

FOR LEASE

Huffman Shopping Center



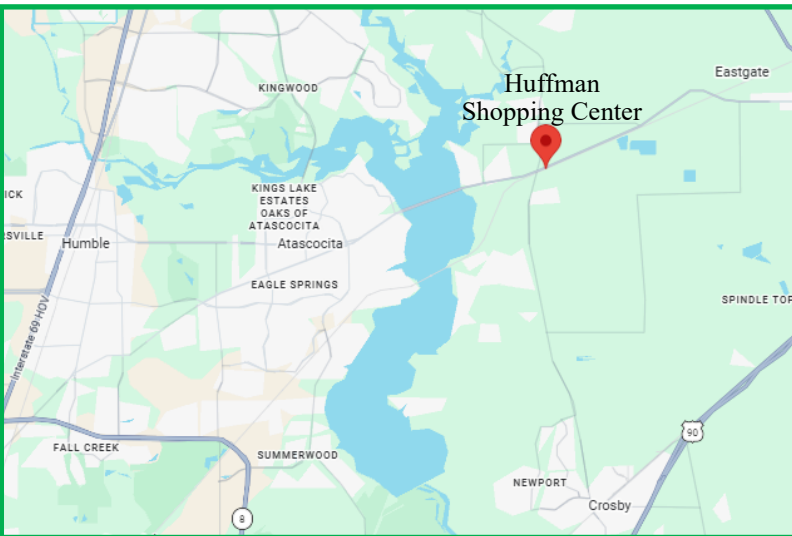
**24501 FM 2100
Huffman, TX 77336**

AVAILABLE

Suite	SF	Rate—PSF/YR
D	1,200	\$15.50 + \$6.61 Nets
I	2,400	\$15.50 + \$6.61 Nets

- Near the Corner of FM 1960 at FM 2100
- New Exterior Upgrades in Process
- 2nd Generation Restaurant Space
- High Traffic - Approx. 15,000 VPD

cmī brokerage



For Leasing inquiries, please contact:

