

# RETAIL LAND FOR SALE

24722 FM 2100 | Huffman, TX 77336

OFFERING MEMORANDUM





# EXCLUSIVELY LISTED BY:



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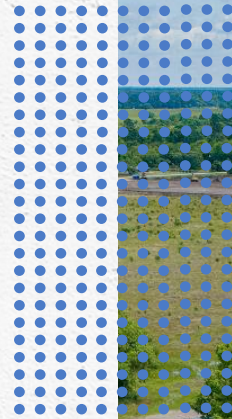
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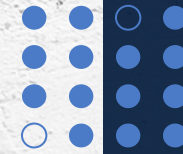
# INVESTMENT OVERVIEW

- **STRATEGIC LAND SIZE:** The property spans approximately  $\pm 1.92$  acres, providing ample space for a range of development opportunities, particularly retail or service-oriented uses that benefit from high visibility and accessibility.
- **PRIME FRONTAGE ON FM 2100:** Features approximately 171 feet of direct frontage on FM 2110, enhancing exposure to steady vehicular traffic and offering excellent signage potential for future occupants or tenants.
- **OPTIMAL PARCEL CONFIGURATION:** The rectangular shape of the tract maximizes usable land area and supports efficient site planning—ideal for multi-tenant retail centers, standalone buildings, or quick-service restaurants.
- **STRONG TRAFFIC & DEMOGRAPHIC MOMENTUM:** Situated in a corridor with high traffic volumes and notable population growth, the site benefits from expanding residential and commercial development in the surrounding area.





# PROPERTY SUMMARY



**Address**

24722 FM 2100 |  
Huffman, TX 77336

**Lot Size**

1.92 AC

**Ideal Use**

Retail Development

**Area:**


Road Expansion  
Underway







 LAKE HOUSTON RV  
& BOAT STORAGE

 **FM 2100 EXPANSION**  
The project aims to widen FM 2100 from a two-lane roadway to a four-lane divided highway with a raised median. This expansion spans approximately 5.7 miles, from the future State Highway 99 to Huffman-Cleveland Road

 **UNITED STATES  
POSTAL SERVICE**

 **HUFFMAN HOLLOW APARTMENTS**  
76 UNITS

 **FIRST  
LIBERTY  
BANK**

**Hot Heads  
Marine**

**DOLLAR GENERAL**

**SUBJECT  
PROPERTY**

**2100**

**FM 2100 RD ± 15,300 VPD**

 **Texas  
Insurance  
Specialists** **JKD  
ATHLETICS**

**1960**  
±2 MILES AWAY  
±10,400 VPD

 **HUFFMAN, TX AREA INFO**  
Huffman, located about 25 miles northeast of downtown Houston, offers a unique mix of rural charm and suburban convenience. The community is home to approximately 12,000 residents.





