

# Report for 24203 FM 2100 Rd, Huffman

Prepared April 10, 2025

## Presented By

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**Results Real Estate**



**Carli Simons**

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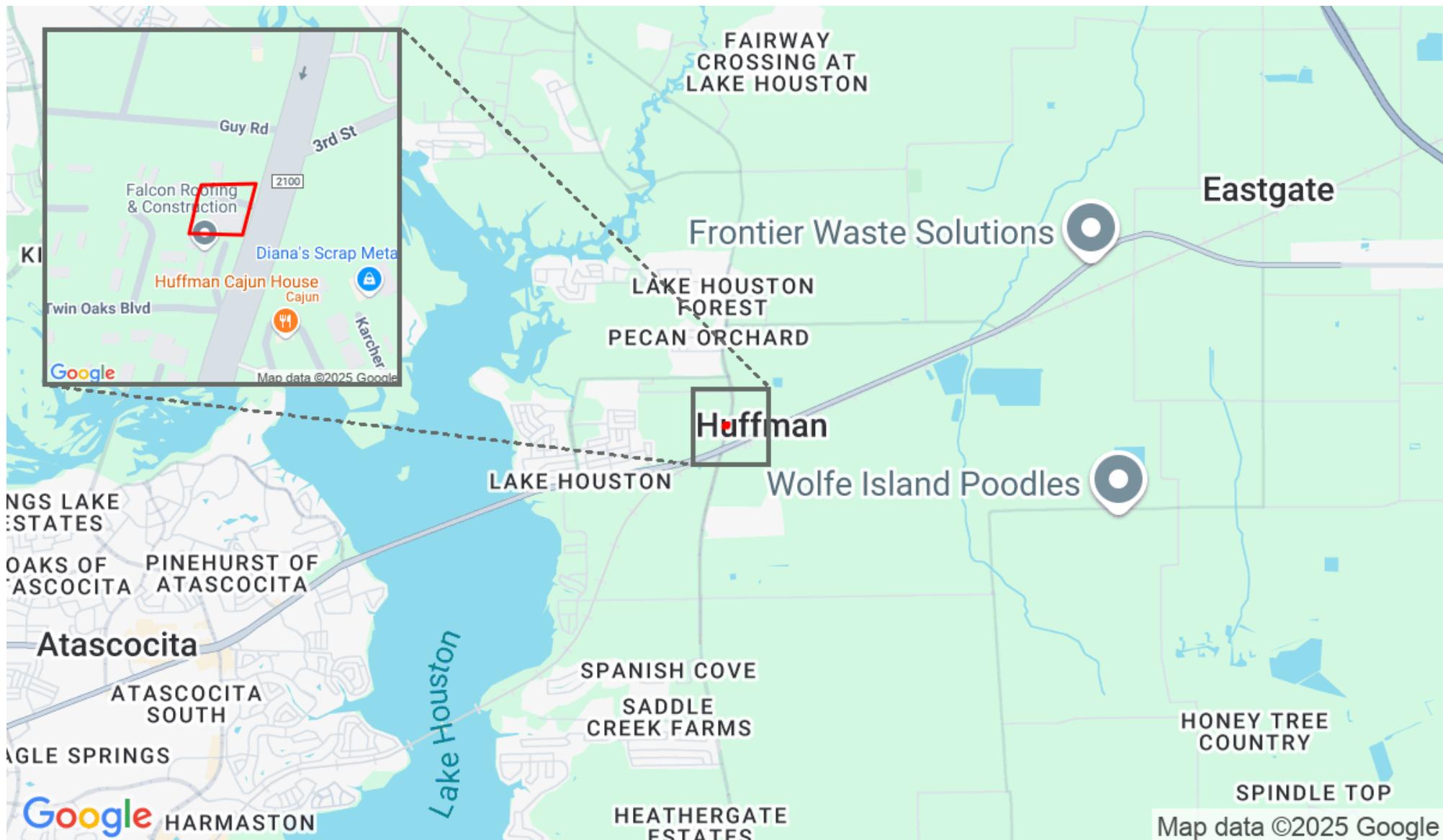
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# 24203 FM 2100



Results Real Estate

8067 Farm to Market 1960 Road East Humble, TX 77346 | 832-367-7017



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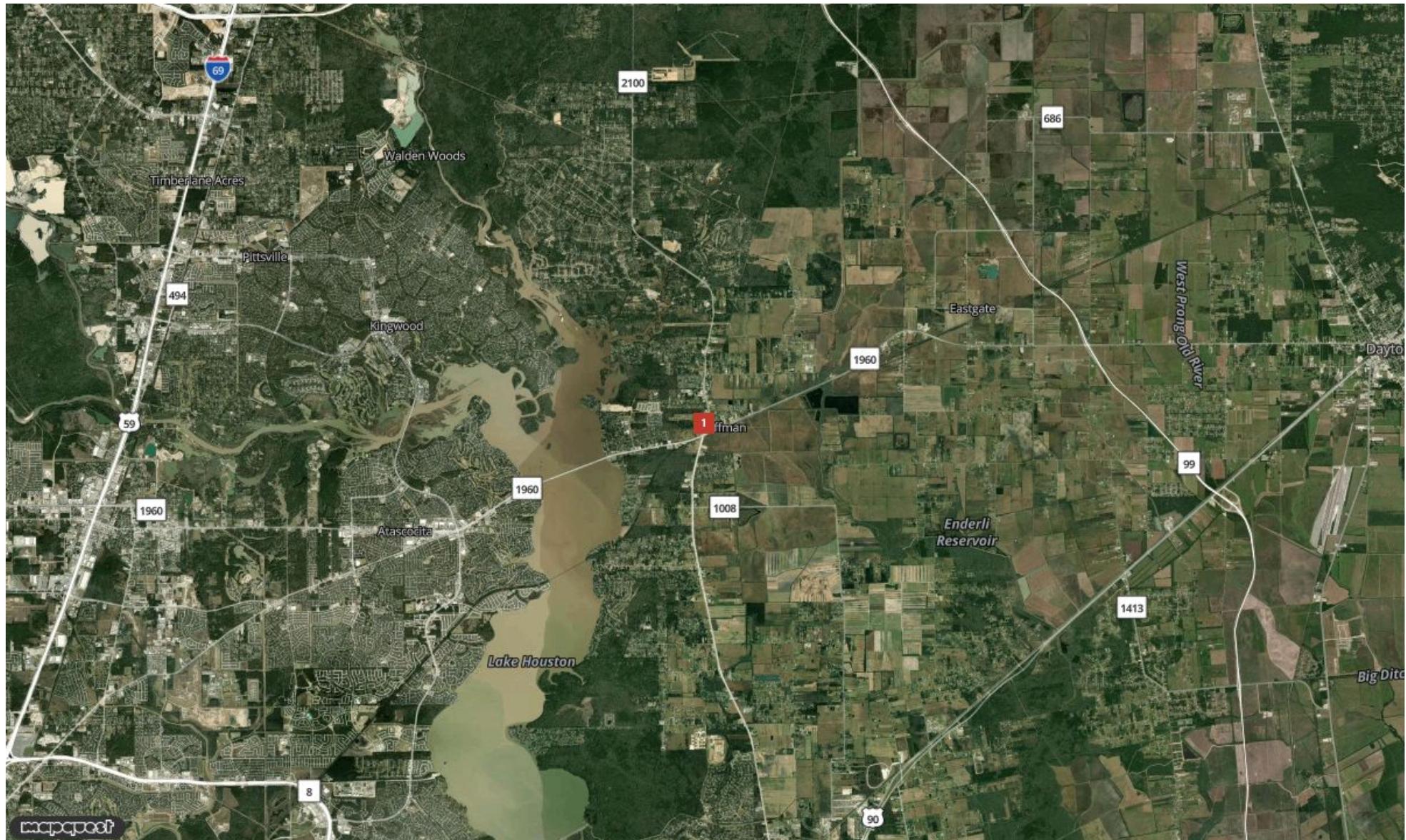
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1

## 24203 FM 2100

24203 FM 2100 Rd  
Huffman, TX 77336

**Owner** ROSALES GUILLERMO  
**Buyer**  
**Class**  
**Building Size** 4,528 SF  
**Year Built** 1967

## Industrial For Sale

1

<b>List Price</b>	\$325,000.00
<b>\$/SF</b>	203.13
<b>Office SF</b>	
<b>Industrial SF</b>	
<b>Retail SF</b>	
<b>Land Size</b>	0.50 Acres
<b>Parking Ratio</b>	

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Location Location Location!! This great property has 2 office buildings that are currently tenant occupied, but on a month to month. Great long term tenants. One office is 16x56 and has 2 offices, kitchen, and bath. The other is 16x44 and has 2 offices, kitchen, and bath.



