



23309 Kuykendahl Road
Tomball, TX 77375

FOR SALE



**Move in ready office
available, Why lease
when you can own?**



PATRICK BUCKHOFF
Principal & Broker Associate
(281) 686-9445
Patrick@commercialspacehouston.com
587831, Texas

23309 Kuykendahl Road | Tomball, TX 77375

832.560.2100 | CommercialSpaceHouston.com

Each Office Independently Owned and Operated.

TABLE OF CONTENTS

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Property Summary	3
Property Photos	4
Location Maps	7
Aerial Map	8
Business Map	9
Demographics	10
Floor Plan	13
Survey	14
Disclaimer	16
IABS	17



Property Summary

Building SF:	6300
Lot Size:	1.148 AC
Year Built:	2022

Property Overview

This 2022-built office building offers 6,300 SF of flexible, move-in ready workspace with new HVAC, modern finishes, and no deferred maintenance. The 5,043 SF main suite features fifteen private offices, two team rooms, a training room, reception lobby, kitchen, two restrooms, and storage. The layout can easily adapt for private offices, collaborative work areas, meeting rooms, or team-based space.

A separate 1,257 SF suite with its own south-side entrance provides added flexibility, potential rental income, and a possible seller leaseback opportunity. SBA 504 financing is available.

Location Overview

The building sits on Kuykendahl Road in Tomball. The Woodlands, Highway 249, and the Grand Parkway are all close by.

Grand Parkway/99	4 min
Creekside	8 min
I 45 / SH 249	10 min
The Woodlands	16 min

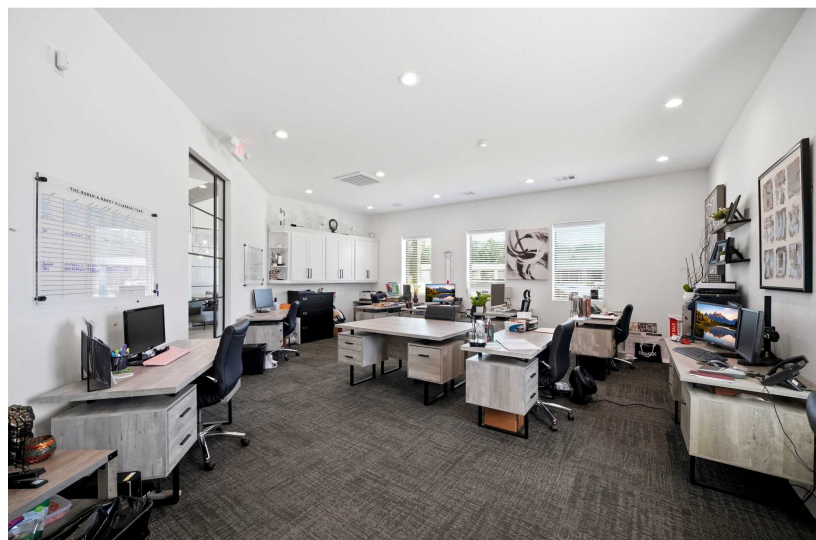
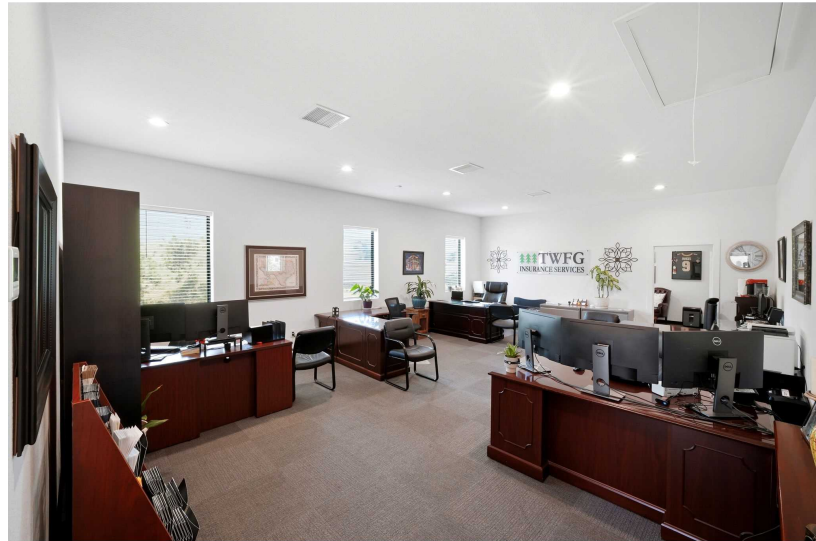
PROPERTY PHOTOS

