

COMPASS

The
COSELLI
GROUP

PRIME LAND OPPORTUNITY

Secure your next Investment

9111 Humble Westfield Rd

PROPERTY HIGHLIGHTS:

- approximately 0.578 acres
- Not located in a floodplain
- Zoned to City of Houston (C 2)
- High Traffic Bypass Exposure
- Water and sewer accessible
- Existing drive way cuts

PERFECT FOR:

- Investment property
- QSR
- coffee
- medical office
- retail service
- flex office
- owner user build to suit



Jessica Ann Martinez
713-277-4463

COMPASS

the
COSELLI
GROUP

TRAFFIC HIGHLIGHTS

Estimated Average Annual Daily Traffic (AADT)
Fm 1960 (near Humble Westfield RD)

≈ 40,000-55,000 vpd

Humble Westfield Rd

≈ 16,000-18,000 vpd

Why Choose This Land?

Located next door to the newest development of Humble Westfield Business Park, scheduled for completion Q3 2026, a 168,840 square-foot development bringing more opportunity and traffic to the area.



LISTING AGENT

Jessica Ann Martinez
713-277-4463