

**9,000 SF INDUSTRIAL BUILDING
WITH YARD | ±1.38 ACRES**

Situated just minutes from Houston's major north-south corridors, this ±9,000 SF industrial building on ±1.38 acres offers exceptional functionality for a wide range of industrial, service, and logistics users. The property is fully fenced, professionally maintained, and provides abundant outdoor storage and parking.

The building features three grade-level 16-foot roll-up doors, efficient drive-through circulation, and ample yard space for fleet vehicles, equipment, laydown, or contractor operations. Constructed in 2014 and kept in excellent condition, the facility has three-phase 480V power, all utilities, no deferred maintenance, and sits outside the 500-year floodplain.

Inside, a two-story 400 SF office provides functional administrative and operational support space. The ground floor includes an entry area ideal for dispatch or reception, while the second floor offers a private office, break area, and a ¾ bathroom suitable for supervisors or field teams needing on-site operational space.

HIGHLIGHTS

- ±9,000 SF metal industrial building (2014 construction)
- ±1.38-acre fully fenced site with ample parking and outside storage
- Three (3) grade-level 16' roll-up doors
- 20' clear/24' peak in
- 400 SF two-story office (admin + 2nd floor office with break area & ¾ bath)
- Three-phase, 480V power
- Excellent condition with no deferred



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23309 Kuykendahl Road
Tomball, TX 77375

PROPERTY PHOTOS

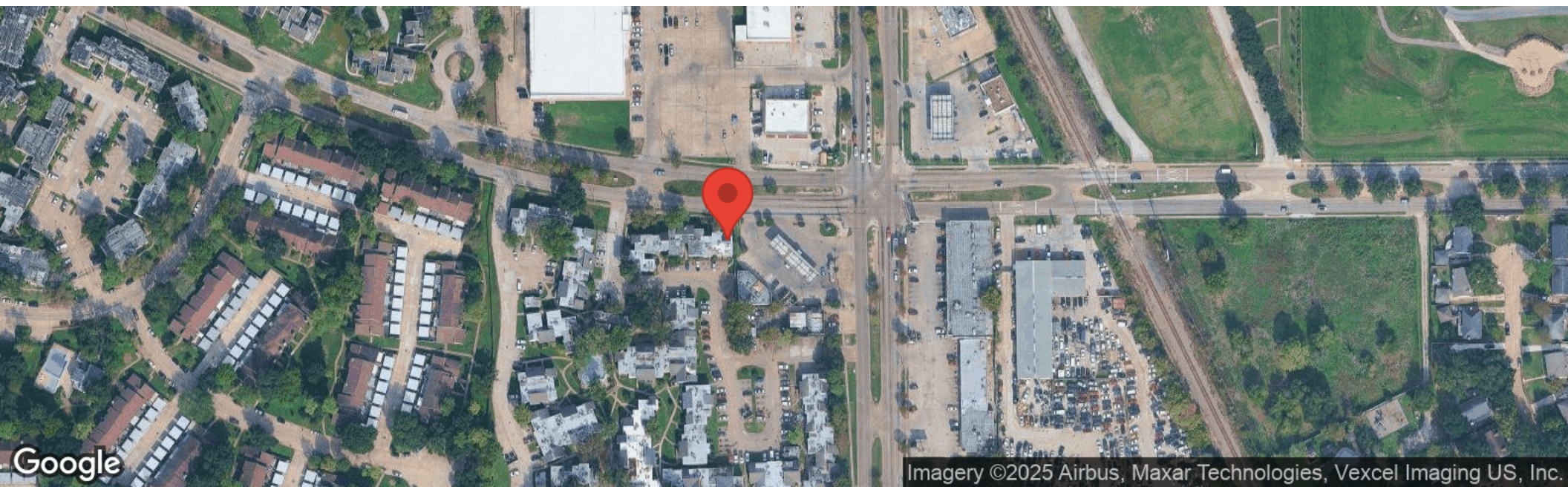
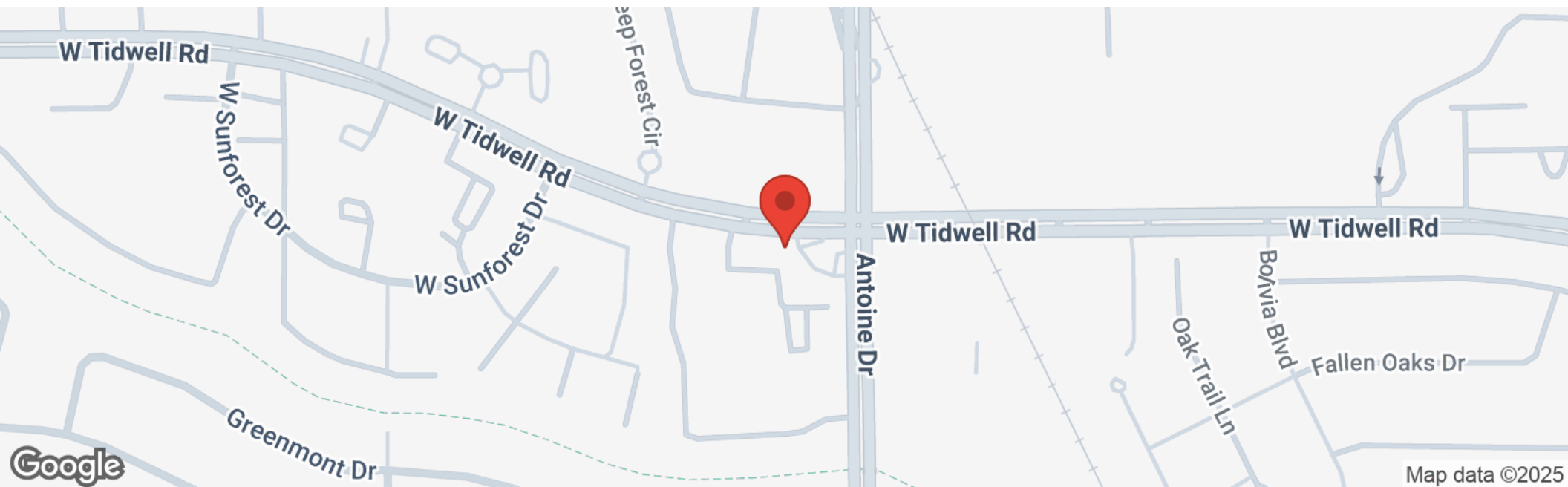


