

# Valuation Analysis of 21.49 Acres at FM 2100 and Wolf Road

The valuation of a 21.49-acre commercial land tract at the intersection of FM 2100 and Huffman Cleveland/Wolf Road in Huffman, Texas, is driven by its strategic location at a "hard corner" within a high-growth corridor of Harris County. Given the property's 1,250 feet of frontage on FM 2100 and 800 feet on Wolf Road, combined with its proximity to Falcon Ridge Elementary School and the ongoing expansion of FM 2100 into a four-lane divided highway, the land is optimally positioned for large-scale retail development, pad sites, or mixed-use specialty projects.

The estimated market value for this specific 21.49-acre parcel is approximately **\$14,000,000**, which translates to a unit price of roughly **\$14.96 per square foot** or approximately **\$651,465 per acre**. This is the premium "hard corner site" in Huffman with superior visibility, accessibility, and traffic counts.

## Market Drivers and Regional Growth

The Huffman area is currently experiencing significant suburbanization, as the "outward push" from the Houston metropolitan core into unincorporated Harris County continues. The expansion of the Grand Parkway (State Highway 99) has acted as a primary catalyst for this growth, reducing travel times to major employment hubs like the Port of Houston and the Generation Park commercial district.

For this property, the valuation is bolstered by several key infrastructure improvements:

- Road Expansion:** FM 2100 is being widened to four lanes, and Wolf Road is proposed for widening in mid-2026 to include medians and sidewalks.
- Utility Availability:** Unlike many rural tracts in East Harris County, this site has access to water and sewer services through the Luce Bayou Public Utility District (PUD). In land development, the presence of "wet" utilities (water and wastewater) can greatly increase land value compared to "dry" tracts that require septic systems or private wells. This is a rare find in Huffman.

## Quantitative Valuation Methods

At the listed price of \$14,000,000:

This price point is consistent with "retail-ready" land in high-growth Texas corridors. The premium here is attributed to the "hard corner" status and the 2,050 total linear feet of road frontage, which allows for multiple "pad sites" for fast-food restaurants or banks that can sell for \$20.00 to \$35.00 per square foot when subdivided.

## **Socio-Economic Context**

The location across from Falcon Ridge Elementary School provides a built-in "captive audience" for retail services, such as daycare centers, grocery stores, or after-school facilities. Anchors like schools can significantly enhance the "linkage" value of a commercial site. Furthermore, Huffman has a strong community, family-oriented demographic that supports local retail demand.

As always do your own due diligence.