



Each office independently owned and operated

**FOR SALE**

INDUSTRIAL PROPERTY

COMMERCIAL ADVISORS GROUP, RE/MAX INTEGRITY

23309 Kuykendahl Rd. | Ste B

Tomball, TX 77375

281.686.9445

COMMERCIALSPACEHOUSTON.COM

# 8,000 SF INDUSTRIAL SPACE FOR SALE TOMBALL!

22828 HUFFSMITH KOHRVILLE RD, TOMBALL, TX 77375



PRESENTED BY:

**PATRICK J. BUCKHOFF,**  
**CCIM**

Principal & Broker Associate

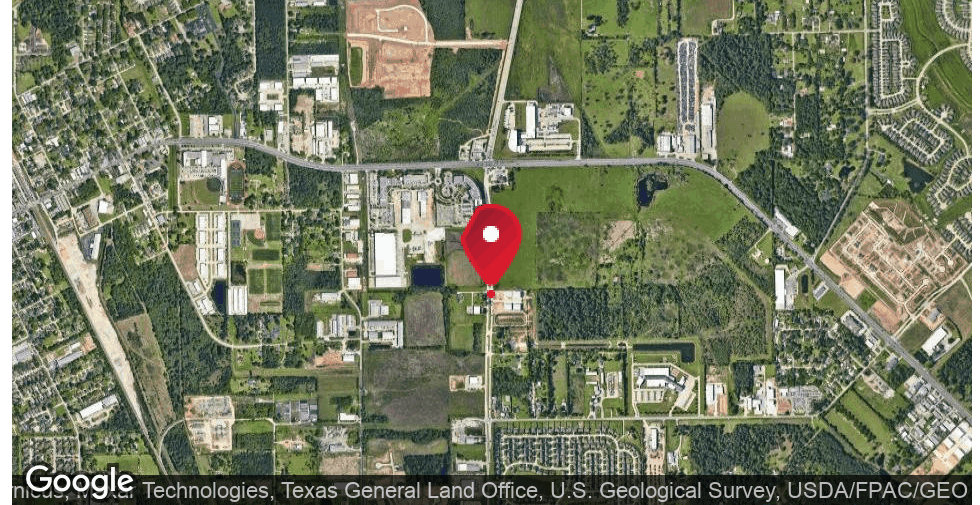
832.560.2100

patrick@commercialspacehouston.com

TX #587831



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	8,000 SF
Available SF:	7,000 SF
Lot Size:	.28 Acres
Price / SF:	\$140.00
Year Built:	2021

## PROPERTY OVERVIEW

Need a great building in a great location with to take your business to the next level? Look no further. These 8,000 SF industrial buildings are grade level, feature 20' clear heights, 16'x14' roll up doors, 3Ph 480v power and all utilities. 3ph 480v 400 A electrical service, can be upgraded and add Fully Insulated-R13. Available for lease or for sale including the ability to custom configure your office layout. Less than 9 minutes from SH 249 and FM 2920, and 11 minutes from the Grand Parkway, giving you fast access to IAH, Beltway 8 and the greater Houston area. Financing opportunities available for qualified buyers. Call today to schedule a tour and explore the opportunities! Available August 2021. 3ph 480v 400 A electrical service, can be upgraded and add Fully Insulated-R13.

