




**COVERED
LAND PLAY
\$5,400/MO
INCOME**

FOR SALE: LEASED BUILDING ON 2 ACRES + BILLBOARD 1 ACRE STILL AVAILABLE FOR DEVELOPMENT

25419 FM 2100, Huffman, TX 77336

 **JUAN C. SANCHEZ**
Managing Principal

 M 832.607.8678
O 281.407.0601

 Juan@SenderoGroup.net





Prime commercial opportunity in Huffman, this property offers excellent visibility and accessibility along one of the area's main thoroughfares, FM 2100, which carries over 17,000 VPD and is currently being expanded to a four-lane road with a dedicated turn lane. The building is presently leased, providing immediate income, while one acre remains available for development. This property offers an excellent opportunity for future owner-users or investors. Positioned in a booming residential corridor with thousands of new homes under construction, the site is well-suited for a variety of commercial uses including retail and professional services. Easy access to FM 1960, the Lake Houston area, and surrounding communities makes this an ideal location to serve both local and regional customers.

Bldg Size	2,080 sf
Land Size	2± acres
Price	\$1.2M
Location	FM 2100, North of FM 1960
Submarket	Huffman
Frontage	407' on FM 2100
Utilities	City water/sewer
Flood Plain	None

PROPERTY HIGHLIGHTS
2,080 SF OFFICE BUILDING WITH RECEPTION, 6 OFFICES, A CONFERENCE ROOM, 2 RESTROOMS, AND KITCHEN/BREAKROOM
BUILDING CURRENTLY BEING LEASED FOR \$5,400/MO PROVIDING IMMEDIATE INCOME
ADDITIONAL 1 ACRE STILL AVAILABLE FOR DEVELOPMENT
OPPORTUNITY TO SERVE OVER 15,000 HOMES IN A 5 MILE RADIUS
FENCED AND GATED
16X8' LIGHTED BILLBOARD (LEASED)
17,197-VPD ON FM 2100
NO FLOOD PLAIN
ONLY 1.3 MILES NORTH OF FM 1960 AND 7 MILES FROM GRAND PKWY/99

