

For Sale 2435 Wolf Road

Huffman, TX 77336

±1,437 acres

EXECUTE CONFIDENTIALITY AGREEMENT



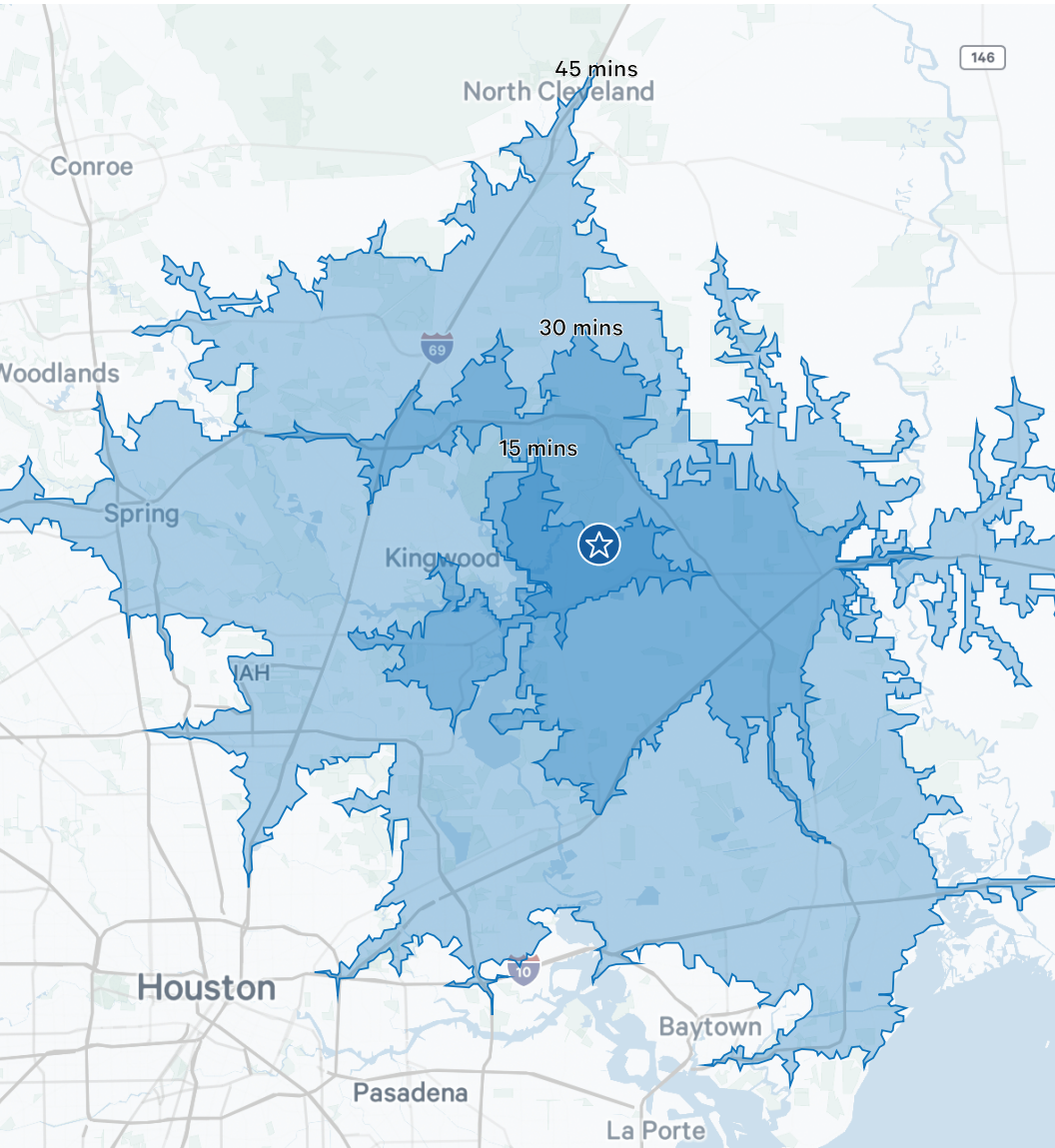
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Commute & Demographics



