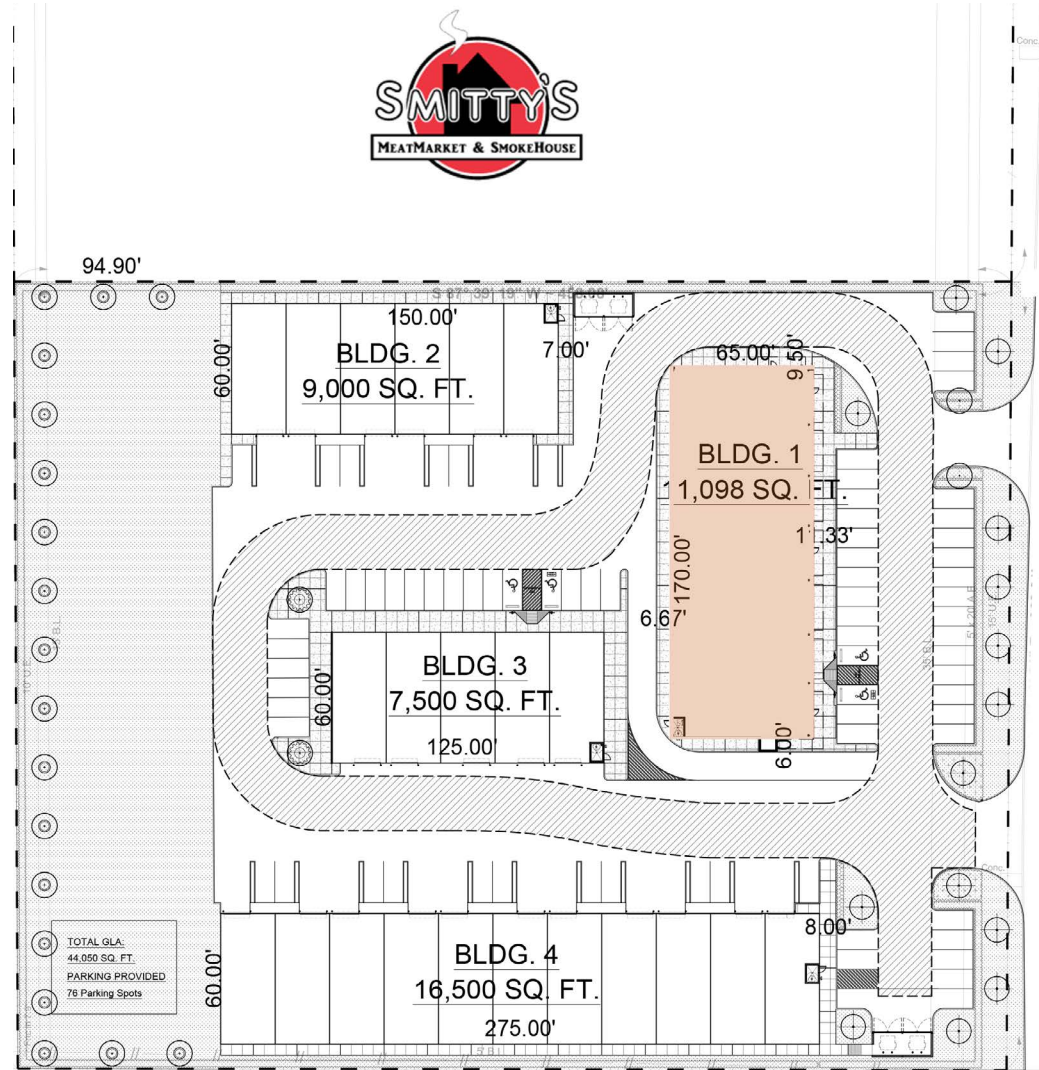


PRE-LEASE NEW RETAIL BUILDING

22525 HUFSMITH - KOHRVILLE RD, TOMBALL, TX 77375

PROPERTY INFORMATION:

- New multi-building Flex Development
- Perfect for everyday needs retail concepts to serve affluent area
- Up to 11,050 SF Retail Space
- Anticipated delivery Q3 2023
- Call Broker for Pricing



SCAN ME

Contact:

Jolie Duhon
225.281.6246



Tel: 713.468.2600 | Fax: 713.468.7774
4601 Washington Ave, Ste. 220
Houston, Texas 77007

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

PRE-LEASE NEW RETAIL BUILDING

22525 HUFSMITH - KOHRVILLE RD, TOMBALL, TX 77375

Demographics:

1 Mile Radius

2022 Population: 1,441
2027 Proj. Population: 1,545
Total Daytime Pop: 2,317
Avg HH Income: \$125,828

3 Mile Radius

2022 Population: 43,051
2027 Proj. Population: 45,405
Total Daytime Pop: 44,491
Avg HH Income: \$127,087

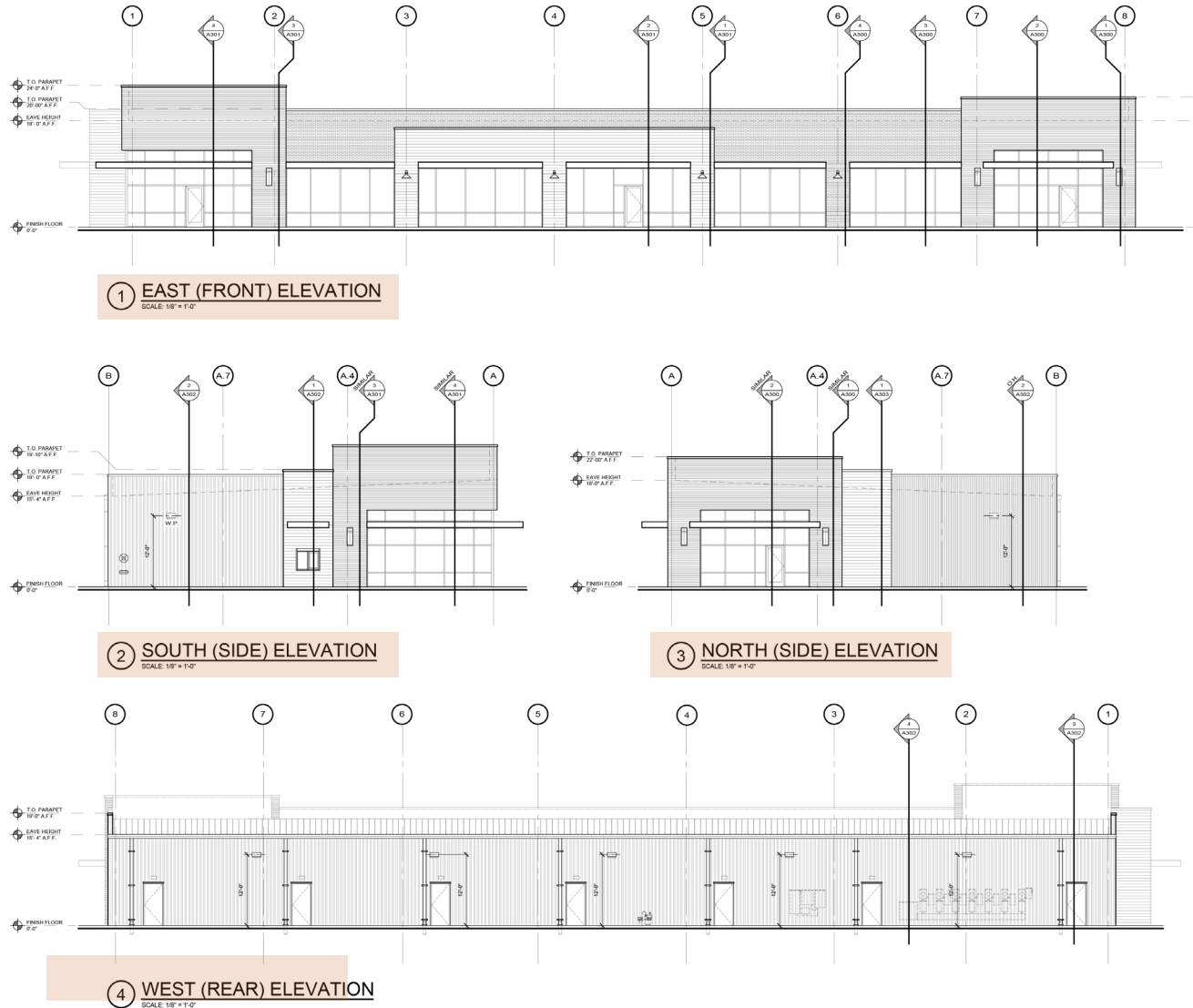
5 Mile Radius

2022 Population: 151,257
2027 Proj. Population: 157,597
Total Daytime Pop: 131,755
Avg HH Income: \$142,851

Traffic Counts:

Hufsmith - Kohrville Rd:
10,585 VPD (TXDOT 2021)

FM-2920/Main St north of site:
22,438 VPD (TXDOT 2021)