DEMOGRAPHIC SUMMARY

24110 FM 2100 Rd, Huffman, Texas, 77336

Drive time of 15 minutes

KEY FACTS

96,388

Population



33,773

Households



Median Age

\$88,067

Median Disposable Income

EDUCATION

7.1%

No High School Diploma



22.1%
High School Graduate



33.6%
Some College/
Associate's Degree



37.2%
Bachelor's/
Grad/
Prof Degree

INCOME



\$106,724

Median Household Income



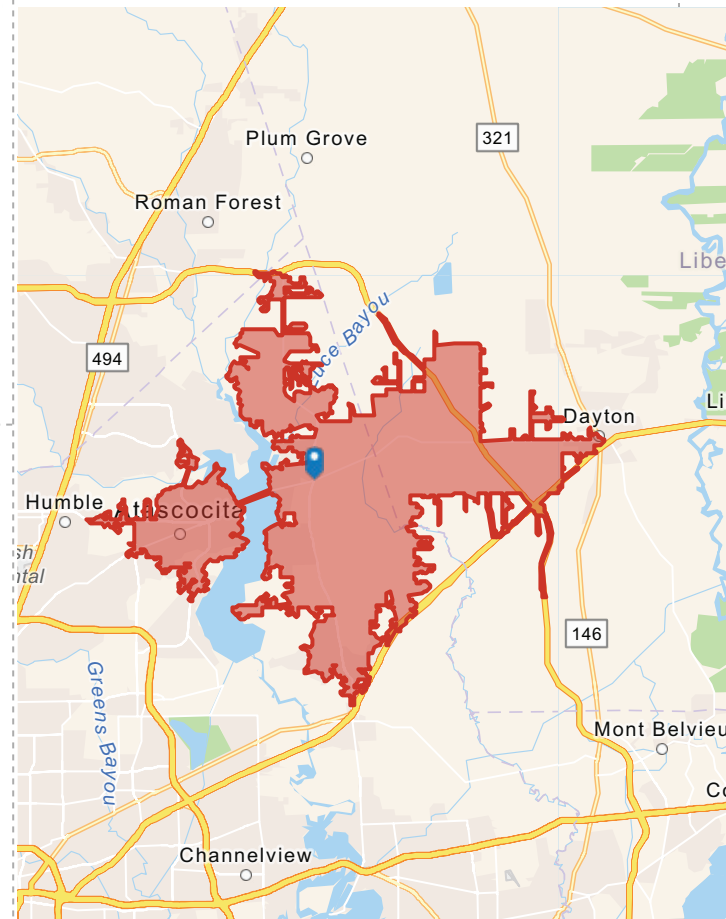
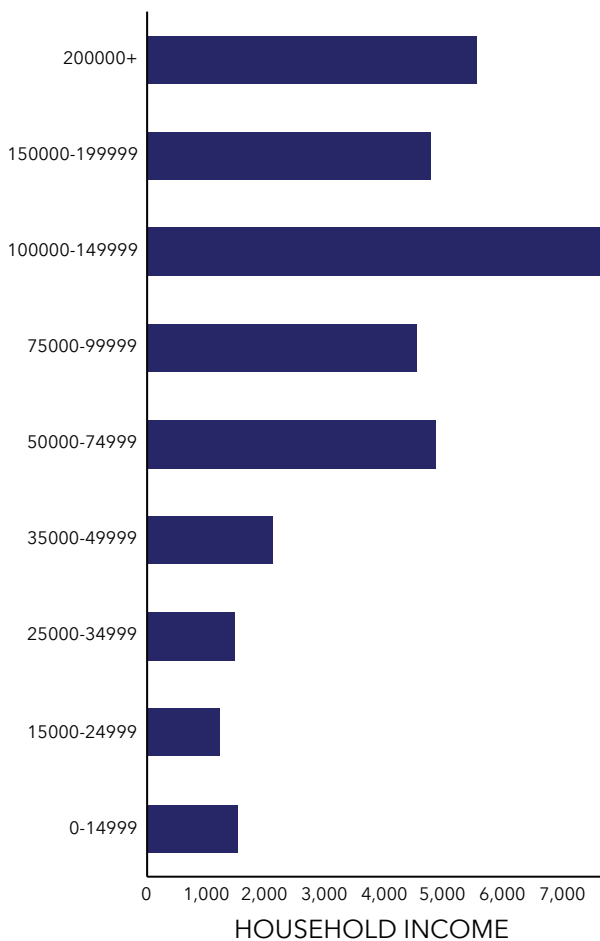
\$45,589

Per Capita Income



\$400,732

Median Net Worth



EMPLOYMENT

68.9%

White Collar



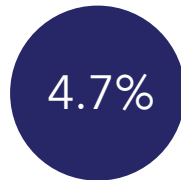
21.0%

Blue Collar



12.4%

Services



Unemployment Rate



16X8' LIGHTED BILLBOARD (LEASED)



