

# Report for 24203 FM 2100 Rd, Huffman

Prepared February 15, 2025

Presented By

---



**Results Real Estate**



**Carli Simons**

[sold@carlisimons.com](mailto:sold@carlisimons.com)

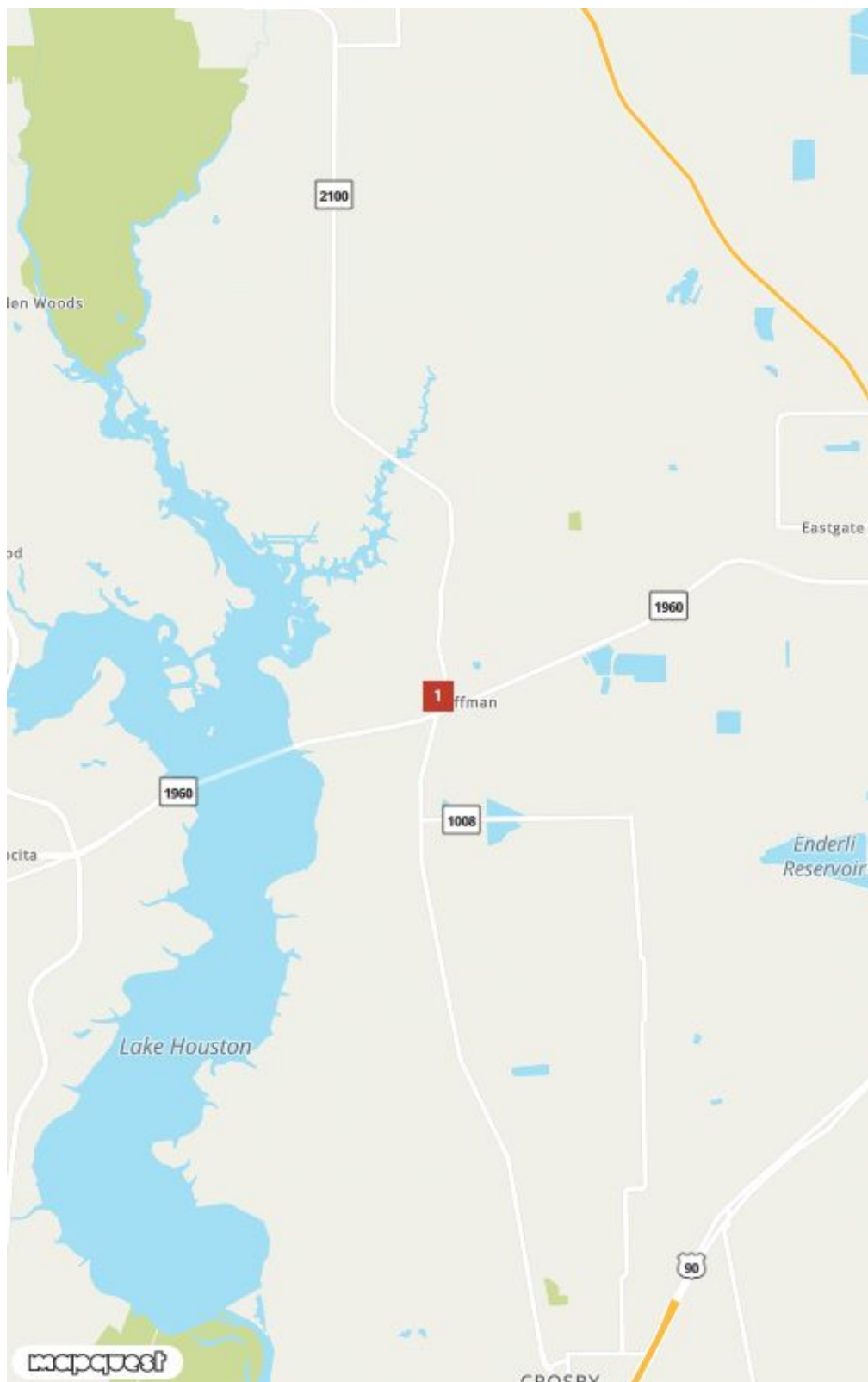
(832) 889-9769

# Report for 24203 FM 2100 Rd,...



Results Real Estate

8067 Farm to Market 1960 Road East Humble, TX 77346 | 832-367-7017



1



24203 FM 2100 Rd  
Huffman, TX 77336



**Carli Simons**  
sold@carlisms.com  
832-889-9769

commgate Powered by **MOODY'S**

# 24203 FM 2100



Results Real Estate

8067 Farm to Market 1960 Road East Humble, TX 77346 | 832-367-7017

**Parcel  
Aerial**



# 24203 FM 2100

24203 FM 2100 Rd  
Huffman, TX 77336



**Carli Simons**  
sold@carlisismons.com  
832-889-9769

**MOODY'S**  
ANALYTICS

Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



### 24203 FM 2100

24203 FM 2100 Rd  
Huffman, TX 77336

**Owner** ROSALES GUILLERMO

**Buyer**

**Class**

**Building Size** 4,528 SF

**Year Built** 1967

### Industrial For Sale

1

<b>List Price</b>	\$350,000.00
<b>\$/SF</b>	\$218.75 Per SF
<b>Office SF</b>	
<b>Industrial SF</b>	
<b>Retail SF</b>	
<b>Land Size</b>	0.50 Acres
<b>Parking Ratio</b>	

Results Real Estate - Carli Simons - 832-889-9769 - sold@carlisisimons.com

Location Location Location!! This great property has 2 office buildings that are currently tenant occupied, but on a month to month. Great long term tenants. One office is 16x56 and has 2 offices, kitchen, and bath. The other is 16x44 and has 2 offices, kitchen, and bath.



**Carli Simons**  
sold@carlisisimons.com  
832-889-9769





Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
1 24203 FM 2100 Rd	Industrial For Sale		0.50 Acres	4,528 SF	1,600 SF	\$350,000.00



