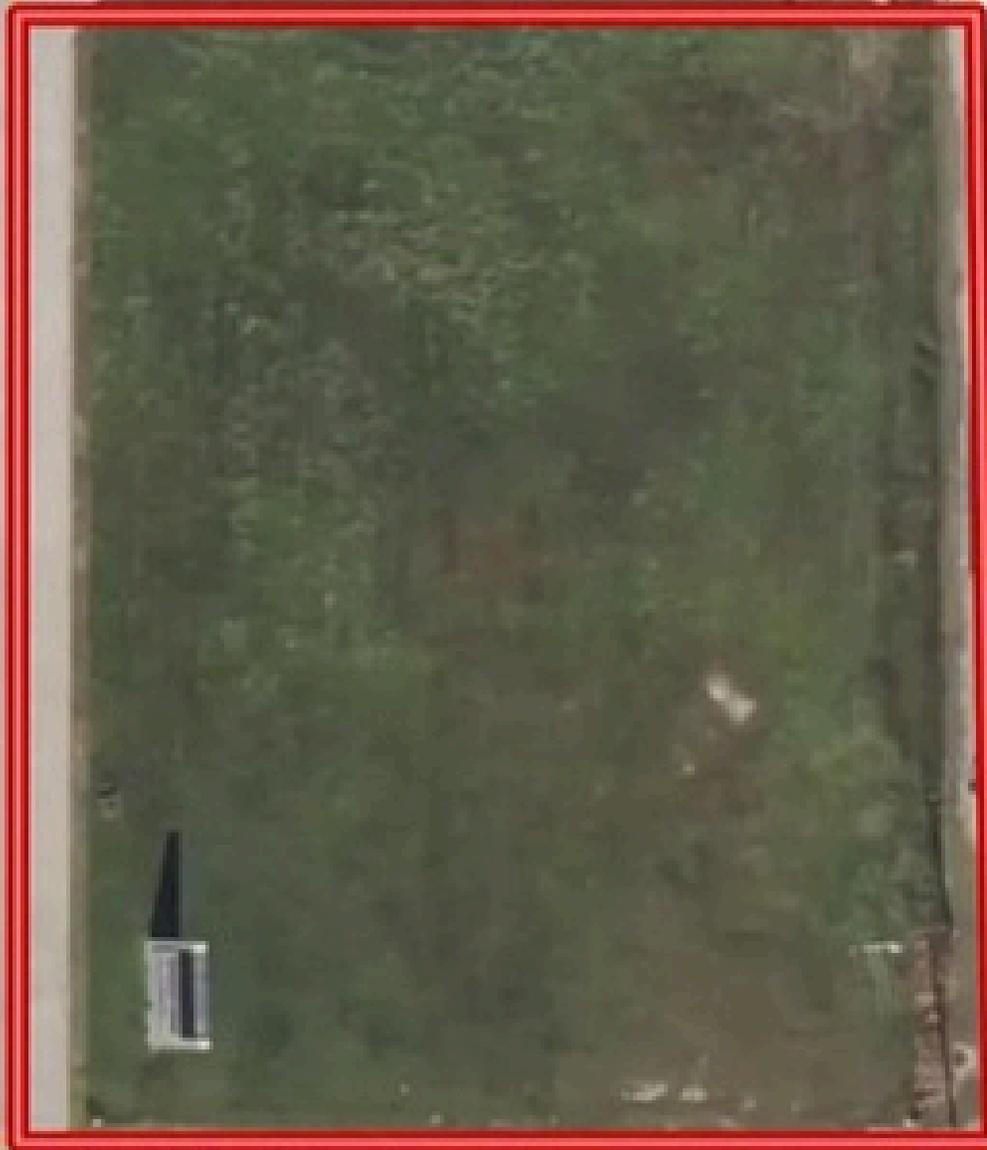


THE COMMERCIAL PROFESSIONALS



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2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

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(713) 614-2670
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FM 1960 W, 1.56 ACRES FOR SALE

0 FM 1960 W | HUMBLE, TX 77338



OFFERING SUMMARY

SALE PRICE

\$1,170,000

LOT SIZE

1.56 ACRES

PROPERTY TYPE

**COMMERCIAL OR MIXED-USE
GROWTH**

PROPERTY HIGHLIGHTS

This 1.56 acre property is prominently positioned at a high-visibility, signalized intersection along FM 1960 Bypass Rd. W. —right in the heart of Humble’s thriving retail and commercial corridor. Boasting exceptional frontage and easy connectivity to I-59, Beltway 8, and the FM 1960 Bypass, the site delivers unmatched exposure and accessibility for a wide range of commercial or mixed-use development opportunities.

The property is surrounded by national retailers—including Walmart just down the road—as well as medical offices, hotels, and other established commercial anchors. It also sits just minutes from Deerbrook Mall, one of Northeast Houston’s most active shopping, dining, and entertainment destinations.

