

PRIME RETAIL/FLEX SPACE FOR LEASE

Do you need a small office, great warehouse, excellent visibility and superior access to SH 249, Grand Parkway 99 and Beltway 8? We have what you need! The property has 700 SF office and 3200 SF of warehouse, featuring a separate office space, glass roll up doors and visible to over 26,916 cars per day this space is perfect for B2C businesses to include: Home services, fitness, pet care and more. Located on Louetta just south of SH 249 it makes you easy to find and give you fast access to your customers. The spaces are aggressively priced so call today and let's discuss how to make it your next location!

LOCATION OVERVIEW

- <2 min to SH 249
- 10 min to Grand Parkway 99 & Beltway



PATRICK BUCKHOFF, CCIM, CCIM

PRINCIPAL & BROKER ASSOCIATE

O: (832) 560-2100

C: (281) 686-9445

PatrickJBuckhoff@remax.net

587831, Texas

Table of Contents

Property Photos	3
Regional Map	7
Location Maps	8
Aerial Map	9
Demographics	10
Demographic	11
Business Map	14
Disclaimer	15
IABS	16

23309 Kuykendahl Road
Tomball, TX 77375

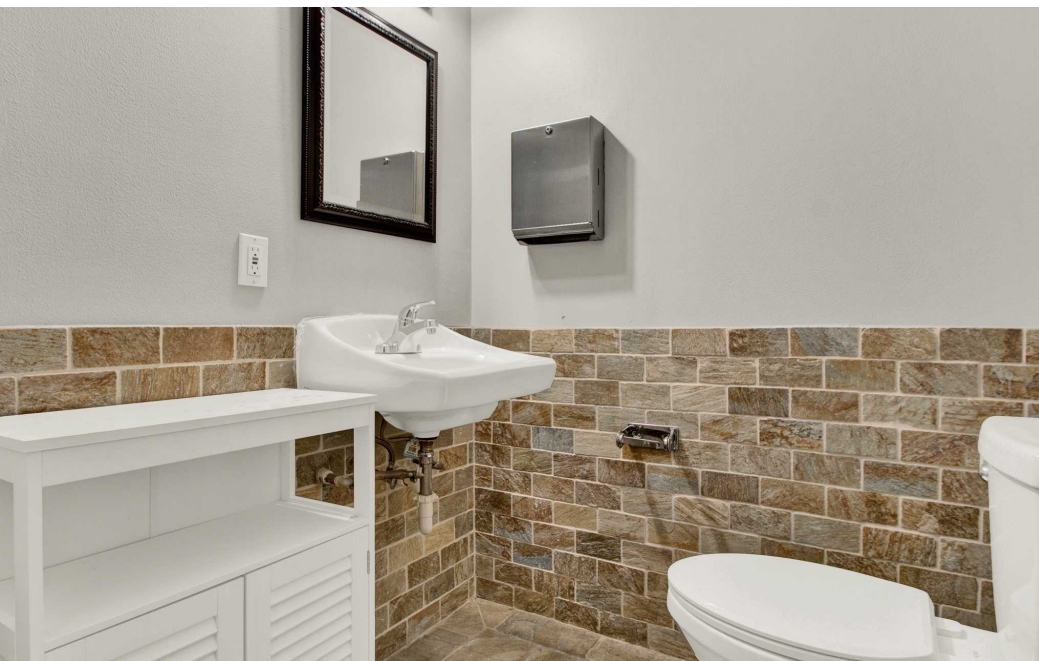
PROPERTY PHOTOS



PROPERTY PHOTOS



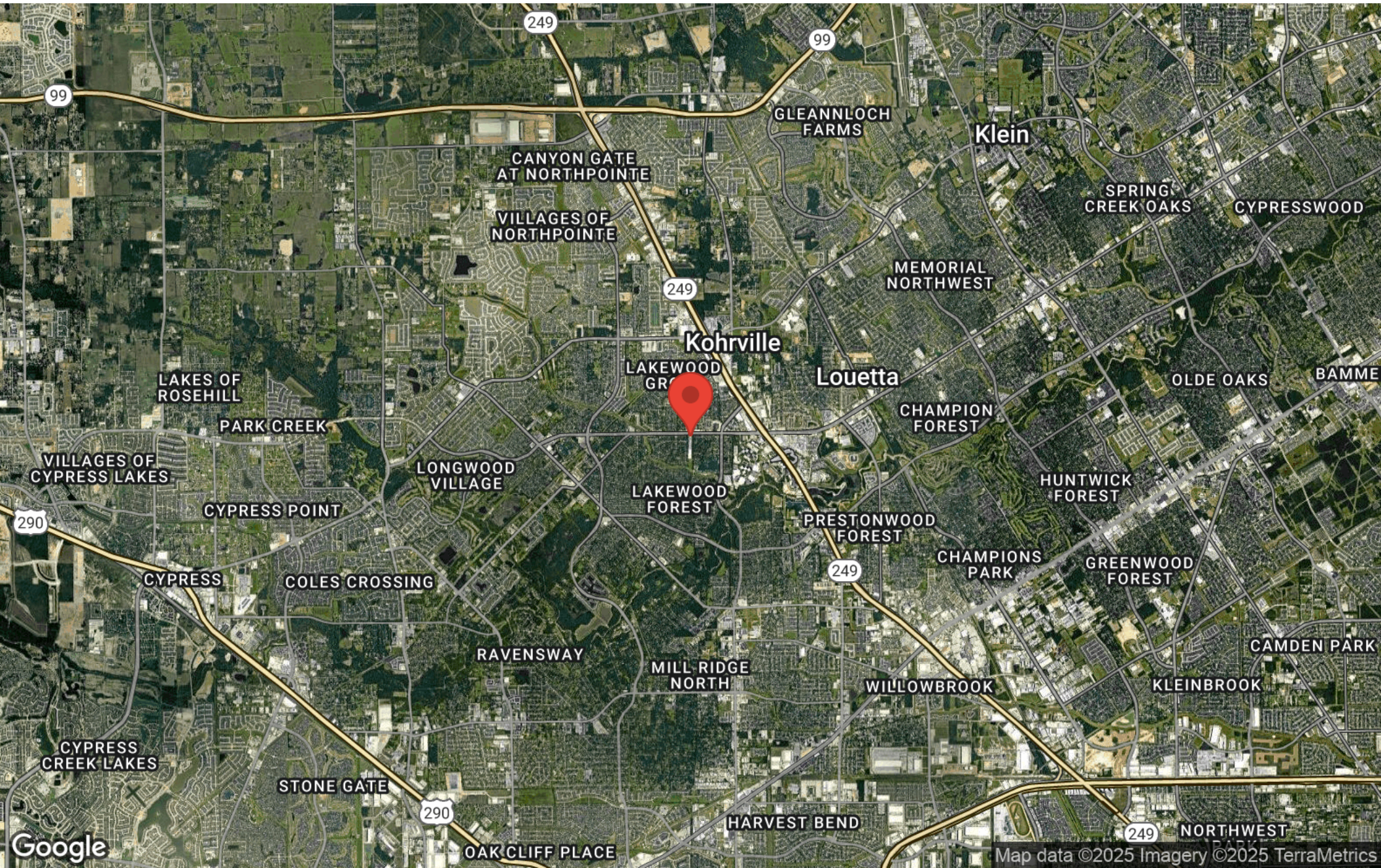
PROPERTY PHOTOS



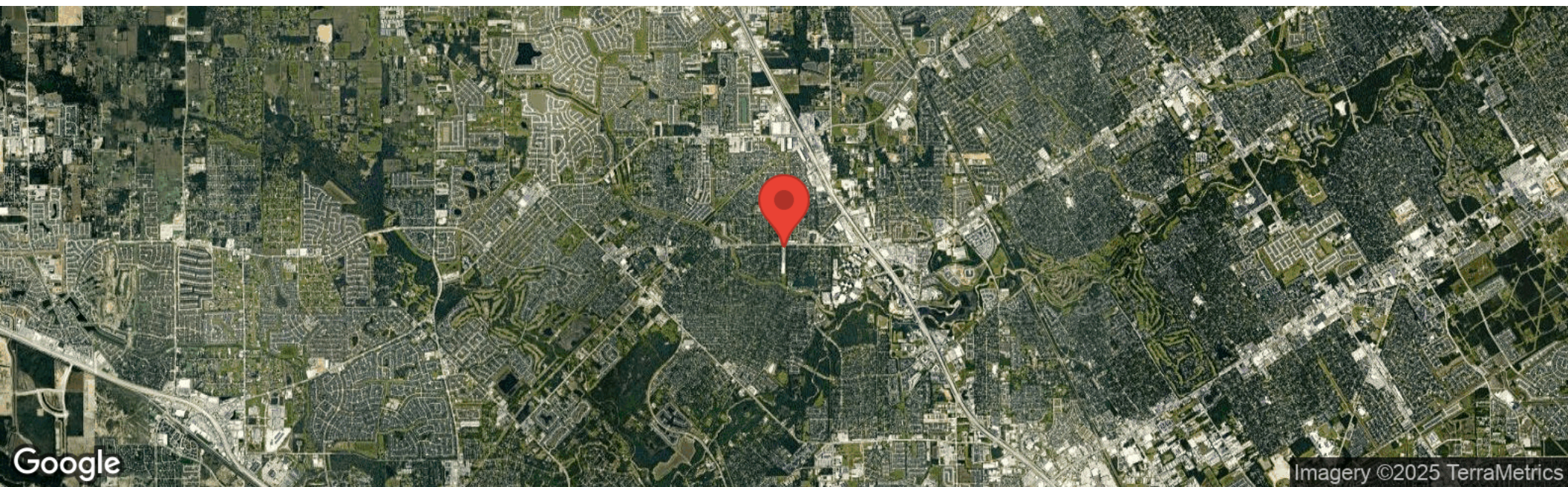
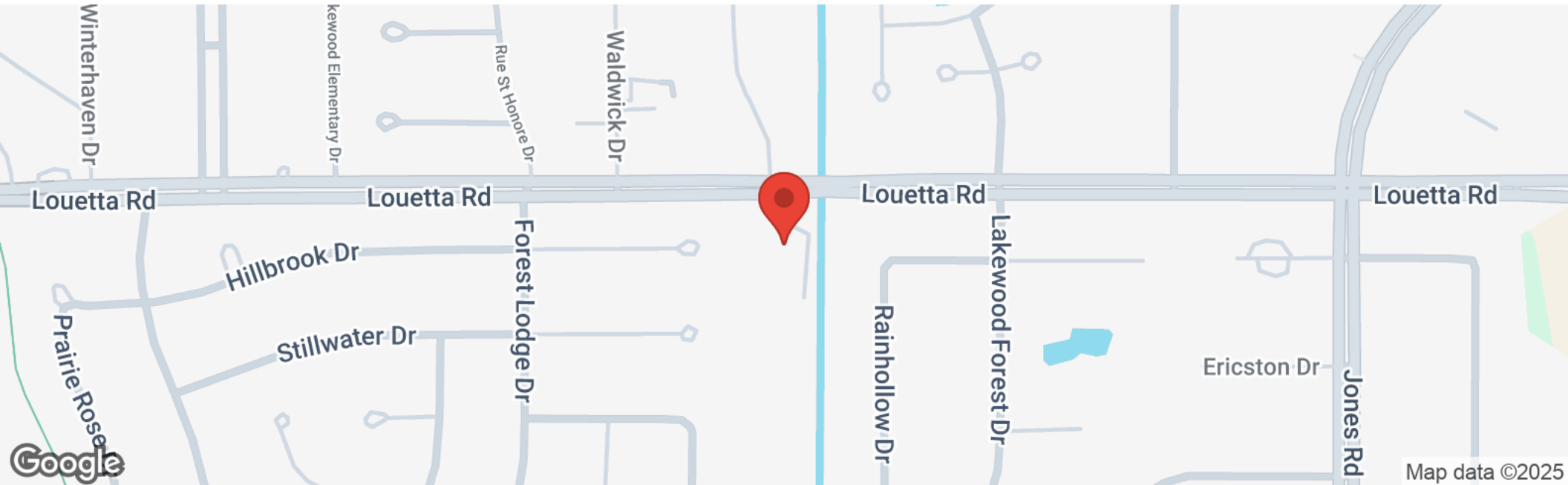
PROPERTY PHOTOS