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Results Real Estate

8067 Farm to Market 1960 Road East, Humble, TX 77346 | 832-367-7017

Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
1 24203 FM 2100 Rd	Industrial For Sale		0.50 Acres	4,528 SF	1,600 SF	\$325,000.00



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**24203 FM 2100**

24203 FM 2100 Rd

Huffman, TX 77336

<b>County</b>	Harris
<b>Submarket</b>	CG - Outer Northeast
<b>Property Type</b>	Industrial
<b>Property Subtype</b>	Light Industrial
<b>Zoning</b>	Commercial
<b>Building Status</b>	Existing
<b>Class</b>	
<b>Year Built</b>	1967
<b>Building SF</b>	4,528 SF
<b>Land Size</b>	0.50 Acres
<b>Occupancy Type</b>	Single-Tenant
<b>Construction</b>	MANUFACTURED
<b>Elevators</b>	
<b>Floors</b>	1
<b>Parking Total/Ratio</b>	/
<b>Tax ID/APN</b>	0410050020041
<b>Owner</b>	

**Space Information**

<b>Type / Status</b>	Industrial For Sale
<b>Floor / Suite</b>	
<b>Primary Use</b>	
<b>Available Date</b>	Now
<b>Lease/Sale Date</b>	
<b>List Price</b>	\$325,000.00
<b>Lease/Sale Price</b>	
<b>Lease Type</b>	
<b>Expenses</b>	
<b>Available SF</b>	1,600 SF
<b>Divisible SF</b>	
<b>Office SF / #:</b>	
<b>Doors</b>	
<b>Clear Height</b>	
<b>Electrical</b>	


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1

\$325,000

\$203.13

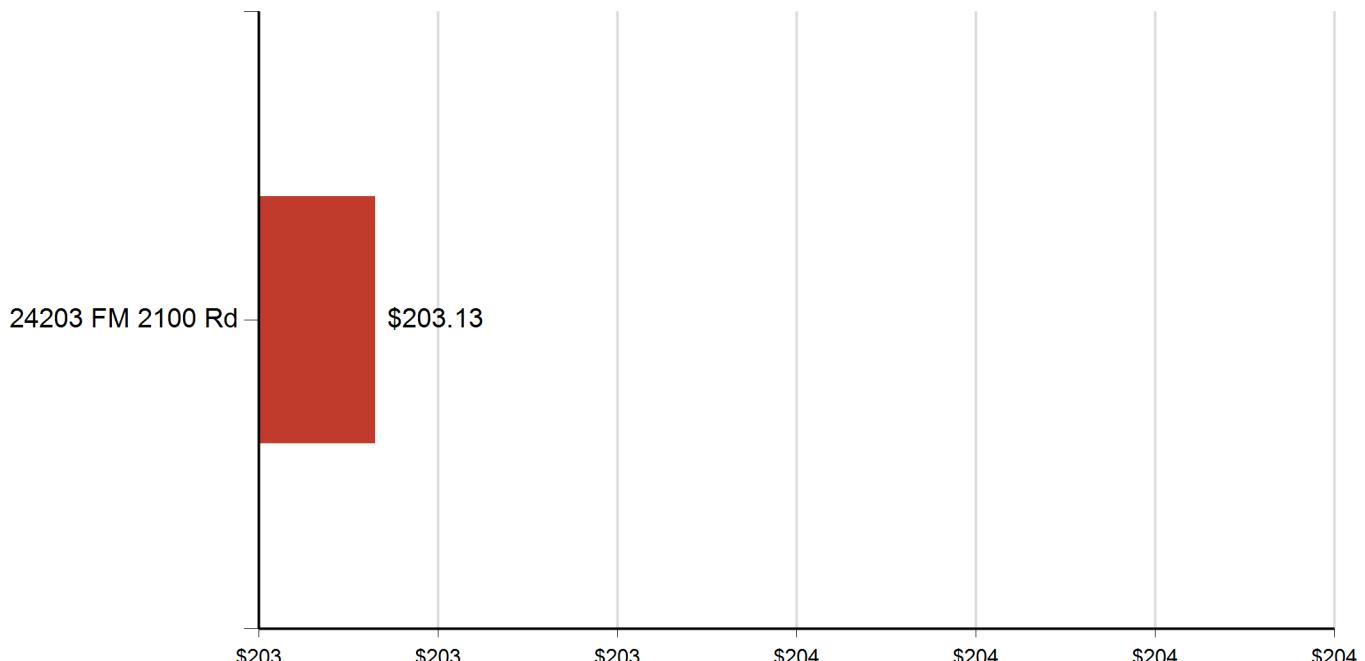
4,528

Number of Comparables

Average Price

Average Price Per SF

Average SF

**Price Per SF**


	High	Low	Average
\$ per SF	\$203.13	\$203.13	\$203.13
Sold Price	\$0	\$0	\$0
Asking Price	\$325,000	\$325,000	\$325,000

	Address	Status	Building SF	Sold/Asking Price	Price Per SF	Cap Rate	Sale Date	Loan Amount
1	24203 FM 2100 Rd	Available	4,528	\$325,000	\$203.13	5.29%		

