

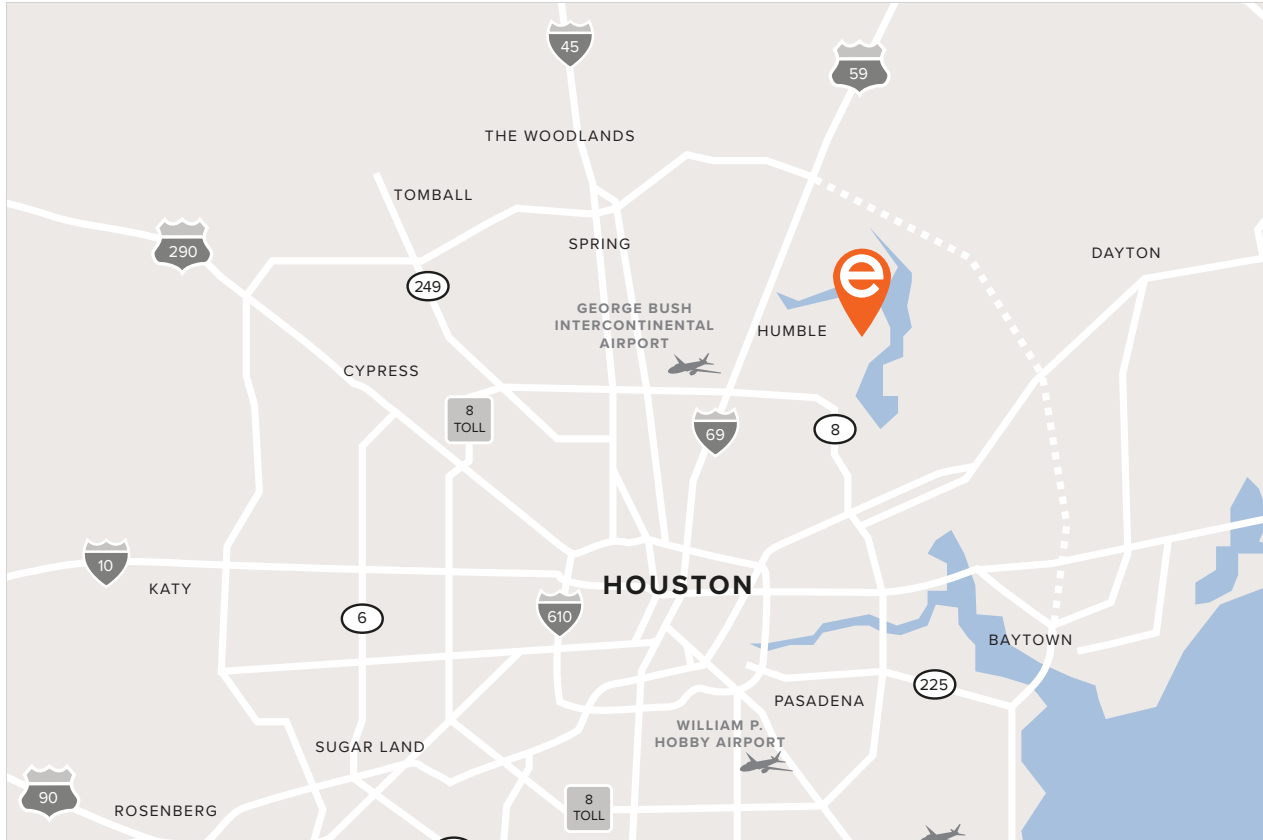


ATASCOCITA POWER CENTER WITH ANCHOR AND SMALL SHOP SPACE FOR LEASE



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LOCATION

6621-7103 FM 1960
Humble, Texas 77346



AVAILABLE

See Site Plan For Availability



RATE

Please call for pricing



PARKING

Ample parking spaces



TRAFFIC COUNTS (KALIBRATE 2025)