**313 W TIDWELL RD,
HOUSTON, TX 77091**

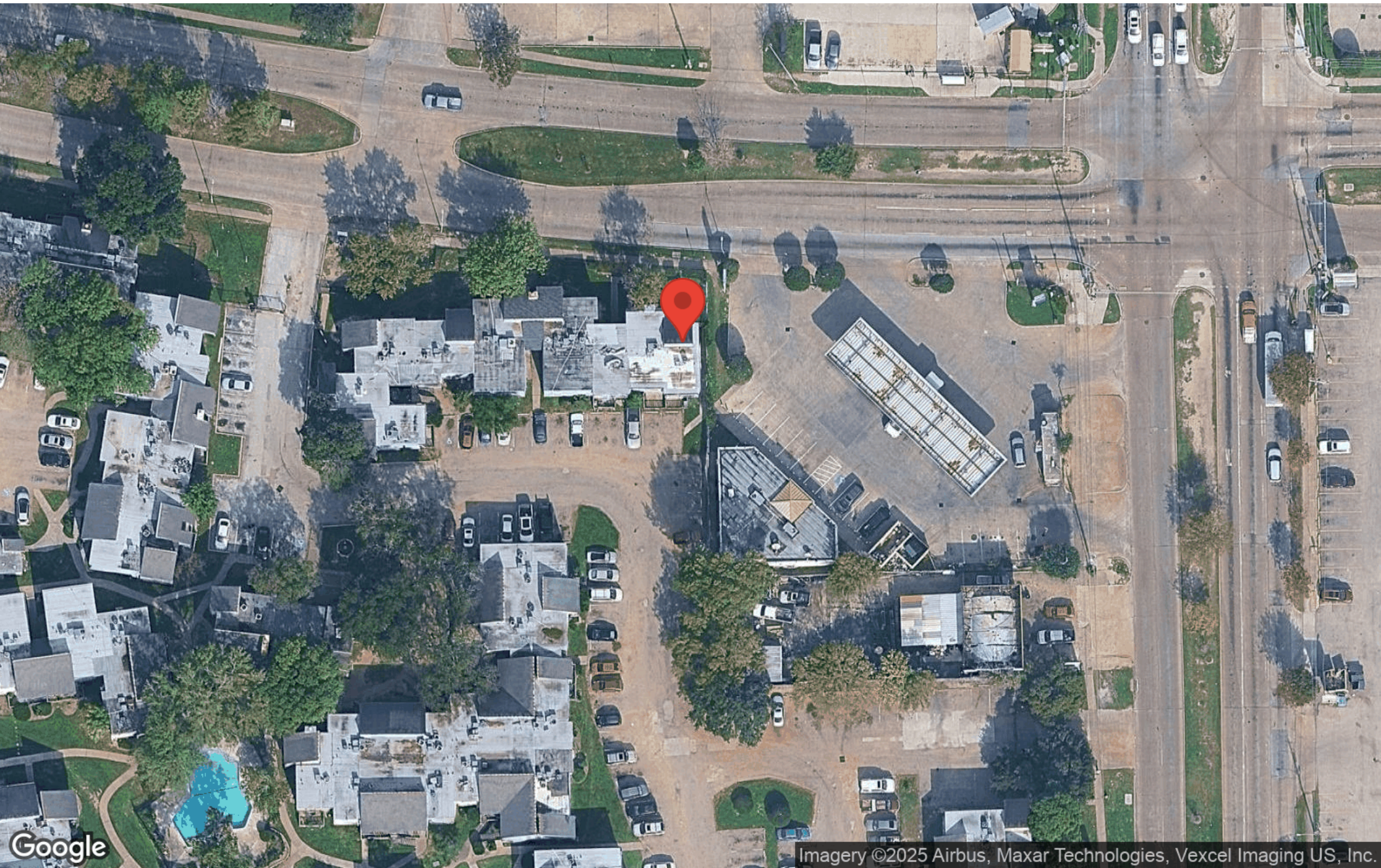
PROPERTY PHOTOS



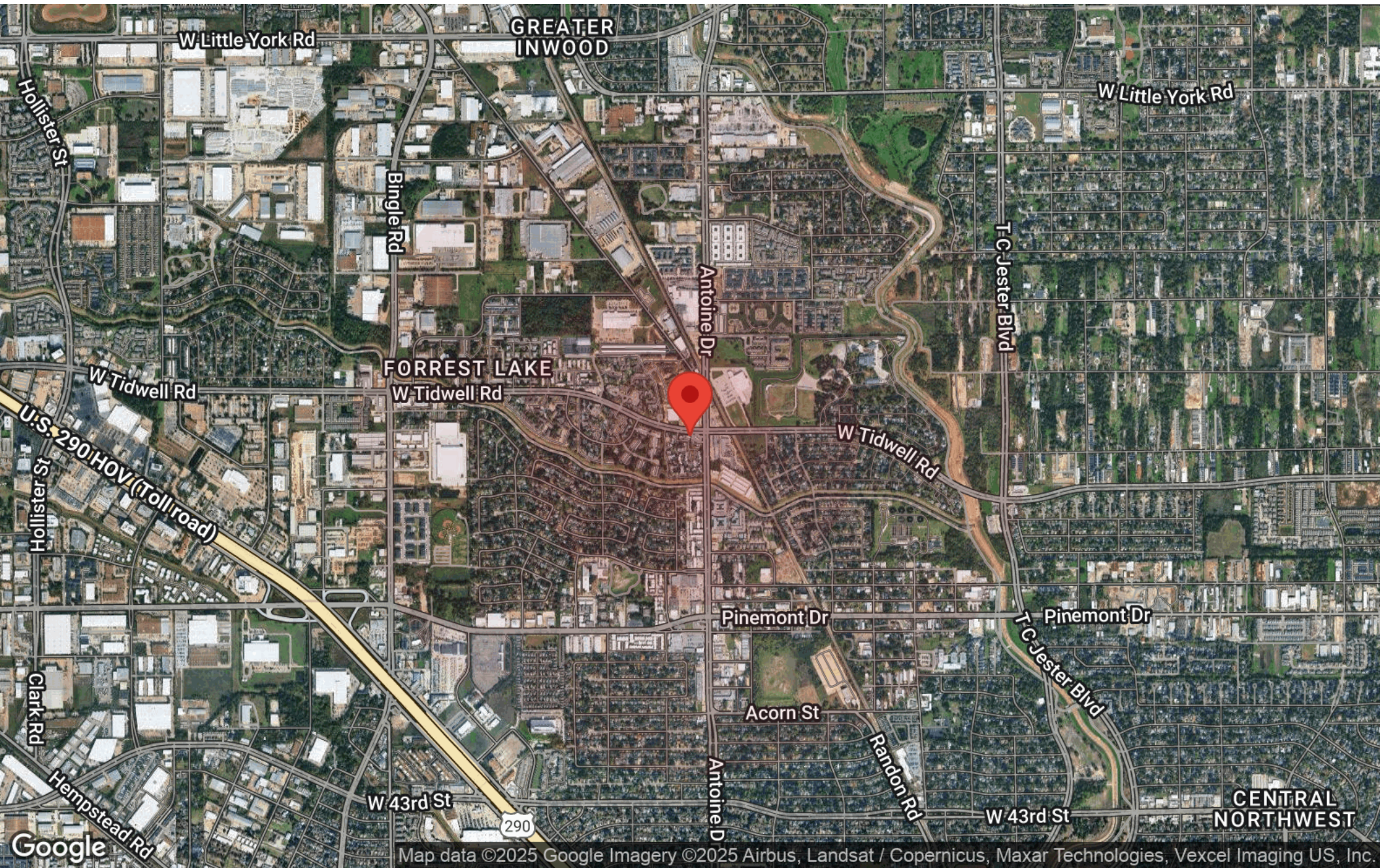
LOCATION MAPS



AERIAL MAP



BUSINESS MAP



Demographic Summary

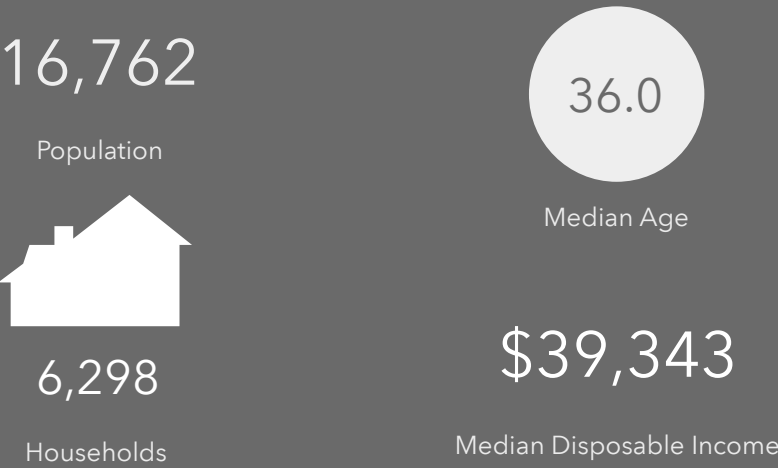
313 W Tidwell Rd, Houston, Texas, 77091 (1 mile)
313 W Tidwell Rd, Houston, Texas, 77091
Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri
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Longitude: -95.40461

