



FOR SALE OR LEASE

Contact Agent

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Walzel Commercial Holdings

15420 Ridge Park Dr

Houston, TX 77095

11117 Mahaffey Rd.

Tomball, TX 77375

A rare industrial operational campus with stabilized yard, heavy power, manufacturing capability, and strategic Northwest Houston access

Property Features:

- **Approximately 3 acres available**
- **+14,250 SF Manufacturing/Machine Shop**
- **+1,750 sf Office space**
- **+2,350 sf Outdoor Storage/Workspace**
- **22' Clear Height, 14' Bay Doors**
- **Climate-Controlled Warehouse/Space**
- **Heavy Power: 240 volts, 3-Phase, 800 amps**
- **Approximately 2 miles to Grand Parkway with easy access via FM 2920 and Hwy 249**

**Contact us for
Pricing Info**



Property Photos



Property Photos



Property Photos



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11117 Mahaffey Rd

Boundary lines shown are approximate for marketing purposes and may not reflect exact survey locations.

Commercial Trade Area for Tomball, TX 77375

Print

Create Report

Trade Area Information

Property Trade Area Information

Attribute Summary for Tomball, TX 77375

AI ScriptWriter

Median Household Income

\$104,480

Source - 2025/2029 Income (Esri)

Median Age

35.7

Source - 2025/2029 Age: 5 Year Increments (Esri)

Total Population

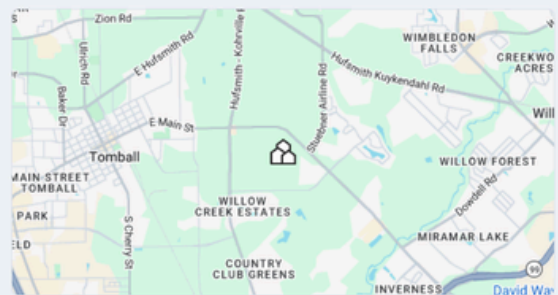
75,333

Source - 2025 Age: 1 Year Increments (Esri)

1st Dominant Segment

Up and Coming Families

Source - 2025 Tapestry Market Segmentation (Households)





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 - THE SELLER, PROPERTY AND/OR RENTAL: An 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.

<i>Walzel Properties - Corporate Office</i>	<i>9004621</i>		<i>832-674-4960</i>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<i>Shelly Walzel</i>	<i>469868</i>	<i>walzelproperties@gmail.com</i>	<i>832-674-4960</i>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<i>Shelly Walzel</i>	<i>469868</i>	<i>walzelproperties@gmail.com</i>	<i>832-674-4960</i>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<i>Serina Lane</i>	<i>0785585</i>	<i>slanerealtygroup@gmail.com</i>	<i>832-229-0546</i>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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COMMERCIAL REQUEST FOR EVALUATION MATERIALS AND CONFIDENTIALITY AGREEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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Property: 11117 Mahaffey Rd Tomball TX 77375
Seller: Pelangi Properties, LLC
Broker: Walzel Properties - Corporate Office Serina Lane
Prospect: _____

The undersigned as a prospective purchaser of the Property ("Prospect") requests information for review regarding the Property ("Evaluation Materials"). Broker represents Seller in connection with the Property. In consideration of Seller and Broker making the Evaluation Materials available to Prospect, Prospect agrees as follows:

1. The Evaluation Materials will not be used for any purpose other than to evaluate a possible purchase of the Property. Prospect will hold the Evaluation Materials confidential pursuant to the terms of this agreement. The Evaluation Materials will at all times remain the property of Seller.
2. Prospect will not make any of the Evaluation Materials available, or disclose or distribute, either orally or in writing, any of the contents of the Evaluation Materials to any person other than Prospect's broker, counsel, analyst(s), partner(s), or potential lender(s) (collectively, "Prospect's Team").
3. Prospect will inform each member of Prospect's Team of the confidential nature of the Evaluation Materials and the existence and terms of this Agreement prior to making the Evaluation Materials available to such member of Prospect's Team. Prospect will cause each member of Prospect's Team, as Prospect's agents, to comply with all nondisclosure requirements and all other terms of this agreement.
4. Prospect and Prospect's Team will not disclose to any other person the fact that the Evaluation Materials have been made available to Prospect and Prospect's Team, that any discussion is taking place concerning a potential transaction involving the Property, or any of the terms, conditions or other facts with respect to any such transaction, including the status thereof.
5. Prospect will not contact any tenant or property management staff of the Property in connection with its review of the Evaluation Materials. Any and all questions related to the Evaluation Materials must be directed solely to Broker.
6. Prospect acknowledges that neither Seller nor Broker has made any representation, warranty or guarantee as to the completeness or accuracy of the Evaluation Materials. Prospect will defend, indemnify and hold Seller and Broker harmless from and against all loss, damage or expense sustained or incurred by Seller or Broker by reason of any unauthorized distribution or disclosure of the Evaluation Materials by Prospect or by any member of Prospect's Team, or any other violation of this agreement by Prospect or by any member of Prospect's Team.
7. Seller may elect at any time to terminate access to the Evaluation Materials. Prospect will, upon written request by Seller or Broker, promptly return all written Evaluation Materials. Prospect will not retain copies of the Evaluation Materials or any analysis of the information in the Evaluation Materials.

This agreement does not restrict disclosure or use of portions of the Evaluation Materials that are not confidential information. Information in the Evaluation Materials is not confidential information if that information (i) is now or hereafter becomes known to the public or in the public domain other than through Prospect's fault or breach or as a result of a disclosure or other act by any member of Prospect's Team, or (ii) was independently developed or acquired by Prospect or a member of Prospect's Team from a third party who

rightfully obtained such information and was not itself bound by a confidentiality agreement with or other obligation of secrecy to Seller.

Disclosure of the confidential portions of the Evaluation Materials in violation of the agreement will cause irreparable injury to Seller. Seller is entitled, without waiving any other rights or remedies, to obtain an injunction against unauthorized disclosure or the use of the Evaluation Materials, whether threatened or actual.

This is not an agreement to sell or purchase the Property, nor an offer of sale or purchase. The Evaluation Materials are intended solely for Prospect's own limited use in considering whether to pursue negotiations to acquire the Property. No agreement will exist that is binding upon Seller, or any of its affiliates, until Seller or its affiliate executes a formal binding agreement of sale. Seller reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions and negotiations with any party at any time.

Date executed: _____, 20____

Prospect: _____

Address: _____

Phone: _____

By: _____

By (signature): _____

Printed Name: _____

Title: _____

By: _____

By (signature): _____

Printed Name: _____

Title: _____

