

12828 FM 1960

12828 FM 1960 | Huffman, TX

FLYER



12828 FM 1960

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Aerial View Map

Drive Times (Heat Map)

03 Property Description

Property Features

Parcel Map

04 Demographics

General Demographics

Race Demographics

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01

Executive Summary

Investment Summary

12828 FM 1960

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

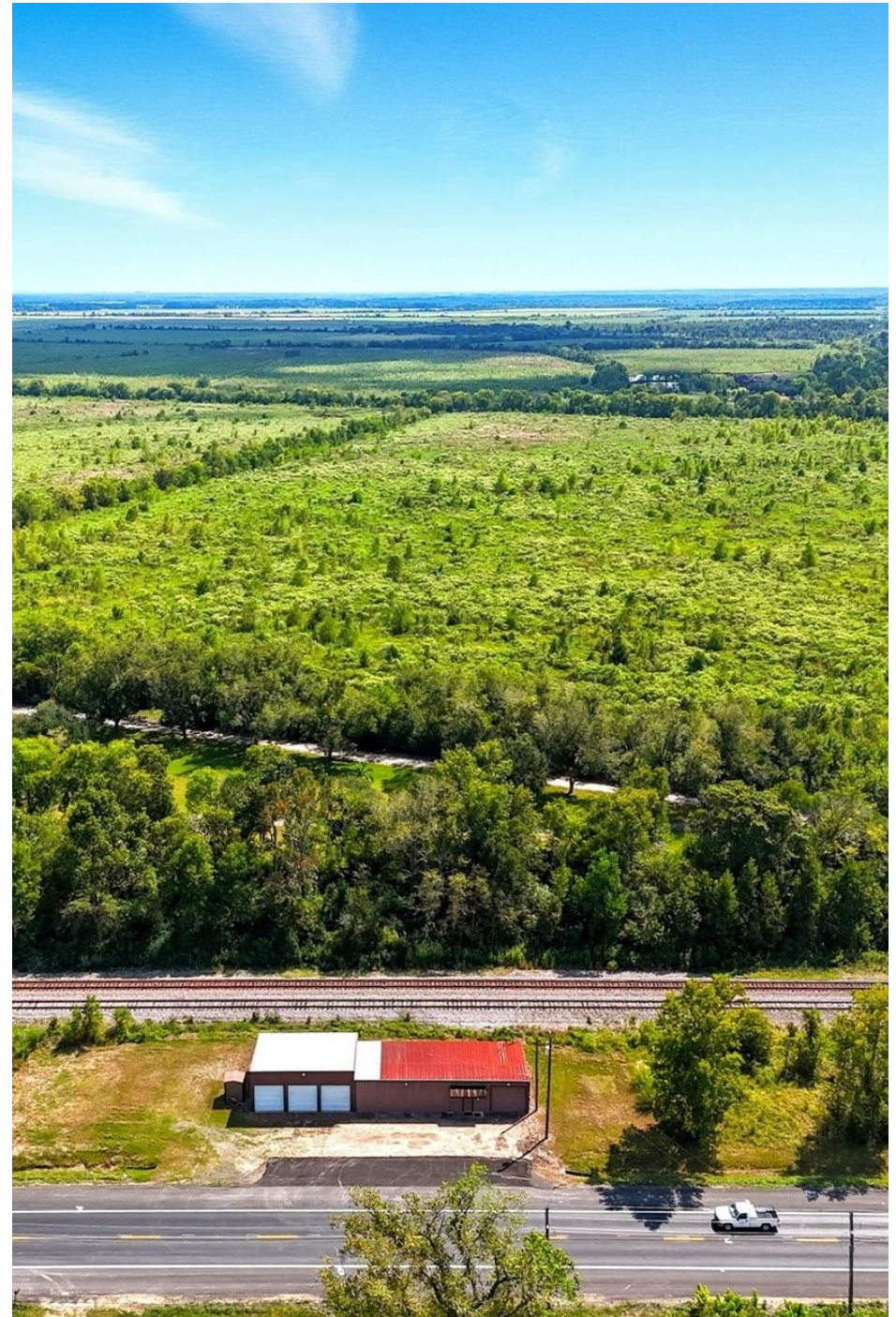
FINANCIAL SUMMARY

PRICE	\$425,000
PRICE PSF	\$118.06

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





02

Location

Location Summary

Aerial View Map

Drive Times (Heat Map)