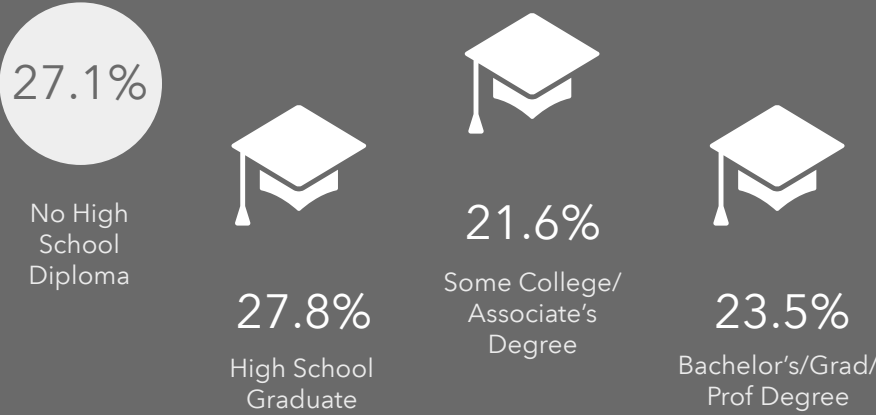
DEMOGRAPHIC SUMMARY

313 W Tidwell Rd, Houston, Texas, 77091
Ring of 1 mile

KEY FACTS



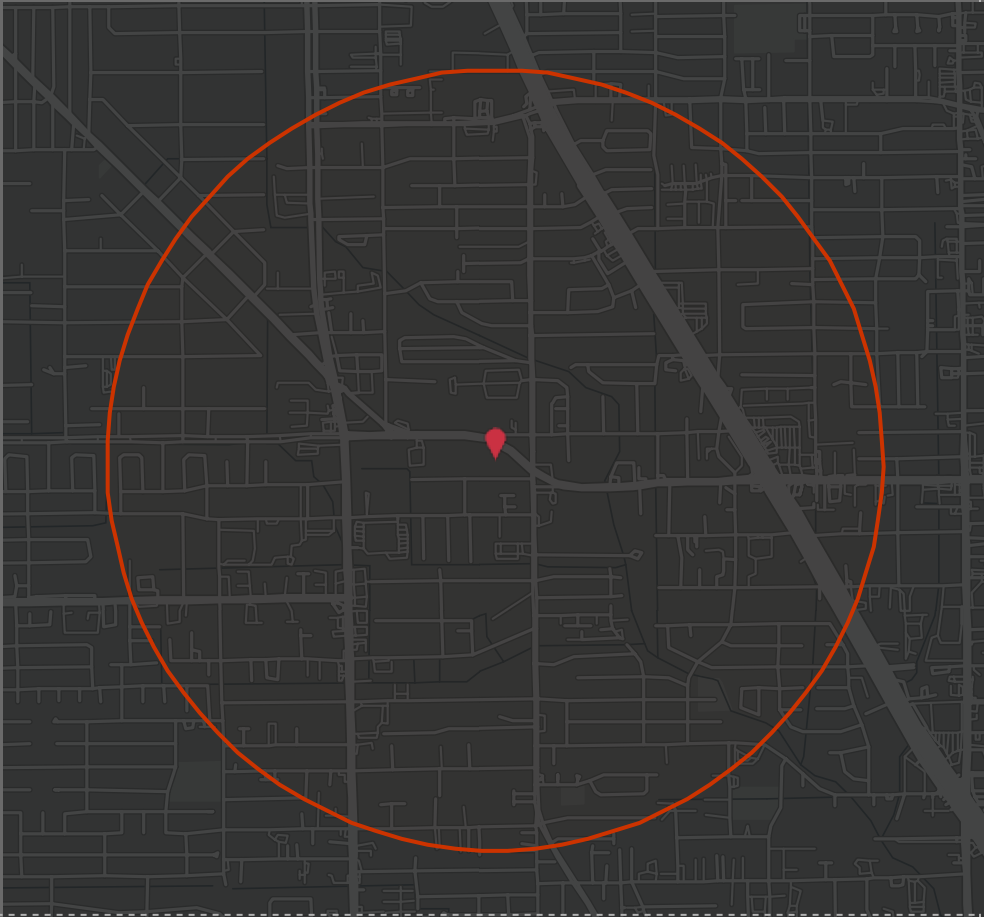
EDUCATION



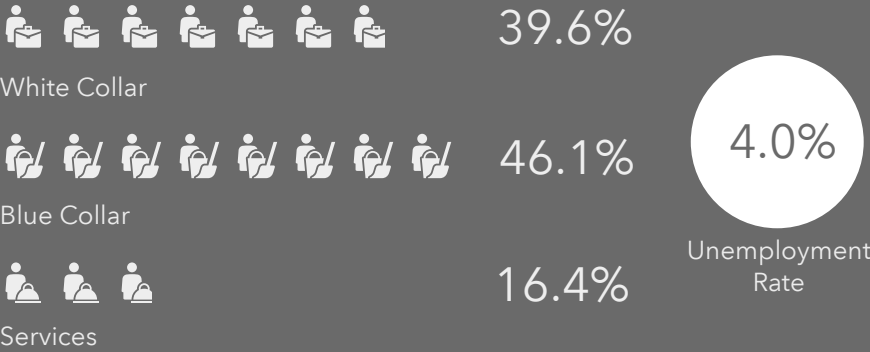
INCOME



HOUSEHOLD INCOME



EMPLOYMENT



Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

Demographic Summary

313 W Tidwell Rd, Houston, Texas, 77091 (3 miles)
313 W Tidwell Rd, Houston, Texas, 77091
Ring of 3 miles

RE/MAX Commercial Advisors Group by Esri
