12828 FM 1960

FLYER

12828 FM 1960
Huffman, TX 77336

TEXAS
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REALTY

12828 FM 1960

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TEXAS COMMERCIAL REALTY

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01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	12828 FM 1960 Huffman TX 77336
COUNTY	Harris
BUILDING SF	3,600 SF
LAND ACRES	.22
LAND SF	9,470 SF
YEAR BUILT	1974
YEAR RENOVATED	2018

FINANCIAL SUMMARY

PRICE	$399,000
PRICE PSF	$110.83

DEMOGRAPHICS	5 MILE	10 MILE	25 MILE
2025 Population	39,977	261,070	2,099,479
2025 Median HH Income	$100,904	$110,647	$73,925
2025 Average HH Income	$137,878	$139,571	$100,663

Property Information

- Suitable for office, retail, warehouse or event hall
  Remodeled in 2018 with addition of 750 SF
- Insulated office space
  Full kitchen with large counter space
- Central A/C & Heat
  Septic Tank/Water Well

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- 3 roll-up doors on the east side of the building & 1 roll-up door on the west side of the building

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02 **Location**

Location Summary
Aerial View Map
Drive Times (Heat Map)

Location

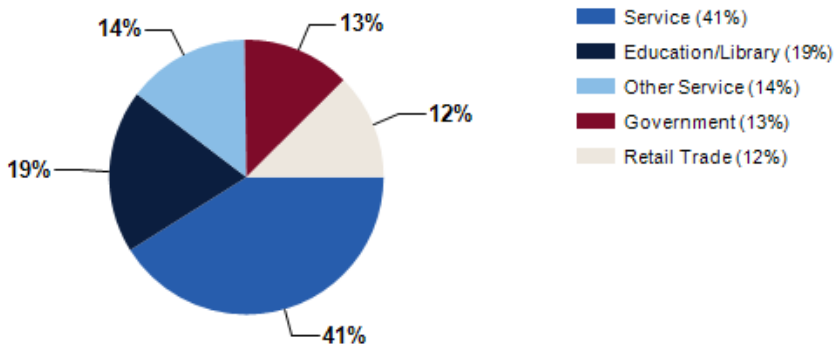
- High exposure / visibility along a busy arterial (FM?1960)
- 25–30 miles northeast of downtown Houston and is part of the Greater Houston metro area
- 5-10 minute drive from the property to FM1960 and FM2100
- The area affords relatively direct access to:

  FM2100
  Hwy 90
  Beltway8
  Grand Parkway (Hwy 99)