**Carli Simons**  
sold@carlismons.com  
832-889-9769



# Industrial For Sale



Results Real Estate

8067 Farm to Market 1960 Road East Humble, TX 77346 | 832-367-7017

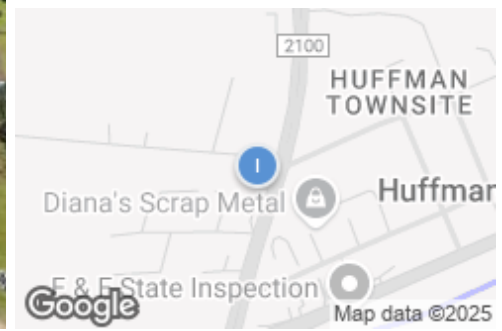
## 24207 FM 2100

24203 FM 2100, Huffman, TX, 77336

Industrial: Light Industrial For Sale

Prepared on February 15, 2025

1 of 1 Listings



### Listing Details | Industrial For Sale

Secondary Uses	<b>Office, Hospitality</b>	Tax Year	<b>2024</b>
Total Available Space	<b>1,600 SF</b>	Real Estate Taxes	<b>\$3,000 in 2024</b>
Asking Price	<b>\$350,000</b>	Vacant	<b>No</b>
Listing Price Per SF	-	Available Date	<b>Now</b>
Cap Rate (Actual)	<b>4.91%</b>	Date Listed	<b>1/13/2025</b>
NOI	<b>\$17,200</b>	Last Modified	<b>2/06/2025</b>
Total Income	<b>\$20,400</b>	Listing ID	<b>41753960</b>
Total Expenses	<b>\$3,200</b>	Electric Service	<b>Yes, Private</b>
Investment	<b>No</b>	Ceiling Height	-
Signage	<b>Free-Standing</b>	Dock High Doors	<b>Not present</b>
Show Instructions	<b>Call broker</b>	Grade Level Doors	<b>Not present</b>
Free & Clear	<b>Yes</b>	Parking Spaces	-
Electric	<b>\$150.00</b>	Water	<b>Yes, City</b>
Water/Sewer	<b>\$50.00</b>	Sanitary Sewer	<b>Yes, City</b>
Gross Sched. Rents	<b>\$20,400</b>		

### Description

Location Location Location!! This great property has 2 office buildings that are currently tenant occupied, but on a month to month. Great long term tenants. One office is 16x56 and has 2 offices, kitchen, and bath. The other is 16x44 and has 2 offices, kitchen, and bath.

## Property Features

### Location Details

Address	24203 FM 2100, Huffman, TX, 77336
Zoning	Commercial
Submarket	CG - Outer Northeast

County	Harris
Parcels	0410050020041
Name	24203 Fm 2100

### Building Details

Sub Type	Light Industrial
Building Status	Existing
Building Size	4,528 SF
Land Size	0.5 Acres / 21,771 SF
Number of Buildings	1
Property Rent	\$8.27/SF (Average)
Number of Floors	1
Year Built	1967
Primary Constr. Type	Manufactured/Mobile Home
Occupancy Type	Single Tenant
Yard	-

Electricity	Yes, Private
Ceiling Height	-
Dock High Doors	Not present
Grade Level Doors	Not present
Rail Doors	Not present
Sprinklers	-
Water	Yes, City
Sanitary Sewer	Yes, City
Floor Size	4,236 SF
Restrooms	2

### Owner Contact Information

<b>Legal Owner</b>
Rosales Guillermo

<b>True Owner</b>
Not Available

## Property Listings

1 Listing | 1,600 SF | \$350,000

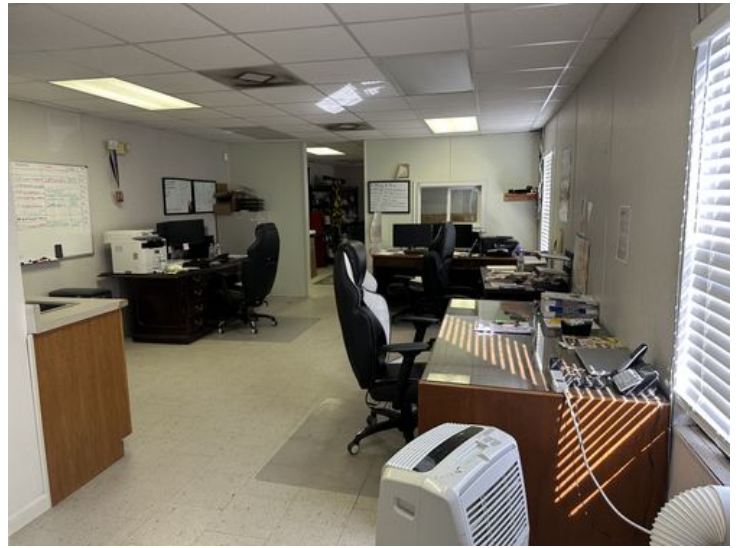
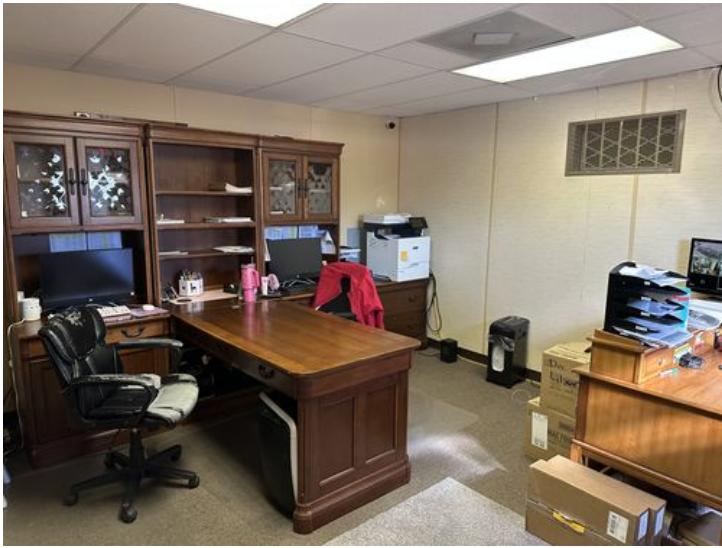
Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Sale	Offices	-	1,600 SF	\$350,000	Now	-	-	-	-	-

