

FOR LEASE

**RECENT RATE REDUCTION!
CALL BROKER FOR INFO**

22810 HUFSMITH KOHRVILLE RD, TOMBALL, TX 77375

±8,000 SF OFFICE/WAREHOUSE ON ±0.19 AC



TYLER TORRES

PRINCIPAL

TYLER@TEXASCRES.COM

(281) 898-0895

RAUL TORRES

ASSOCIATE

RAUL@TEXASCRES.COM

(346) 328-5847

RENDY ELIZALDE

AGENT

RENDY@WALLERCOUNTYLAND.COM



PROPERTY HIGHLIGHTS



Location

22810 Hufsmith Kohrville Rd.
Tomball, TX 77375



Asking Price

Recent Rate Reduction!

Call Broker for Info

Aggressive Lease Incentive: 2 Months of Rent Abatement Pending Lease Term



Size

±8,000 SF on ±0.19 Acres

Contact Us

TYLER TORRES

Tyler@TexasCRES.com
(281) 898-0895

RAUL TORRES

Raul@TexasCRES.com
(346) 328-5847

RENDY ELIZALDE

Rendy@WallerCountyLand.com

www.TexasCRES.com

High-Clearance Industrial Space with Heavy Power - Ideal Tomball Location

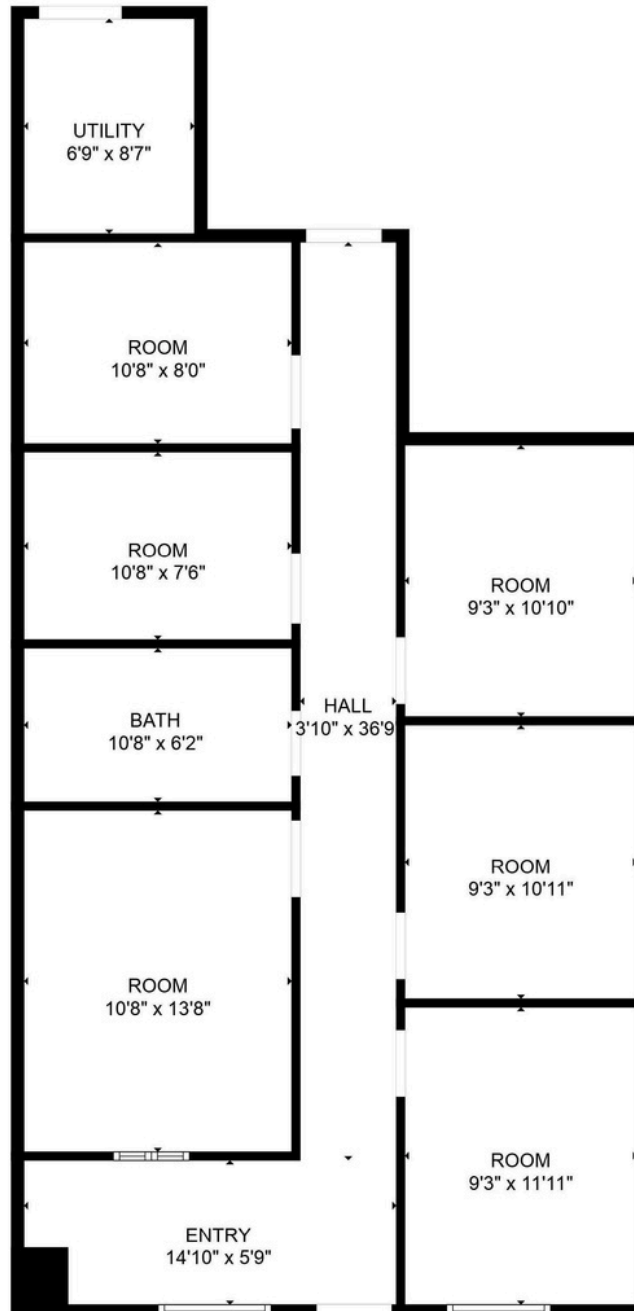
- **±8,000 SF Freestanding Industrial Building** on **±0.19 Acres** in fast-growing **Tomball submarket**
- Includes **±910 SF of Built-Out Office Space** - ready for operations, dispatch, or admin use
- **Two (2) 16' x 14' Grade-Level Roll-Up Doors** for efficient loading/unloading and equipment access
- **Clear Height of ±20 FT** - ideal for racking, storage, fabrication, or light manufacturing
- Equipped with **3-Phase / 480V Power** - supports heavy equipment, machinery, and industrial users
- Great location with **excellent access to SH 249, Grand Parkway (99), and FM 2920**, well-positioned in a rapidly developing area with strong demand for functional industrial space
- **8 Parking Spaces with Additional at Park Entrance** provide convenience and accessibility
- **Perfect for contractors, service businesses, distributors, light manufacturing, or trades**

