

FOR LEASE

Huffman Shopping Center



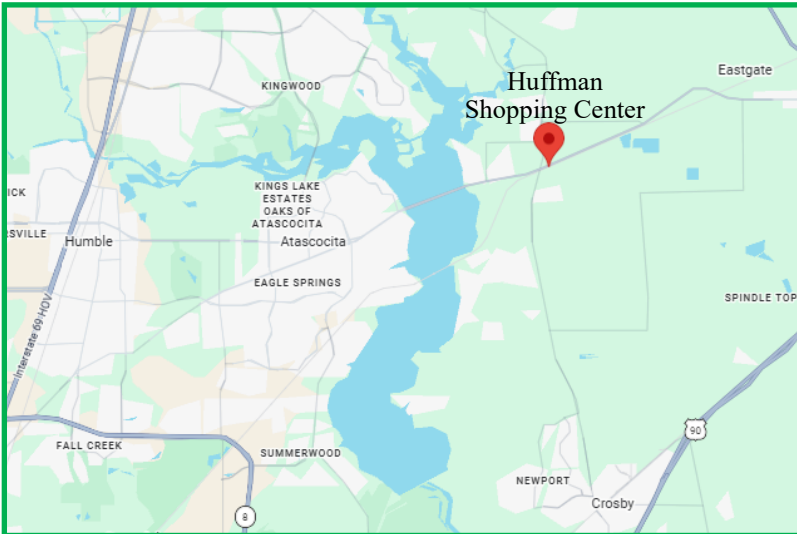
**24501 FM 2100
Huffman, TX 77336**

AVAILABLE

Suite	SF	Rate—PSF/YR
I	2,400	\$18.00 + Nets

- Near the Corner of FM 1960 at FM 2100
- New Exterior Upgrades
- Good Tenant Mix with Local Clientele
- High Traffic - Approx. 16,000 VPD

cmi brokerage



Suite I

For Leasing inquiries, please contact:

