



ATASCOCITA PLAZA FOR LEASE - SHADOW ANCHORED BY WALMART

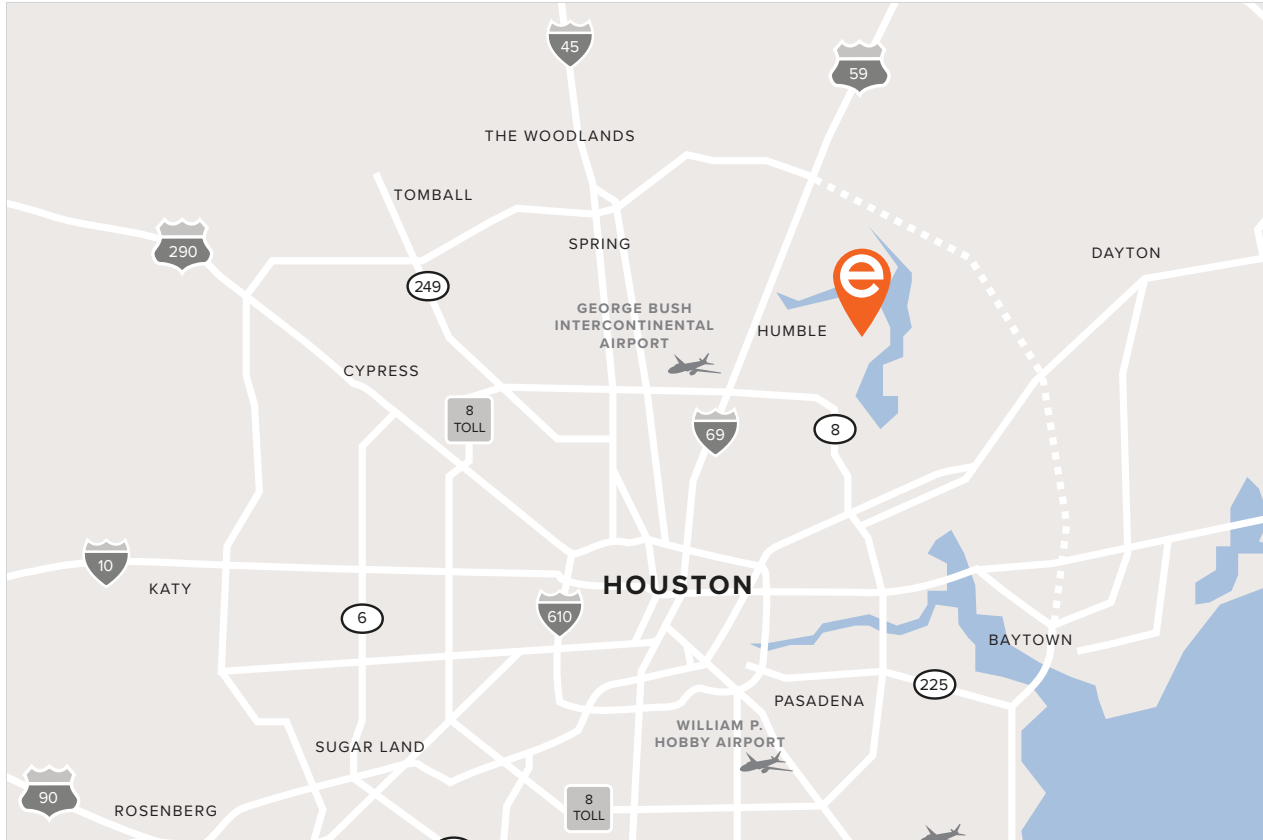


# Atascocita Plaza

6900 FM 1960 Rd East, Humble, Texas 77346

**Kristen Barker, CCIM®** | *Principal*  
kbarker@edge-re.com | 713.900.3040

**Edge Realty Partners**  
515 Post Oak Blvd, Suite 175, Houston, Texas 77027  
713.900.3000 | edge-re.com



**LOCATION**

**6900 FM 1960 Rd East  
Humble, Texas 77346**



