

# FOR LEASE

13847 BOUDREAUX RD, TOMBALL, TX 77377

Call for Rates



**TYLER TORRES**

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# PROPERTY HIGHLIGHTS



## Location

13847 Boudreaux Rd.  
Tomball, TX 77377



## Asking Price

Call for Rates



## Size

±2,453 SF on ±1.99 AC

- ±2,453 SF home/office available for lease on ±1.99 acres in Tomball, TX

- **Versatile property** combining office, residential, and industrial functionality, ideal for business owners needing on-site workspace

- **Functional office space with 4 private offices** to support professional operations

- **Approximately 1,000 SF shop/warehouse**, perfect for storage, equipment, or light industrial use

- **Expansive ±1.3-acre fenced yard** providing secure outdoor space for vehicles, equipment, or future expansion

- **Approximately 169.9 FT of frontage on Boudreaux Rd.**, offering excellent visibility and accessibility

- **Traffic exposure** supported by approximately ±11,148 VPD (2021) on Boudreaux Rd. according to TxDOT

- **Conveniently located near SH 99 and SH 249**, providing quick access to regional highways and surrounding markets

- **Generous lot size** offers privacy, flexibility, and room for additional improvements

- **Ideal for owner-users** seeking a turnkey property that accommodates office, warehouse, and outdoor operational requirements

## Contact Us

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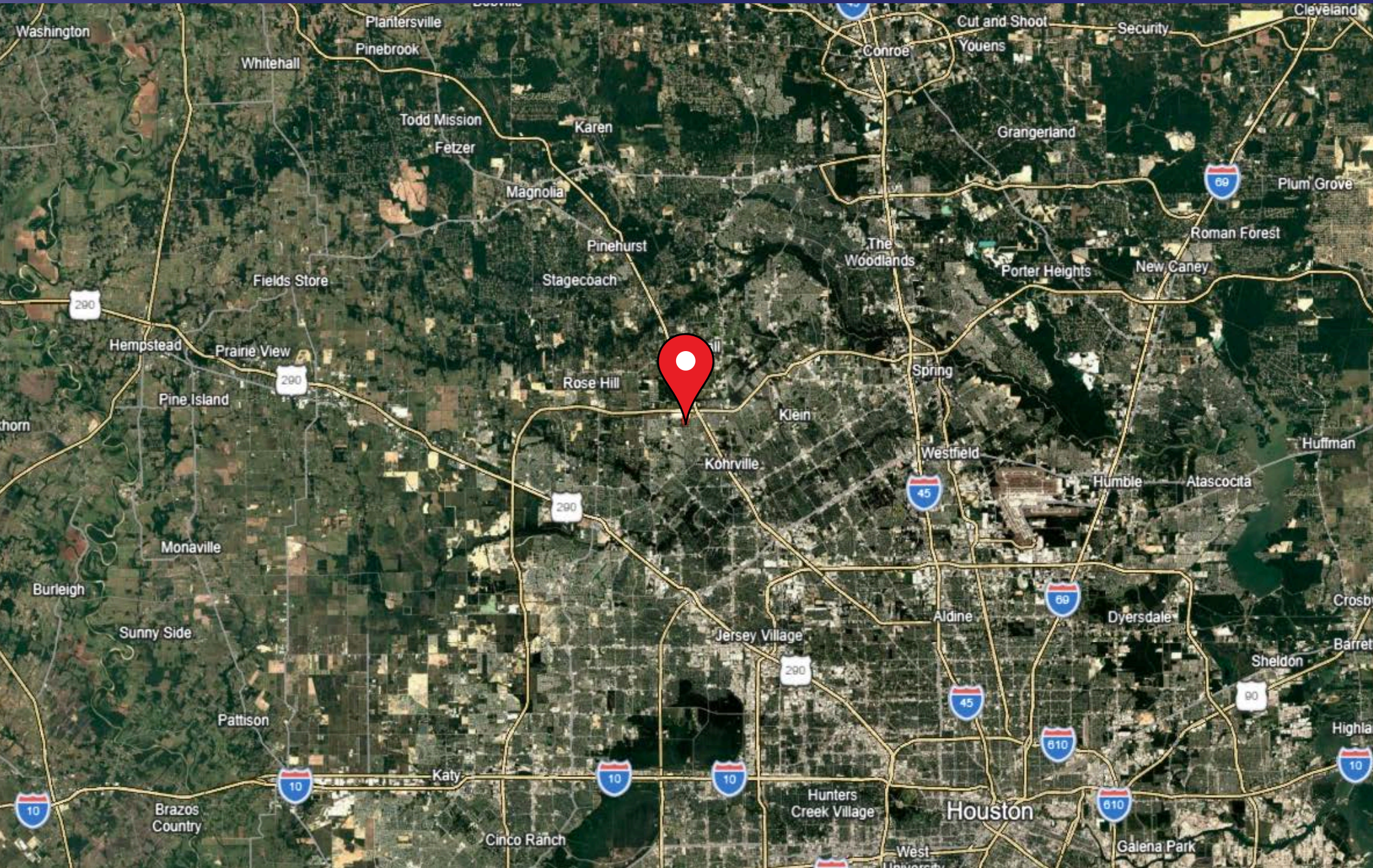
# EXTERIOR PICTURES



