



Hufsmith Kohrville Business Park

➤ Tomball, TX



Hufsmith Kohrville Business Park

Welcome to Hufsmith Kohrville Business Park, a brand-new mixed-use development located in the heart of Tomball, Texas. This thoughtfully designed park features a striking 11,000-square-foot retail building with drive-thru capabilities, complemented by three versatile flex office/warehouse buildings totaling 33,000 square feet. Each building showcases matching modern architectural elements, offering a sleek and cohesive look throughout the park. Perfect for a wide range of business needs, Hufsmith Kohrville Business Park delivers both functionality and style in a prime, rapidly growing area.

- » Hufsmith Kohrville Business Park is strategically situated behind Raeburn Reserve, a 400-home master-planned community, and is surrounded by substantial growth, both residential and commercial. With easy access to the Grand Parkway and State Highway 249, and just half a mile south of FM 2920, this location offers prime connectivity for businesses. Positioned on a newly expanded four-lane road with increasing traffic counts, the park benefits from strong visibility and convenience, making it an ideal location for businesses looking to thrive in the rapidly developing Tomball area.
- » The retail building at Hufsmith Kohrville Business Park is set to attract a steady flow of customers, with tenants including an Italian food marketplace, salon, yoga and Pilates studio, and café. This vibrant mix of businesses will create a lively atmosphere, enhancing the park's appeal. The flex buildings offer customizable suites ranging from 1,500 to 6,000 square feet, designed to accommodate a variety of business needs. Each standard suite includes a spacious office, private bathroom, and a fully equipped warehouse with energy-efficient LED lighting. These versatile spaces can be tailored to suit the specific requirements of your business, providing the perfect foundation for success.



Property Highlights

SUITE HIGHLIGHTS

- » Private Office with storefront entrance
- » ADA Compliant Restroom
- » 10' office ceilings
- » 9' executive doors
- » Luxury vinyl flooring
- » 10 G Fiber Internet
- » Fully finished warehouse
- » 3-phase and single-phase power
- » Smart LED Lighting
- » Motion Sensor light switches
- » Private warehouse with 20' to 26' ceilings
- » R-30 Insulation
- » 12' x 12' Roll Up Doors
- » Utility Sink

PROPERTY HIGHLIGHTS

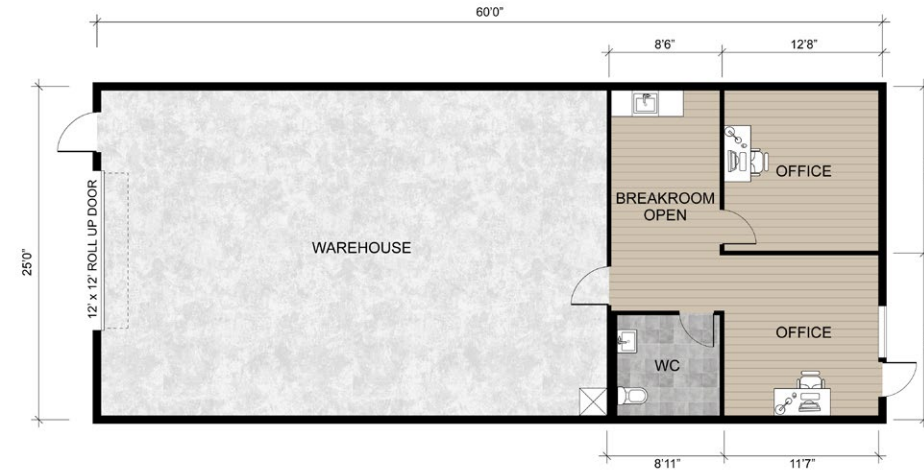
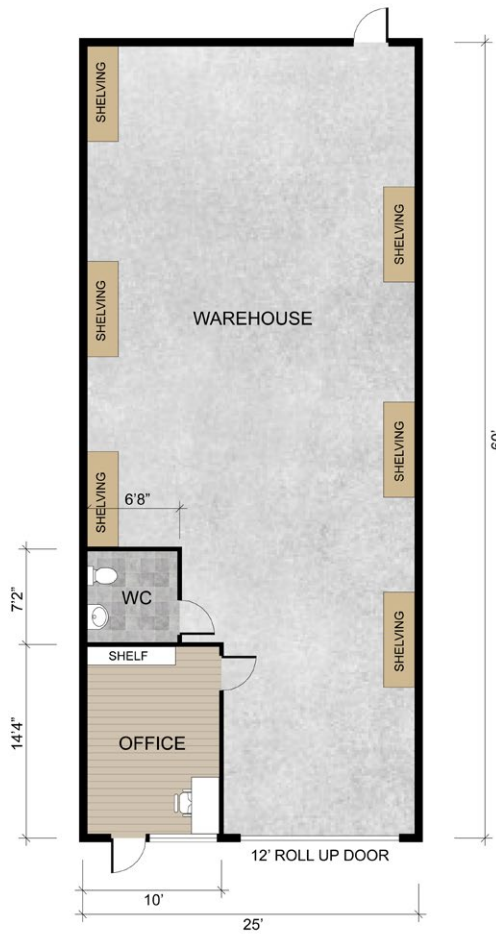
- » Left hand turn lane into property
- » LED Monument Sign with advertising opportunities
- » Fire sprinkler system in every building
- » 18-wheeler accessibility
- » Flexible suite sizes and layouts
- » Brand new construction



