

RETAIL PROPERTY | FOR LEASE

Huffmeister Retail Center

11314 Huffmeister Rd.,
Houston, TX 77065



2 | Property Summary



PROPERTY DESCRIPTION

Discover the perfect space for your business at 11314 Huffmeister Rd., Houston, TX, 77065. This exceptional property offers highly visible frontage on Huffmeister Rd., with easy access to Hwy 290 and FM 1960. The flexible suite configurations and floor plans, along with ample on-site parking, make this property suitable for retail, medical, or office use. With professional property management and maintenance, this property is ready to elevate your business image. Welcome to your new business home.

PROPERTY HIGHLIGHTS

- Highly visible frontage
- Easy access
- Flexible suite configurations
- Ample parking

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	14
Available SF:	1,361 - 3,000 SF
Building Size:	15,131 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	325	1,118	4,984
Total Population	930	3,245	14,216
Average HH Income	\$109,458	\$108,866	\$111,386



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3 | Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,361 – 3,000 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11318/11320 – Huffmeister Retail Center	Available	1,361 SF	NNN	\$12.00 SF/yr	1,361 SF retail suite offers a clean, open layout ideal for boutique retail, service businesses, or specialty shops. Take advantage of strong visibility, ample parking, and a high-traffic location in one of Northwest Houston's fastest-growing corridors.
11308/11310 – Huffmeister Retail Center	Available	3,000 SF	NNN	\$12.00 SF/yr	A rare opportunity as this versatile 3,000 SF space is ideal for a restaurant with a built-in private event or dining area. Features include partial kitchen infrastructure, flexible layout, and excellent visibility in a high-traffic corridor. Perfect for food and beverage concepts looking to host both daily service and private functions.