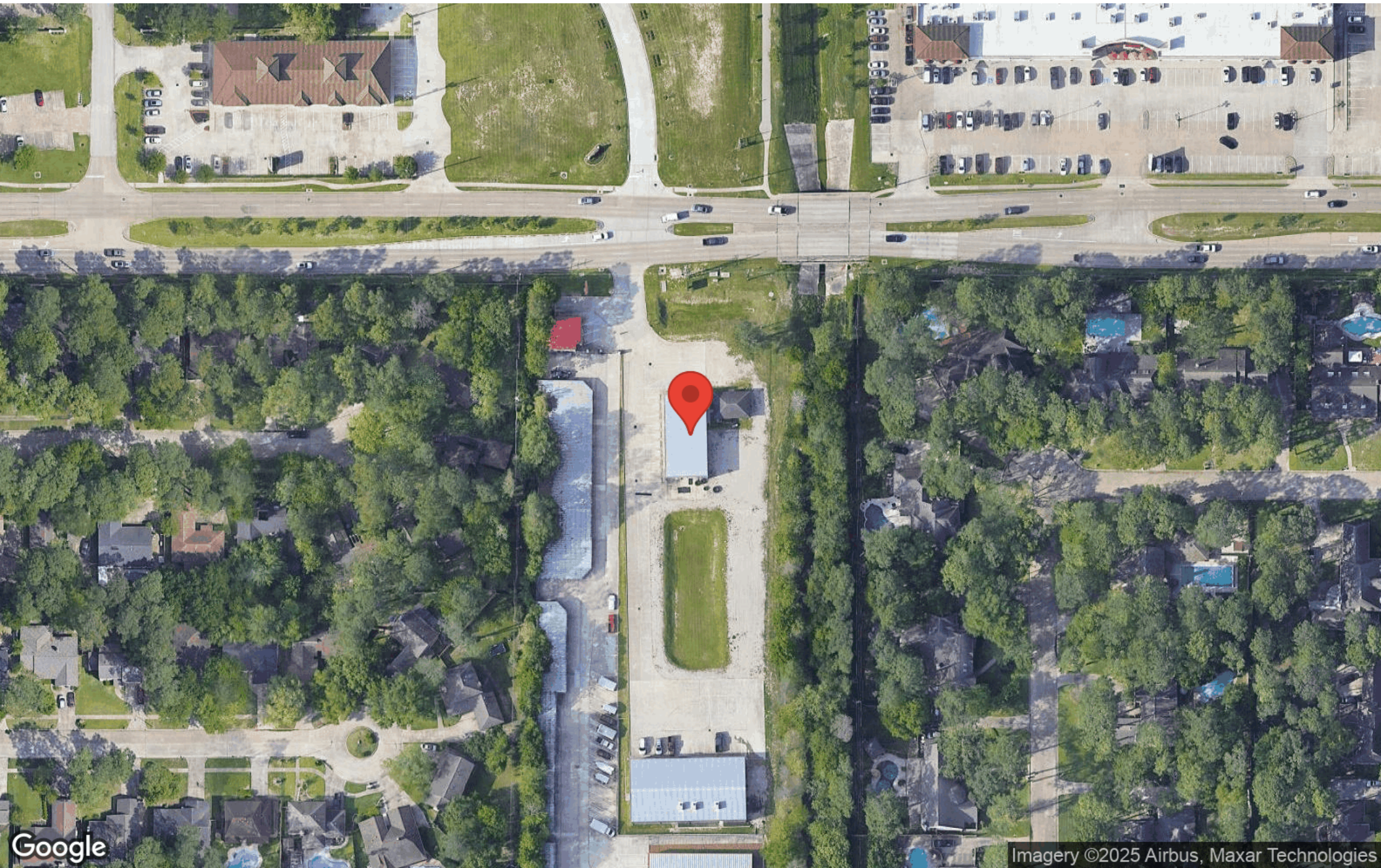
REGIONAL MAP



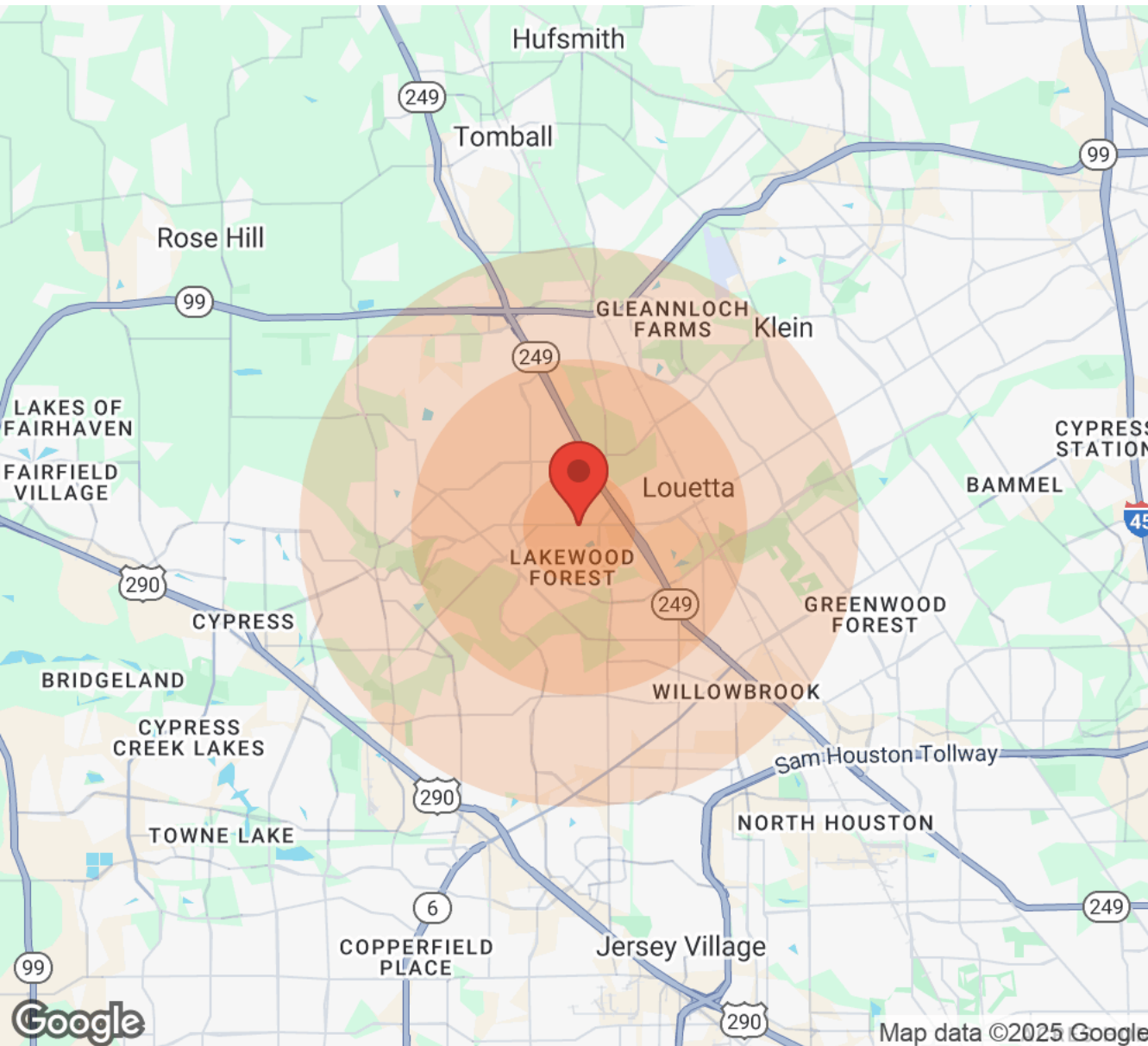
LOCATION MAPS



AERIAL MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	6,784	38,532	126,793
Female	6,723	39,561	130,212
Total Population	13,507	78,093	257,005