Drive Times	Minutes
Kingwood	25
Houston	40
Baytown	43
Spring	50

Property Information

Location

- 2435 Wolf Rd Huffman, TX 77336

Property Information

- ±1,437 acres
- Southwest portion inside 100-yr floodplain
- Crude Oil pipeline through tract
- No wells on the tract
- Utilities: Partially inside Harris-Liberty Counties MUD 1 (Inactive)
- Total tax rate: \$1.58128 (2023; excluding MUDs)
- On-site detention required
- Frontage off Wolf Rd
- Huffman ISD (Falcon Ridge Elementary, Huffman Middle, Hargrave High)

Surrounding Area

- Huffman, TX is considered to be a growing area. Over the years, the population has been increasing, and there has been some residential and commercial development in the surrounding areas.

Price

Call Broker for Pricing



Commute

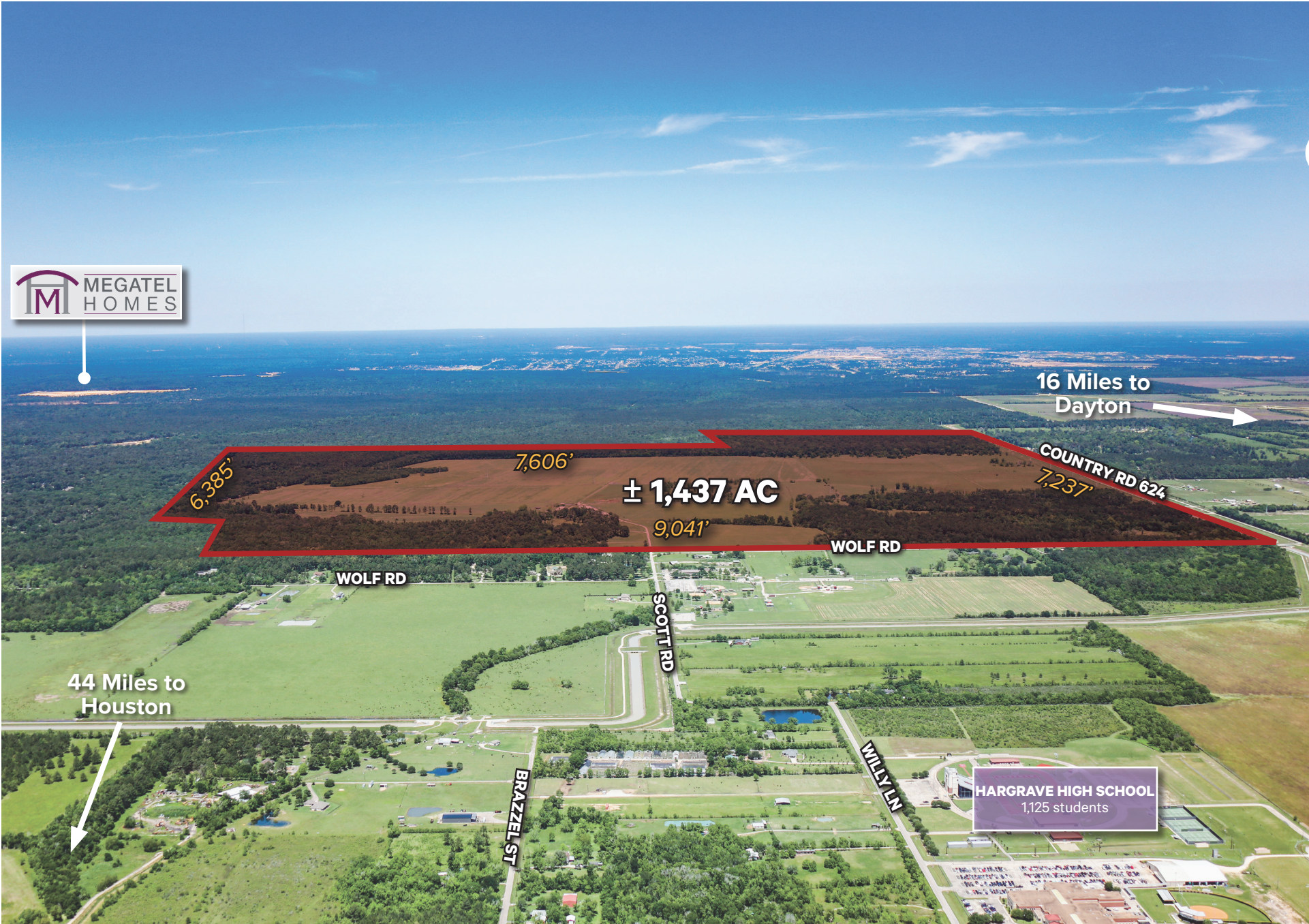
Traffic Counts	Vehicles Per Day
Wolf Rd	1,196
Grand Parkway	30,240
FM 1960	15,560
FM 1200	18,150