Latitude: 29.84625
Longitude: -95.40461

DEMOGRAPHIC SUMMARY

313 W Tidwell Rd, Houston, Texas, 77091
Ring of 3 miles

KEY FACTS

133,547

Population



49,319

Households

36.2

Median Age

\$55,808

Median Disposable Income

EDUCATION

23.6%

No High School Diploma



25.0%

High School Graduate



19.3%

Some College/
Associate's Degree



32.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$66,015

Median Household Income



\$41,330

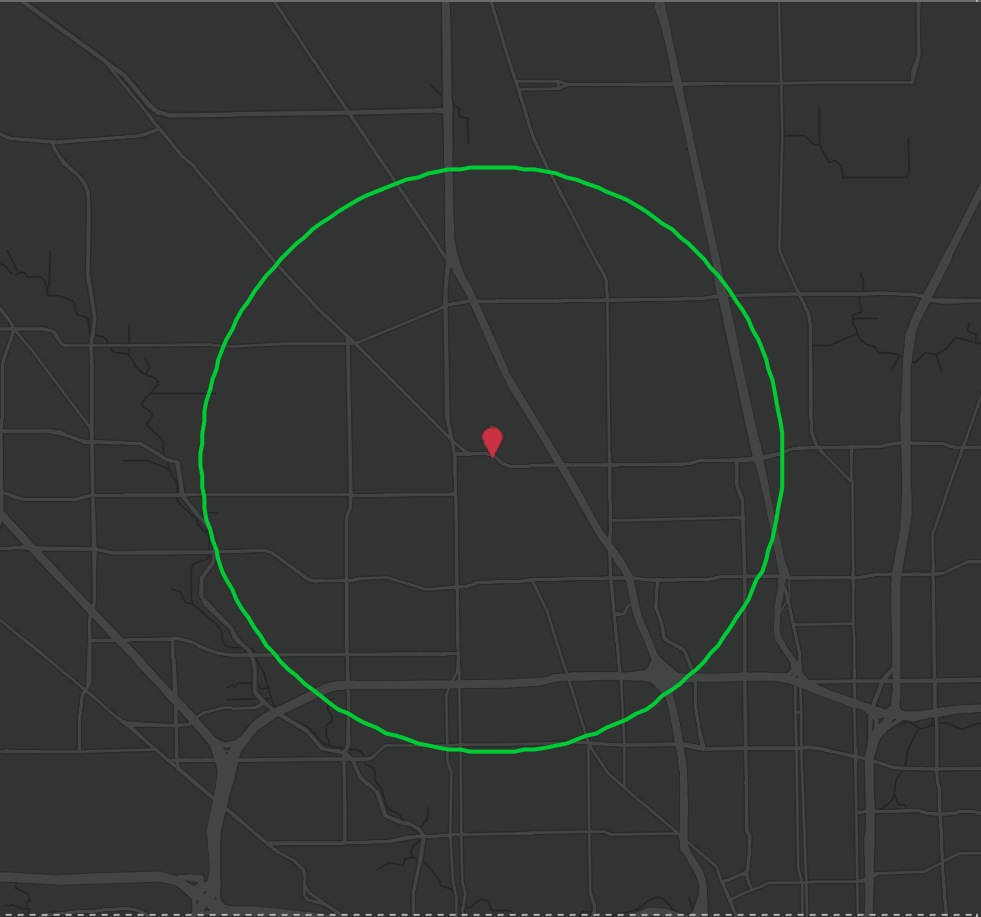
Per Capita Income



