

Multiple Pads Available at Hard Corner
Location with Access from Highway 290

2.834 Acres For Sale or Ground Lease

Southwest Corner of Fallbrook Drive & Huffmeister Road
Houston, TX 77065

Wade Greene

+1 713 830 2189
wade.greene@colliers.com

Kaylee Boyd

+1 713 835 0057
kaylee.boyd@colliers.com

Mason Rabel

+1 713 830 2102
mason.rabel@colliers.com

Colliers

Property Overview

Size	±2.834 acres
Use	Multiple pads available fronting Huffmeister Road ideal for retail
Detention	Regional off-site detention provided
Utilities	MUD 248
Traffic	±25,353 VPD





Area Highlights

- Direct access to Highway 290 via Fallbrook Drive
- Located at the signalized hard corner intersection of Huffmeister Road and Fallbrook Drive
- Adjacent to Weiser Business Park development
- Fallbrook Drive extension under construction
- Future median break on Fallbrook Drive

Weiser Business Park

- ±1 million square feet existing with ±600K square feet under construction
- Current tenants:
 - R.S. Hughes
 - Fire Reconstruction
 - Southern Carlson
 - Saunders
 - Hodell Natco
 - Lanter
 - Pratt Industries
 - Western Post
 - LeCangs
 - SEG Solar



