

## Huffman/New Caney TX - Land For Sale

Magnolia Blvd

**EVERMARK**  
COMMERCIAL GROUP  
POWERED BY JLA REALTY

*Your future...  
My commitment!*

*Jeri*  
**BLAKE**

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# Summary

Huffman Cleveland Rd & Magnolia Blvd | Near FM 2100 & SH 99  
(Grand Parkway)

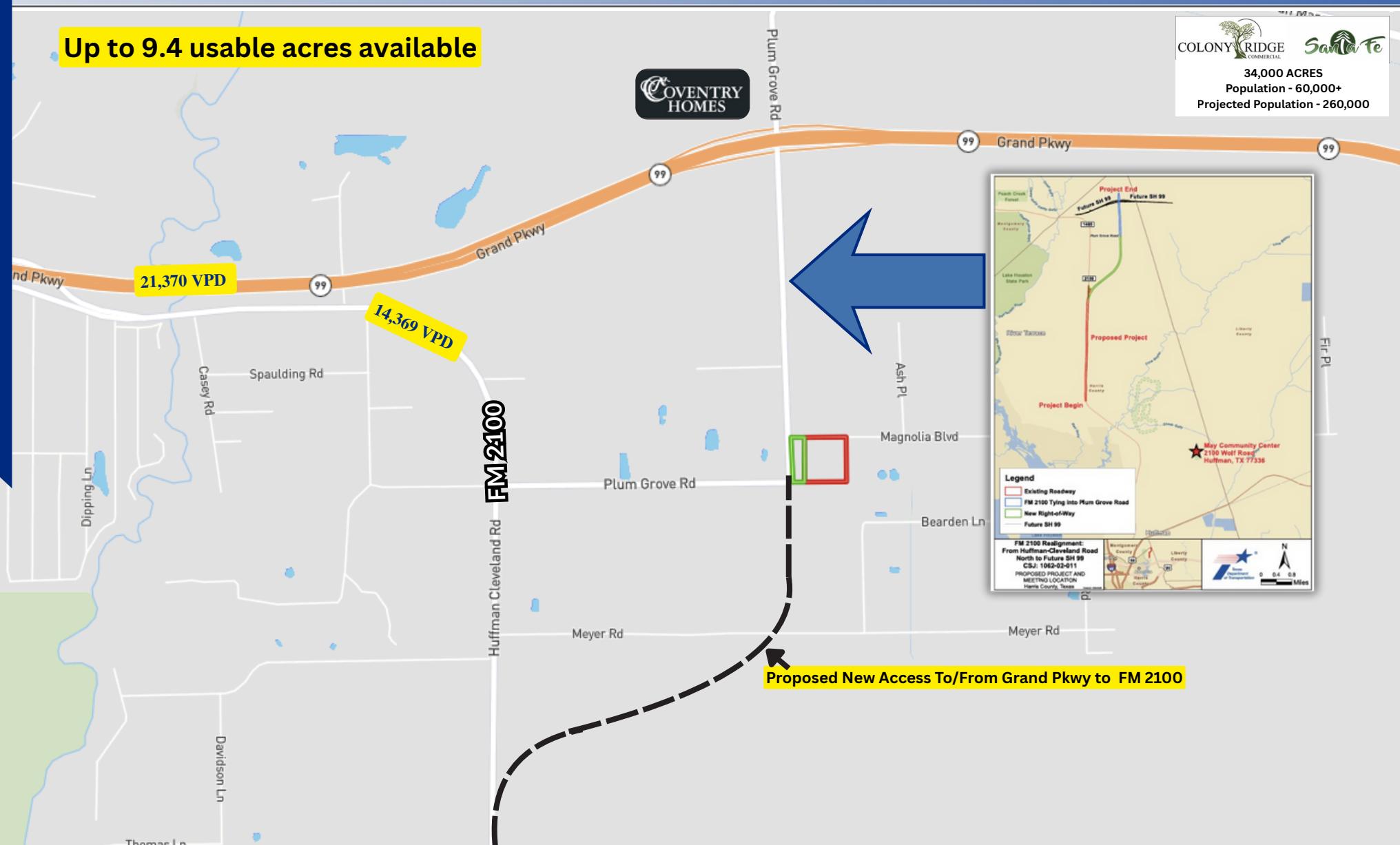
This four-parcel assemblage sits in the direct path of growth in northeast Harris County, positioned near FM 2100 and less than one mile from the Grand Parkway (99). The site provides immediate access to the expanding Huffman-New Caney corridor, with TxDOT's proposed FM 2100 realignment projected to create new direct frontage along the property.

