

Report for 24203 FM 2100 Rd, Huffman

Prepared April 10, 2025

Presented By



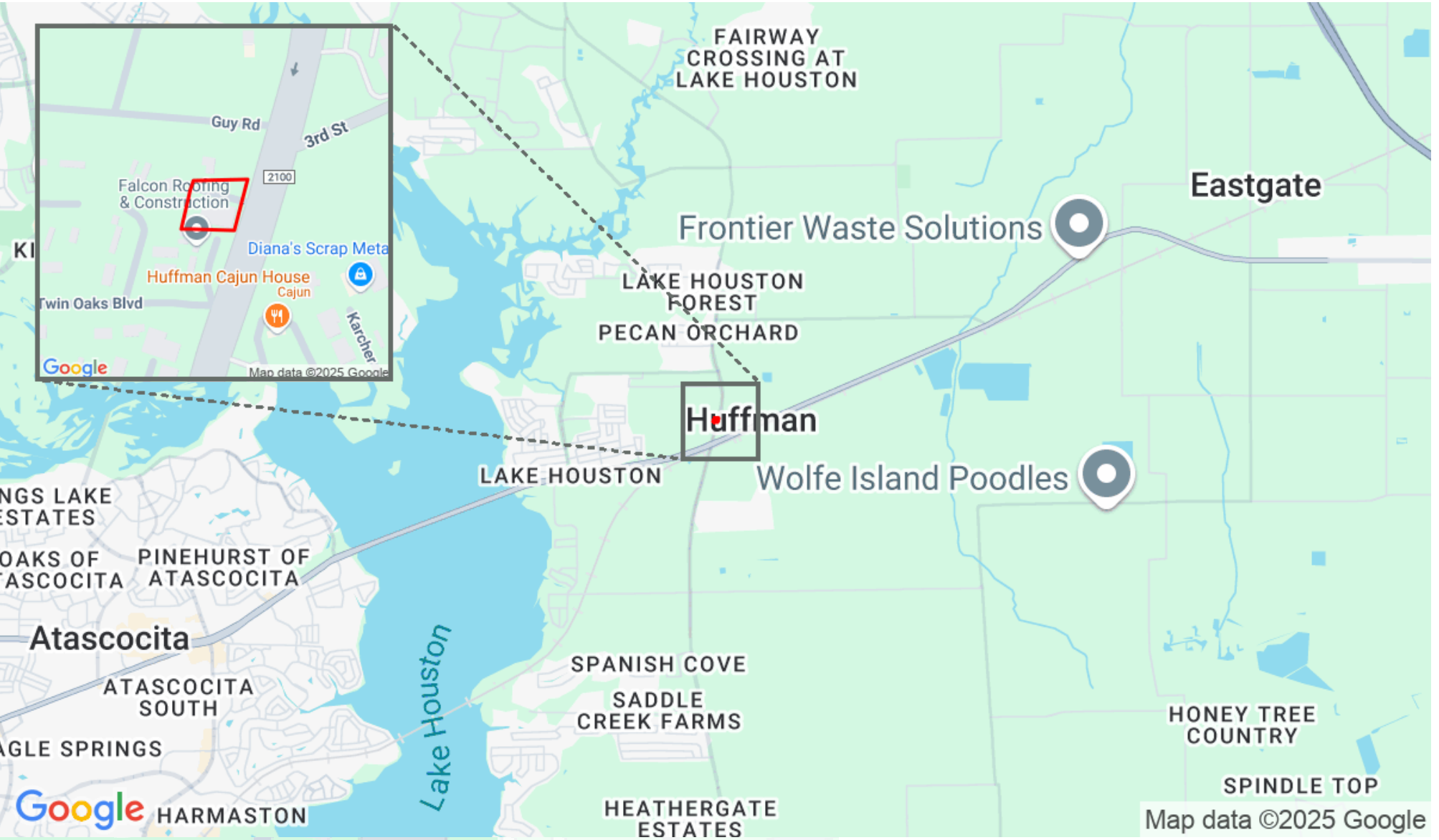
Results Real Estate



Carli Simons

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(832) 889-9769

24203 FM 2100



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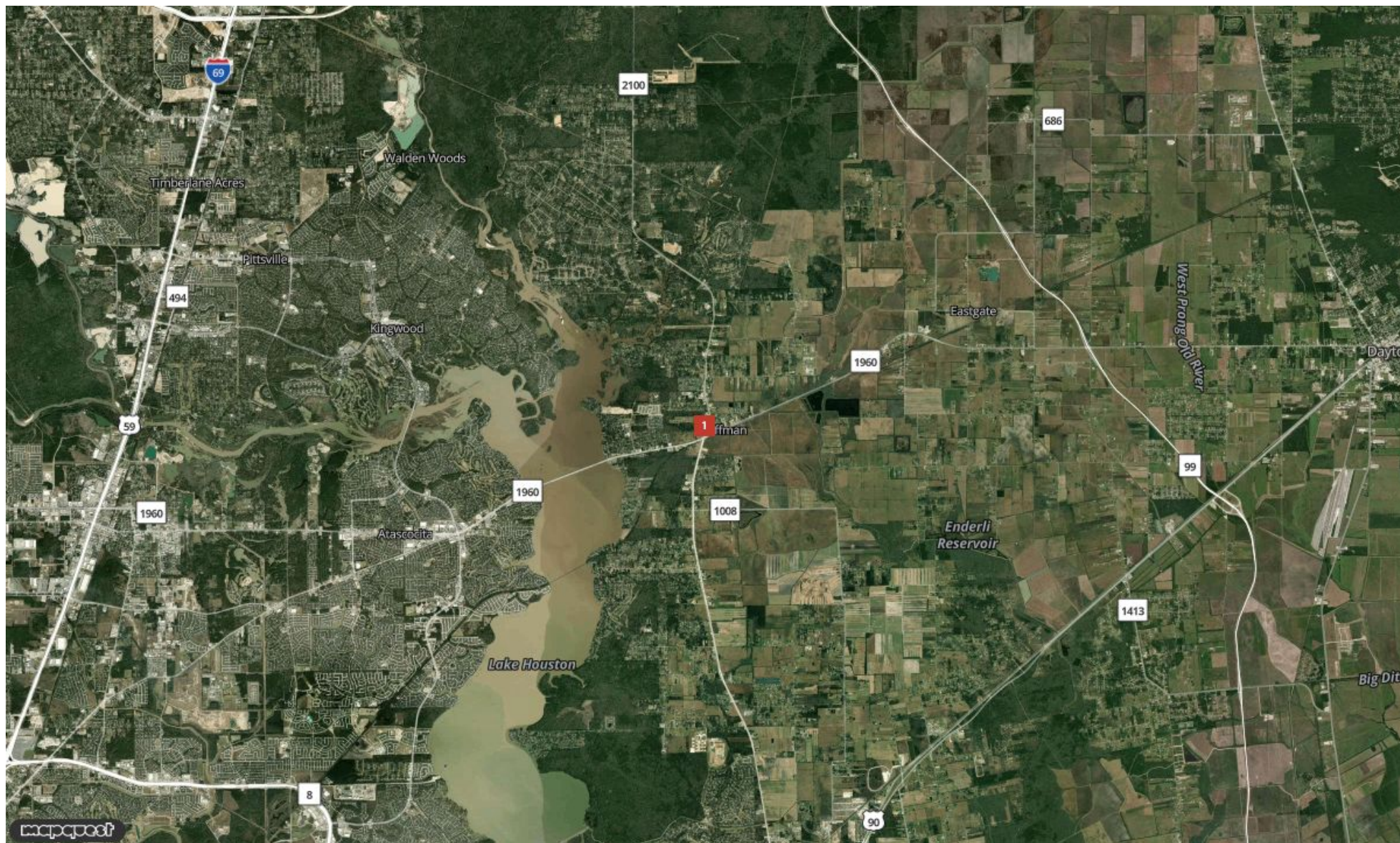


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Results Real Estate

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



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commgate Powered by **MOODY'S**



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

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

Results Real Estate - Carli Simons - 832-889-9769 - sold@carlisisimons.com

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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	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