URBAN 428
ADVENTURE PARK

FLOOR
DECOR

RTIC

wayfair

CYPRESS FALLS
HIGH SCHOOL
2,989 STUDENTS

HCA Houston
Healthcare

290

290

HUFFMEISTER RD
25,333 VPD

2.834 AC

FALLBROOK DR

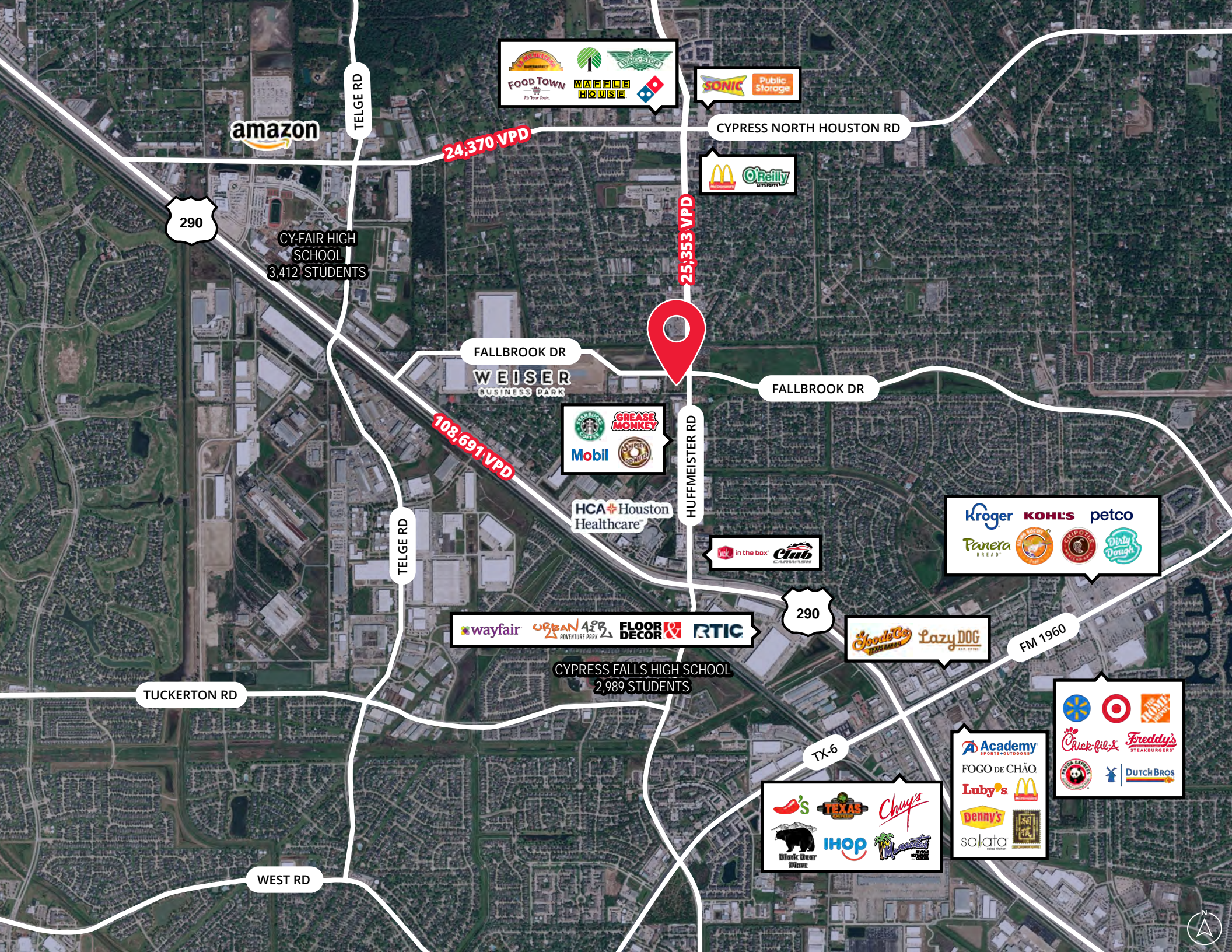
WEISER
BUSINESS PARK

FUTURE DRIVE CONNECTION
WITH WEISER BUSINESS PARK

290

FALLBROOK DRIVE EXTENSION
CONNECTING TO FM 1960

FUTURE MEDIAN BREAK WITH
DESIGNATED LEFT-TURN



amazon

290

CY-FAIR HIGH SCHOOL
3,412 STUDENTS

24,370 VPD

FOOD TOWN
Waffle HOUSE

SONIC Public Storage

CYPRESS NORTH HOUSTON RD

McDonald's O'Reilly AUTO PARTS

25,353 VPD

FALLBROOK DR