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,740	16,380	57,453
Ages 15-24	1,938	11,147	38,294
Ages 25-54	5,302	30,584	96,901
Ages 55-64	1,857	10,263	32,214
Ages 65+	1,670	9,719	32,143

Race	1 Mile	3 Miles	5 Miles
White	11,537	59,424	187,655
Black	384	6,301	23,019
Am In/AK Nat	8	169	597
Hawaiian	N/A	5	10
Hispanic	1,570	14,246	55,319
Multi-Racial	870	12,230	50,376

Income	1 Mile	3 Miles	5 Miles
Median	\$111,171	\$97,058	\$79,141
< \$15,000	10	1,093	4,611
\$15,000-\$24,999	125	1,808	6,150
\$25,000-\$34,999	285	2,249	6,928
\$35,000-\$49,999	407	3,086	10,496
\$50,000-\$74,999	800	5,274	15,996
\$75,000-\$99,999	624	4,448	13,354
\$100,000-\$149,999	1,414	6,148	18,079
\$150,000-\$199,999	636	2,260	8,323
> \$200,000	636	2,959	8,441

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,575	32,347	99,195
Occupied	5,385	30,437	93,035
Owner Occupied	4,508	20,916	67,080
Renter Occupied	877	9,521	25,955
Vacant	190	1,910	6,160

Demographic Summary

11551 Louetta Rd, Houston, Texas, 77070 5 (1 mile)
11551 Louetta Rd, Houston, Texas, 77070
Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri
Latitude: 29.99655
Longitude: -95.59379