(713) 473-7200

EXTERIOR PICTURES



FLOOR PLAN



WAREHOUSE PICTURES



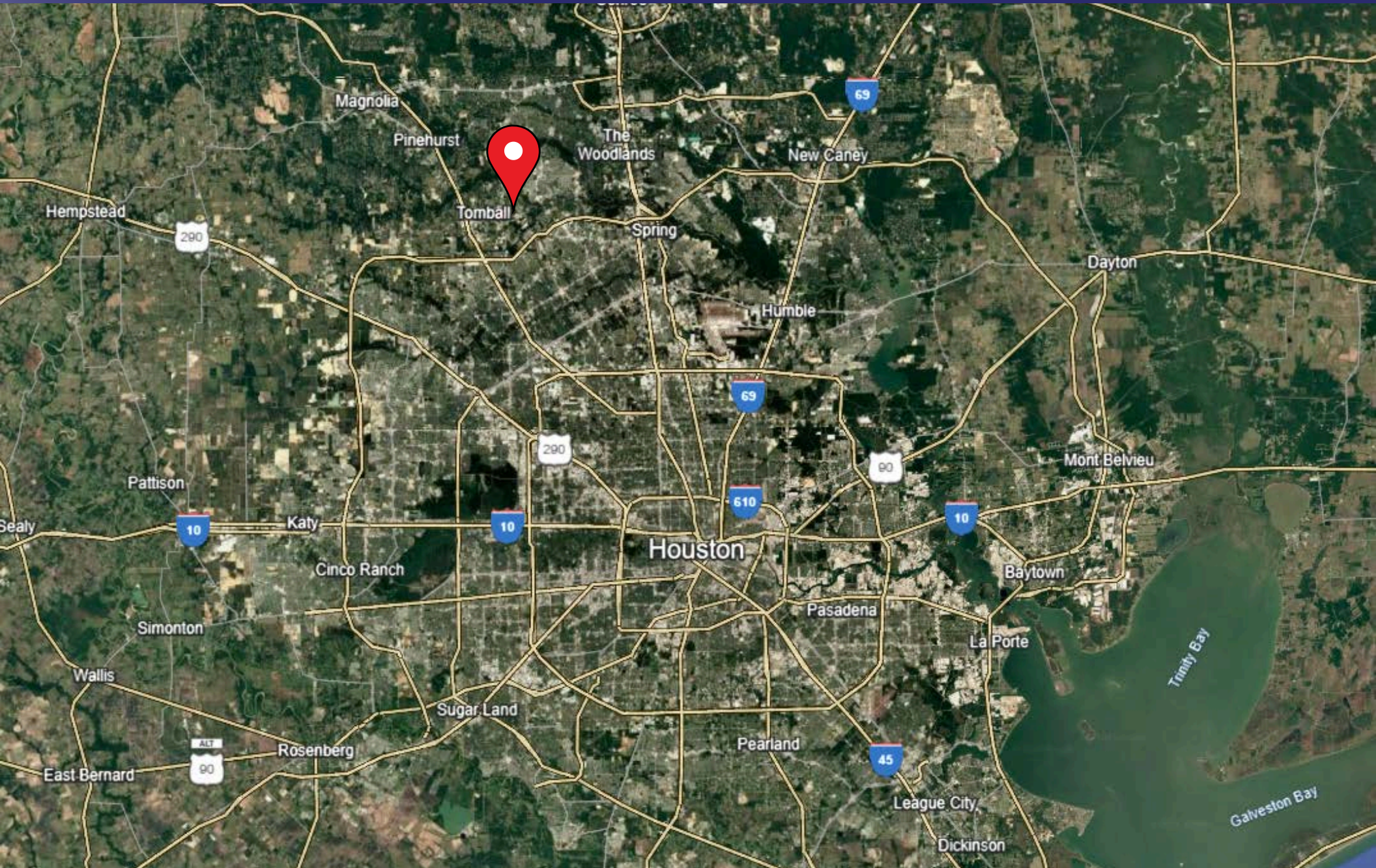
WAREHOUSE PICTURES



OFFICE PICTURES



LOCATION MAP



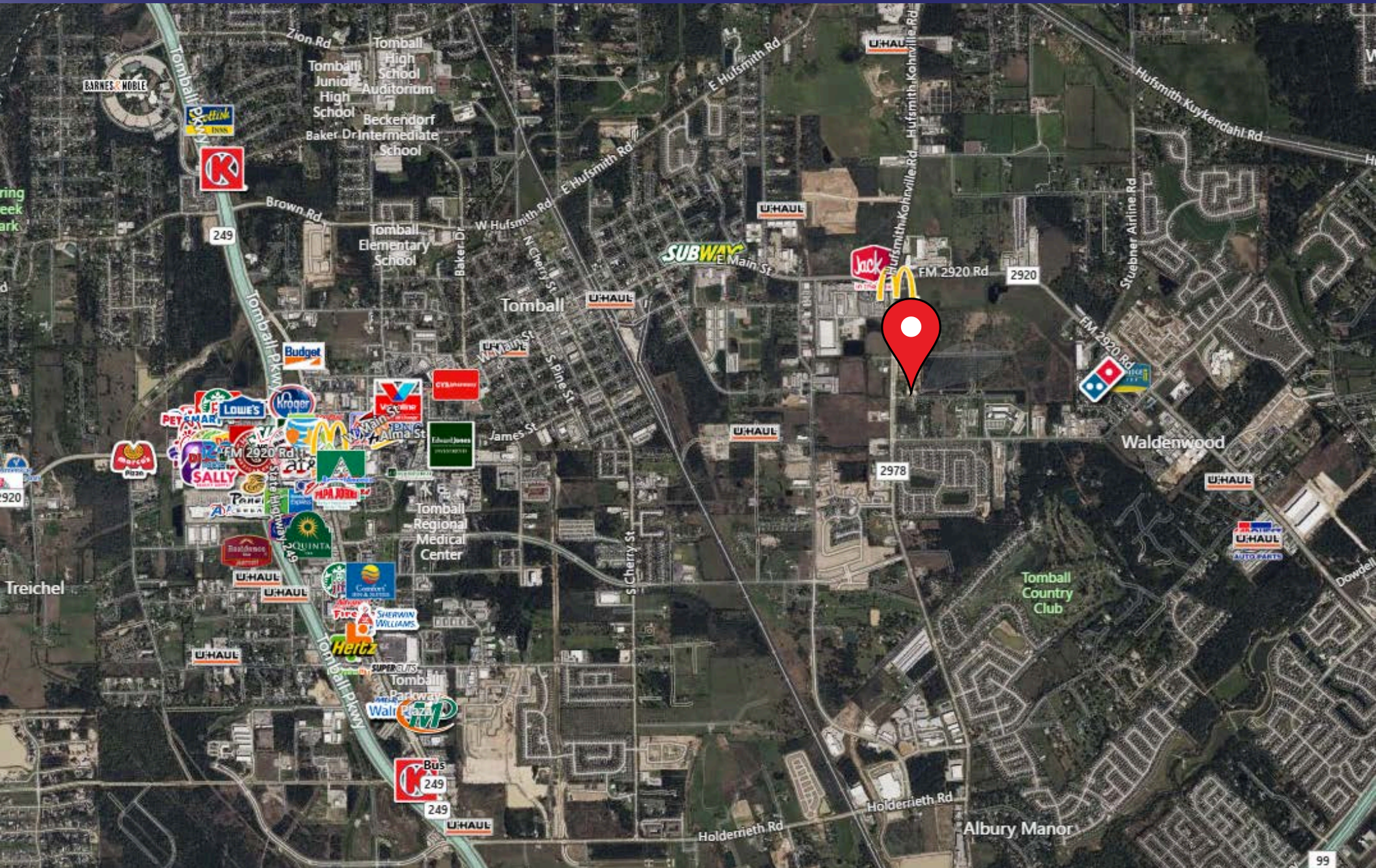
PROPERTY AERIAL

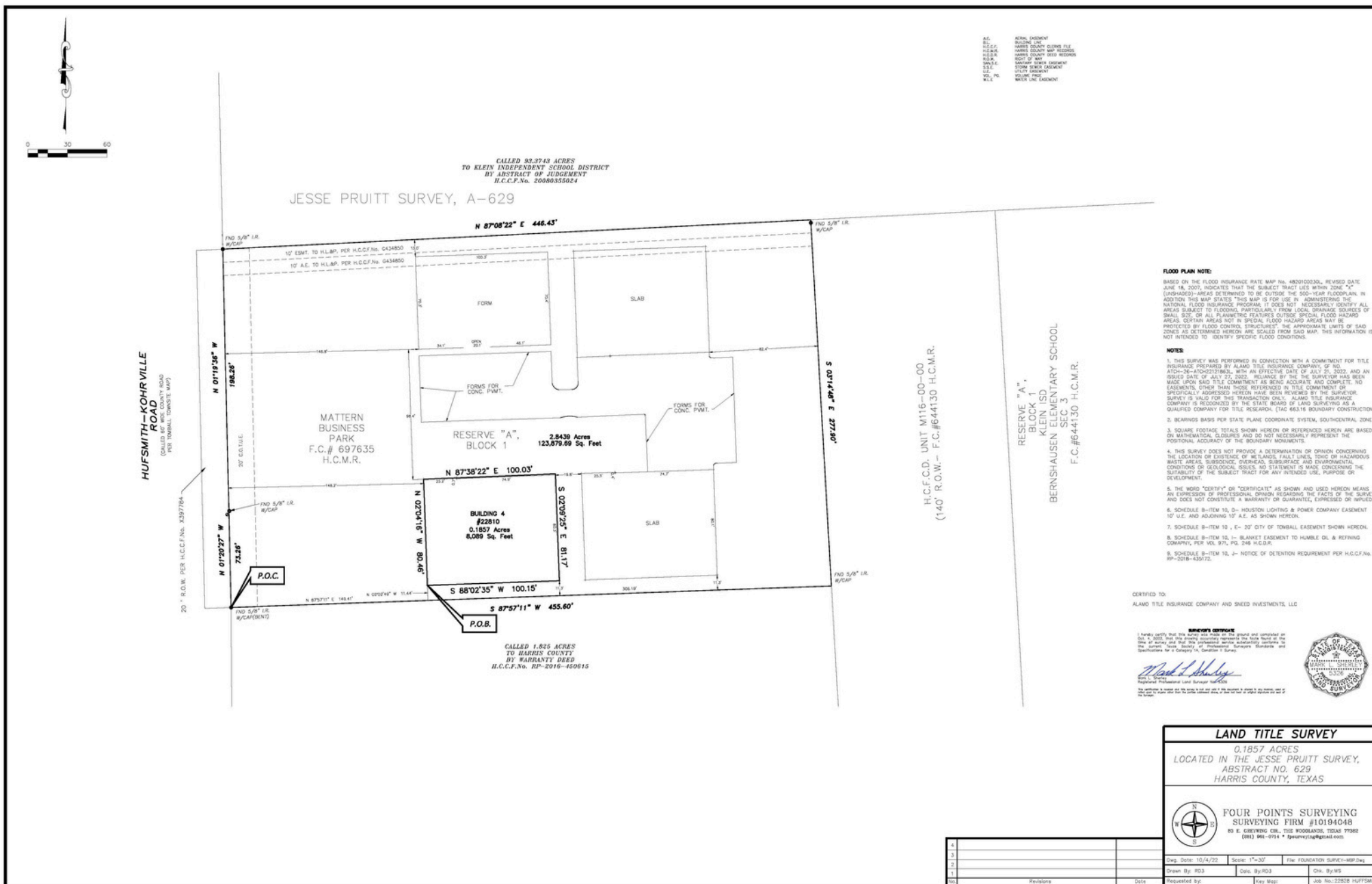


Approximately 2.6 miles to
TX-249 and 6.6 miles to TX-99



MARKET AERIAL





DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

22810 Hufsmith Kohrville Rd, Tomball, Texas, 77375

Ring of 5 miles

KEY FACTS

147,723

Population



50,141

Households

36.2

Median Age

\$91,430

Median Disposable Income

EDUCATION

4.7%

