



5 Acres with Dual Frontage on Huffman Cleveland & Meyer Rd

59 Meyer Rd, Huffman, TX 77336



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5 Acres with Dual Frontage on FM 2100 & Meyer

\$2,400,000

5± Acres | Dual Road Frontage | 3 Curb Cuts | In the Path of 7,500+ New Homes | Huffman-Cleveland Road, TX

Rare 5-acre commercial development site with 750 feet...

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- 750' road frontage + 302' Meyer Rd — 3 curb cuts
- 7,500+ new homes within 1 mile — Saint Tropez, The Trails, Riviera Pines
- Unrestricted use — no municipal zoning, Harris County
- Existing improvements — residence, office building, 3 metal shops
- Electricity to site — previously developed, level topography
- First-mover neighborhood retail opportunity — no competition yet



Price:	\$2,400,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Sale Type:	Investment or Owner User
Total Lot Size:	5.00 AC
No. Lots:	1
Zoning Description:	None
APN / Parcel ID:	0976160000134



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Rare 5-acre commercial development site with 750 feet of frontage on Huffman-Cleveland Road (FM 2100) and 302 feet on Meyer Road — dual road access with three curb cuts in one of northeast Harris County's fastest-growing corridors.

THE DEMAND STORY

Over 7,500 new homes are planned or under construction within approximately one mile of this property:

Saint Tropez (Megatel Homes) — 1,000+ acres at Grand Parkway and Huffman-Cleveland Road; 4,500 single-family lots and multifamily units; world-class lagoon amenity; actively selling now

The Trails (Castle Hill Partners) — 1,373-acre master-planned community on Plum Grove Road at Grand Parkway; 2,170 homesites; Chesmar, Coventry, Lennar, Village Builders, and Westin Homes on-site

Riviera Pines (Meritage Homes / Trophy Signature Homes) — 920 lots just south of Grand Parkway; actively selling

All three communities are zoned to Huffman Independent School District. The Lake Houston area grew by 44,000+ residents (15.2%) from 2016 to 2021 — before the Grand Parkway northeast section even opened. That growth is accelerating.

WHAT THIS MEANS FOR A BUYER

These households need gas stations, dollar stores, fast food, convenience, and service businesses. None of that neighborhood-serving retail infrastructure exists yet at this end of the corridor. Huffman-Cleveland Road is the primary south-facing artery for thousands of new residents heading toward FM 1960, FM 1485, and the rest of Houston — and this property sits directly in their path with three points of access.