DEMOGRAPHIC SUMMARY

11551 Louetta Rd, Houston, Texas, 77070 5
Ring of 1 mile

KEY FACTS

11,913

Population




4,549

Households

42.0

Median Age




\$99,260

Median Disposable Income

EDUCATION


4.6%

No High School Diploma




17.6%

High School Graduate



26.9%

Some College/ Associate's Degree

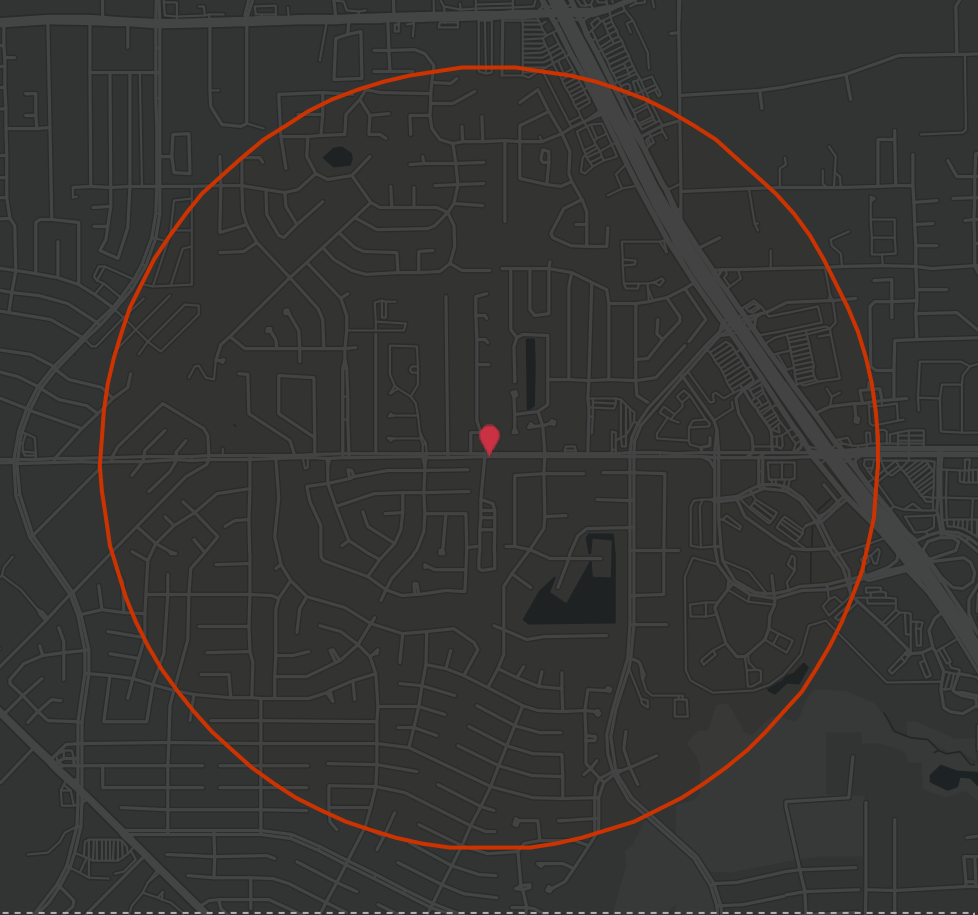


51.0%


Bachelor's/Grad/Prof Degree



RE/MAX COMMERCIAL COMMERCIAL ADVISORS GROUP




EMPLOYMENT




77.7%

White Collar



12.9%

Blue Collar



11.2%

Services

4.2%

Unemployment Rate

Demographic Summary

11551 Louetta Rd, Houston, Texas, 77070 5 (3 miles)
11551 Louetta Rd, Houston, Texas, 77070
