



WEISER
BUSINESS PARK
WeiserBP.com

± 2.834 ACRES
AVAILABLE
FOR SALE

RTIC

MCKESSON

Jack
in the box

Holiday Inn

Days Inn

STARBUCKS
COFFEE

7
ELEVEN

SHIPLEY
DONUTS

HCA Houston
Healthcare

CYPRESS
FAIRBANKS ISD

6

290

HUFFMEISTER ROAD

FUTURE FALLBROOK DRIVE

FALLBROOK DRIVE NOW OPEN



10815 HUFFMEISTER ROAD

Houston, Texas 77065



PROPERTY INFORMATION

- Land:** ± 2.834 AC
- Detention:** Regional off-site detention provided
- Utilities:** MUD 248 utilities
- Features:**
 - Lighted intersection
 - Fallbrook Drive completed
- Restrictions:** Light restrictions
- Location:** Located on the southwest hard corner of Huffmeister Road and Fallbrook Drive
- Traffic Count:** ± 28,011 CPD



ECONOMIC DATA

Sale Price: Call for Information

DEMOGRAPHICS

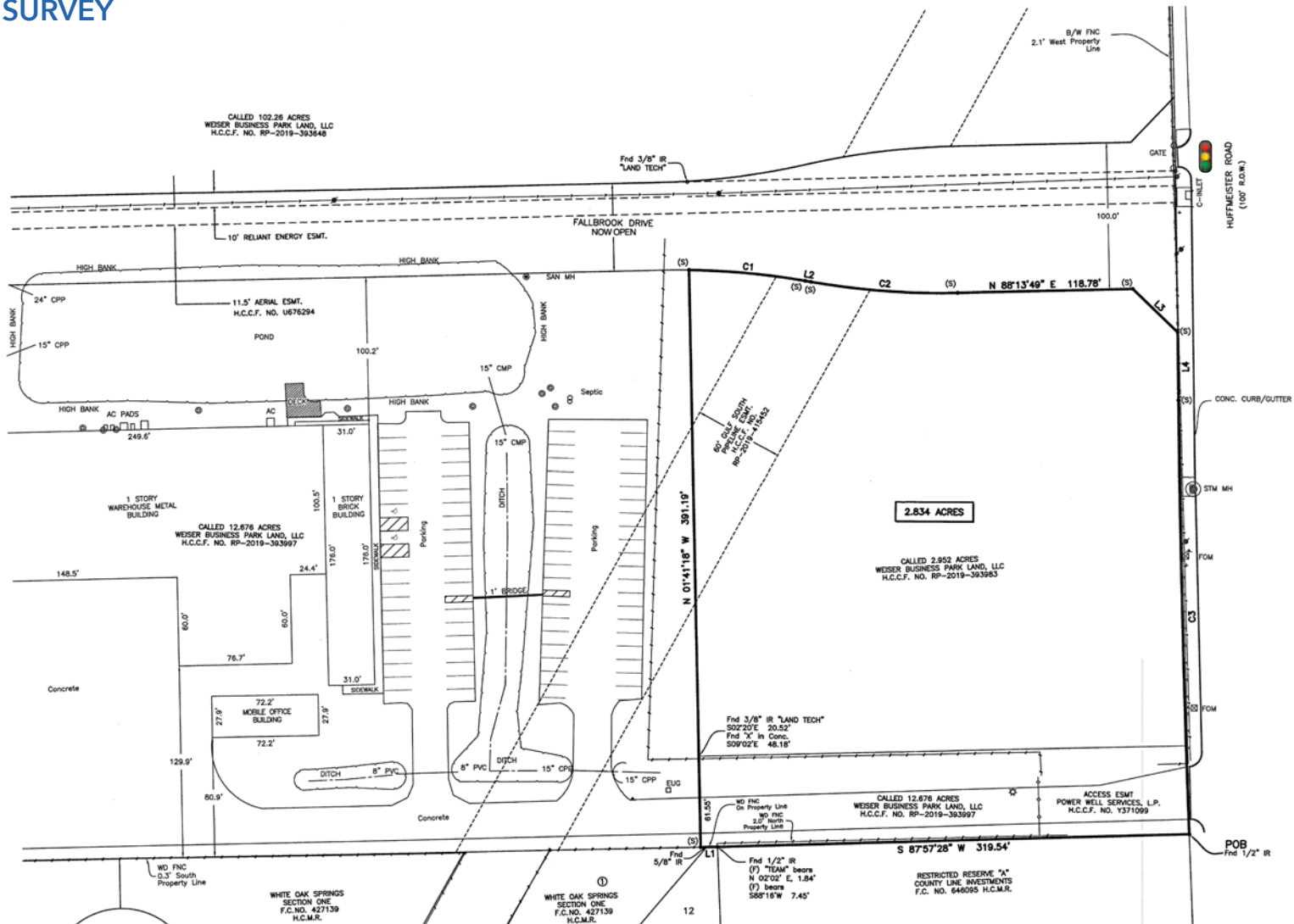
	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	10,499	88,190	255,285
Average age	31.7	33.5	33.9
Average age (Male)	33.0	32.5	32.9
Average age (Female)	29.4	34.0	34.7
HOUSEHOLDS & INCOME			
Total households	3,513	30,544	87,333
# of persons per HH	3.0	2.9	2.9
Average HH income	\$74,120	\$89,576	\$93,470
Average house value	\$129,907	\$158,208	\$184,922