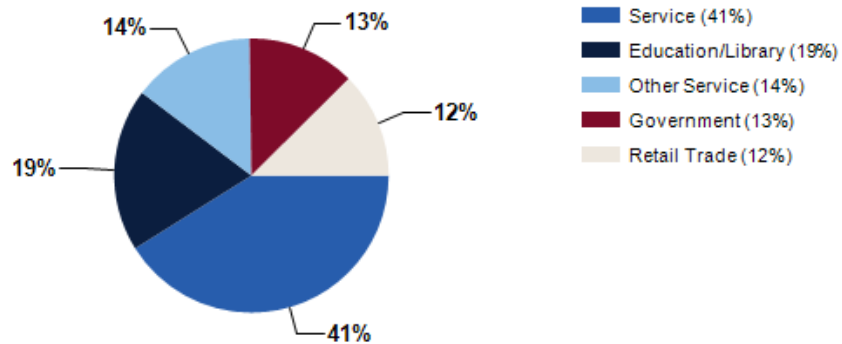
12828 FM 1960

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
Beltway 8
Grand Parkway (Hwy 99)

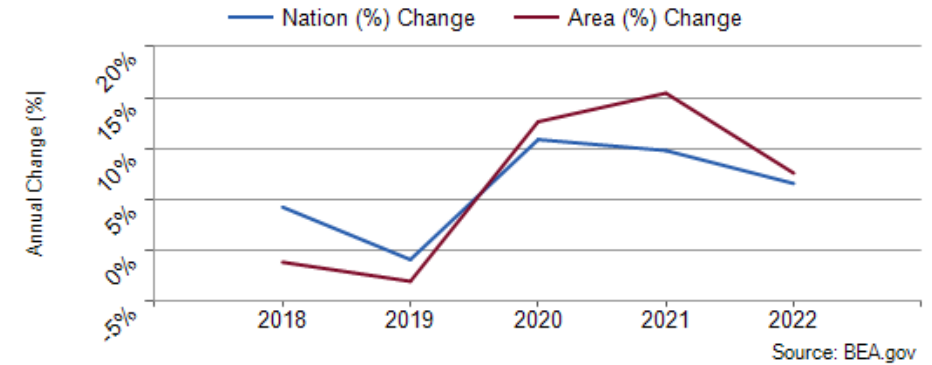
Major Industries by Employee Count

