



OFFERING MEMORANDUM

31574 Huffman-Cleveland Road

Huffman, Texas 77336 | Harris County

5± Acres | 750' FM 2100 Frontage | 3 Curb Cuts | Previously Developed

\$2.4M	5± AC	750'	302'	3	7,500+
Asking Price	Total Acreage	FM 2100 Frontage	Meyer Rd Frontage	Curb Cuts	New Homes Nearby

EXECUTIVE SUMMARY

This offering presents a rare 5-acre commercial development site at 31574 Huffman-Cleveland Road in Huffman, Texas — positioned at the center of one of northeast Harris County's most active residential growth corridors. With 750 feet of road frontage, three curb cuts, dual road access, and over 7,500 new homes planned or under construction within approximately one mile, this property represents a first-mover opportunity for neighborhood-serving retail, light industrial, flex, or owner-occupant commercial use.

Saint Tropez (4,500 units), The Trails (2,170 homes), and Riviera Pines (920 lots) are all actively selling in the immediate area — zoned to Huffman ISD and generating daily traffic along Huffman-Cleveland Road. The infrastructure to serve these residents does not yet exist. This property is offered at \$2,400,000 (\$480,000/acre).

CONFIDENTIAL — This Offering Memorandum has been prepared by Paul Compton, Broker Associate, JLA Realty, for use by a limited number of qualified prospective purchasers. The information contained herein has been obtained from sources believed to be reliable but has not been independently verified. Prospective purchasers are advised to conduct their own due diligence. This memorandum is subject to prior sale, withdrawal, or modification without notice.



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Property Website

realistdroneservices.hd.pics/view/?s=3138437

PROPERTY OVERVIEW

31574 Huffman-Cleveland Road, Huffman, TX 77336

A 5-acre previously developed commercial site with 750 feet of frontage on Huffman-Cleveland Road (FM 2100) and 302 feet on Meyer Road, offering dual road access and three curb cuts in unincorporated Harris County. The property is unrestricted — no municipal zoning applies — and includes a residence, standalone office building, and three metal commercial structures. Electricity is connected to the site. Water is provided by a private on-site well. Septic system is on-site and residential-rated; buyer to verify capacity for intended commercial use.

SITE DETAILS

ADDRESS	31574 Huffman-Cleveland Road, Huffman, TX 77336	COUNTY	Harris County, Texas
TOTAL ACREAGE	5± acres (HCAD confirmed)	HCAD ACCOUNTS	0976160000131 0976160000134
FM 2100 FRONTAGE	750 linear feet	MEYER RD FRONTAGE	302 linear feet
CURB CUTS	3 total (2 on FM 2100, 1 on Meyer Rd)	STREET TYPE	Primary arterial (FM 2100) + Secondary (Meyer Rd)
ZONING	Unincorporated Harris County — Unrestricted	TOPOGRAPHY	Level
GRADING	Previously developed	FLOOD ZONE	Buyer to verify with FEMA / Harris County Flood Control
ELECTRICITY	Connected and active	WATER	Private well on-site (no municipal water available)
SEWER	On-site septic — residential-rated; buyer to verify for commercial use	ANNUAL TAXES	\$9,672 (both tracts combined, per HCAD)
ASKING PRICE	\$2,400,000 (\$480,000/acre)	PRICE PER ACRE	~\$480,000 per acre

THE GROWTH STORY

7,500+ New Homes — Within Approximately One Mile

The Huffman-Cleveland Road corridor is experiencing one of the most significant residential buildouts in northeast Harris County's history. Three major master-planned communities are actively under development within approximately one mile of this property — all zoned to Huffman Independent School District and all generating daily traffic along Huffman-Cleveland Road.

DEVELOPMENT	DEVELOPER	UNITS	LOCATION	STATUS
Saint Tropez	Megatel Homes	4,500	Grand Pkwy & Huffman-Cleveland Rd	Actively selling
The Trails	Castle Hill Partners	2,170	Plum Grove Rd @ Grand Pkwy	Actively selling
Riviera Pines	Meritage / Trophy Signature	920	South of Grand Pkwy, Huffman	Actively selling
TOTAL		7,590+	All zoned Huffman ISD	All active 2024-2025

Saint Tropez	Megatel Homes' \$2 billion lagoon community spans 1,000+ acres at Grand Parkway and Huffman-Cleveland Road. Amenities include white-sand beaches, a FlowRider surf simulator, swim-up bar, water slide tower, entertainment district with restaurant, bowling alley, and arcade — open to the public. 4,500 units ranging from \$268,500 to \$700,000. Located at 31220 Casanova Drive, Huffman TX — actively selling.
The Trails	1,373-acre master-planned community on Plum Grove Road at Grand Parkway, developed by Castle Hill Partners. 2,170 homesites with Chesmar, Coventry, Lennar, Village Builders, and Westin Homes on-site. Includes 600 acres of nature trails, resort-style pool, and a proposed future on-site elementary school. Zoned Huffman ISD.
Riviera Pines	920-lot community from Meritage Homes and Trophy Signature Homes (Trophy's Houston market debut). Located just south of Grand Parkway in Huffman. Homes starting in the high \$200,000s, ranging from 1,200 to 3,000 SF. On-site amenity center. Zoned Huffman ISD.

