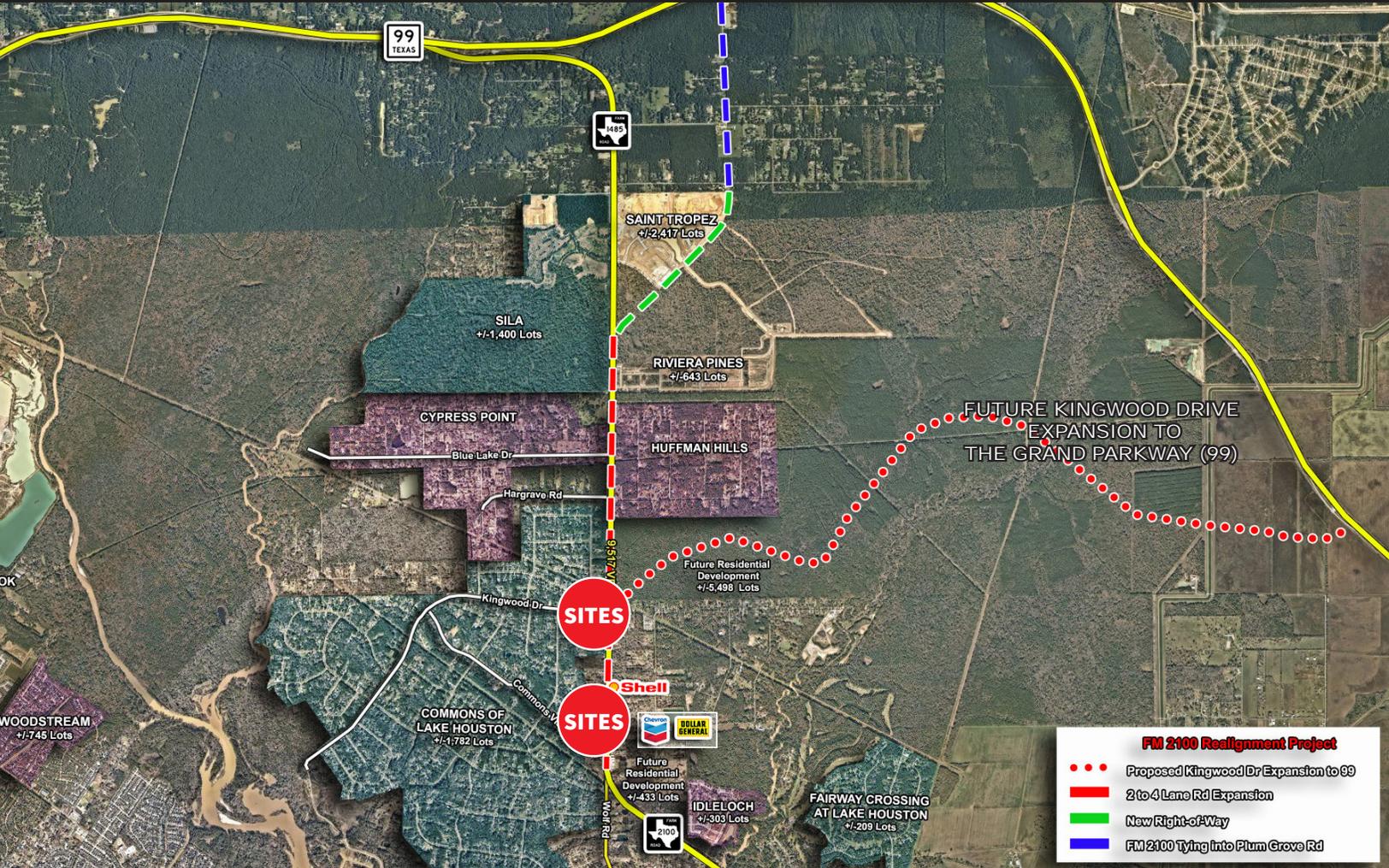


FM 2100 RD.

THE COMMONS OF LAKE HOUSTON



HUFFMAN, TX



MULTIPLE PAD SITES FOR SALE: ±1.7 AC - ±7.44 AC

FOR MORE INFORMATION, PLEASE CONTACT:



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AVAILABLE SITES & INFORMATION

Multiple Pad Sites Available

1) ±3.72 AC & ±7.44 AC

- No Zoning
- Electric and Gas available to site
- Onsite detention required

2) ±1.7 AC & ±7.04 AC

- No Zoning
- Electric and Gas available to site
- Onsite detention required

Please contact broker for pricing.





LOCATION

The available pad sites are strategically positioned at the entrances of The Commons of Lake Houston, a master planned community. The Commons of Lake Houston has approx. ±15,000 new homes planned within a five-mile radius and an additional ±4,500 planned for new nearby master planned community, Saint Tropez. Conveniently located near the Grand Parkway (99), residents have quick access to key destinations such as The Woodlands, the Port of Houston, IAH Airport, and the greater Houston area. Additionally, the highly acclaimed Huffman ISD schools are in close proximity, offering a more inclusive approach to team sports compared to larger districts.





DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	5,195	45,261	108,753
 Median Age	37.4	36.0	37.4
 Average Home Value	\$276,916	\$266,729	\$282,989
 Average Household Income	\$162,840	\$117,058	\$114,922
 Education - Bachelor's Degree or Higher	41.4%	24.9%	33.5%

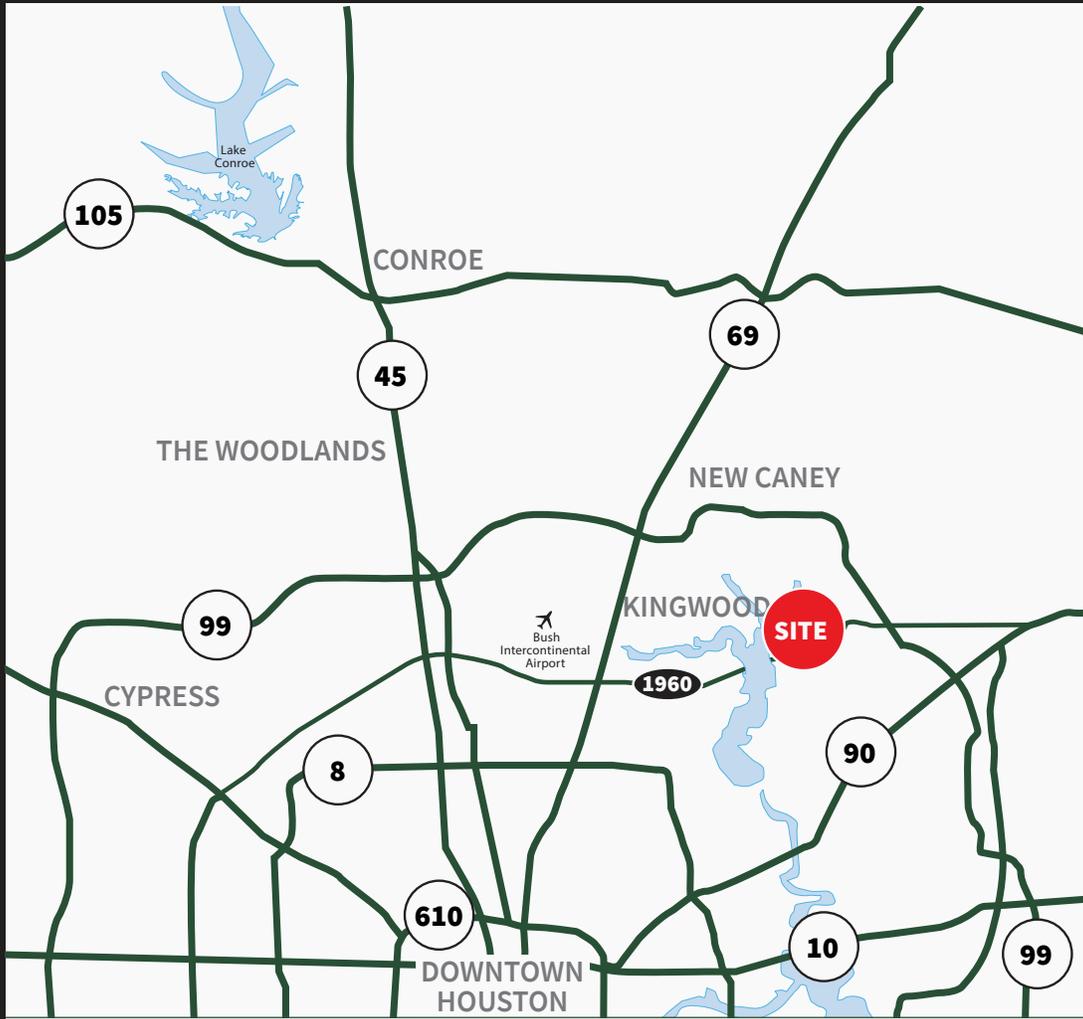
TRAFFIC COUNTS	VEHICLES PER DAY
 FM 2100 Rd, at Kingwood Dr	9,517
Grand Parkway (99), at FM 2100 Rd.	27,679

±1.7 Acres to ±7.44 Acres of highly desirable, ready to be developed land in an affluent, rapidly growing area of Northeast Houston. Northeast Houston's economy is supported by a diverse range of sectors, including energy, manufacturing, healthcare, education, retail, and small businesses. These industries provide employment opportunities, drive economic growth, and contribute to the overall prosperity of the region.

Current average household income is **\$162,840** within a 1 mile radius, compared to **\$83,694** for all U.S. households. Median home value in the 5 mile radius is **\$282,989**.

COMMUNITY HIGHLIGHTS

- Closest lakefront deed-restricted acreage community north of Houston
- Award-winning Huffman ISD Schools
- Bulkheaded shoreline with boat slips
- Boat ramps and fishing piers
- 30+ miles of nature trails
- Pavilion & Junior Olympic swimming pool



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COMPANY

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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:
 - 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.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date