WEISER BUSINESS PARK

FALLBROOK DR

108,691 VPD

Starbucks GREASE MONKEY
Mobil CHIPLETS

HCA Houston Healthcare

HUFFMEISTER RD

In the Box Club CARWASH

Kroger KOHL'S petco
Panera BREAD BAKERY

TELGE RD

290

wayfair URBAN AIR ADVENTURE PARK
FLOOR DECOR RTIC

CYPRESS FALLS HIGH SCHOOL
2,989 STUDENTS

Jamba Lazy DOG

FM 1960

TUCKERTON RD

TX-6

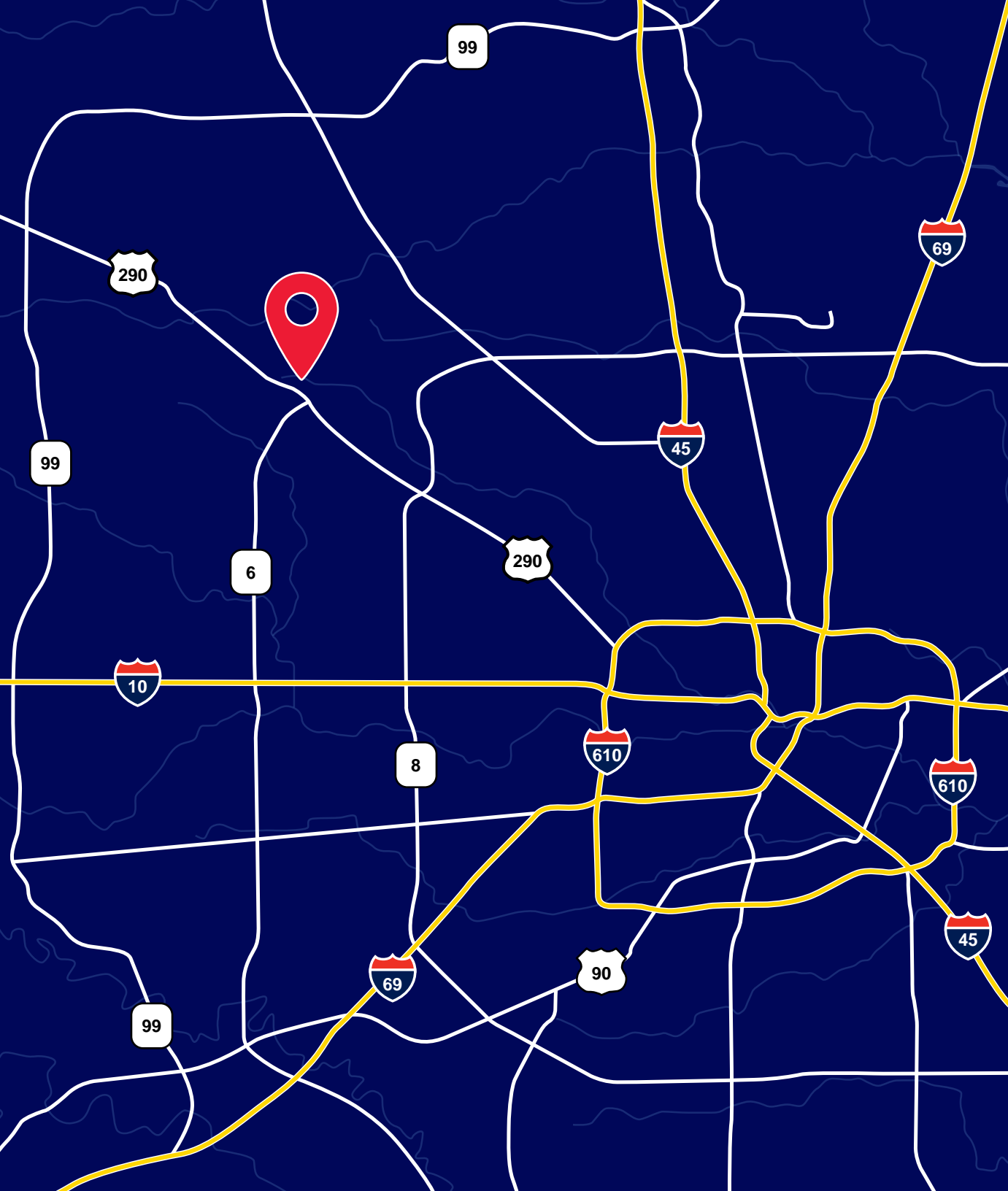
WEST RD

Chili's TEXAS ROADHOUSE
IHOP Chuy's

Academy SPORTS+OUTDOORS
FOGO DE CHÃO
Luby's McDonald's
Denny's salata

Walmart Target Home Depot
Chick-fil-A Freddy's STEAKBURGERS
Dutch Bros





Demographics

(5 MILES)



