

9346 Humble Westfield Rd &
19451 Hightower Ln
Humble, TX 77338

New Medical & Professional
Office Plaza For Lease



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Colliers

Highlights

FM 1960 Business / Humble Westfield Rd

Borderville School Rd

Hightower Ln

Property Specifications

Address:

Phase 1:
9346 Humble Westfield Rd, Humble, TX 77338

Phase 2:
19451 Hightower Ln, Humble, TX 77338

NRA:

Phase 1:
9346 Humble Westfield Rd
Building 1 - 3,925 SF - Leased
Building 2 - 3,316 SF - Available

Phase 2:
19451 Hightower Ln
Building 1 - 6,384 SF - Available

Smallest Divisible Space: 1,200 SF

Property Status: Available

Property Type: Medical & Professional Plaza

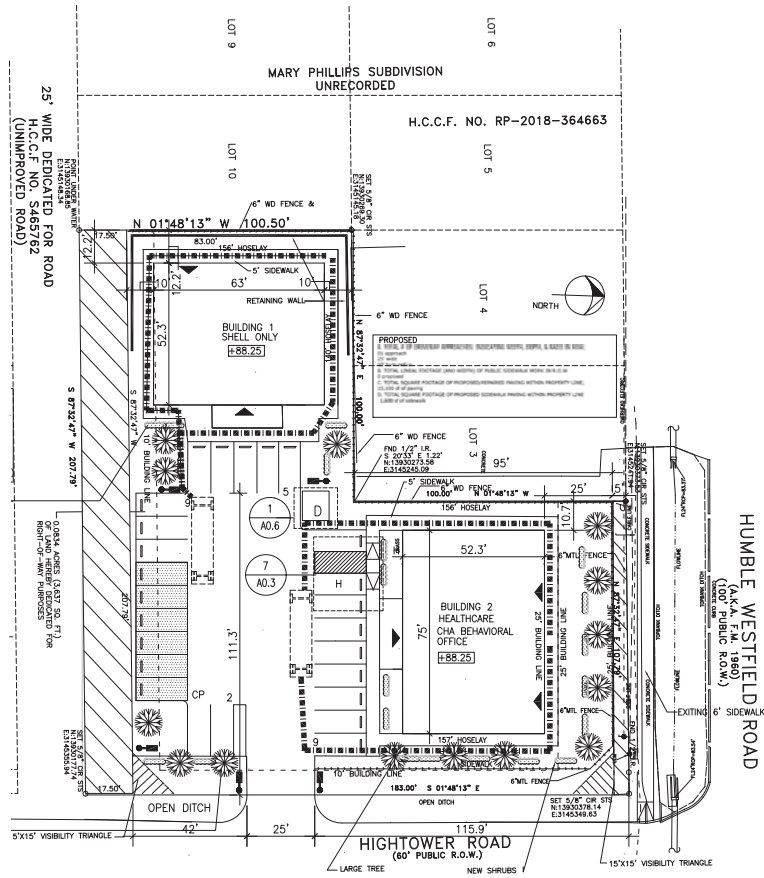
Parking Ratio: 3.5/1,000 SF

Submarket: Kingwood / Humble

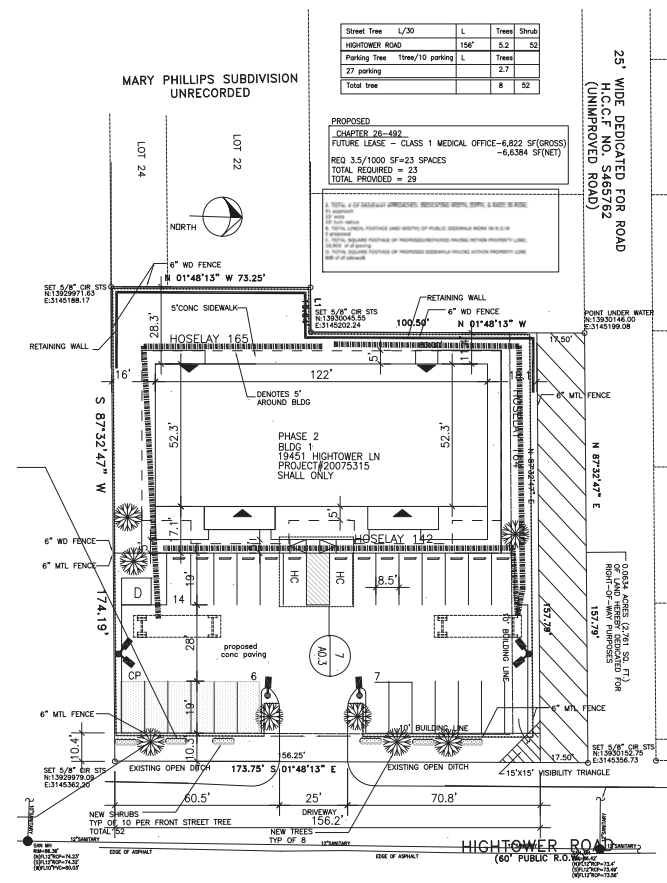
Lease Rate: Contact Broker

Site Map

9346 Humble Westfield Rd - Phase 1



