



LAKE HOUSTON

SHORE SHADOW DR

422 ft

1,500 ft

**80± ACRES
ALSO AVAILABLE**

130'

800'

740'

REBA LN

1095'

**SITE
24± ACRES**

1600'

870'

MAGNOLIA POINT DR

1,766 ft

24 - 104± ACRES FOR SALE

Magnolia Point Dr, Huffman, TX 77336



JUAN C. SANCHEZ
Managing Principal



M 832.607.8678
O 281.407.0601



Juan@SenderoGroup.net



SENDERO
REAL ESTATE



PROPERTY DETAILS

This 24-acre tract is located east of Lake Houston in the quickly growing FM 2100 corridor in Huffman, TX. The tract is situated just south of The Commons of Lake Houston, a 3,000+ acre, waterfront community with home prices ranging from \$350k-\$1M+. The wooded tract is located within the city limits of the City of Houston and is served by public utilities along Magnolia Point Dr and Shore Shadows Dr. The tract is not located within the 100- or 500-year flood plain. It corresponds to Huffman ISD and is within a short drive to the newly built Falcon Ridge Elementary School. The land is suitable and ideal for residential development with several new developments coming online in the immediate area. The northeast Houston area has an underserved need for affordable residential developments due to the surge of home prices along the West Lake Houston corridor.

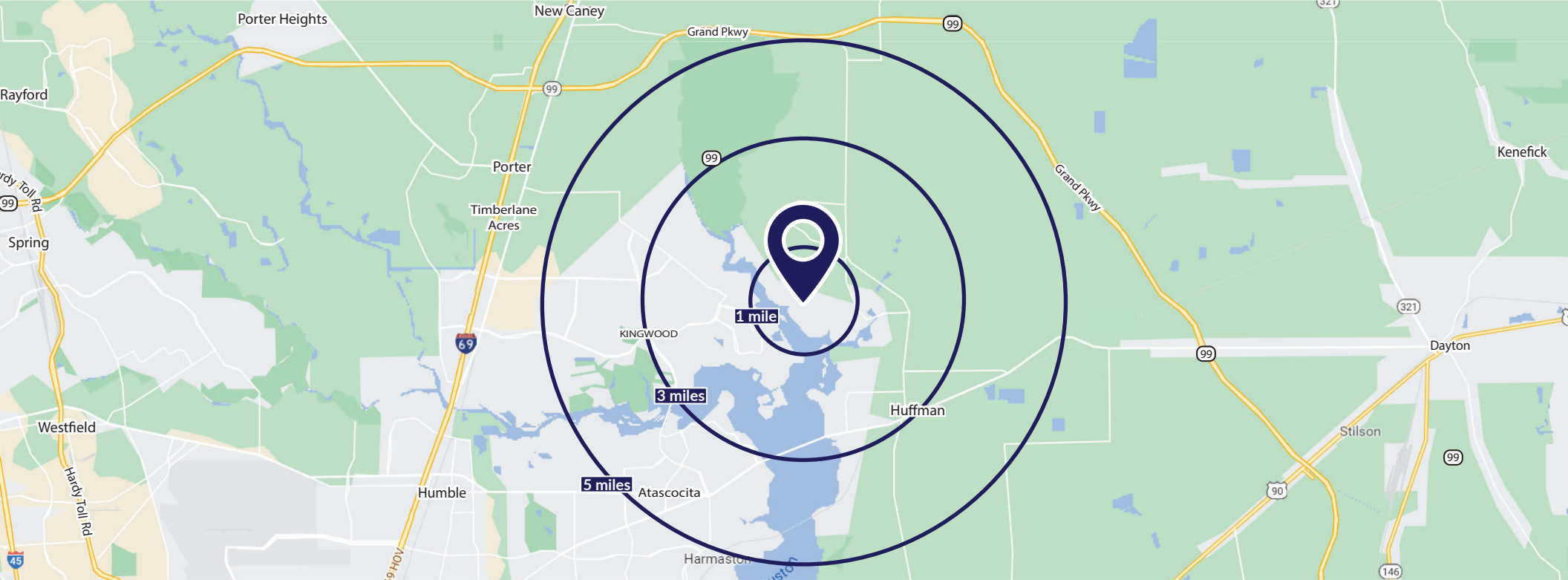
LOCATION INFORMATION

LOCATION	Magnolia Point Dr, West of FM 2100, North of FM 1960
SUBMARKET	Huffman
SIZE	24± Acres (adjoining 80±AC available)
PRICE	\$45,000/acre
UTILITIES	Served by City of Houston
FLOOD PLAIN	Not in flood plain
TAX RATE	2.5%
SCHOOL DISTRICT	Huffman ISD
USES	BTR, Single Family Residential, Unrestricted Use