MOVE IN READY OFFICE AVAILABLE, WHY LEASE WHEN YOU CAN OWN?
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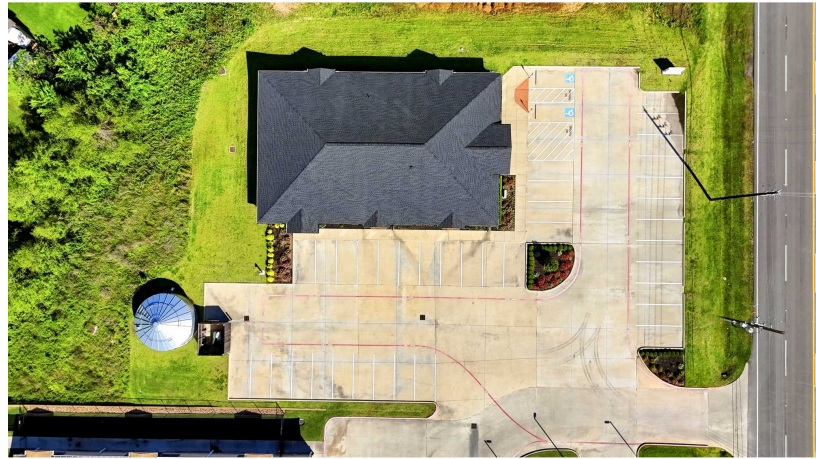
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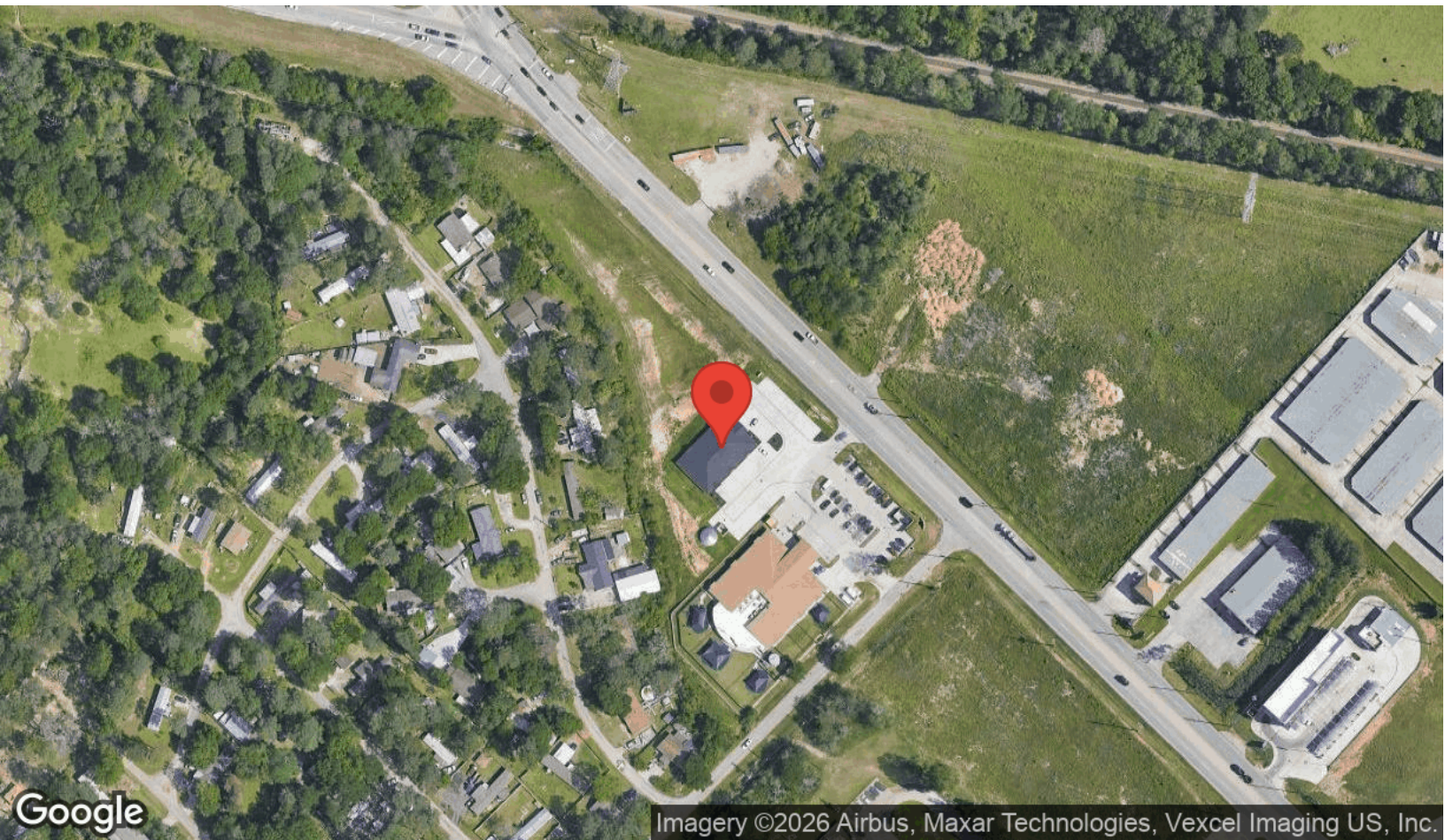
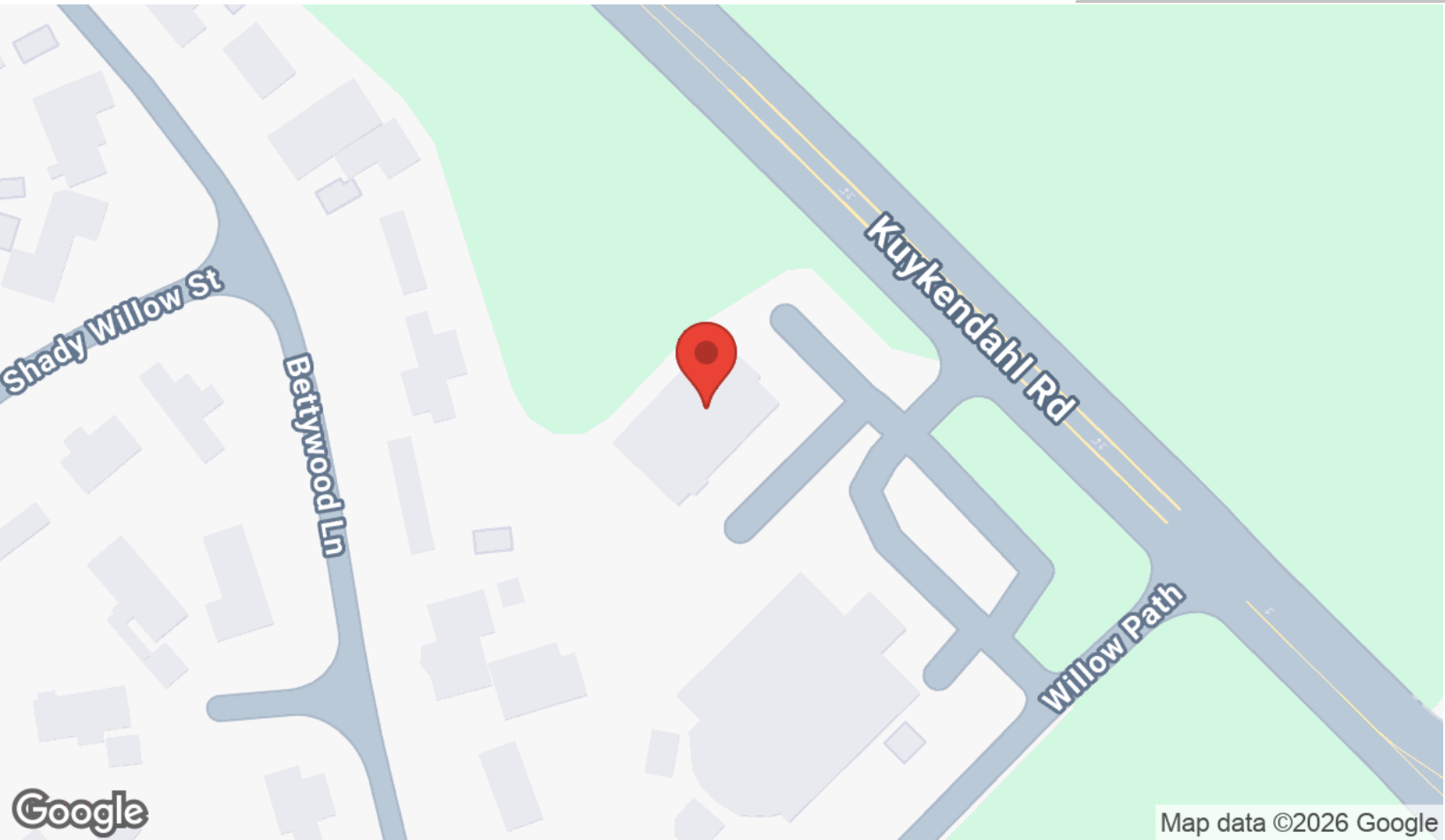
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LOCATION MAPS

MOVE IN READY OFFICE AVAILABLE, WHY LEASE WHEN YOU CAN OWN?

