

23231 & 23235

Kuykendahl Rd
Tomball, TX 77375

Proposed New Medical/Professional
Plaza for Lease

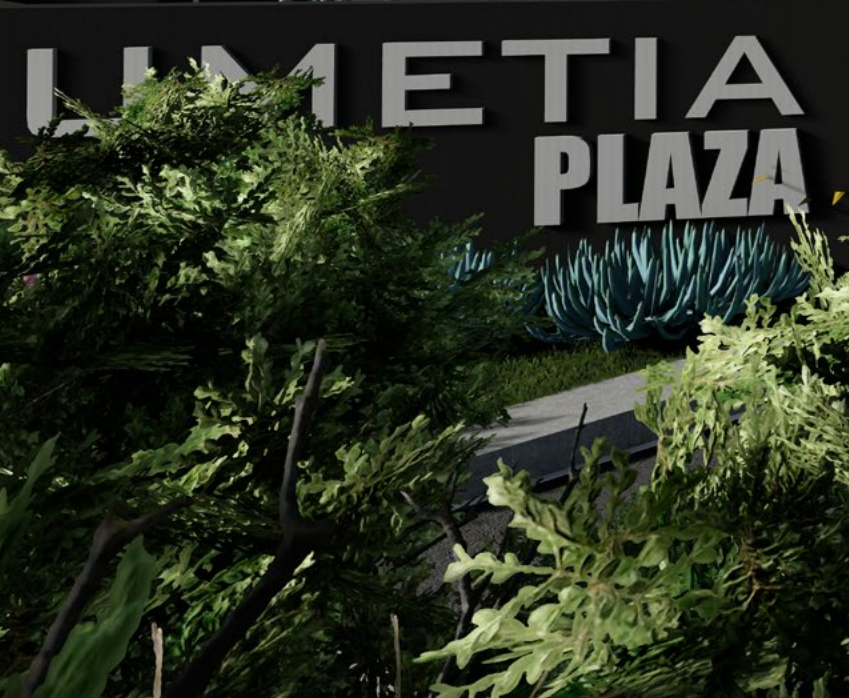


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Highlights



Property Specifications

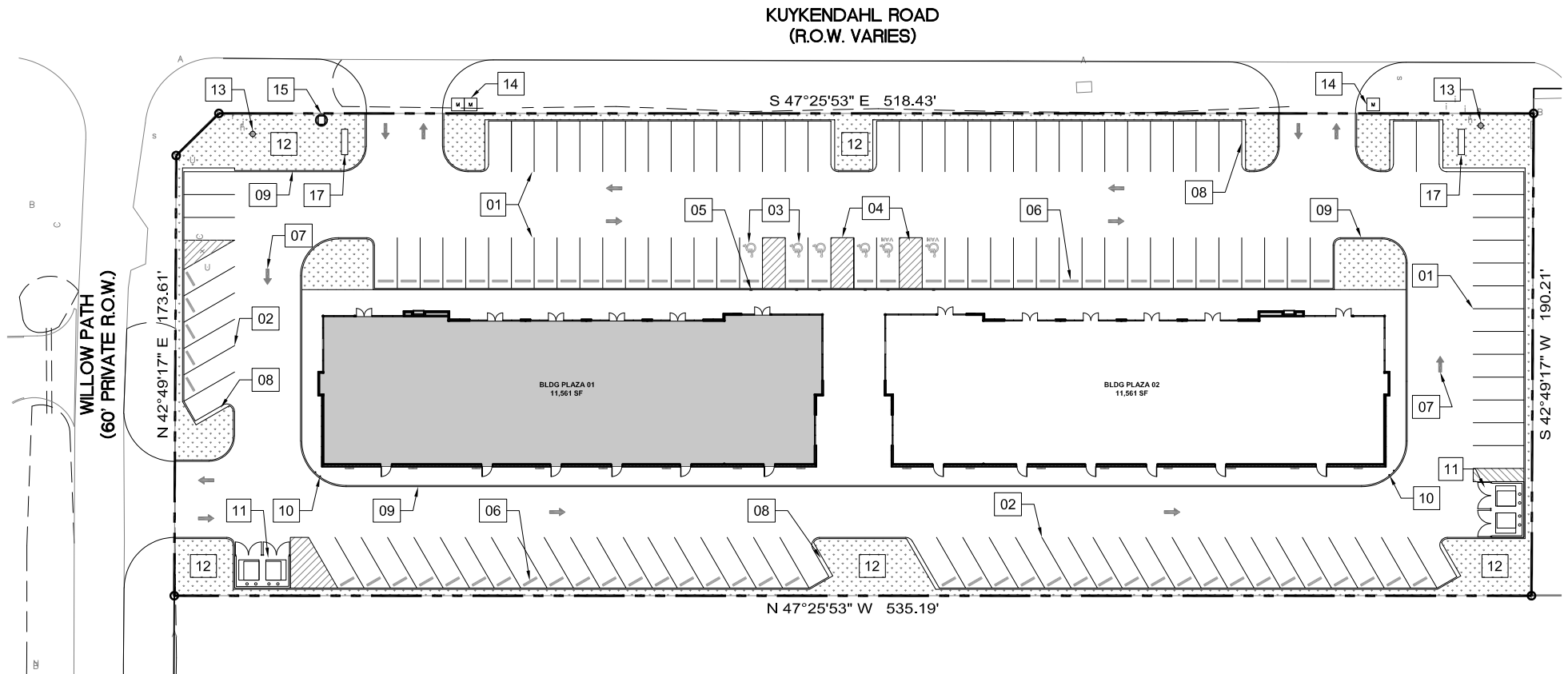
Address:	23231 & 23235 Kuykendahl Rd, Tomball, TX 77375
NRA:	11,561 SF - 23231 Kuykendahl Rd 11,561 SF - 23235 Kuykendahl Rd 23,122 SF - Total
Construction Commencement:	Q1 2025, projected delivery within 6-8 months
Property Type:	Medical/Professional Plaza
Property Class:	B
Parking Ratio:	5.3/1,000
Submarket:	The Woodlands
Lease Rate:	Contact broker