Ring of 3 miles

RE/MAX Commercial Advisors Group by Esri
Latitude: 29.99655
Longitude: -95.59379

DEMOGRAPHIC SUMMARY

11551 Louetta Rd, Houston, Texas, 77070 5
Ring of 3 miles

KEY FACTS

105,093

Population



38,788

Households

38.0

Median Age

\$84,310

Median Disposable Income

EDUCATION

4.9%

No High School Diploma



18.9%

High School Graduate



26.7%

Some College/
Associate's Degree



49.5%

Bachelor's/Grad/Prof Degree

INCOME



\$102,664

Median Household Income



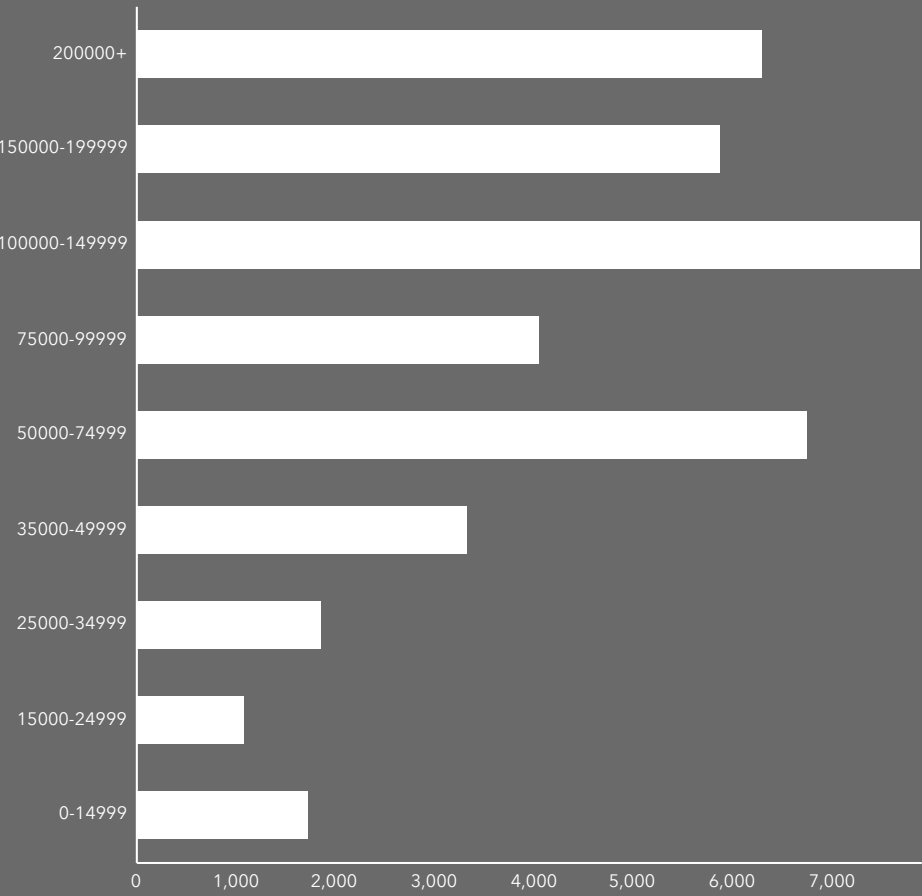
\$48,401

Per Capita Income

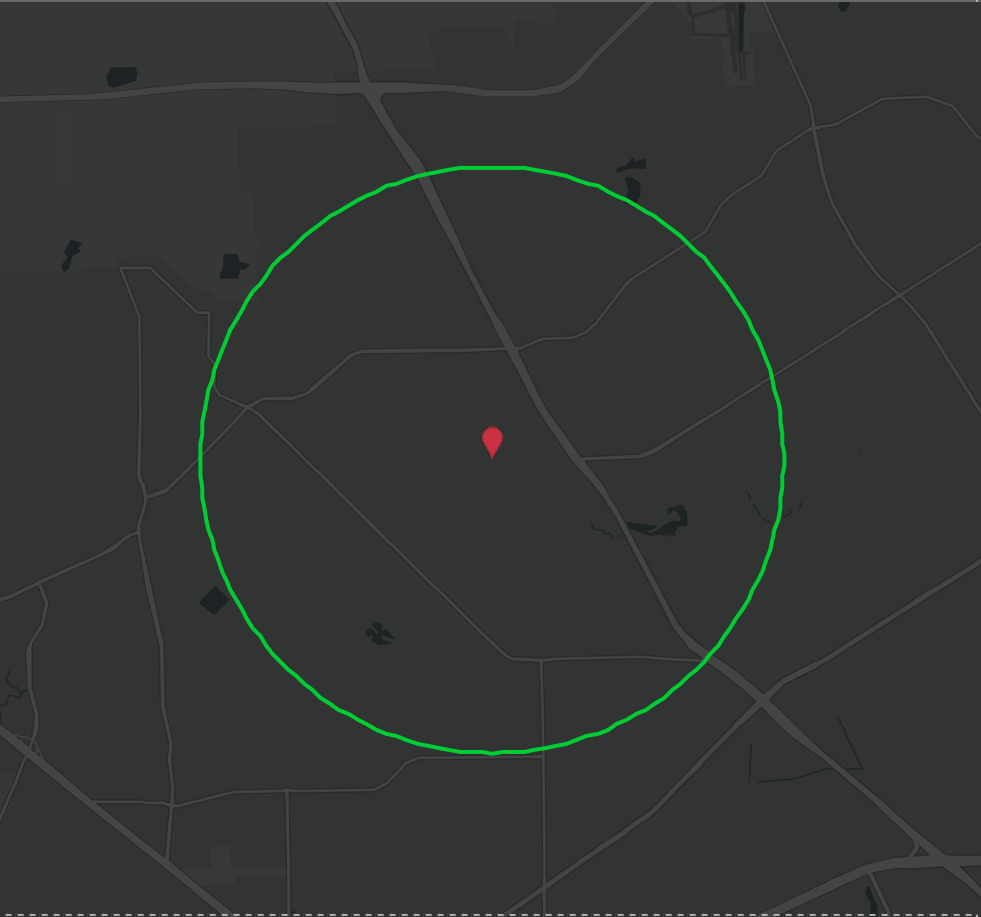


\$345,222