39,622 CPD

FM 1960

28,864 CPD

West Lake Houston Parkway



2024 DEMOGRAPHIC SNAPSHOT

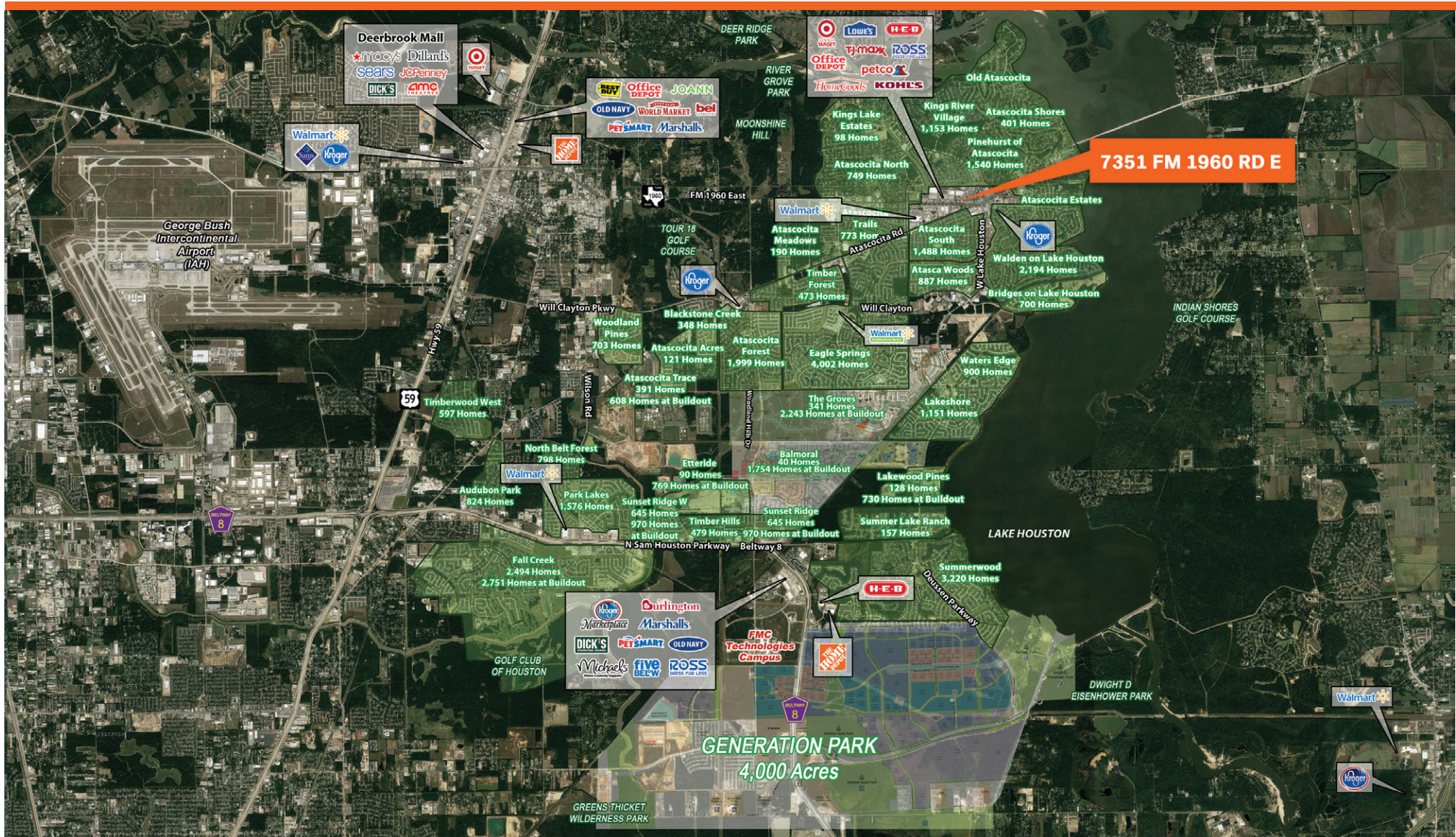
	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	15,941	88,877	169,616
DAYTIME POPULATION	11,773	61,748	124,119
AVG HH INCOME	\$111,449	\$120,596	\$116,335

AREA RETAILERS

Super Target, Kroger, H-E-B, Walmart, Lowes, Kohls, Best Buy, Michaels, Ross, Sephora, Petco, TJ Maxx/HomeGoods, Aldi, Crunch Fitness, Walgreens, CVS, Chilis, Lupe Tortilla, Applebees, IHOP, Chick-Fil-A, Visionworks