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4 | Lease Spaces

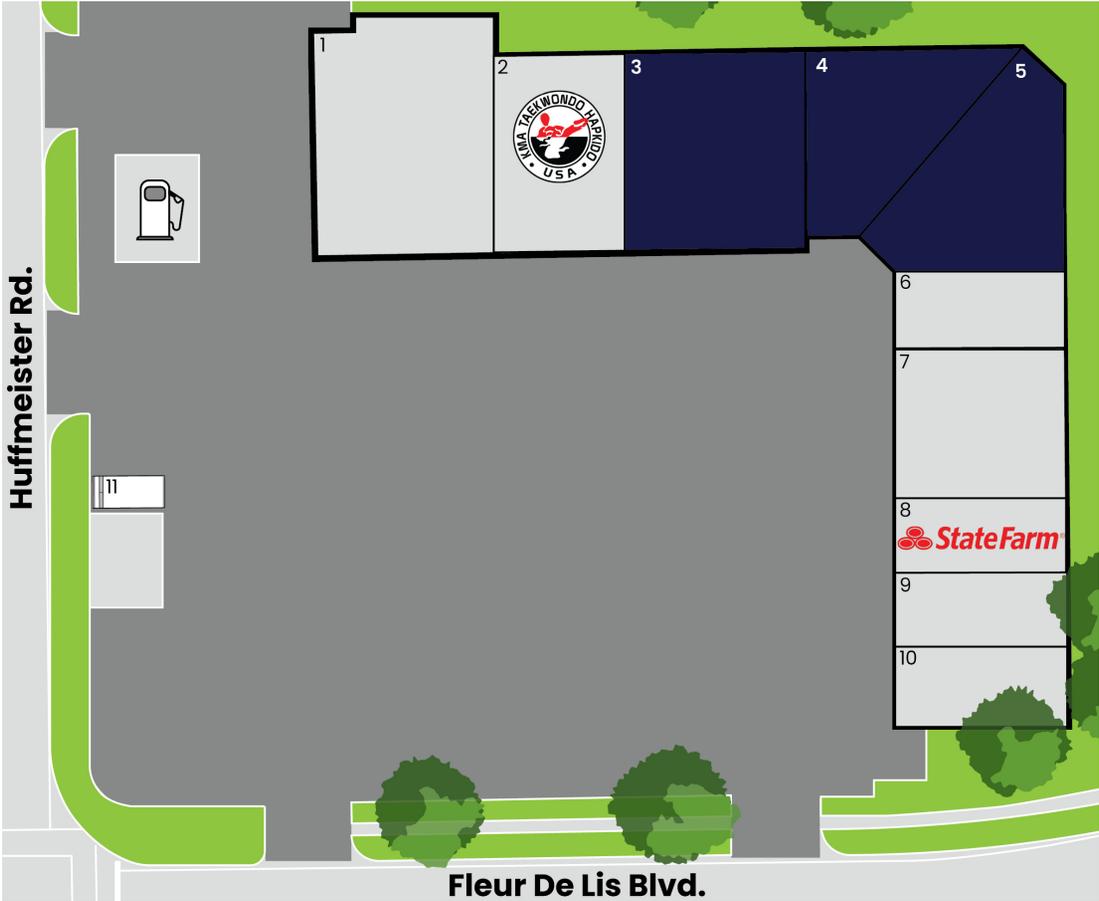


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11314 – Huffmeister Retail Center	Available	1,400 SF	NNN	\$12.00 SF/yr	This 1,400 SF suite at 11314 Huffmeister Rd. features wood floors, upscale finishes, and a flexible layout ideal for boutique retail, wellness, salon studios, med spa, medical clinic, or professional office use. Well-maintained and move-in ready, the space offers a polished, modern look that supports a wide range of client-focused businesses. Located in a high-traffic corridor with strong visibility and ample parking.



