

COMMERCIAL HOUSE ON .67 ACRES | FOR SALE

111 E. HUFSMITH ROAD, TOMBALL, TX | 77375



BRANDI DEES / SENIOR VICE PRESIDENT / BDEES@LEE-ASSOCIATES.COM / D 713.744.7442

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LOCAL MARKET

HIGHLIGHTS

Located in the rapidly growing Tomball / Northwest Houston corridor, approximately 30 miles northwest of Downtown Houston.

Strong residential growth and continued commercial expansion along SH 249, FM 2920, and the Grand Parkway (SH 99).

Affluent surrounding demographics with average household incomes exceeding \$96,000 within a 5-mile radius.

Excellent access to major Houston-area growth corridors including SH 249, FM 2920, and SH 99.

Positioned near established retail, medical, and residential developments serving the Tomball and Magnolia trade areas.

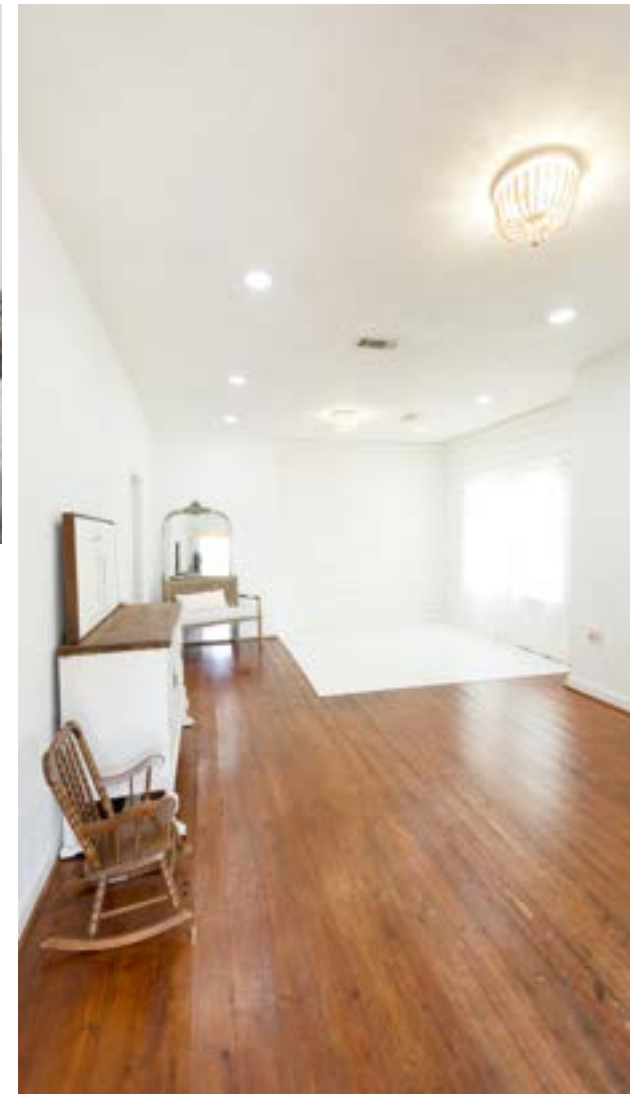
Tomball continues to experience strong population and household growth driven by new housing developments and business investment. The area is also supported by nearby youth baseball and sports complexes that serve as major regional tournament destinations, generating significant visitor traffic and consumer activity throughout the year.

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PROPERTY OVERVIEW

Land:	0.67 Acres / 29,176 SF, Fully Fenced
Legal Desc.	LT 1 BLK 1 KIC CORNER
Flood Zone	Not in Floodplain
Zoning	Commercial
Utilities	City of Tomball
Access	±1.5 Miles from Hwy 249
Visibility	Frontage on E. Hufsmith Rd
Traffic Counts	8,502 CPD

IMPROVEMENTS

- Roof replaced Aug 2020
- Parking lot resurfaced and sealed 2025
- AC replaced 2019
- Cabin flooring replaced 2023

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RESIDENTIAL LOG CABIN - SEPARATE FROM MAIN HOMESITE

As an additional unique feature of the property, the on-site log cabin totaling 2,091 SF, offers a variety of residential uses independent of the primary residence. Ideal for a residential lease opportunity, guest accommodations, caretaker housing, or private retreat, the cabin provides additional flexibility and value to the property.

The rustic setting and functional layout make it well-suited for long-term residential use or supplemental rental income potential.

Highlights:

- Separate residential log cabin from the main homesite
- Potential residential lease opportunity
- Ideal for guest quarters, caretaker residence, or private retreat
- Additional income-producing potential
- Private setting with independent access



