

OFFERING MEMORANDUM

8901 FM 1960
BYPASS ROAD WEST,
HUMBLE, TX 77338

This 1.12 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.

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PROPERTY SUMMARY

8901 FARM TO MARKET 1960 BYPASS
ROAD WEST, HUMBLE, TX 77338

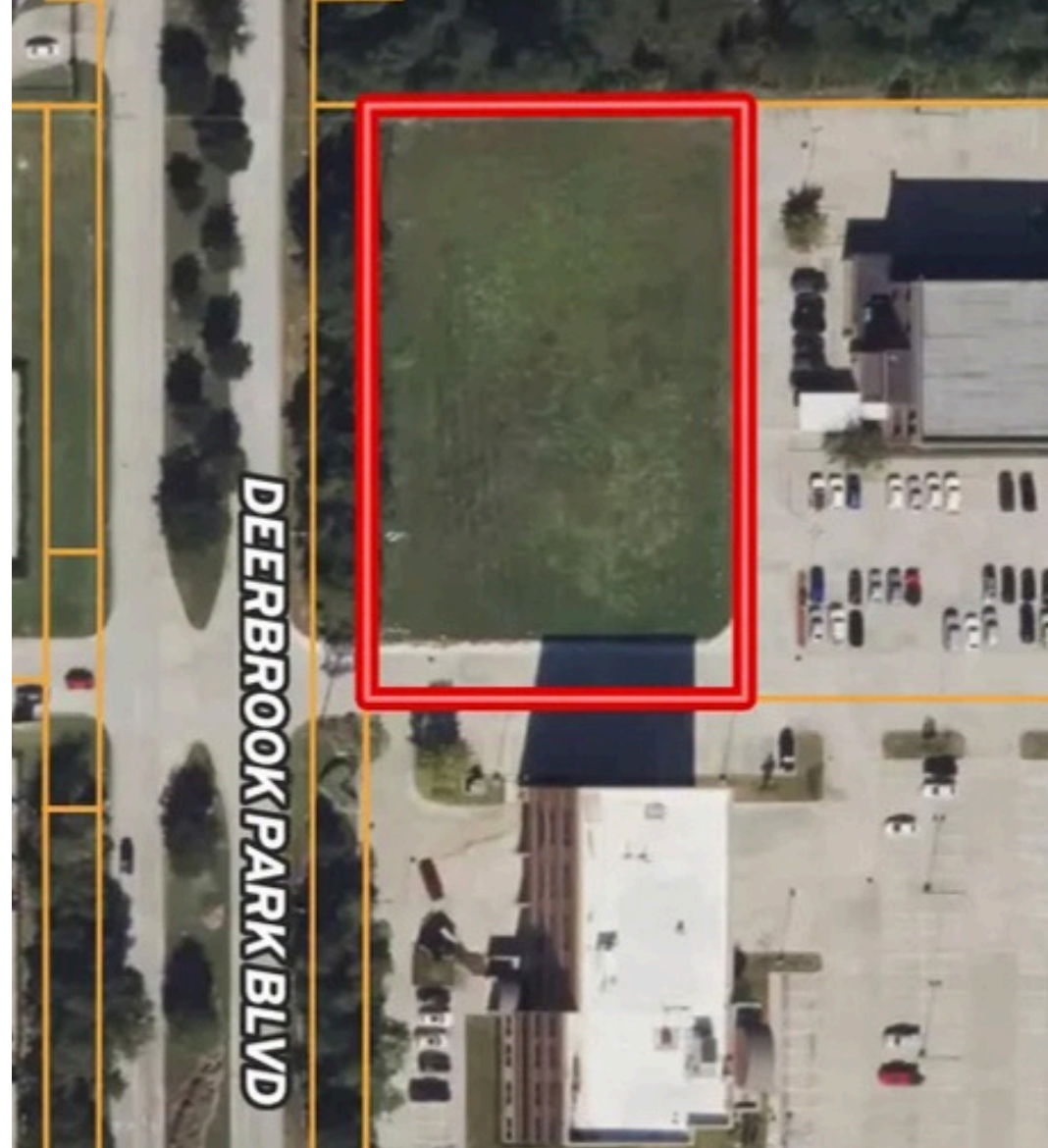
SALE PRICE: \$750,000

PROPERTY TYPE: Commercial, Mixed -Use

LOT SIZE: 1.12 Acres

This 1.12 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.

Whether you're envisioning a high-traffic retail center, a freestanding office or medical facility, or a dynamic mixed-use project that draws from both the local community and regional visitors, this location combines strategic visibility with long-term value.