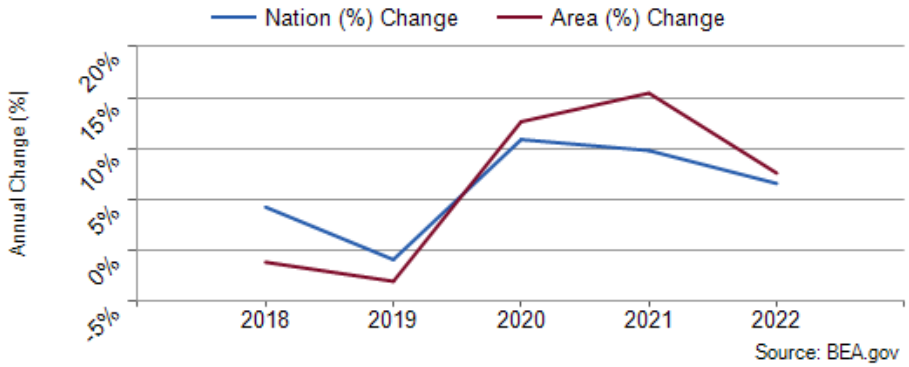
Largest Employers

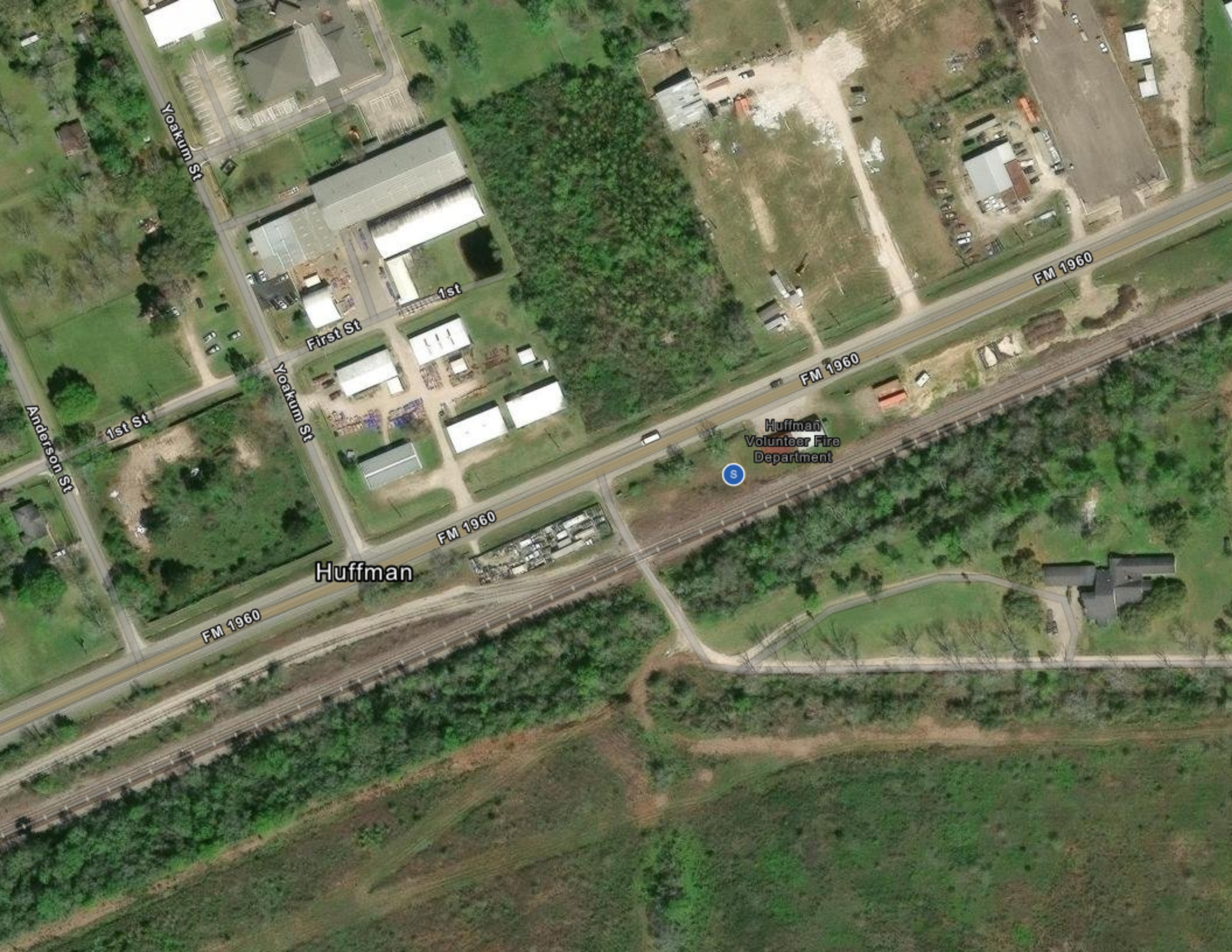
Texas Department of Criminal Justice	6,744
Huffman Independent School District	3,679
Sam Houston State University	2,417
Huntsville Memorial Hospital	552
Walmart	485
Big State Oilfield Service Inc	
Exxon	
The Shops of Huffman	