THE RETAIL DEMAND THESIS

Over 7,500 new households are being established along the Huffman-Cleveland Road corridor. These residents need daily goods and services — gas, food, convenience, and neighborhood retail — that does not yet exist at the north end of the corridor. The subject property sits directly in the path of daily southbound traffic from these communities heading toward FM 1960, FM 1485, and the rest of Houston.

Note regarding FM 2100 expansion:

Huffman-Cleveland Road (FM 2100) is currently undergoing a multi-phase widening and extension project toward Grand Parkway SH 99 (TxDOT CSJ 1062-02-011). Buyers are strongly encouraged to conduct independent due diligence with TxDOT regarding the final road alignment as it relates to this parcel. The value thesis for this property is based on Huffman-Cleveland Road's role as a primary local arterial serving the surrounding residential communities, not solely on the proposed FM 2100 extension alignment.

EXISTING IMPROVEMENTS

IMPROVEMENT	SIZE / DESCRIPTION	CONDITION / NOTES
Single-family residence	3,128 SF	Occupied by sellers; conveys with property
Office building	1,500 SF standalone	Separate structure; suitable for commercial office use
Metal structure 1	Roll-up door(s)	Suitable for storage, light industrial, contractor use
Metal structure 2	Roll-up door(s)	Suitable for storage, light industrial, contractor use
Metal structure 3	Roll-up door(s)	Suitable for storage, light industrial, contractor use
Water well	On-site private well	No municipal water available in area
Septic system	On-site, residential-rated	Buyer to verify capacity for intended commercial use

IDEAL BUYER PROFILES

Who Should Be Calling

BUYER TYPE	FIT	KEY ATTRACTION	FINANCING
Neighborhood Retail / QSR Developer	Strong	First-mover position; 7,500+ rooftops; 3 curb cuts	Conventional / Construction
Self-Storage Operator	Very Strong	Minimal water demand; existing structures; unrestricted; growth corridor	Conventional / SBA 504
Light Industrial / Flex Operator	Strong	3 metal shops move-in ready; yard space; office; Hwy 59 & 99 access	Conventional / SBA 504
Owner-Occupant Business (Trades, Contractor)	Strong	Mirror profile of current owners; immediate occupancy; office + shops	SBA 504 / 7(a) (owner-occupant eligible)
Land Banker / Mixed-Use Developer	Moderate	Patient capital; corridor appreciation; suburban growth thesis	Cash / Private equity

COMPARABLE MARKET ANALYSIS

PROPERTY	DETAILS	PRICE	\$/ACRE	VERDICT
SUBJECT 31574 Huffman-Cleveland Rd	5± ac · 750' FM 2100 + 302' Meyer Rd · 3 curb cuts · Home + office + 3 shops	\$2,400,000	~\$480K	Basis for comparison
COMP 1 26632 FM 2100 Rd	4.02 ac · FM 2100 frontage · Raw land · No improvements · Active (MLS# 57295887)	\$1,200,000	\$298K	Price floor — subject's improvements + dual access justify premium
COMP 2 FM 2100 & Wolf Rd	21.49 ac · Hard corner · 1,250' FM 2100 · Water & sewer via PUD · Active	\$14,000,000	\$651K	Price ceiling — corner premium & public utilities not applicable to subject
COMP 3 25605 FM 2100	2 ac · FM 2100 frontage · 2,840 SF renovated home · 4 unrestricted lots · Active	\$799,000	\$400K	Most similar — subject has 2.5x more land + office + 3 commercial shops

LISTING AGENT



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Paul Compton brings 11 years of Texas real estate experience including 7 years as a licensed broker and 7 years in commercial real estate. He holds the Texas Accredited Commercial Specialist (TACS) designation through Texas Realtors. Paul trains and manages 75 agents at JLA Realty and has a proven FM 2100 corridor track record including the sale of Crosby Lawn and Power. He partners with his wife Savannah Compton through the Moving Texas Team on all marketing. Specialties include residential, commercial, and business brokerage sales across east Harris County and the greater Houston metro.



JLA Realty | Paul Compton, Broker Associate



DISCLAIMER: This Offering Memorandum was prepared by Paul Compton, Broker Associate, JLA Realty, for informational purposes only. All information has been obtained from sources believed reliable but has not been independently verified and is not guaranteed. All projections, opinions, assumptions, and estimates are provided as examples only and do not represent current or future performance. Prospective buyers are advised to conduct their own independent investigations, feasibility studies, and due diligence — including but not limited to TxDOT road alignment, flood zone status, utility capacity, and Harris County development requirements — before making any investment decision. This offering is subject to prior sale, price change, or withdrawal without notice. A cooperating buyer's broker commission of 3% is offered.