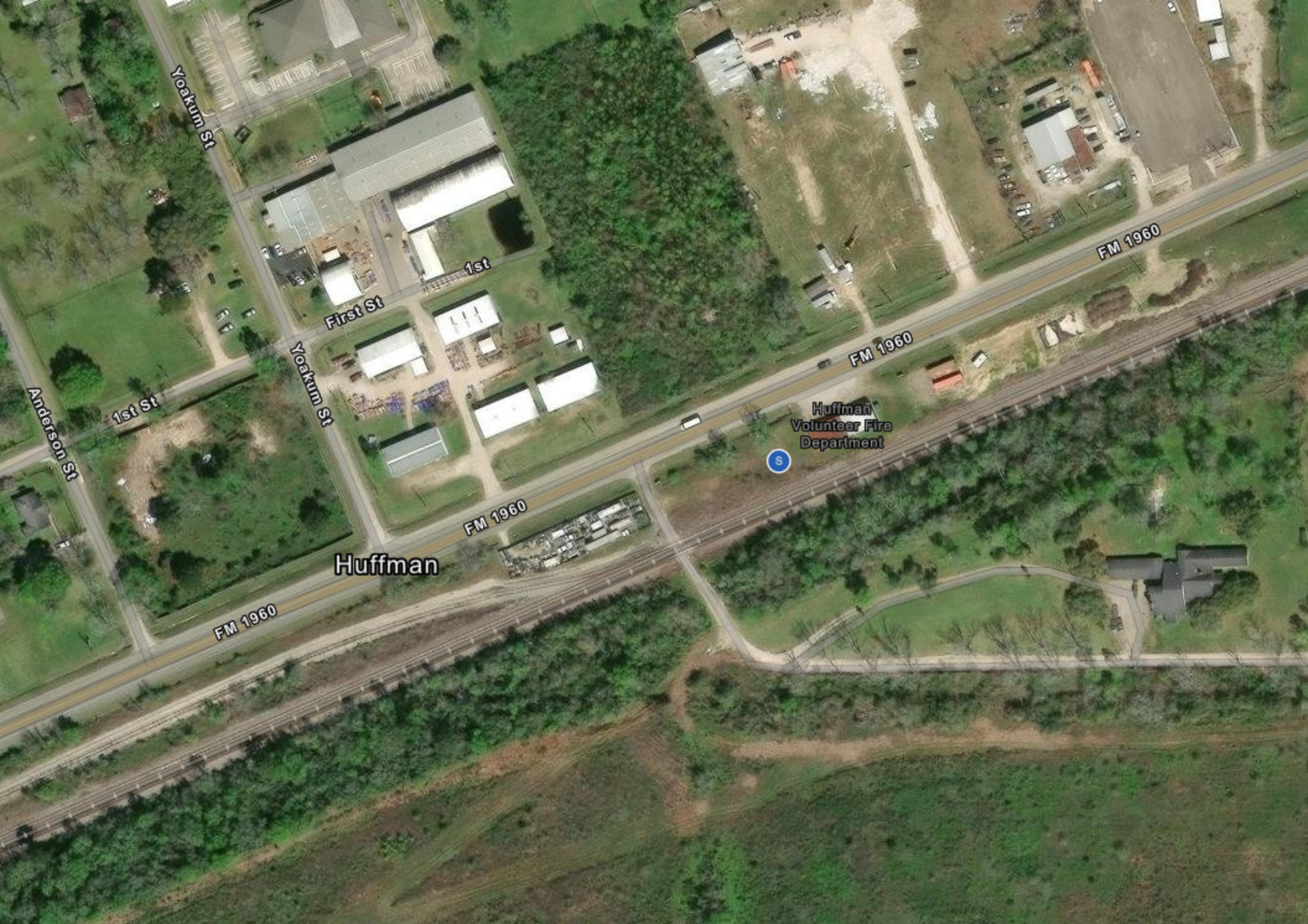


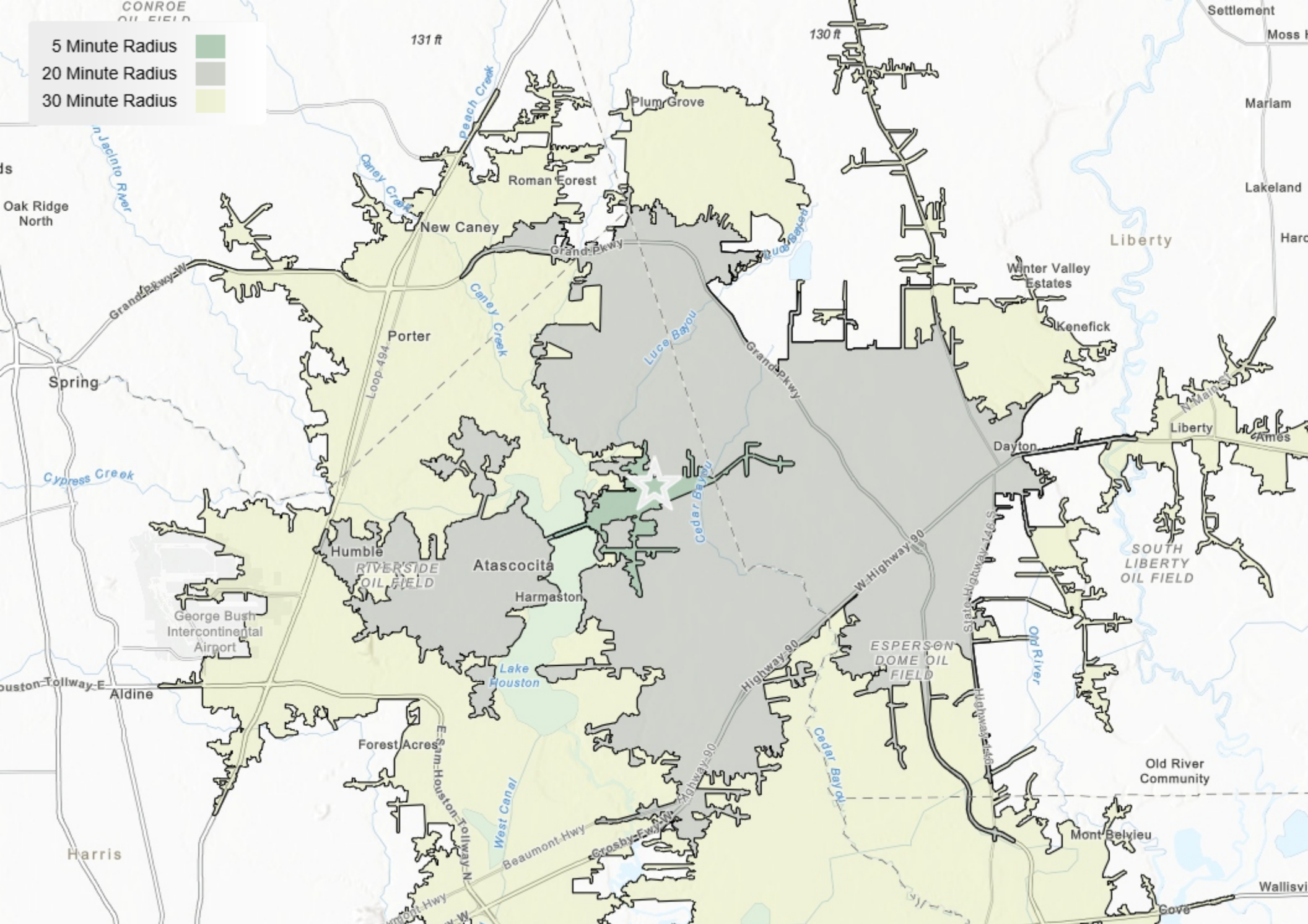
Largest Employers

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	

Harris County GDP Trend









03

Property Description