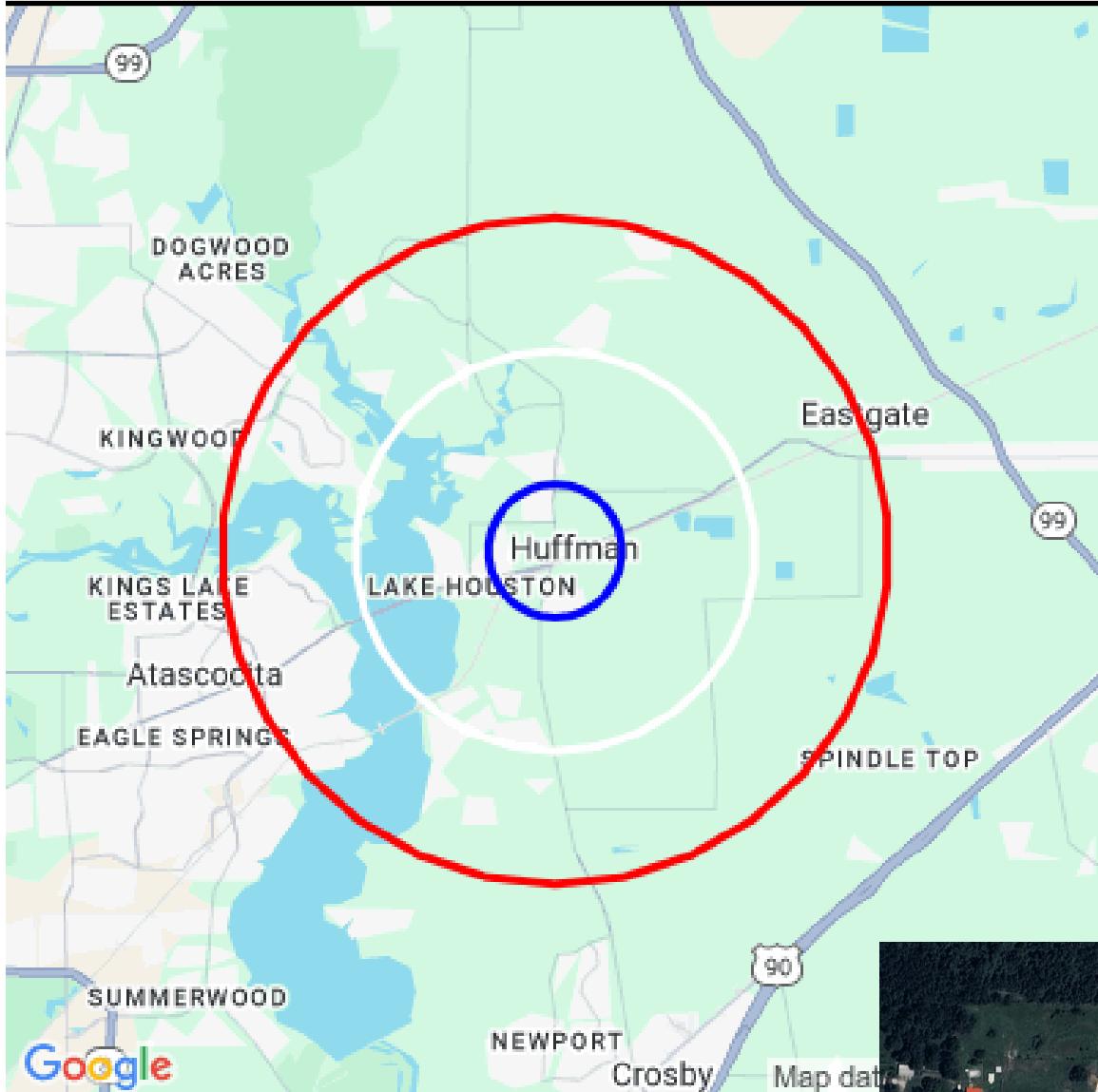


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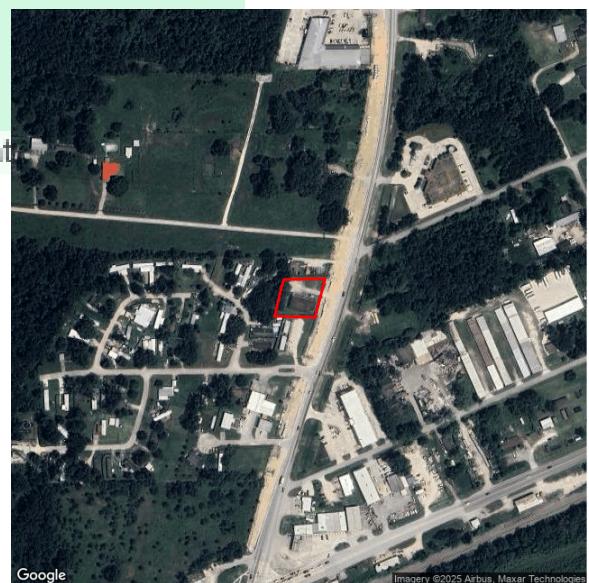
## Demographic Report



**24203 FM 2100**

### Population

Distance	Male	Female	Total
1- Mile	1,201	1,220	2,421
3- Mile	4,401	4,562	8,963
5- Mile	15,341	15,724	31,065

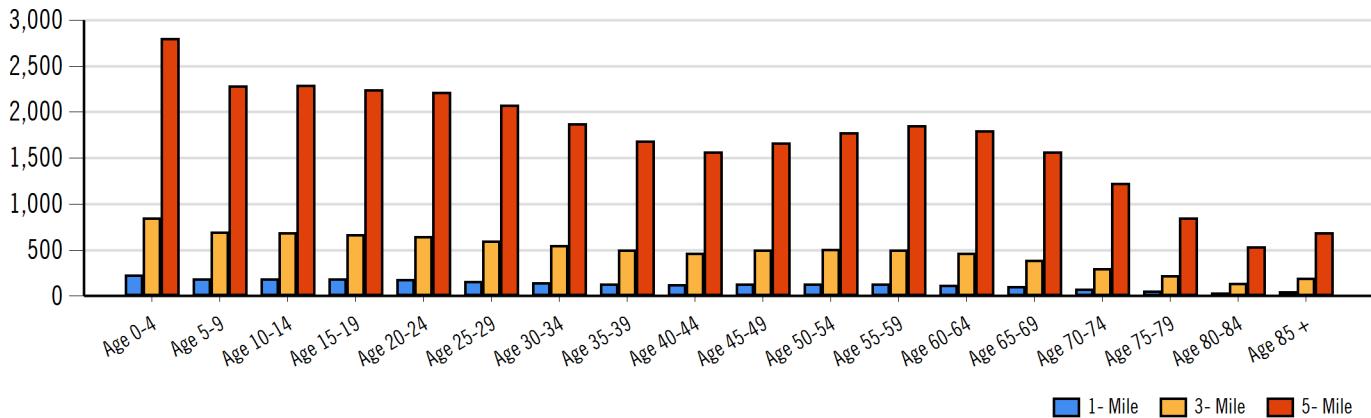


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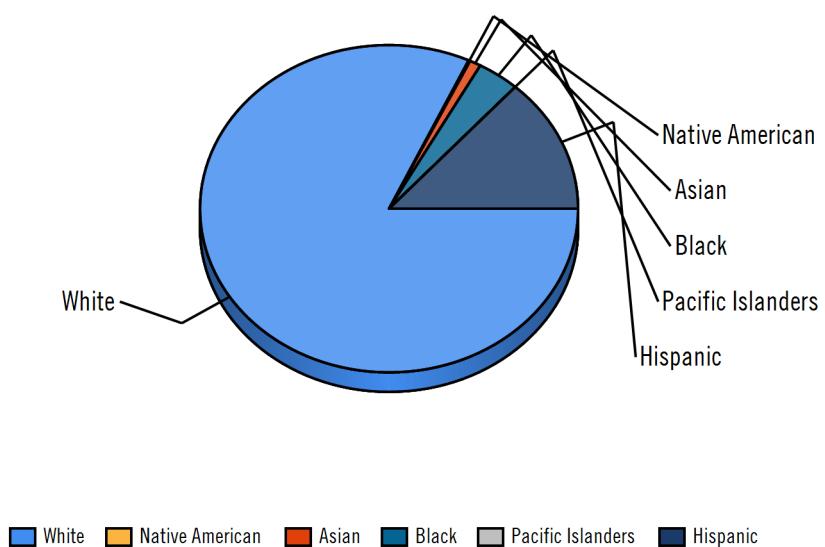
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## Population by Distance and Age (2020)



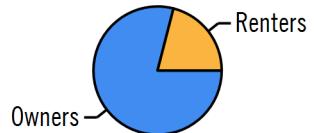
## Ethnicity within 5 miles



## Home Ownership 1 Mile



## Home Ownership 3 Mile



## Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,075	7	0.16 %
3-Mile	3,998	30	0.35 %
5-Mile	14,730	249	0.91 %