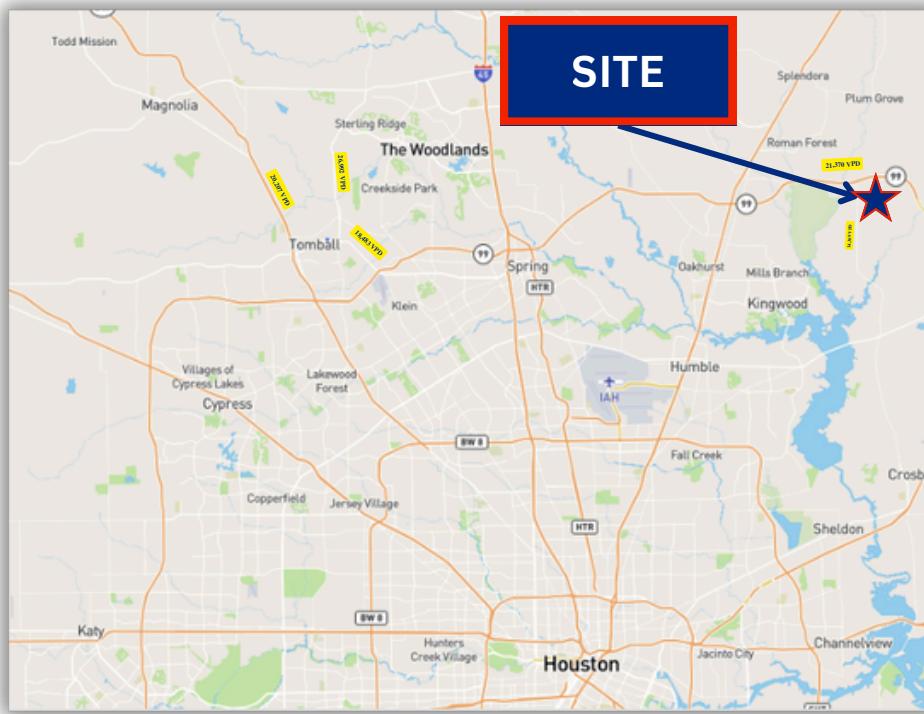
The combined acreage and location make it suitable for long-term investors, developers, or users seeking well-located land for future retail, mixed-use, or light industrial use

- Total Size:  $\pm$ 10.78 acres ( $\pm$ 9.4 usable acres after proposed right-of-way)
- Configuration: Four contiguous parcels with potential for single or phased disposition
- Access: Planned FM 2100 realignment will provide direct connection to SH 99 and Plum Grove Rd
- Traffic Counts: 21,370 VPD (Grand Parkway) | 14,369 VPD (FM 2100)
- Utilities: Public utilities available in the area (verification recommended)
- Zoning: Unrestricted – suitable for commercial, mixed use or light industrial development



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## Location

69 Magnolia Blvd New Caney TX - Multiple Parcel sell

## Size

± .8.19 ac with structures

## Site Details

- ± 8.19-acre parcel(s) available for purchase
- ± 2.6 ac (1.3 useable ac) additional acres available for sale
- Close proximity to downtown Tomball, FM 2920, and SH 249

## Development Potential

The site's size, configuration, and proximity to Grand Parkway 99 make it well-positioned for future commercial use.

