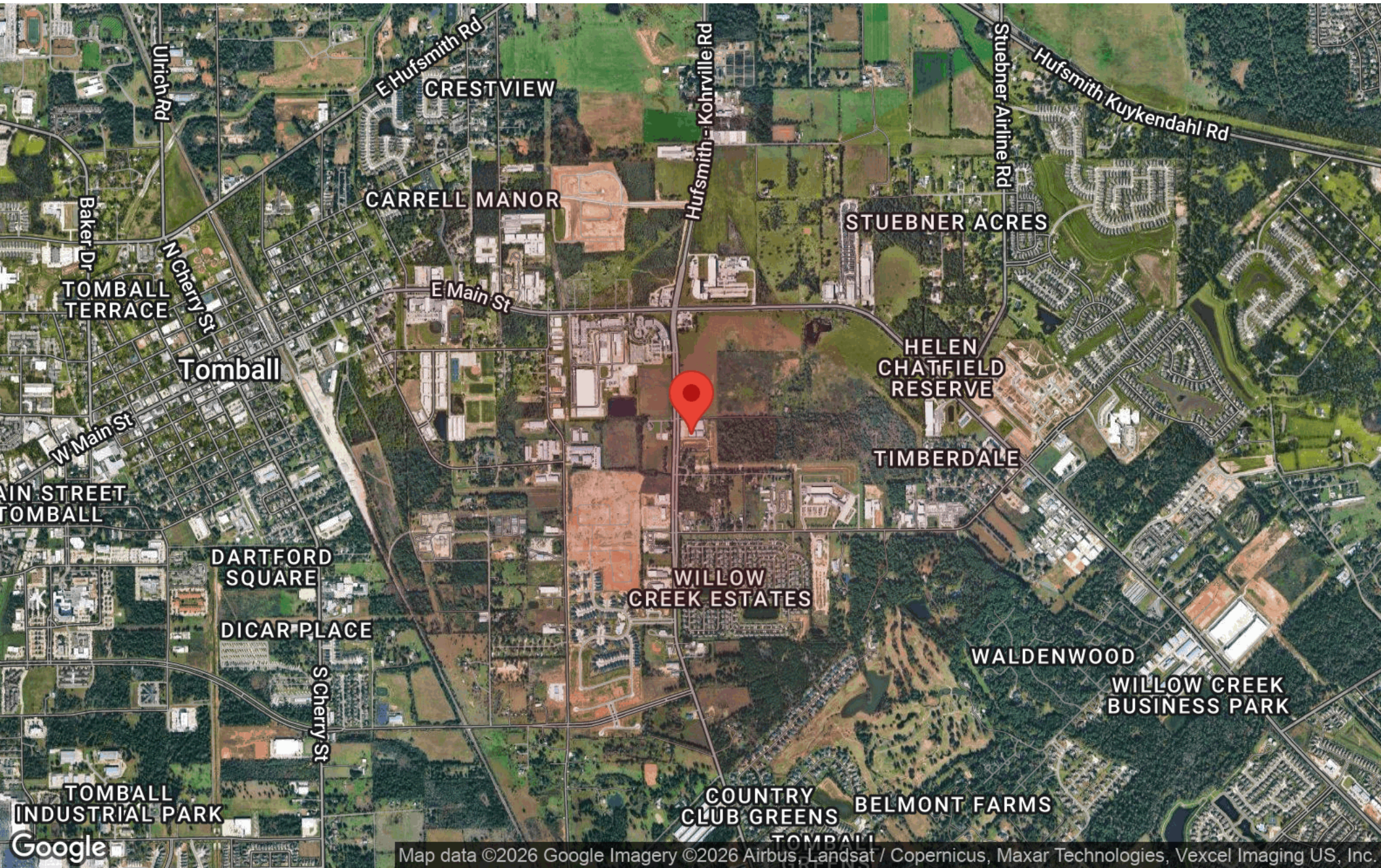
Long-term institutional presence that generates daily traffic, employees, students and supports surrounding residential growth.



LOCATION MAPS



BUSINESS MAP



Demographic Summary

22808 Hufsmith Kohrville Rd, Tomball, Texas, 77375 (1 mile)
22808 Hufsmith Kohrville Rd, Tomball, Texas, 77375
Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri
Latitude: 30.09460
Longitude: -95.59385