713-961-4666

11757 Katy Fwy, Ste 825 Houston, TX 77024

Gary Triplett

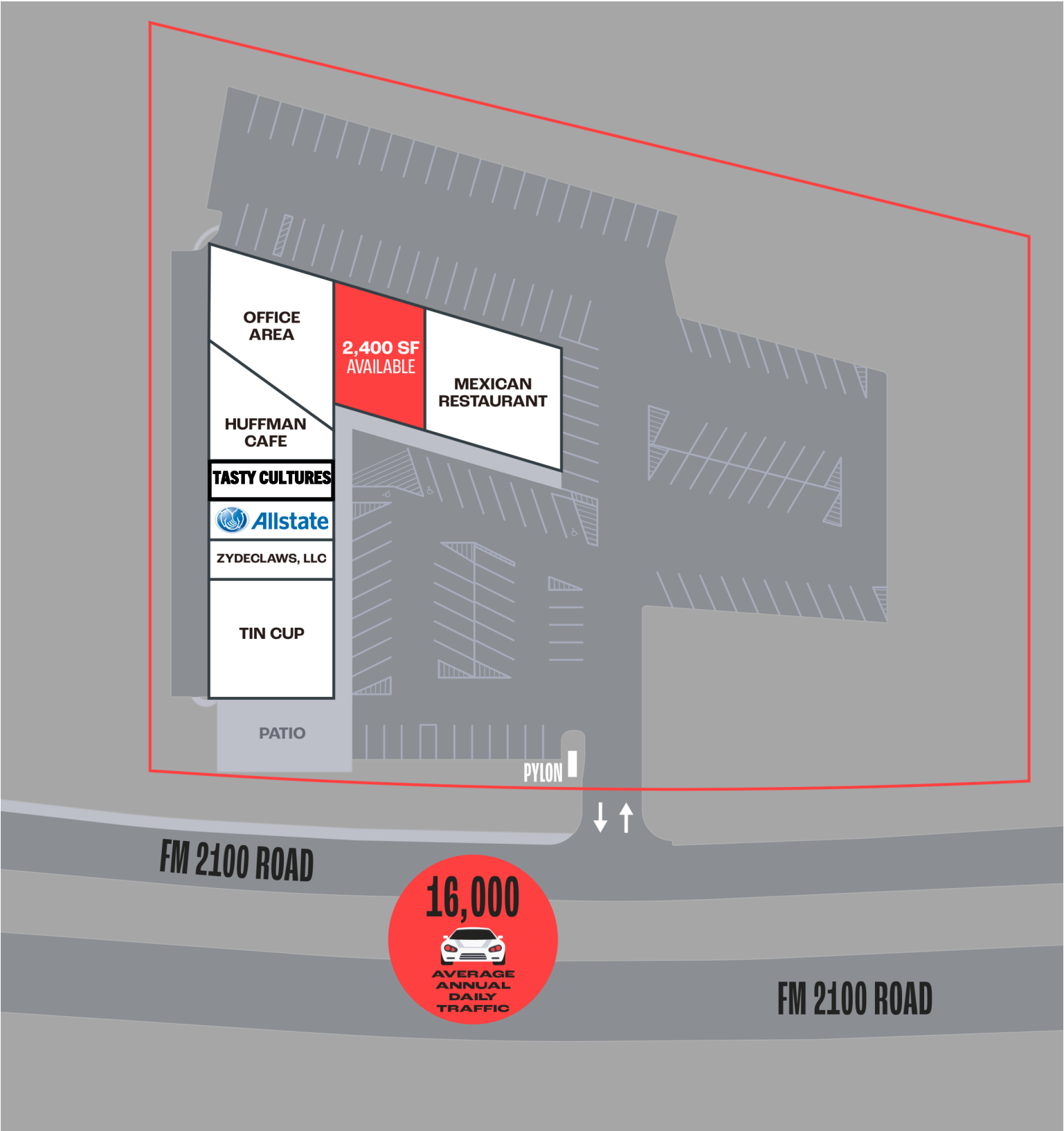
gtriplett@cmirealestate.com

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: **3,600 SF**

Secondary: -

% Leased: **82.86%**

GLA: **21,000 SF**

Rent/SF/Yr: **\$15.50**

Year Built: **2007**



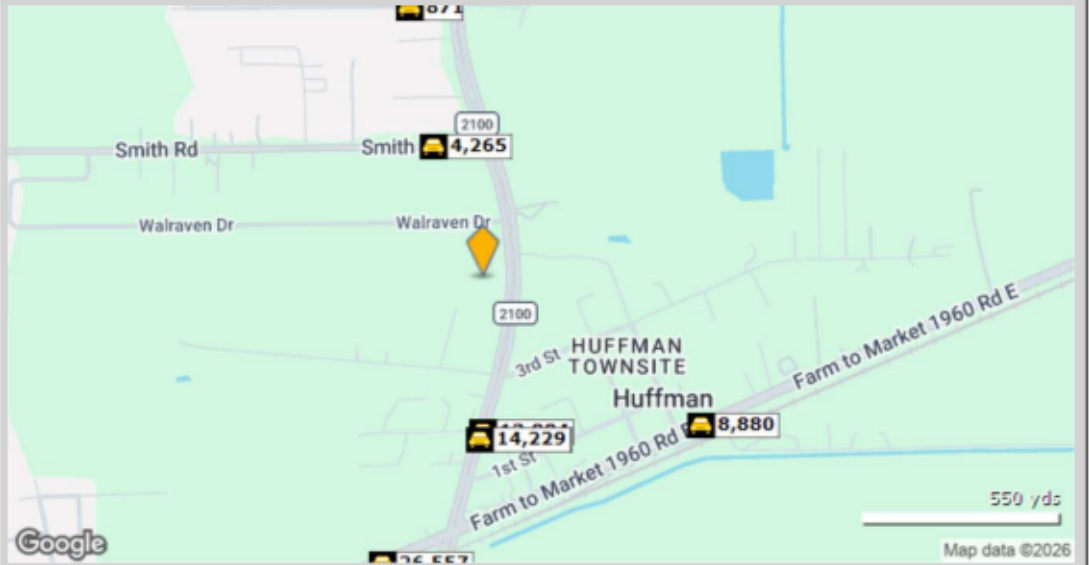
Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	3,125		12,820		50,684	
2025 Estimate	2,887		11,826		47,305	
2020 Census	2,516		10,225		44,135	
Growth 2025 - 2030	8.24%		8.41%		7.14%	
Growth 2020 - 2025	14.75%		15.66%		7.18%	
2025 Population by Hispanic Origin	641		2,444		9,550	
2025 Population	2,887		11,826		47,305	
White	2,109	73.05%	8,711	73.66%	32,628	68.97%
Black	90	3.12%	451	3.81%	3,513	7.43%
Am. Indian & Alaskan	21	0.73%	77	0.65%	317	0.67%
Asian	26	0.90%	141	1.19%	1,100	2.33%
Hawaiian & Pacific Island	1	0.03%	5	0.04%	42	0.09%
Other	641	22.20%	2,440	20.63%	9,706	20.52%
U.S. Armed Forces	0		10		98	
Households						
2030 Projection	1,048		4,371		17,601	
2025 Estimate	967		4,027		16,417	
2020 Census	845		3,491		15,403	
Growth 2025 - 2030	8.38%		8.54%		7.21%	
Growth 2020 - 2025	14.44%		15.35%		6.58%	
Owner Occupied	635	65.67%	2,967	73.68%	13,045	79.46%
Renter Occupied	332	34.33%	1,059	26.30%	3,372	20.54%
2025 Households by HH Income	966		4,026		16,419	
Income: <\$25,000	196	20.29%	629	15.62%	1,614	9.83%
Income: \$25,000 - \$50,000	222	22.98%	802	19.92%	1,753	10.68%
Income: \$50,000 - \$75,000	83	8.59%	495	12.30%	2,266	13.80%
Income: \$75,000 - \$100,000	153	15.84%	640	15.90%	2,381	14.50%
Income: \$100,000 - \$125,000	144	14.91%	443	11.00%	1,365	8.31%
Income: \$125,000 - \$150,000	80	8.28%	413	10.26%	1,545	9.41%
Income: \$150,000 - \$200,000	57	5.90%	301	7.48%	2,440	14.86%
Income: \$200,000+	31	3.21%	303	7.53%	3,055	18.61%
2025 Avg Household Income	\$79,120		\$93,652		\$132,632	
2025 Med Household Income	\$66,000		\$78,398		\$103,580	

Traffic Count Report

Huffman Shopping Center

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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