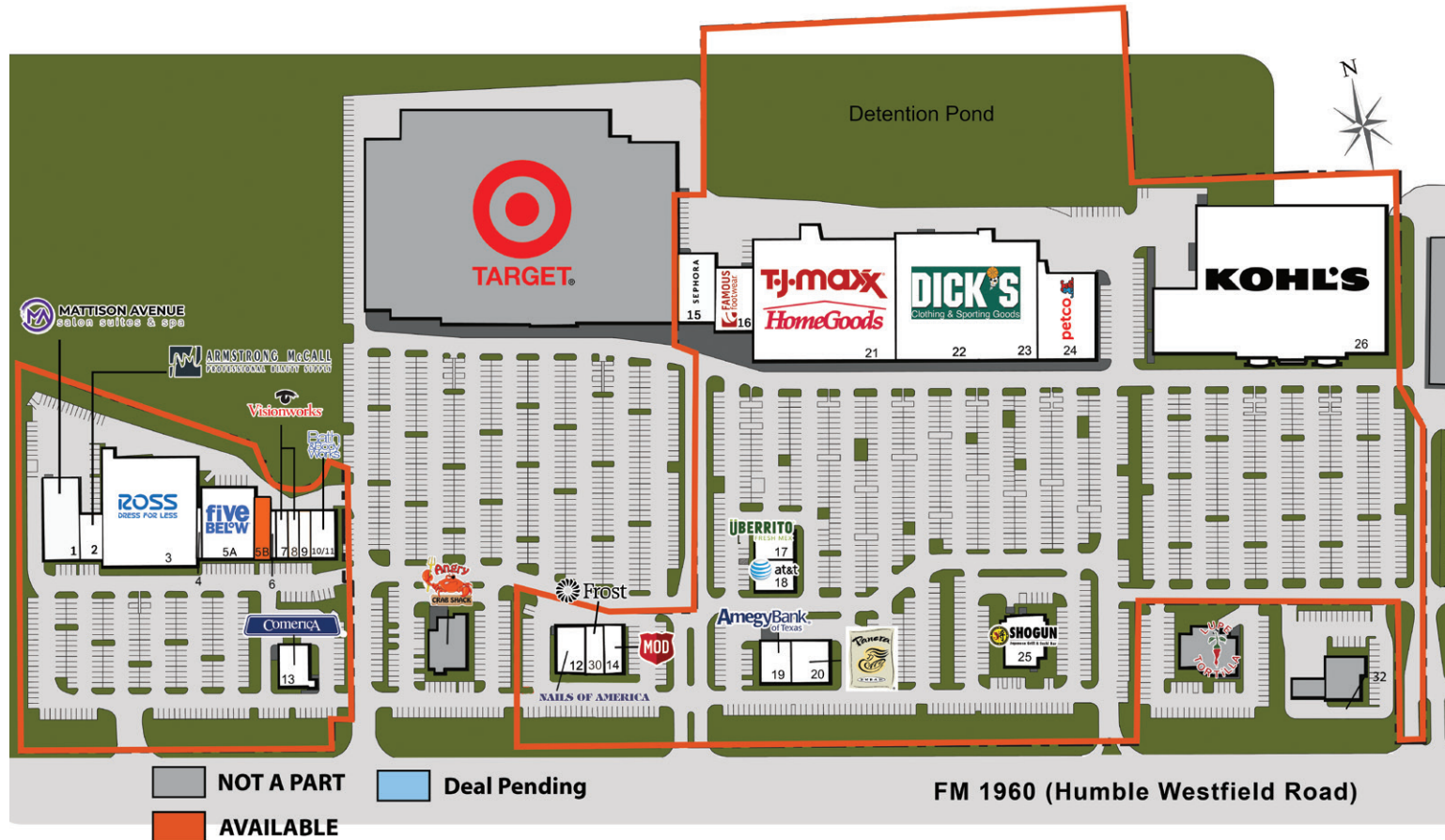
PROPERTY INFORMATION

- Anchored by Target, Kohls, TJ Maxx, HomeGoods, and Ross
- Housing growth in the market has increased by 30% since 2010
- Approximately 11 miles from George Bush Airport
- Easy access to Beltway 8, the Grand Parkway, and Highway 59
- Located at the main retail hub of Atascocita









SPACE	NAME	SF	SPACE	NAME	SF	SPACE	NAME	SF
1	Mattison Avenue Salon Suites & Spa	8,400	11	Bath & Body Works	2,000	21	TJ Maxx	50,035
2	Armstrong McCall Professional Beauty Supply	3,255	12	Nails of America	3,840	22	Dick's Sporting Goods	29,995
3	Ross	30,187	13	Comeria Bank	3,711	23	Dick's Sporting Goods	20,535
4	Gadget MD	1,120	14	MOD Pizza	2,800	24	Petco	15,188
5A	Five Below	9,037	15	Sephora	7,475	25	Shogun Japanese Grill & Sushi	5,928
5B	Available	3,014	16	Famous Footwear	7,004	26	Kohl's	88,827
6	Cost Cutters	1,310	17	Uberrito Fresh Mex	3,000	30	Frost Bank	2,320
7	Visionworks	1,600	18	AT&T	3,500	31	Lupe Tortilla	5,000
8	Visionworks	1,500	19	Amegy Bank	3,539	32	Atascocita Modern Dentistry	5,000
9	Hear USA	1,600						





	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	15,941	88,877	169,616
TOTAL DAYTIME POPULATION	11,773	61,748	124,119
PROJECTED POPULATION GROWTH 2021 TO 2026	14.92%	15.54%	10.48%
2026 PROJECTED POPULATION	18,320	102,686	187,400
% FEMALE POPULATION	52%	52%	51%
% MALE POPULATION	48%	48%	49%
MEDIAN AGE	39	37.2	37.8
BUSINESS			
TOTAL EMPLOYEES	3,154	11,116	26,968
TOTAL BUSINESSES	369	1,169	2,542
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$111,449	\$120,596	\$116,335
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$106,942	\$120,515	\$112,723
ESTIMATED PER CAPITA INCOME	\$41,701	\$46,236	\$47,007
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	5,405	31,026	60,125
% HOUSING UNITS OWNER-OCCUPIED	80.00%	73.00%	72.00%
% HOUSING UNITS RENTER-OCCUPIED	17.00%	23.00%	23.00%
RACE & ETHNICITY			
% WHITE	58.11%	52.67%	56.73%
% BLACK OR AFRICAN AMERICAN	17.46%	21.20%	18.23%
% ASIAN	3.52%	3.71%	3.15%
% OTHER	20.91%	22.42%	21.89%
% HISPANIC	26.27%	27.66%	26.70%
% NON-HISPANIC	73.73%	72.34%	73.30%

Approved by the Texas Real Estate Commission for Voluntary Use

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

INFORMATION ABOUT BROKERAGE SERVICES

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.

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.

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809