PROPERTY HIGHLIGHTS

- ⊕ DUAL ACCESS VIA MAGNOLIA POINT DRIVE AND SHORE SHADOWS DRIVE
- ⊕ ENJOY THE LAKE LIFE ONLY 1/2 MILE FROM 11,000+ ACRE LAKE HOUSTON
- ⊕ INSIDE HOUSTON CITY LIMITS WITH CITY UTILITIES
- ⊕ SURROUNDED BY NUMEROUS NEW DEVELOPMENTS COMING ONLINE
- ⊕ GREAT DEMOGRAPHICS IN THE AREA
- ⊕ CORRESPONDS TO SOUGHT OUT HUFFMAN ISD SCHOOLS
- ⊕ VASTLY GROWING CORRIDOR
- ⊕ NO FLOOD PLAIN
- ⊕ NEARBY "THE RETREAT" RV & CAMPING RESORT BEING

DEMOGRAPHICS



2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	13,766	46,738	117,943
Daytime Population	8,764	32,461	104,584
Households	4,387	15,457	39,227
Median Home Value	\$356,722	\$321,624	\$259,768
Average Household Size	2.9	3.0	2.8
Owner Occupied Housing Units	4,149	22,288	56,523
Renter Occupied Housing Units	461	1,046	7,610
Median Age	41.7	39.6	38.8
Average Household Income	\$128,780	\$147,280	\$125,831