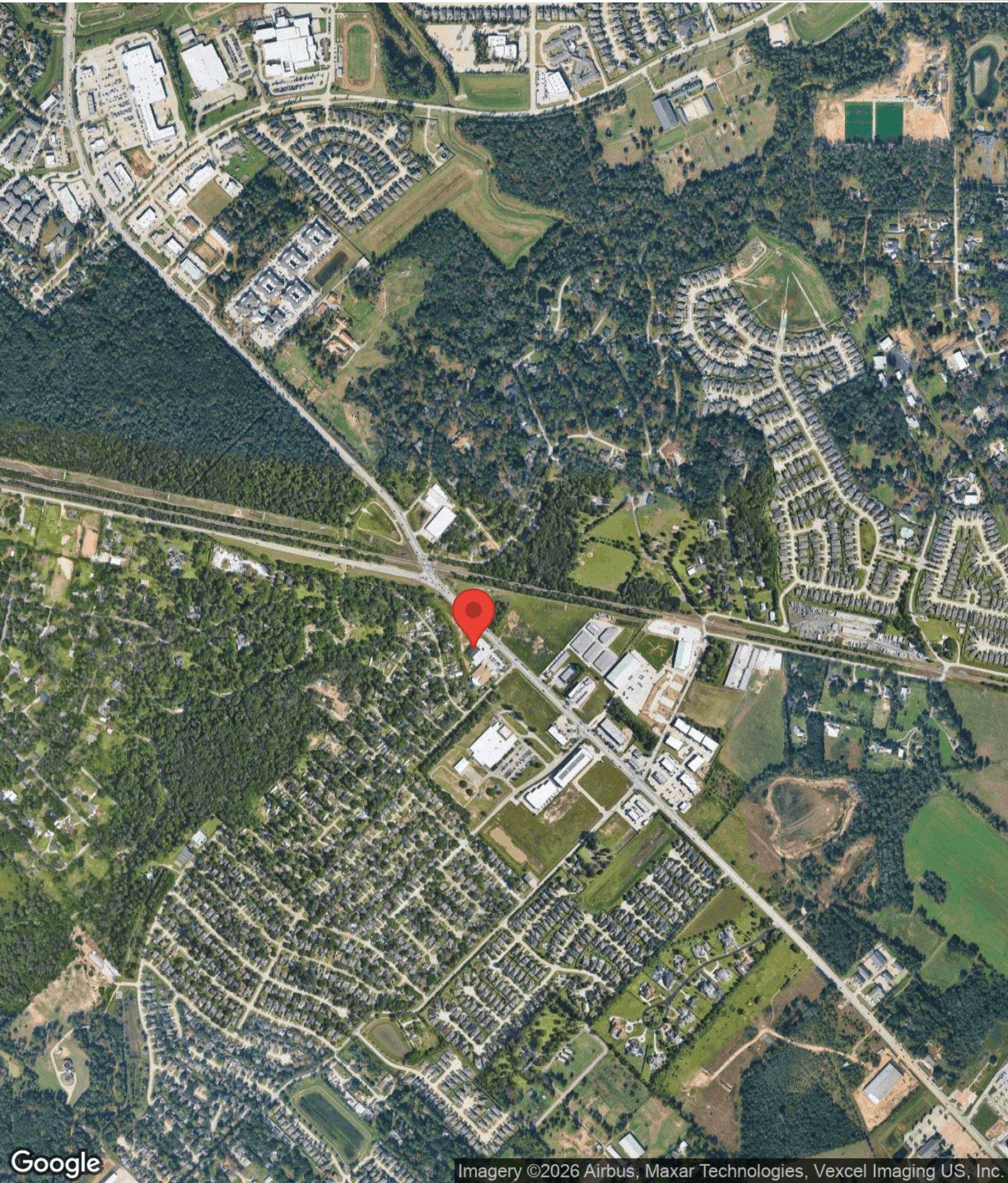
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AERIAL MAP

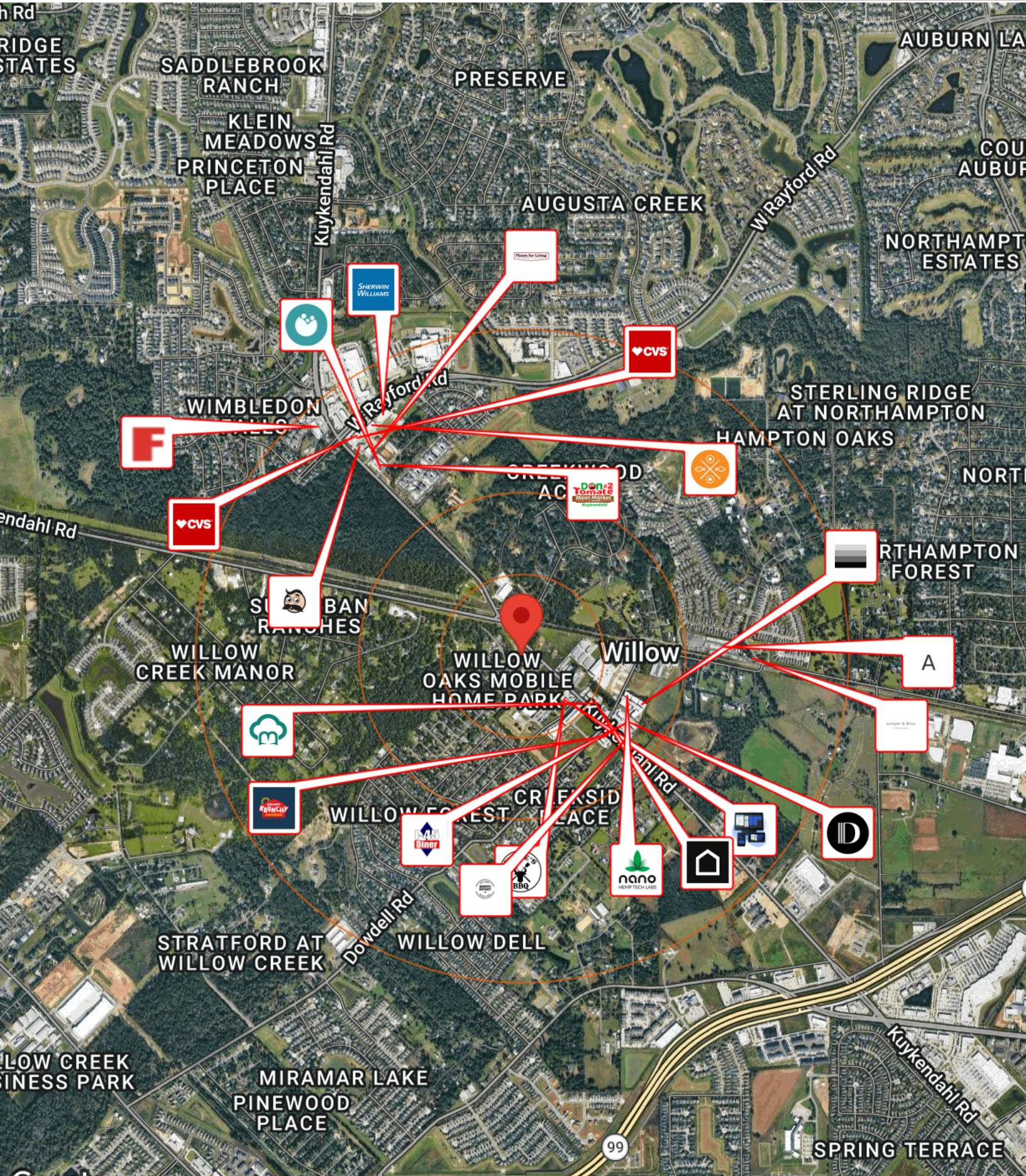
MOVE IN READY OFFICE AVAILABLE, WHY LEASE WHEN YOU CAN OWN?

