

# WERRINGTON P L A Z A HUMBLE, TEXAS



BPI

REALTY SERVICES



ADDRESS	21612 Aldine Westfield Road, Humble, Texas 77338
BUILDING SIZE	25,200 Square Feet
LAND SIZE	±3.3 Acres
OCCUPANCY	80% Leased
PARKING	155 Parking Spaces
NOI	\$312,094
PRICE	\$4,300,000
CAP RATE	7.25%
FUTURE DEVELOPMENT	18,900 SF Pad Site



## PROPERTY DESCRIPTION

Werrington Plaza Retail Center is a 25,200 square foot multi-tenant shopping center on ±3.3 acres located in Humble, Texas. The Center is located on Aldine Westfield Road & Threshwig Rd. just ½ mile North of FM 1960. This center has excellent visibility and a large Pylon Sign on Aldine Westfield, including an LED Panel on the top of the sign. Currently, the occupancy is approx. 100% Leased with 18,900 SF pad site adjacent to Jack in the Box for future development.



# WERRINGTON PLAZA, HUMBLE, TEXAS







**PRIME LOCATION  
IN HUMBLE, TEXAS**

Surrounded by new developments, established neighborhoods, major retailers, George Bush International Airport & Lone Star College



**DENSELY POPULATED  
RESIDENTIAL AREA**

205,476 residents within a 5-mile radius of site with a projected population of 211,856 by 2030



**SURROUNDED BY  
NATIONAL RETAILERS**

Near Joe V's Smart Shop, Walgreens, CVS Pharmacy, Dollar Tree, AutoZone, O'Reilly, Dollar General, Advance Auto Parts and many more.



**AFFLUENT AREA**

Average household incomes of \$98,647 within a 5-mile radius and average home values of \$308,034



**ESTABLISHED  
NEIGHBORHOODS**

66,634 households within a 5-mile radius with 69,184 households projected by 2027 and an average of 3 people in each household



**HIGH TRAFFIC AREA  
NEAR FM 1960**

24,675 VPD on Aldine Westfield  
20,857 VPD on Treaschwig Rd



OPERATING INCOME (EXISTING LEASES)

TENANT	SQ. FT.	2025 REVENUES
MEDICAL OFFICE	2,100	37,800
VACANT	1,680	-
DENTIST	2,121	43,481
CONSTRUCTION COMPANY	1,050	28,802
MARCO'S PIZZA	1,400	24,640
HEAVENLY BEAUTY AVENUE	1,050	21,599
VACANT	1,050	-
BARBERSHOP	1,200	22,800
DAYCARE	5,915	76,895
VACANT	2,100	-
SPORTS BAR	5,410	72,819
(FIRE RISER ROOM)	124	-
CAM		84,894
TAXES		82,845
INSURANCE		31,826
TOTALS	25,200	501,791
EFFECTIVE GROSS INCOME		501,791
LESS EXPENSES		
CAM (2024 Actual)		(68,406)
TAXES (2024 Actual)		(75,534)
INSURANCE (2024 Actual)		(28,018)
MANAGEMENT FEES (3%)		(15,102)
NET OPERATING INCOME		\$312,094

OCCUPANCY	80%	
BUILDING	25,200 Square Feet	
LAND	±3.3 Acres)	
TENANT LIST	Medical Office	2,100
	Dentist	2,121
	Construction Company	1,050
	Marco's Pizza	1,400
	Heavenly Beauty Avenue	1,050
	Barbershop	1,200
	Daycare	5,915
	Sports Bar	5,410
	(Fire Riser Room)	124



