

## INDUSTRIAL FOR LEASE

22816 HUFSMITH KHORVILLE - 8,000 SQUARE FEET WAREHOUSE FOR LEASE OR FOR SALE

22816 Hufsmith - Kohrville Road, Tomball, TX 77375



### PROPERTY DESCRIPTION

For Lease or For Sale

Brand New - 8,000 Square Feet Warehouse Building in Tomball

Built in Fall 2023

Quick Access to SH 249 - Grand Parkway - FM 2920

Air conditioned office and reception area

2 - ADA Restrooms

High ceilings in warehouse. 12 foot roll-up doors plus

4 Offices, 2 ADA Restrooms, Lounge Area & Small Reception Area

Sales Price - \$175 per sq ft

Lease Price - \$1.25 per sq ft plus NNN

### PROPERTY HIGHLIGHTS

- For Lease or For Sale

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	8,000 SF
Lot Size:	12,196 SF
Building Size:	8,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,019	5,628	14,638
Total Population	2,965	14,548	42,047
Average HH Income	\$121,588	\$88,297	\$96,619

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### RECY DUNN

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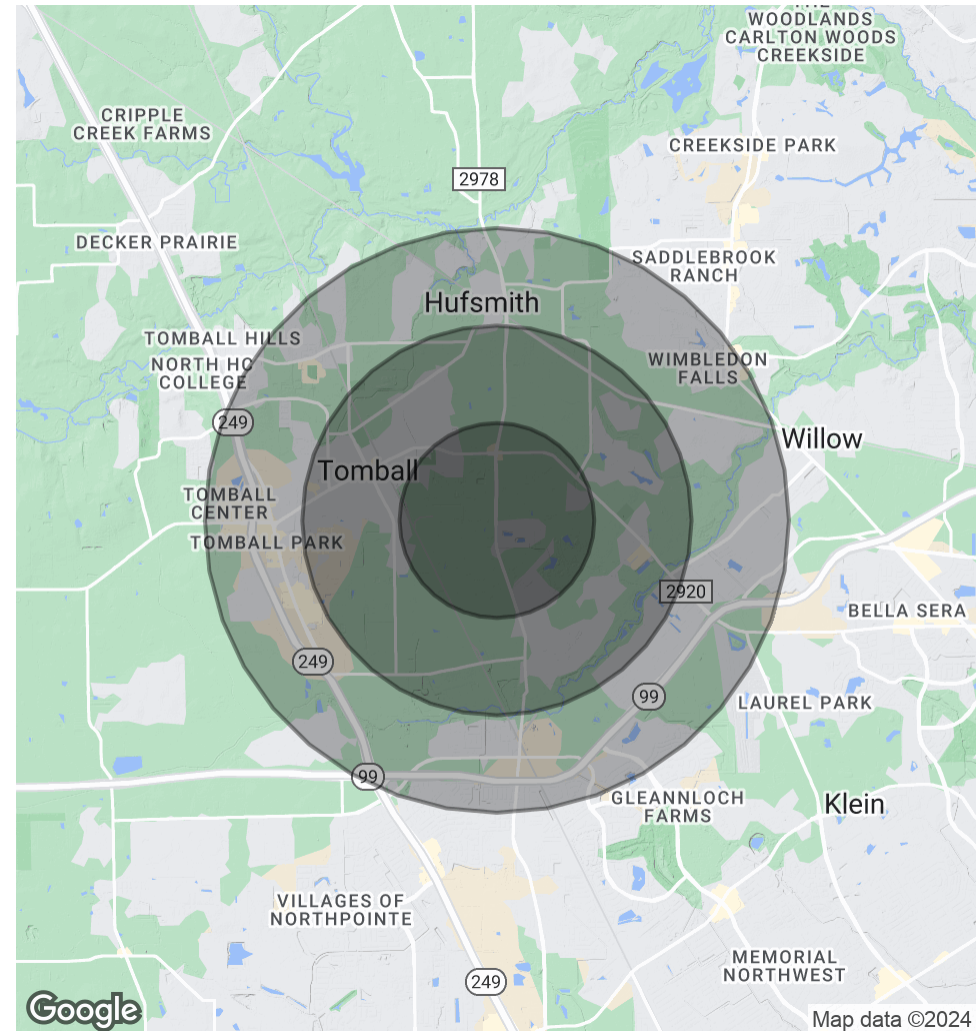
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,965	14,548	42,047
Average Age	35.5	34.9	33.8
Average Age (Male)	34.9	35.1	34.0
Average Age (Female)	37.1	37.6	35.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,019	5,628	14,638
# of Persons per HH	2.9	2.6	2.9
Average HH Income	\$121,588	\$88,297	\$96,619
Average House Value	\$313,979	\$247,925	\$251,835

\* Demographic data derived from 2020 ACS - US Census



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