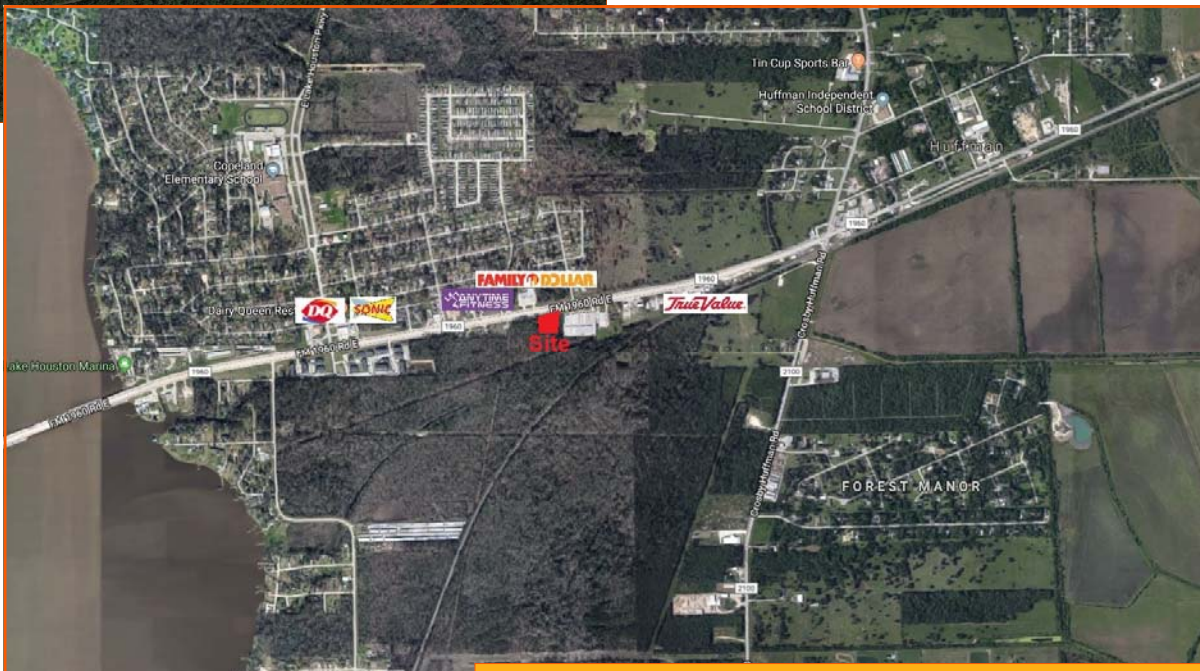


# Land for Sale in Huffman

## 11500 Block of FM 1960 Huffman, TX 77336

This tract of land is 2.68 acres (116,741 sf.) according to HCAD and is located on the south side of FM 1960, east of Lake Houston heading to Huffman. The owner will sell part or the whole tract of land. This is a great site for a retail building or a single tenant fast food user with excellent visibility and easy access on FM 1960. The tract is located on the going home side of FM 1960.



### Economics

- Asking \$12 psf. (116,741 sf)

### Statistics 2017

- 5 mile Population = 61,586 , Total Households = 21,771
- Median Home Values = \$229,479 , Median Incomes = \$93,174
- Cars Per Day on FM 1960 = 25,328



### Contact Information:

713-961-9097

Bill Wong  
billw@orangecommercial.com

[www.orangecommercial.com](http://www.orangecommercial.com)

This property is subject to prior sale, leasing, financing, change in price, rental or other conditions, corrections, errors, omissions, or removal from market without notice. All information contained in this packet, while based on and supplied by sources deemed reliable, is not in any way warranted or guaranteed, either expressed or implied by Orange Commercial LLC. This packet is solely for information purposes only and under no circumstances whatsoever should be deemed as a contract, note, memorandum or any other form of a binding commitment.