DEMOGRAPHIC SUMMARY

22808 Hufsmith Kohrville Rd, Tomball, Texas, 77375
Ring of 1 mile

KEY FACTS

2,116

Population



753

Households

38.4

Median Age

\$110,225

Median Disposable Income

EDUCATION

2.6%

No High School Diploma



17.0%

High School Graduate



21.1%

Some College/
Associate's Degree



59.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$150,320

Median Household Income



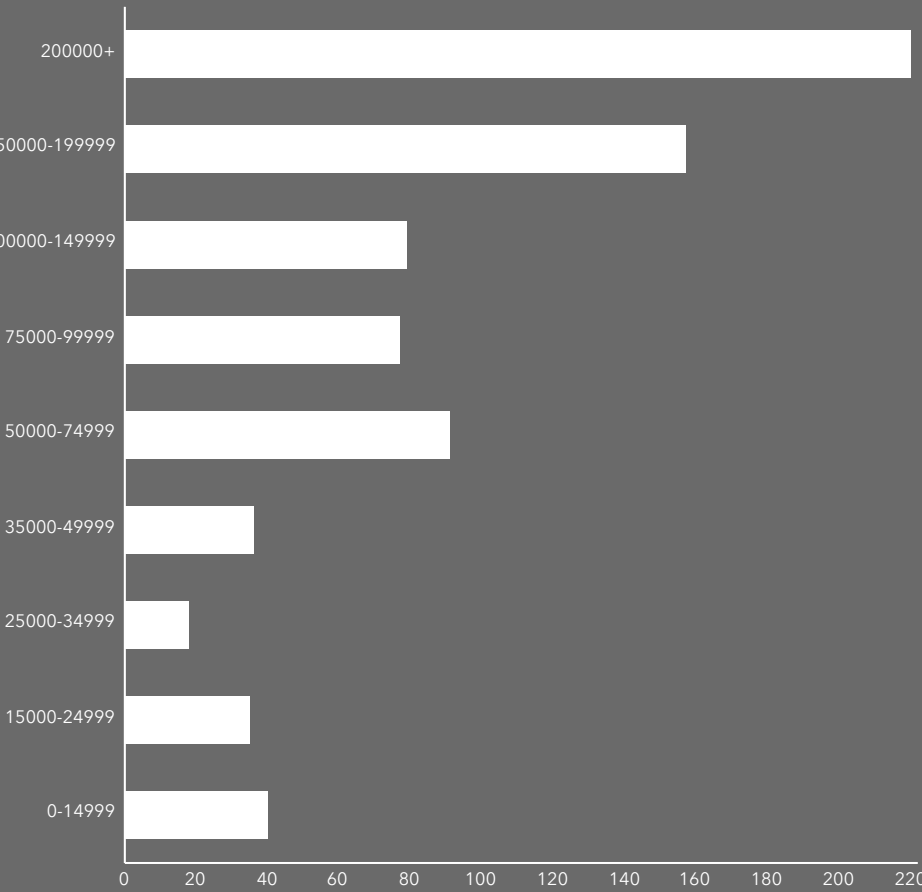
\$57,391

Per Capita Income

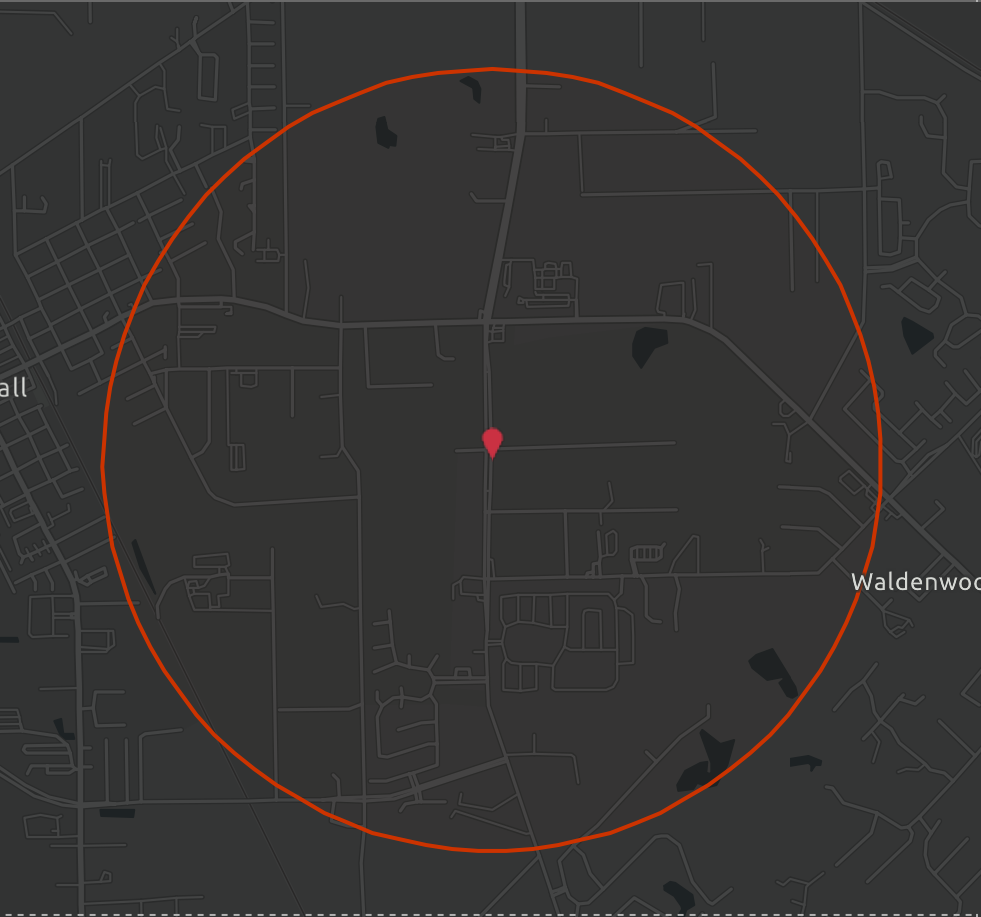


\$691,711

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

68.9%



Blue Collar

17.0%



Services

15.4%