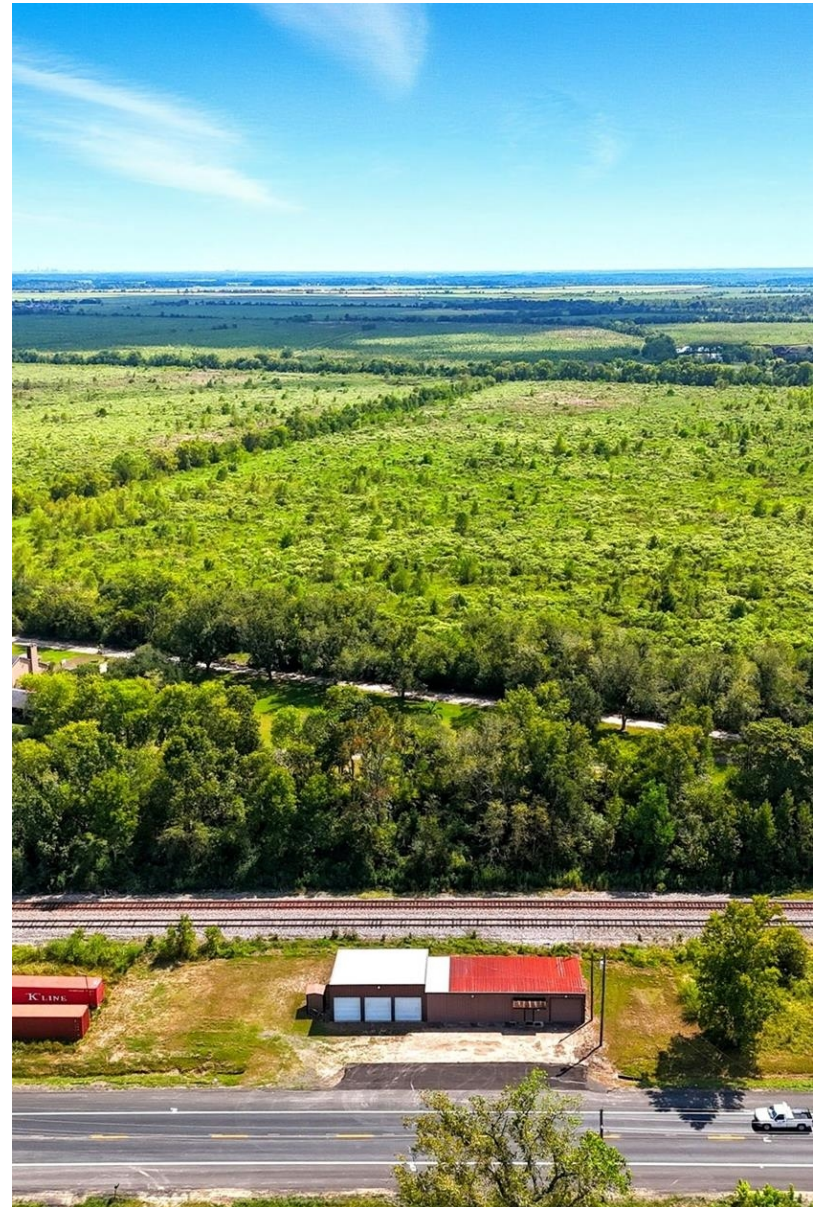
Property Features

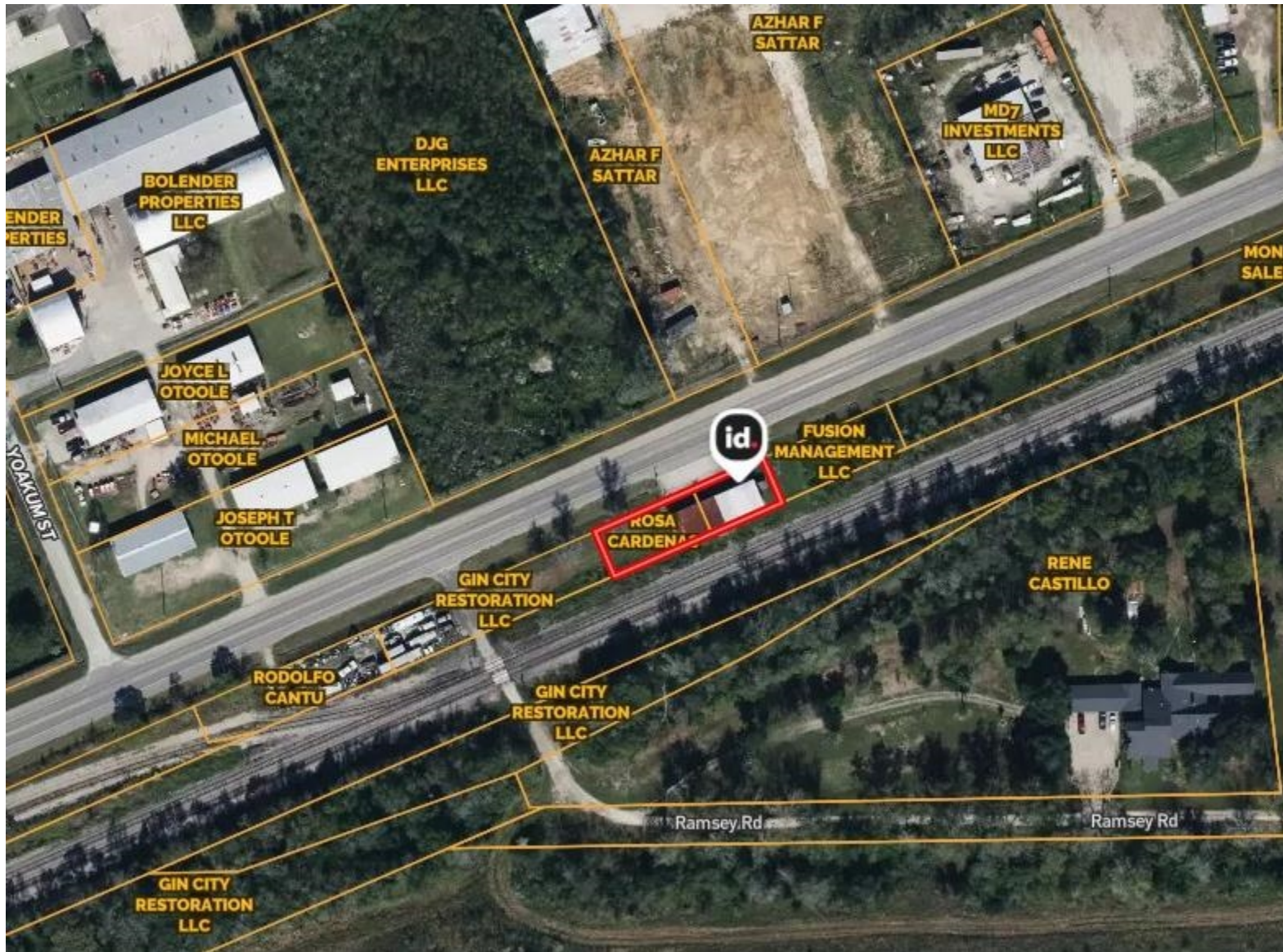
Parcel Map

12828 FM 1960

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





12828 FM 1960

04