**AVAILABLE**

**2,800 sf** (2nd Gen Med Spa)  
**3,500 sf** (Can Divide)  
**3,761 sf** (Avail Nov 2024)



**RATE**

**Please call for pricing**



**PARKING**

**Ample parking spaces**



**TRAFFIC COUNTS (KALIBRATE 2024)**

**33,566 CPD**

**16,268 CPD**

FM 1960

Atascocita Rd



**2023 DEMOGRAPHIC SNAPSHOT**

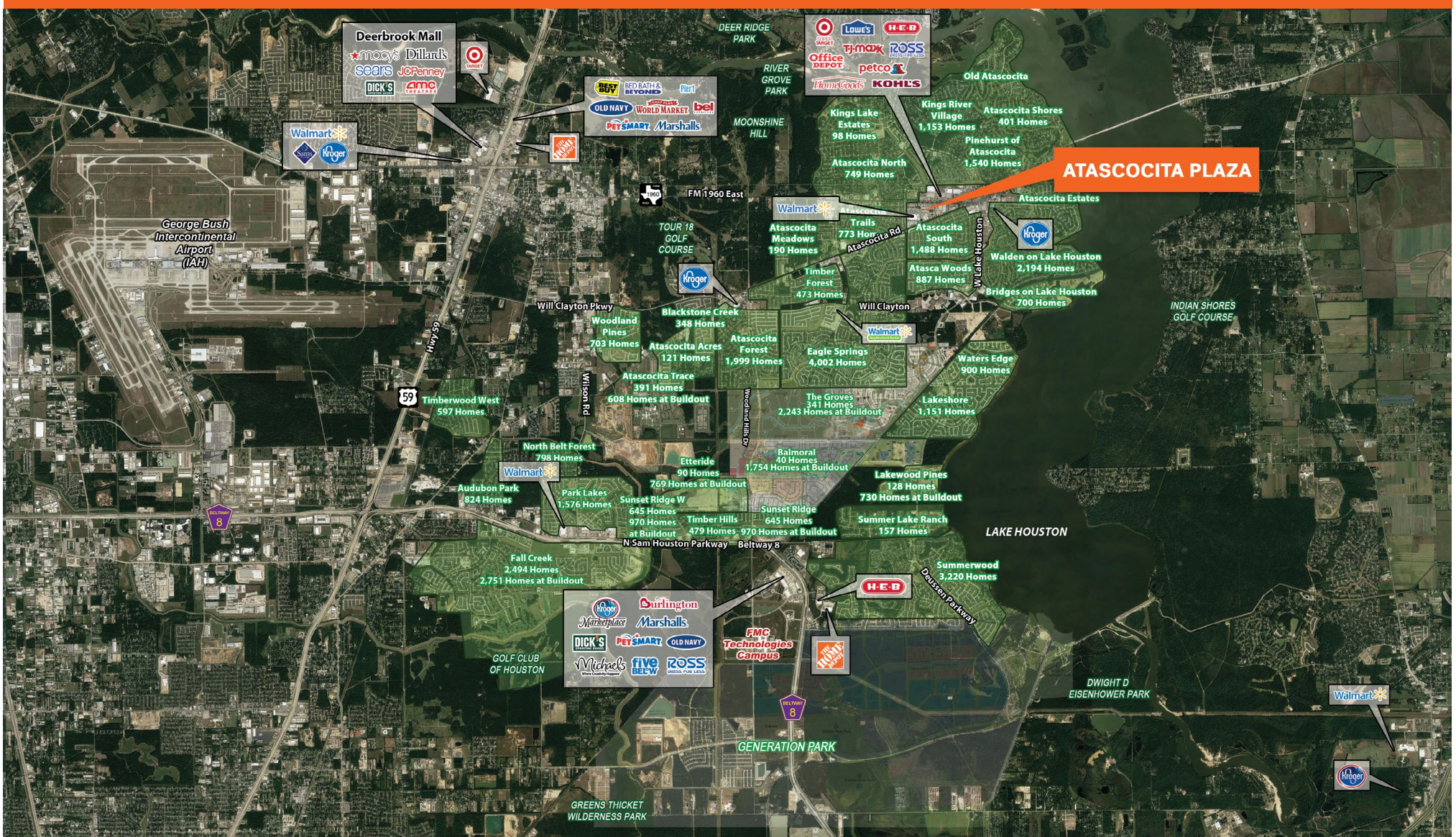
	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	16,502	88,622	165,060
<b>DAYTIME POPULATION</b>	11,663	58,123	111,334
<b>AVG HH INCOME</b>	\$102,209	\$114,738	\$111,367

