

8.42 ACRES ON FM 2090

NORTH OF FM 2090

884 Farm to Market Road 2090, Splendora, TX, 77372



FOR SALE

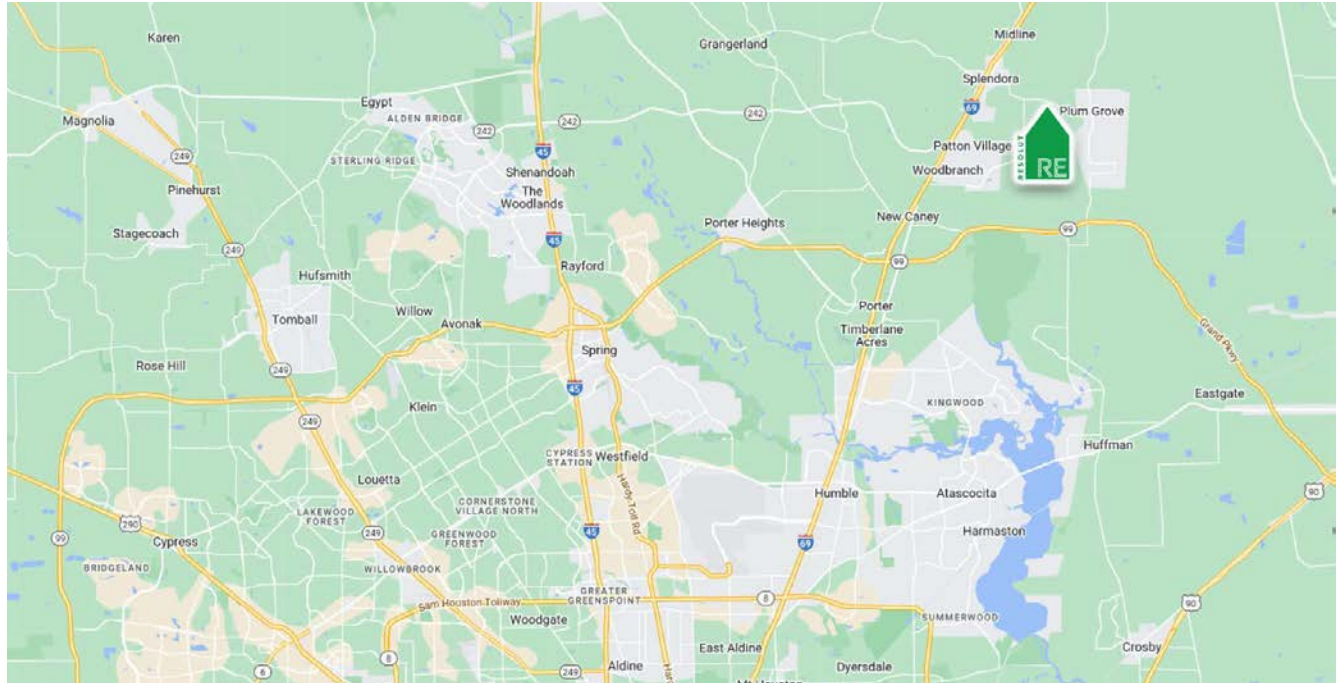
AVAILABLE SPACE
8.42 AC

RATE
\$950,000

Safin Momin
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281.445.0033

PROPERTY HIGHLIGHTS

- This property sits in the heart of a rapidly evolving commercial corridor in Montgomery County. The site benefits from strong daily traffic volumes along FM 2090 and proximity to US Highway 59/I-69
- An ideal opportunity for investors and developers seeking to establish a presence in a high growth, underserved market surrounded by a mix of established local businesses and expanding national brands. The area is quickly becoming a retail and service destination for Splendor and the neighboring communities of New Caney, Cleveland, and Porter
- The location is bolstered by a surge in residential development, including new single-family communities and multifamily projects within a 10–15 minute radius
- Ample road frontage, flexible zoning potential, and proximity to Splendor ISD schools and city services