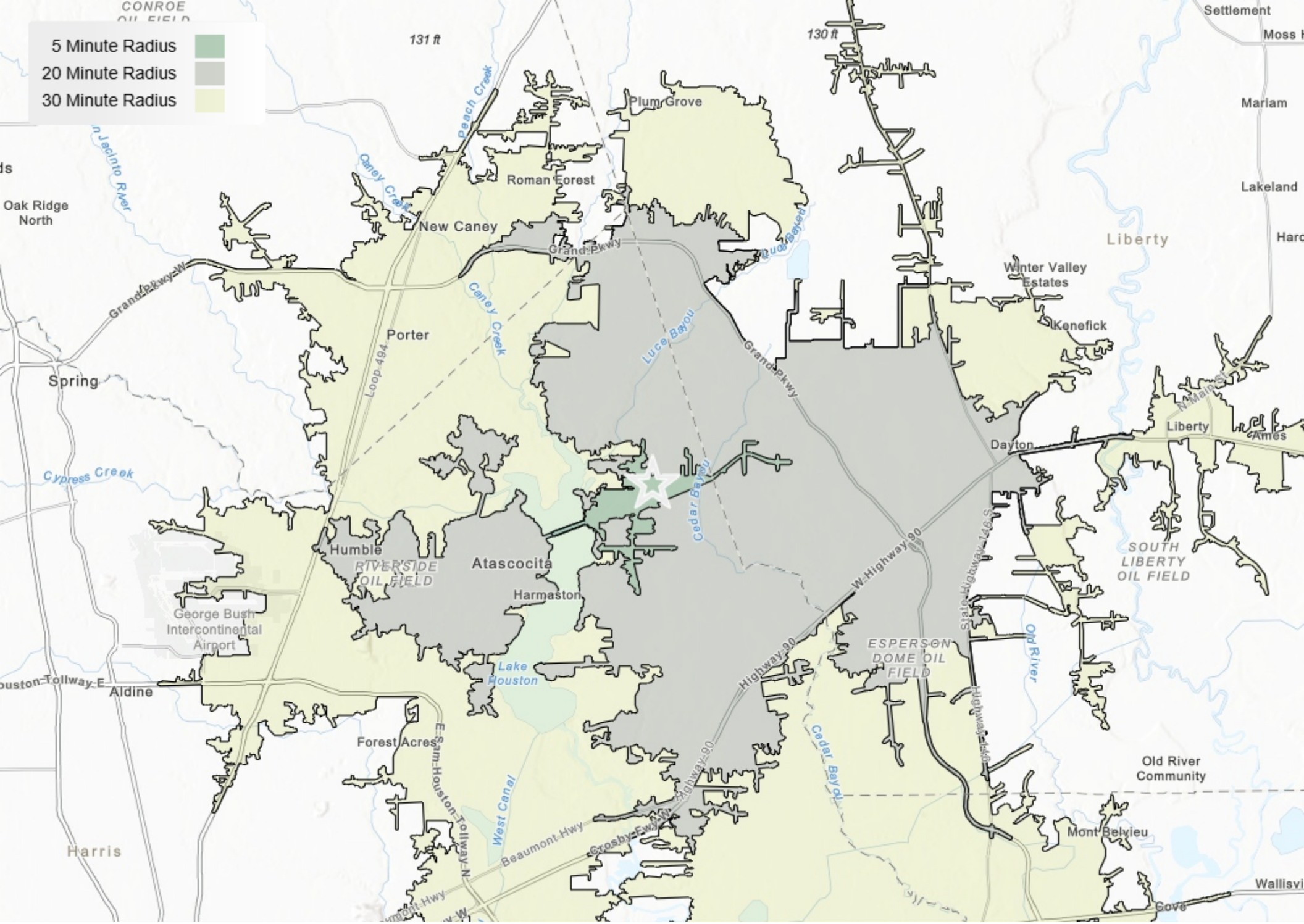
Major Industries by Employee Count



Harris County GDP Trend




Yoakum St
1st
First St
Yoakum St
Anderson St
1st St
FM 1960
FM 1960
FM 1960
FM 1960
Huffman
Huffman
Volunteer Fire
Department


5 Minute Radius
20 Minute Radius
30 Minute Radius
CONROE OIL FIELD
131 ft
130 ft
Settlement
Moss
Mariam
Lakeland
Plum Grove
Peach Creek
Caney Creek
Roman Forest
New Caney
Oak Ridge North
Grand Pkwy
Grand Pkwy W
Porter
Loop 494
Spring
Cypress Creek
Luce Bayou
Cedar Bayou
Liberty
Winter Valley Estates
Kenefick
Dayton
Ames
N Main St
Humble
RIVERSIDE OIL FIELD
Atascocita
Harmaston
W Highway 90
Highway 90
State Highway 146 S
Highway 146
SOUTH LIBERTY OIL FIELD
ESPERSON DOME OIL FIELD
Old River
George Bush Intercontinental Airport
Lake Houston
Aldine
Forest Acres
E Sam Houston Tollway N
West Canal
Beaumont Hwy
Crosby Fwy
Old River Community
Mont Belvieu
Harris
Wallisvi
Cove

