

FOR LEASE



Premier Flex Tomball

11412 Buvinghausen Road
Tomball, Texas 77377

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077
713.789.2200

www.LandParkCo.com



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11412 Buvunghausen Road • Tomball, Texas 77377

PROPERTY DESCRIPTION

Welcome to 11412 Buvunghausen Road, the perfect space for all of your industrial and flex-related business needs. This property is located in the desirable town of Tomball, TX and boasts an impressive 41,000 square feet of space available for lease.

Step inside and you'll immediately feel the functionality and flexibility of this property. The building type is industrial, with all the features and amenities one would expect from such a space. Further, it offers flex features to cater to a variety of businesses that require a versatile and open floor plan.

The property consists of a large warehouse space, grade level overhead doors for easy access and shipment. The ceilings soar high, providing ample space for storage and maneuverability. In addition, the property boasts an extensive office space, and reception areas.

The ample parking on the property and secure loading and unloading area make it the perfect location for businesses engaged in distribution or manufacturing. The building is in excellent condition, providing a clean and well-maintained space for your commercial operations.

Located in the thriving community of Tomball, TX, 11412 Buvunghausen Road offers easy access to major highways and all the amenities of Houston nearby. Take advantage of this rare opportunity to lease a significant industrial and flex space in a prime location today. Don't miss out on your chance to elevate your business to the next level!

For More Information

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PROPERTY HIGHLIGHTS

- **Attractive Five-Building Flex / Industrial Park**
- **High Quality Construction**
- **Great location with immediate access to 249 & 99 Grand Pkwy**
- **Minutes from The Woodlands and Intercontinental Airport**
- **Situated in High Growth Area with Upscale Residential Nearby**

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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SPACE AVAILABILITY

UNIT	SF	RATE (sf/mo)
2C	1,700 SF	\$12.00 (sf/mo + NNN)
4D	1,500 SF	\$12.00 (sf/mo + NNN)
5B	2,820 SF	\$12.00 (sf/mo + NNN)

Site Plan



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Photos



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249
TEXAS

11412 BUYINGHAUSEN ROAD
TOMBALL, TX 77377



Walmart Supercenter

Spring Cypress Rd

Kohrville

SPRING CYPRESS RD

LAKWOOD
GROVE



Fred Haas
Toyota Country

LAKWOOD
VILLAGE

LOUETTA ROAD

MEMORIAL
CHASE

Old Louetta Rd

Masjid Al Salam



Louetta

Whole Foods Market



N

H-E-B



Vintage Park

Aerial Map



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and

- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sponsoring Broker (Licensed Individual or Business Entity)		License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable		License No.	Email	Phone
Ryan David Burnaman		718215	rburnaman@landparkco.com	(713) 292-3485
Name of Sales Agent/Associate		License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date