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

Space Information

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



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**1**

Number of Comparables

\$325,000

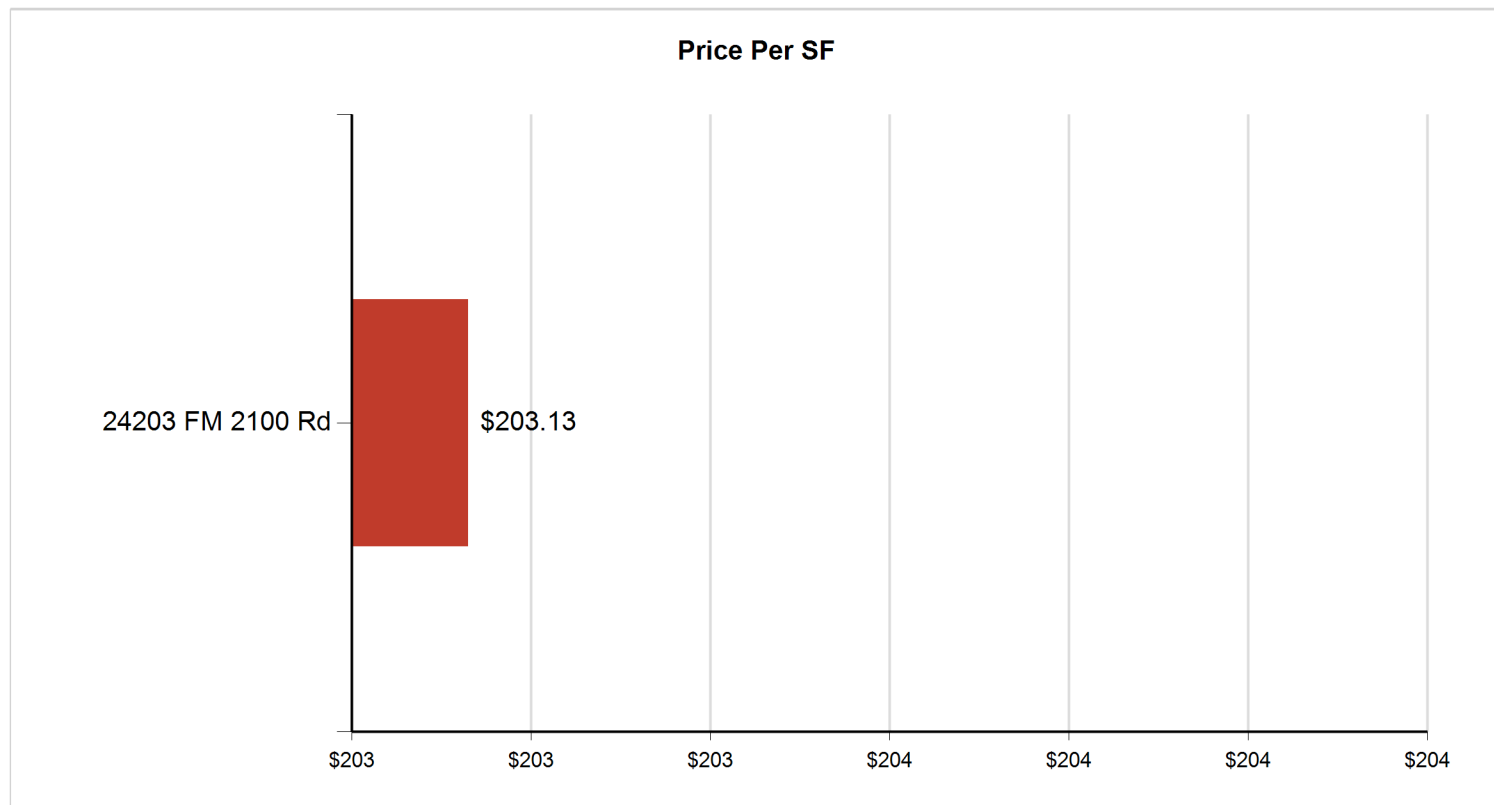
Average Price

\$203.13

