



OFFICE/WAREHOUSE PROPERTY FOR SALE

1303 HUFSMITH RD, TOMBALL, TX 77375



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SENDERO
REAL ESTATE



PROPERTY DETAILS

This 1.71-acre site is located in a fast-growing area of Tomball, TX on E Hufsmith Rd, which has been designated by the City of Tomball as a Northern Arterial road. The road has a significant amount of traffic and new developments are popping up along it fairly regularly. It is comprised of three buildings: the front building is a 1,600 SF office building, the rear building is a 2,400 SF office/warehouse and a 715 SF garage sits in between the two for additional storage. The entire property was completely renovated in 2019 - making it move-in ready for your business or to lease to a tenant as an income property. Call for more information.

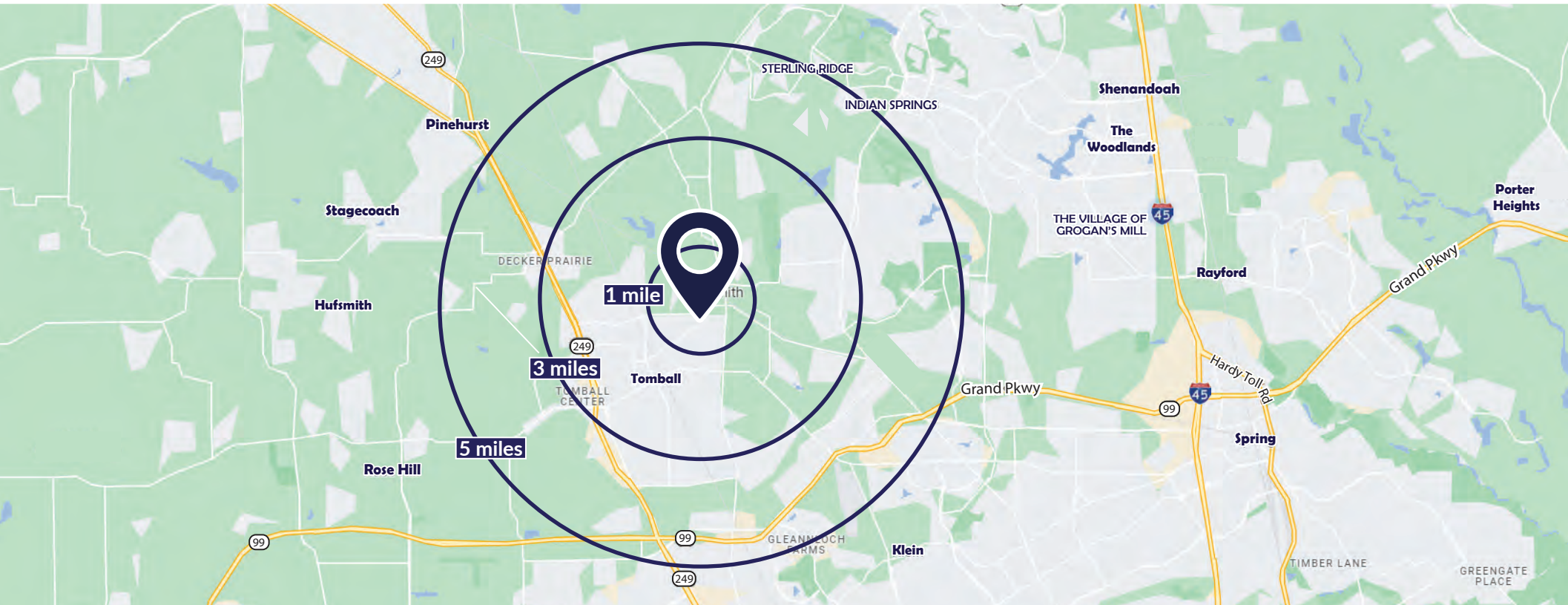
LOCATION INFORMATION

LOCATION	E Hufsmith Rd, South of Zion Rd, East of FM 249, West of FM 2978
SUBMARKET	Tomball
LAND SIZE	1.71 ACRES
BLDG SIZE	1600 SF Office + 2,400 SF Office/Warehouse + 715 SF Garage
PRICE	\$625,000
UTILITIES	City Water & Electric, Private Septic
ZONING	City of Tomball Commercial District
LEGAL	LT 1 BLK 1 CAPITOL HILL DEVELOPMENTS

PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED JUST 6 MIN FROM TX-249, 7 MIN TO 99/GRAND PKWY, AND 14 MIN TO I-45.
- ⊕ EAST HUFSMITH ROAD IS A WELL TRAVELLED THOROUGHFARE, PROVIDING GOOD VISIBILITY & ACCESS
- ⊕ PROPERTY WAS COMPLETELY RENOVATED IN 2019, MAKING IN MOVE-IN READY
- ⊕ PROPERTY IS IDEAL FOR OWNER/USER, OR INVESTMENT PROPERTY
- ⊕ PROPERTY WAS PREVIOUSLY LEASED FOR \$5,500/MO- ADDITIONAL PROPERTY EXPENSES AVAILABLE UPON REQUEST
- ⊕ FULLY FENCED AND GATED WITH SECURED ACCESS