## Additional Photos

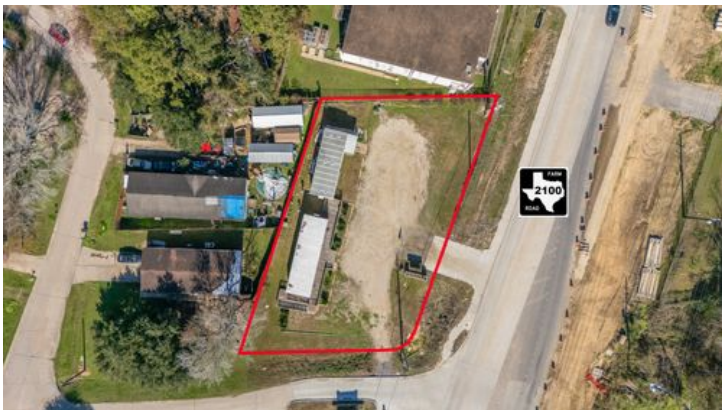


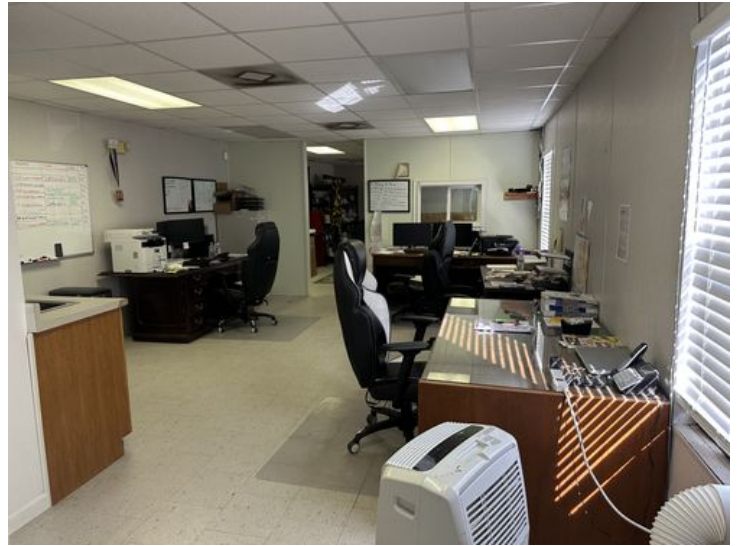














**Contact**

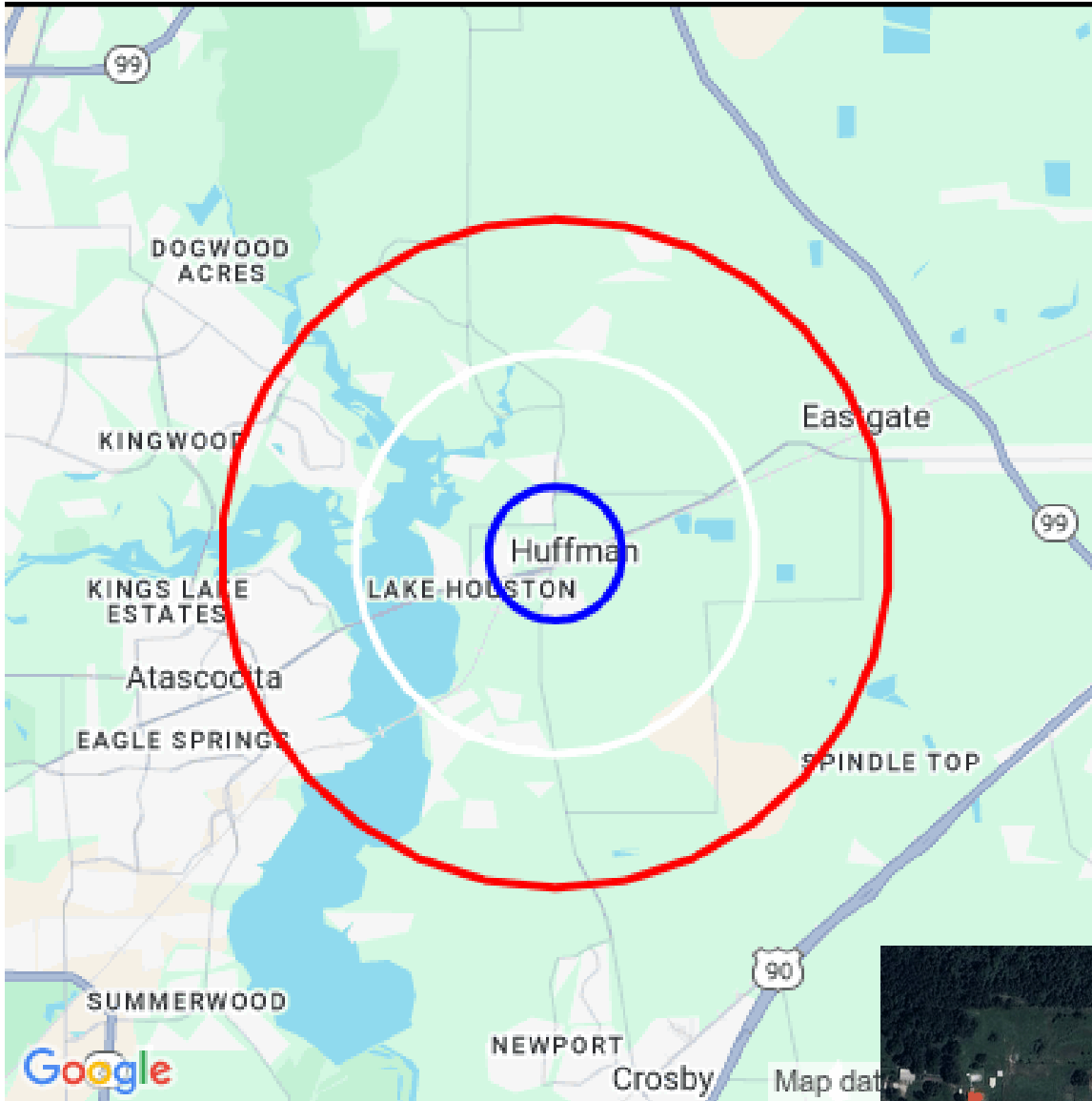


**Carli Simons**  
832-889-9769  
sold@carlisimons.com



Results Real Estate

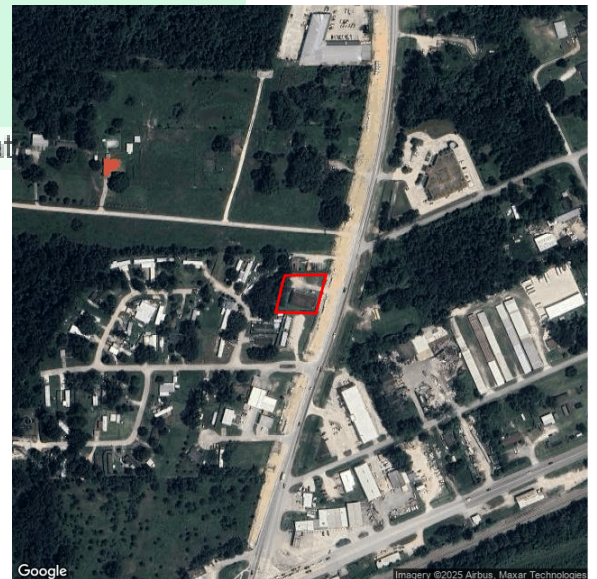
## Demographic Report



### 24203 FM 2100

#### Population

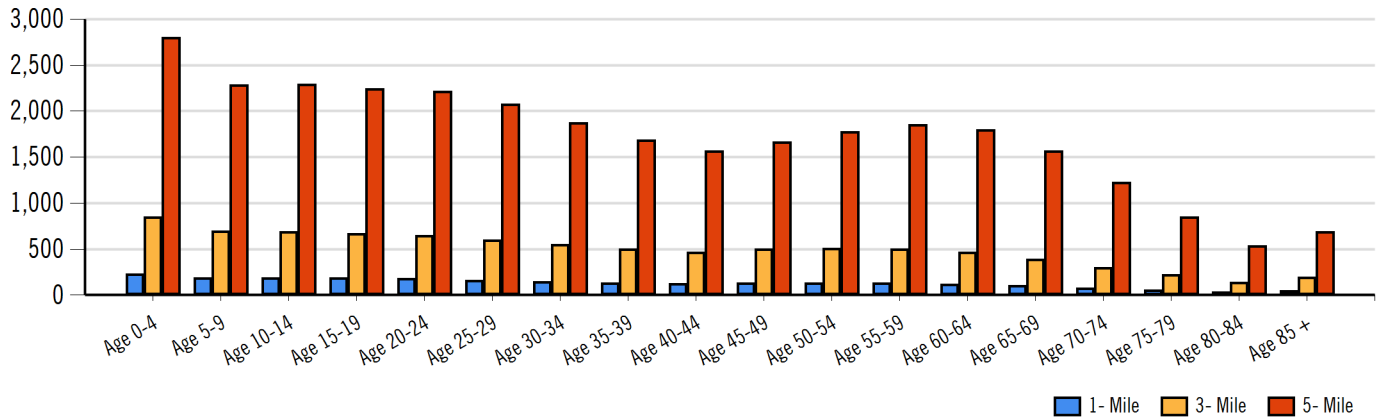
Distance	Male	Female	Total
1- Mile	1,201	1,220	2,421
3- Mile	4,401	4,562	8,963
5- Mile	15,341	15,724	31,065



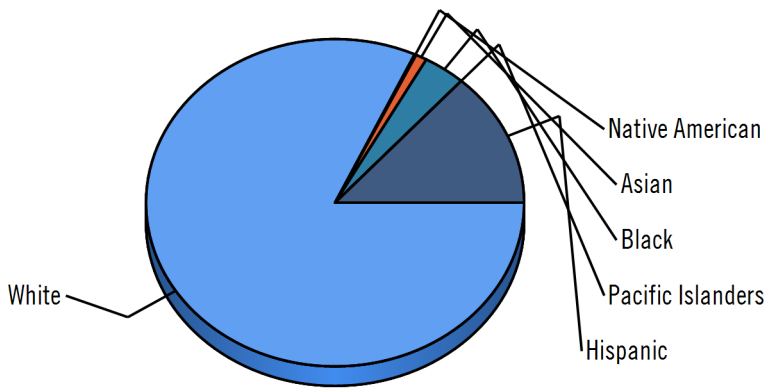
**Carli Simons**  
 sold@carlisisimons.com  
 832-889-9769



## Population by Distance and Age (2020)



## Ethnicity within 5 miles



■ White 
 ■ Native American 
 ■ Asian 
 ■ Black 
 ■ Pacific Islanders 
 ■ Hispanic

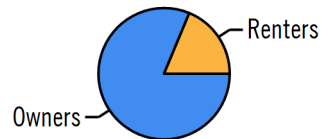
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,075	7	0.16 %
3-Mile	3,998	30	0.35 %
5-Mile	14,730	249	0.91 %



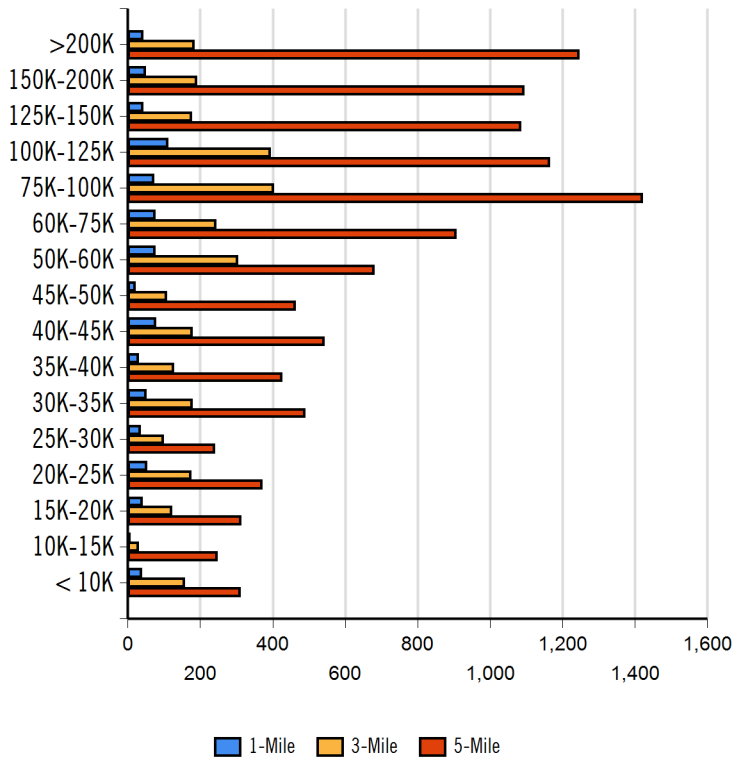
**Carli Simons**  
 sold@carlisisimons.com  
 832-889-9769



## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	21	136	157	16	119	102	0	93	135	110	11	127