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Site Map

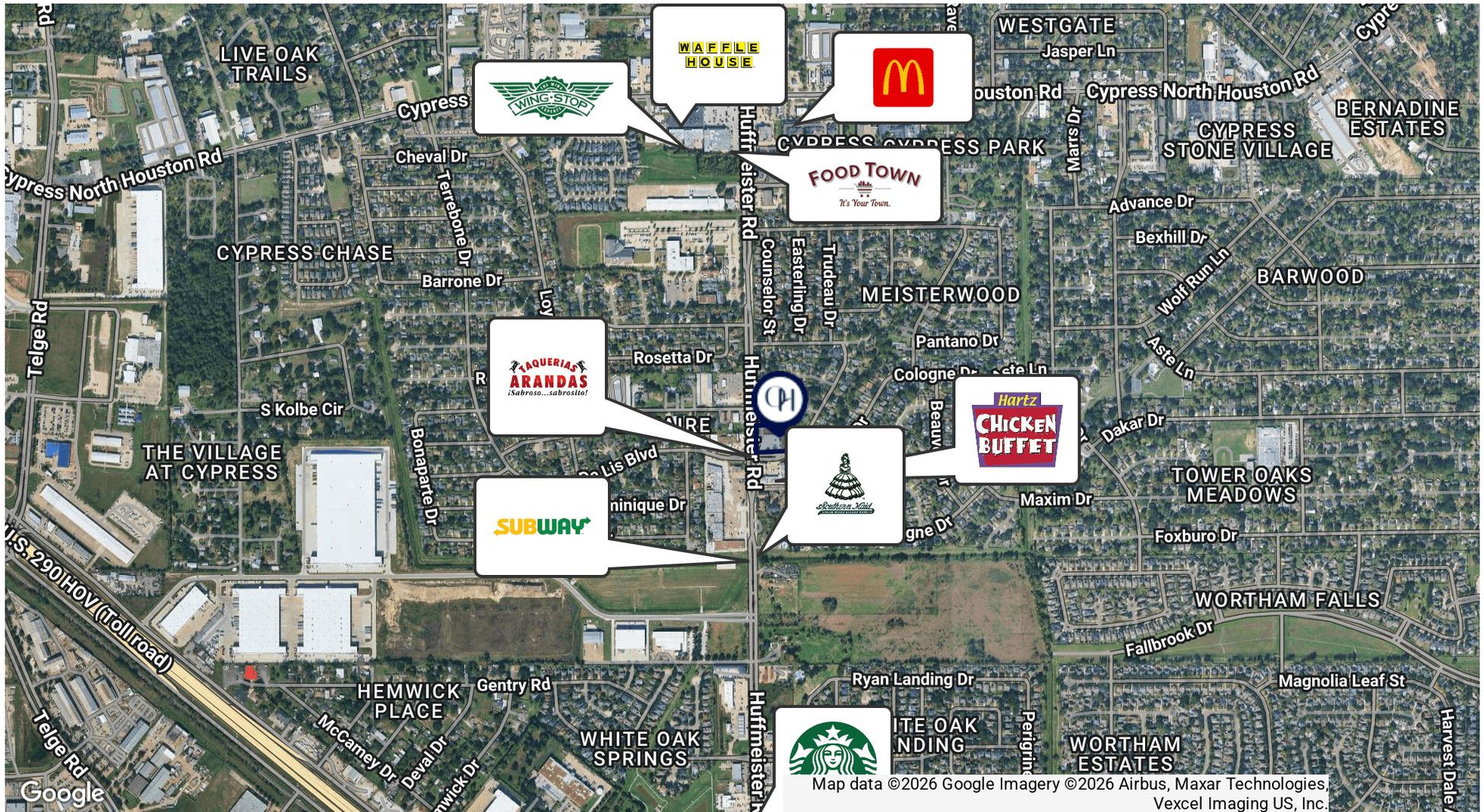


Tenant	Unit	Size (SF)
1	Circle A Food Store	11302 2,434
2	KMA Taekwondo	11304 2,000
3	<VACANT>	11308/11310 3,000
4	<VACANT>	11314 1,400
5	<VACANT>	11318/11320 1,361
6	Cypress Tailor & Alterations	11322 818

Tenant	Unit	Size (SF)
7	Great News Barber	11324-326 1,612
8	State Farm Insurance	11328 806
9	Jade Dragon Dispensary	11330 800
10	Everlasting Design & Tattoos	11332 900
11	Taqueria El Pepe	PAD 2 0
12	Fireworks Stand	PAD 0



6 | Retailer Map



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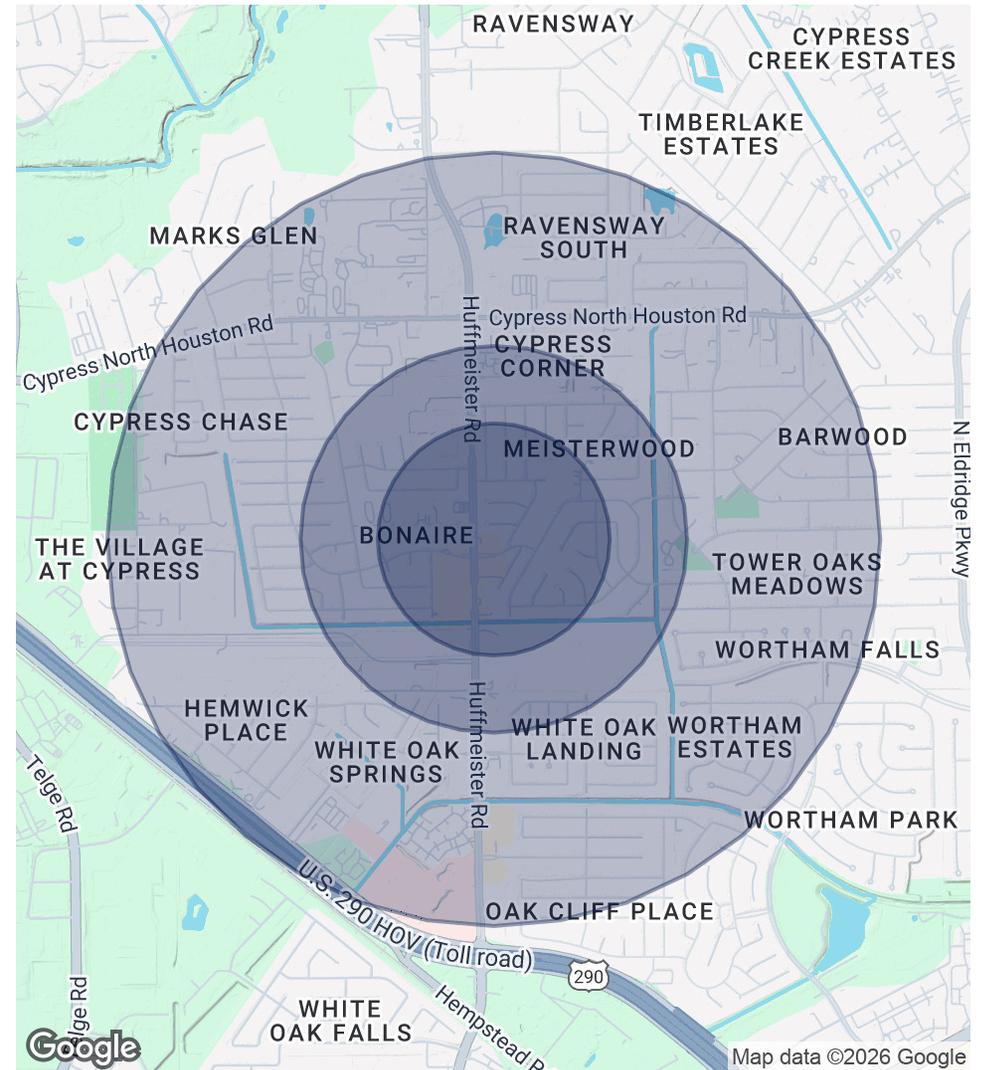
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7 | Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	930	3,245	14,216
Average Age	39	38	39
Average Age (Male)	38	37	38
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	325	1,118	4,984
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$109,458	\$108,866	\$111,386
Average House Value	\$247,047	\$250,372	\$264,368