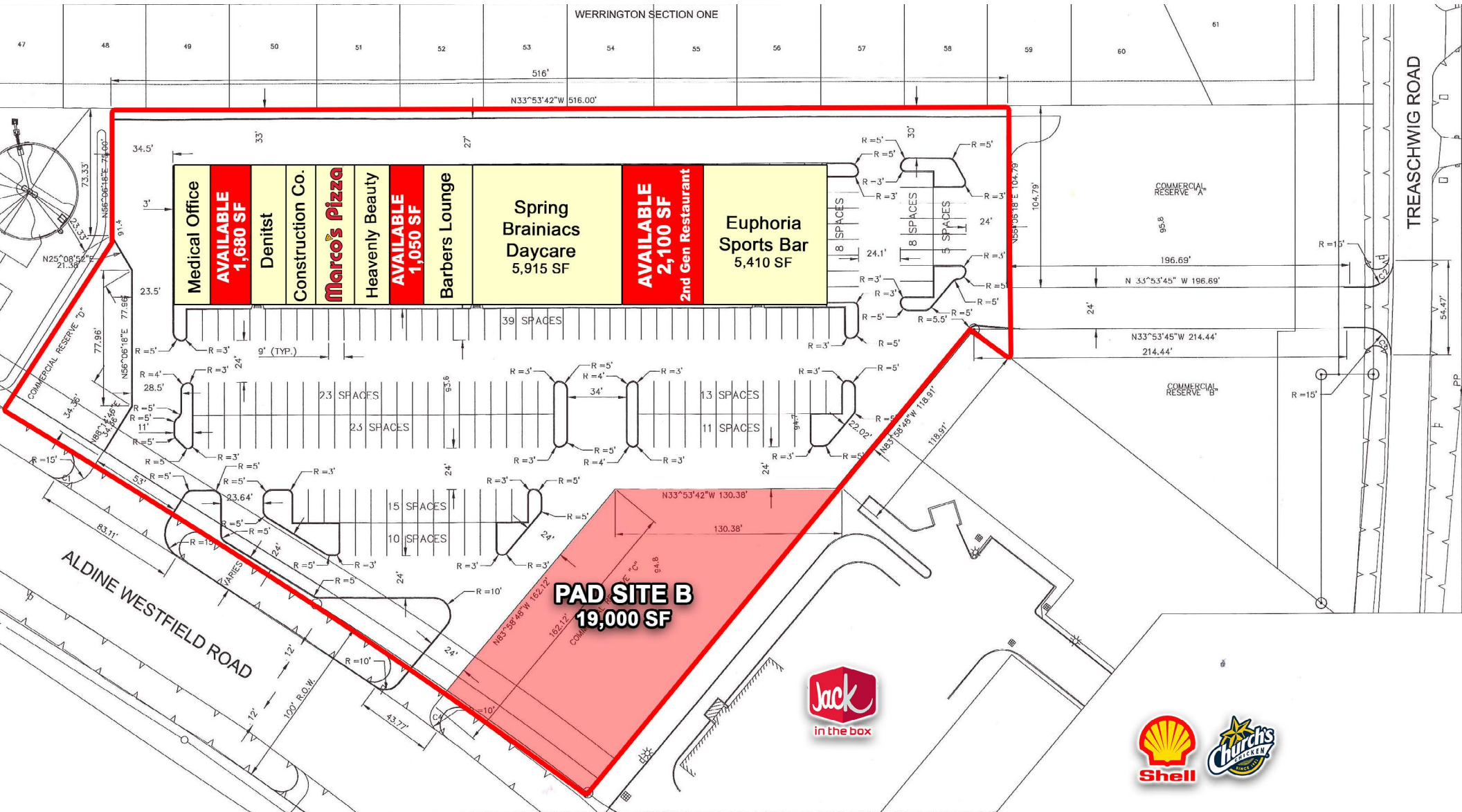
SUITE	TENANT	SQUARE FEET	START DATE	ENDING DATE	BASE ANNUAL RENT	RENTAL RATE (PSF)	RENT ESCALATIONS
21650	TONDRA ROBINSON DBA MEDICAL OFFICE	2,100	10/1/2022	9/30/2027	\$37,800	\$18.00	(10/01/22 – 09/30/25): \$3,150.00/month; \$18.00/psf (10/1/25 – 09/33/27): \$3,465.00/mo; \$19.80/psf
21648	VACANT	1,680	-	-	-	-	
21646	SPRING COMPLETE CARE DENTISTRY, PLLC	2,121	6/11/2022	6/30/2032	\$43,481	\$20.50	Months 1-36: \$3,150.00/month; \$18.00 psf Months 37-72: \$3,587.50/month; \$20.50 psf Months 73-120: \$4,112.50/month; \$23.50 psf
21638	CONSTRUCTION COMPANY	1,050	4/1/2024	1/31/2026	\$28,800	\$27.43*	None
21636	SIZE ENTERPRISE, LLC, DBA MARCO'S PIZZA	1,400	1/26/2021	1/31/2026	\$24,640	\$17.60	Months 1-36: \$1,866.67/month; \$16.00 psf Months 37-60: \$2,053.33/month; \$17.60 psf Option #1 Exercised: Months 61-120: \$19.36 psf (Commencement Date of Option #1 02/01/2026)