\$122,430

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



58.9%

White Collar



28.5%

Blue Collar



15.7%

Services

3.9%

Unemployment Rate

Demographic Summary

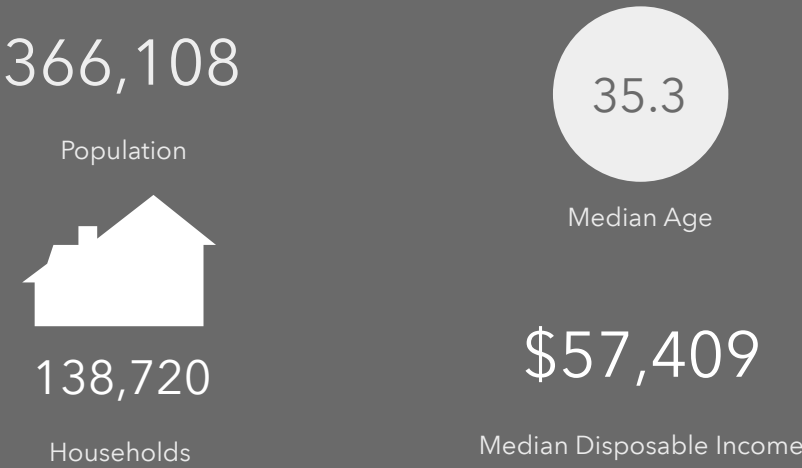
313 W Tidwell Rd, Houston, Texas, 77091 (5 miles)
313 W Tidwell Rd, Houston, Texas, 77091
Ring of 5 miles

RE/MAX Commercial Advisors Group by Esri
Latitude: 29.84625
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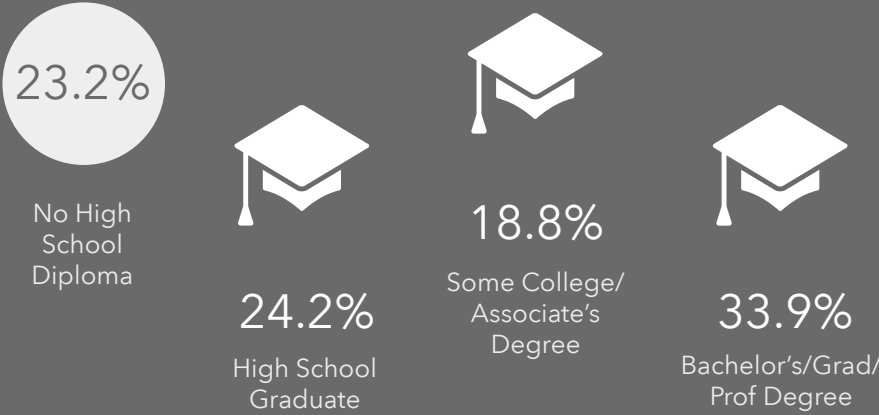
DEMOGRAPHIC SUMMARY