AREA TRAFFIC GENERATORS



Safin Momin

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DEMOGRAPHIC SNAPSHOT 2024



13,522
POPULATION
3-MILE RADIUS



\$83,377.00
AVG HH INCOME
3-MILE RADIUS

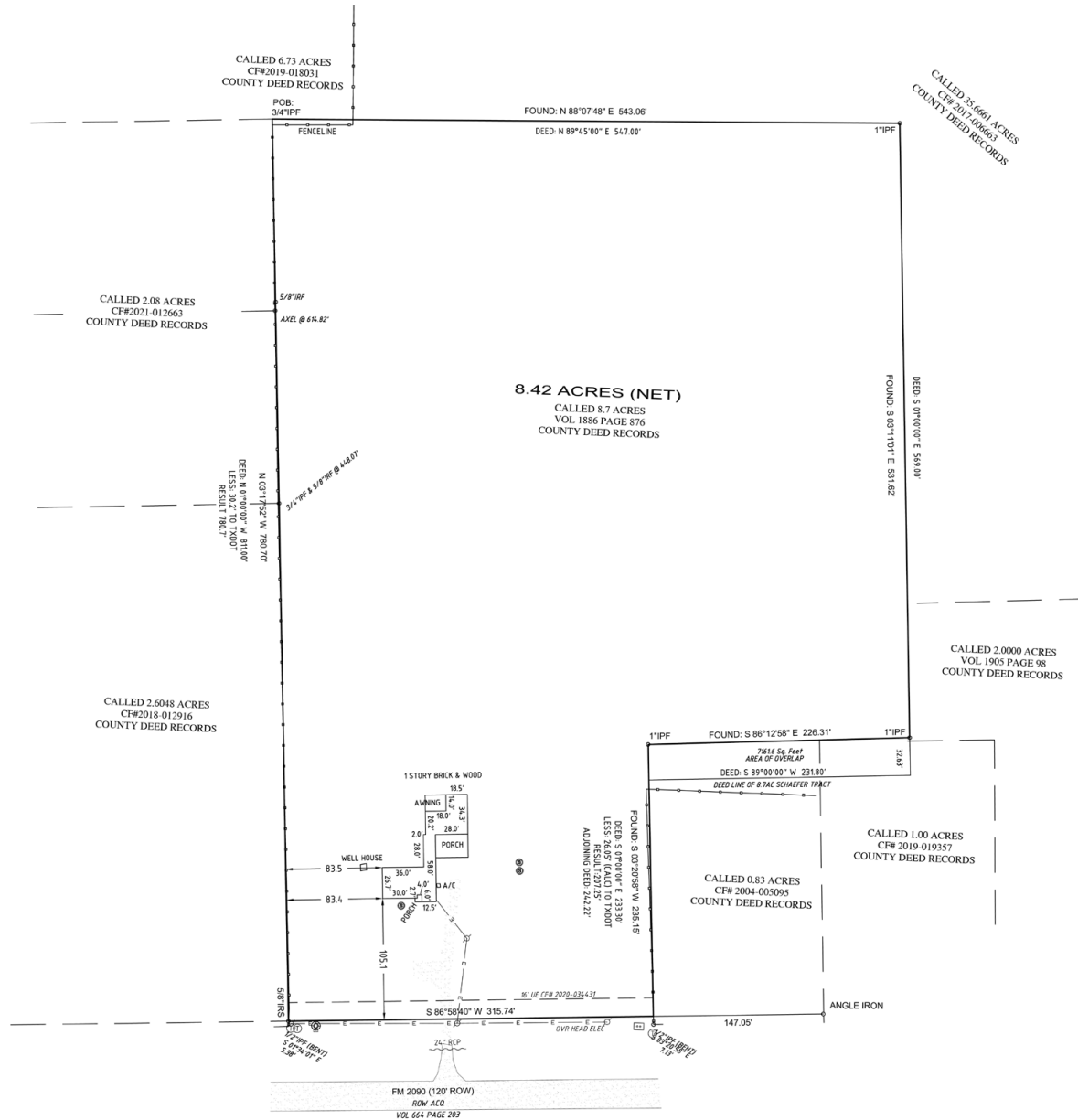


4,354
DAYTIME POPULATION
3-MILE RADIUS

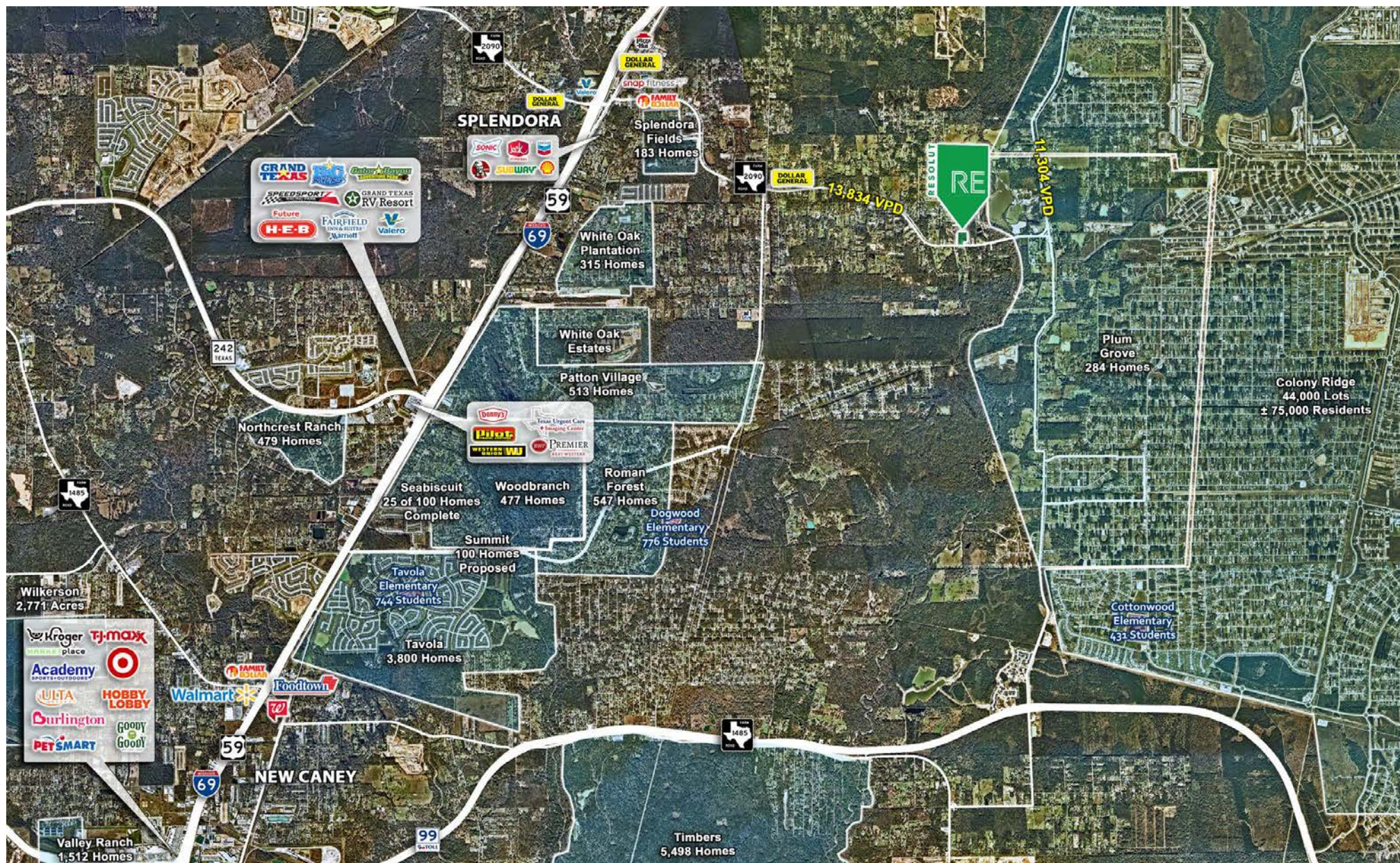


TRAFFIC COUNTS

FM-2090: 13,834 VPD
(SiteUSA 2024)
FM-1010: 11,304 VPD
(SiteUSA 2024)



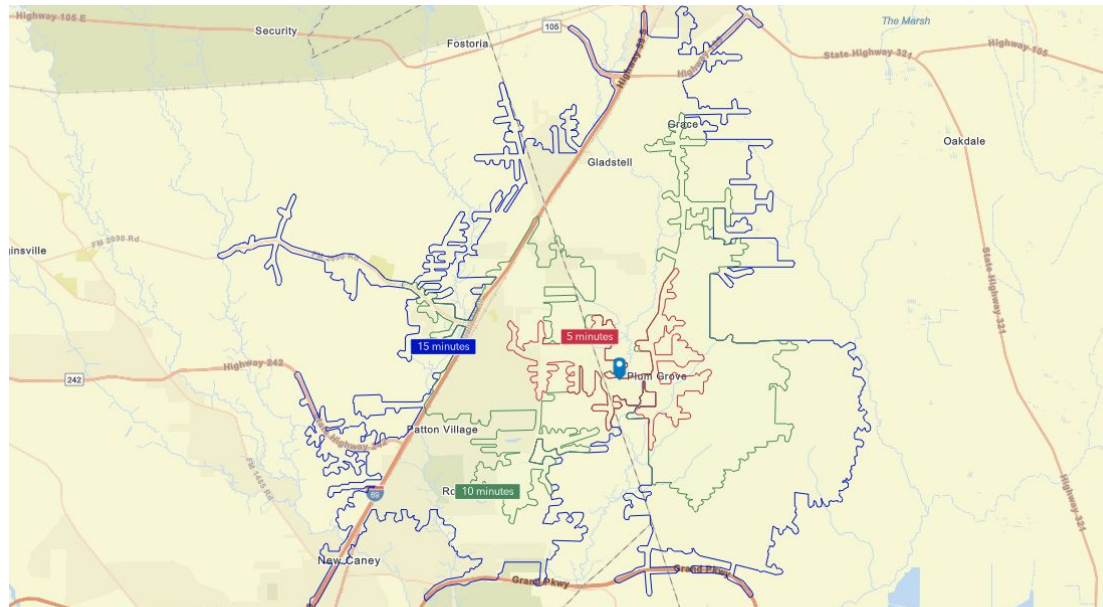




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MARKET FACTS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
2010 Population	616	6,895	19,683
2024 Population	995	14,354	44,309
2029 Population	1,094	15,647	52,948
Annual Population Growth Rate	1.92%	1.74%	3.63%
Daytime Population	653	10,484	31,692
Workers	146	1,494	4,321
Residents	507	8,990	27,371
Median HH Income	\$55,098	\$63,455	\$66,631
Average HH Income	\$83,352	\$84,887	\$94,542
2024 Households	262	4,150	13,062
Median Age	37	33	34





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and **works with** clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.

Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
 Sales Agent / Associate's Name	 License No.	 Email	 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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