21634	BABY NICK & CO DBA HEAVENLY BEAUTY AVENUE	1,050	8/1/2024	7/31/2027	\$21,599	\$20.57*	Months 1-2: \$0.00/month; \$0.00 psf Months 3-12: \$1,800/month; \$20.57 psf Months 13-26: \$1,900/month; \$21.71 psf
21632	VACANT	1,050	-	-	-	-	None
21630	JACOB A. ROMERO DBA BARBERS LOUNGE	1,200	7/1/2024	6/30/2029	\$22,800	\$19.00	Months 1-12: \$1,800.00/month; \$18.00 psf Months 13-24: \$1,900.00/month; \$19.00 psf Months 25-36: \$2,000.00/month; \$20.00 psf Months 37-48: \$2,100.00/month; \$21.00 psf Months 49-60: \$2,200.00/month; \$22.00 psf
21626	KCJ WALTON, LLC DBA SPRING BRAINIACS	5,915	10/6/2014	6/30/2027	\$76,895	\$13.00	Months 1-60: \$6,407.92/month; \$13.00 psf Months 61-96: \$6,407.92/month; \$13.00 psf
21618	VACANT (2ND GENERATION RESTAURANT SPACE)	2,100	-	-	-	-	
21614	TAMELA RICE AND STANLEY RICE D/B/A EUPHORIA SPORTS BAR	5,401	4/1/2022	3/31/2027	\$72,819	\$13.46	
	FIRE RISER ROOM	155	N/A	N/A	N/A	N/A	N/A
TOTALS		25,200			\$328,833		

