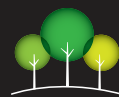


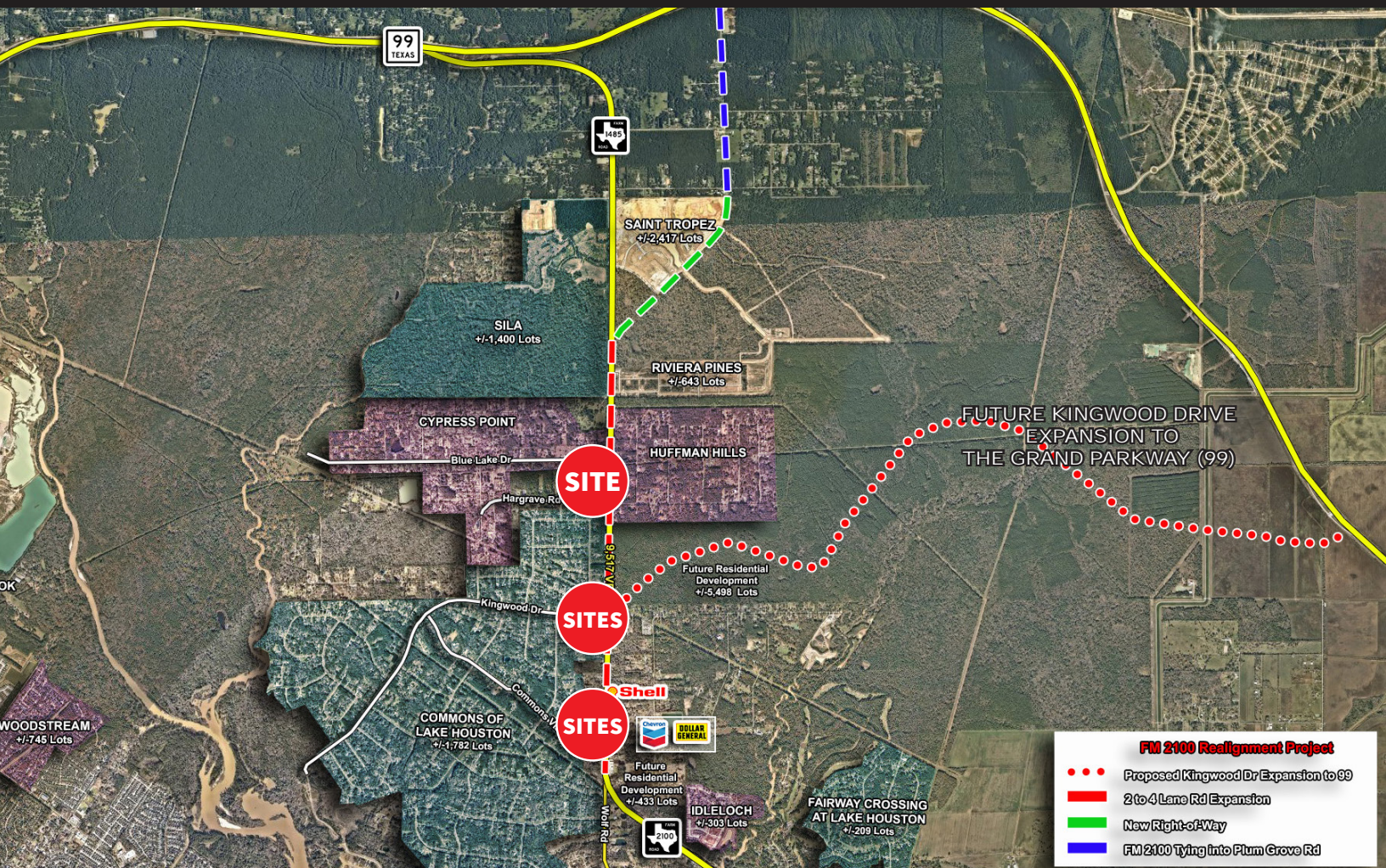
FM 2100 RD.

THE COMMONS OF LAKE HOUSTON

HUFFMAN, TX



SIGNORELLI
COMPANY



MULTIPLE PAD SITES FOR SALE: ± 1.7 AC - ± 7.44 AC

FOR MORE INFORMATION, PLEASE CONTACT:



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AVAILABLE SITES & INFORMATION

Multiple Pad Sites Available

1) ± 6.93 AC

- Water available along Hargraves Rd.
- Electric and Gas available along FM 2100 Rd.
- Onsite detention required

2) ± 3.72 AC & ± 7.44 AC

- No Zoning
- Electric and Gas available to site
- Onsite detention required

3) ± 1.7 AC & ± 7.04 AC

- No Zoning
- Electric and Gas available to site
- Onsite detention required

Please contact broker for pricing.



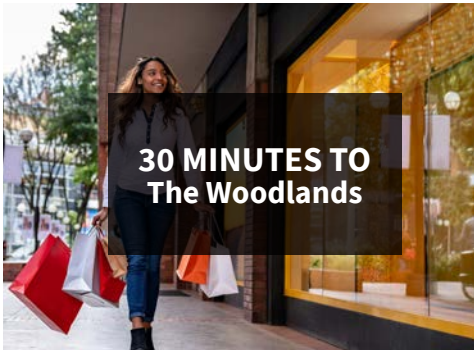


LOCATION

The available pad sites are strategically positioned at the entrances of The Commons of Lake Houston, a master planned community. The Commons of Lake Houston has approx. ±15,000 new homes planned within a five-mile radius and an additional ±4,500 planned for new nearby master planned community, Saint Tropez. Conveniently located near the Grand Parkway (99), residents have quick access to key destinations such as The Woodlands, the Port of Houston, IAH Airport, and the greater Houston area. Additionally, the highly acclaimed Huffman ISD schools are in close proximity, offering a more inclusive approach to team sports compared to larger districts.