DEMOGRAPHICS



2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,001	30,267	112,155
Daytime Employees	835	16,299	27,031
Households	724	11,082	37,895
Businesses	121	2,195	3,732
Average Household Size	2.6	2.7	3.0
Owner Occupied Housing Units	513	8,512	34,091
Renter Occupied Housing Units	253	3,597	7,722
Median Age	38.8	37.0	35.7
Average Household Income	\$106,173	\$111,458	\$130,148



112,155
POPULATION



38.8 MEDIAN AGE



AVERAGE
HH SIZE

\$130,148
AVG HH INCOME



3,732
TOTAL
BUSINESSES



27,031
TOTAL
EMPLOYEE



EXTERIOR IMAGES

1303 E Hufsmith Rd
Tomball, TX



- Sits on 1.71 Acres
- Fully Fenced & Gated with Secured Entry
- 1,600 SF Front Building
- 2,400 SF Rear Building
- 715 Garage
- Property was Fully Renovated in 2019



OFFICE BUILDING

INTERIOR PICTURES

1303 E Hufsmith Rd
Tomball, TX



- 1600 SF Office Building
- Reception Area
- 4 Private Offices
- Conference Room
- Kitchen/Break Room
- 2 Restrooms
- 7 Exterior Parking Spaces
- Fully Renovated in 2019