Renderings



Site Plan



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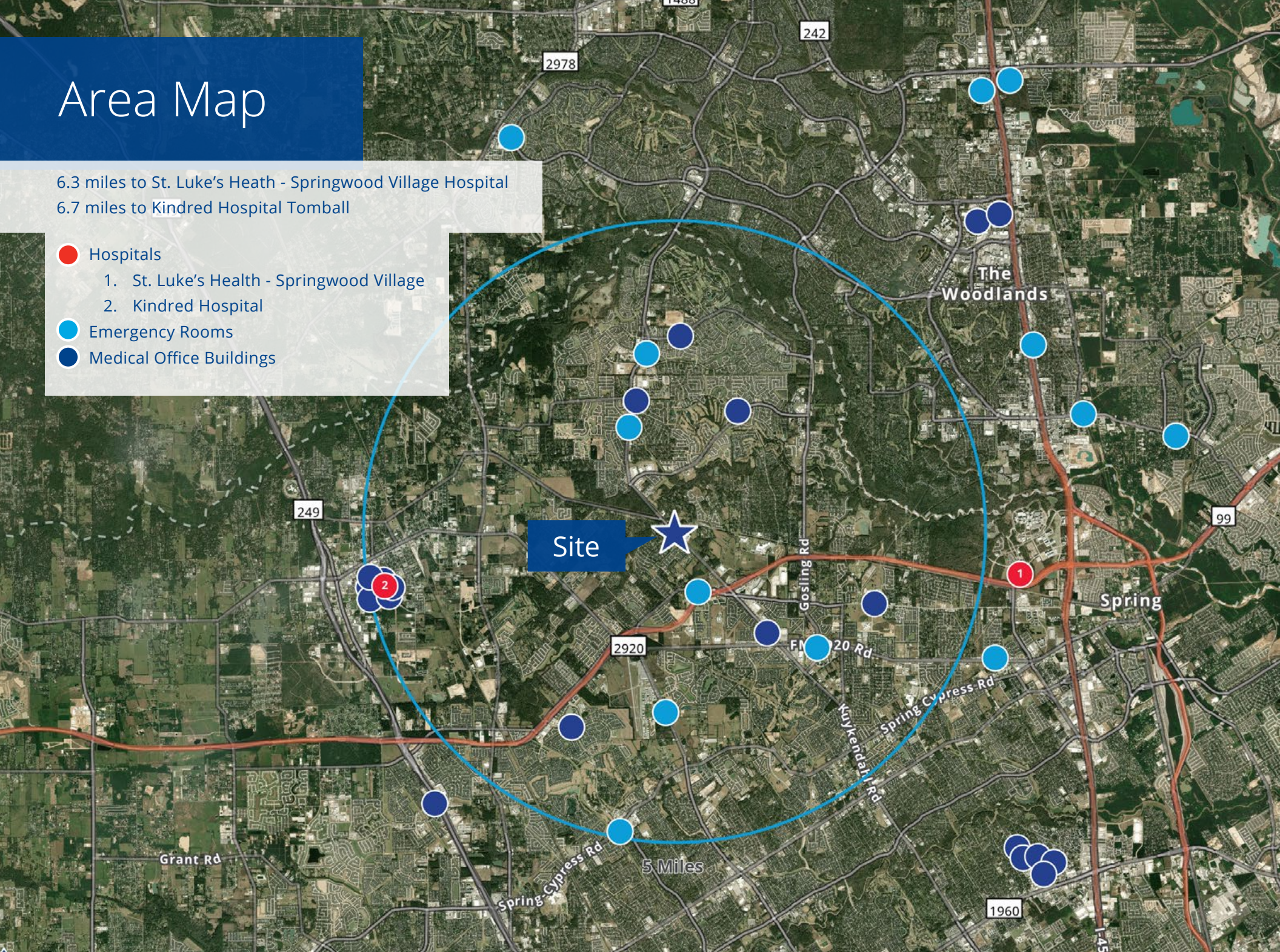