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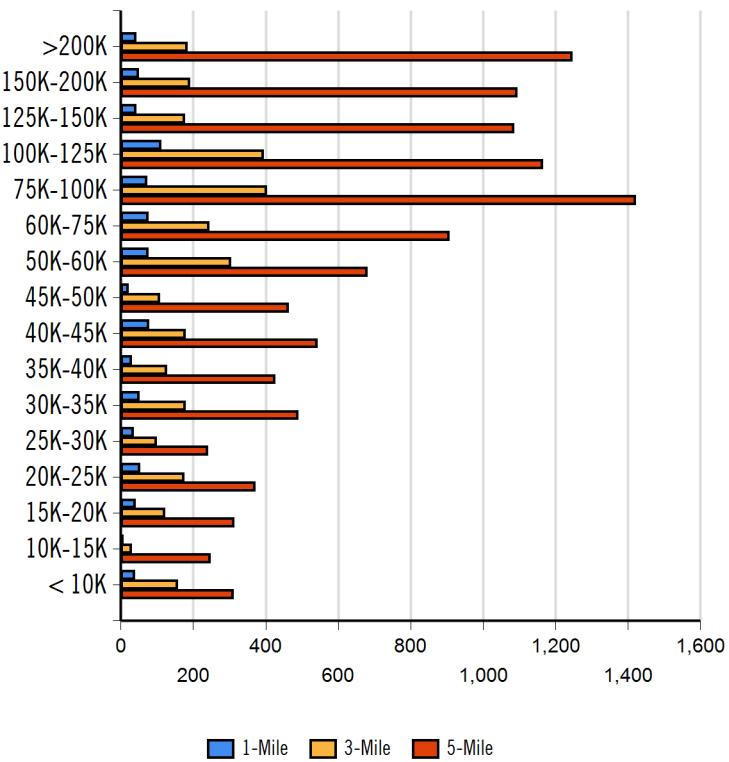
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	21	136	157	16	119	102	0	93	135	110	11	127
3-Mile	0	98	519	650	56	473	375	2	282	591	348	44	376
5-Mile	3	298	1,319	2,131	392	1,429	1,640	284	1,607	2,801	947	299	966

## Household Income



### Radius

Radius	Median Household Income
1-Mile	\$66,636.00
3-Mile	\$86,402.00
5-Mile	\$94,261.59

### Radius

Radius	Average Household Income
1-Mile	\$77,152.00
3-Mile	\$88,373.50
5-Mile	\$97,055.77

### Radius

Radius	Aggregate Household Income
1-Mile	\$61,265,904.97
3-Mile	\$245,387,995.28
5-Mile	\$1,079,131,848.25

## Education

	1-Mile	3-mile	5-mile
Pop > 25	1,434	5,391	19,215
High School Grad	471	1,817	4,440
Some College	398	1,572	4,978
Associates	52	204	1,079
Bachelors	152	607	4,325
Masters	60	237	1,465
Prof. Degree	7	23	432
Doctorate	7	15	84

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	23 %	48 %	57 %
Teen's	32 %	55 %	60 %
Expensive Homes	0 %	0 %	6 %
Mobile Homes	77 %	118 %	80 %
New Homes	36 %	77 %	106 %
New Households	21 %	37 %	50 %
Military Households	0 %	1 %	3 %
Households with 4+ Cars	31 %	55 %	60 %
Public Transportation Users	7 %	10 %	17 %
Young Wealthy Households	0 %	3 %	53 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	41,402,770		160,251,484		641,962,405	
<b>Average annual household</b>	51,625		55,327		58,541	
<b>Food</b>	6,699	12.98 %	7,108	12.85 %	7,473	12.77 %
Food at home	4,315		4,488		4,663	
Cereals and bakery products	613		638		662	
Cereals and cereal products	218		226		234	
Bakery products	395		411		428	
Meats poultry fish and eggs	854		891		923	
Beef	199		208		216	
Pork	153		156		161	
Poultry	160		168		174	
Fish and seafood	139		148		154	
Eggs	69		71		72	
Dairy products	441		461		482	
Fruits and vegetables	881		913		949	
Fresh fruits	130		135		139	
Processed vegetables	166		171		176	
Sugar and other sweets	159		164		171	
Fats and oils	137		142		147	
Miscellaneous foods	809		843		875	
Nonalcoholic beverages	365		374		386	
Food away from home	2,383		2,619		2,810	
Alcoholic beverages	377		418		452	
<b>Housing</b>	18,308	35.46 %	19,388	35.04 %	20,283	34.65 %
Shelter	11,066		11,776		12,326	
Owned dwellings	6,808		7,319		7,772	
Mortgage interest and charges	3,480		3,740		4,003	
Property taxes	2,275		2,484		2,650	
Maintenance repairs	1,052		1,095		1,118	
Rented dwellings	3,335		3,348		3,335	
Other lodging	922		1,108		1,217	
Utilities fuels	4,240		4,349		4,475	
Natural gas	403		416		435	
Electricity	1,671		1,706		1,741	
Fuel oil	165		174		181	
Telephone services	1,327		1,355		1,395	
Water and other public services	673		695		721	
<b>Household operations</b>	1,269	2.46 %	1,388	2.51 %	1,486	2.54 %
Personal services	374		419		462	
Other household expenses	895		969		1,023	
Housekeeping supplies	614		665		701	
Laundry and cleaning supplies	166		173		180	
Other household products	360		392		416	
Postage and stationery	87		99		104	
Household furnishings	1,117		1,208		1,294	
Household textiles	83		91		97	
Furniture	248		292		325	
Floor coverings	29		34		36	
Major appliances	141		134		133	
Small appliances	92		104		110	
Miscellaneous	522		551		591	
<b>Apparel and services</b>	1,390	2.69 %	1,504	2.72 %	1,626	2.78 %
Men and boys	274		306		339	
Men 16 and over	229		254		282	
Boys 2 to 15	45		51		56	
Women and girls	499		536		566	



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Women 16 and over	422	463	492
Girls 2 to 15	76	72	74
Children under 2	90	96	99

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	41,402,770		160,251,484		641,962,405	
<b>Average annual household</b>	51,625		55,327		58,541	
<b>Transportation</b>	7,114	13.78 %	7,442	13.45 %	7,828	13.37 %
Vehicle purchases	1,738		1,813		1,935	
Cars and trucks new	899		949		1,001	
Cars and trucks used	797		821		889	
Gasoline and motor oil	2,209		2,244		2,317	
Other vehicle expenses	2,643		2,782		2,919	
Vehicle finance charges	180		189		200	
Maintenance and repairs	939		987		1,038	
Vehicle insurance	1,176		1,237		1,288	
Vehicle rental leases	346		368		393	
Public transportation	523		602		656	
<b>Health care</b>	3,952	7.66 %	4,085	7.38 %	4,237	7.24 %
Health insurance	2,565		2,646		2,734	
Medical services	849		885		928	
Drugs	408		415		429	
Medical supplies	129		138		145	
<b>Entertainment</b>	3,095	6.00 %	3,255	5.88 %	3,444	5.88 %
Fees and admissions	618		703		769	
Television radios	1,053		1,075		1,109	
Pets toys	1,142		1,199		1,268	
Personal care products	674		720		767	
Reading	58		64		67	
Education	1,366		1,699		1,887	
Tobacco products	397		393		387	
<b>Miscellaneous</b>	816	1.58 %	906	1.64 %	956	1.63 %
<b>Cash contributions</b>	1,327		1,413		1,472	
<b>Personal insurance</b>	6,046		6,925		7,655	
Life and other personal insurance	182		195		207	
Pensions and Social Security	5,864		6,730		7,447	

Distance	Year	Estimated Households		Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter
1-Mile	2020	3,080	2,774	9.35 %	524	2,447	2,379	701
3-Mile	2020	6,608	6,028	8.24 %	890	5,504	5,755	853
5-Mile	2020	25,390	22,558	8.00 %	3,922	20,548	22,109	3,281
1-Mile	2023	3,069	2,774	8.88 %	521	2,439	2,438	631
3-Mile	2023	6,555	6,028	7.49 %	884	5,457	5,855	700
5-Mile	2023	25,361	22,558	8.78 %	3,912	20,528	22,391	2,970



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# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 24203 FM 2100 Rd, Huffman, TX 77336