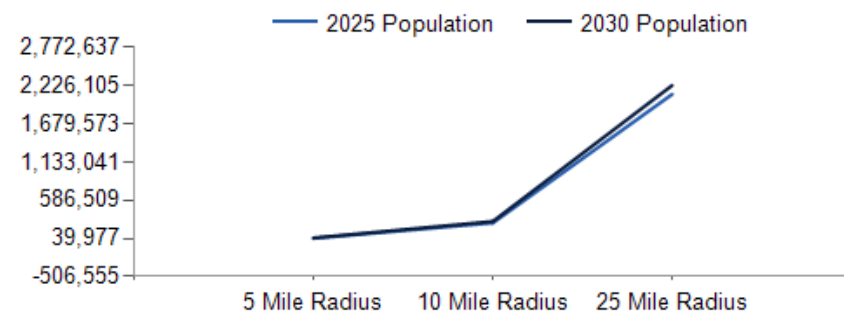
Demographics

General Demographics

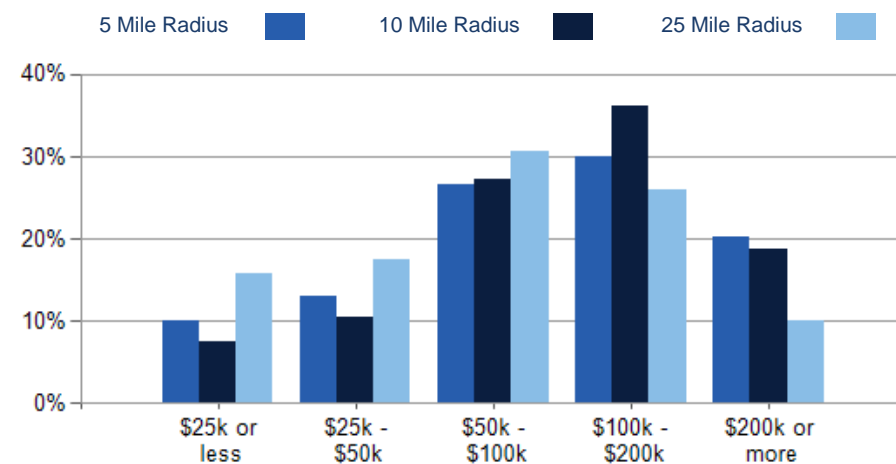
Race Demographics

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%

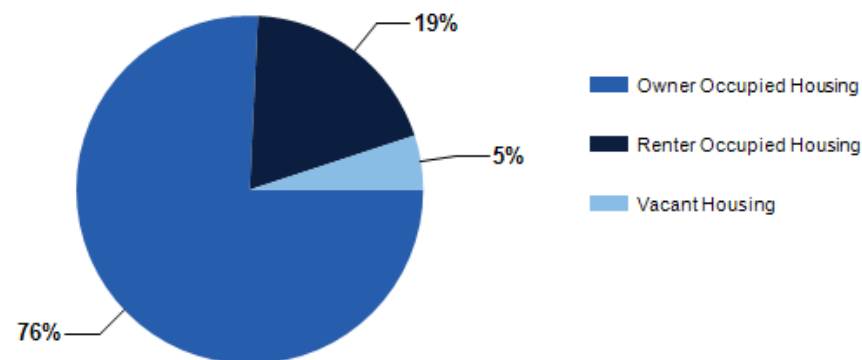