OFFICE/WAREHOUSE BUILDING

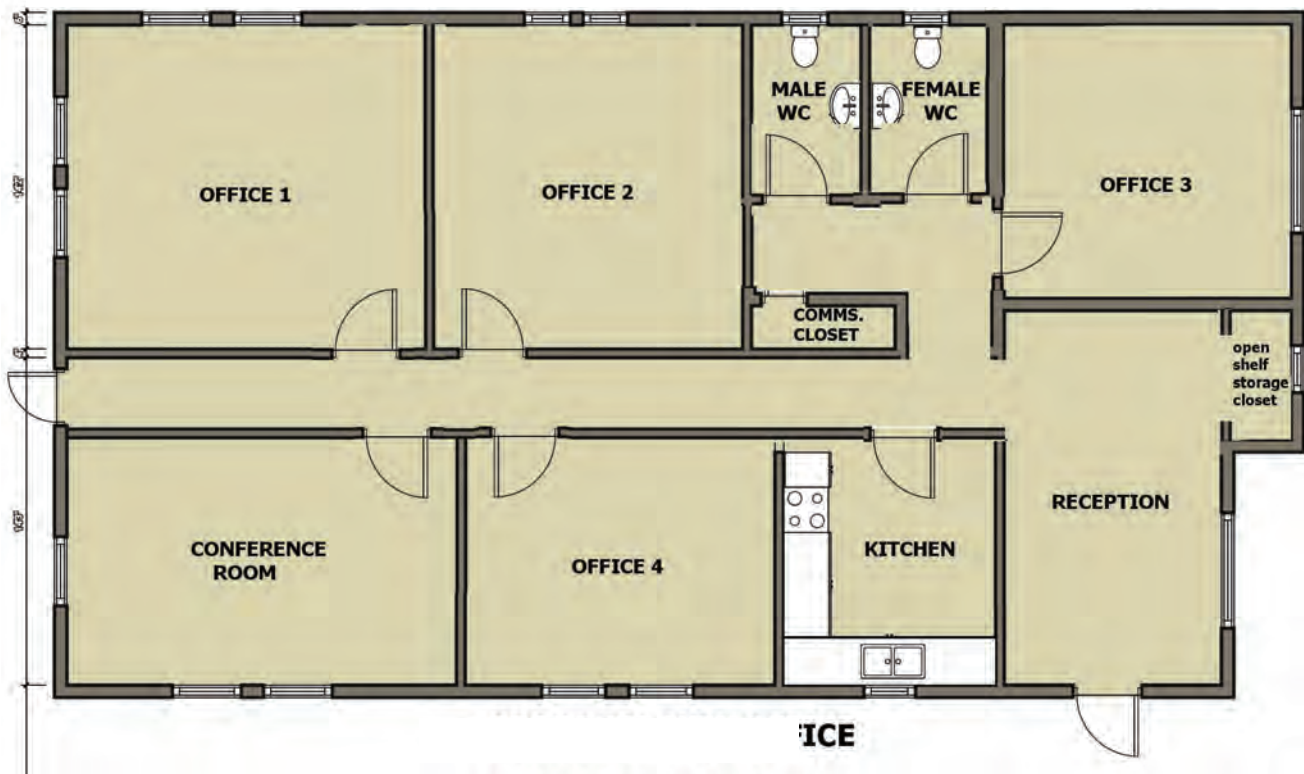
INTERIOR PICTURES

1303 E Hufsmith Rd
Tomball, TX



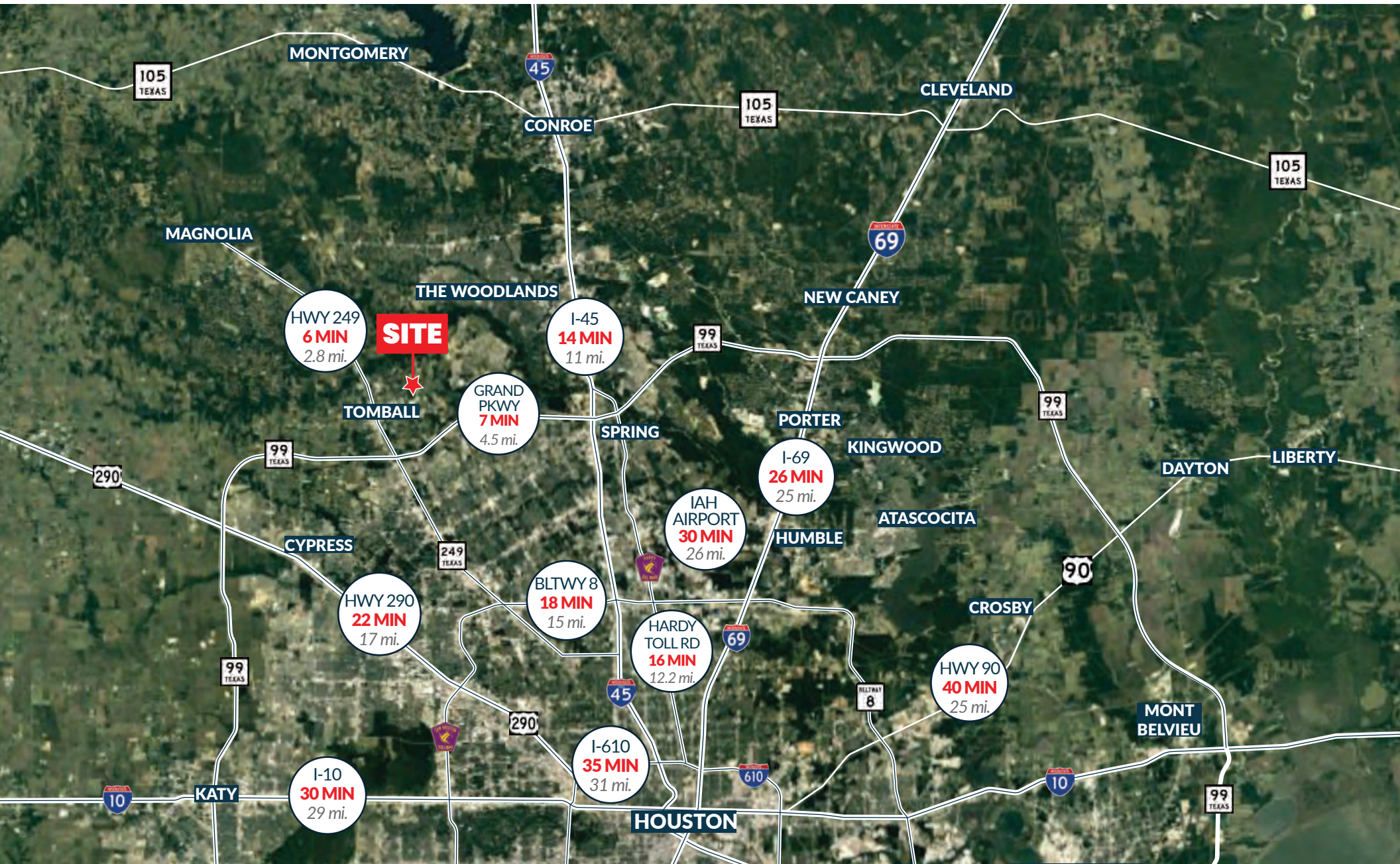
- 2,400 SF Office Building
- 1 Private Offices
- Kitchen/Break Room
- 1 Restrooms
- 1,200 SF HVAC Warehouse
- 720 SF non-HVAC Warehouse
- 4 Exterior Parking Spaces
- 3 Bay Doors
- Fully Renovated in 2019





CITY MAP

1303 E Hufsmith Rd
Tomball, TX





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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

SENDERO REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010551 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 Phone
JUAN C. SANCHEZ Designated Broker of Firm	520895 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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