3-Mile	0	98	519	650	56	473	375	2	282	591	348	44	376
5-Mile	3	298	1,319	2,131	392	1,429	1,640	284	1,607	2,801	947	299	966

## Household Income



Radius	Median Household Income
1-Mile	\$66,636.00
3-Mile	\$86,402.00
5-Mile	\$94,261.59

Radius	Average Household Income
1-Mile	\$77,152.00
3-Mile	\$88,373.50
5-Mile	\$97,055.77

Radius	Aggregate Household Income
1-Mile	\$61,265,904.97
3-Mile	\$245,387,995.28
5-Mile	\$1,079,131,848.25

## Education

	1-Mile	3-mile	5-mile
Pop > 25	1,434	5,391	19,215
High School Grad	471	1,817	4,440
Some College	398	1,572	4,978
Associates	52	204	1,079
Bachelors	152	607	4,325
Masters	60	237	1,465
Prof. Degree	7	23	432
Doctorate	7	15	84

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	23 %	48 %	57 %
Teen's	32 %	55 %	60 %
Expensive Homes	0 %	0 %	6 %
Mobile Homes	77 %	118 %	80 %
New Homes	36 %	77 %	106 %
New Households	21 %	37 %	50 %
Military Households	0 %	1 %	3 %
Households with 4+ Cars	31 %	55 %	60 %
Public Transportation Users	7 %	10 %	17 %
Young Wealthy Households	0 %	3 %	53 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