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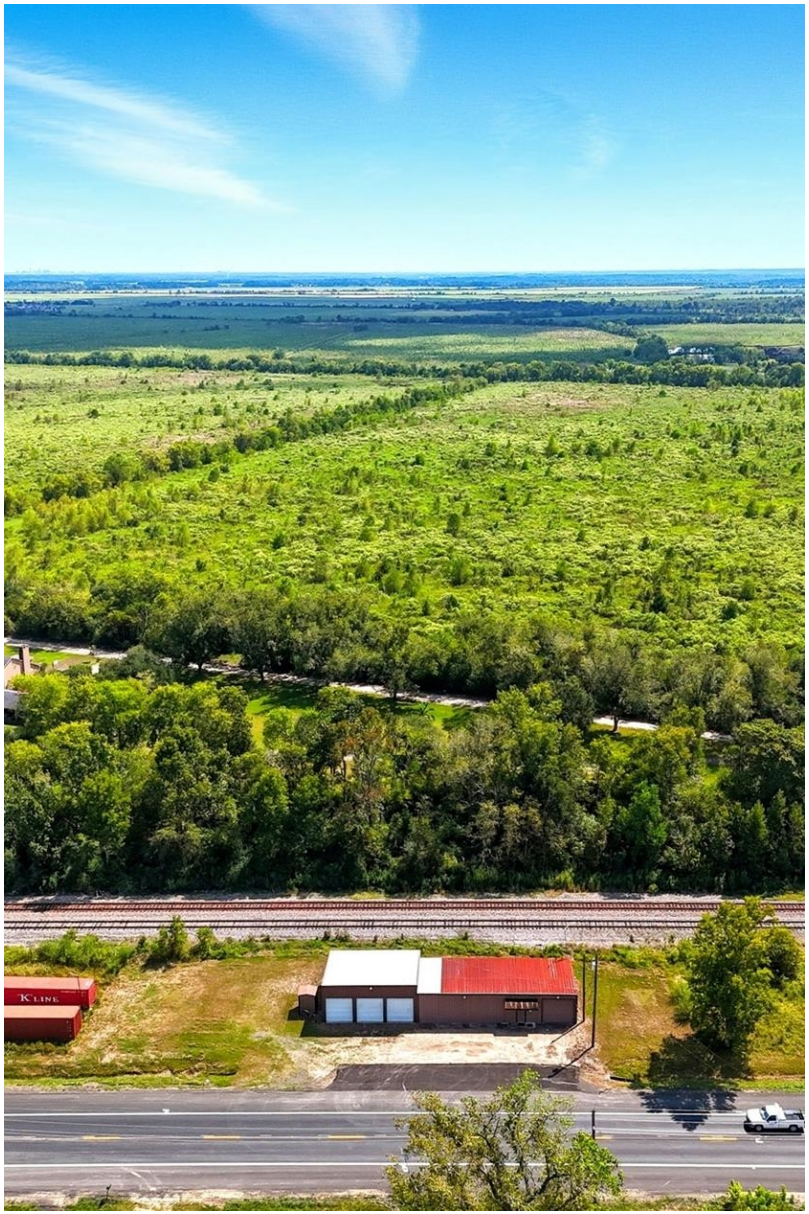
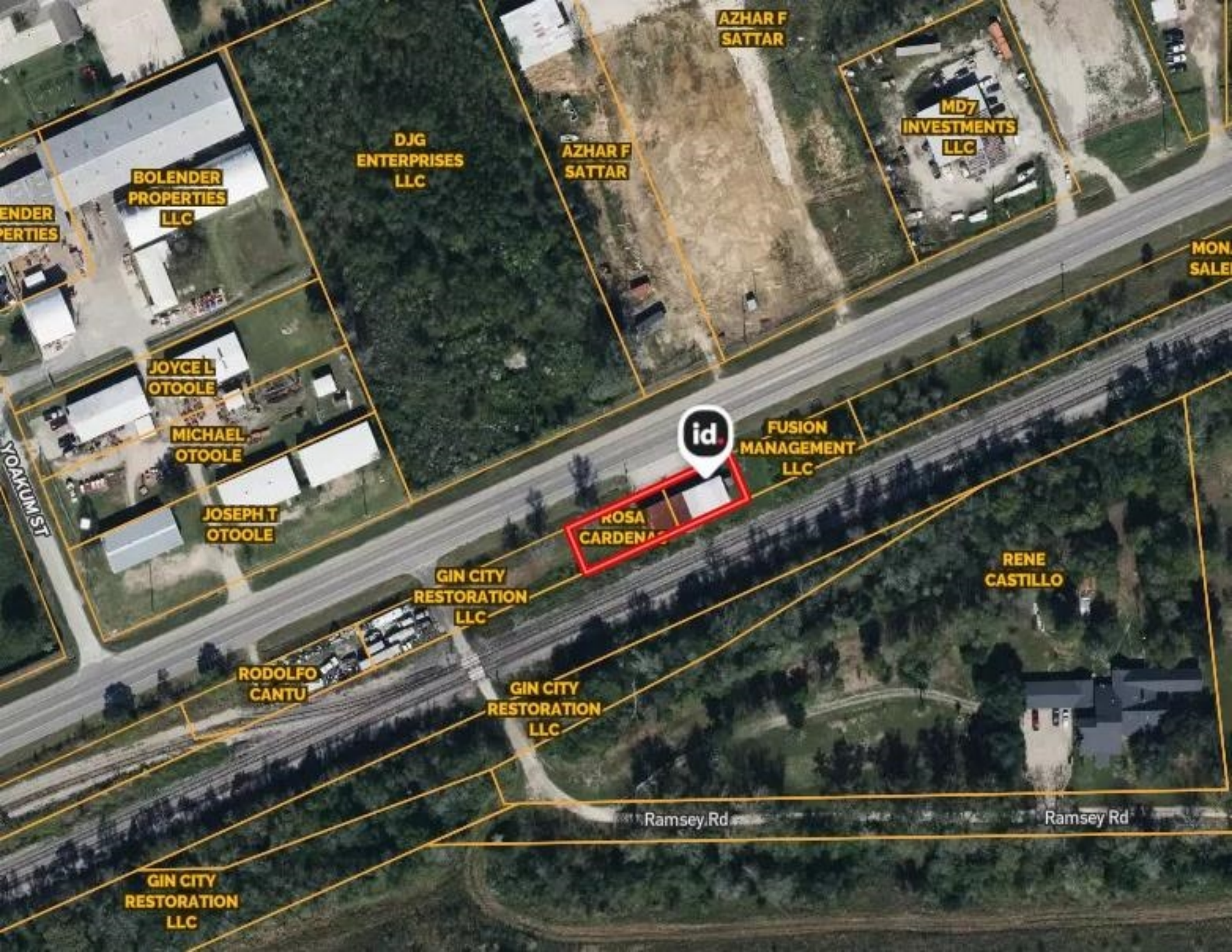
03 **Property Description**