Possible applications include:

- Neighborhood retail or service center
- Flex/light industrial buildings
- Fuel and convenience use with pad site retail
- Medical office or professional service use
- Future mixed-use development serving nearby residential growth



## Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2024 Population	1,028	9,177	26,292
2024 Median Age	29.9	28.5	30.7
Average Household Income	\$71,111	\$49,746	\$54,954
Average Home value	\$186,884	\$151,368	\$190,030



## Drive Times

Locations	Minutes
Grand Parkway (Hwy 99 Toll)	1
I45 New Caney	15
FM 1960	16
Bush Intercontinental Airport	29



## Traffic Count

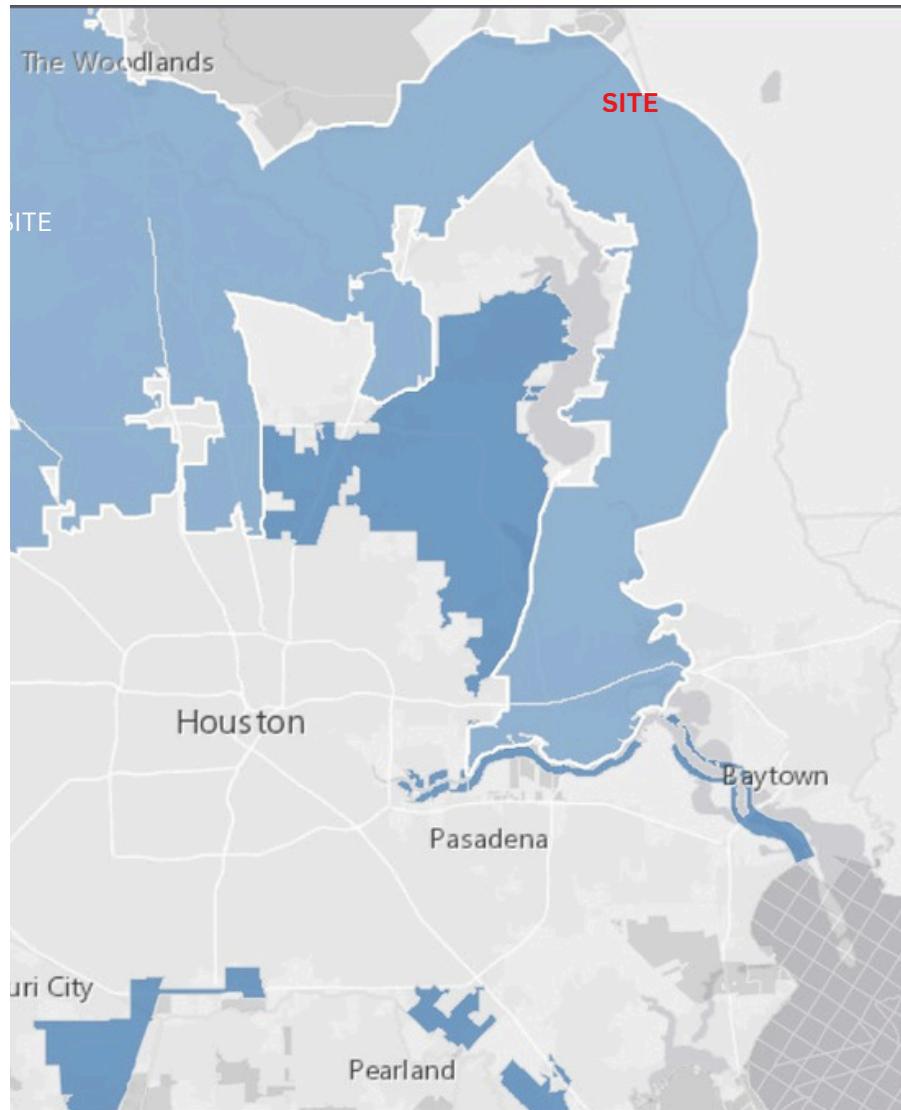
Locations	VPD
Grand Parkway 99	21,370 VPD
*Plum Grove	11,571 VPD
FM 2100	14,369 VPD