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



78.2%

White Collar



12.8%

Blue Collar



10.9%

Services

4.8%

Unemployment Rate

Demographic Summary

11551 Louetta Rd, Houston, Texas, 77070 5 (5 miles)
11551 Louetta Rd, Houston, Texas, 77070
Ring of 5 miles

RE/MAX Commercial Advisors Group by Esri
Latitude: 29.99655
Longitude: -95.59379


DEMOGRAPHIC SUMMARY

11551 Louetta Rd, Houston, Texas, 77070 5
Ring of 5 miles

KEY FACTS

268,153

Population




95,776

Households

37.6

Median Age




\$80,294

Median Disposable Income

EDUCATION


5.9%

No High School Diploma




19.1%

High School Graduate



27.6%

Some College/ Associate's Degree

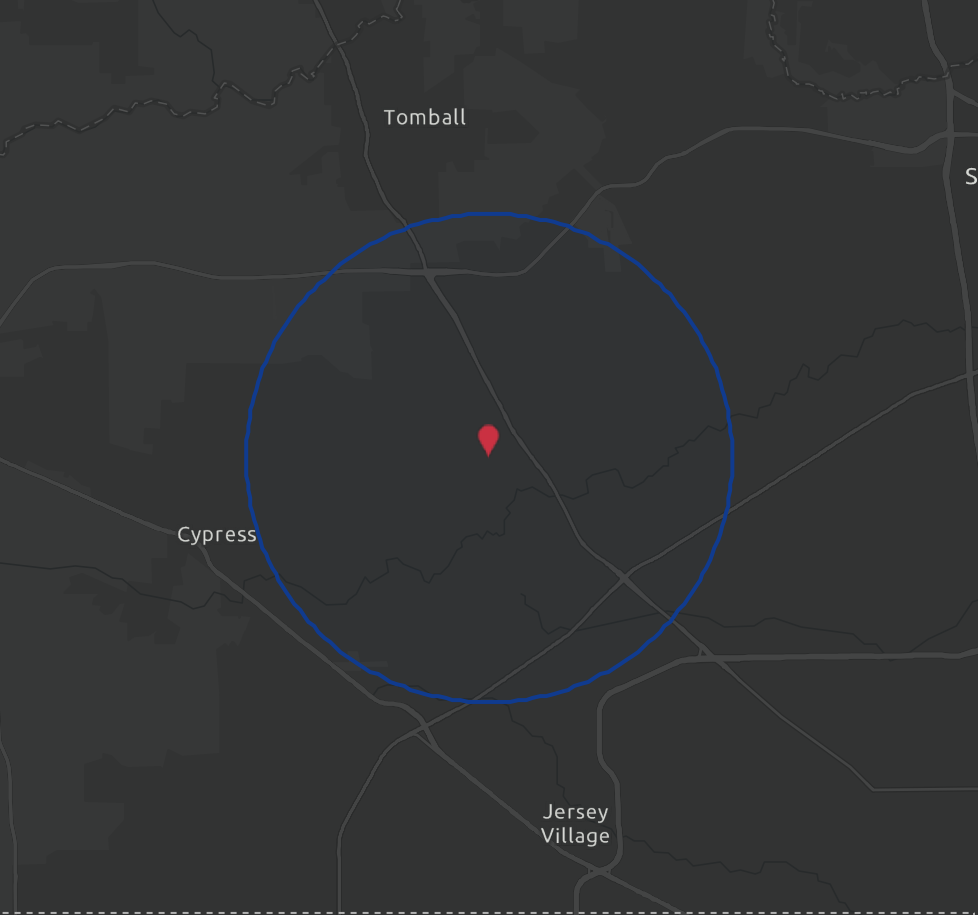


47.5%










Bachelor's/Grad/Prof Degree



RE/MAX COMMERCIAL COMMERCIAL ADVISORS GROUP





EMPLOYMENT





74.8%

White Collar



15.1%

Blue Collar



11.8%

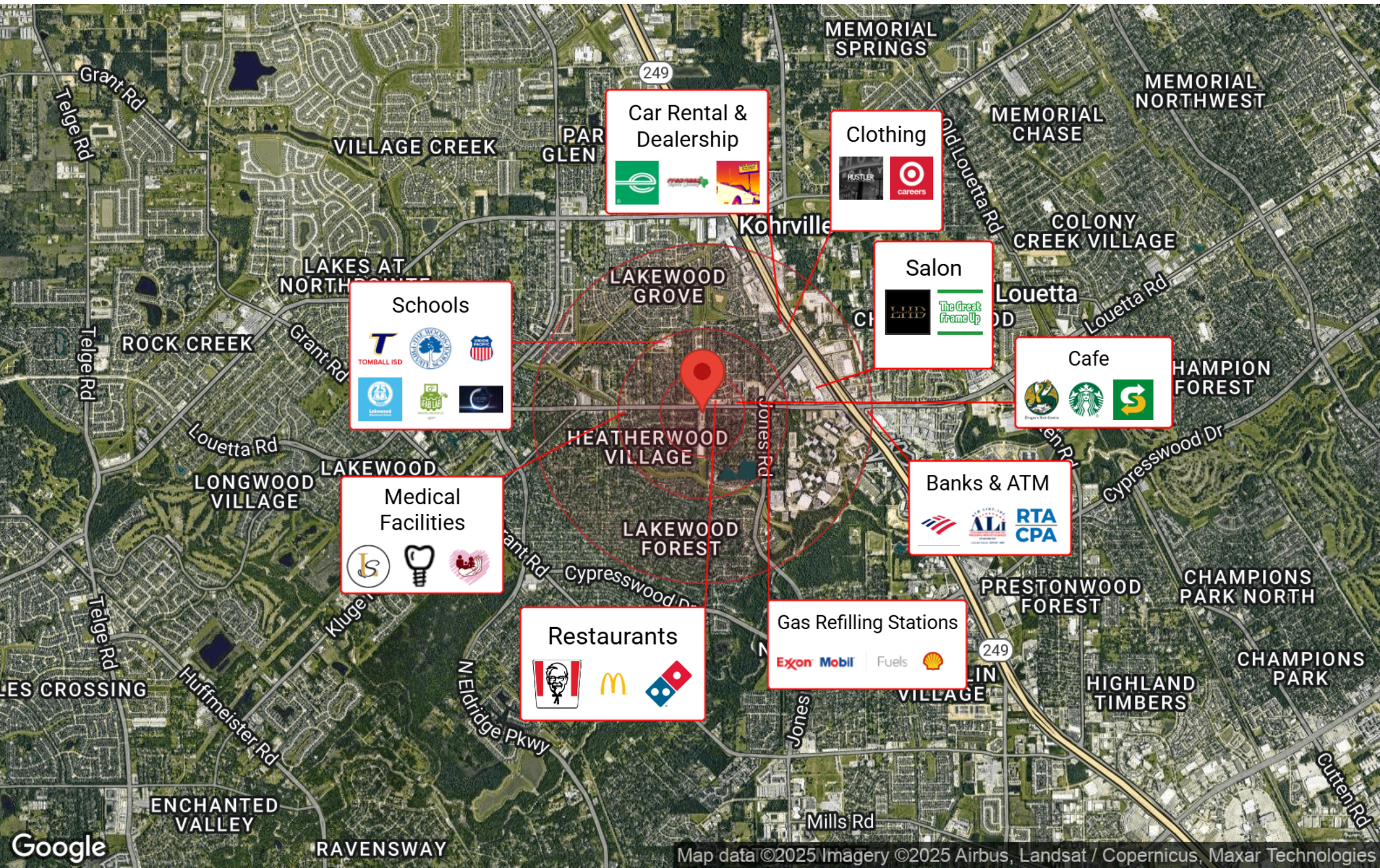
Services

4.3%

Unemployment Rate

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

BUSINESS MAP



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, CCIM, CCIM

Principal & Broker Associate

O: (832) 560-2100

C: (281) 686-9445

PatrickJBuckhoff@remax.net

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

Information available at www.trec.texas.gov
IABS 1-0 Date