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LAND TITLE SURVEY



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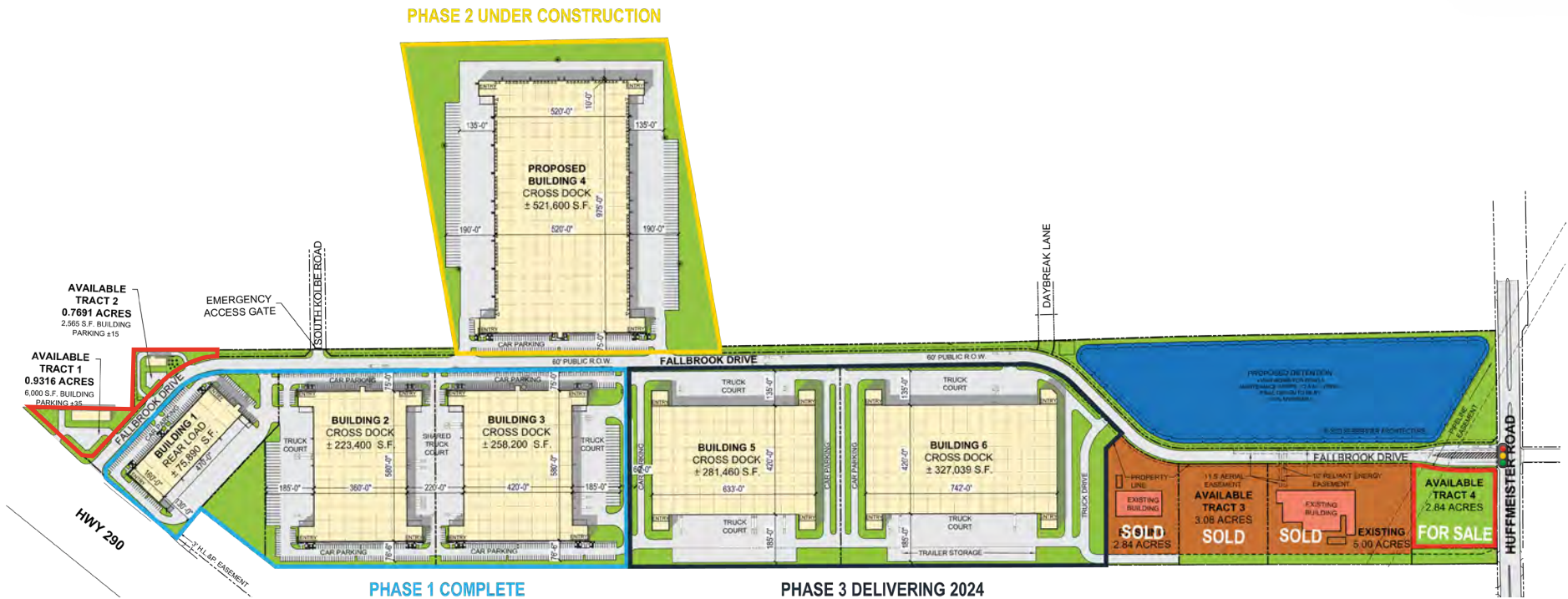
WEISER
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WEISER BUSINESS PARK MASTER PLAN



PARK OVERVIEW

- New masterplanned 130-acre deed-restricted business park located in unincorporated Harris County
- Located at the intersection of highway 290 & the future extension of Fallbrook Drive (under construction)
- All new public roads & utilities to sites
- Outside 500-year floodplain with offsite regional detention
- Commercial sites will be delivered pad ready
- Freeport tax exemptions available
- Nearby tenants include Mckesson, Floor and Decor, Rtic, Visual Comfort, Goodman, and Packaging Corporation of America (PCA)
- State of the art buildings designed to accomodate fenced & secured truck courts