**20 MINUTES TO
George Bush
Intercontinental
Airport**








**30 MINUTES TO
The Woodlands**




**35 MINUTES TO
Downtown
Houston**



DEMOGRAPHICS

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	5,195	45,261	108,753
	Median Age	37.4	36.0	37.4
	Average Home Value	\$276,916	\$266,729	\$282,989
	Average Household Income	\$162,840	\$117,058	\$114,922
	Education - Bachelor's Degree or Higher	41.4%	24.9%	33.5%

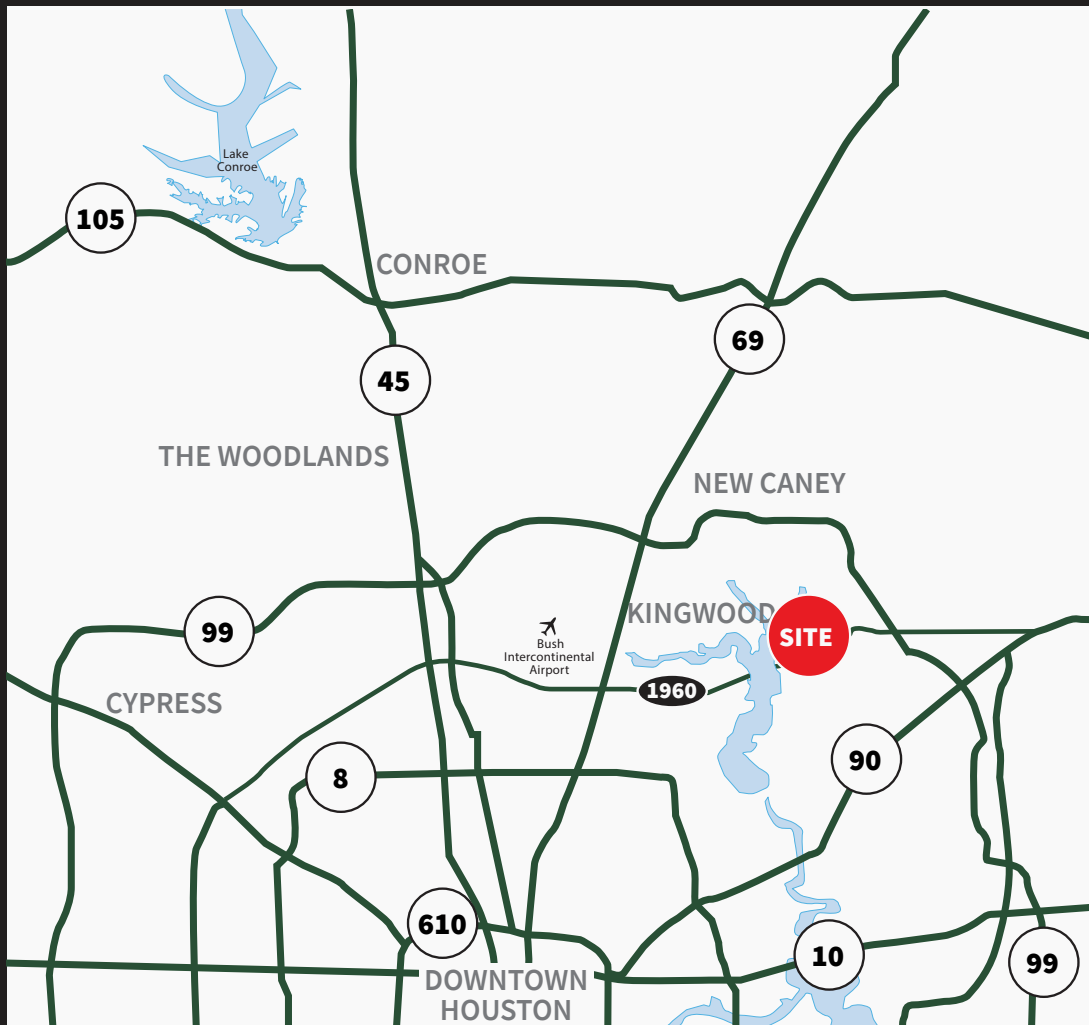
TRAFFIC COUNTS		VEHICLES PER DAY
	FM 2100 Rd, at Kingwood Dr	9,517
	Grand Parkway (99), at FM 2100 Rd.	27,679

±1.7 Acres to ±7.44 Acres of highly desirable, ready to be developed land in an affluent, rapidly growing area of Northeast Houston. Northeast Houston's economy is supported by a diverse range of sectors, including energy, manufacturing, healthcare, education, retail, and small businesses. These industries provide employment opportunities, drive economic growth, and contribute to the overall prosperity of the region.

Current average household income is **\$162,840** within a 1 mile radius, compared to **\$83,694** for all U.S. households. Median home value in the 5 mile radius is **\$282,989**.

COMMUNITY HIGHLIGHTS

- Closest lakefront deed-restricted acreage community north of Houston
- Award-winning Huffman ISD Schools
- Bulkheaded shoreline with boat slips
- Boat ramps and fishing piers
- 30+ miles of nature trails
- Pavilion & Junior Olympic swimming pool



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