713-961-4666

820 Gessner, Ste 1525, Houston, TX 77024

Gary Triplett

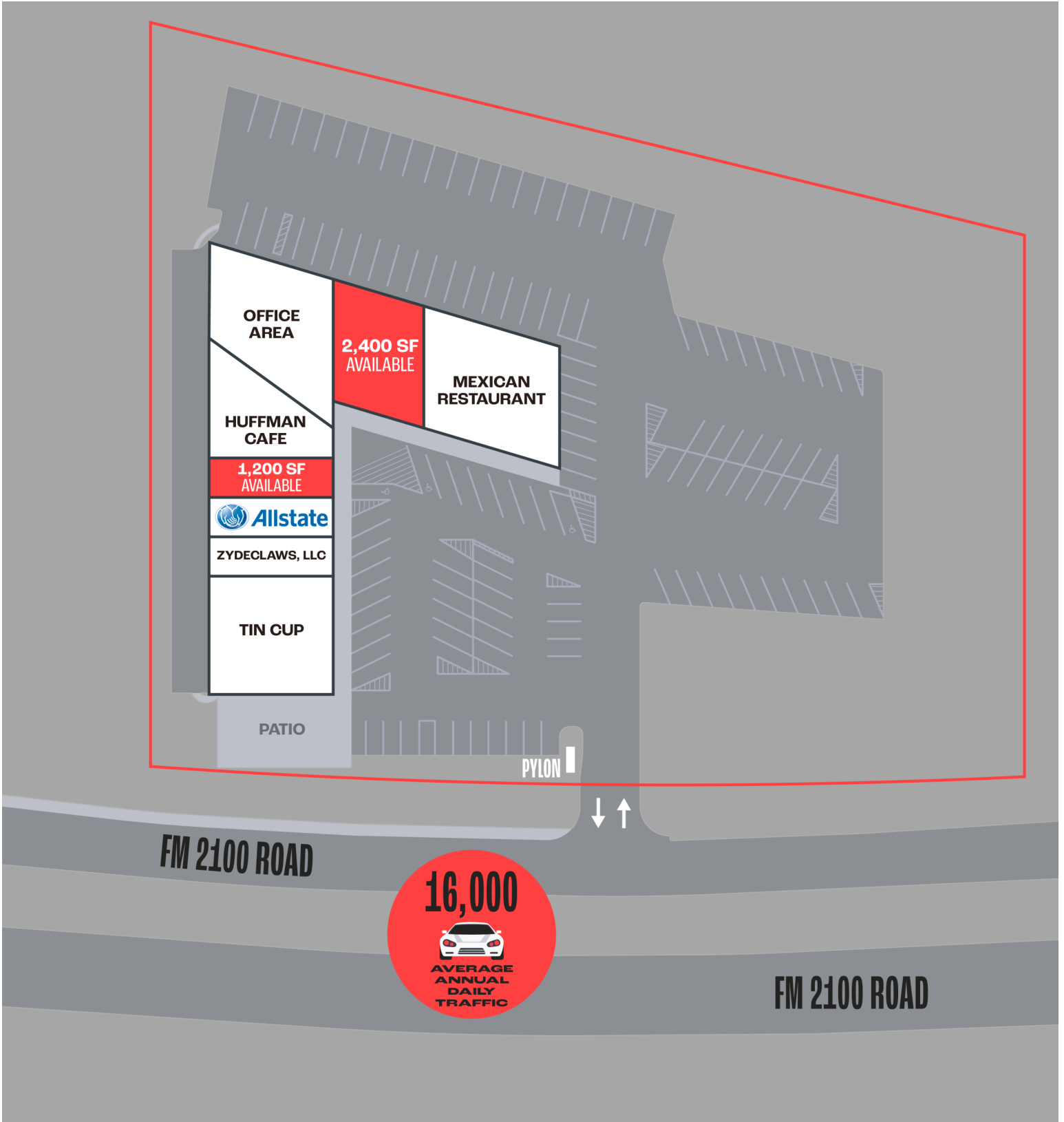
gtriplett@cmirealestate.com

www.cmirealestate.com

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Site Plan

Huffman Shopping Center
24501 FM 2100, Huffman, TX 77336



Demographic Summary Report

Huffman Shopping Center

24501 FM 2100, Huffman, TX 77336

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **21,000 SF** Rent/SF/Yr: -
 Year Built: **2007**