Site Plan



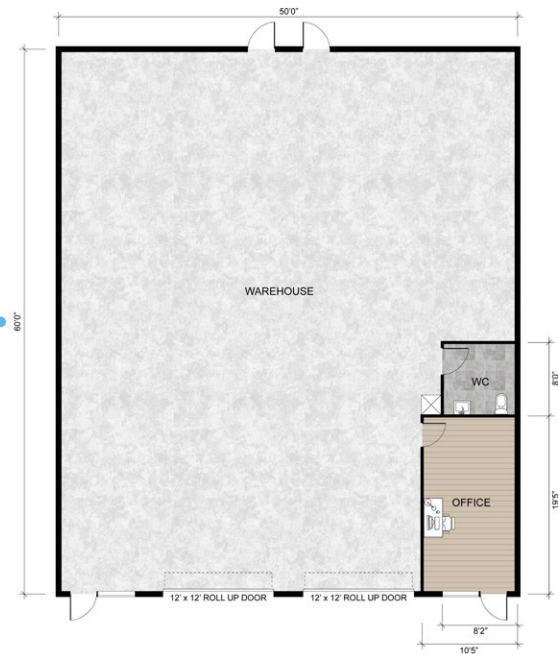
Floor Plan Options



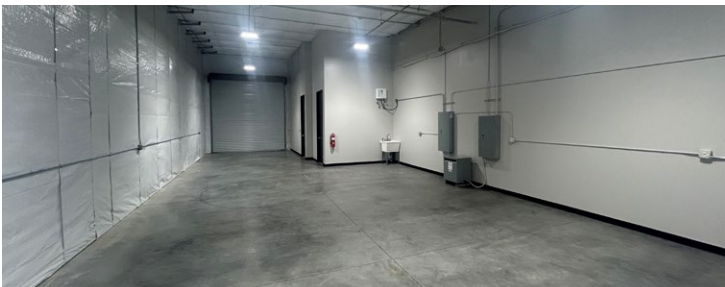
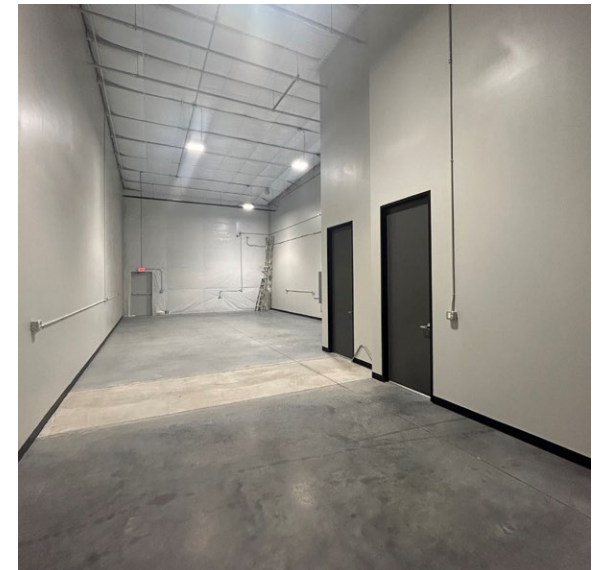
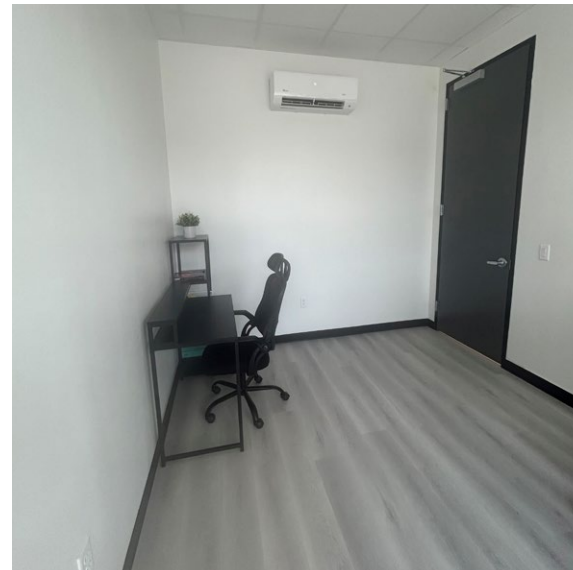
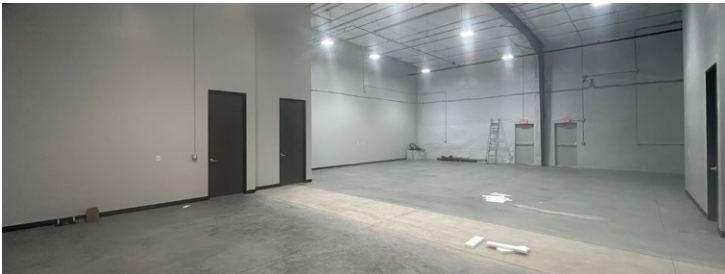
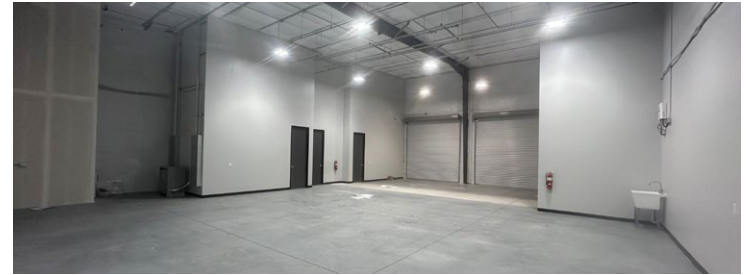
3,000 SF
Premium Floor Plan

1,500 SF
Standard Floor Plan

3,000 SF
Standard Floor Plan



Interior



Exterior



Aerial







Contact our Team

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