Average Price Per SF

4,528

Average 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

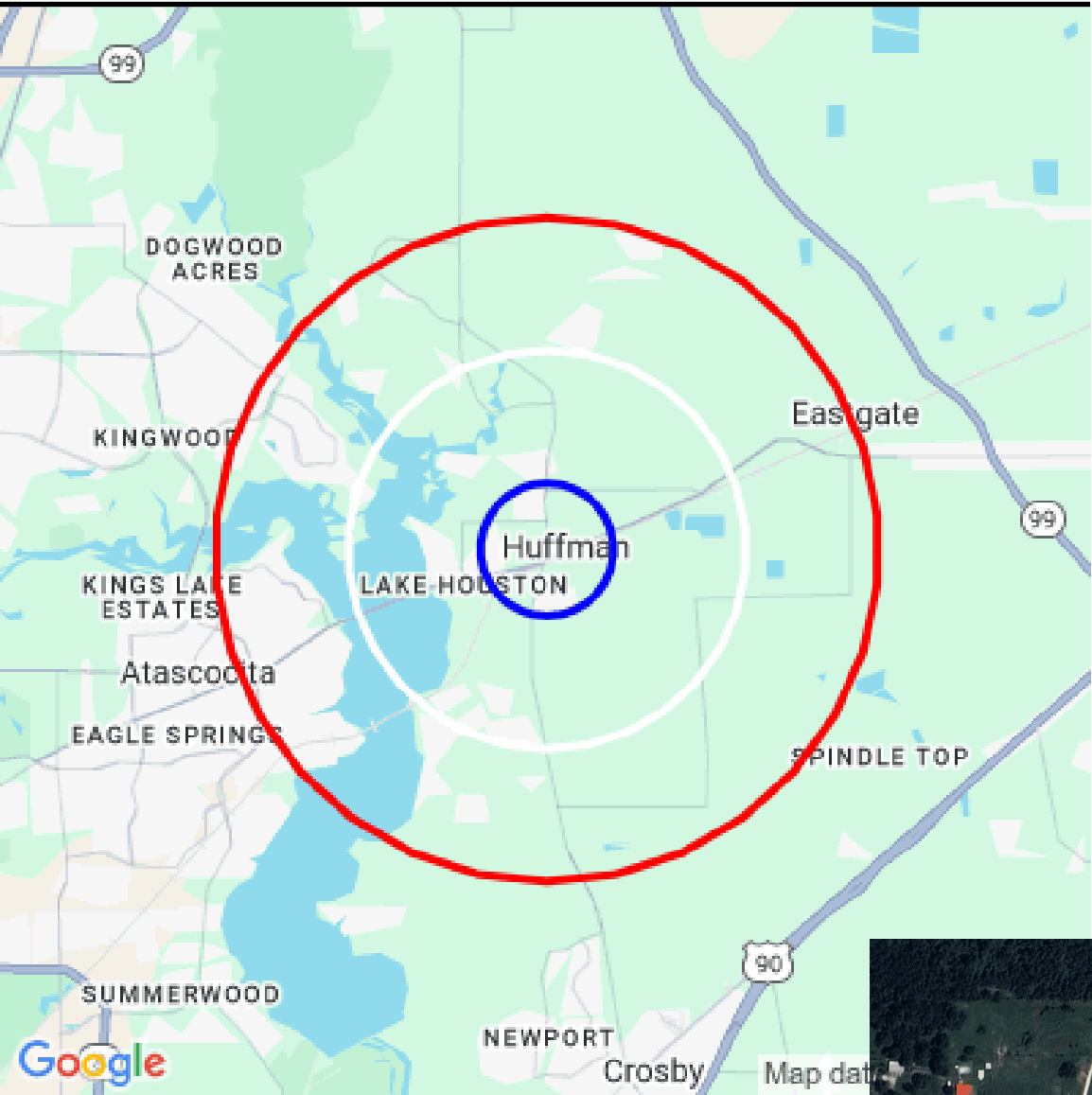
	Address	Status	Building SF	Sold/Asking Price	Price Per SF	Cap Rate	Sale Date	Loan Amount
1	24203 FM 2100 Rd	Available	4,528	\$325,000	\$203.13	5.29%		