2.3%

Unemployment Rate

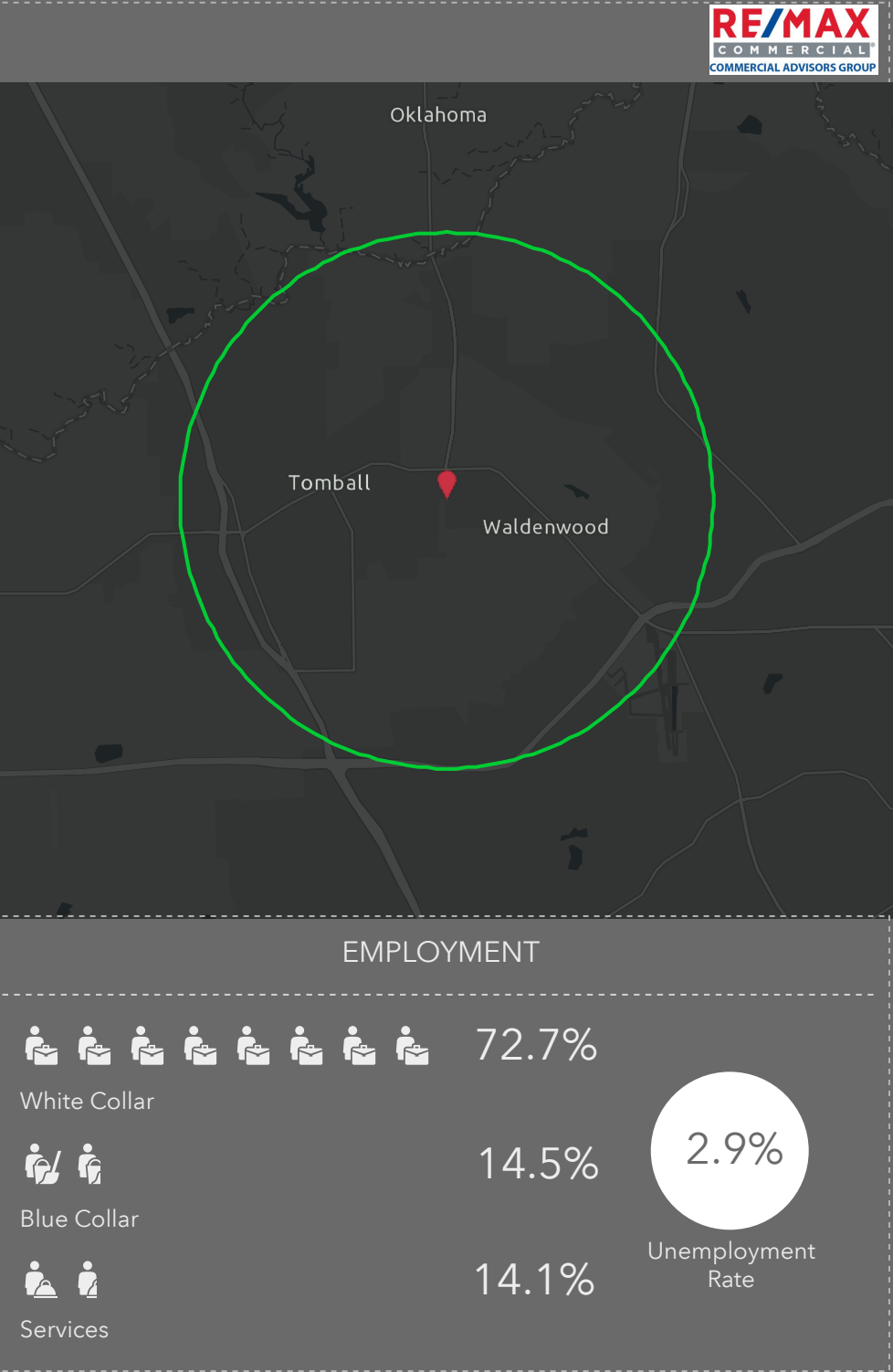
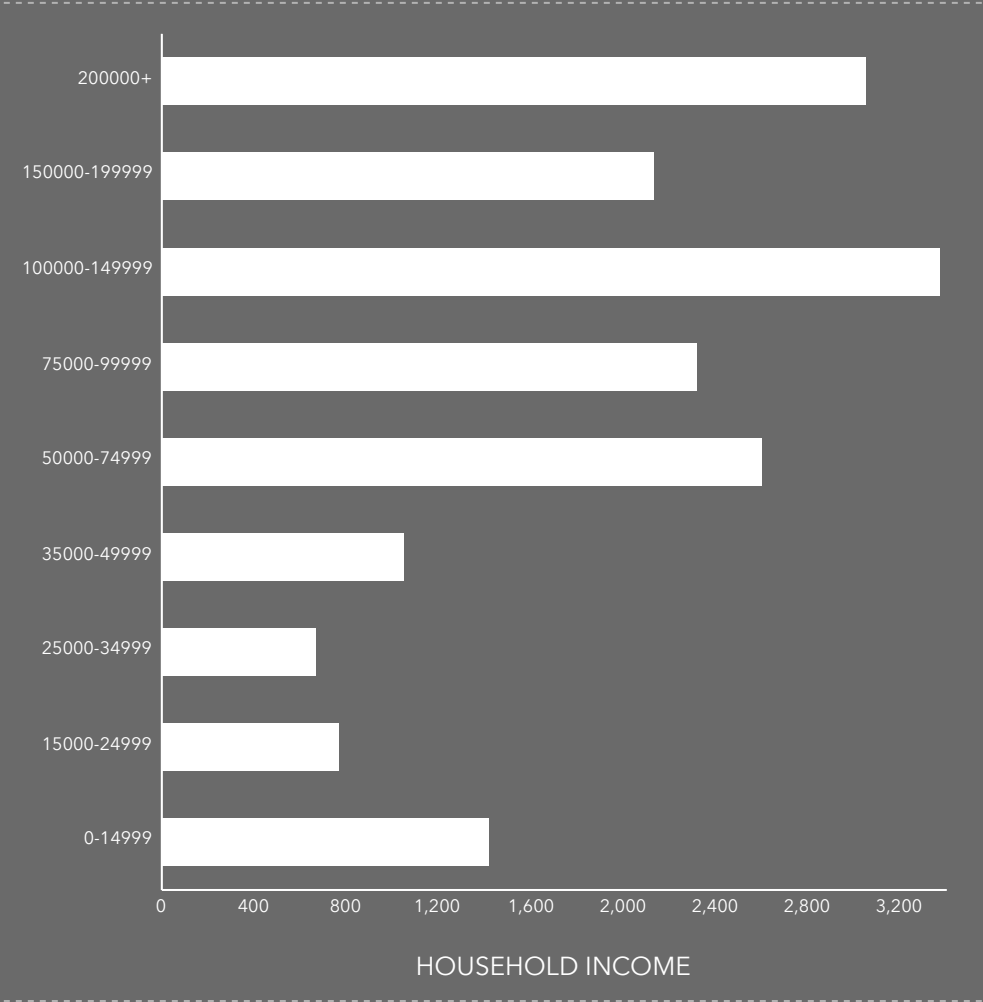
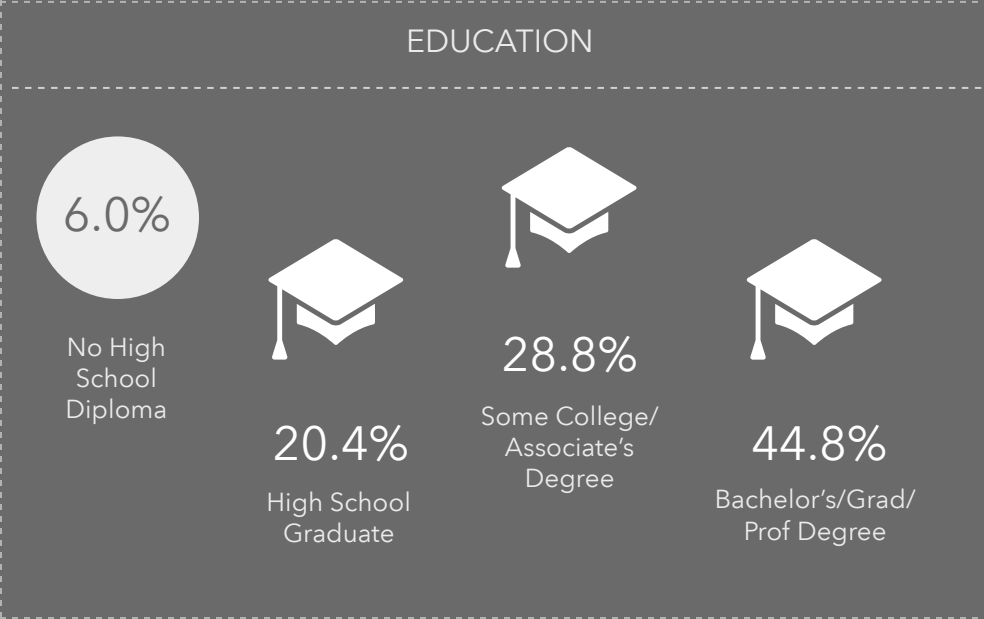
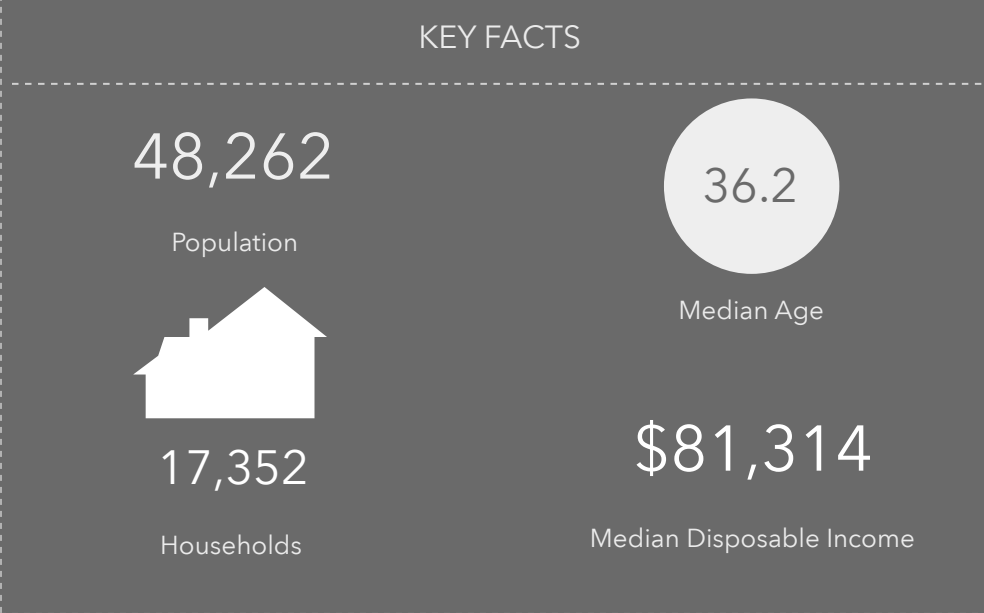
Demographic Summary