# MARKET OVERVIEW

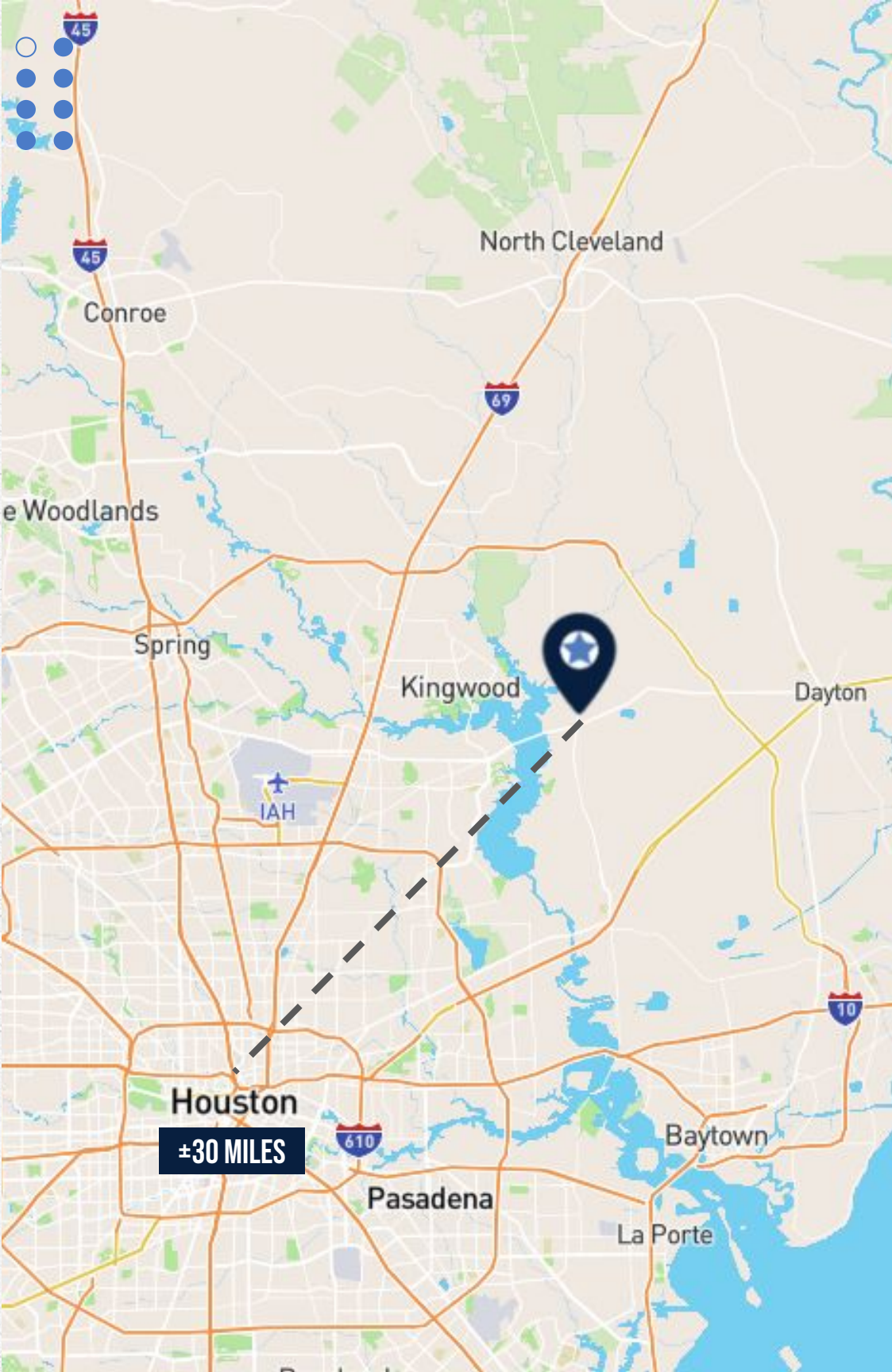
## HUFFMAN, TX

Huffman, Texas, located about 30 miles northeast of downtown Houston, offers strategic access to regional infrastructure including George Bush Intercontinental Airport (±17 miles away), William P. Hobby Airport (±37 miles), and the Port of Houston (under ±40 miles). The area connects to U.S. Highway 59 and FM 1960, making it accessible for logistics and commuter traffic. Huffman is seeing accelerated development, including a ±3,738-acre mixed-use project with residential, commercial, and recreational components, as well as Friendswood Development Company’s 553-acre “Sila” community.

Huffman offers access to Lake Houston for boating and fishing, and local amenities like I.T. May Park. With steady residential growth supported by Huffman ISD and a growing pipeline of development, the area is increasingly attractive for land investment tied to future population and infrastructure expansion.

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,113	11,605	46,469
Current Year Estimate	1,855	10,244	43,704
2020 Census	1,613	9,025	42,745
Growth Current Year-Five-Year	13.89%	13.29%	6.33%
Growth 2020-Current Year	14.98%	13.50%	2.24%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	715	3,972	16,463
Current Year Estimate	625	3,504	15,409
2020 Census	562	3,149	15,089
Growth Current Year-Five-Year	14.36%	13.37%	6.84%
Growth 2020-Current Year	11.14%	11.27%	2.12%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$107,427	\$103,179	\$155,469





# HOUSTON, TX MSA

Houston, the fourth-largest city in the United States with a population exceeding 2.31 million, is one of the most racially and ethnically diverse metropolitan areas in the country. It is a major cultural center, attracting over 8.7 million visitors annually to its Museum District, which is home to numerous renowned institutions and exhibits. The city also has a thriving arts scene anchored by the Theater District, offering permanent, year-round resident companies in all major performing arts. Houston's skyline is the fifth tallest in North America, and its downtown area features a seven-mile system of climate-controlled tunnels and skywalks that connect buildings with shops and restaurants, making the urban core easily navigable in any weather.

The Uptown District, located along Post Oak Boulevard and Westheimer Road, saw major development in the 1970s and 1980s and has grown into a major commercial hub filled with mid-rise offices, hotels, and retail centers along Interstate 610 West. This area stands as one of the most prominent examples of an edge city in the U.S. Houston is also known for its large and expanding international population, contributing to its wide range of global culinary offerings. It is frequently ranked among the top cities in the country for food, with national publications consistently recognizing it as one of America's best food destinations.