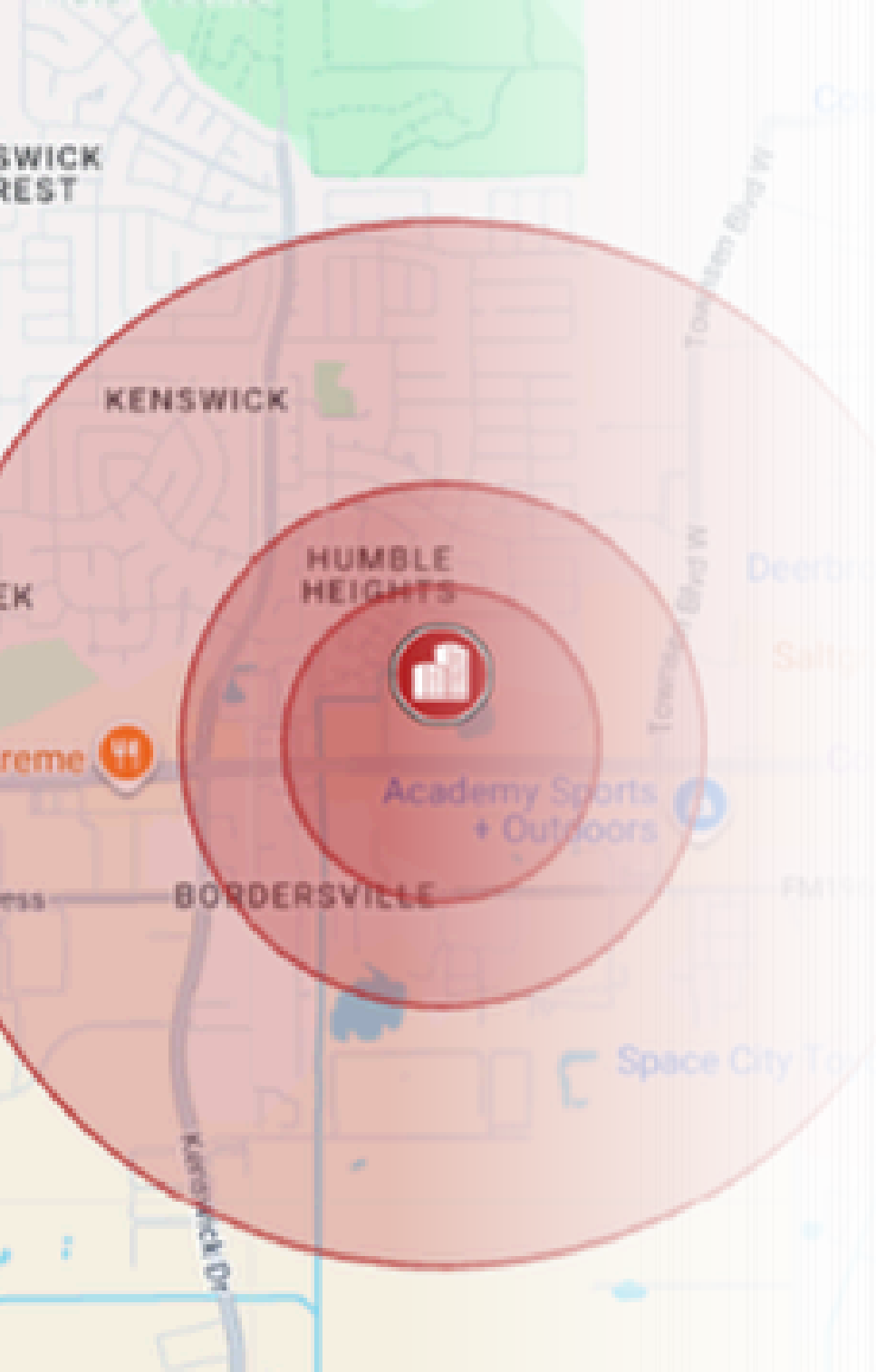
PROPERTY HIGHLIGHTS

Development-Ready 1.12 Acre Commercial Parcel on FM 1960 W.

The site is especially well-suited for retail users, quick-service restaurants, medical practices, service-based businesses, or even an experiential or lifestyle concept. The land is flat, cleared, and development-ready, with utilities and municipal infrastructure available on-site.

- Two separate adjoining lots also available for sale
—offering expanded development potential
- Excellent frontage and easy access to I-59, Beltway 8, and FM 1960 Bypass
- Ideal for retail, QSR, medical, service-based, or experiential/lifestyle development
- Flat, cleared, and development-ready land with utilities and municipal infrastructure available
- Perfect for a retail center, freestanding office or medical facility, or a mixed-use concept
- Exceptional long-term value in a high-growth market with ongoing commercial investment





AREA OVERVIEW

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

Located just minutes from George Bush Intercontinental Airport and major retail centers, this site is highly accessible and perfectly positioned for maximum exposure.

	0.3 Miles	0.5 Miles	1 Miles
Total households	554	1,726	3,974
Total population	1,556	4,840	11,770
Persons per household	2.8	2.8	3
Average household income	\$73,807	\$73,264	\$76,117
Average house value	\$179,068	\$178,018	\$193,211
Average age	36	36	36
Average age male	34	34	34
Average age female	38	38	38

RETAILER MAP





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