22808 Hufsmith Kohrville Rd, Tomball, Texas, 77375 (3 miles)
22808 Hufsmith Kohrville Rd, Tomball, Texas, 77375
Ring of 3 miles

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Longitude: -95.59385

DEMOGRAPHIC SUMMARY

22808 Hufsmith Kohrville Rd, Tomball, Texas, 77375
Ring of 3 miles



Demographic Summary

22808 Hufsmith Kohrville Rd, Tomball, Texas, 77375 (5 miles)
22808 Hufsmith Kohrville Rd, Tomball, Texas, 77375
Ring of 5 miles

RE/MAX Commercial Advisors Group by Esri
Latitude: 30.09460
Longitude: -95.59385

DEMOGRAPHIC SUMMARY

22808 Hufsmith Kohrville Rd, Tomball, Texas, 77375
Ring of 5 miles

KEY FACTS

150,745

Population



52,252

Households

36.4

Median Age

\$96,532

Median Disposable Income

EDUCATION

5.4%

No High School Diploma



19.8%

High School Graduate



25.6%

Some College/
Associate's Degree



49.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$114,205

Median Household Income



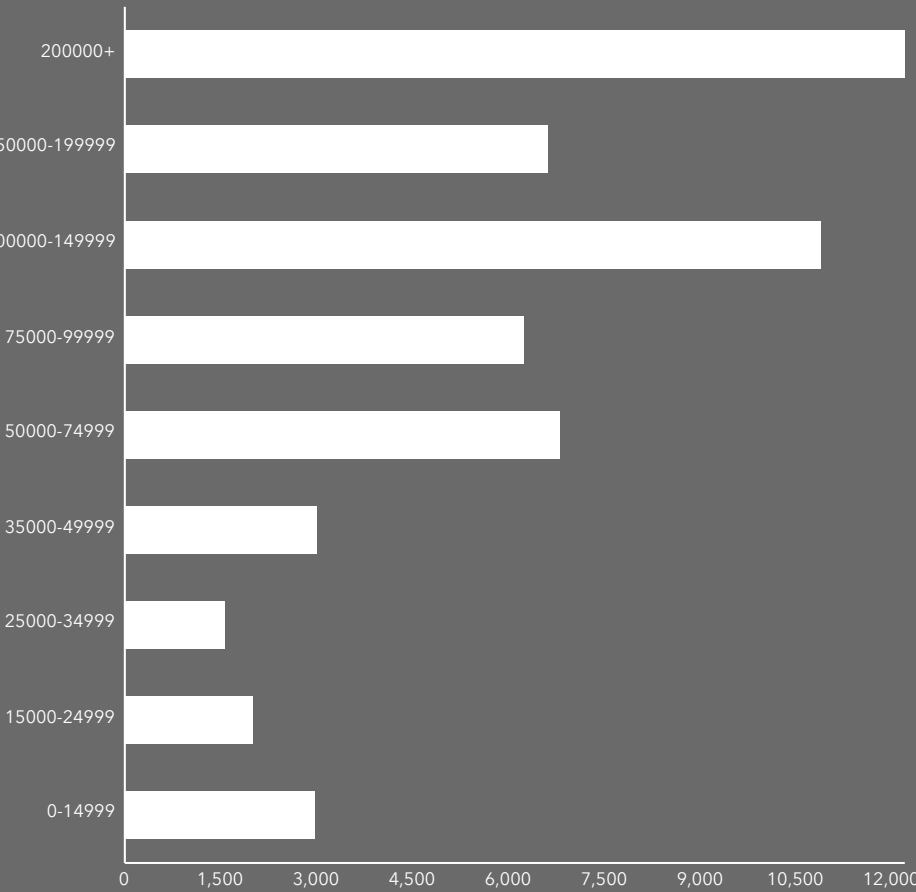
\$51,931

Per Capita Income

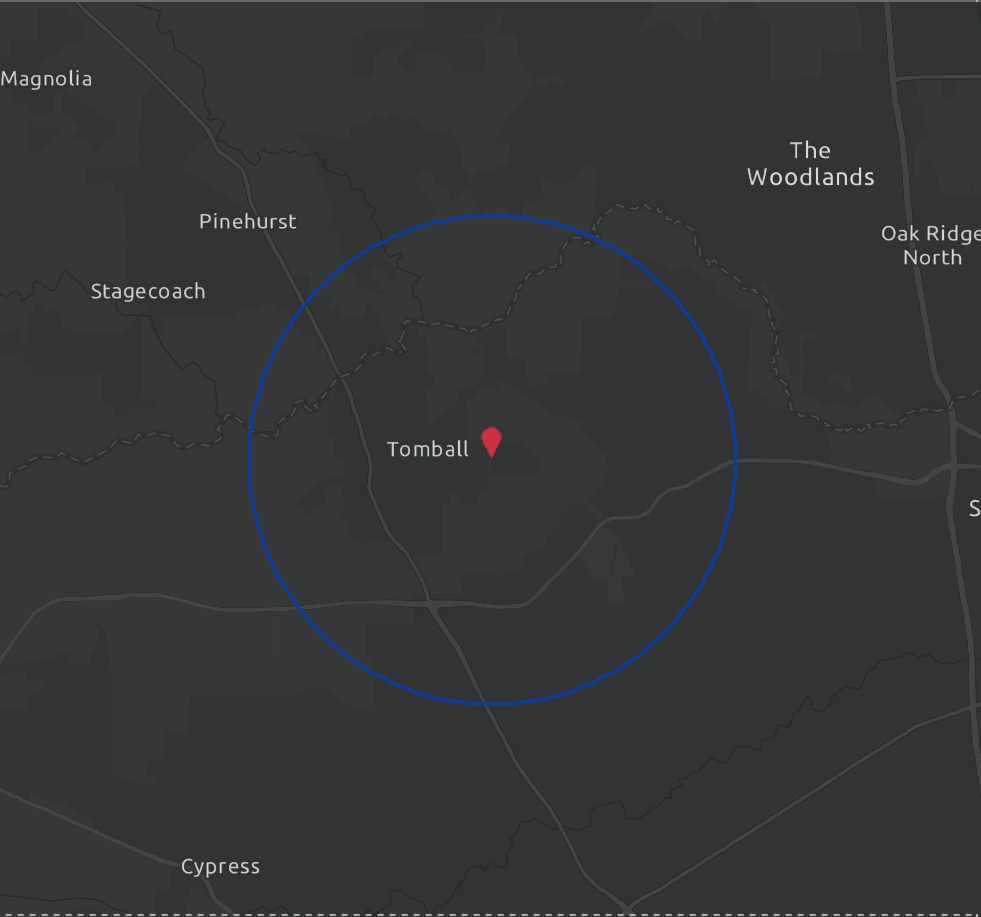


\$402,593

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



74.8%

White Collar



14.2%

Blue Collar



12.6%

Services

3.5%

Unemployment Rate

Tapestry Demographic Summary (Esri 2025)