## OPTION TERMS:

\* GROSS LEASE

- SUITE 21650: ONE (1) FIVE YEAR OPTION: MONTHS 1-60: \$3,850.00; \$22.00 PSF
- SUITE 21646: ONE (1) FIVE YEAR OPTION: MONTHS 1-60: \$4,568.99; \$25.85 PSF  
ONE (1) FIVE YEAR OPTION: MONTHS 61-120: \$5,025.00; \$28.43 PSF
- SUITE 21636: ONE (1) FIVE YEAR OPTION: MONTHS \$2,485.00; \$21.30 PSF
- SUITE 21630: ONE (1) FIVE YEAR OPTION AT FMV
- ALL OTHER TENANTS: NONE











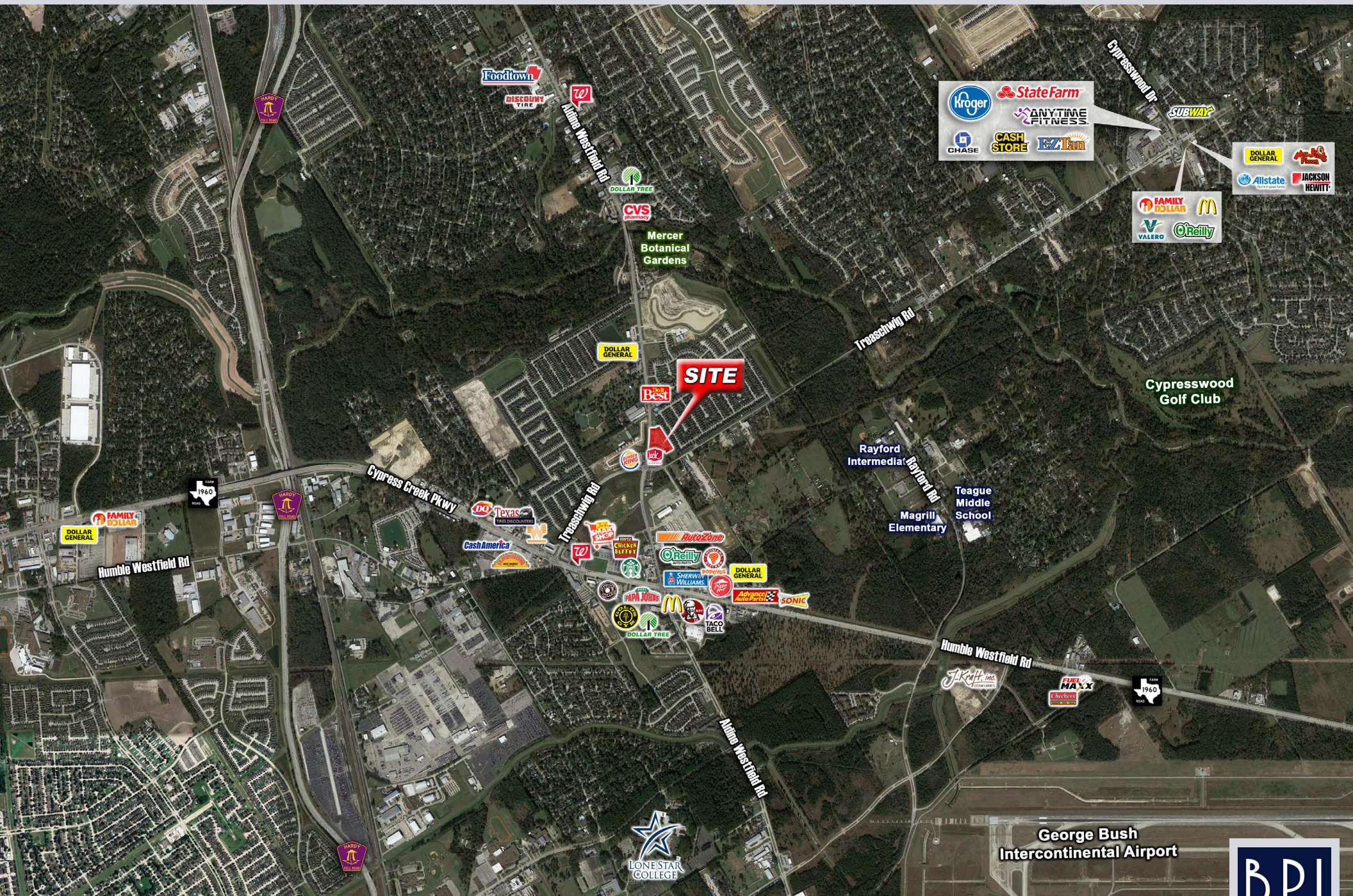




# WERRINGTON PLAZA, HUMBLE, TEXAS









## COMMUNITY SUMMARY

21612 Aldine Westfield Rd, Humble, Texas, 77338 2  
Ring of 1 mile

9,860	0.54%	3.13	85.9	31.7	\$73,095	\$228,446	\$93,764	28.8%	62.0%	9.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



