



THE WOODLANDS

Bank of America

McDonald's

ups

Kroger

Natural Pawz

TACO BELL

RUSSO'S NEW YORK PIZZERIA

LESLIE'S SWIMMING POOL SUPPLIES..

Shell

Massage Envy S.P.A.

CVS pharmacy

Jack in the box

SHERWIN-WILLIAMS.

Olive Garden

UNCLE JULIO'S FINE MEXICAN FOOD

Michaels Where Creativity Happens

CULTA BEAUTY

REGIONS

Burlington Coat Factory

T.J-maxx

Panera BREAD

FIVE GUYS BURGERS and FRIES

CHIPOTLE MEXICAN BOWL

TARGET

PETCO

STARBUCKS COFFEE

Academy SPORTS+OUTDOORS

HOBBY LOBBY

THE HOME DEPOT

CINEMARK The Best Seat In Town

Gordmans

SITE | ±2.334 Ac

MEMORIAL HERMANN

Public Storage



FOR SALE | CALL FOR OFFERS

±2.334 Acre Tract Kuykendahl Road | Tomball, TX 77375

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Suite 250
The Woodlands, TX 77380
+1 713 222 2111
www.collier.com/texas



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**WILLOW
FOREST**

New
Development
U/C





Future
Commercial
Development
U/C

Willow Path

±197.25 ft.
±518.43 ft.
±535.19 ft.
±190.22 ft.

Kuykendahl Road

Schultz
Elementary
School


VALERO

Willow Forest Drive


MY ATTIC
self storage

Dowdell Road

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INTERNATIONAL

FOR SALE | ±2.334 Acre Tract | Kuykendahl Road, Tomball TX 77375

OFFERING

SIZE	±2.334 Acres
PRICE	CALL FOR OFFERS

PROPERTY SUMMARY

LOCATION	North of Grand Parkway on Kuykendahl Road – Tomball, Harris County
UTILITIES	Available via nearby MUD
FRONTAGE	Kuykendahl Road – 518.43' Willow Path – 197.25'
SCHOOL DISTRICT	Klein ISD
PROXIMITY	Located north of Grand Parkway, east of State Highway 249 and west of Interstate 45, near Spring, Tomball town center and The Woodlands
ACCESS	Grand Parkway 99 to State Highway 249, Interstate 45
FEATURES	Prime location with easy access to Grand Parkway and newly developed retail centers.

DEMOGRAPHICS



1 Mile

4,981
POPULATION
(2018)

5,054
PROJECTED
POPULATION (2023)

\$82,407
AVERAGE HH
INCOME



3 Mile

72,842
POPULATION
(2018)

74,523
PROJECTED
POPULATION (2023)