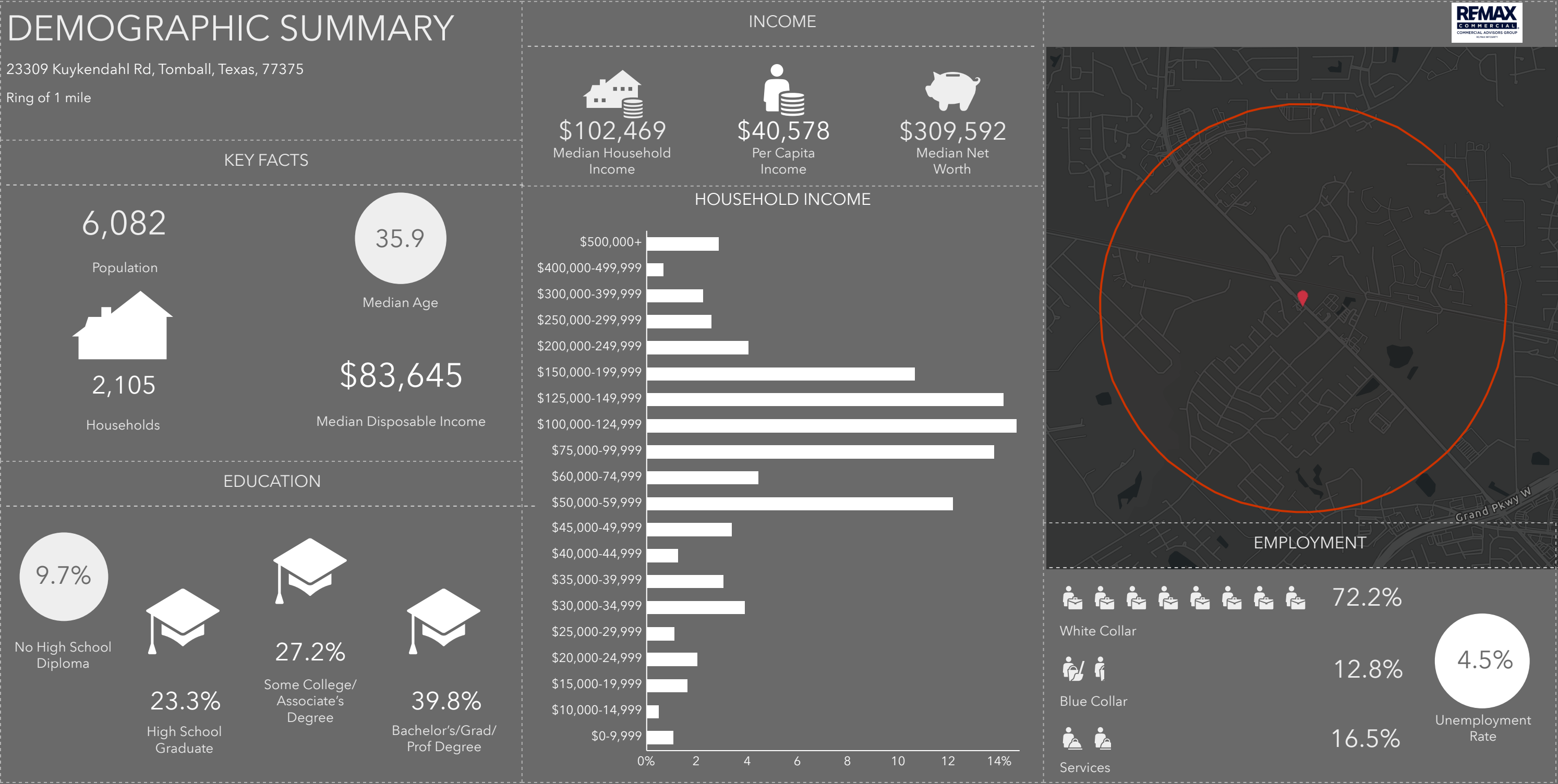
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BUSINESS MAP

MOVE IN READY OFFICE AVAILABLE, WHY LEASE WHEN YOU CAN OWN?
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Demographic Summary