- Property Features
- Parcel Map
- Property Images

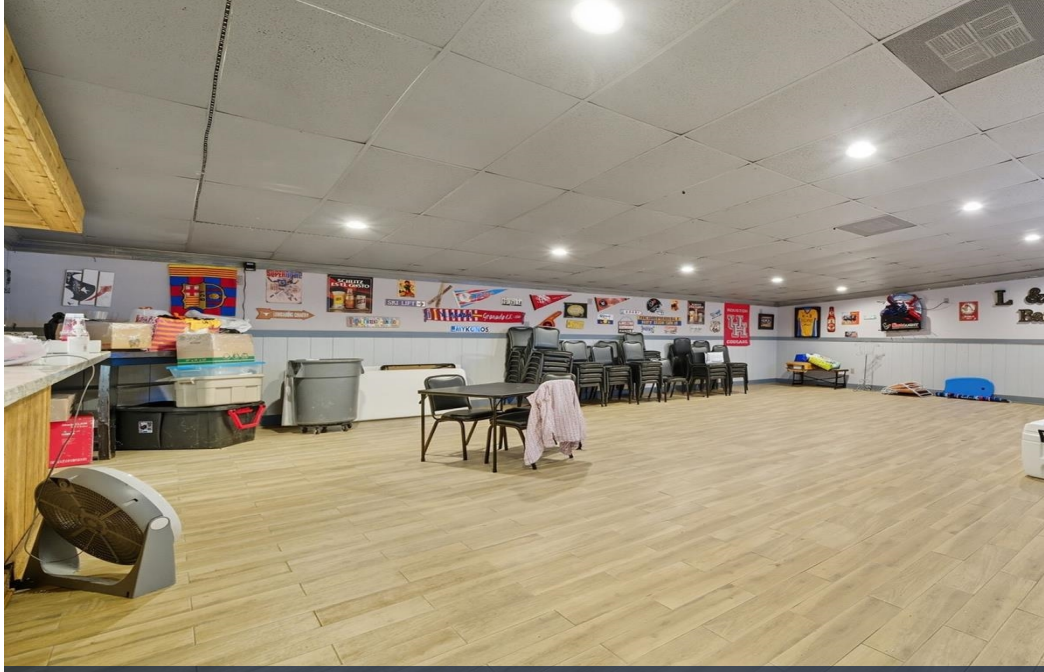
PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	3,600
LAND SF	9,470
LAND ACRES	.22
YEAR BUILT	1974
YEAR RENOVATED	2018
# OF PARCELS	2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
GRADE LEVEL DOORS	3