## CITY, STATE

**Huffman, TX**

## POPULATION

**34,029**

## AVG. HH SIZE

**2.91**

## MEDIAN HH INCOME

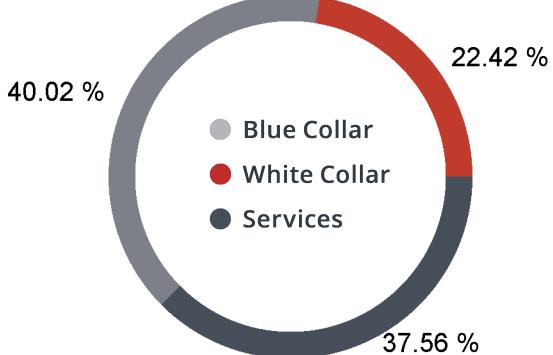
**\$80,794**

## HOME OWNERSHIP

Renters:  **2,227**

Owners:  **9,670**

## EMPLOYMENT



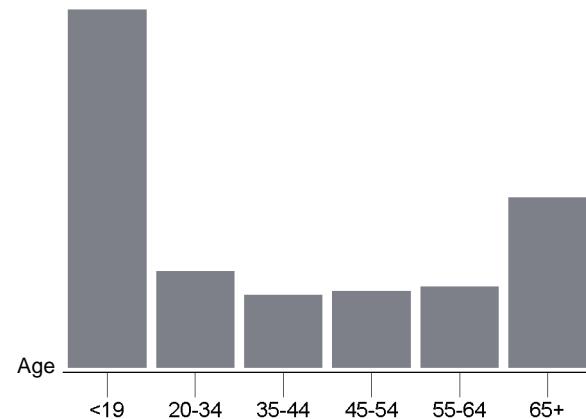
**48.87 %**  
Employed      **1.22 %**  
Unemployed

## EDUCATION

High School Grad: **22.31 %**  
Some College: **29.50 %**  
Associates: **6.74 %**  
Bachelors: **36.17 %**

## GENDER & AGE

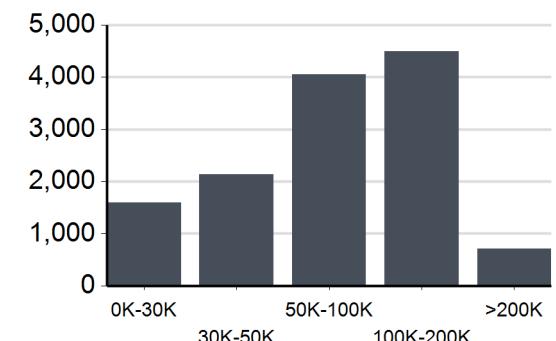
**49.33 %**       **50.67 %** 



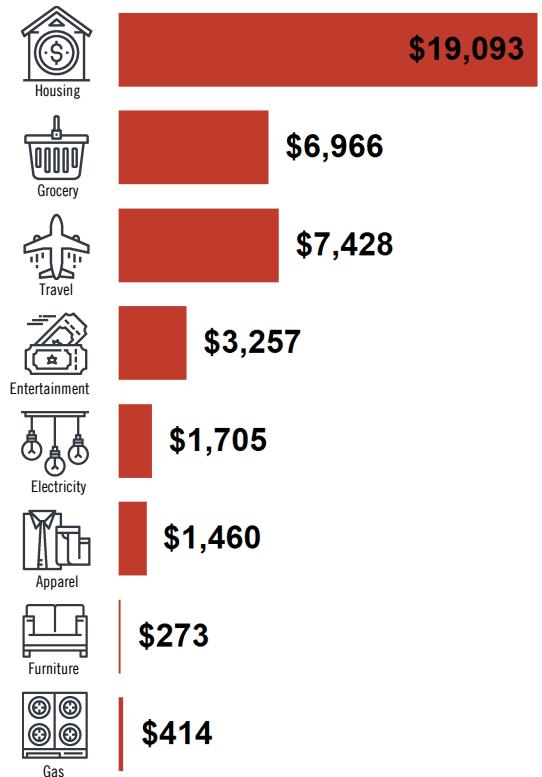
## RACE & ETHNICITY

White: **78.31 %**  
Asian: **0.46 %**  
Native American: **0.15 %**  
Pacific Islanders: **0.00 %**  
African-American: **1.53 %**  
Hispanic: **12.98 %**  
Two or More Races: **6.56 %**