14.9%  
Services

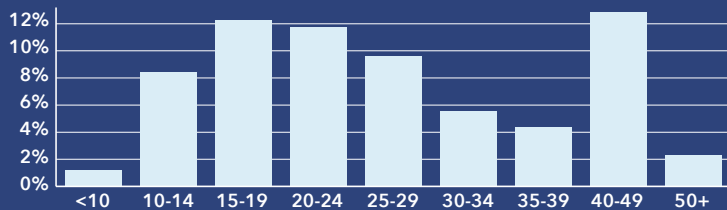


29.8%  
Blue Collar

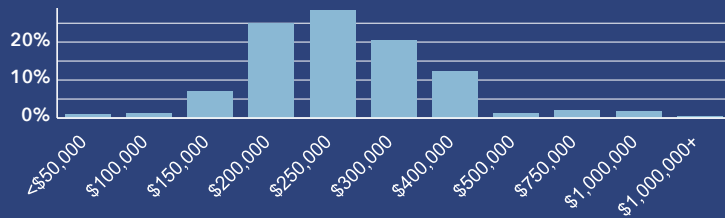


55.3%  
White Collar

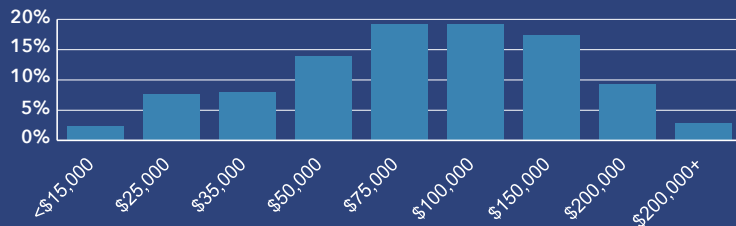
Mortgage as Percent of Salary



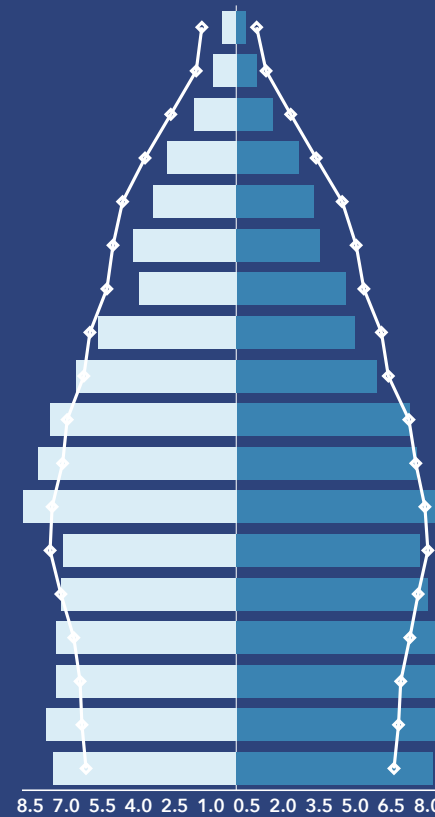
Home Value



Household Income

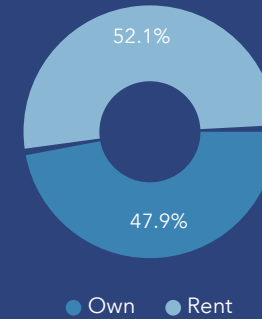


Age Profile: 5 Year Increments

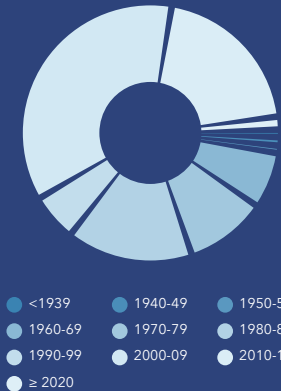


Dots show comparison to Harris County

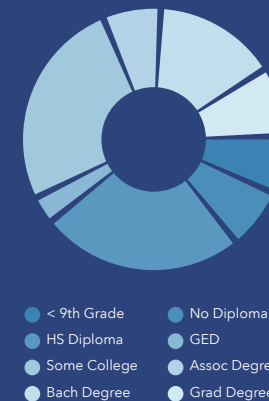
Home Ownership



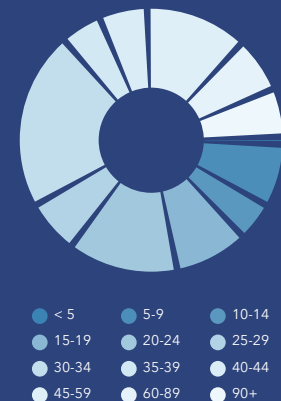
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

## COMMUNITY SUMMARY

21612 Aldine Westfield Rd, Humble, Texas, 77338 2  