Area Map

6.3 miles to St. Luke's Health - Springwood Village Hospital

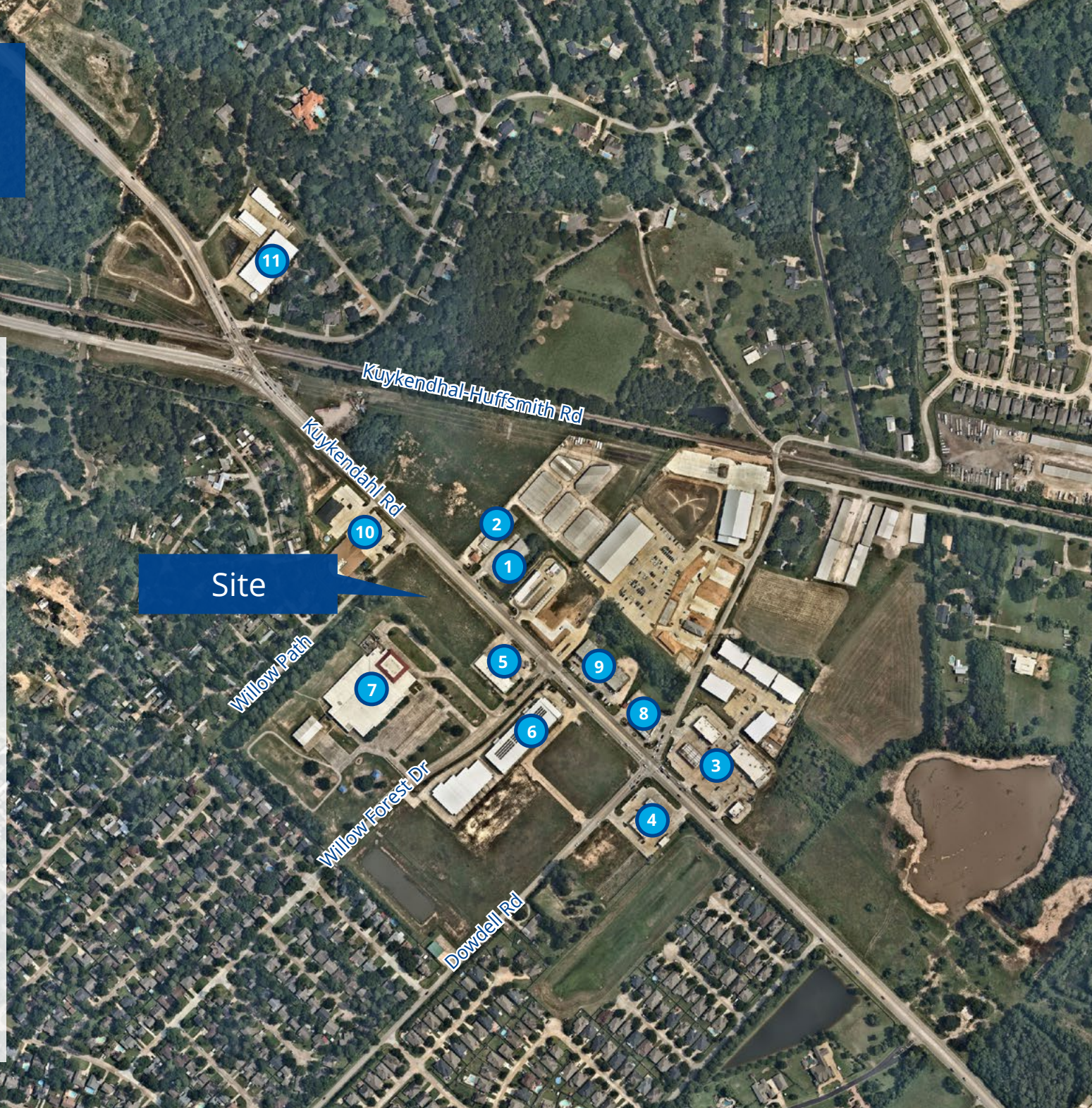
6.7 miles to Kindred Hospital Tomball

- Hospitals
 1. St. Luke's Health - Springwood Village
 2. Kindred Hospital
- Emergency Rooms
- Medical Office Buildings