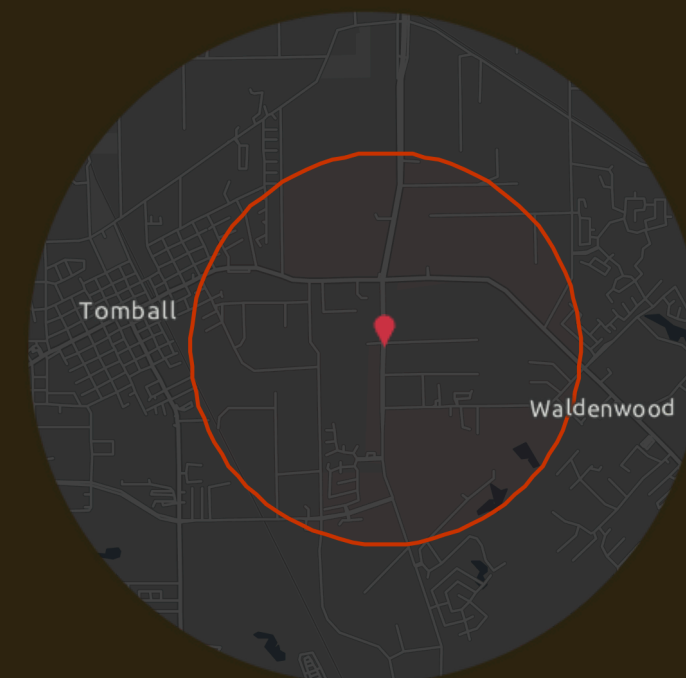
22808 Hufsmith Kohrville Rd, Tomball, Texas, 77375 (1mile)

RE/MAX Commercial Advisors Group by Esri

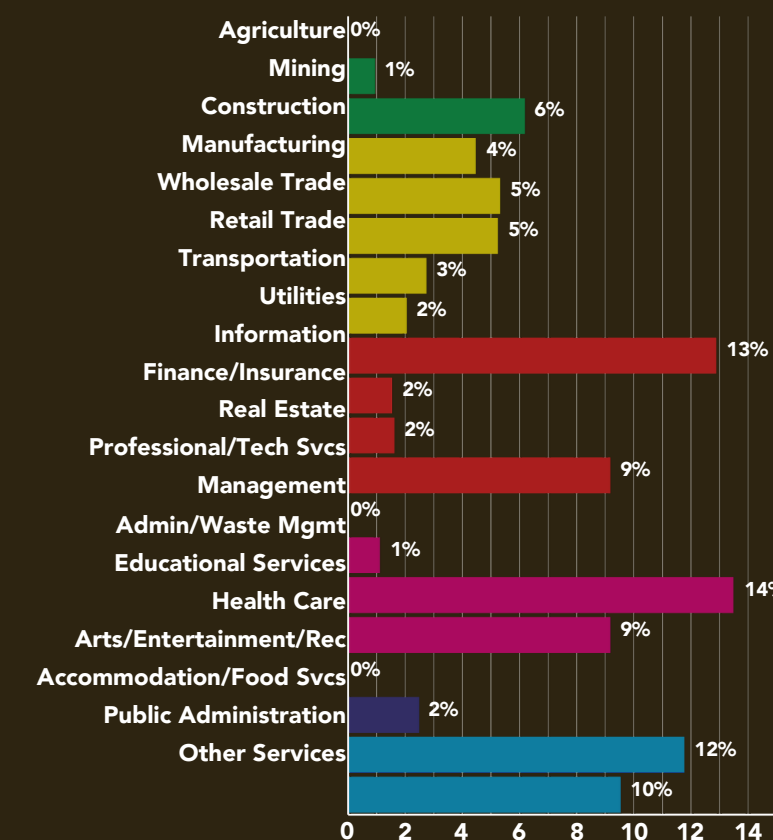
Latitude: 30.09460

Longitude: -95.59385

KEY FACTS



Labor Force by Industry



Target Market Summary

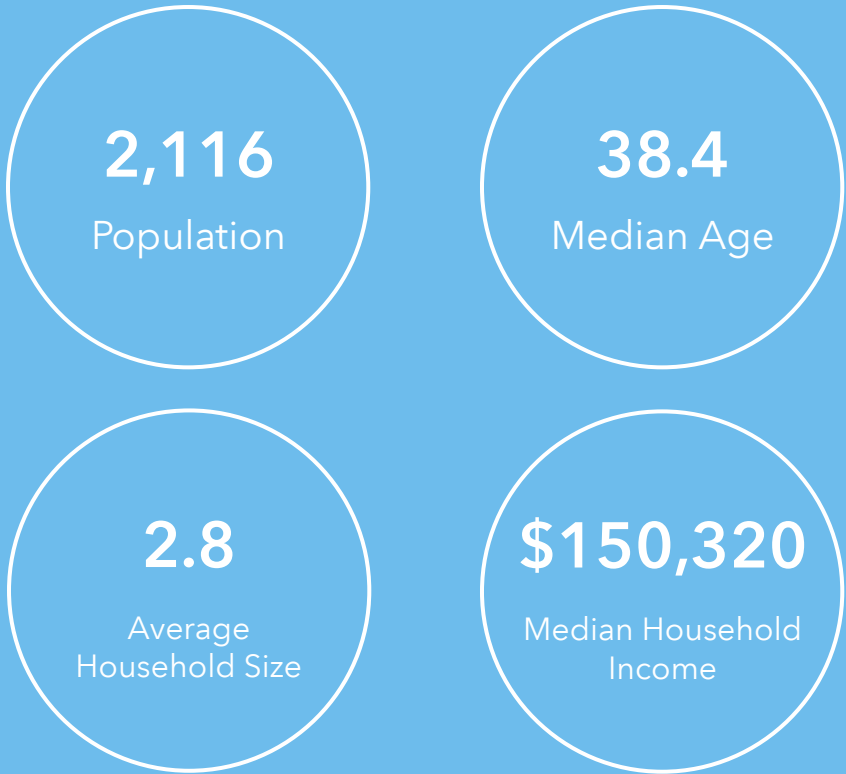
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Ring of 1 mile