\$105,772
AVERAGE HH
INCOME

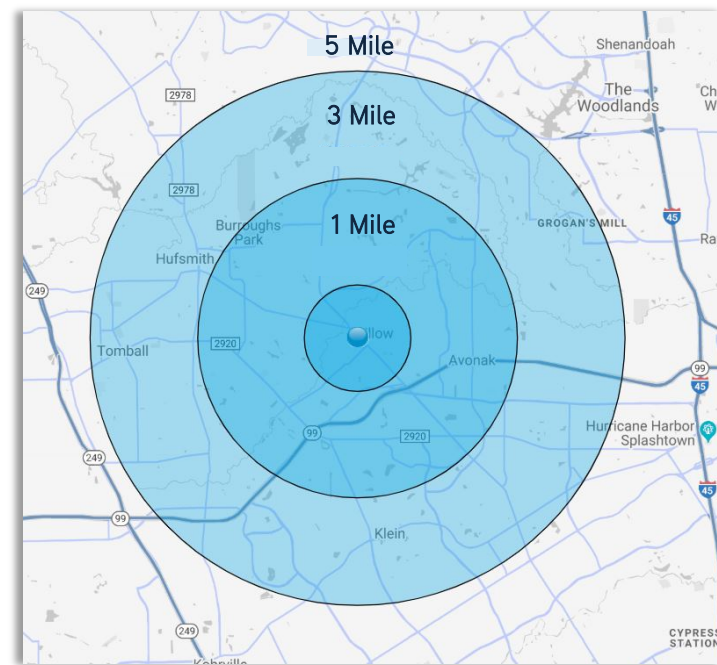


5 Mile

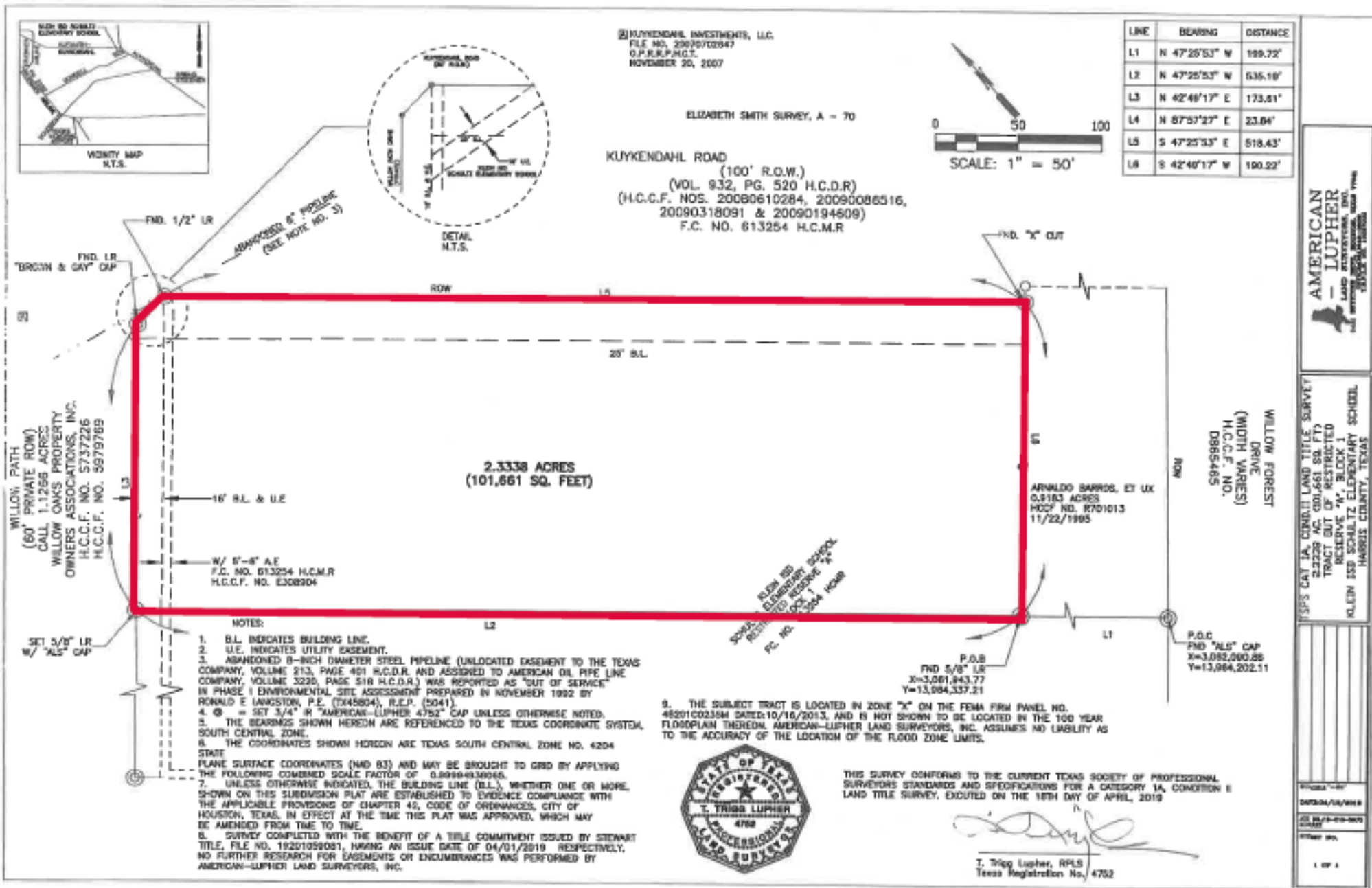
167,541
POPULATION
(2018)

173,744
PROJECTED
POPULATION (2023)