Ring of 3 miles

88,202	2.28%	3.02	88.0	33.5	\$77,081	\$234,305	\$182,109	26.4%	62.9%	10.7%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



16.8%  
Services

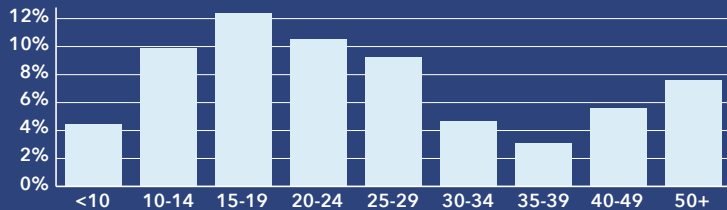


29.3%  
Blue Collar

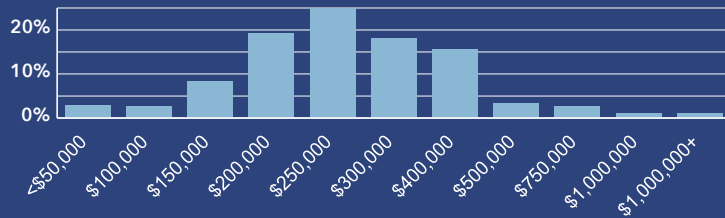


53.8%  
White Collar

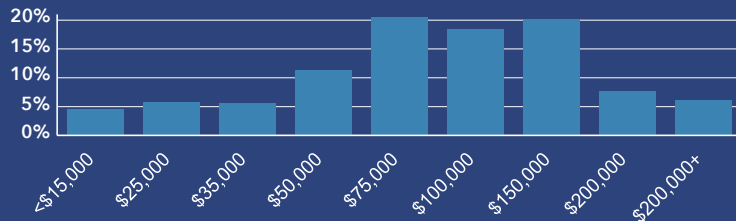
Mortgage as Percent of Salary



Home Value



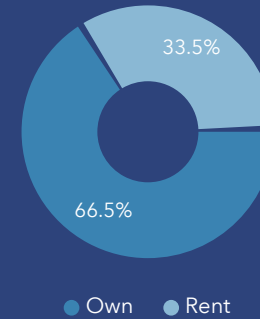
Household Income



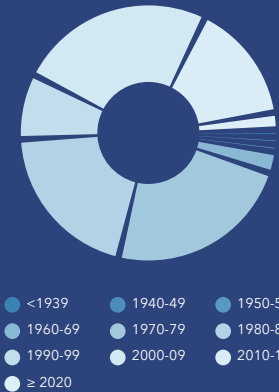
Age Profile: 5 Year Increments



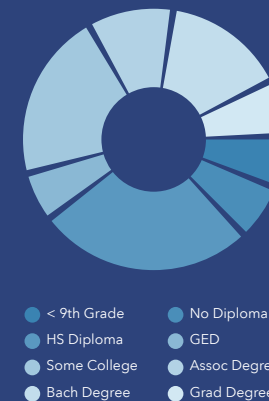
Home Ownership



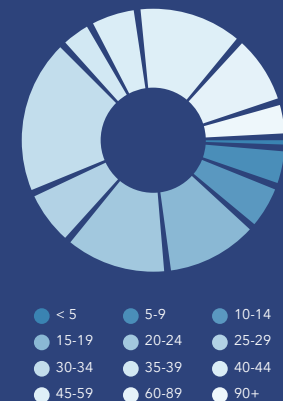
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).