23309 Kuykendahl Rd, Tomball, Texas, 77375 (3 miles)

23309 Kuykendahl Rd, Tomball, Texas, 77375

Ring of 3 miles

RE/MAX Commercial Advisors Group by Esri

Latitude: 30.10136

Longitude: -95.54317

DEMOGRAPHIC SUMMARY

23309 Kuykendahl Rd, Tomball, Texas, 77375

Ring of 3 miles

KEY FACTS

79,294

Population

26,786

Households

35.6

Median Age

\$104,153

Median Disposable Income

EDUCATION

4.6%

No High School Diploma

17.9%

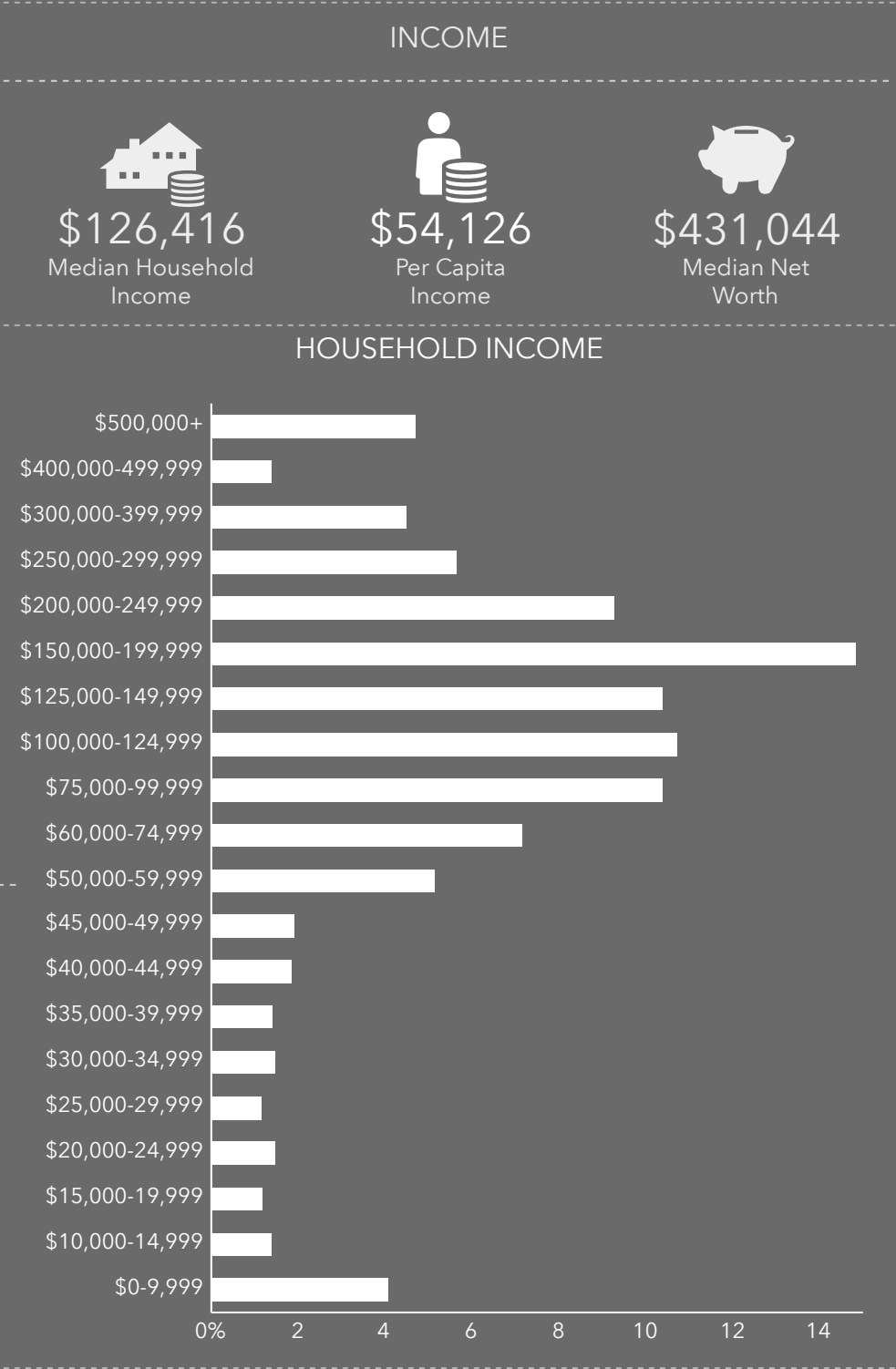
High School Graduate

24.0%

Some College/ Associate's Degree

53.6%

Bachelor's/Grad/ Prof Degree



EMPLOYMENT

77.2%

White Collar

12.7%

Blue Collar

11.7%

Services

3.0%

Unemployment Rate

Demographic Summary

23309 Kuykendahl Rd, Tomball, Texas, 77375 (5 miles)
23309 Kuykendahl Rd, Tomball, Texas, 77375
Ring of 5 miles

RE/MAX Commercial Advisors Group by Esri