\$109,454
AVERAGE HH
INCOME



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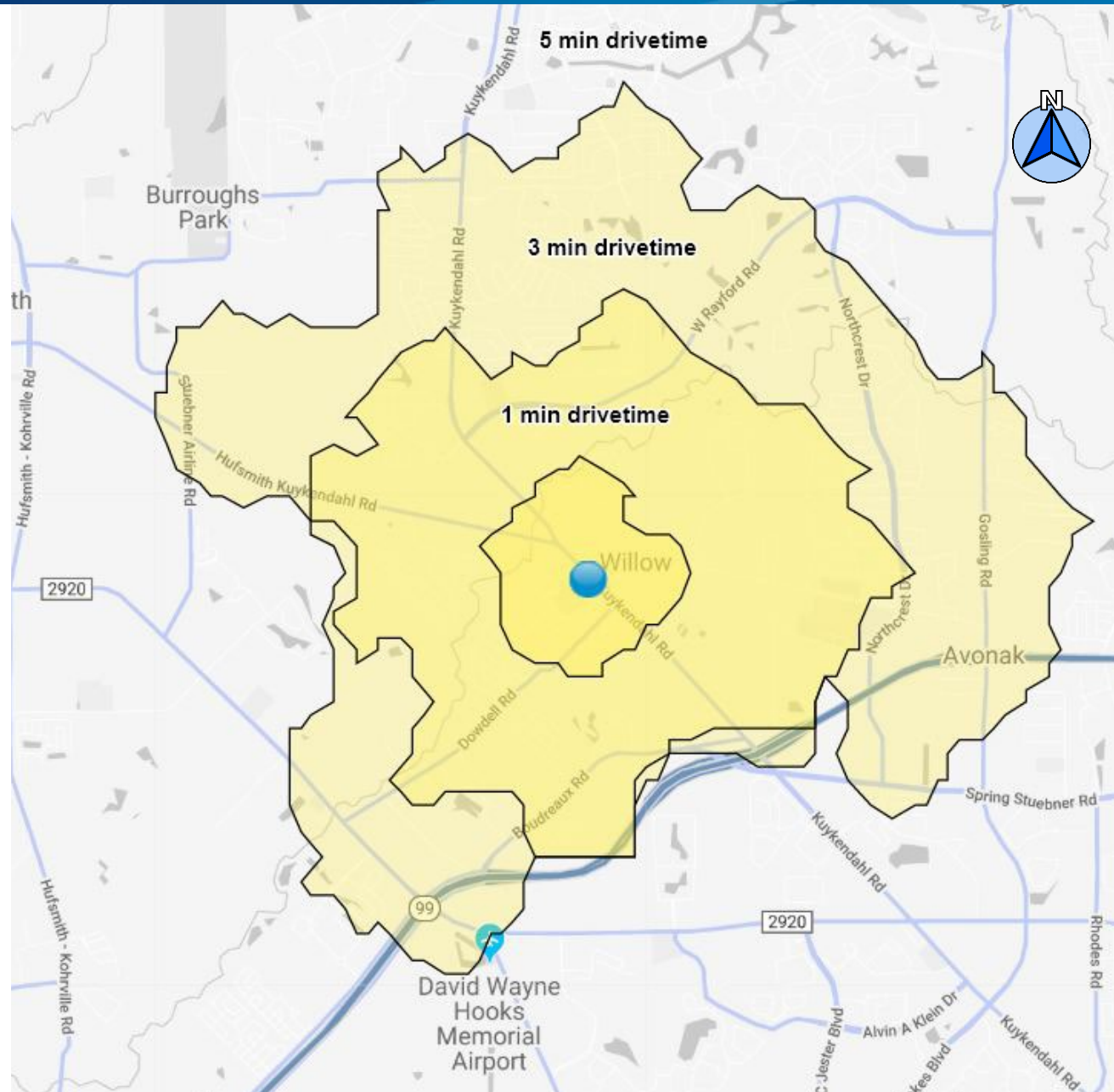
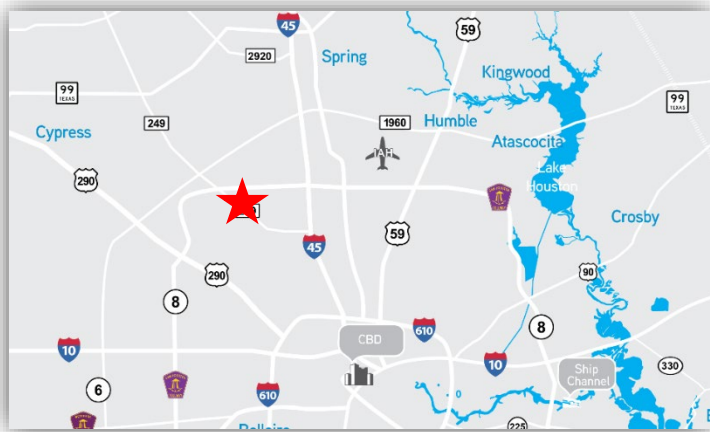
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Destination	Distance	Drive Time
The Woodlands	2 Miles	3 minutes
Grand Parkway	1.4 Miles	4 minutes
Interstate 45	7.1 Miles	12 minutes
State Hwy 249	10 Miles	14 minutes
Beltway 8	17.5 Miles	22 minutes



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Information About Brokerage Services

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date