No High School Diploma

19.0%

High School Graduate

25.7%

Some College/
Associate's Degree

50.7%

Bachelor's/Grad
/ Prof Degree

147,723

2023 Total
Population (Esri)

INCOME



\$108,472

Median Household
Income



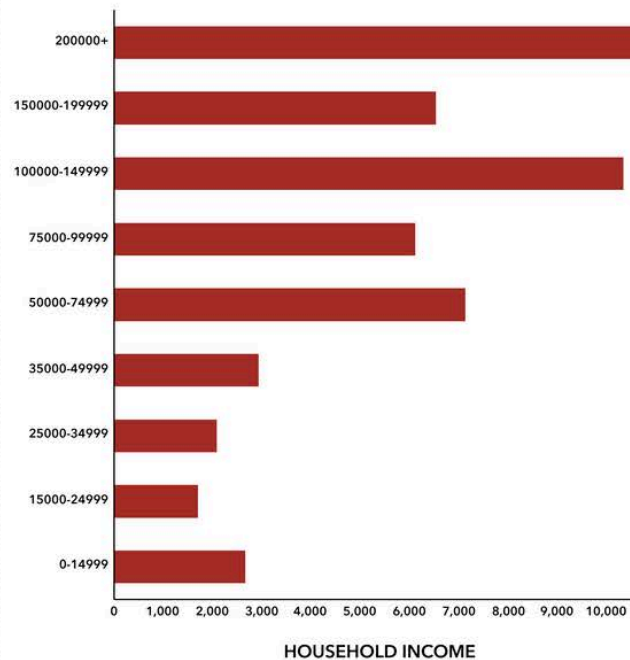
\$48,864

Per Capita Income



\$387,189

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

75.2%

13.9%

12.3%

3.5%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Full demographic package available upon request.



Information About Brokerage Services

1 1-2 -20 15

Texas law requires all real estate license holders 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.

Texas CRES, LLC	9004590	joel@texascres.com	(713) 473-7200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joel C. English	465800	joel@texascres.com	(713) 473-7200
Designated Broker of Firm	License No.	Email	Phone
Joel C. English		joel@texascres.com	(713) 473-7200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Tyler Torres	667430	tyler@texascres.com	(281) 898-0895
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

This form was produced by the subscriber named below through Texas FormSource.

Texas C.R.E.S. LLC, 11020 Saathoff Drive Cypress, TX 77429
Tracy Kiep

Phone (713) 907-1707

Fax:

New IABS

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors. The information is shared with Texas CRES, LLC for reference and for marketing purposes. Texas CRES, LLC makes no representations to the validity or accuracy of the information. Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information. You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein.

TYLER TORRES

PRINCIPAL

TYLER@TEXASCRES.COM

(281) 898-0895

RENDY ELIZALDE

AGENT

RENDY@WALLERCOUNTYLAND.COM

RAUL TORRES

ASSOCIATE

RAUL@TEXASCRES.COM

(346) 328-5847

www.TexasCRES.com