Latitude: 30.10136
Longitude: -95.54317

DEMOGRAPHIC SUMMARY

23309 Kuykendahl Rd, Tomball, Texas, 77375
Ring of 5 miles

KEY FACTS

192,118

Population



67,268

Households

36.9

Median Age

\$98,891

Median Disposable Income

EDUCATION

5.1%

No High School Diploma



18.8%

High School Graduate



25.1%

Some College/
Associate's Degree



51.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$116,238

Median Household Income



\$54,144

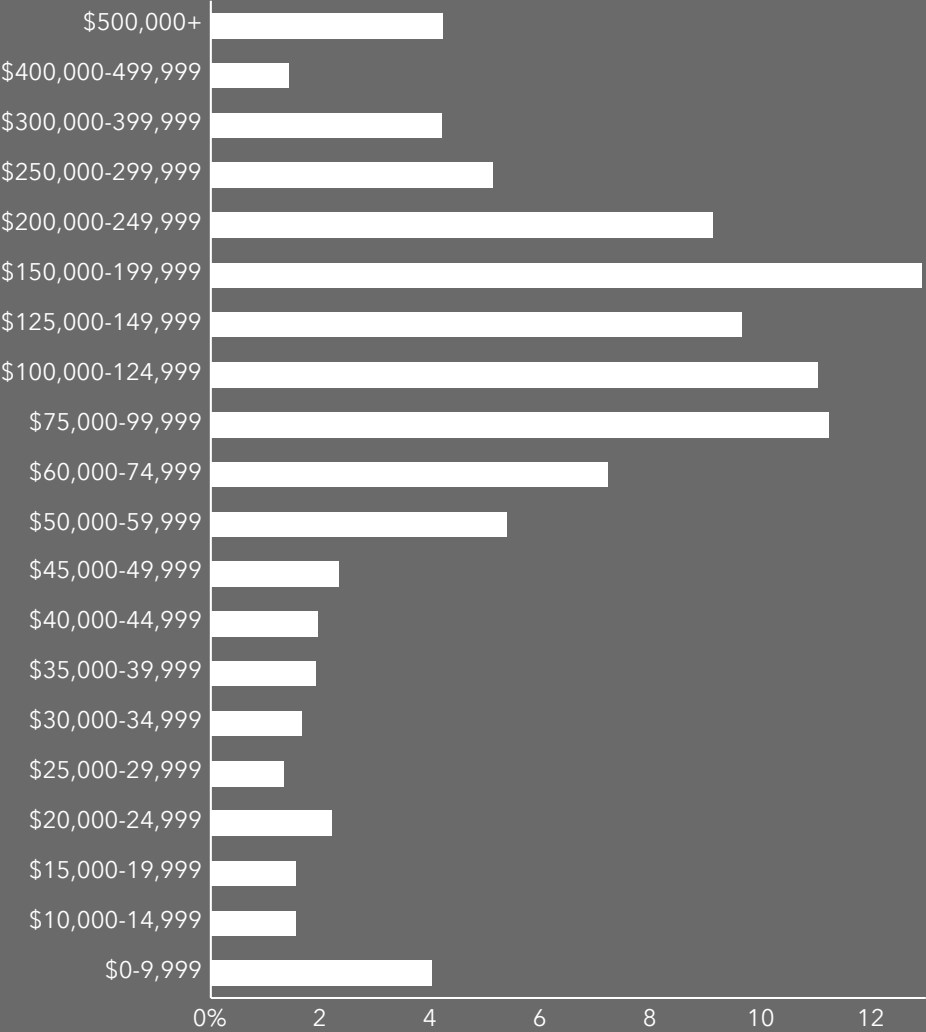
Per Capita Income



\$380,799

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



75.7%

White Collar



14.3%

Blue Collar



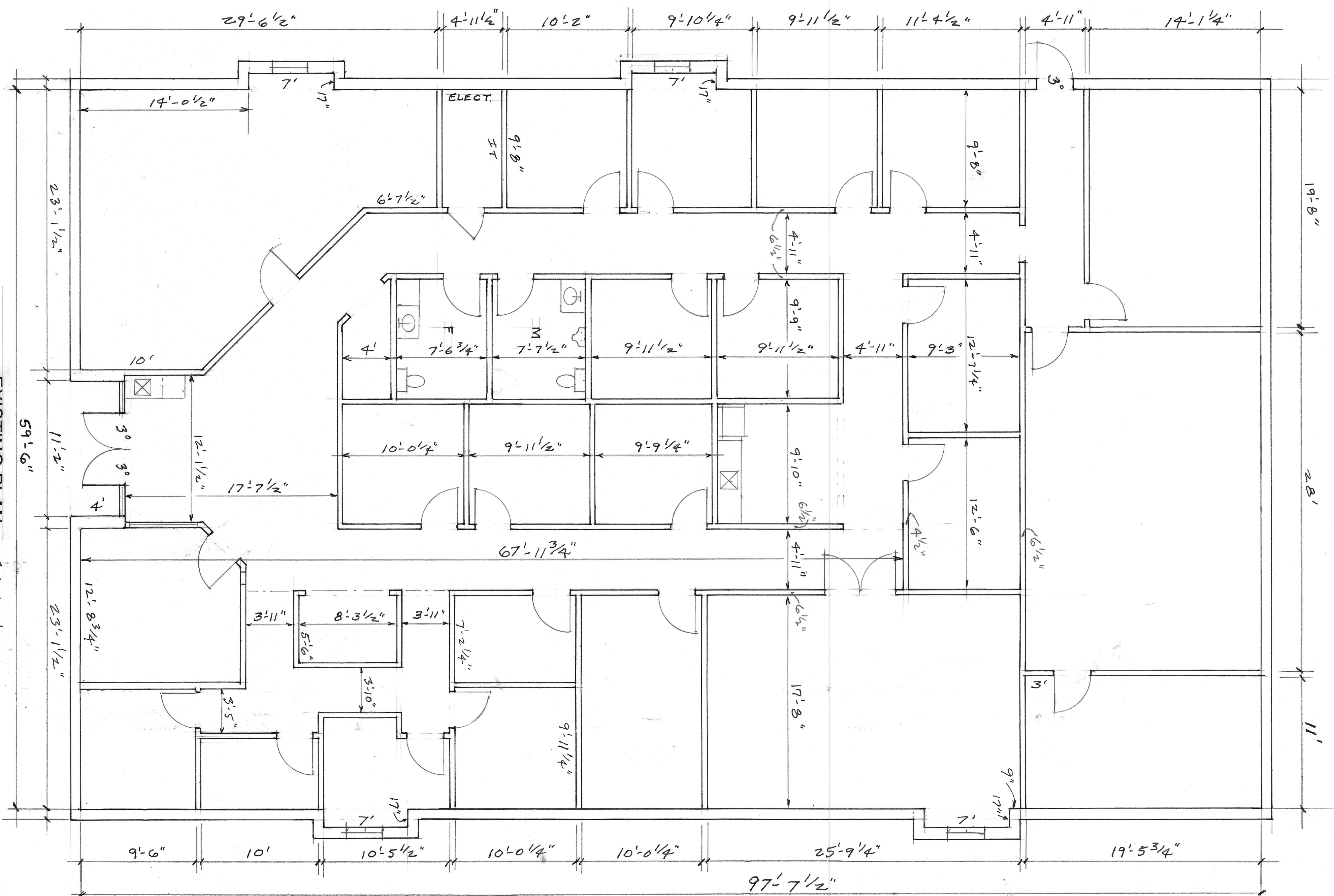
12.0%

Services

3.5%

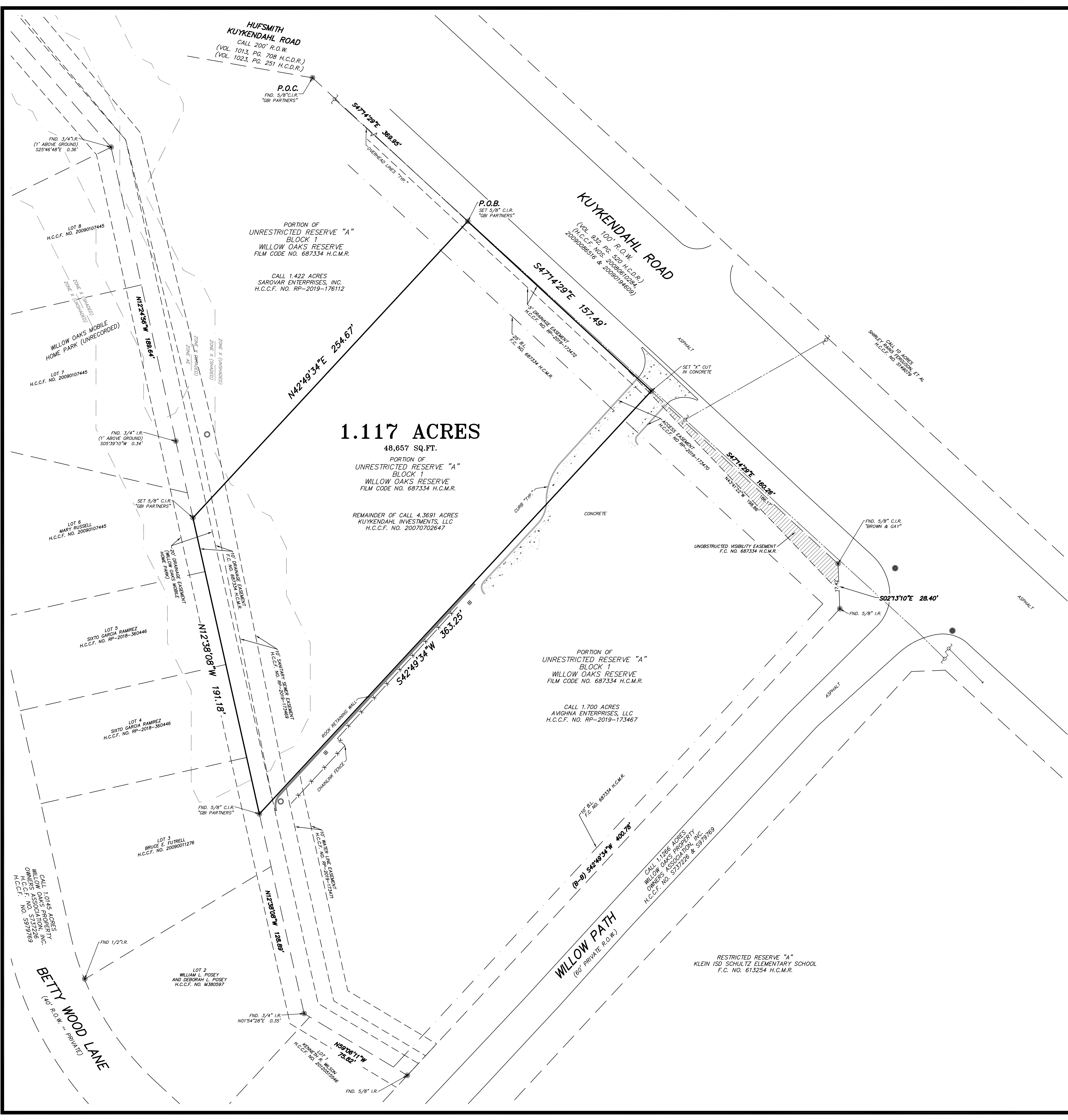
Unemployment Rate

BRICK VENEER.
ALL WOOD FRAMING.
WALL WIDTHS VARY
THROUGH-OUT INTERIOR.