2023 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	276	3,502	18,919
Median Age	35.4	38.2	39.0
Average Household Income	\$115,110	\$106,236	\$120,696
Average Home Value	\$392,405	\$353,474	\$366,964
College Degree or Higher	19.7%	19%	28.1%

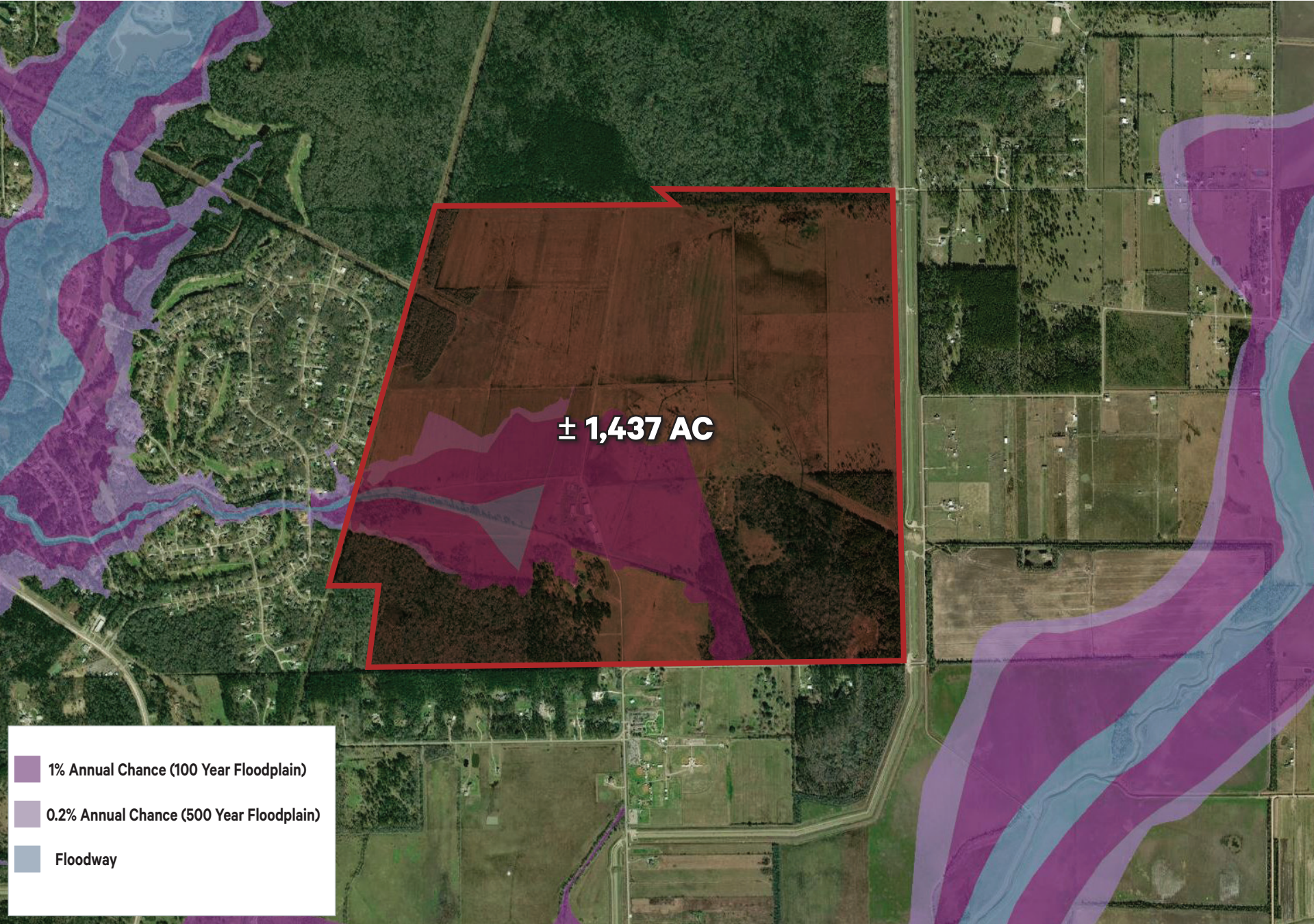
Property Aerial



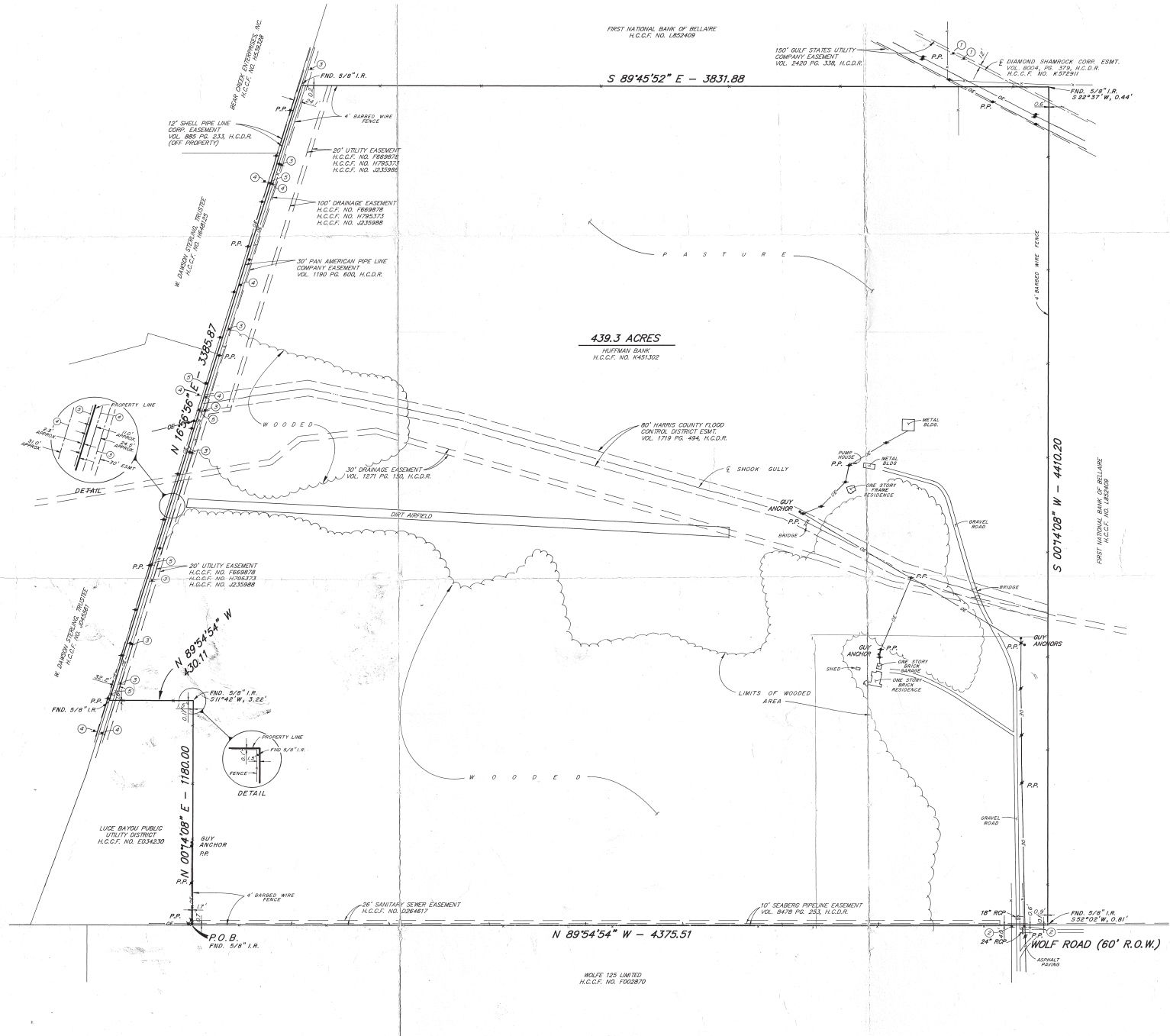
Property Aerial



Floodplain Map



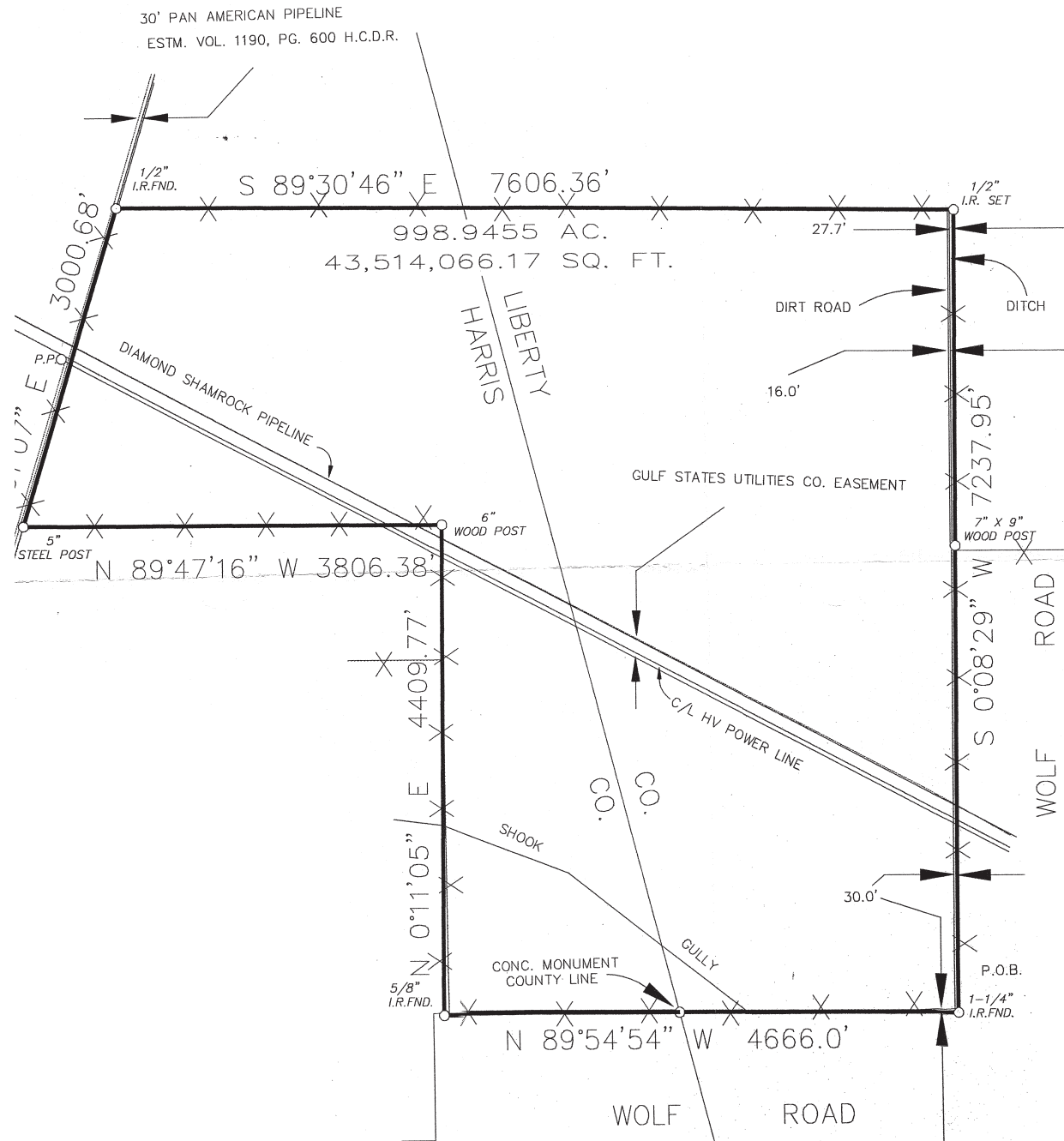
Property Survey 1



439.3 ACRES
 HUFFMAN BANK
 H.C.C.F. NO. K451302

John Child

Property Survey 2



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Contact Us

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