2025 HOUSEHOLD INCOME	5 MILE	10 MILE	25 MILE
less than \$15,000	861	3,689	63,570
\$15,000-\$24,999	594	3,078	49,690
\$25,000-\$34,999	941	3,569	48,124
\$35,000-\$49,999	922	5,814	77,644
\$50,000-\$74,999	1,933	12,479	123,736
\$75,000-\$99,999	1,878	12,105	96,432
\$100,000-\$149,999	2,480	19,211	123,499
\$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

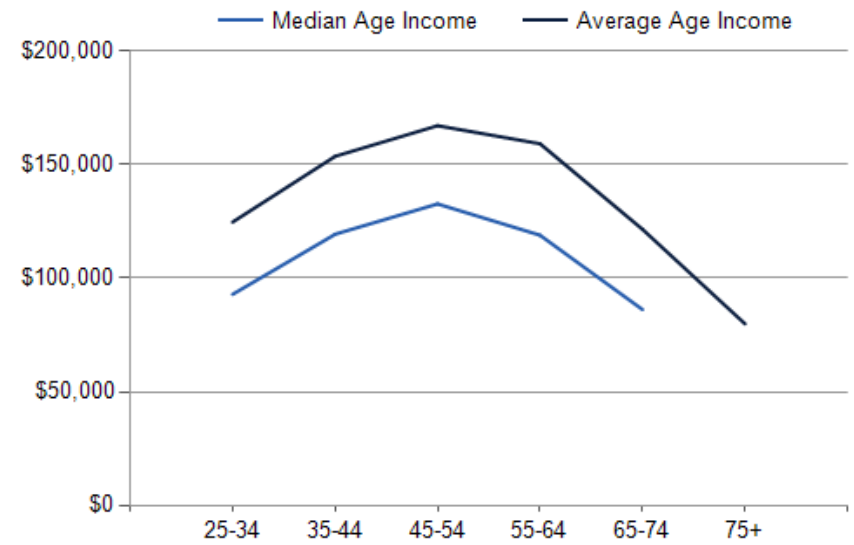
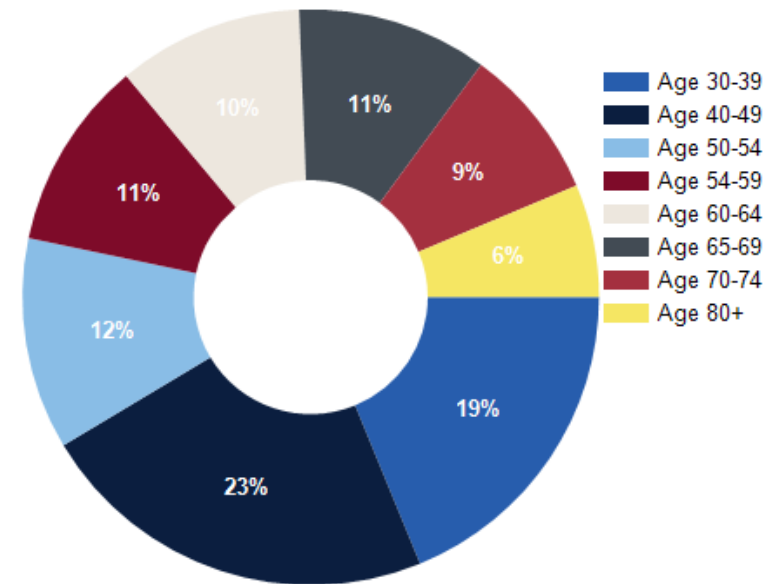