**22.3 MILLION**  
NUMBER OF ANNUAL VISITORS



**\$18 BILLION**  
ANNUAL REVENUE





# ECONOMY

Houston's history includes milestones such as the first word heard from the moon and the first artificial heart transplant, reflecting a long-standing commitment to innovation. Its business-friendly climate continues to attract companies across a range of sectors. Once centered on oil, Houston's economy has broadened to include major industries such as energy, aerospace, defense, and life sciences. The city is home to the Texas Medical Center—the largest concentration of healthcare and research institutions in the world—and NASA's Johnson Space Center, which houses Mission Control. With a gross metro product of \$482.1 billion, Houston ranks as one of the country's leading economic engines.

## ECONOMIC DEVELOPMENT

Recent economic development in Houston has been fueled by strategic investments in technology, healthcare, and infrastructure. Projects like the expansion of the Texas Medical Center and the creation of innovation districts are reinforcing the city's status as a hub for biotech and startups. Infrastructure enhancements, including improved transit systems and new commercial development, support ongoing business growth and livability. These initiatives demonstrate Houston's focus on diversifying its economy and sustaining long-term growth.



**#5 TALLEST SKYLINE IN NORTH AMERICA**  
(U.S. NEWS & WORLD REPORT)



**#1 LARGEST CITY IN U.S.**  
(U.S. NEWS & WORLD REPORT)

## FORTUNE 500 COMPANIES IN HOUSTON, TX

*Phillips 66, Sysco, Enterprise Products Partners, **Hewlett Packard Enterprise**, Plains GP Holdings, Baker Hughes, ConocoPhillips, Occidental Petroleum, **Waste Management**, Halliburton, Kinder Morgan, Quanta Services, EOG Resources, Group 1 Automotive, Cheniere Energy, CenterPoint Energy, **Targa Resources**, Westlake Chemical, NOV, Crown Castle International, KBR*

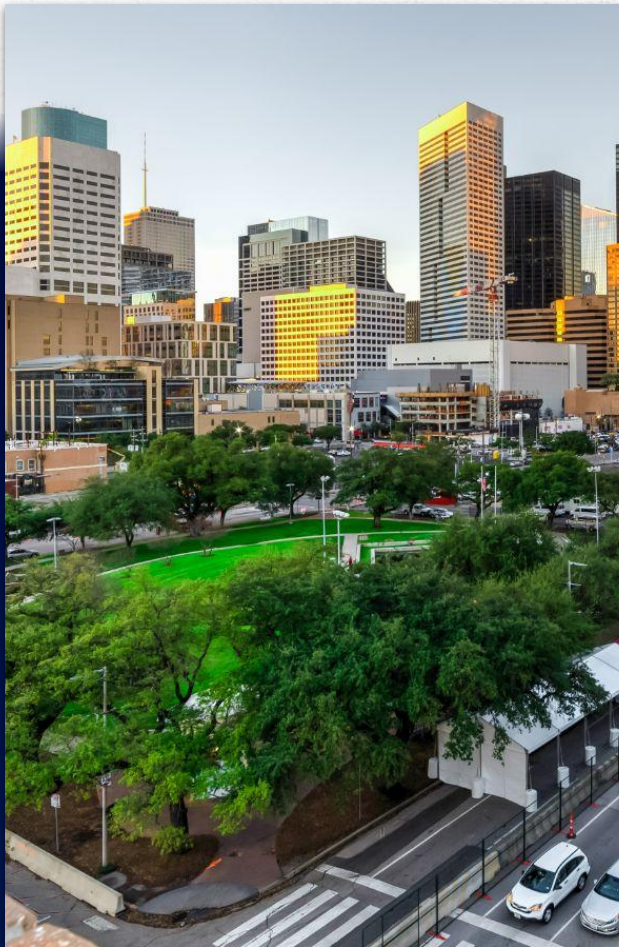




# ATTRACTIONS

Houston's downtown has been revitalized with numerous clubs, professional sports facilities, and musical entertainment that has helped bring nightlife back to downtown. As one of the few U.S. cities with resident companies in theater, ballet, symphony, and opera, Houston's Theater District, located downtown, offers visitors and residents alike exciting performances all season long. The city also shows its devotion to the arts through a full complement of art museums and critically acclaimed galleries in its Museum District.

Countless cutting-edge chefs have made a home in Houston, where diners eat out more than residents of any other city. There are more than 10,000 restaurants in the Houston area with culinary choices that represent more than 70 countries and American regions. This stylish dining scene only provides a glimpse of Houston's epicureans offerings, a fact that the city's culinary masterminds intend to prove with the Houston Culinary Tours.





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **24722 FM 2100, Huffman, TX, 77336** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES





## 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.

11-2-2015



### 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date