## PROPERTY HIGHLIGHTS

- Key Travel Times
- Less than 9 minutes from SH 249

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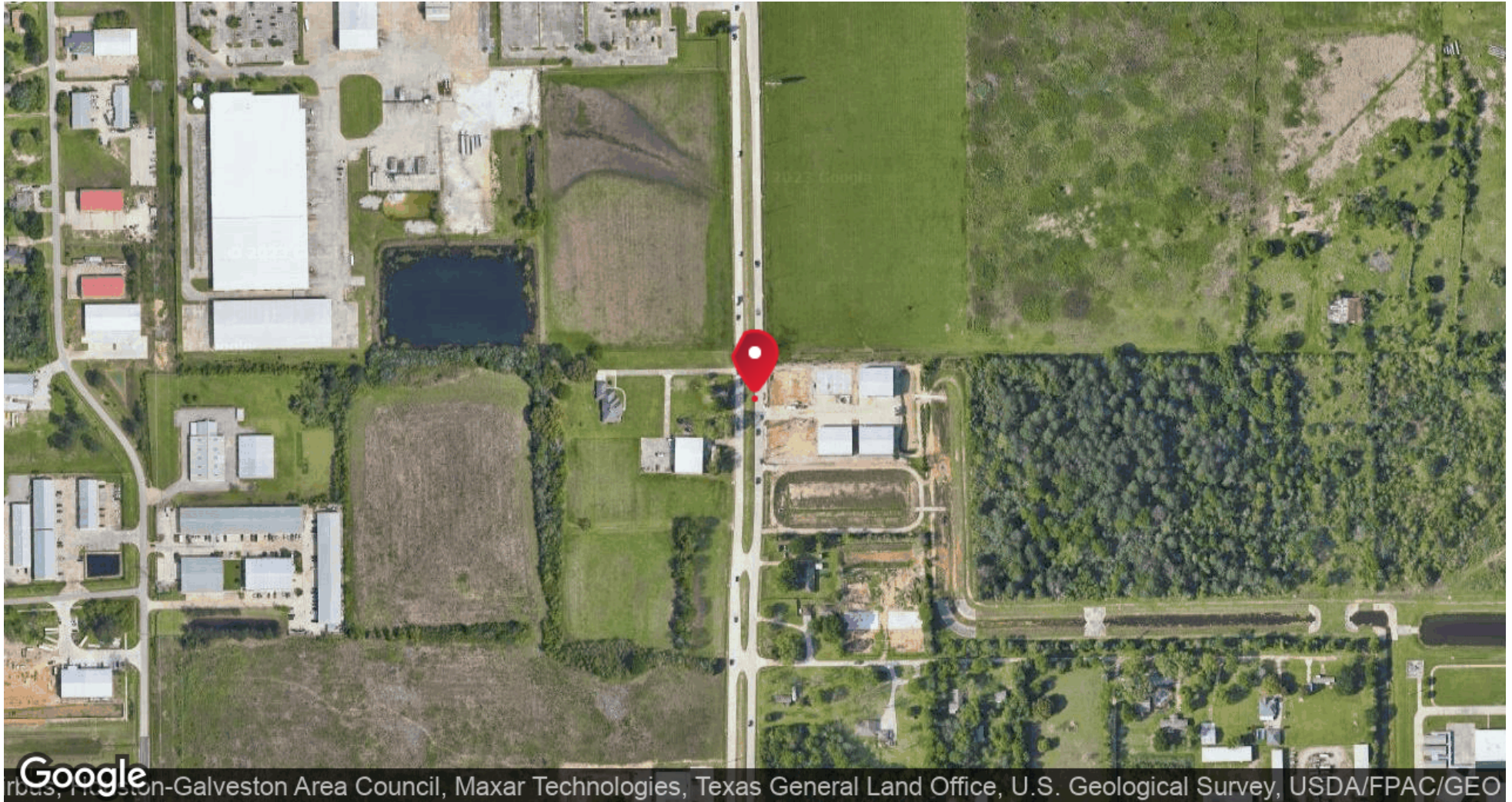
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22828 HUFFSMITH KOHRVILLE RD

# LOCATION MAP



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# ADDITIONAL PHOTOS



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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,227	76,183	446,082
Average Age	34.5	33.0	36.3
Average Age (Male)	35.5	32.7	35.6
Average Age (Female)	34.3	33.3	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	737	24,890	154,920
# of Persons per HH	3.0	3.1	2.9
Average HH Income	\$119,131	\$102,661	\$109,728
Average House Value	\$270,602	\$221,138	\$227,309