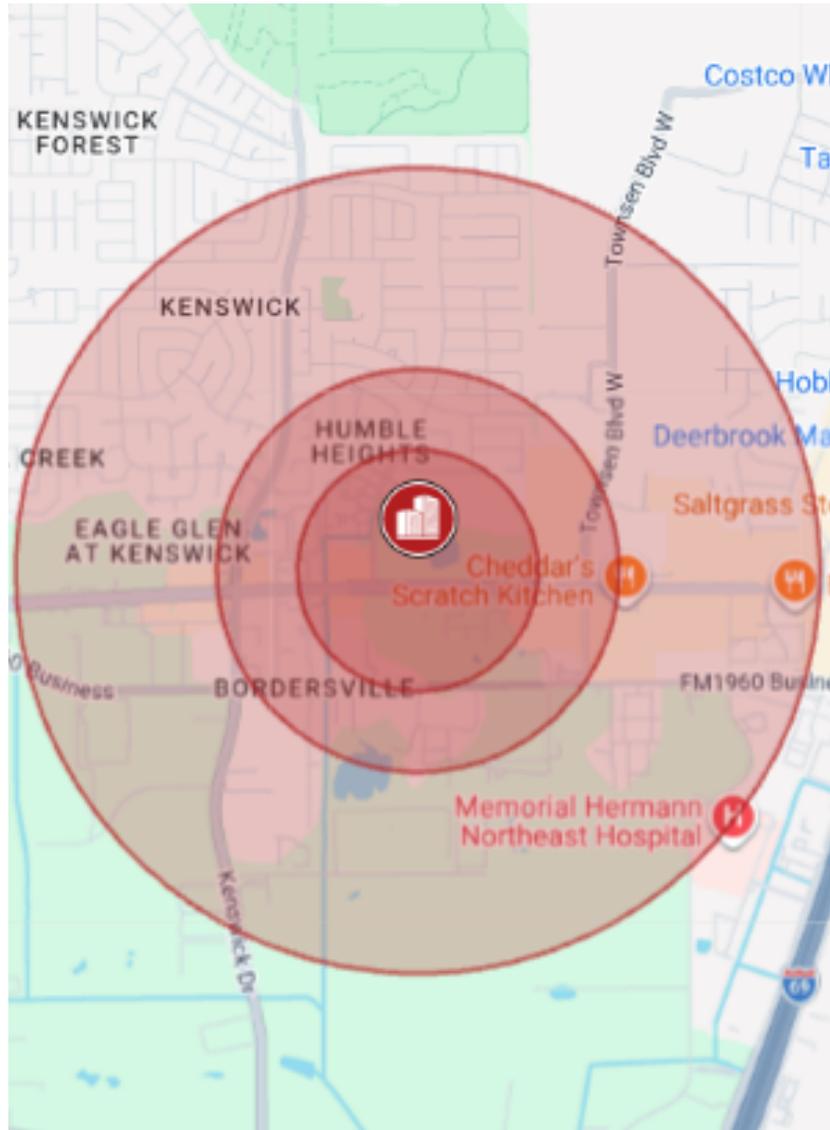
Aerial Map



Property Photos



Demographics



The property is located at the signalized intersection of FM 1960 West and near Deerbrook Park Blvd in Humble, TX—just west of Deerbrook Mall.

From I-69/US-59, take the exit for FM 1960 and head west for approximately 0.8 miles. Turn right onto Deerbrook Park Blvd, and the property will be immediately visible at the corner.

From Beltway 8, take the exit for FM 1960 and travel east for about 5.5 miles. Turn left onto Deerbrook Park Blvd, and the site will be on your immediate left at the intersection.

	1 Mile	3 Miles	5 Miles
Total population	11,106	44,832	111,539
Workday Population	11,015	45,771	121,048
Total household	3,787	15,136	37,280
Average household income	\$75,802	\$75,844	\$84,508
Average age	36	36	36
Male Population	34	35	35
Female Population	38	37	37

Demographics data derived from AlphaMap

Market Overview

Humble, Texas is a well-established commercial and residential submarket located northeast of Houston, positioned along key transportation corridors including U.S. Highway 59 (Interstate 69), Beltway 8, and the Sam Houston Tollway. Its strategic location near George Bush Intercontinental Airport and major employment centers in North and Northeast Houston provides strong regional connectivity and continued economic relevance. Humble serves as both a residential community and a commercial hub supporting surrounding neighborhoods and workforce populations.

The area has experienced steady residential and retail growth, supported by established master-planned communities and continued suburban expansion. Proximity to major retail destinations such as Deerbrook Mall and high-traffic commercial corridors has sustained consistent consumer activity and demand for retail, medical, and service-oriented uses. Ongoing redevelopment and infill activity reflect long-term investor confidence in the submarket.

From a real estate perspective, Humble offers a mix of stabilized commercial assets and redevelopment opportunities supported by strong traffic counts, established residential density, and continued regional growth. While the market is more mature than some outer-ring suburbs, its strategic location and infrastructure advantages position it for sustained demand and stable long-term investment performance within the greater Houston metropolitan area.



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