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Demographic Report



24203 FM 2100



Population

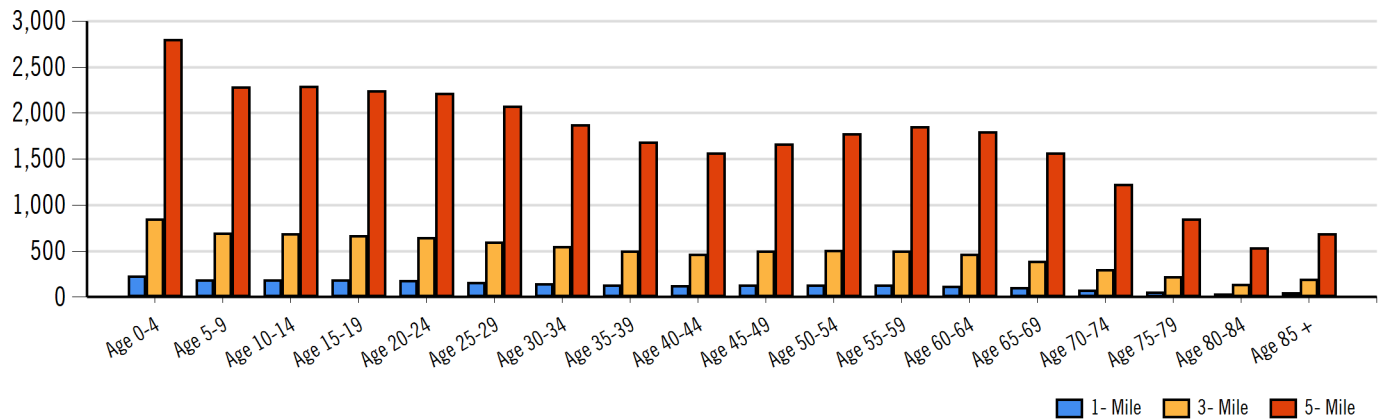
Distance	Male	Female	Total
1- Mile	1,201	1,220	2,421
3- Mile	4,401	4,562	8,963
5- Mile	15,341	15,724	31,065



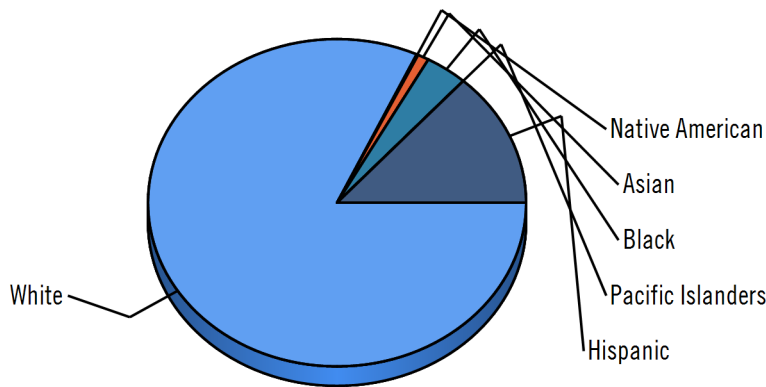
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Population by Distance and Age (2020)



Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

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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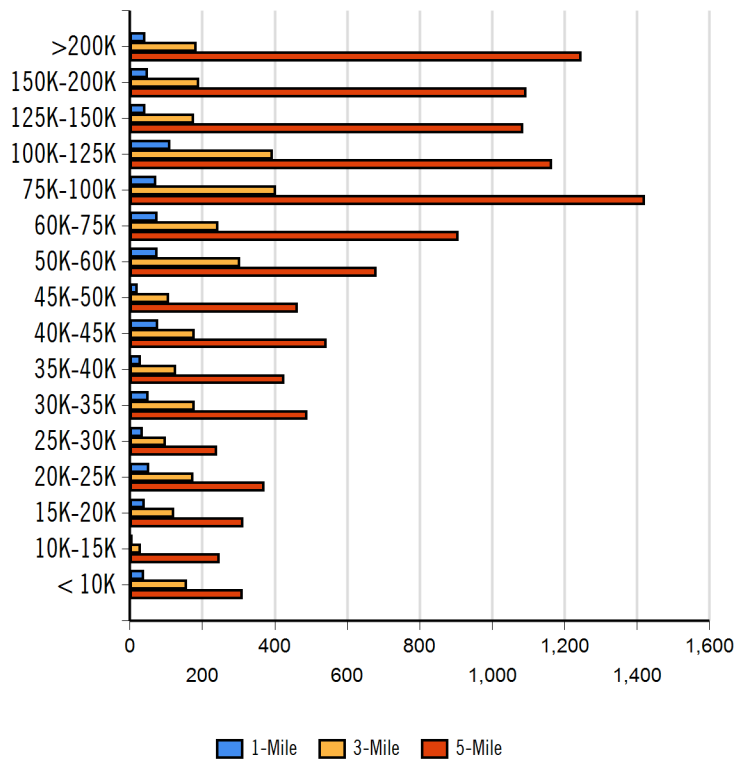
MOODY'S
 ANALYTICS