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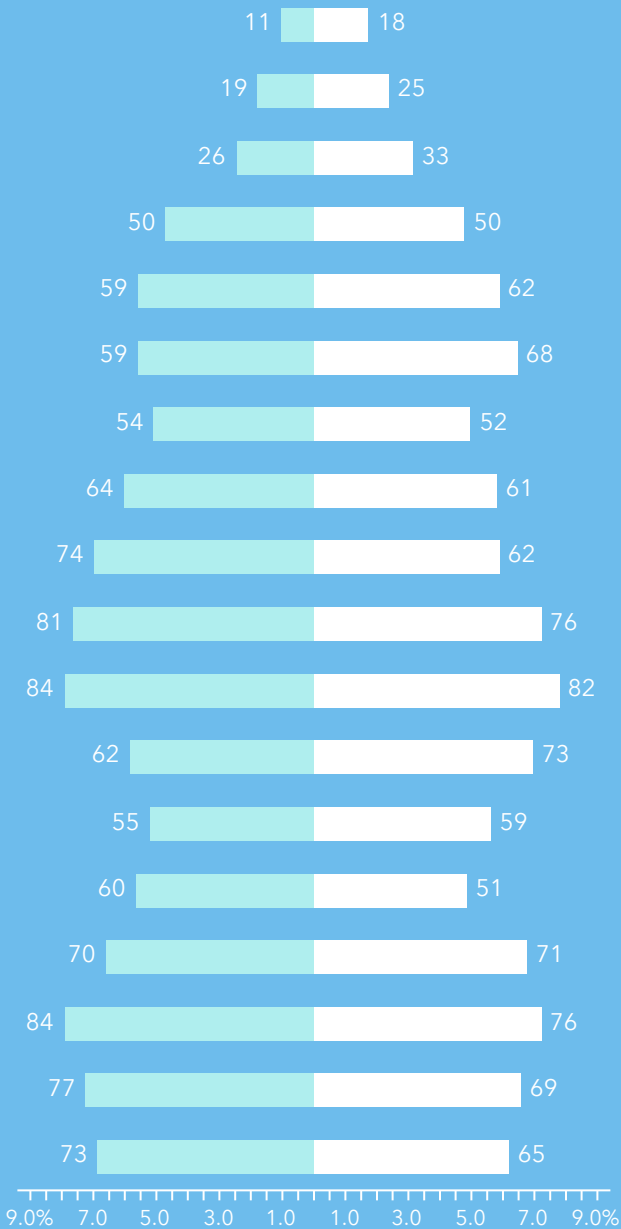
TARGET MARKET SUMMARY

22808 Hufsmith Kohrville Rd, Tomball, Texas, 77375
Ring of 1 mile

Key Facts



Age Pyramid



The largest group:
2025 Males Age 10-14

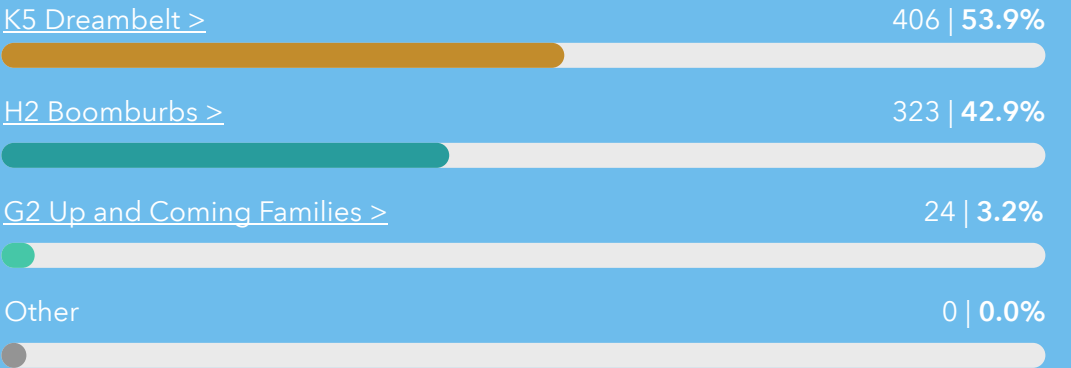
The smallest group:
2025 Males Age 85+

Annual Lifestyle Spending



Tapestry

Top 3 segments by household count



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.

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Primary Assumed Business Name			
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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<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

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