## COMMUNITY SUMMARY

21612 Aldine Westfield Rd, Humble, Texas, 77338 2  
Ring of 5 miles

205,476	1.34%	2.93	87.4	33.3	\$76,745	\$259,172	\$157,075	26.7%	62.9%	10.4%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



17.3%  
Services

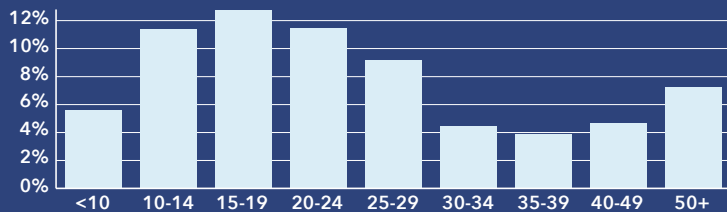


26.1%  
Blue Collar

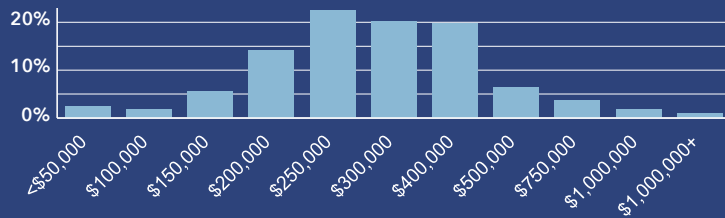


56.6%  
White Collar

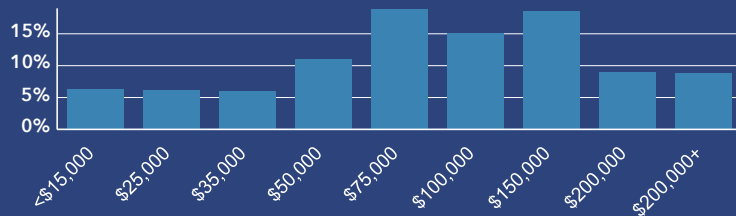
Mortgage as Percent of Salary



Home Value



Household Income

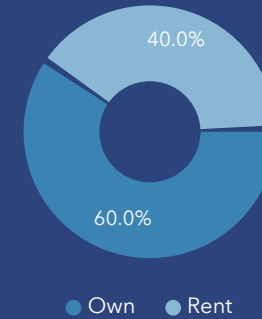


Age Profile: 5 Year Increments



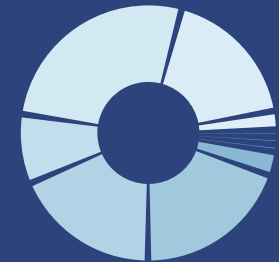
Dots show comparison to Harris County

Home Ownership



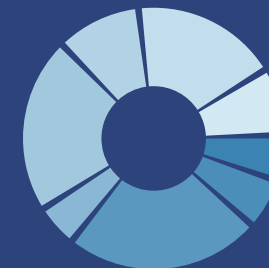
Own Rent

Housing: Year Built



<1939 1940-49 1950-59  
 1960-69 1970-79 1980-89  
 1990-99 2000-09 2010-19  
 ≥ 2020

Educational Attainment



< 9th Grade No Diploma  
 HS Diploma GED  
 Some College Assoc Degree  
 Bach Degree Grad Degree

Commute Time: Minutes



< 5 5-9 10-14  
 15-19 20-24 25-29  
 30-34 35-39 40-44  
 45-59 60-89 90+



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).



## 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.*



### 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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](http://www.trec.texas.gov)

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