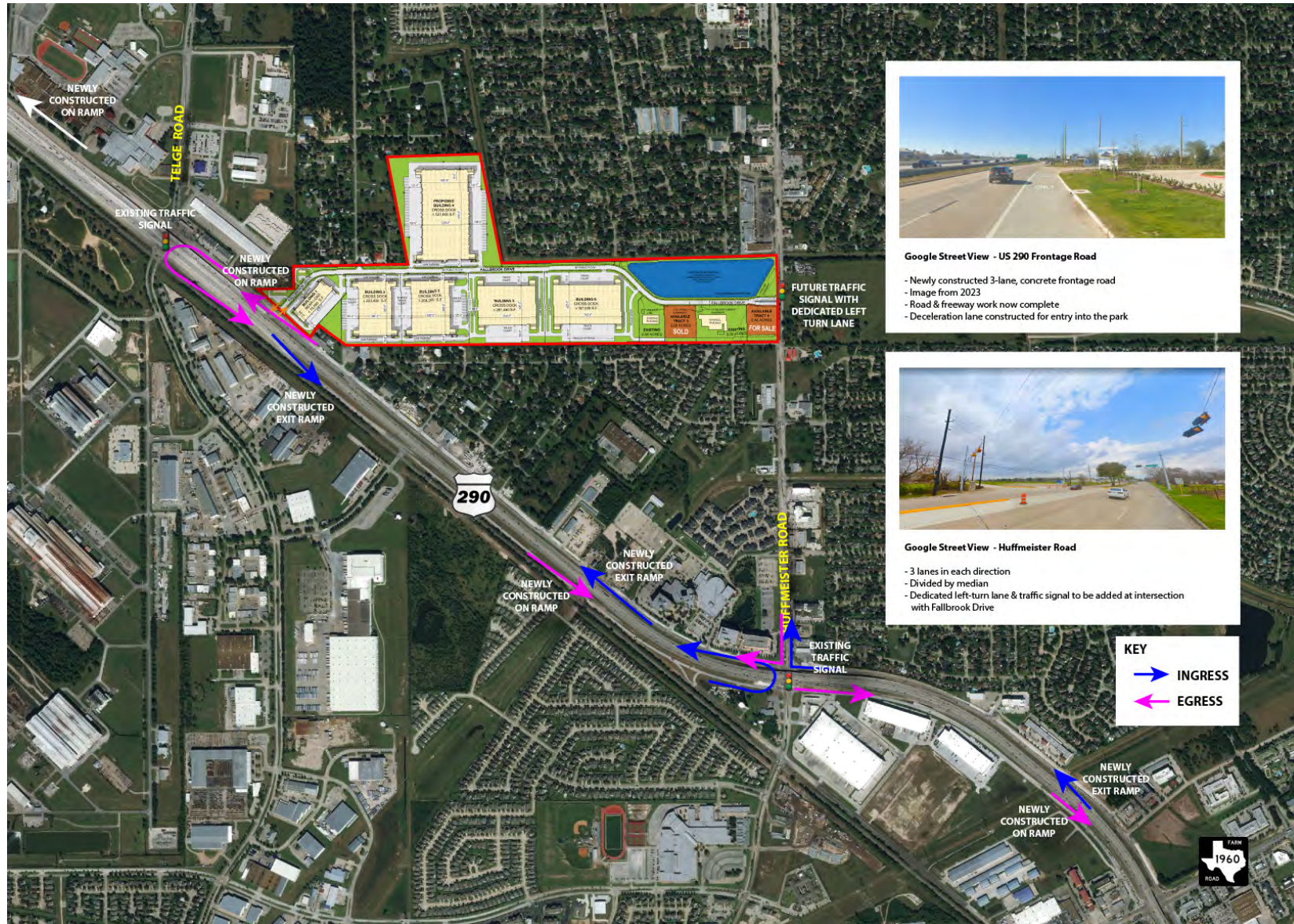
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ACCESS MAP



WEISER
BUSINESS PARK



Google Street View - US 290 Frontage Road

- Newly constructed 3-lane, concrete frontage road
- Image from 2023
- Road & freeway work now complete
- Deceleration lane constructed for entry into the park



Google Street View - Huffmeister Road

- 3 lanes in each direction
- Divided by median
- Dedicated left-turn lane & traffic signal to be added at intersection with Fallbrook Drive

KEY

→ INGRESS

← EGRESS



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Trammell Crow Company

Information About Brokerage Services

Texas law requires all real estate licensees 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

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Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date

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