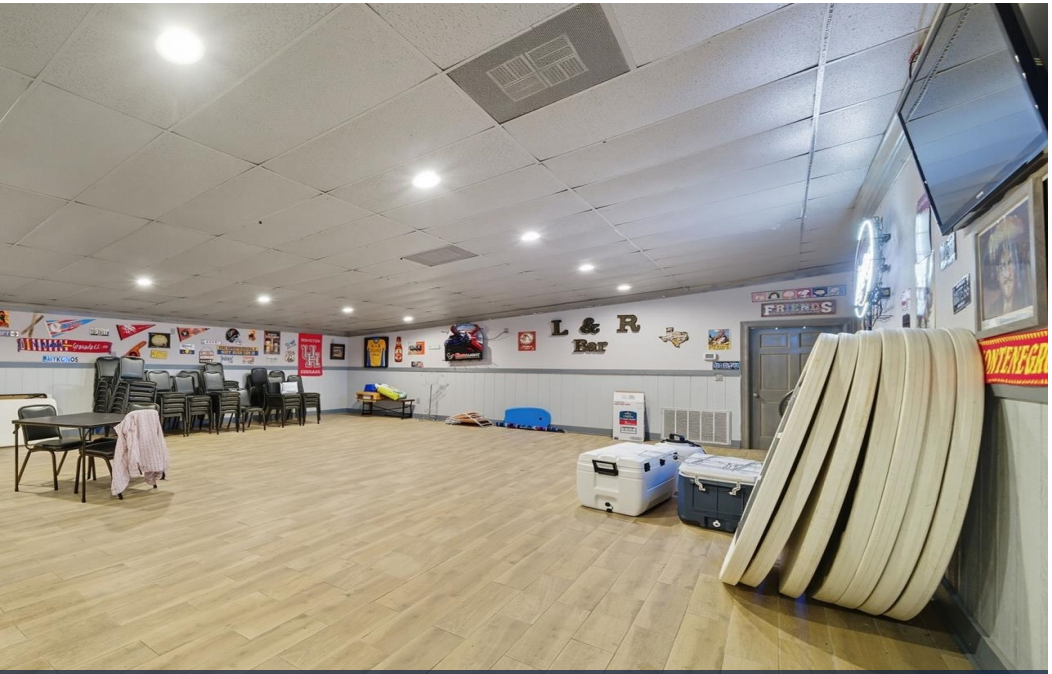



AZHAR F SATTAR
MD7 INVESTMENTS LLC
DJG ENTERPRISES LLC
AZHAR F SATTAR
BOLENDER PROPERTIES LLC
JOYCE L OTOOLE
MICHAEL OTOOLE
JOSEPH T OTOOLE
YOAKUM ST
FUSION MANAGEMENT LLC
ROSA CARDENAS
GIN CITY RESTORATION LLC
RENE CASTILLO
RODOLFO CANTU
GIN CITY RESTORATION LLC
Ramsey Rd
Ramsey Rd
GIN CITY RESTORATION LLC

Kitchenette with bar area



Open area for office or event



Open area for events or an office

East side of building 3 roll ups

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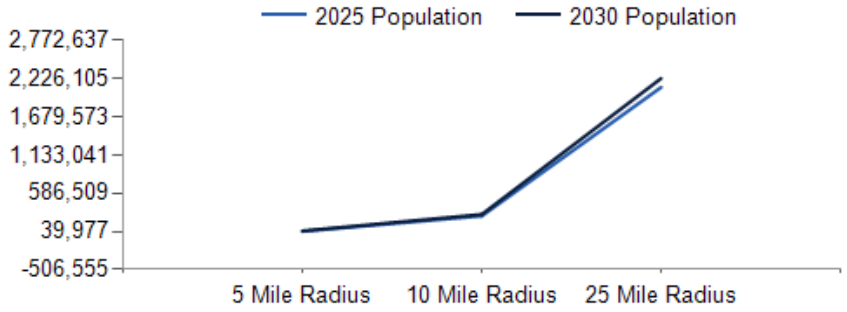
04 Demographics