19451 Hightower Ln - Phase 2



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Exterior Photos

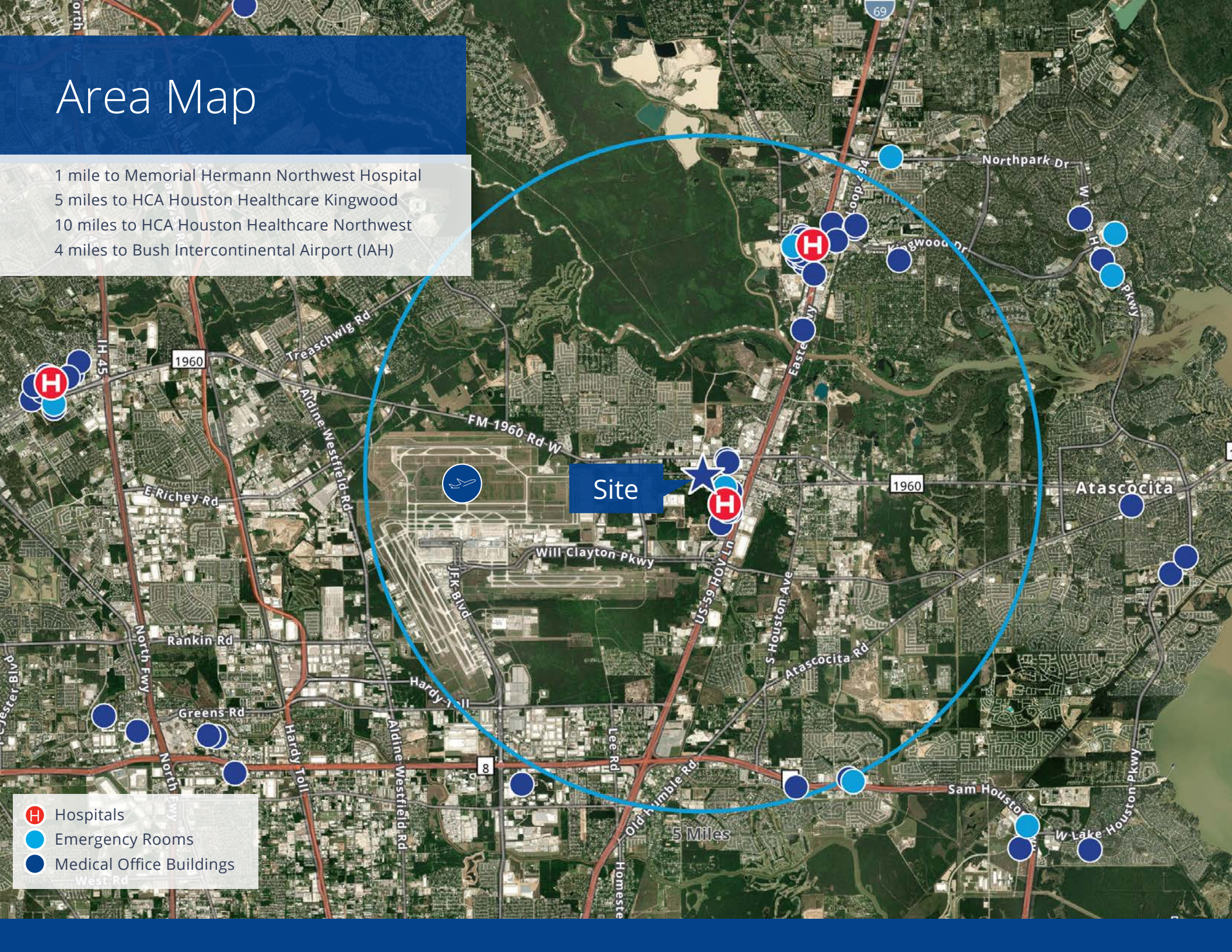


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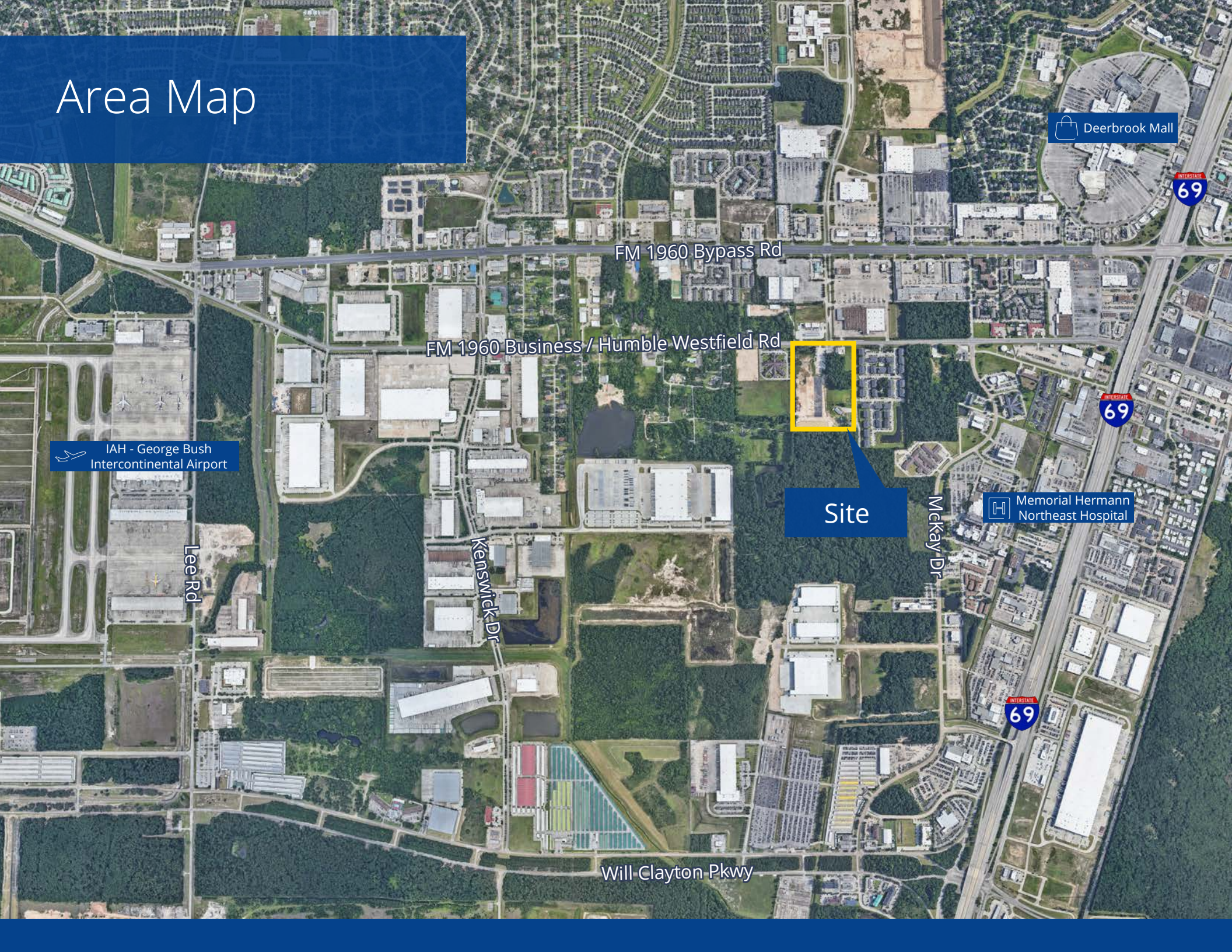
Area Map

1 mile to Memorial Hermann Northwest Hospital
5 miles to HCA Houston Healthcare Kingwood
10 miles to HCA Houston Healthcare Northwest
4 miles to Bush Intercontinental Airport (IAH)



