



Investment Highlights

- 23 acres of highly desirable, ready to be developed land in an affluent, rapidly growing area of Northeast Houston with $\pm 10,000$ new homes planned within a 5-mile radius
- 5 available pads on the corners of two prominent intersections, ideal for future retailers to plant their roots in an area starving for convenient shopping destinations
- Portfolio is encircled by the Grand Parkway expansion expected to be complete in 2022, providing quick access to The Woodlands, Port of Houston, IAH Airport and the greater Houston area
- Little to no existing commercial development in the area providing ample opportunity to corner the market
- FM 2100 is in the process of being widened from two to four lanes with turn lanes being added in front of all three sites

	3 Miles	5 Miles	10 Miles
Total Population	14,071	95,449	228,932
Total Households	4,737	18,871	80,202
Average HHI	\$128,484	\$116,389	\$102,015



40,784
Vehicles Per Day



37,229
Vehicles Per Day



16,685
Vehicles Per Day

* Disclaimer Text

The Commons of Lake Houston

23 Total Acres | 3 Sites | 5 Available Pads
Huffman, TX



The Commons of Lake Houston

23 Total Acres | Huffman, TX



Community Highlights

- 3,400-Acre Master Planned Community
- ± 1,600 Single-Family Homes
- 30+ miles of nature trails
- 75+ acres of lakeside parks with sandy beaches
- Boat ramps and fishing piers
- Various amenities including Clubhouse and Jr. Olympic swimming pool



The Commons of Lake Houston

23 Total Acres | Huffman, TX

At The Center of Growth



The Commons of Lake Houston

Site 1 - 3.72 Acres & 7.43 Acres

Kingwood Dr. & FM 2100

Expansion of FM 2100 & Kingwood Drive



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Site 2 - 5.84 Acres & 0.86 Acres

Commons Vista Drive & FM 2100

FM 2100 Expansion



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Commons Vista Drive & FM 2100

FM 2100 Expansion



The Commons of Lake Houston

Site 3 - 6.93 Acres



Hargrave Rd. & FM 2100

Future FM 2100 expansion to 4-Lanes with dedicated turn lane



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Hargrave Rd. & FM 2100

Future FM 2100 expansion to 4-Lanes with dedicated turn lane



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