Demographics data derived from AlphaMap



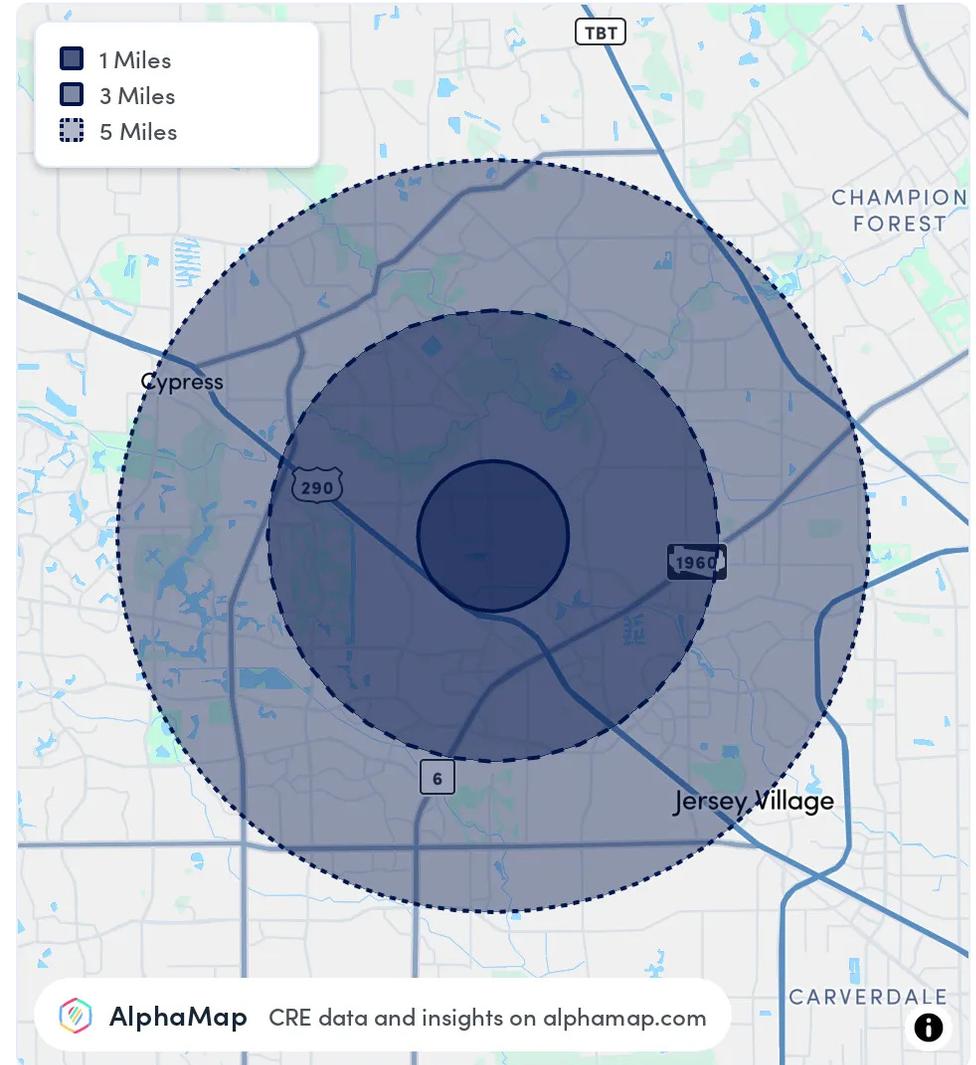
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8 | Area Analytics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,216	97,487	301,532
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,984	35,339	107,054
Persons per HH	2.9	2.8	2.8
Average HH Income	\$111,386	\$114,579	\$124,941
Average House Value	\$264,368	\$315,756	\$337,880
Per Capita Income	\$38,408	\$40,921	\$44,621

Map and demographics data derived from AlphaMap





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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

Oak Hill Commercial	-	-	713.275.2009
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jamie Grotte	-	jgrotte@oakhillcommercial.com	713.275.2009 x108
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date