**Carli Simons**  
 sold@carlisisimons.com  
 832-889-9769



## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	41,402,770		160,251,484		641,962,405	
<b>Average annual household</b>	51,625		55,327		58,541	
<b>Food</b>	6,699	12.98 %	7,108	12.85 %	7,473	12.77 %
Food at home	4,315		4,488		4,663	
Cereals and bakery products	613		638		662	
Cereals and cereal products	218		226		234	
Bakery products	395		411		428	
Meats poultry fish and eggs	854		891		923	
Beef	199		208		216	
Pork	153		156		161	
Poultry	160		168		174	
Fish and seafood	139		148		154	
Eggs	69		71		72	
Dairy products	441		461		482	
Fruits and vegetables	881		913		949	
Fresh fruits	130		135		139	
Processed vegetables	166		171		176	
Sugar and other sweets	159		164		171	
Fats and oils	137		142		147	
Miscellaneous foods	809		843		875	
Nonalcoholic beverages	365		374		386	
Food away from home	2,383		2,619		2,810	
Alcoholic beverages	377		418		452	
<b>Housing</b>	18,308	35.46 %	19,388	35.04 %	20,283	34.65 %
Shelter	11,066		11,776		12,326	
Owned dwellings	6,808		7,319		7,772	
Mortgage interest and charges	3,480		3,740		4,003	
Property taxes	2,275		2,484		2,650	
Maintenance repairs	1,052		1,095		1,118	
Rented dwellings	3,335		3,348		3,335	
Other lodging	922		1,108		1,217	
Utilities fuels	4,240		4,349		4,475	
Natural gas	403		416		435	
Electricity	1,671		1,706		1,741	
Fuel oil	165		174		181	
Telephone services	1,327		1,355		1,395	
Water and other public services	673		695		721	
<b>Household operations</b>	1,269	2.46 %	1,388	2.51 %	1,486	2.54 %
Personal services	374		419		462	
Other household expenses	895		969		1,023	
Housekeeping supplies	614		665		701	
Laundry and cleaning supplies	166		173		180	
Other household products	360		392		416	
Postage and stationery	87		99		104	
Household furnishings	1,117		1,208		1,294	
Household textiles	83		91		97	
Furniture	248		292		325	
Floor coverings	29		34		36	
Major appliances	141		134		133	
Small appliances	92		104		110	
Miscellaneous	522		551		591	
<b>Apparel and services</b>	1,390	2.69 %	1,504	2.72 %	1,626	2.78 %
Men and boys	274		306		339	
Men 16 and over	229		254		282	
Boys 2 to 15	45		51		56	
Women and girls	499		536		566	



**Carli Simons**  
 sold@carlisisimons.com  
 832-889-9769

**MOODY'S**  
 ANALYTICS

Catylist

Women 16 and over	422	463	492
Girls 2 to 15	76	72	74
Children under 2	90	96	99

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	41,402,770		160,251,484		641,962,405	
<b>Average annual household</b>	51,625		55,327		58,541	
<b>Transportation</b>	7,114	13.78 %	7,442	13.45 %	7,828	13.37 %
Vehicle purchases	1,738		1,813		1,935	
Cars and trucks new	899		949		1,001	
Cars and trucks used	797		821		889	
Gasoline and motor oil	2,209		2,244		2,317	
Other vehicle expenses	2,643		2,782		2,919	
Vehicle finance charges	180		189		200	
Maintenance and repairs	939		987		1,038	
Vehicle insurance	1,176		1,237		1,288	
Vehicle rental leases	346		368		393	
Public transportation	523		602		656	
<b>Health care</b>	3,952	7.66 %	4,085	7.38 %	4,237	7.24 %
Health insurance	2,565		2,646		2,734	
Medical services	849		885		928	
Drugs	408		415		429	
Medical supplies	129		138		145	
<b>Entertainment</b>	3,095	6.00 %	3,255	5.88 %	3,444	5.88 %
Fees and admissions	618		703		769	
Television radios	1,053		1,075		1,109	
Pets toys	1,142		1,199		1,268	
Personal care products	674		720		767	
Reading	58		64		67	
Education	1,366		1,699		1,887	
Tobacco products	397		393		387	
<b>Miscellaneous</b>	816	1.58 %	906	1.64 %	956	1.63 %
<b>Cash contributions</b>	1,327		1,413		1,472	
<b>Personal insurance</b>	6,046		6,925		7,655	
Life and other personal insurance	182		195		207	
Pensions and Social Security	5,864		6,730		7,447	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,080	2,774	9.35 %	524	2,447	2,379	701	570
3-Mile	2020	6,608	6,028	8.24 %	890	5,504	5,755	853	1,427
5-Mile	2020	25,390	22,558	8.00 %	3,922	20,548	22,109	3,281	5,756
1-Mile	2023	3,069	2,774	8.88 %	521	2,439	2,438	631	860
3-Mile	2023	6,555	6,028	7.49 %	884	5,457	5,855	700	2,043
5-Mile	2023	25,361	22,558	8.78 %	3,912	20,528	22,391	2,970	7,504

