

±1.595 ACRES
WITH IMPROVEMENTS



WAREHOUSE/OFFICE/SHOWROOM

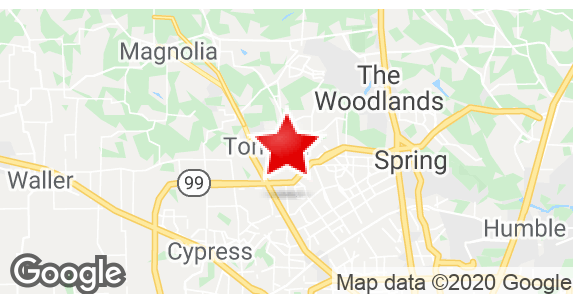
18025 HUFSMITH KOHRVILLE
TOMBALL, TX 77375

REDUCED PRICE



PROPERTY HIGHLIGHTS

- Warehouse/office/retail showroom on 1.595 Acres
- Property located on the West side of Hufsmith Kohrville Road, approximately one mile south of the NEW Grand Parkway & North of Spring Cypress Road.
- Land Area 1.595 Acres (rectangular)
- Road Frontage : 377.58 ff
- Improvements: Property consists of four buildings, totaling ±17,788 sf.
 - 1. Retail Showroom – 2 story, 4,854 sf with retail showroom downstairs and eight offices and warehouse for storage.
 - 2. Single story metal exterior warehouse building with ±4,808 rentable sf, clear height of 24 feet and five grade level overhead doors.
 - 3. Office building – single story , masonry/metal with ±4,725 sf with nine offices, conference room, kitchen and restrooms
 - 4. Single story metal exterior warehouse building that consists of ±3401 sf of clear span warehouse with a clear height of 24 ft and 6 grade level overhead doors.
- Utilities: Well & Septic
- Road Improvements complete in front of property
- Shown by appointment only, do not disturb
- Contact Broker for additional information



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	9,413	98,405	217,316
Total Daytime Population	6,732	76,030	173,360
Average HH Income	\$97,160	\$124,942	\$120,902

* Demographic data derived from 2020 STDB



FOR MORE INFORMATION CONTACT:

Diana Gaines | Jeff Beard, CCIM

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Office Building single story, masonry/metal with ±4,725 SF; nine offices, conference room, kitchen and restrooms.



Retail Showroom with warehouse and upstairs office, 2-story ±4,854 SF with retail showroom, eight offices warehouse area and restrooms.



Single story metal exterior warehouse building with ±3,401 sf of clear height of 24 feet and has 6 grade level overhead doors.



Single story metal exterior warehouse building that consists of 4,808 SF of net rent-able area. Clear Span warehouse with a clear height of 24 feet and 5 grade level overhead doors.

◀◀ TOMBALL TIMELINE

- 1906 → Town received original name from Peck
- 1907 → Town is renamed Tom Ball (later changed to Tomball) for the man considered to be town's patriarch
- 1908 → First school and post office established
- 1913 → First electric lights installed and telephone service introduced
- 1914 → Population reached 350; businesses included a bank, blacksmith, several stores, six hotels and two cotton gins
- 1933 → Oil was struck on May 27. Tomball, nicknamed "Oil Town USA", was incorporated on July 6 with a population of 665.
- 1960 → Population reached 1,173
- 1969 → The Griffin Memorial House, built by Eugene Pillot in 1980, was relocated and dedicated at The Tomball Museum Center that houses a two-story cotton gin, one of only two in the state.
- 1984 → Population reached an estimated 5,000
- 1988 → Tomball College opened as part of the North Harris County College District, forerunner to the North Harris Montgomery Community College District, now the Lone Star College System.
- 2007 → Population reached 6,370
- 2010 → Construction began on new Exxon Mobil campus
- 2015 → Completion of Grand Parkway





TOMBALL MARKET INFORMATION & NOTABLE COMMERCIAL DEVELOPMENTS

Recent completion of HWY 249 bypass (6-8 lane major thoroughfare)

FM 2978 widened to 4 lanes, plus center turn lane

David Wayne Hooks Memorial regional airport - 2.8 miles - east on FM 2920

Steady traffic flow on FM 2920 (approx. 25,000 CPD - 2017 TXDOT) and FM 2978 (approx. 22,000 CPD - 2017 TXDOT)

Tomball Marketplace - 365,000 sf retail center, anchor: Academy, located on SW corner of HWY 249 & FM 2920.

Target center - 400,000 sf retail center, anchors: Lowes, Target, PetSmart, located on NW corner of HWY 249 & FM 2920

Kroger center - 140,000 sf retail center, anchor: Kroger, located on SE corner of HWY 249 & FM 2920

TOMBALL MARKET DEMOGRAPHICES



MEDIAN HOME VALUE

Tomball	\$49,531
Houston	\$47,010
Texas	\$47,010

Major Employers (Non Retail) No. Of Employees

Hewlett Packard	10,000
Tomball Independent School District	2,500
Tomball Regional Medical Center	1,300
Lone Star College - Tomball	1,056
BJ Services	824
Barker Hughes	680
Concordia Lutheran High School	580

BUSINESS & INDUSTRY



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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date