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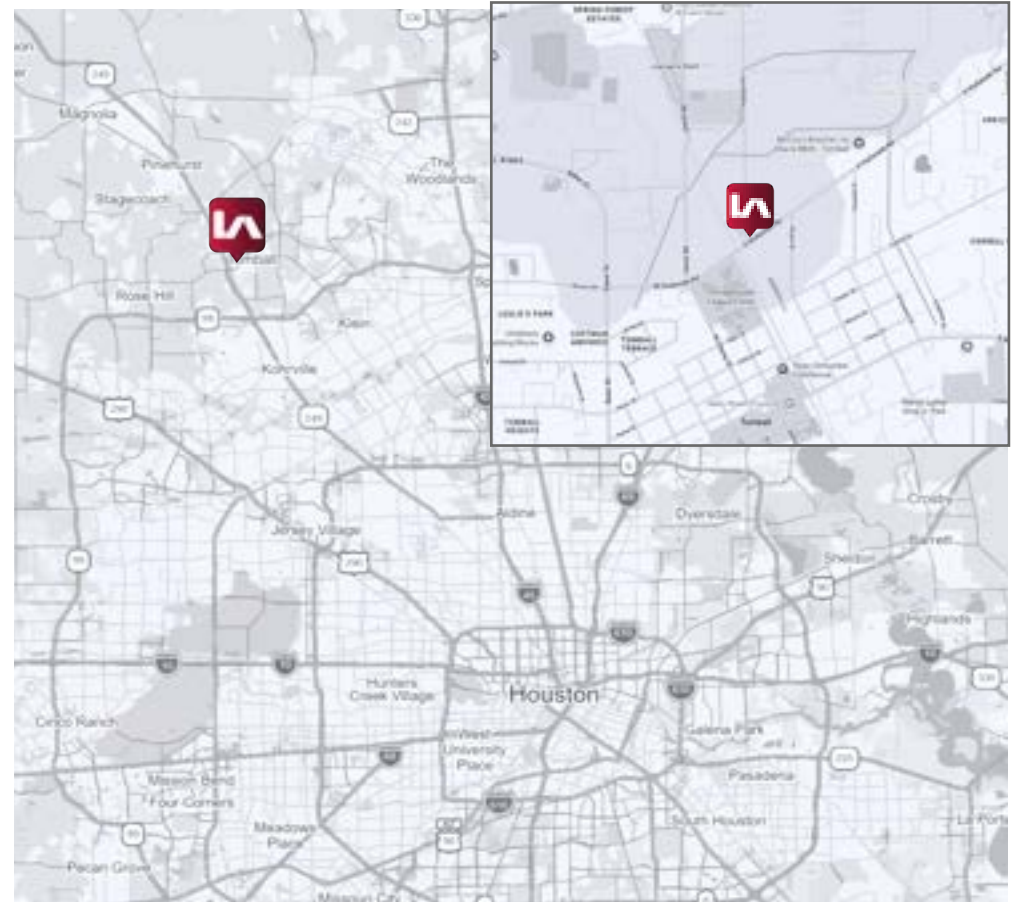
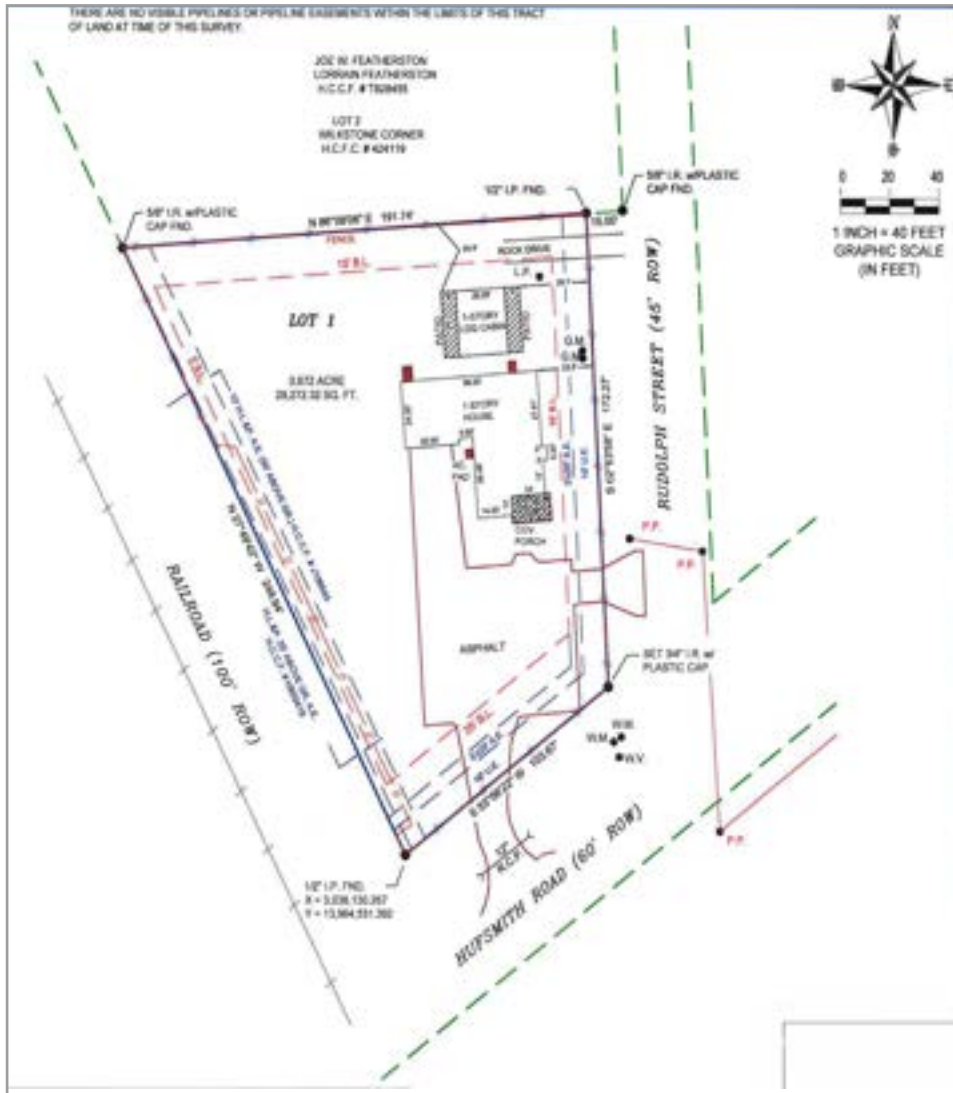
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