296,235
TOTAL POPULATION



107,632
TOTAL HOUSEHOLDS



\$126,340
AVG. HOUSEHOLD INCOME



118,000
STUDENTS ENROLLED IN
CYPRESS-FAIRBANKS ISD

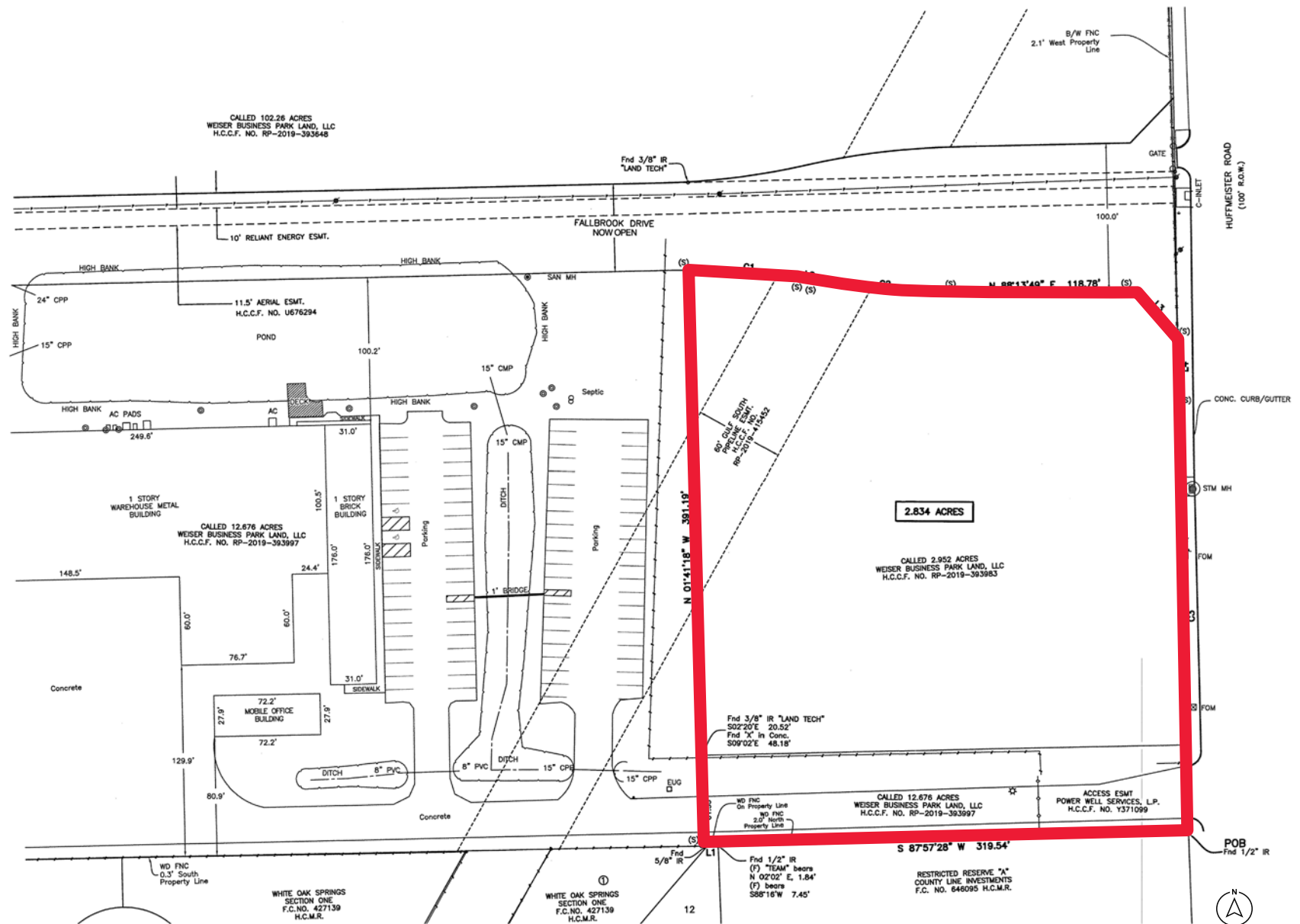


275,124
TOTAL DAYTIME
POPULATION



275,124
MEDIAN HOME VALUE

**SOUTHWEST CORNER OF FALLBROOK DRIVE & HUFFMEISTER ROAD
HOUSTON, TX 77065**





1233 West Loop South, Suite 900
Houston, TX 77027
+1 713 222 2111
colliers.com

Wade Greene

+1 713 830 2189
wade.greene@colliers.com

Kaylee Boyd

+1 713 835 0057
kaylee.boyd@colliers.com

Mason Rabel

+1 713 830 2102
mason.rabel@colliers.com



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.

Colliers International Houston, Inc.

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

29114

License No.

houston.info@colliers.com

Email

+1 713 222 2111

Phone

Daniel P. Rice

Designated Broker of Firm

811065

License No.

danny.rice@colliers.com

Email

+1 713 830 2134

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Wade Greene

Sales Agent/Associate's Name

680080

License No.

wade.greene@colliers.com

Email

+1 713 830 2189

Phone

Buyer/Tenant/Seller/Landlord Initials

Date