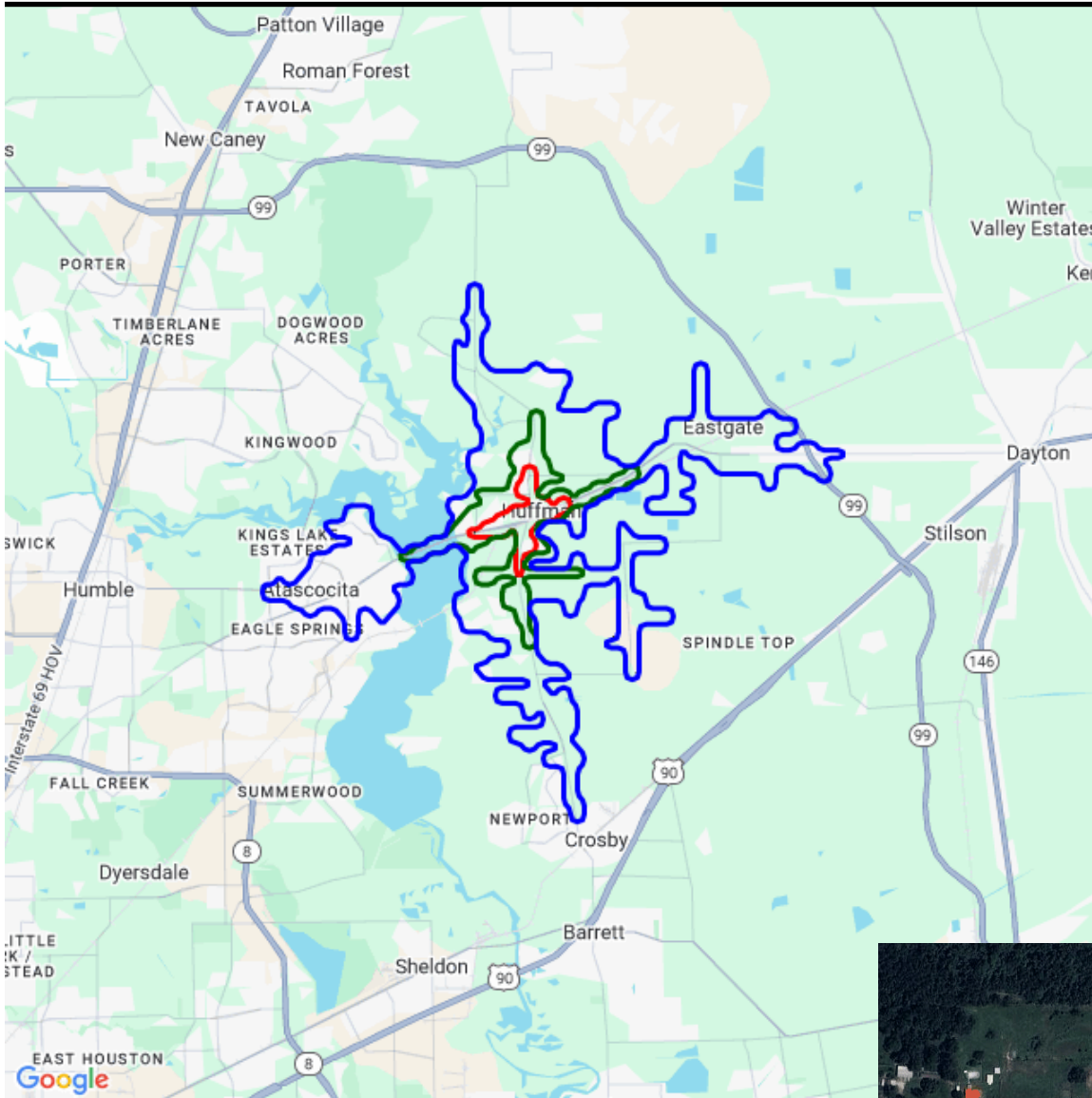


**Carli Simons**  
 sold@carlismons.com  
 832-889-9769

**MOODY'S**  
 ANALYTICS

Catylist

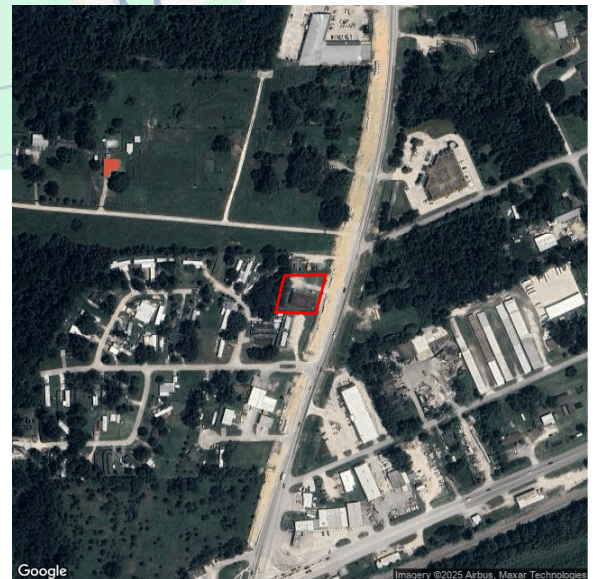
## Demographic Report



## 24203 FM 2100

### Population

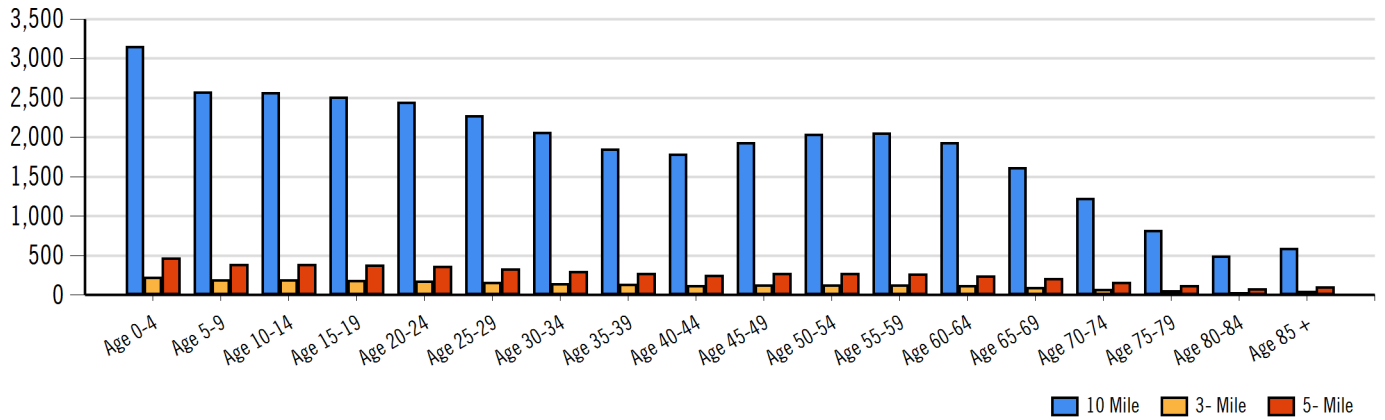
Distance	Male	Female	Total
3- Minute	1,217	1,238	2,455
5- Minute	2,446	2,539	4,985
10 Minute	16,787	17,242	34,029



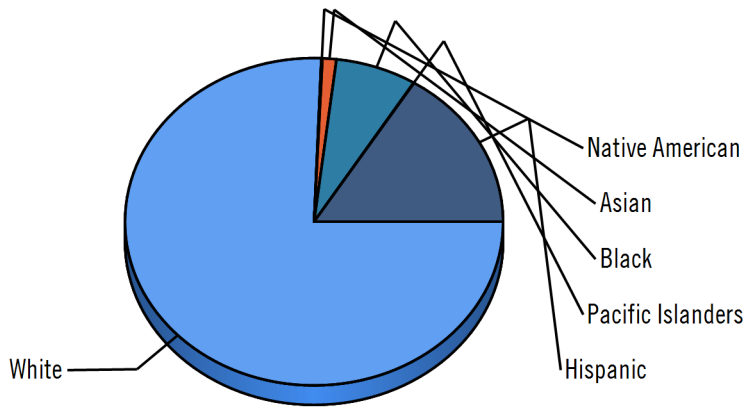
**Carli Simons**  
 sold@carlismons.com  
 832-889-9769



## Population by Distance and Age (2020)



## Ethnicity within 5 Minute

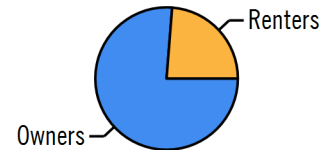


■ White 
 ■ Native American 
 ■ Asian 
 ■ Black 
 ■ Pacific Islanders 
 ■ Hispanic