117,943
POPULATION



41.7 MEDIAN AGE



3.0 AVERAGE HH SIZE

\$147,280
AVG HH INCOME



1,746
TOTAL BUSINESSES



26,750
TOTAL EMPLOYEE

AERIAL PHOTOS - FACING SOUTH

Magnolia Point Dr
Huffman, TX



80± ACRES
ALSO
AVAILABLE

SITE
24± ACRES

LAKE
HOUSTON

SHORE SHADOW DR

MAGNOLIA POINT DR

REBA LN

CHEATHAM RD

AERIAL PHOTOS - FACING EAST

Magnolia Point Dr
Huffman, TX



HUFFMAN CLEVELAND RD



MAGNOLIA POINT DR



AERIAL PHOTOS - FACING NORTHWEST

Magnolia Point Dr
Huffman, TX



LAKE
HOUSTON

MAGNOLIA POINT DR

REBA LN

SITE

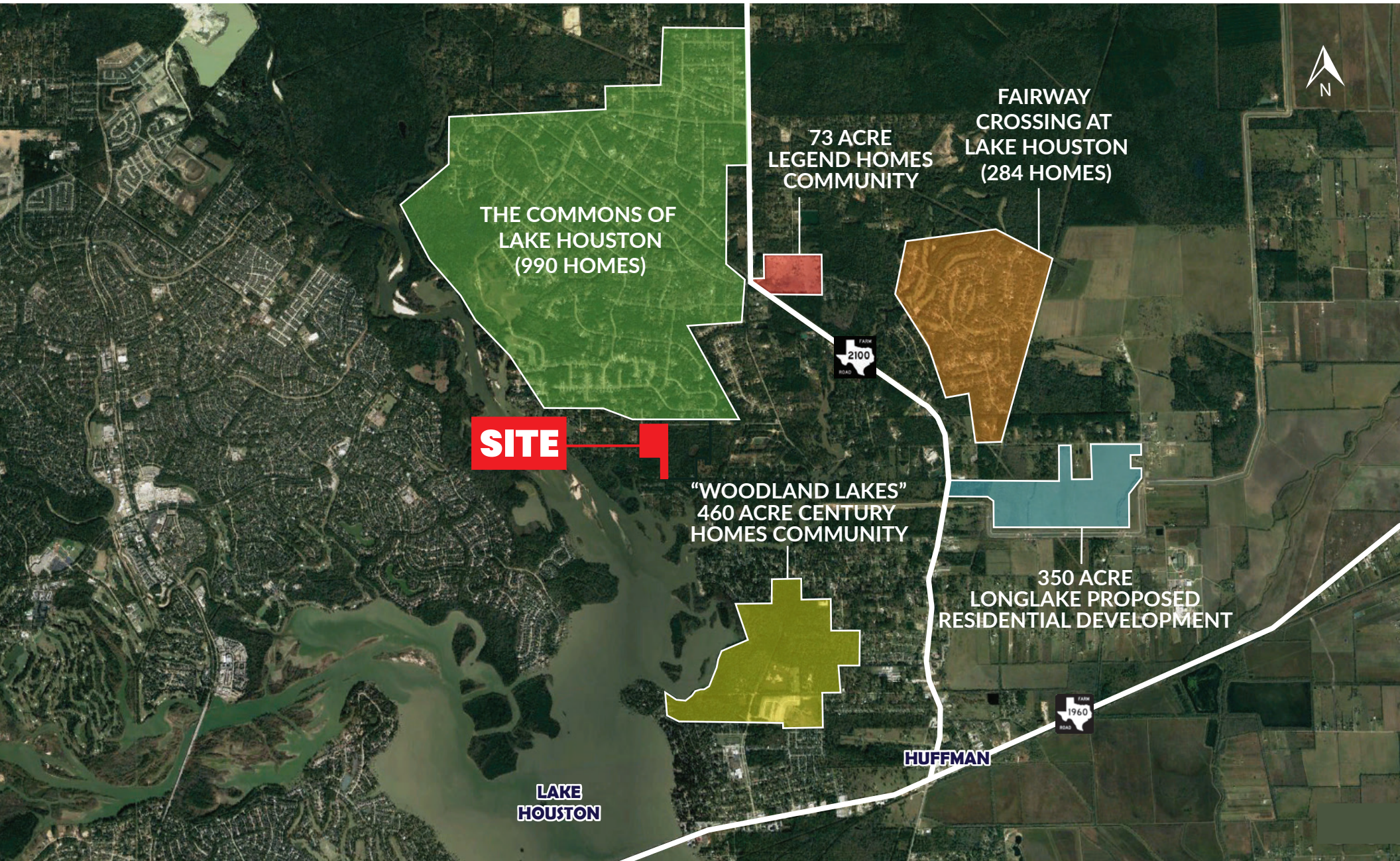
MAGNOLIA POINT DR

80± ACRES
ALSO
AVAILABLE

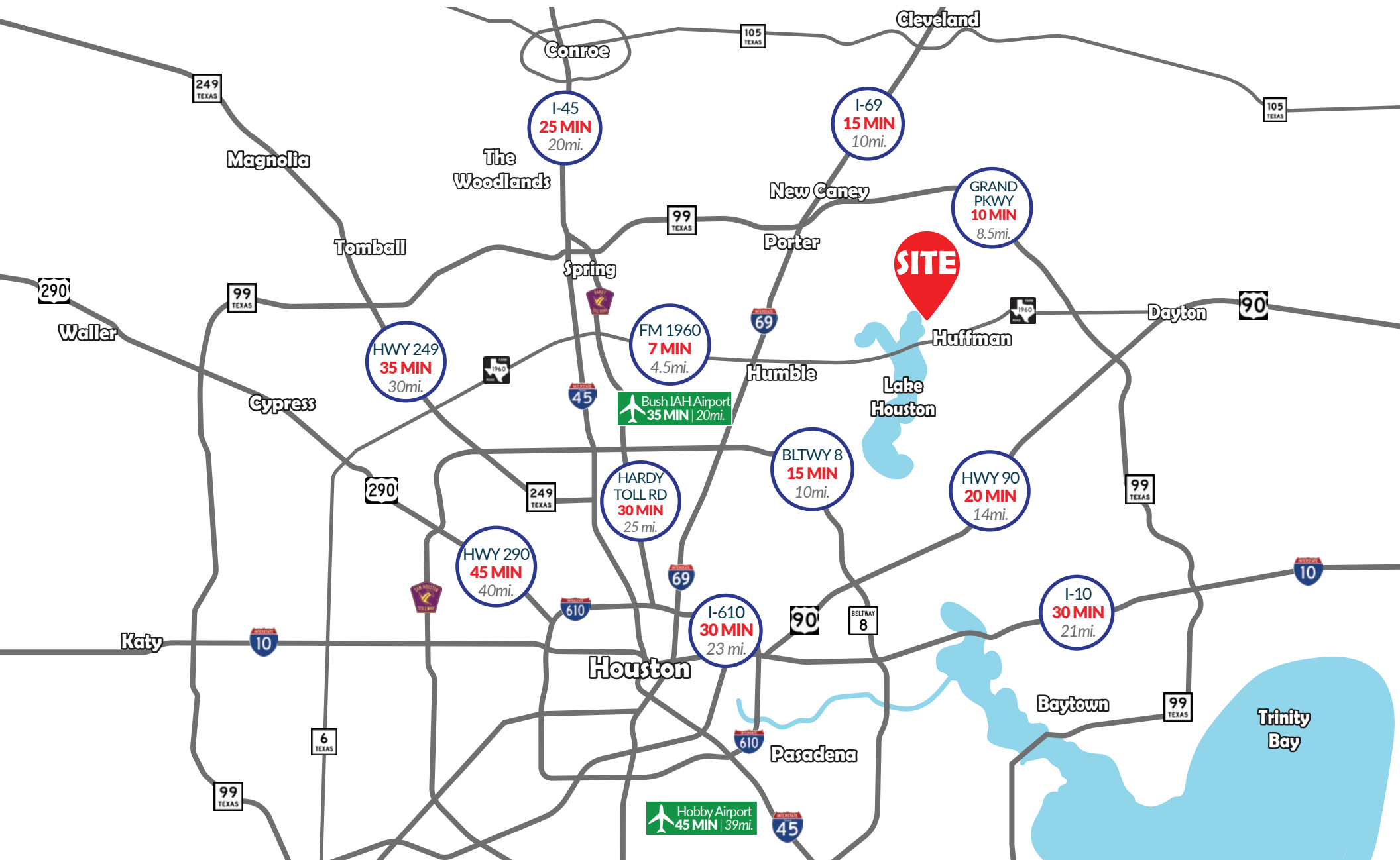
SHORE SHADOW DR

RESIDENTIAL DEVELOPMENT MAP

Magnolia Point Drive
Huffman, TX



CITY MAP





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.

11-2-2015



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.

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.

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.

SENDERO REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010551 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 Phone
JUAN C. SANCHEZ Designated Broker of Firm	520895 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0