Area Map

1. Dollar General
2. Public Storage
3. Fat Tuesdays
Leslie's Sports Bar
Burrito District
Exxon
4. 7-Eleven
5. Uncle's BBQ
Express Mart
Boxing Fitness for All
ATM
6. My Attic Storage
7. Schultz Elementary School
8. For You For Me Tacos
Valero
9. Aloy Aloy Thai Cafe
Flying Tacos
Kids N Kids Creations
Ed Saenz School of Martial Arts
Wool Fine Rugs
10. Kids 'R' Kids
REMAX
11. StoreEase



Demographics

2022 Population



5,933
1 Mile

78,553
3 Miles

183,911
5 Miles

Households



1,996
1 Mile

26,168
3 Miles

62,506
5 Miles

Avg. Size Households



2.97
1 Mile

3.00
3 Miles

2.93
5 Miles

Median Age



36.9
1 Mile

34.4
3 Miles

35.7
5 Miles

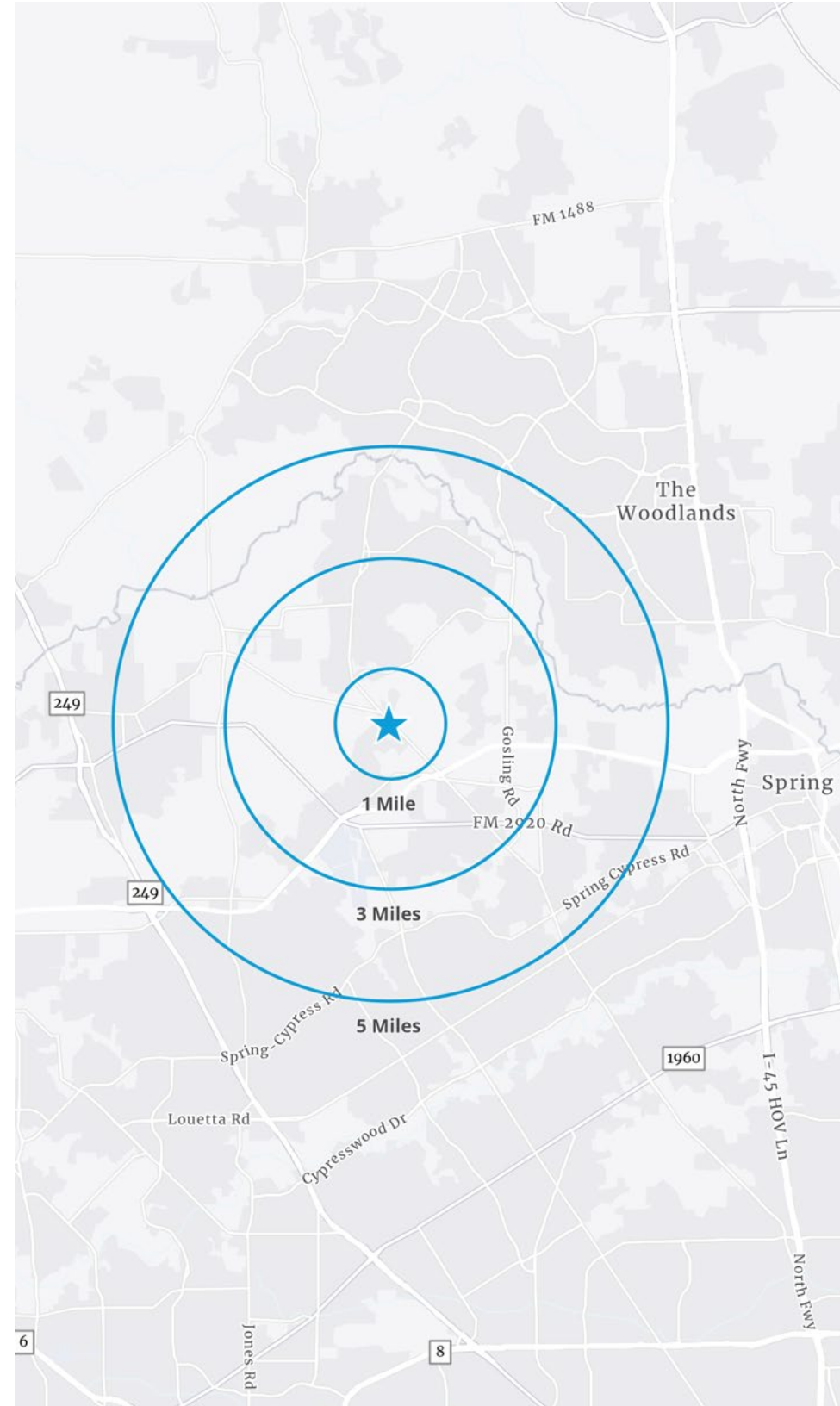
Median HH Income



\$102,464
1 Mile

\$114,750
3 Miles

\$105,853
5 Miles





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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.

11-2-2015



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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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Sales Agent/Associate's Name	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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