\* Demographic data derived from 2020 ACS - US Census



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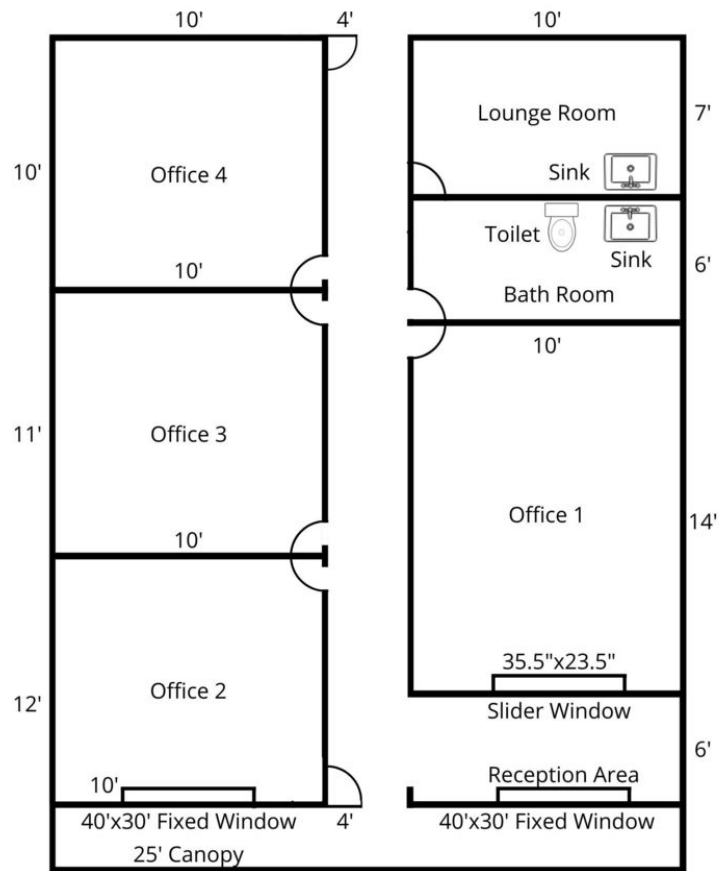
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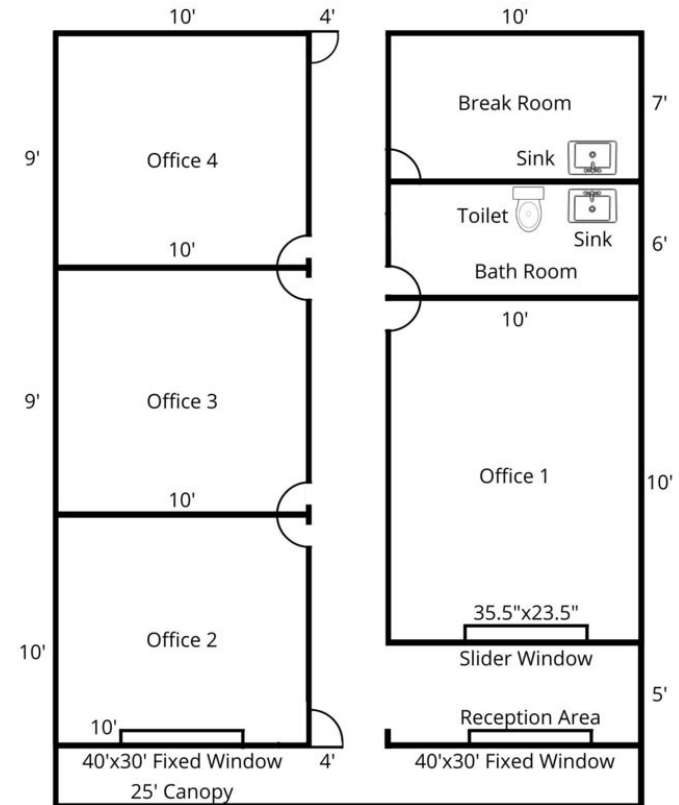


# FLOOR PLANS



Build out for three 80x100x20 Buildings 792 sq.ft

**Proposed layout only. May be modified to buyers/tenants needs**



Build out for one 70x100x20 Buildings 672 sq.ft

**Proposed layout only. May be modified to buyers/tenants needs**

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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.

<b>Commercial Advisors Group RE/MAX Integrity</b>	<b>9004133</b>	<b>esther@thecordovateam.com</b>	<b>(281)370-5100</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Esther Cordova</b>	<b>0208532</b>	<b>esther@thecordovateam.com</b>	<b>(281)355-5562</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Esther Cordova</b>	<b>0208532</b>	<b>esther@thecordovateam.com</b>	<b>(281)355-5562</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Patrick J Buckhoff, CCIM</b>	<b>0587831</b>	<b>patrick@commercialspacehouston.com</b>	<b>(281)686-9445</b>
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](http://www.trec.texas.gov)**

IABS 1-0 Date

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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)