SCAN ME

Contact:

Jolie Duhon
225.281.6246

PRE-LEASE NEW RETAIL BUILDING

22525 HUFSMITH - KOHRVILLE RD, TOMBALL, TX 77375



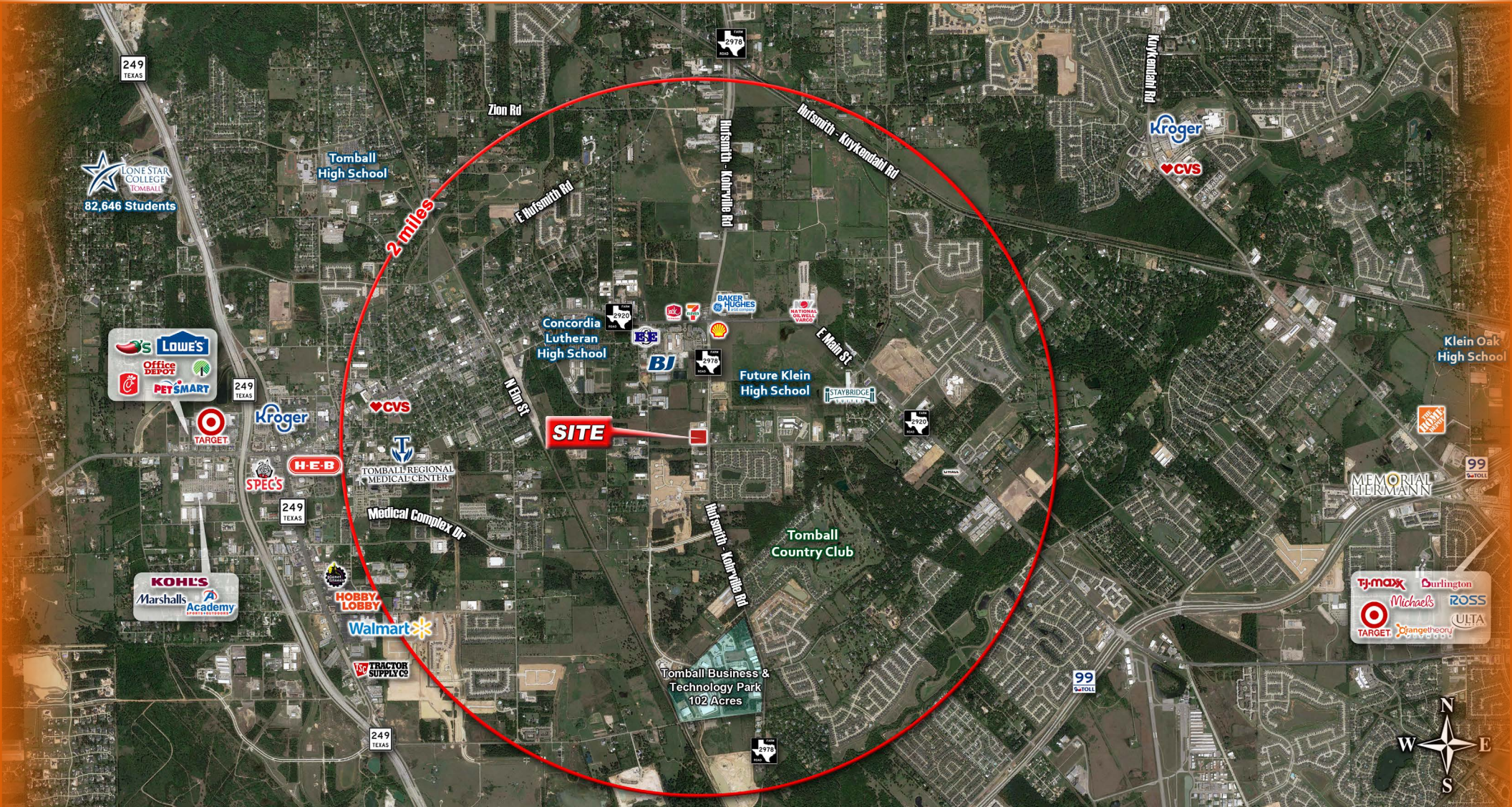
SCAN ME

Contact:

Jolie Duhon
225.281.6246

PRE-LEASE NEW RETAIL BUILDING

22525 HUFSMITH - KOHRVILLE RD, TOMBALL, TX 77375



SCAN ME

Contact:

Jolie Duhon
225.281.6246



Last Updated: 5/15/23

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.