IMPROVEMENTS

2,128 SF single-family residence

Property Photos



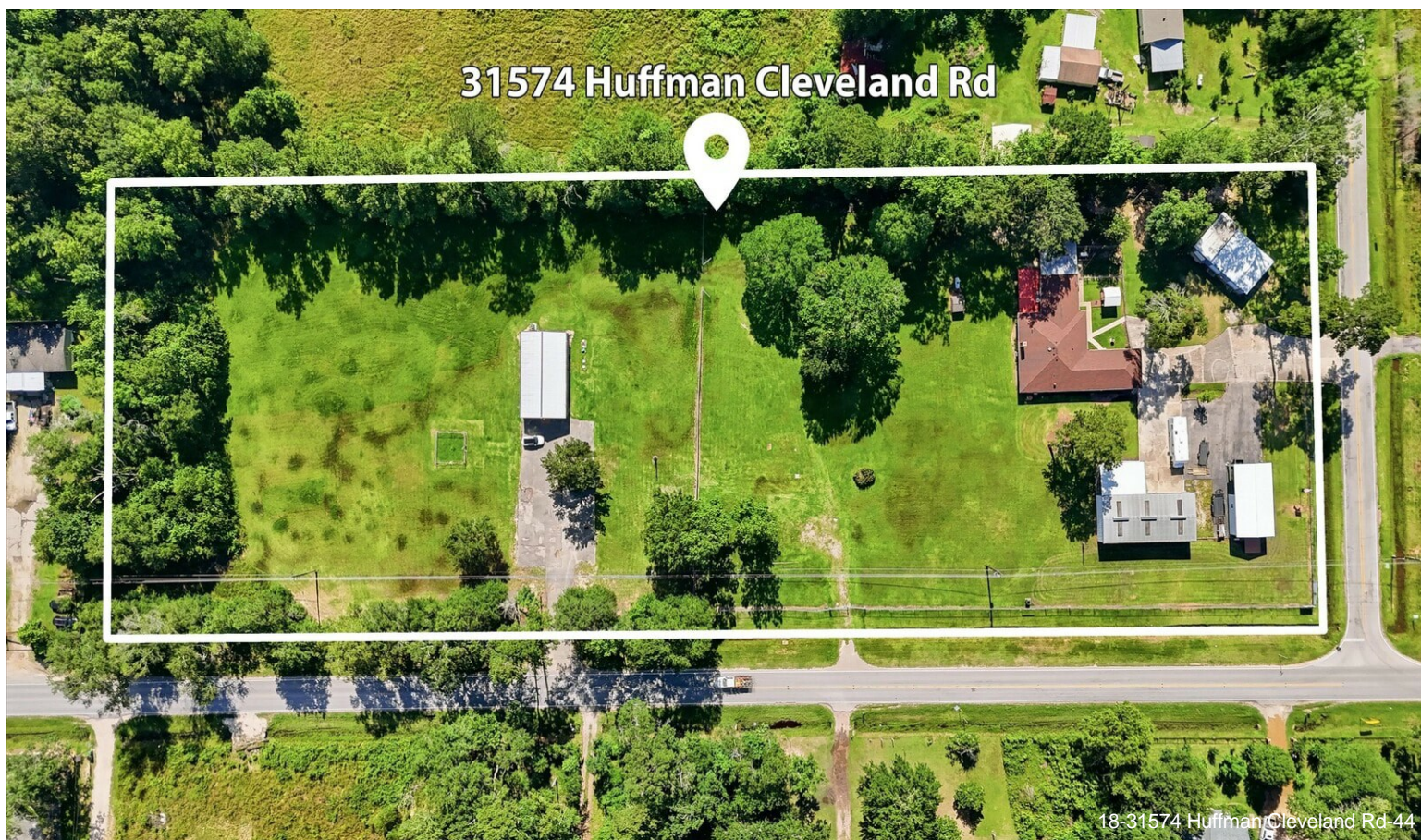
Property Photos



Property Photos



13-31574 Huffman Cleveland Rd-26



31574 Huffman Cleveland Rd

18-31574 Huffman Cleveland Rd-44

Property Photos



Property Photos



Property Photos



03-31574 Huffman Cleveland Rd-44



04-31574 Huffman Cleveland Rd-29

Property Photos



05-31574 Huffman Cleveland Rd-14



06-31574 Huffman Cleveland Rd-17

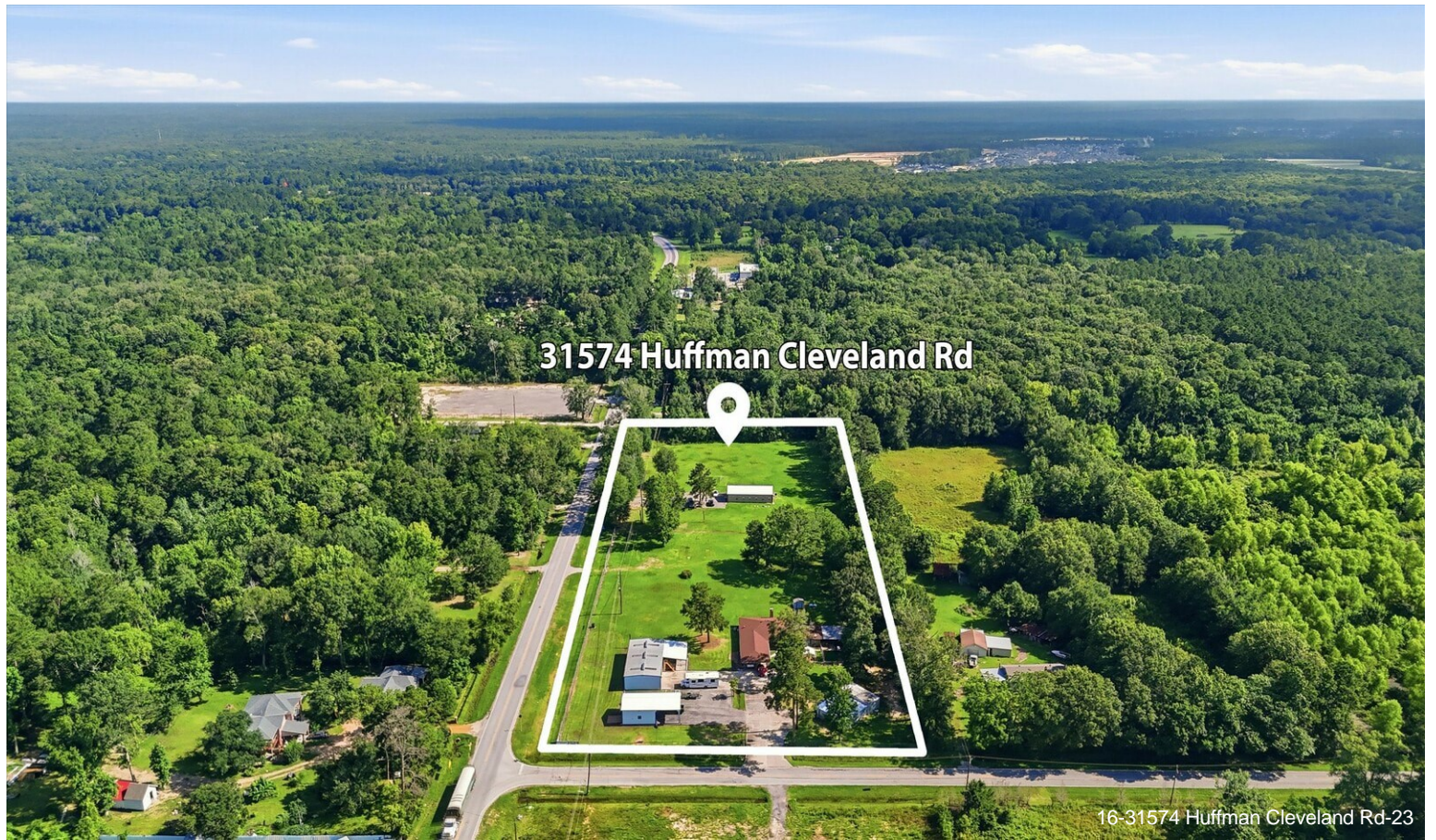
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31574 Huffman Cleveland Rd

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