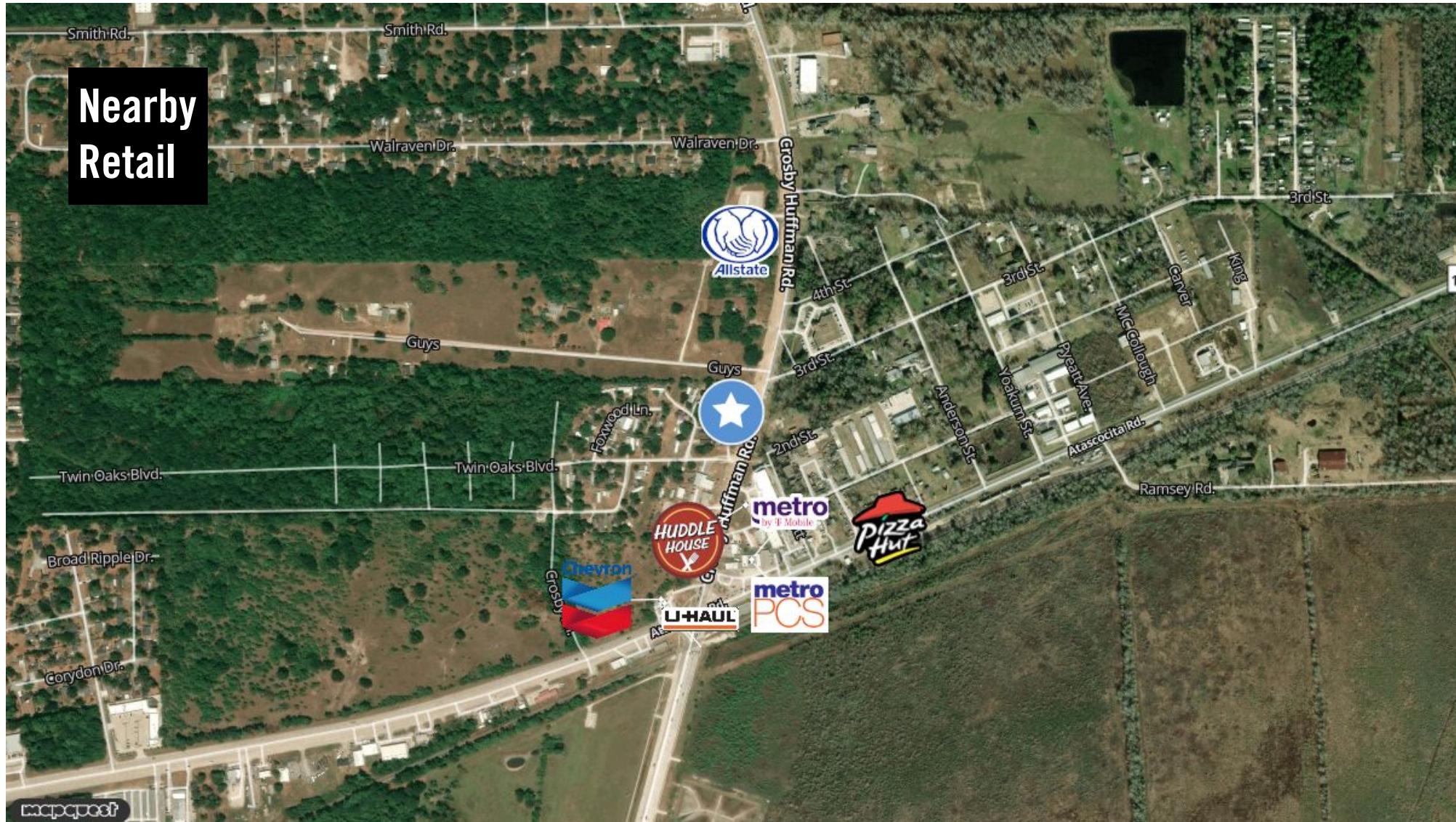
## INCOME BY HOUSEHOLD



## HH SPENDING



## Nearby Retail



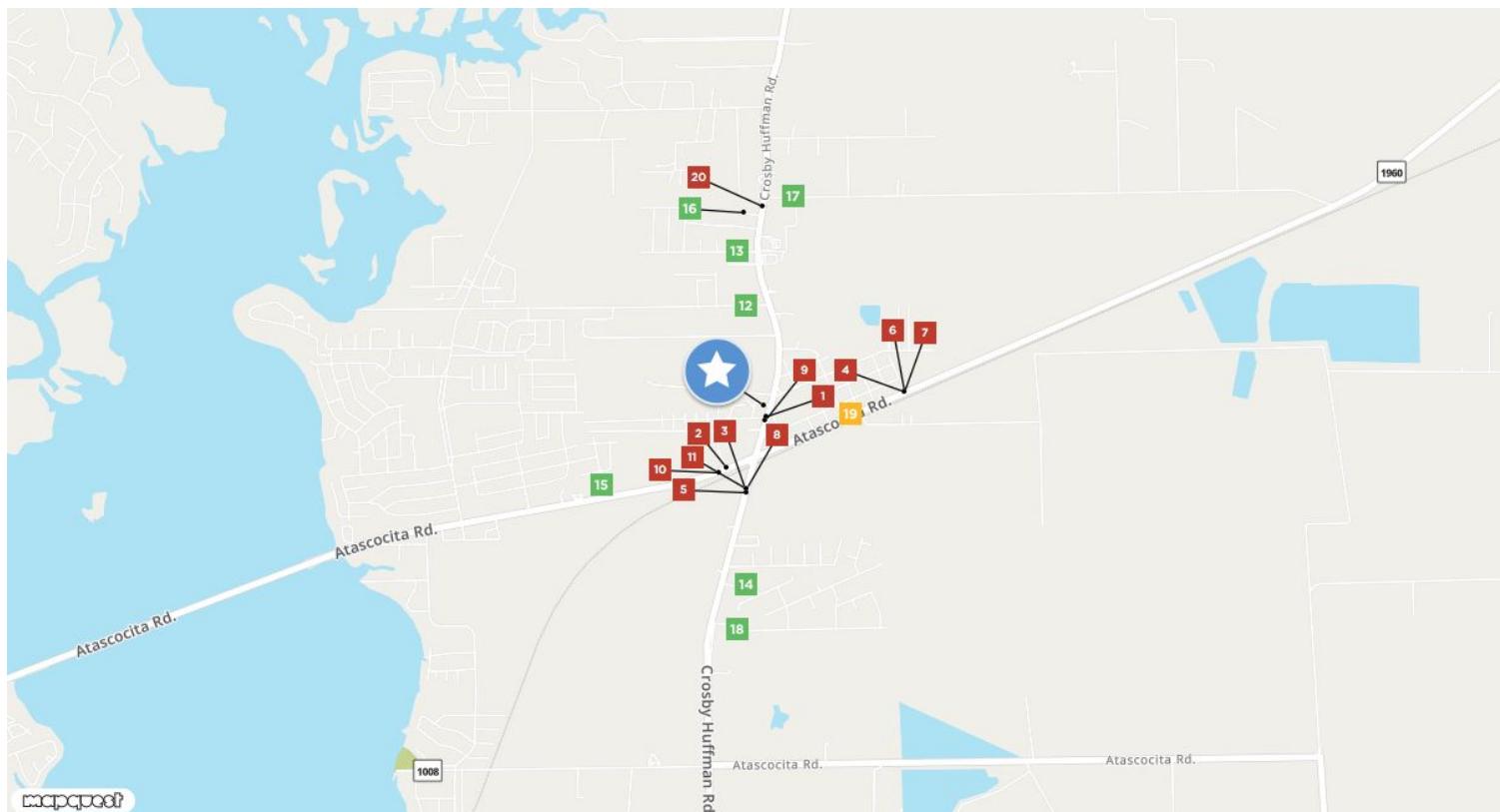
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## Traffic Counts



<b>Humble Crosby Road</b>	<b>1</b>	<b>Farm to Market 1960 Road</b>	<b>2</b>	<b>Crosby Huffman Road</b>	<b>3</b>	<b>Farm to Market 1960 Road</b>	<b>4</b>	<b>Crosby Huffman Road</b>	<b>5</b>
Twin Oaks		FM 1960 Rd		Crosby Huffman Rd		Carver		Crosby Huffman Rd	
Year: 2022	17,589	Year: 2022	26,734	Year: 2022	15,580	Year: 2022	10,689	Year: 2020	14,927
Year: 2021	17,244	Year: 2021	26,942	Year: 2021	14,632	Year: 2021	10,681		
Year: 2020	15,817	Year: 2020	25,955	Year: 2019	16,847	Year: 2013	8,975		
<b>TX 45;RM 620</b>	<b>6</b>		<b>7</b>	<b>Crosby Huffman Road</b>	<b>8</b>	<b>FM 2100 Rd</b>	<b>9</b>	<b>FM 1960 Rd</b>	<b>10</b>
Huffman-Eastgate Rd		Carver		Year: 2018	16,019	Year: 2013	15,582	Crosby Ln	
Year: 2020	10,261	Year: 2019	11,699	Year: 2011	460	Year: 2011	13,400	Year: 2013	22,110
Year: 2018	11,729			Year: 2006	1,400	Year: 2010	12,800	Year: 2011	24,000
Year: 2002	7,600	Year: 2001	2,310					Year: 2010	23,000
<b>FM 2100 Rd</b>	<b>11</b>	<b>Smith Rd</b>	<b>12</b>	<b>Darden Dr</b>	<b>13</b>	<b>Cypress Manor Dr</b>	<b>14</b>	<b>Grey Fox Dr</b>	<b>15</b>
		FM 2100		FM 2100		Crosby Huffman Rd		FM 1960 Rd	
Year: 2013	14,416	Year: 2011	2,410	Year: 2011	460	Year: 2011	540	Year: 2011	920
Year: 2011	13,300	Year: 2006	6,850	Year: 2006	1,400	Year: 2006	1,000	Year: 2006	1,480
Year: 2010	13,000	Year: 2001	2,310					Year: 2001	610
<b>Success Ln</b>	<b>16</b>	<b>Huffman-Eastgate Rd</b>	<b>17</b>	<b>Beckman Dr</b>	<b>18</b>	<b>FM 1960 Rd</b>	<b>19</b>	<b>Huffman-Cleveland Rd</b>	<b>20</b>
Huffman-Cleveland Rd		Huffman-Cleveland Rd		Crosby Huffman Rd		Pyeatt		Huffman-Eastgate Rd	
Year: 2011	290	Year: 2011	2,220	Year: 2011	410	Year: 2002	7,800	Year: 2002	11,000
Year: 2006	830	Year: 2001	1,780	Year: 2006	750	Year: 2001	8,400	Year: 1997	9,500
Year: 2001	350	Year: 1996	1,440	Year: 2001	350	Year: 2000	6,200	Year: 1995	8,700



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## 24203 FM 2100 Rd

\$350,000

Location Location Location!! This great property has 2 office buildings that are currently tenant occupied, but on a month to month. Great long term tenants. One office is 16x56 and has 2 offices, kitchen, and bath. The other is 16x44 and has 2 offices, kitchen, and bath....