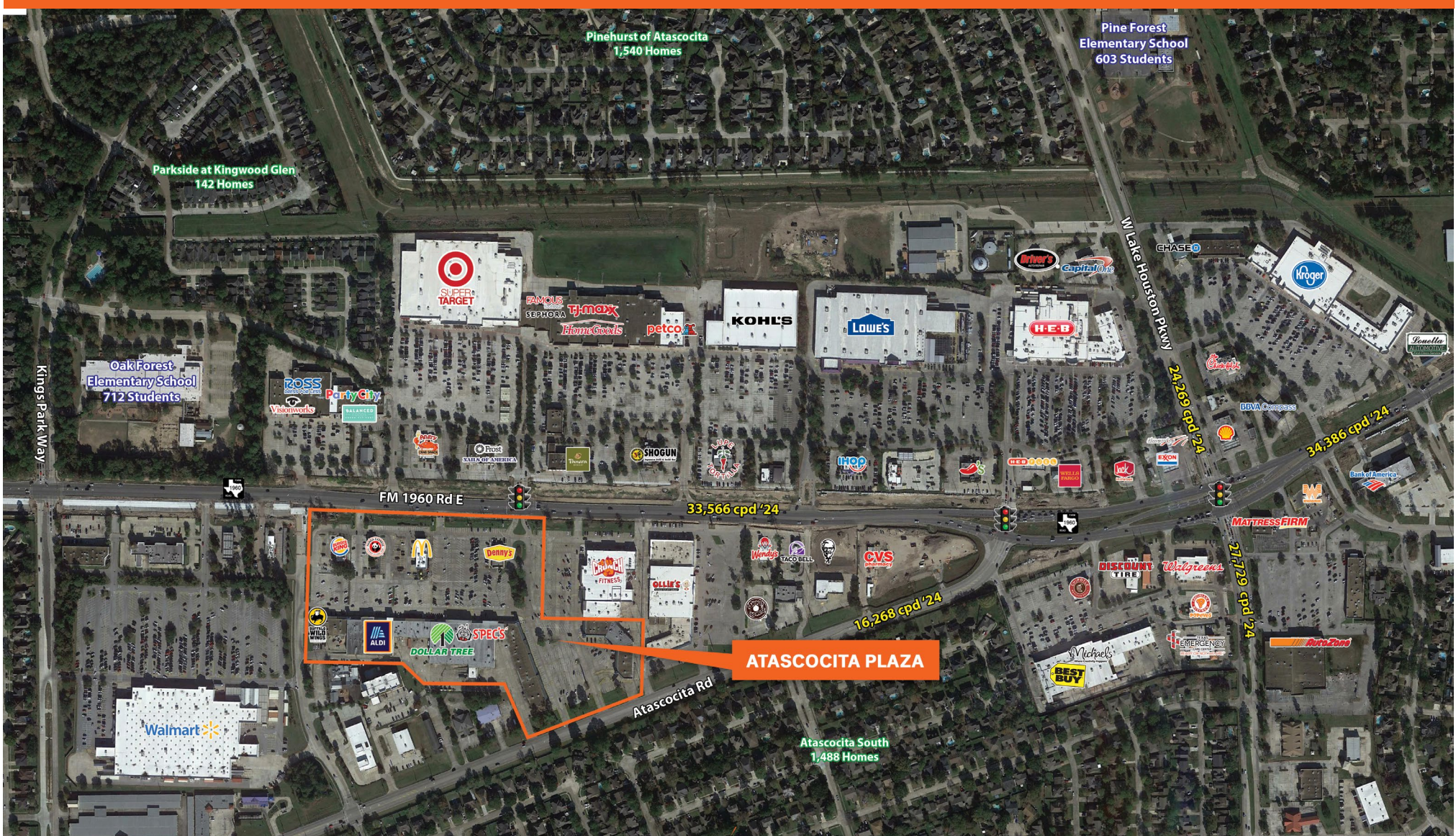
**AREA RETAILERS**

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

**PROPERTY INFORMATION**

- Shadow anchored by Walmart Supercenter
- Easy ingress and egress from FM 1960 and Atascocita Rd
- Anchors include Aldi, Specs Liquor, Goodwill Select and Dollar Tree
- Located at the main retail hub of Atascocita
- 2nd generation Med Spa available













	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
TOTAL POPULATION	16,502	88,622	165,060
TOTAL DAYTIME POPULATION	11,663	58,123	111,334
PROJECTED POPULATION GROWTH 2021 TO 2026	19.77%	18.94%	13.13%
2026 PROJECTED POPULATION	19,764	105,411	186,738
% FEMALE POPULATION	52%	52%	51%
% MALE POPULATION	48%	48%	49%
MEDIAN AGE	38.5	36.8	37.3
<b>BUSINESS</b>			
TOTAL EMPLOYEES	3,074	10,636	24,548
TOTAL BUSINESSES	378	1,159	2,408
<b>HOUSEHOLD INCOME</b>			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$102,209	\$114,738	\$111,367
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$101,745	\$112,455	\$106,941
ESTIMATED PER CAPITA INCOME	\$35,464	\$40,905	\$41,485
<b>HOUSEHOLD</b>			
TOTAL OCCUPIED HOUSING UNITS	5,514	30,979	58,473
% HOUSING UNITS OWNER-OCCUPIED	81.00%	73.00%	72.00%
% HOUSING UNITS RENTER-OCCUPIED	17.00%	22.00%	23.00%
<b>RACE &amp; ETHNICITY</b>			
% WHITE	53.80%	49.55%	52.96%
% BLACK OR AFRICAN AMERICAN	16.67%	21.30%	19.23%
% ASIAN	3.56%	3.93%	3.36%
% OTHER	25.96%	25.22%	24.44%
% HISPANIC	29.12%	28.03%	26.52%
% NON-HISPANIC	70.88%	71.97%	73.48%



## 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**

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