### Home Ownership 3 Minute



### Home Ownership 5 Minute



### Home Ownership 10 Minute



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	1,089	7	0.16 %
5-Minute	2,209	15	0.30 %
10-Minute	16,629	416	1.18 %



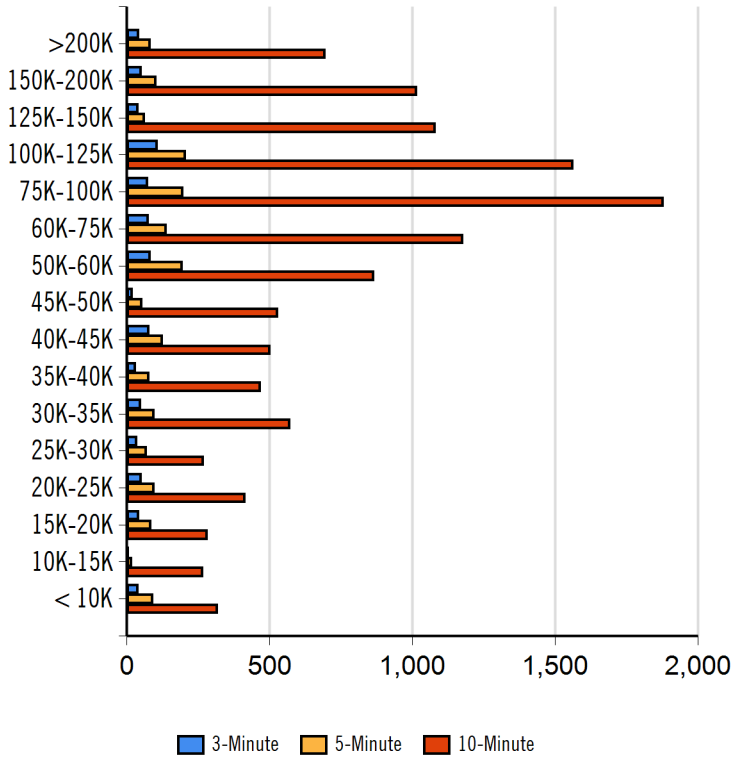
**Carli Simons**  
 sold@carlisisimons.com  
 832-889-9769



## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	0	21	131	164	16	121	105	0	97	138	109	11	126
5-Minute	0	48	261	372	23	271	220	0	179	299	202	17	213
10-Minute	3	342	1,310	2,026	352	1,780	1,824	409	1,870	3,270	1,190	601	1,036

## Household Income



Radius	Median Household Income
5-Minute	\$60,202.00
3-Minute	\$66,636.00
10-Minute	\$80,793.54

Radius	Average Household Income
5-Minute	\$70,605.00
3-Minute	\$77,152.00
10-Minute	\$84,189.04

Radius	Aggregate Household Income
3-Minute	\$61,623,301.70
5-Minute	\$125,420,938.33
10-Minute	\$1,057,584,917.88

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	1,452	2,966	20,753
High School Grad	476	1,003	4,629
Some College	409	889	6,122
Associates	53	104	1,399
Bachelors	152	302	4,460
Masters	61	123	1,479
Prof. Degree	7	9	331
Doctorate	7	9	88

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	22 %	39 %	50 %
Teen's	32 %	49 %	55 %
Expensive Homes	0 %	0 %	14 %
Mobile Homes	74 %	99 %	56 %
New Homes	36 %	56 %	118 %
New Households	21 %	32 %	48 %
Military Households	0 %	0 %	4 %
Households with 4+ Cars	30 %	48 %	43 %
Public Transportation Users	7 %	9 %	12 %
Young Wealthy Households	0 %	0 %	19 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



**Carli Simons**  
 sold@carlismons.com  
 832-889-9769



## Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	41,803,039		85,211,010		659,538,376	
<b>Average annual household</b>	51,625		49,000		54,265	
<b>Food</b>	6,699	12.98 %	6,374	13.01 %	6,966	12.84 %
Food at home	4,315		4,148		4,436	
Cereals and bakery products	613		589		630	
Cereals and cereal products	218		210		223	
Bakery products	395		378		406	
Meats poultry fish and eggs	854		825		870	
Beef	199		191		201	
Pork	153		149		155	
Poultry	160		155		163	
Fish and seafood	139		133		143	
Eggs	69		67		71	
Dairy products	441		418		454	
Fruits and vegetables	881		844		908	
Fresh fruits	130		125		134	
Processed vegetables	166		162		171	
Sugar and other sweets	159		152		163	
Fats and oils	137		131		140	
Miscellaneous foods	809		782		836	
Nonalcoholic beverages	365		353		372	
Food away from home	2,383		2,226		2,530	
Alcoholic beverages	377		354		410	
<b>Housing</b>	18,308	35.46 %	17,614	35.95 %	19,093	35.18 %
Shelter	11,066		10,642		11,557	
Owned dwellings	6,808		6,425		7,209	
Mortgage interest and charges	3,480		3,249		3,730	
Property taxes	2,275		2,145		2,415	
Maintenance repairs	1,052		1,030		1,062	
Rented dwellings	3,335		3,365		3,343	
Other lodging	922		851		1,004	
Utilities fuels	4,240		4,135		4,354	
Natural gas	403		383		414	
Electricity	1,671		1,647		1,705	
Fuel oil	165		160		171	
Telephone services	1,327		1,292		1,366	
Water and other public services	673		651		696	
<b>Household operations</b>	1,269	2.46 %	1,203	2.46 %	1,354	2.50 %
Personal services	374		346		413	
Other household expenses	895		856		940	
Housekeeping supplies	614		587		637	
Laundry and cleaning supplies	166		160		171	
Other household products	360		342		376	
Postage and stationery	87		85		89	
Household furnishings	1,117		1,047		1,190	
Household textiles	83		79		89	
Furniture	248		223		273	
Floor coverings	29		27		31	
Major appliances	141		141		144	
Small appliances	92		88		95	
Miscellaneous	522		487		556	
<b>Apparel and services</b>	1,390	2.69 %	1,288	2.63 %	1,460	2.69 %
Men and boys	274		249		297	
Men 16 and over	229		207		250	
Boys 2 to 15	45		41		46	
Women and girls	499		468		510	