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- Heavy Drive By Traffic



Price: \$350,000

Property Type: Office

Property Subtype: Office/Residential

Building Class: C

Sale Type: Investment

Lot Size: 0.44 AC

Gross Building Area: 1,609 SF

Rentable Building Area: 1,416 SF

Sale Conditions: Business Value Included

No. Stories: 1

Year Built: 2006

Tenancy: Multiple

Parking Ratio: 7.06/1,000 SF

Zoning Description: Commercial

APN / Parcel ID: 1162310010007



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## Property Photos



605A1049



605A1050

## Property Photos



605A1051



605A1052

## Property Photos



605A1054

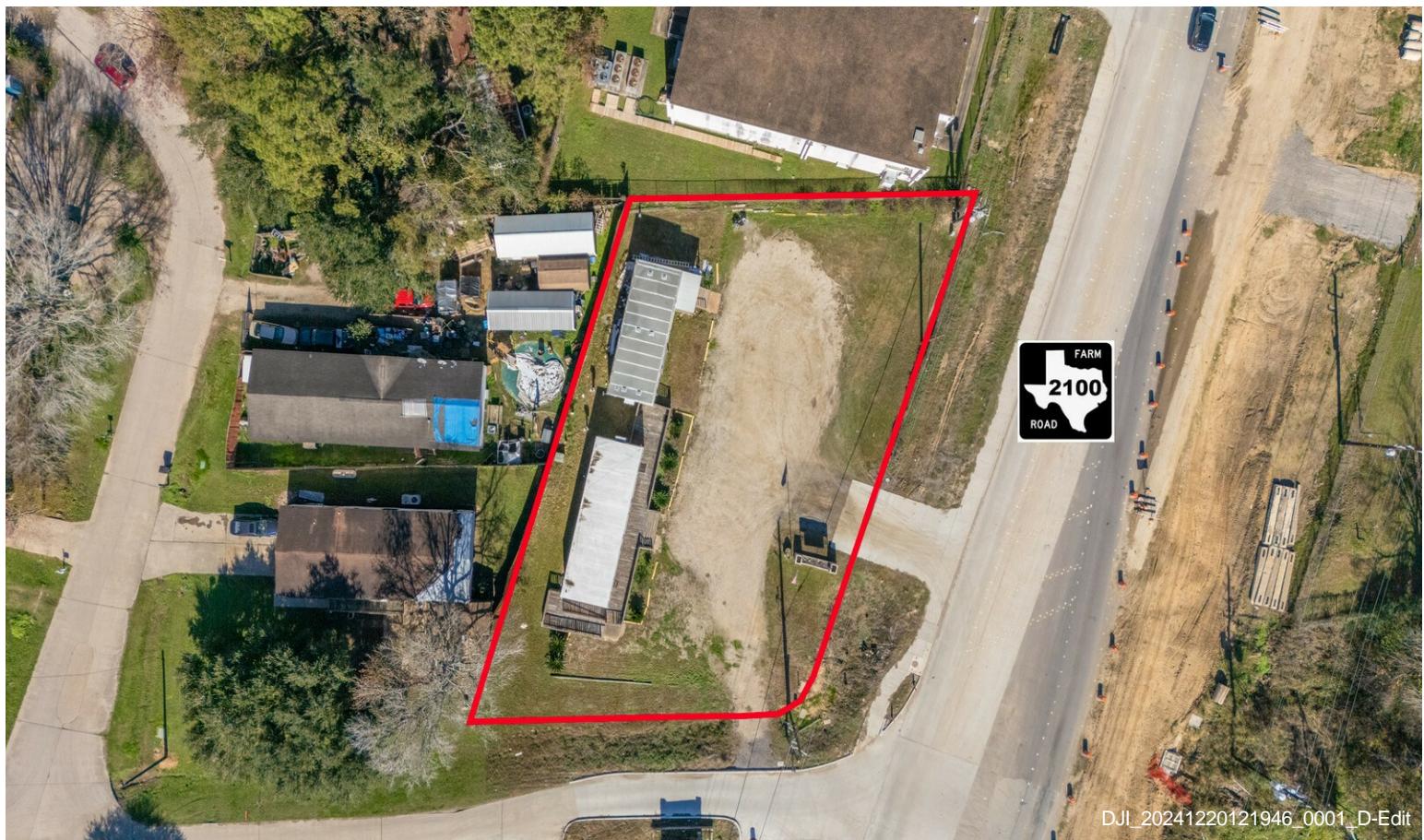


605A1057

## Property Photos



# Property Photos



# Property Photos



## Property Photos

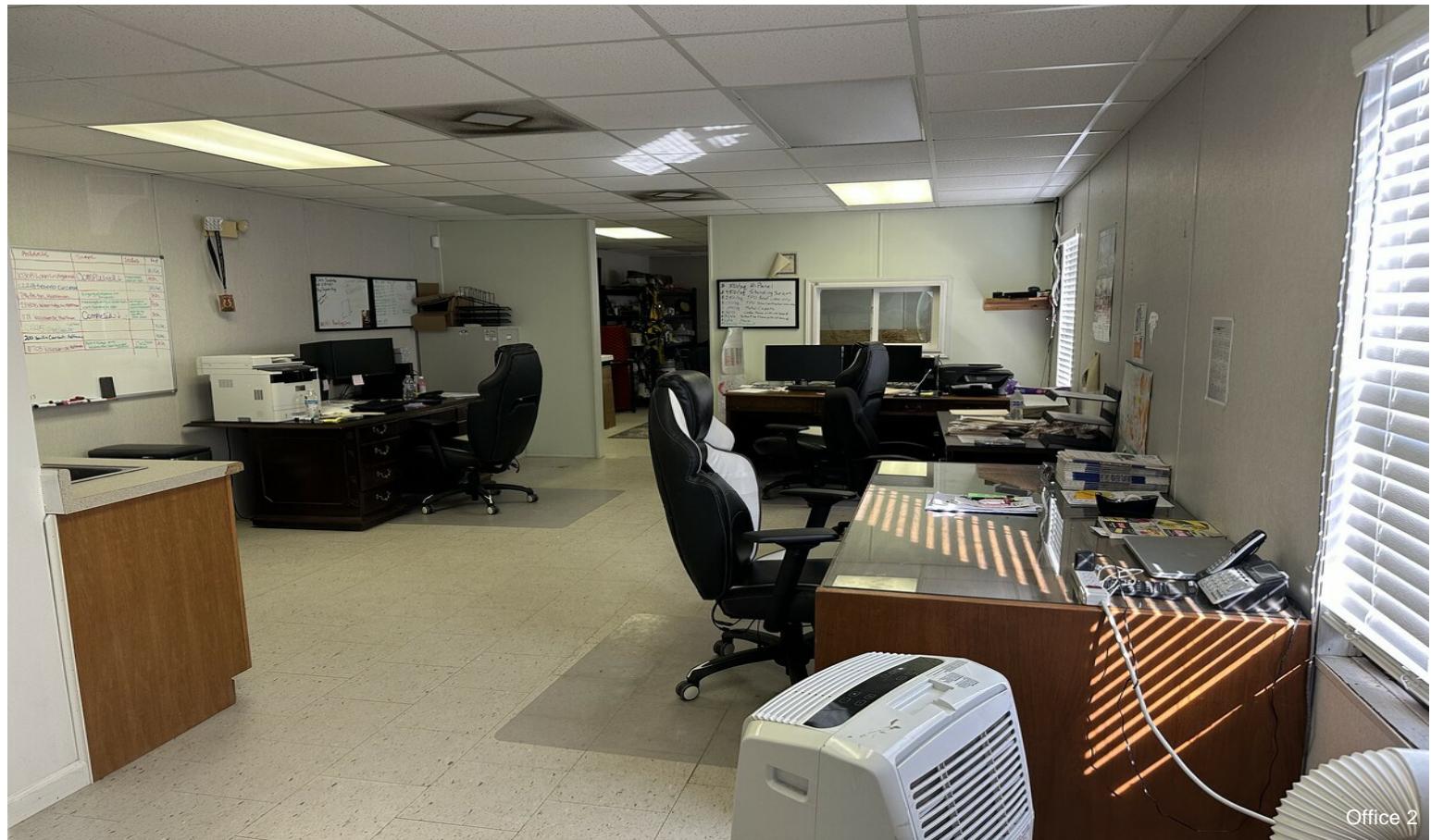


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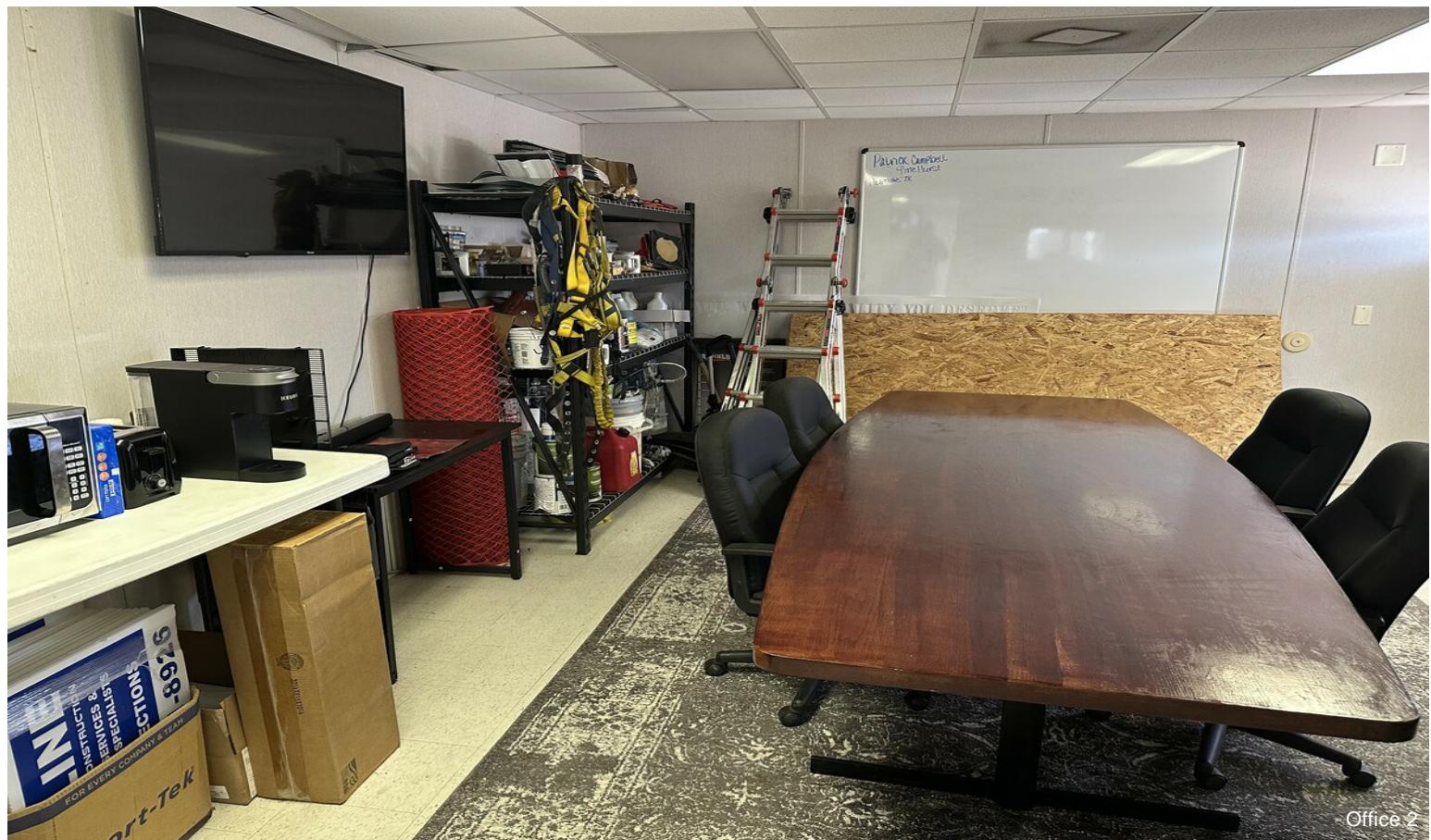


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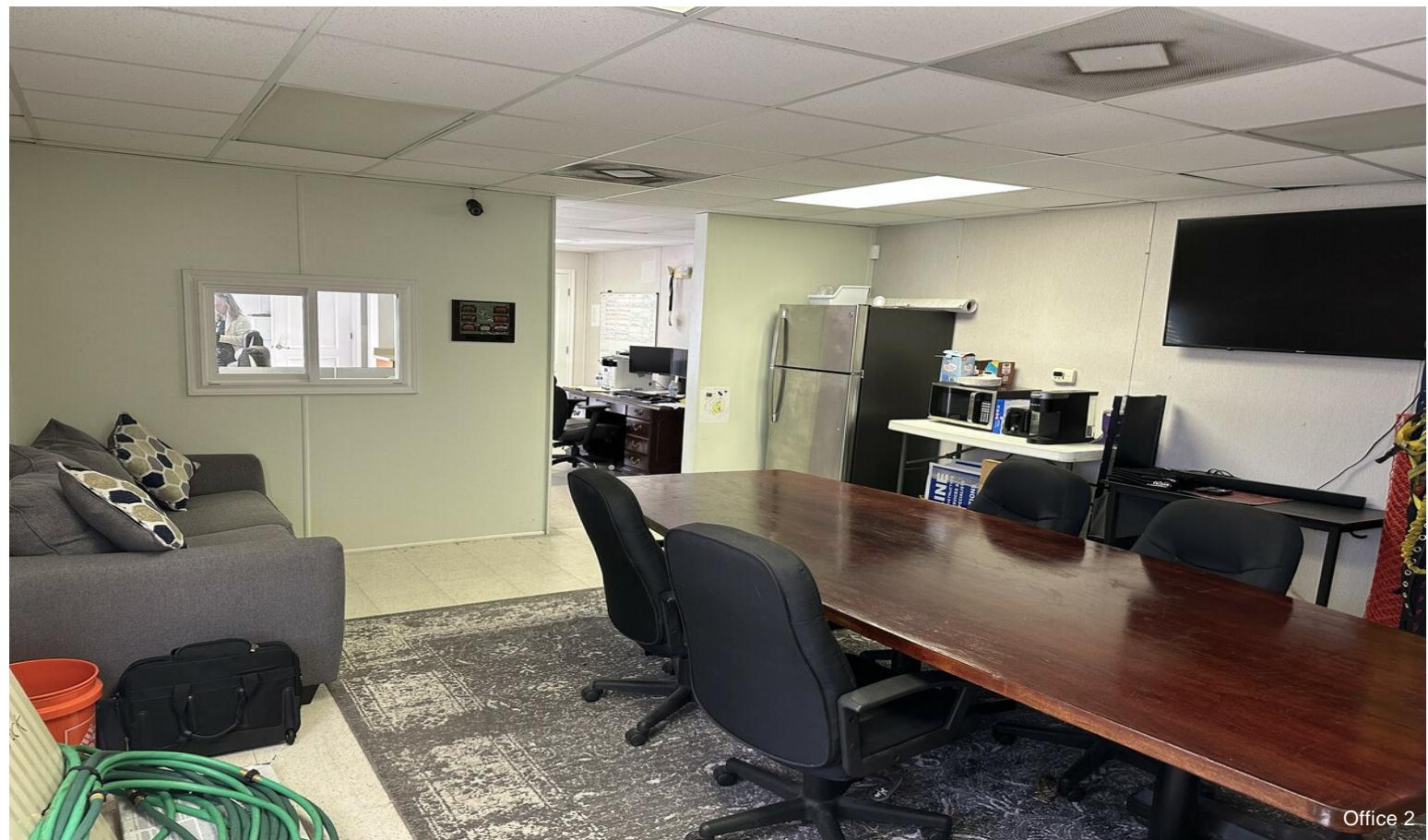
# Property Photos



# Property Photos



## Property Photos



Office 2