# Huffman Land for Sale

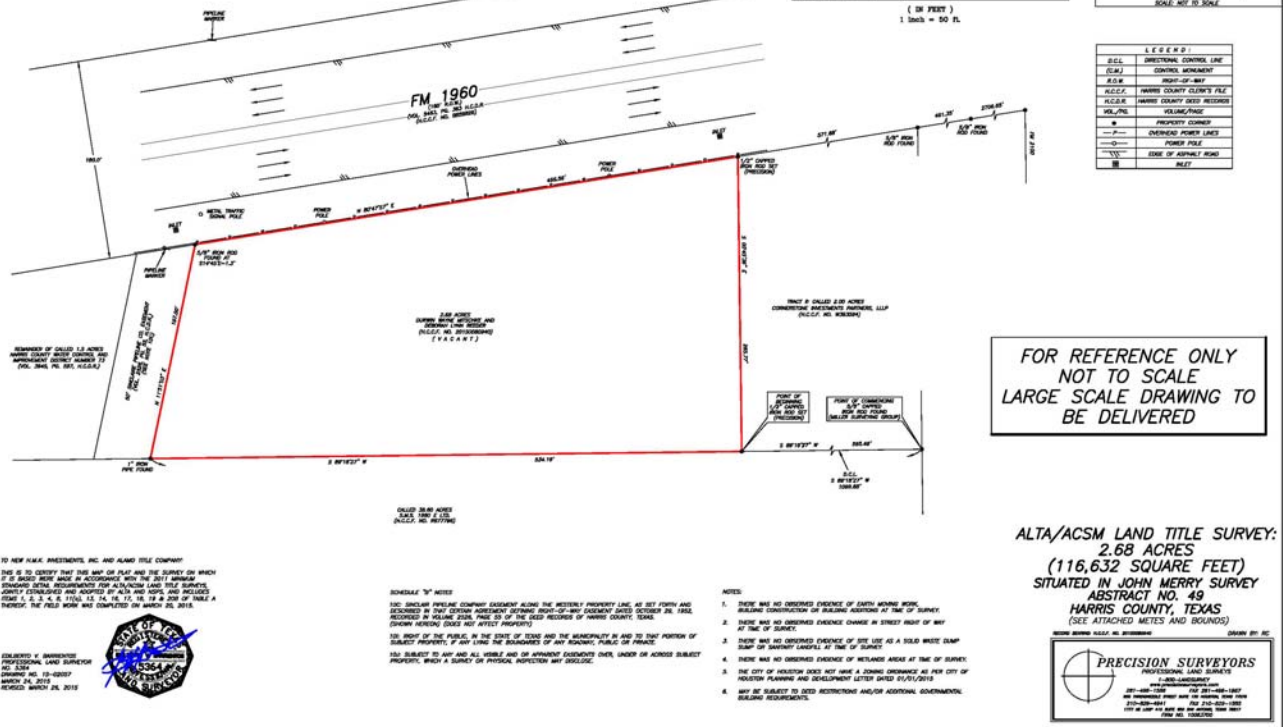
OF NO. ATCH-D120M-ATY15048664MS ALAMO TITLE  
ADDRESS: FM 1960  
HUFFMAN, TEXAS 77336  
BORROWER: NEW H.M.K. INVESTMENTS, INC.

THIS PROPERTY DOES NOT LIE WITHIN THE  
200 FOOT FLOOD PLAIN AS DETERMINED  
BY THE U.S. DEPT. OF HOUSING & URBAN  
DEVELOPMENT.

COMMAUTY/FINAL MAP RESOLUTION 340 L  
MAP REVISION 04/16/2002  
ZONE: L

THIS MAP IS TO BE REPRODUCED BY ANY  
PERSON WHOSE NAME IS ON THE MAP  
EXCEPT AS NOTED THEREON.

LA 2005-11-15-0001 of the Survey



FOR REFERENCE ONLY  
NOT TO SCALE  
LARGE SCALE DRAWING TO  
BE DELIVERED

ALTA/ACSM LAND TITLE SURVEY:  
2.68 ACRES  
(116,632 SQUARE FEET)  
SITUATED IN JOHN MERRY SURVEY  
ABSTRACT NO. 49  
HARRIS COUNTY, TEXAS  
(SEE ATTACHED METES AND BOUNDS)

TO NEW H.M.K. INVESTMENTS, INC. AND ALAMO TITLE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH  
IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 SURVEYING  
STANDARDS ACT, REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS,  
SPECIFICALLY AS SET FORTH IN ALL THE 2011 ACT, AND IN THE  
REGULATIONS THEREUNDER, AND THAT THIS SURVEY WAS CONDUCTED  
IN ACCORDANCE WITH THE 2011 ACT, AND IN THE REGULATIONS  
THEREUNDER. THE FIELD WORK WAS COMPLETED ON MARCH 24, 2015.

COLLETT K. SHAWNEE  
PROFESSIONAL LAND SURVEYOR  
NO. 10363  
JANUARY 16, 1983-2007  
MARCH 24, 2015  
REVISED MARCH 24, 2015



SCHEDULE 'M' NOTES  
1. THE SCHEDULE 'M' COMPANY AGREEMENT ALONG THE WESTERN PROPERTY LINE, AS SET FORTH AND  
RECORDED IN PUBLIC RECORDS, WITNESS BOOKS OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS,  
RECORDED IN PUBLIC RECORDS, PAGE 23 OF THE G.L.D. RECORDS OF HARRIS COUNTY, TEXAS,  
(BOOK RECORDS DO NOT APPLICY PROPERTY).  
2. THE RIGHT OF THE PUBLIC, IN THE SEVERAL OF THIS AND THE MUNICIPALITY IN AND TO THAT PORTION OF  
SUBJECT PROPERTY, IF ANY, LING THE BOUNDARIES OF ANY HIGHWAY, PUBLIC OR PRIVATE,  
HAS BEEN SUBJECT TO ANY AND ALL RIGHTS AND OR INTERESTS CONVEYED HEREIN, UNDER OR ACROSS SUBJECT  
PROPERTY, WHICH A SURVEYOR ON PHYSICAL INSPECTION MAY DISCLOSE.

- NOTES:
- 1. THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING BLOCKS,  
BUILDING CONSTRUCTION OR BUILDING FOUNDATIONS AT TIME OF SURVEY.
  - 2. THERE WAS NO OBSERVED EVIDENCE OF A UTILITY EASEMENT AT TIME OF SURVEY.
  - 3. THERE WAS NO OBSERVED EVIDENCE OF THE SITE USE AS A SOLID WASTE DUMP  
DUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
  - 4. THERE WAS NO OBSERVED EVIDENCE OF WETLANDS AREAS AT TIME OF SURVEY.
  - 5. THE CITY OF HOUSTON DOES NOT HAVE A ZONING ORDINANCE AS PER THE CITY OF  
HOUSTON PLANNING AND DEVELOPMENT LETTER DATED 03/01/2015.
  - 6. THIS MAP IS SUBJECT TO STATE RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL  
REGULATIONS.