**Carli Simons**  
 sold@carlisisimons.com  
 832-889-9769

**MOODY'S**  
 ANALYTICS

Catylist

Women 16 and over	422	394	434
Girls 2 to 15	76	74	76
Children under 2	90	88	92

## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	41,803,039		85,211,010		659,538,376	
<b>Average annual household</b>	51,625		49,000		54,265	
<b>Transportation</b>	7,114	13.78 %	6,755	13.79 %	7,428	13.69 %
Vehicle purchases	1,738		1,592		1,820	
Cars and trucks new	899		825		931	
Cars and trucks used	797		726		841	
Gasoline and motor oil	2,209		2,131		2,274	
Other vehicle expenses	2,643		2,551		2,776	
Vehicle finance charges	180		174		195	
Maintenance and repairs	939		888		972	
Vehicle insurance	1,176		1,167		1,245	
Vehicle rental leases	346		321		363	
Public transportation	523		479		557	
<b>Health care</b>	3,952	7.66 %	3,816	7.79 %	4,089	7.54 %
Health insurance	2,565		2,489		2,640	
Medical services	849		811		897	
Drugs	408		391		416	
Medical supplies	129		124		134	
<b>Entertainment</b>	3,095	6.00 %	2,931	5.98 %	3,257	6.00 %
Fees and admissions	618		562		668	
Television radios	1,053		1,029		1,092	
Pets toys	1,142		1,076		1,188	
Personal care products	674		631		707	
Reading	58		55		59	
Education	1,366		1,236		1,479	
Tobacco products	397		401		394	
<b>Miscellaneous</b>	816	1.58 %	785	1.60 %	863	1.59 %
<b>Cash contributions</b>	1,327		1,297		1,409	
<b>Personal insurance</b>	6,046		5,458		6,645	
Life and other personal insurance	182		174		194	
Pensions and Social Security	5,864		5,284		6,450	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	853	758	12.90 %	139	684	657	196	139
5-Minute	2020	1,752	1,566	22.38 %	297	1,391	1,344	407	300
10-Minute	2020	12,269	10,762	139.72 %	2,132	9,664	10,032	2,237	2,218
3-Minute	2023	852	758	12.75 %	138	683	674	178	215
5-Minute	2023	1,746	1,566	21.61 %	296	1,386	1,377	369	461
10-Minute	2023	12,258	10,762	143.93 %	2,127	9,660	10,221	2,038	3,156



**Carli Simons**  
 sold@carlismons.com  
 832-889-9769

**MOODY'S**  
 ANALYTICS

Catylist

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 24203 FM 2100 Rd, Huffman, TX 77336

## CITY, STATE

**Huffman, TX**

## POPULATION

**34,029**

## AVG. HHSIZE

**2.91**

## MEDIAN HH INCOME

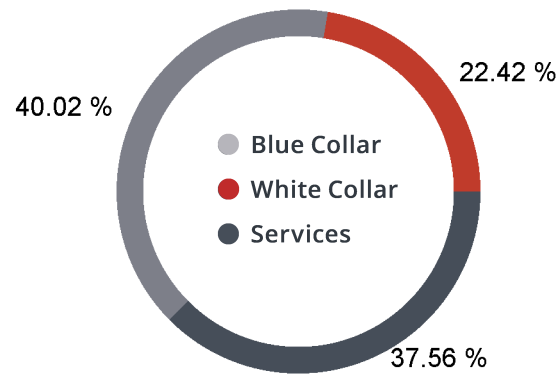
**\$80,794**

## HOME OWNERSHIP

Renters: **2,227**

Owners: **9,670**

## EMPLOYMENT



**48.87 %**

Employed

**1.22 %**

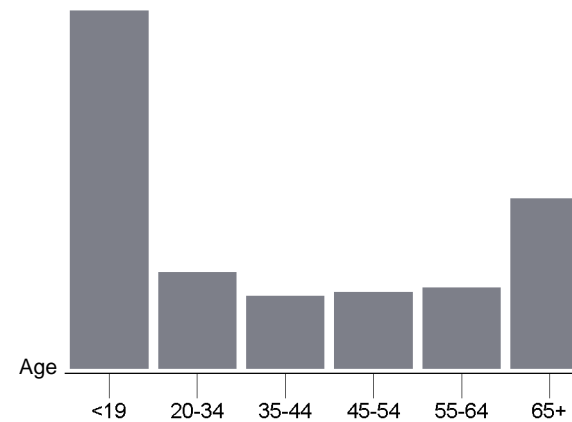
Unemployed

## EDUCATION

High School Grad: **22.31 %**  
 Some College: **29.50 %**  
 Associates: **6.74 %**  
 Bachelors: **36.17 %**

## GENDER & AGE

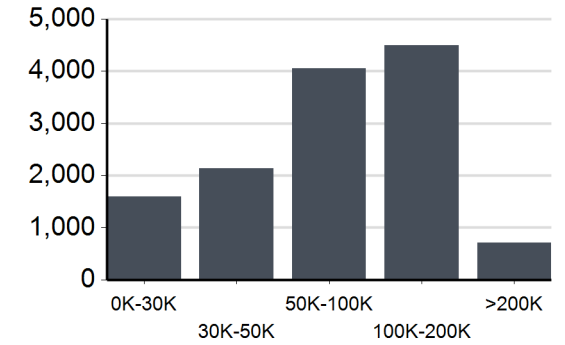
**49.33 %** **50.67 %**



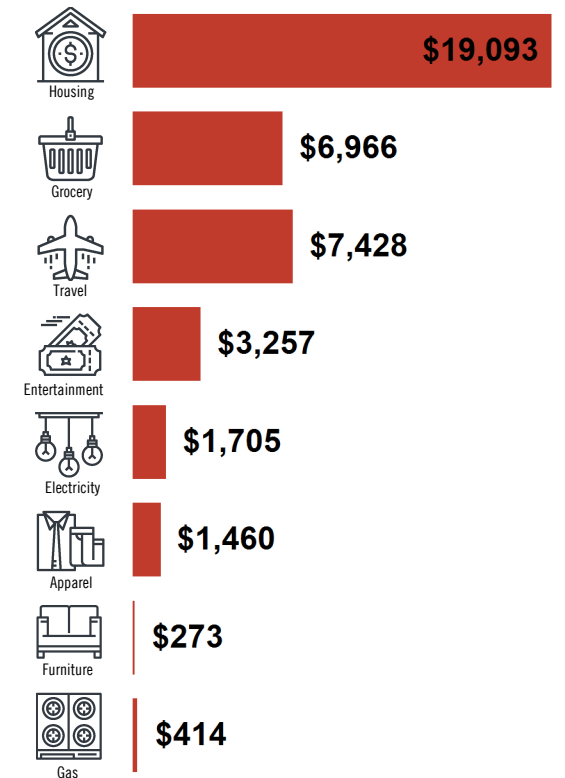
## RACE & ETHNICITY

White: **78.31 %**  
 Asian: **0.46 %**  
 Native American: **0.15 %**  
 Pacific Islanders: **0.00 %**  
 African-American: **1.53 %**  
 Hispanic: **12.98 %**  
 Two or More Races: **6.56 %**

## INCOME BY HOUSEHOLD



## HH SPENDING



## Nearby Retail