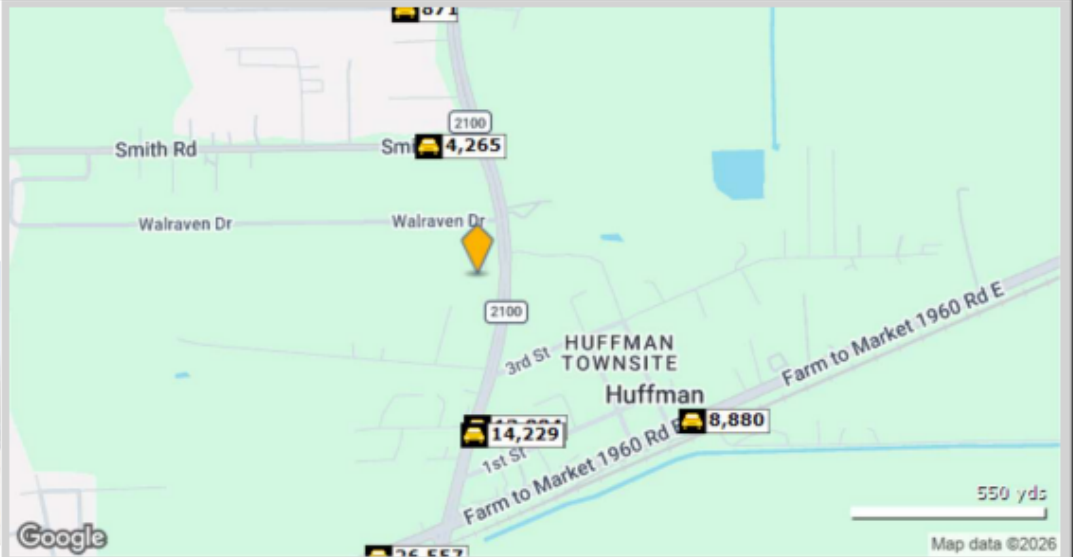
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	3,009	11,003	44,977
2024 Estimate	2,870	10,622	43,810
2020 Census	2,468	9,887	44,127
Growth 2024 - 2029	4.84%	3.59%	2.66%
Growth 2020 - 2024	16.29%	7.43%	-0.72%
2024 Population by Hispanic Origin	658	2,264	8,927
2024 Population	2,870	10,622	43,810
White	2,078 72.40%	7,762 73.07%	30,251 69.05%
Black	81 2.82%	379 3.57%	3,094 7.06%
Am. Indian & Alaskan	25 0.87%	84 0.79%	309 0.71%
Asian	23 0.80%	117 1.10%	973 2.22%
Hawaiian & Pacific Island	1 0.03%	5 0.05%	38 0.09%
Other	663 23.10%	2,274 21.41%	9,145 20.87%
U.S. Armed Forces	0	11	109
Households			
2029 Projection	1,004	3,730	15,520
2024 Estimate	958	3,602	15,147
2020 Census	828	3,378	15,405
Growth 2024 - 2029	4.80%	3.55%	2.46%
Growth 2020 - 2024	15.70%	6.63%	-1.67%
Owner Occupied	613 63.99%	2,600 72.18%	11,980 79.09%
Renter Occupied	345 36.01%	1,003 27.85%	3,167 20.91%
2024 Households by HH Income	958	3,602	15,146
Income: <\$25,000	143 14.93%	626 17.38%	1,576 10.41%
Income: \$25,000 - \$50,000	407 42.48%	1,072 29.76%	2,473 16.33%
Income: \$50,000 - \$75,000	66 6.89%	390 10.83%	1,866 12.32%
Income: \$75,000 - \$100,000	154 16.08%	503 13.96%	1,744 11.51%
Income: \$100,000 - \$125,000	74 7.72%	224 6.22%	1,456 9.61%
Income: \$125,000 - \$150,000	25 2.61%	203 5.64%	1,127 7.44%
Income: \$150,000 - \$200,000	14 1.46%	156 4.33%	2,001 13.21%
Income: \$200,000+	75 7.83%	428 11.88%	2,903 19.17%
2024 Avg Household Income	\$75,292	\$91,498	\$128,879
2024 Med Household Income	\$44,536	\$59,363	\$98,766

Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Smith Rd	FM 2100	0.09 E	2025	4,274	MPSI	.23
2 Smith Rd	FM 2100	0.09 E	2024	4,265	MPSI	.23
3 Humble Crosby Road	Twin Oaks	0.00 S	2025	17,246	MPSI	.24
4 Humble Crosby Road	Afton Way	0.27 NW	2021	17,244	AADT	.24
5 Humble-Crosby Rd	Afton Way	0.27 NW	2023	13,884	MPSI	.24
6 FM 2100 Rd		0.00	2024	14,142	MPSI	.26
7 FM 2100 Rd		0.00	2025	14,229	MPSI	.26
8 FM 1960 Rd	Pyeatt	0.03 NE	2018	8,880	MPSI	.43
9 Darden Dr	FM 2100	0.08 E	2025	871	MPSI	.46
10 Crosby Ln	FM 1960 Rd	0.01 SE	2022	26,557	MPSI	.48



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

CMI Brokerage	390205-BB	cmi@cmirealestate.com	713.961.4666
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Victor E Vacek, Jr.	153348-B	vev@cmirealestate.com	713.961.4666
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Gary Triplett	279923-B	gtriplett@cmirealestate.com	713.961.4666
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date