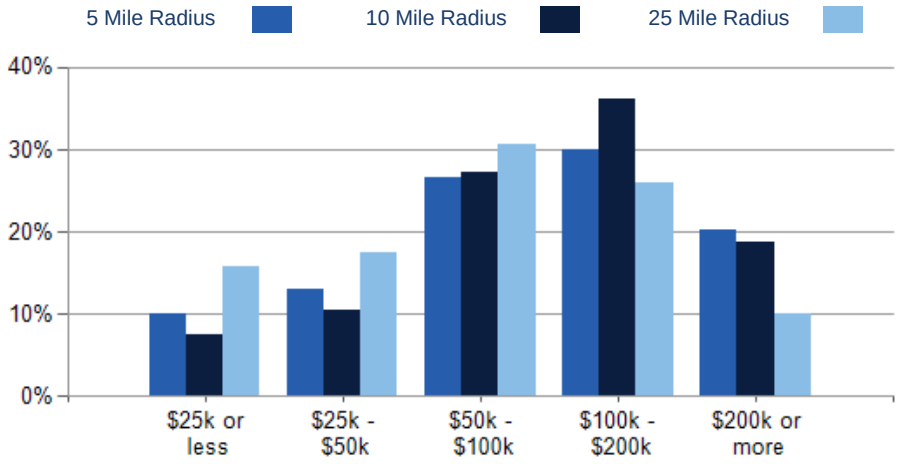
General Demographics

POPULATION	5 MILE	10 MILE	25 MILE
2000 Population	23,427	124,056	1,399,049
2010 Population	33,068	180,867	1,676,712
2025 Population	39,977	261,070	2,099,479
2030 Population	47,442	282,528	2,226,105
2025 African American	3,022	39,626	404,218
2025 American Indian	341	2,237	28,741
2025 Asian	895	8,866	58,969
2025 Hispanic	9,033	79,472	1,051,206
2025 Other Race	3,203	27,801	468,631
2025 White	27,075	140,340	754,876
2025 Multiracial	5,400	41,817	381,068
2025-2030: Population: Growth Rate	17.40%	7.95%	5.90%

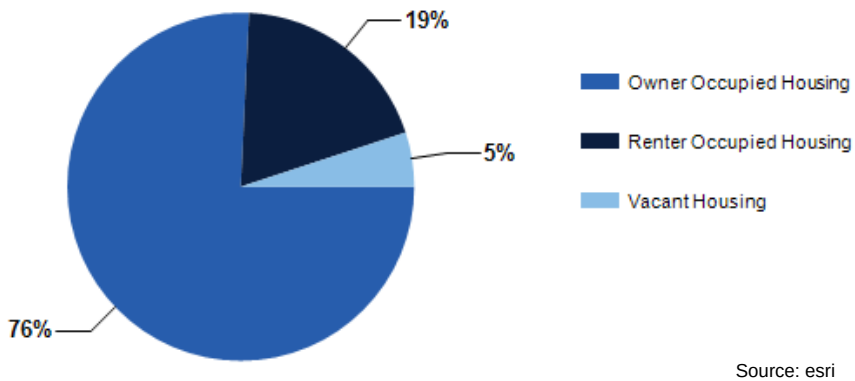
2025 HOUSEHOLD INCOME	5 MILE	10 MILE	25 MILE
less than $15,000	861	3,689	63,570
$15,000-$24,999	594	3,078	49,690
$25,000-$34,999	941	3,569	48,124
$35,000-$49,999	922	5,814	77,644
$50,000-$74,999	1,933	12,479	123,736
$75,000-$99,999	1,878	12,105	96,432
$100,000-$149,999	2,480	19,211	123,499
$150,000-$199,999	1,833	13,538	62,945
$200,000 or greater	2,916	16,979	71,385
Median HH Income	$100,904	$110,647	$73,925
Average HH Income	$137,878	$139,571	$100,663