\* 5 yr AADTS

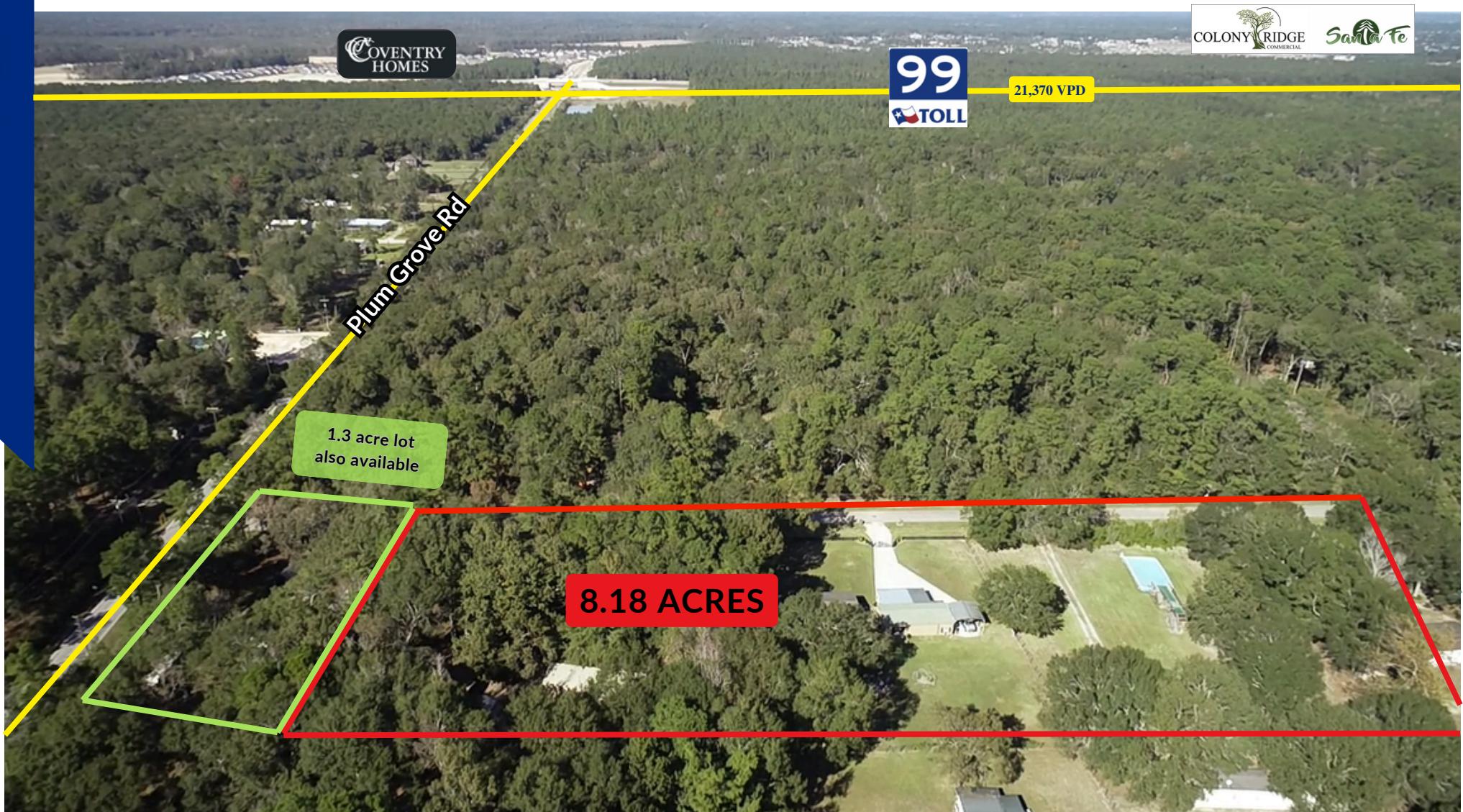
## INTERIOR PHOTOS



Utility districts MUD



ETJ boundaries ( Houston)









## 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.

### 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

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)