# INTERIOR PICTURES



# LOCATION MAP



# MARKET GROWTH



**SH-99**  
±56,500 AADT (21)

**BOJANGLES**

**GRINGO'S  
MEXICAN  
KITCHEN**

**STARBUCKS  
COFFEE  
COMPANY**

**PORTILLO'S**

**BLACK  
BEAR  
DINER**

**JERSEY  
MIKE'S  
SUBS**

**BECK &  
MASTEN  
KIA**

**SH-249**  
±14,740 AADT (21)

**LH RENOVATIONS**

**VEGO  
GARDEN**

**CANDIED FRUIT  
BY MACEY**

**ACCELERATED  
SOLUTIONS  
GROUP**

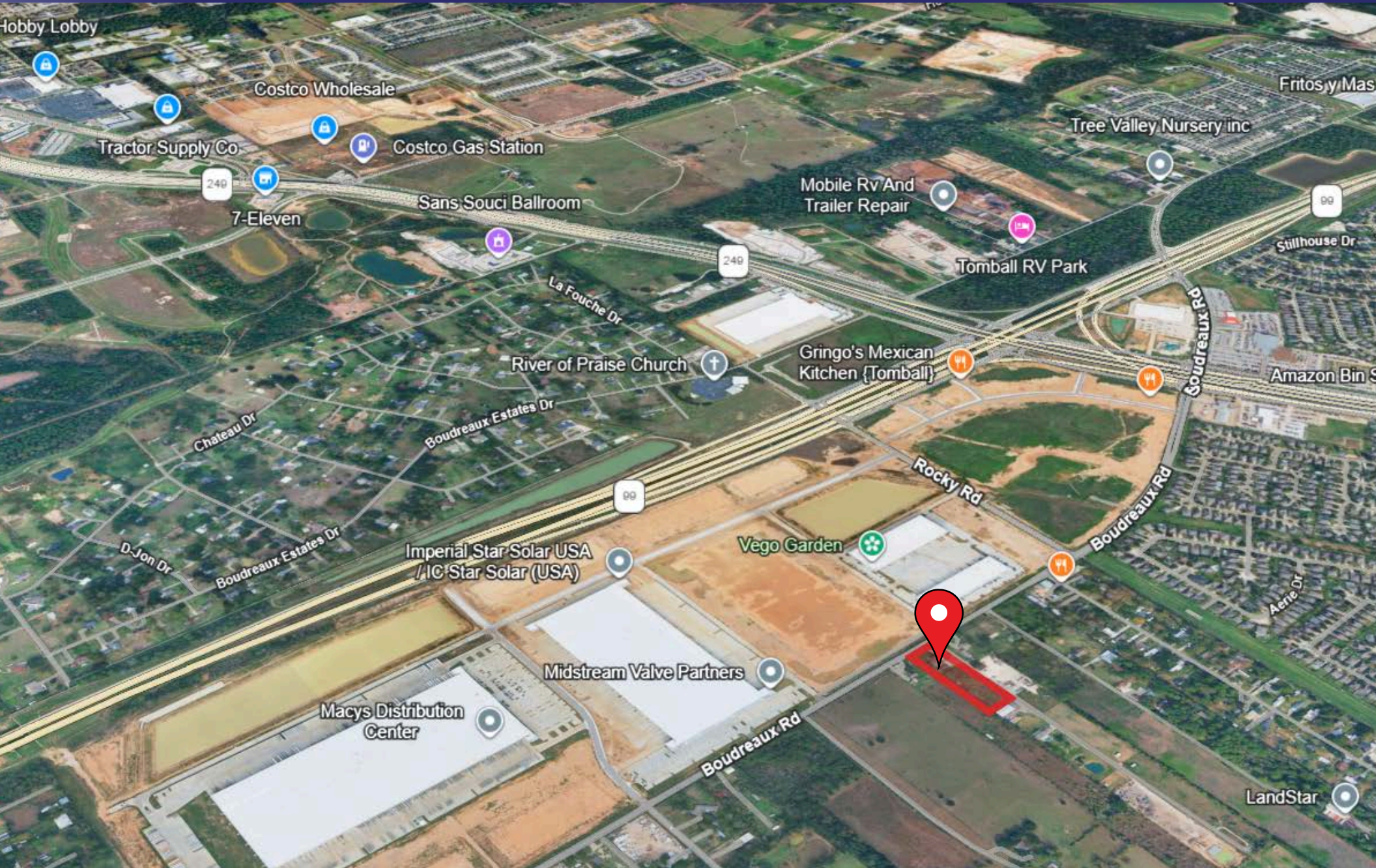
**TAQUERIA Y  
PUPUSERIA  
BAMBOO**

**MIDSTREAM  
VALVE PARTNERS**

**BOUDREAUX RD**  
±11,148 VPD (21)

**SITE**

# MARKET AERIAL



# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

13847 Boudreaux Rd, Tomball, Texas, 77377

Ring of 3 miles

### KEY FACTS

**65,258**

Population



**22,177**

Households

**35.9**

Median Age

**\$97,923**

Median Disposable Income

### EDUCATION

**6.2%**

No High School Diploma



**47.4%**

Bachelor's/Grad / Prof Degree