Catylist

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

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

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	%
Total Expenditures	41,402,770		160,251,484		641,962,405	
Average annual household	51,625		55,327		58,541	
Food	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	
Housing	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	
Household operations	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	
Apparel and services	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	%
Total Expenditures	41,402,770		160,251,484		641,962,405	
Average annual household	51,625		55,327		58,541	
Transportation	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	
Health care	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	
Entertainment	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	
Miscellaneous	816	1.58 %	906	1.64 %	956	1.63 %
Cash contributions	1,327		1,413		1,472	
Personal insurance	6,046		6,925		7,655	
Life and other personal insurance	182		195		207	
Pensions and Social Security	5,864		6,730		7,447	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,080	2,774	9.35 %	524	2,447	2,379	701	570
3-Mile	2020	6,608	6,028	8.24 %	890	5,504	5,755	853	1,427
5-Mile	2020	25,390	22,558	8.00 %	3,922	20,548	22,109	3,281	5,756
1-Mile	2023	3,069	2,774	8.88 %	521	2,439	2,438	631	860
3-Mile	2023	6,555	6,028	7.49 %	884	5,457	5,855	700	2,043
5-Mile	2023	25,361	22,558	8.78 %	3,912	20,528	22,391	2,970	7,504



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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

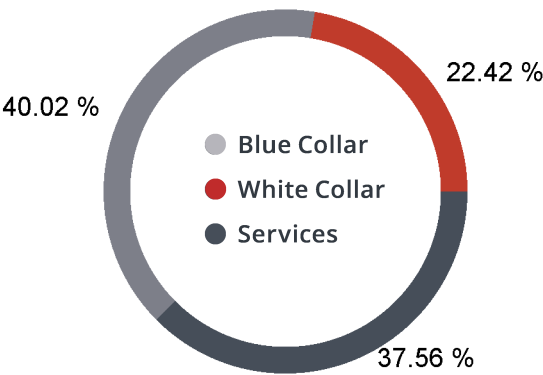
\$80,794

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 %

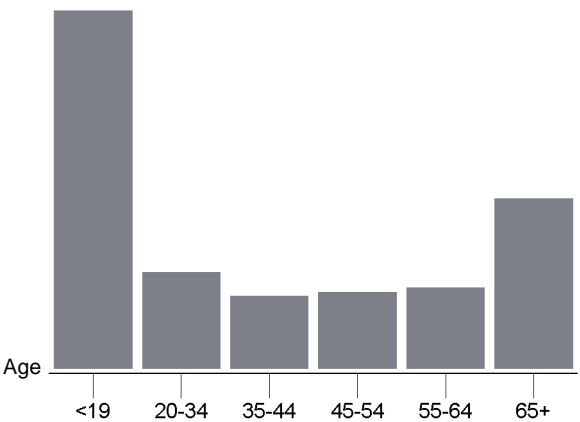
Bachelors: 36.17 %

GENDER & AGE

49.33 %



50.67 %



RACE & ETHNICITY

White: 78.31 %

Asian: 0.46 %

Native American: 0.15 %

Pacific Islanders: 0.00 %

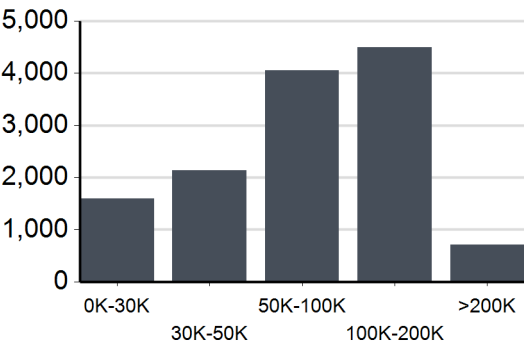
African-American: 1.53 %

Hispanic: 12.98 %

Two or More Races: 6.56 %



INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$19,093



Grocery

\$6,966



Travel

\$7,428



Entertainment

\$3,257



Electricity

\$1,705



Apparel

\$1,460



Furniture

\$273



Gas

\$414

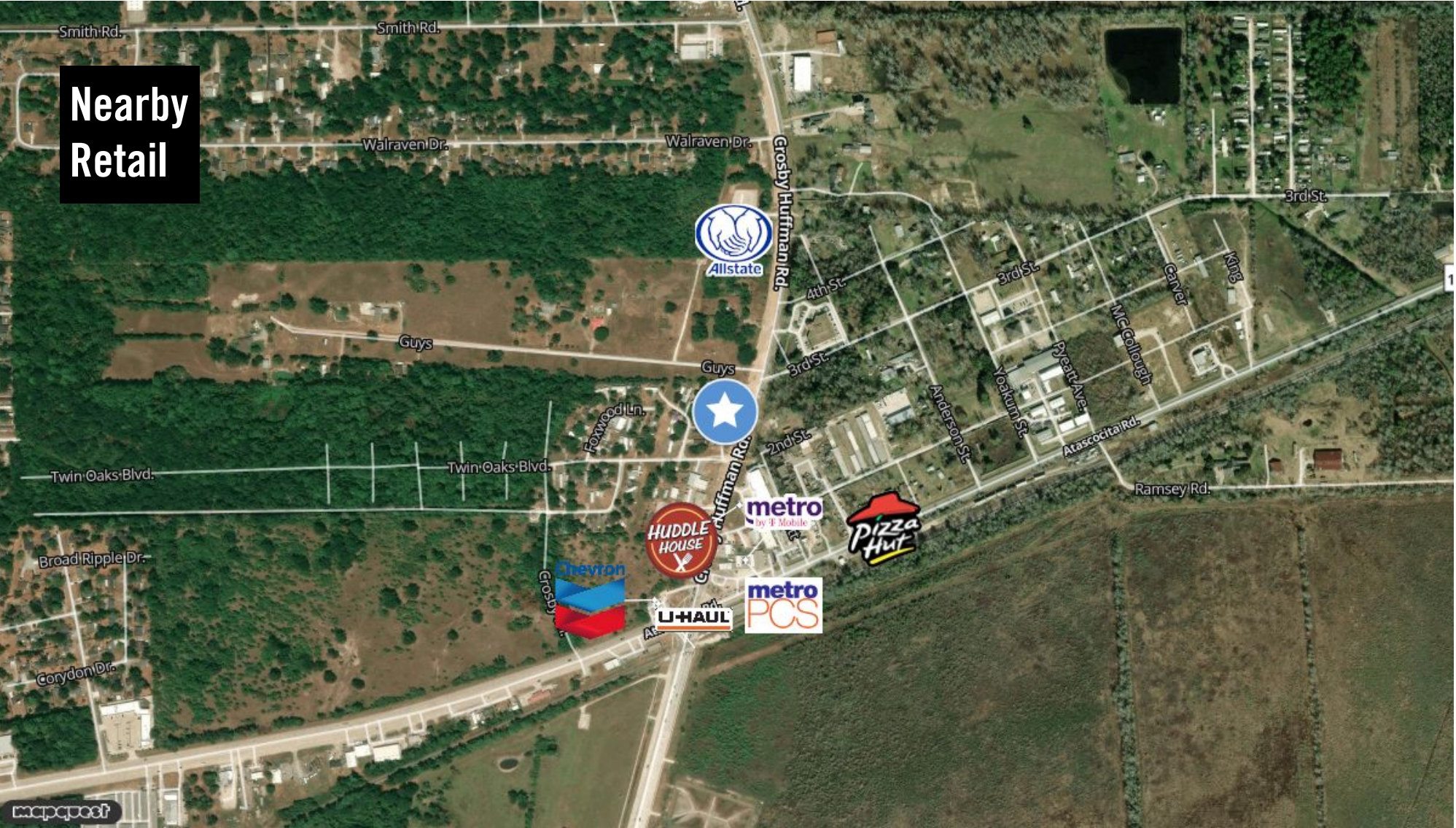
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Nearby
Retail