Source: esri

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



DIVERSITY INDEX	5 MILE	10 MILE	25 MILE
Diversity Index (+5 years)	71	82	88
Diversity Index (current year)	68	80	88
Diversity Index (2020)	63	76	87
Diversity Index (2010)	43	55	79

POPULATION BY RACE



5 MILE



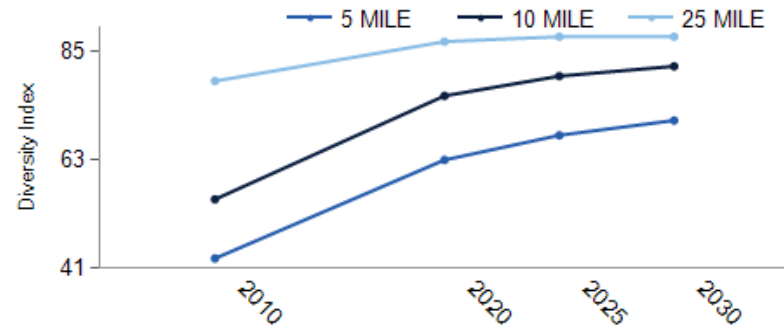
10 MILE



25 MILE

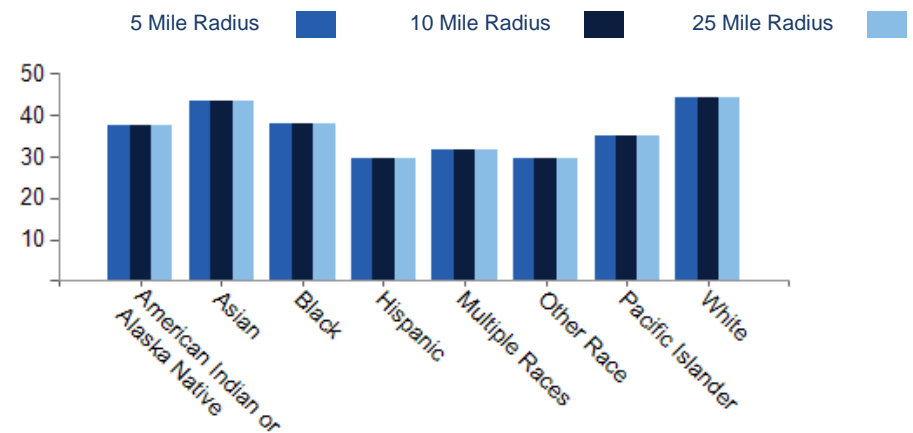
2025 POPULATION BY RACE	5 MILE	10 MILE	25 MILE
African American	6%	12%	13%
American Indian	1%	1%	1%
Asian	2%	3%	2%
Hispanic	18%	23%	33%
Multiracial	11%	12%	12%
Other Race	7%	8%	15%
White	55%	41%	24%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	5 MILE	10 MILE	25 MILE
Median American Indian/Alaska Native Age	38	34	32
Median Asian Age	43	40	39
Median Black Age	38	35	35
Median Hispanic Age	29	29	30
Median Multiple Races Age	32	30	31
Median Other Race Age	30	30	30
Median Pacific Islander Age	35	37	31
Median White Age	44	42	39

2025 MEDIAN AGE BY RACE



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