

10918 FM 1960

HUFFMAN, TX

2.11 ACRES WITH
821' OF FRONTAGE
FOR SALE



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EXECUTIVE SUMMARY

Rockspring is pleased to present an exceptional opportunity to acquire \pm 2.11 Acres (91,868 SQFT) with 821 Feet of Frontage, less than an hour from Houston.

This 2.11-acre commercial lot, located at 10918 FM 1960 in Huffman, TX, offers an unbeatable location with high visibility and excellent traffic flow. Sitting right off FM 1960, this prime frontage lot provides an incredible opportunity for businesses looking to capitalize with easy access and strong exposure.

This property is perfectly suited for a gas station, fast food chain, strip center or any other commercial business. Its strategic position makes it one of the first commercial businesses after crossing the bridge into Huffman, a prime location to capture customers entering the area. Whether you're looking to build a fuel stop, a drive-thru restaurant, or a retail plaza, this lot offers immense potential for success.

An Additional 2 Acres behind the property is also available if buyer desires.



**ADDRESS:**

10918 FM 1960
HUFFMAN, TX 77336

**PRICE:**

\$1,835,000

**FRONTAGE:**

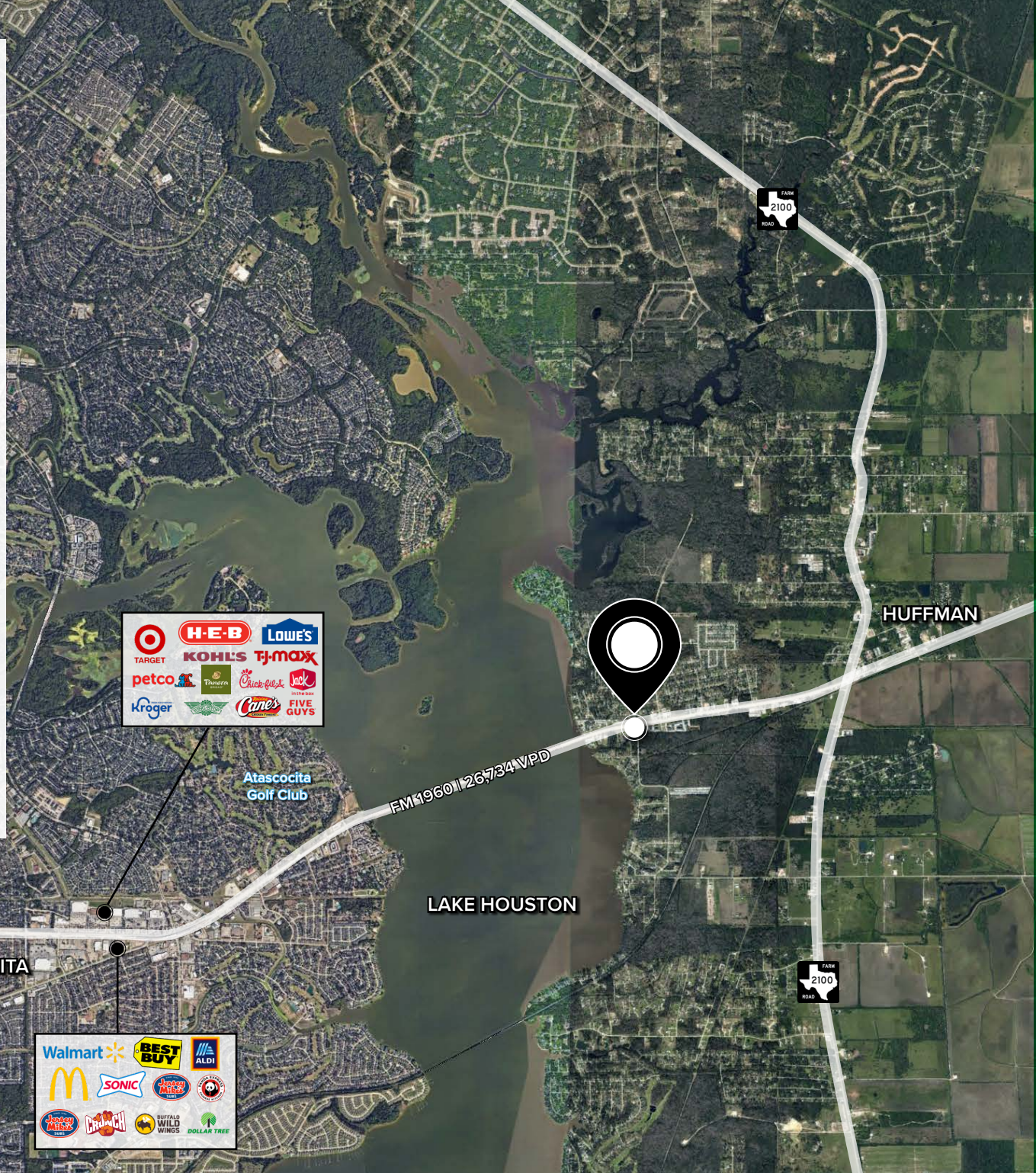
821 FEET

**SIZE:**

2.11 ACRES
(91,868 SQFT)

**HIGHWAYS:**

20 MINUTES TO I-69
30 MINUTES TO HWY 99



10918 FM 1960



\$145,725 average household income within 5 miles

Population within 5 miles total **83,783**

DEMOGRAPHIC DATA

2024 Summary	1 Mile	3 Miles	5 Miles
Population	4,490	25,452	83,783
Households	1,575	9,316	29,369
Families	1,195	7,044	22,924
Average Household Size	2.85	2.73	2.85
Owner Occupied Housing Units	1,115	6,913	23,346
Renter Occupied Housing Units	460	2,403	6,023
Median Age	35.2	39.9	39.9
Median Household Income	\$52,844	\$87,625	\$110,861
Average Household Income	\$90,767	\$130,712	\$145,725

2029 Summary	1 Mile	3 Miles	5 Miles
Population	7,145	29,548	90,207
Households	2,514	10,877	32,075
Families	1,897	8,167	24,857
Average Household Size	2.84	2.71	2.81
Owner Occupied Housing Units	2,067	8,554	25,924
Renter Occupied Housing Units	447	2,323	6,152
Median Age	36.2	40.0	40.3
Median Household Income	\$72,860	\$103,296	\$124,618
Average Household Income	\$112,572	\$147,891	\$164,328



PRESENTED BY

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