EXISTING PLAN 3/16"=1'-0"

E:\Data\2021\215606\DWG\215606.dwg



SYMBOLS	
	= STORM MANHOLE
	= SANITARY MANHOLE
	= POWER POLE
	= GUY ANCHOR
	= SIGN
	= GRATE INLET

ABBREVIATIONS

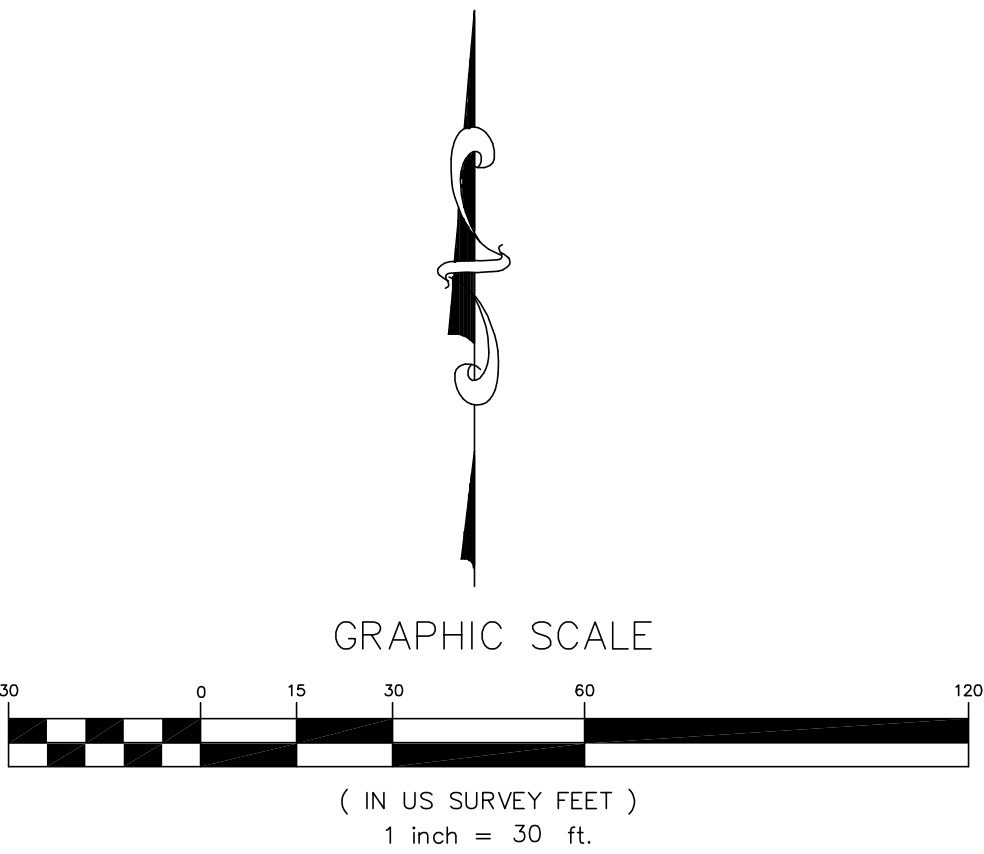
B-B	= BEARING BASIS
B.L.	= BUILDING LINE
C.I.R.	= CAPPED IRON ROD
D.E.	= DRAINAGE EASEMENT
FNC.	= FENCE
FND.	= FOUND
H.C.C.F.	= HARRIS COUNTY CLERK'S FILE
H.C.D.R.	= HARRIS COUNTY DEED RECORDS
H.C.M.R.	= HARRIS COUNTY MAP RECORDS
I.R.	= IRON ROD
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCING
R.O.W.	= RIGHT-OF-WAY
TYP.	= TYPICAL
U.V.E.	= UNOBSTRUCTED VISIBILITY EASEMENT
W.L.E.	= WATER LINE EASEMENT

NOTES:

- 1.) This survey was prepared with the benefit of a Commitment for Title Insurance, of No. 2100985SP, issued by National Investors Title Insurance Company on September 23, 2021 (effective September 15, 2021).
- 2.) According to FEMA Flood Insurance Rate Map (FIRM) No. 48201C0235M, map revised October 16, 2013, the surveyed tract lies in Zone X (unshaded) and Zone X (shaded). Flood zone boundary lines shown hereon should be considered approximate.
- 3.) Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.99995033748.

SCHEDULE B EXCEPTIONS:

1. Restrictive Covenants recorded in Film Code No. 687334 of the H.C.M.R. and under H.C.C.F. No. RP-2018-363349. (all plottable matters shown)
- 10.a. thru 10.g. Intentionally omitted (not included in scope of survey)
- 10.h. Easements and Building Lines set out on plat recorded in F.C. No. 687334 H.C.M.R. (Shown as to 25' B.L. at front boundary, 10' D.E. at rear boundary and unobstructed visibility easement at a portion of the front boundary. No natural drainage course observed, so no additional drainage easements shown)
- 10.i. Easement for Road, Road Drainage and other related purposes recorded under H.C.C.F. No. 20090086516. (Noted within Kuykendahl Road as it is now part of Kuykendahl Road and adjoining the northeast line of the surveyed tract.)
- 10.j. Easement Agreement for Utilities recorded under H.C.C.F. No. RP-2019-173469. (Shown; 10' S.E.E.)
- 10.k. Reciprocal Easement Agreement recorded under H.C.C.F. No. RP-2019-173470. (Shown; as to access driveway)
- 10.l. Reciprocal Water Line and Water Meter Easement Agreement recorded under H.C.C.F. No. RP-2019-173471. (Shown; 10' W.L.E. located in southeast adjacent tract)
- 10.m. Easement Agreement for Utilities recorded under H.C.C.F. No. RP-2019-173472. (Shown; 5' D.E.)