FENCED & GATED ENTRANCE



REAR VIEW OF LEASED BUILDING



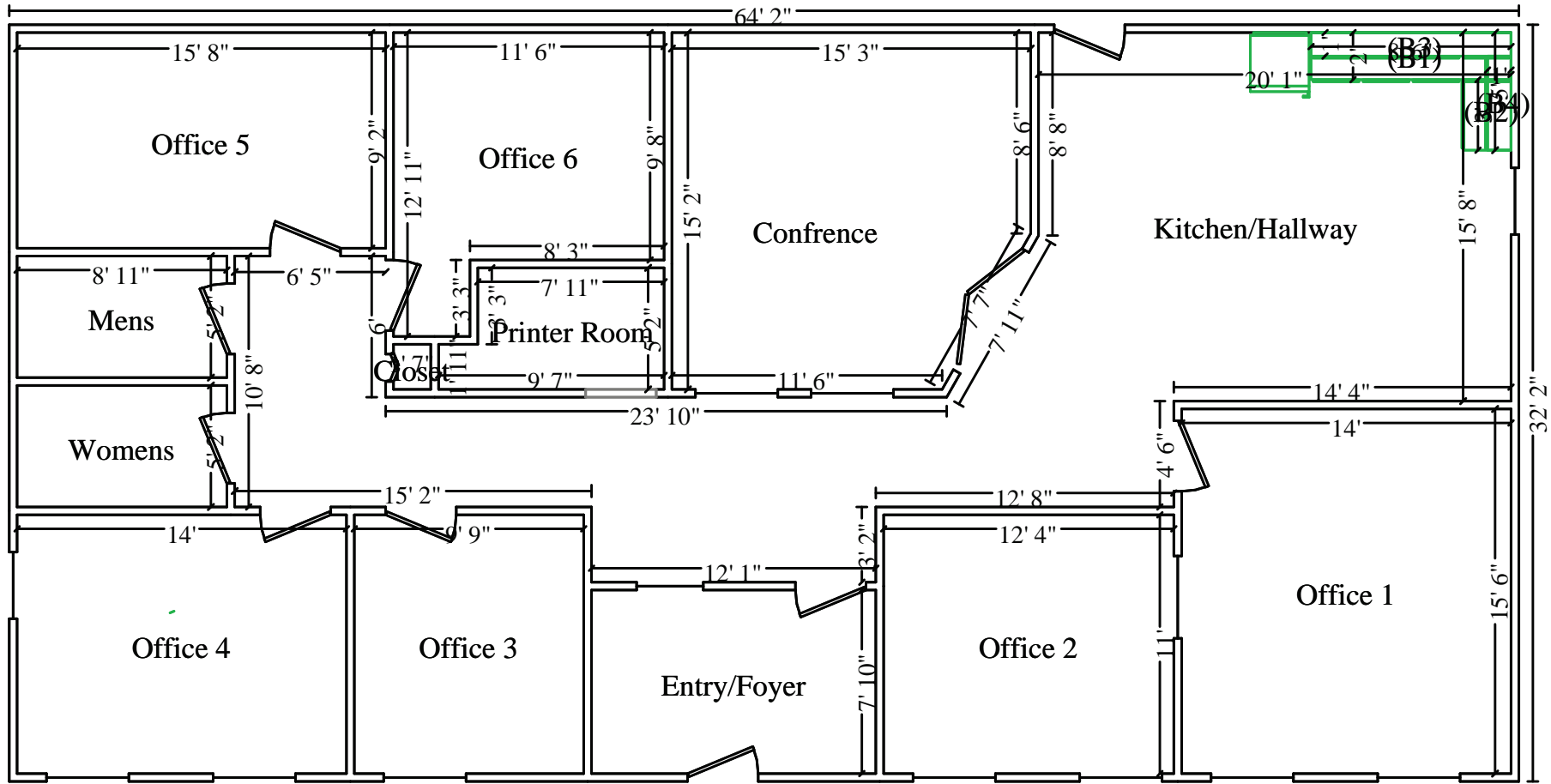
EXCESS LAND FOR STORAGE OR FUTURE EXPANSION













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.

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.

Sendero Real Estate

Name of Sponsoring Broker (Licensed Individual or Business Entity)

9010551-BB
License No.

info@senderogroup.net
Email

(281)407-0601
Phone

Juan Sanchez

Name of Designated Broker of Licensed Business Entity, if applicable

520895-B
License No.

juan@senderogroup.net
Email

(832)607-8678
Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

Name of Sales Agent/Associate

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Sendero Real Estate, 26410 Oak Ridge Dr., Ste 108 The Woodlands, TX 77380

Juan Sanchez

Information available at www.trec.texas.gov

Phone: 832.607.8678

Fax: 832.042.454

www.lwolf.com

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