2025 Household Income



2025 Own vs. Rent - 5 Mile Radius

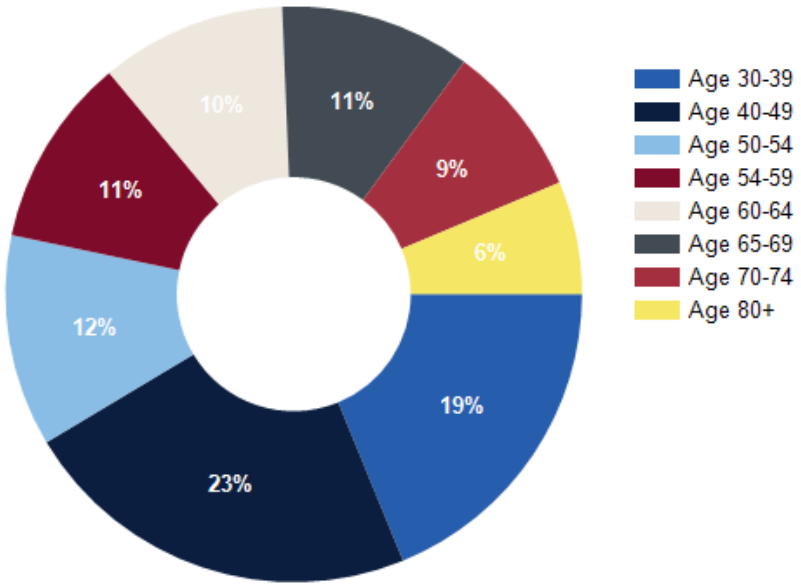


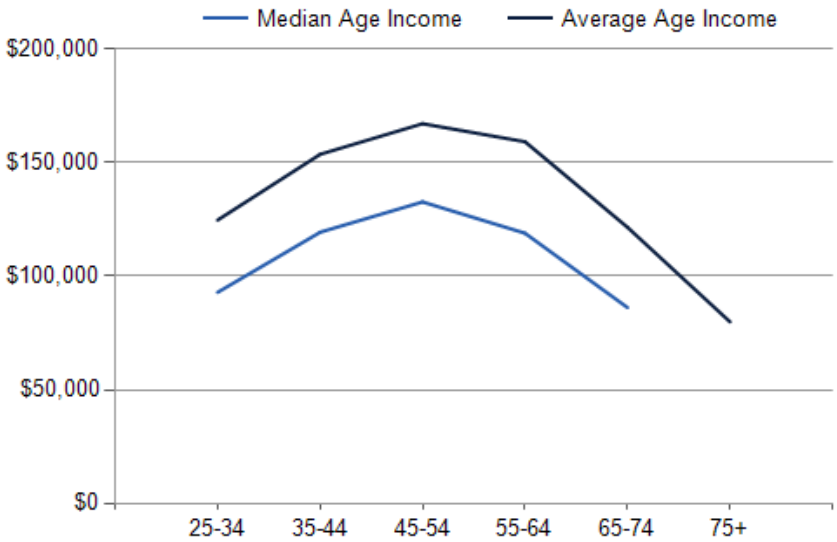
Source: esri

2025 POPULATION BY AGE	5 MILE	10 MILE	25 MILE
2025 Population Age 30-34	2,125	16,079	155,034
2025 Population Age 35-39	2,320	17,830	150,528
2025 Population Age 40-44	2,687	19,515	148,868
2025 Population Age 45-49	2,652	18,014	133,801
2025 Population Age 50-54	2,812	17,480	127,038
2025 Population Age 55-59	2,517	14,837	111,508
2025 Population Age 60-64	2,461	13,734	104,632
2025 Population Age 65-69	2,530	12,506	93,489
2025 Population Age 70-74	2,032	10,036	71,998
2025 Population Age 75-79	1,497	7,479	49,877
2025 Population Age 80-84	766	4,194	28,087
2025 Population Age 85+	463	2,662	20,083
2025 Population Age 18+	30,989	195,562	1,565,483
2025 Median Age	41	37	35
2030 Median Age	41	38	36

2025 INCOME BY AGE	5 MILE	10 MILE	25 MILE
Median Household Income 25-34	$92,870	$105,383	$77,825
Average Household Income 25-34	$124,666	$131,330	$98,726
Median Household Income 35-44	$119,338	$123,552	$85,353
Average Household Income 35-44	$153,660	$153,602	$115,649
Median Household Income 45-54	$132,710	$132,146	$87,645
Average Household Income 45-54	$167,166	$164,423	$116,951
Median Household Income 55-64	$118,909	$120,894	$77,229
Average Household Income 55-64	$159,210	$154,221	$105,928
Median Household Income 65-74	$86,143	$87,372	$57,077
Average Household Income 65-74	$121,520	$119,445	$83,624
Average Household Income 75+	$79,882	$82,712	$64,926

Population By Age





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