- Hospitals
- Emergency Rooms
- Medical Office Buildings

Area Map



Deerbrook Mall

INTERSTATE 69

FM 1960 Bypass Rd

FM 1960 Business / Humble Westfield Rd

INTERSTATE 69

IAH - George Bush Intercontinental Airport

Site

Memorial Hermann Northeast Hospital

Lee Rd

Kenwick Dr

McKay Dr

INTERSTATE 69

Will Clayton Pkwy

Area Map



INTERSTATE
69

 Deerbrook Mall

Walmart

sam's club

Kroger

SALE PRICE BOOKS
DOLLAR TREE

OUTBACK

Red Bull

BUFFALO WILD WINGS

MOD

golden Corral

nextlevel

PIZZERIA

FM 1960 Bypass Rd

at home
The Home Decor Superstore

Cheddar's
RESTAURANT & BREWERY

Oldale Garden

Davita

five
BEL'W

PAPPAS

Michael's
MAKE CREATIVITY HAPPY
PRESENTING SPONSOR

petco

IHOP

Chevron

Academy
SPORTS+OUTDOORS

Chick-fil-
C


FM 1960 Business / Humble Westfield Rd

Deerbrook
Skilled Nursing
& Rehabilitation



Site

SE TEXAS ER
& HOSPITAL

 Memorial Hermann
Northeast Hospital

Demographics

2023 Population



8,199
1 Mile

46,966
3 Miles

124,828
5 Miles

Households



3,214
1 Mile

15,856
3 Miles

42,377
5 Miles

Avg. Size Households



2.45
1 Mile

2.92
3 Miles

2.86
5 Miles

Median Age



33.0
1 Mile

33.2
3 Miles

33.4
5 Miles

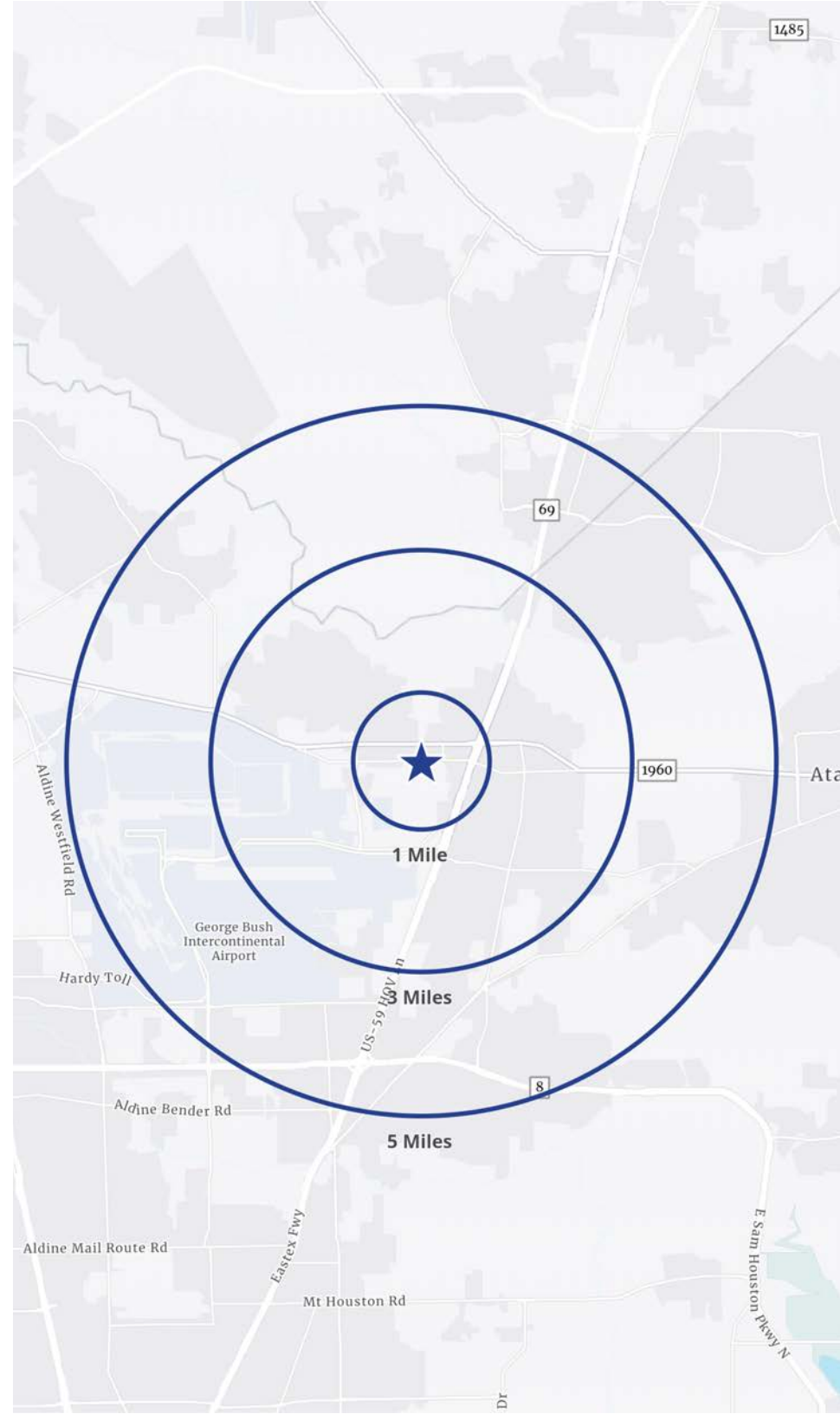
Median HH Income



\$54,081
1 Mile

\$63,477
3 Miles

\$68,564
5 Miles





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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.

11-2-2015



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 other, including the broker's own interest;
- 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/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/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.

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 opinion 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 ESTABLISHED:

- 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 purposed. 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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_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date