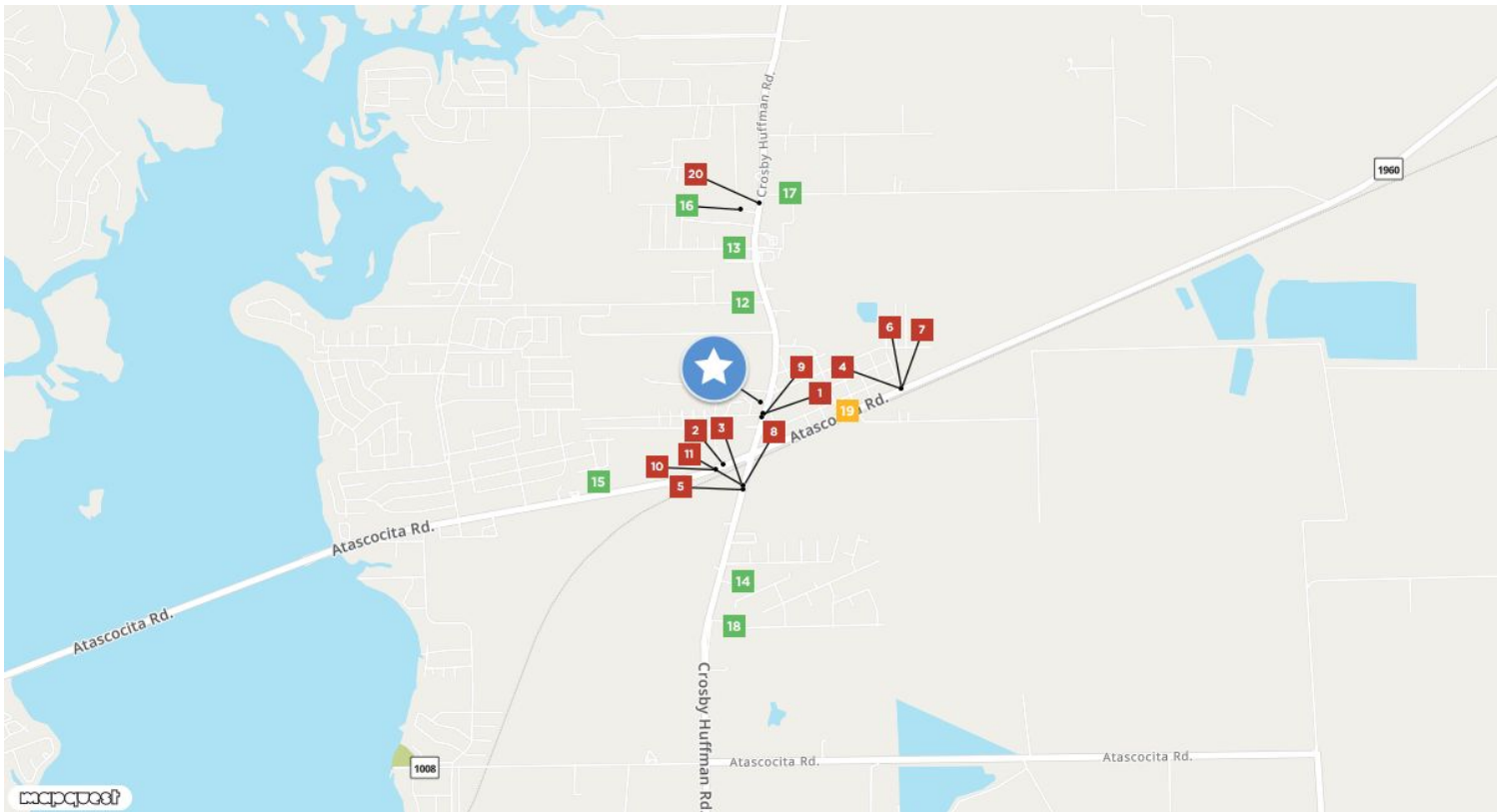
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Traffic Counts



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



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24203 FM 2100 Rd

\$350,000

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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



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