FIELD NOTES FOR 1.117 ACRES

Being a tract containing 1.117 acres of land located in the Elizabeth Smith Survey, Abstract 70, Harris County, Texas. Said 1.117 acres being a portion of Unrestricted Reserve "A", in Block 1 of Willow Oaks Reserve, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 687334 of the Harris County Map Records (H.C.M.R.). Said 1.117 acres of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

COMMENCING at a 5/8 inch capped iron rod stamped "GBI Partners" found at the most northerly northeast corner of said Unrestricted Reserve "A" and a call 1.422 acre tract of land recorded in the name of Sarovar Enterprises, Inc. under Harris County Clerk's File (H.C.C.F.) No. RP-2019-176112, and being at the southwest intersection of Hufsmith Kuykendahl Road, a 200 foot wide Right-of-Way (R.O.W.) as described in Volume 1013, Page 708 and Volume 1023, Page 251, both of the Harris County Deed Records (H.C.D.R.), and Kuykendahl Road, a 100 foot wide R.O.W. as described in Volume 932, Page 520 of the H.C.D.R. and under H.C.C.F. Nos. 20080610284, 20090086516 and 20090194609;

THENCE, with the northeast line of said Unrestricted Reserve "A" and said 1.422 acres and the southwest R.O.W. line of said Kuykendahl Road, South 47 degrees 14 minutes 29 seconds East, a distance of 369.95 feet to a 5/8 inch capped iron stamped "GBI Partners" set at the POINT OF BEGINNING and easterly corner of said 1.422 acres;

THENCE, continuing with said northeast line of Unrestricted Reserve "A" and said southwest R.O.W. line, South 47 degrees 14 minutes 29 seconds East, a distance of 157.49 feet to an "X" cut set in concrete at the north corner of a call 1.700 acre tract of land recorded in the name of Avigna Enterprises, LLC under H.C.C.F. No. RP-2019-173467 from which a 5/8 inch capped iron rod stamped "Brown & Gay" found at the north end of a cutback at the southwest intersection of said Kuykendahl Road and Willow Path (60 feet wide; private) bears South 47 degrees 14 minutes 29 seconds East, a distance of 160.26 feet;

THENCE, through and across said Unrestricted Reserve "A" and with the northwesterly line of said 1.700 acres, South 42 degrees 49 minutes 34 seconds West, a distance of 363.25 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at the westerly corner of said 1.700 acres and being on the westerly line of said Unrestricted Reserve "A" and easterly line of Lot 3 of Willow Oaks Mobile Home Park, an unrecorded subdivision in Harris County, Texas;

THENCE, with said easterly and westerly lines, North 12 degrees 38 minutes 08 seconds West, a distance of 191.18 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the south corner of aforesaid 1.422 acres;

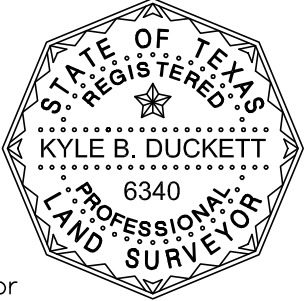
THENCE, through and across said Unrestricted Reserve "A" and with the southeast line of said 1.422 acres, North 42 degrees 49 minutes 34 seconds East, a distance of 254.67 feet to the POINT OF BEGINNING and containing 1.117 acres of land.

To R & N Legacy, Inc.; Kuykendahl Investments, LLC, a Texas limited liability company; and National Investors Title Insurance Company;

This is to certify that this plat and the survey on which it is based were prepared in accordance with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III TSPS Land Title Survey. Field Work was completed on September 28, 2021.

GBI Partners

Kyle B. Duckett
Registered Professional Land Surveyor
Texas Registration No. 6340



LAND TITLE SURVEY

1.117 ACRES

BEING A PORTION OF
UNRESTRICTED RESERVE "A", IN BLOCK 1
OF
WILLOW OAKS RESERVE,
A SUBDIVISION IN HARRIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN FILM CODE NO. 687334
OF THE HARRIS COUNTY MAP RECORDS.

LOCATED IN THE
ELIZABETH SMITH SURVEY, A-70
HARRIS COUNTY, TEXAS

GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com
TBPELS FIRM #10130300 • www.GBIsurvey.com

SCALE: 1"= 30'
CREW CHIEF: T.B.

JOB NO. 215606
FIELD BOOK: 21132

DATE: 10/05/2021
DWG.: 215606

**DESCRIPTION OF A TRACT OF LAND CONTAINING
1.1175 ACRES (48,680 SQUARE FEET) SITUATED
IN THE ELIZABETH SMITH SURVEY,
ABSTRACT 70, HARRIS COUNTY, TEXAS**

Being a tract of land containing 1.1175 acres (48,680 square feet), situated in the Elizabeth Smith Survey, Abstract 70, Harris County, Texas, being out of Unrestricted Reserve "A", in Block 1 of Willow Oaks Reserve, a subdivision in Harris County, Texas, according to the map or plat recorded in Film Code no. 687334 of the Map Records of Harris County, Texas, being all of a tract of land conveyed unto Kuykendahl Investments, LLC by deed recorded under County Clerk's File No. 20070702647 of the Official Public Records of Harris County, Texas. Said 1.1175-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northerly northeast corner of said Unrestricted Reserve "A" and the intersection of the south right-of-way line of Hufsmith Kuykendahl Road (200.00 feet wide) and the southwest right-of-way line of Kuykendahl Road (100.00 feet wide);

THENCE South 47°14'29" East, along the southwest right-of-way line of said Kuykendahl Road and the northeast line of said Unrestricted Reserve "A", a distance of 369.95 feet to a found 5/8-inch iron rod with cap marked "GBI PARTNERS" for the POINT OF BEGINNING and the north corner of the said tract herein described;

THENCE South 47°14'29" East, along the southwest right-of-way line of said Kuykendahl Road and the northeast line of said Unrestricted Reserve "A", a distance of 157.48 feet to a found "X" in concrete for the east corner of the said tract herein described;

THENCE South 42°49'34" West, a distance of 363.25 feet to a found 5/8-inch iron rod with cap marked "GBI PARTNERS" in the westerly line of said Unrestricted Reserve "A", for the south corner of the said tract herein described;

THENCE North 12°38'08" West, along the westerly line of said Unrestricted Reserve "A", a distance of 191.18 feet to a found 5/8-inch iron rod with cap marked "GBI PARTNERS" for the west corner of the said tract herein described;

THENCE North 42°49'34" East, a distance of 254.68 feet to the POINT OF BEGINNING and containing 1.1175 acres (48,680 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated December 21, 2021, job number 12-106037-21.



DISCLAIMER

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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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Patrick@commercialspacehouston.com

587831, Texas



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.

<u>RE/MAX Integrity</u>	<u>9004133</u>	<u>sold@rubenandnancy.com</u>	<u>(281)370-5100</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<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/ Associate	License No.	Email	Phone
<u>Patrick J. Buckhoff, CCIM</u>	<u>587831</u>	<u>patrick@commercialspacehouston.com</u>	<u>(832)560-2100</u>
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
IABS 1-0 Date

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