313 W Tidwell Rd, Houston, Texas, 77091
Ring of 5 miles

KEY FACTS



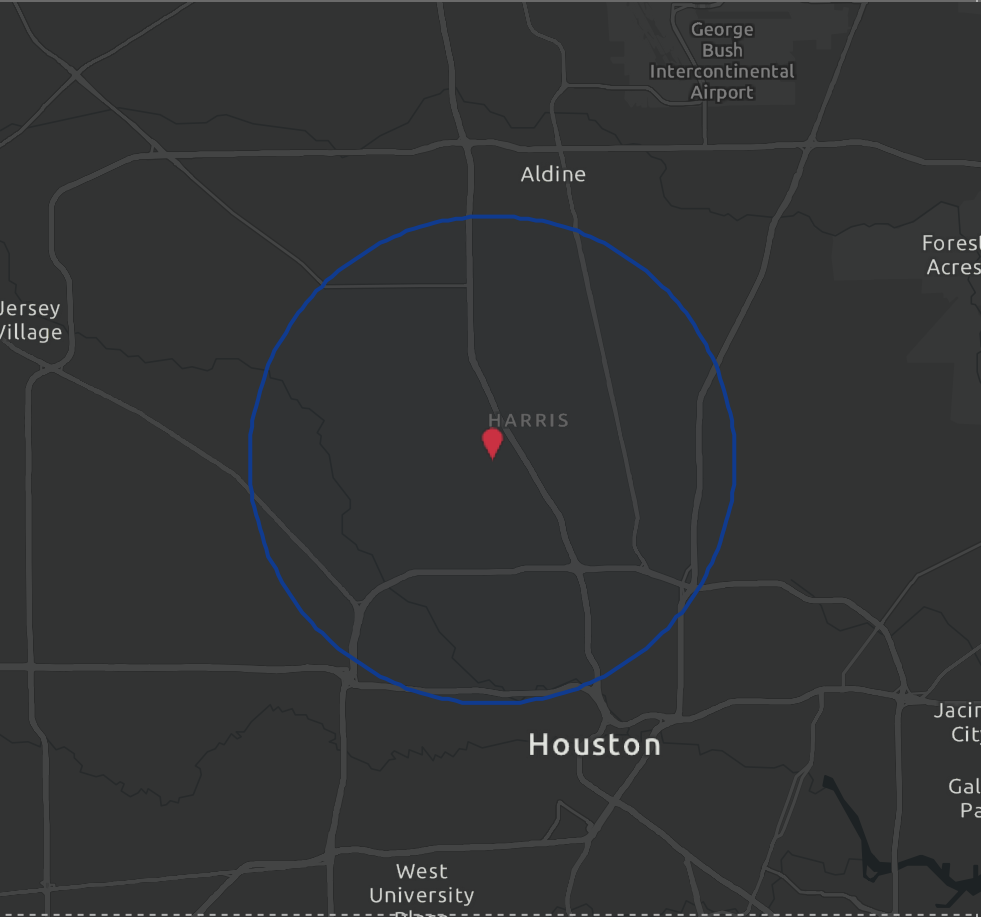
EDUCATION



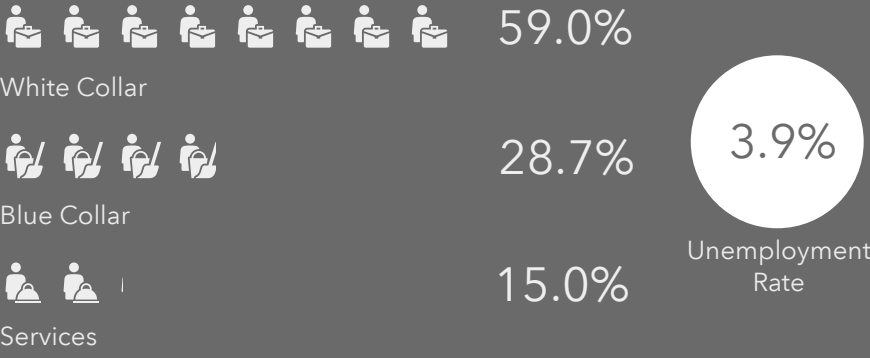
INCOME



HOUSEHOLD INCOME



EMPLOYMENT



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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:

PATRICK BUCKHOFF

Principal & Broker Associate

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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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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Ruben Villareal</u>	<u>415433</u>	<u>sold@rubenandnancy.com</u>	<u>(713)557-7095</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Ruben Villareal</u>	<u>415433</u>	<u>sold@rubenandnancy.com</u>	<u>(713)557-7095</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Patrick Buckhoff

Information available at www.trec.texas.gov
IABS 1-0 Date

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