**20.4%**

High School Graduate



**26.0%**

Some College/ Associate's Degree

**65,258**

2023 Total Population (Esri)

### INCOME



**\$116,747**

Median Household Income



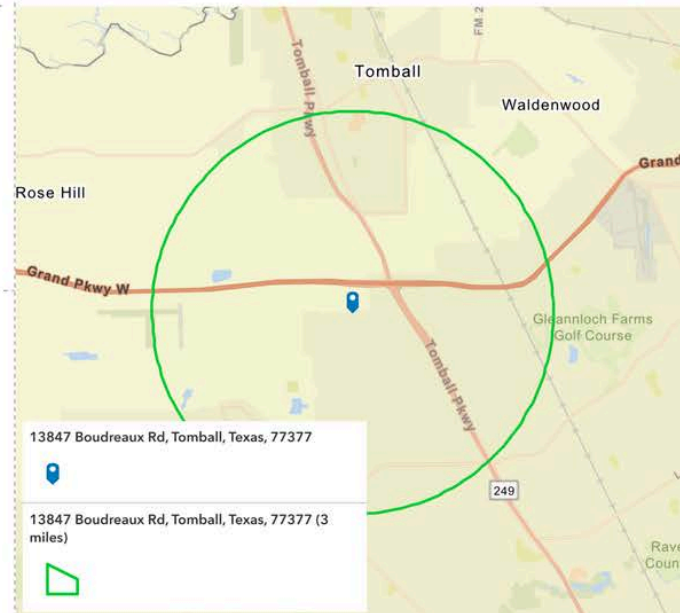
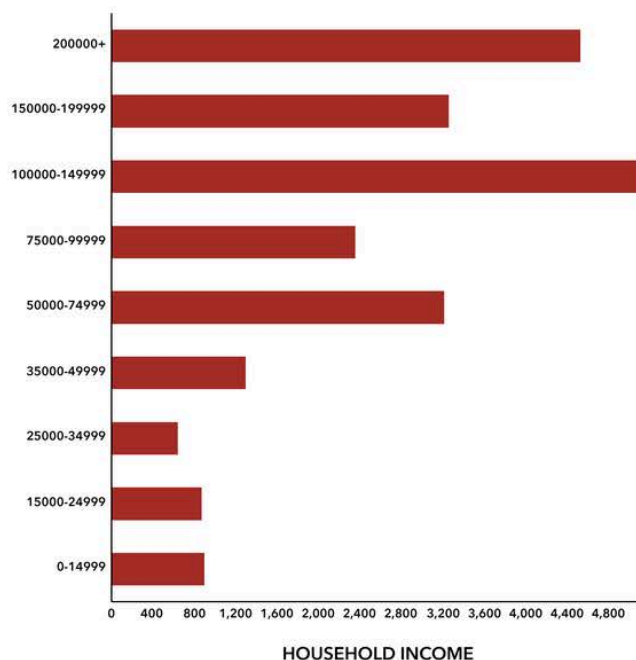
**\$48,658**

Per Capita Income



**\$432,213**

Median Net Worth



### EMPLOYMENT



**75.2%**

White Collar



**15.0%**

Blue Collar



**11.8%**

Services

**3.4%**

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.



## Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
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Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>		<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tyler Torres</u>	<u>667430</u>	<u>tyler@texasgres.com</u>	<u>(281) 898-0895</u>
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](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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