


LIVING SPACES



WILL CLAYTON PKWY – 35,072 VPD



SITE



EASTEX FWY – 168,947 VPD



4.19 AC PAD SITE FOR SALE
7122 WILL CLAYTON PKWY

Humble, TX 77338



PROPERTY INFORMATION

ADDRESS: 7122 Will Clayton Pkwy,
Humble, TX 77338

AVAILABILITY: 4.19 Acres

PRICE: Call For Pricing

HIGHLIGHTS:

Ideal for hotel, gas station, and retail

Situated on Will Clayton Pkwy, a main route to and from IAH

Excellent visibility, high traffic volume, and access from I-69 Eastex Fwy and IAH

Anchored by nearby national retailers and Deerbrook Mall

TRAFFIC COUNTS: I-69 Eastex Fwy -
168,947 VPD
Will Clayton Pkwy -
35,072 VPD

DEMOGRAPHICS: 1 mile 3 miles 5 miles

Population	1,400	50,088	125,571
Average HH Income	\$60,513	\$69,169	\$85,219
Households	558	16,489	41,118



AERIAL



DEERBROOK MALL



FM 1960



SITE



WILL CLAYTON PKWY



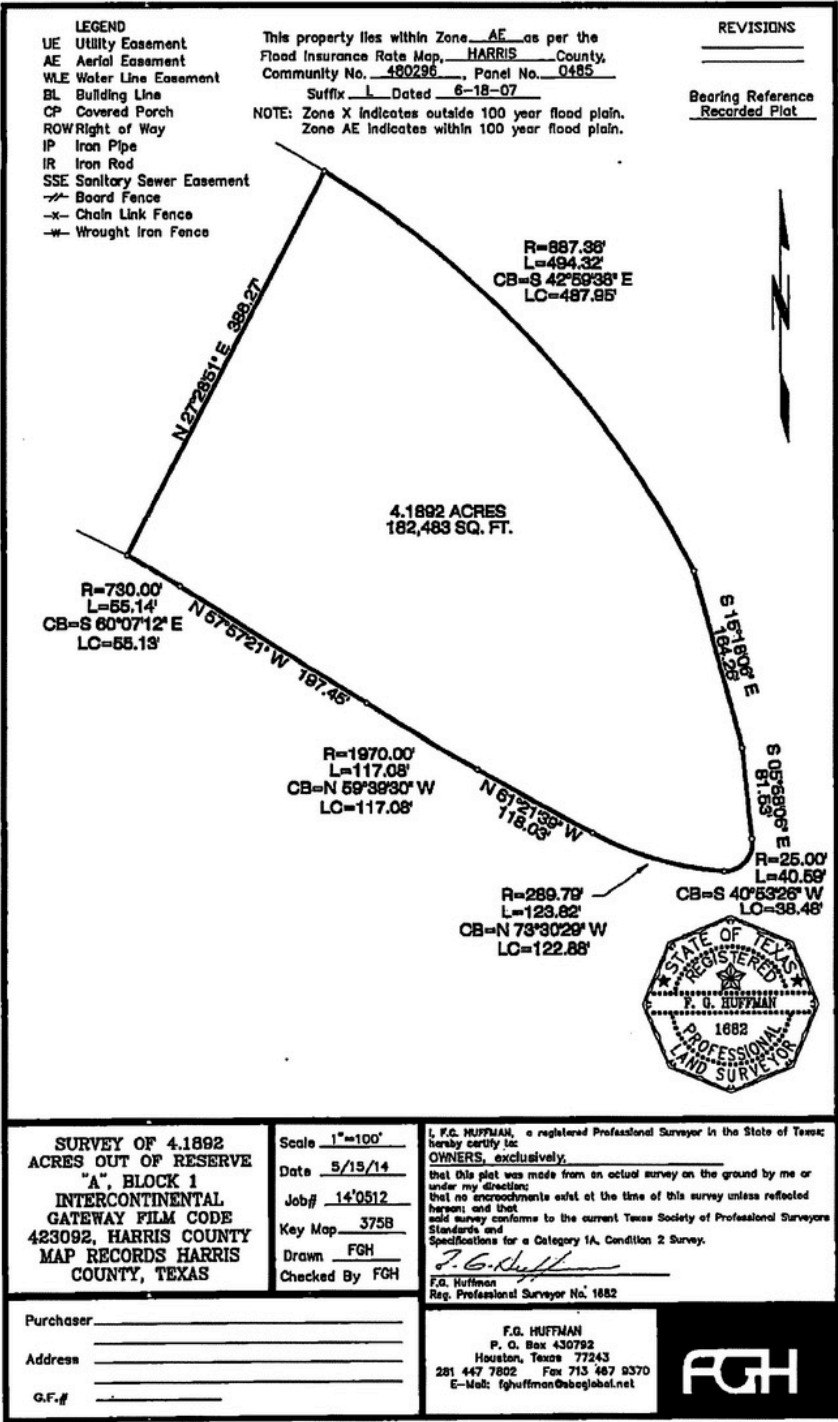
IAH 

HUMBLE HIGH SCHOOL



SITE PLAN

7122 Will Clayton Pkwy, Humble, TX 77338





SINCE 1914

CONTACT US

SHAWN ACKERMAN

Managing Partner

(713) 386-1088 Direct

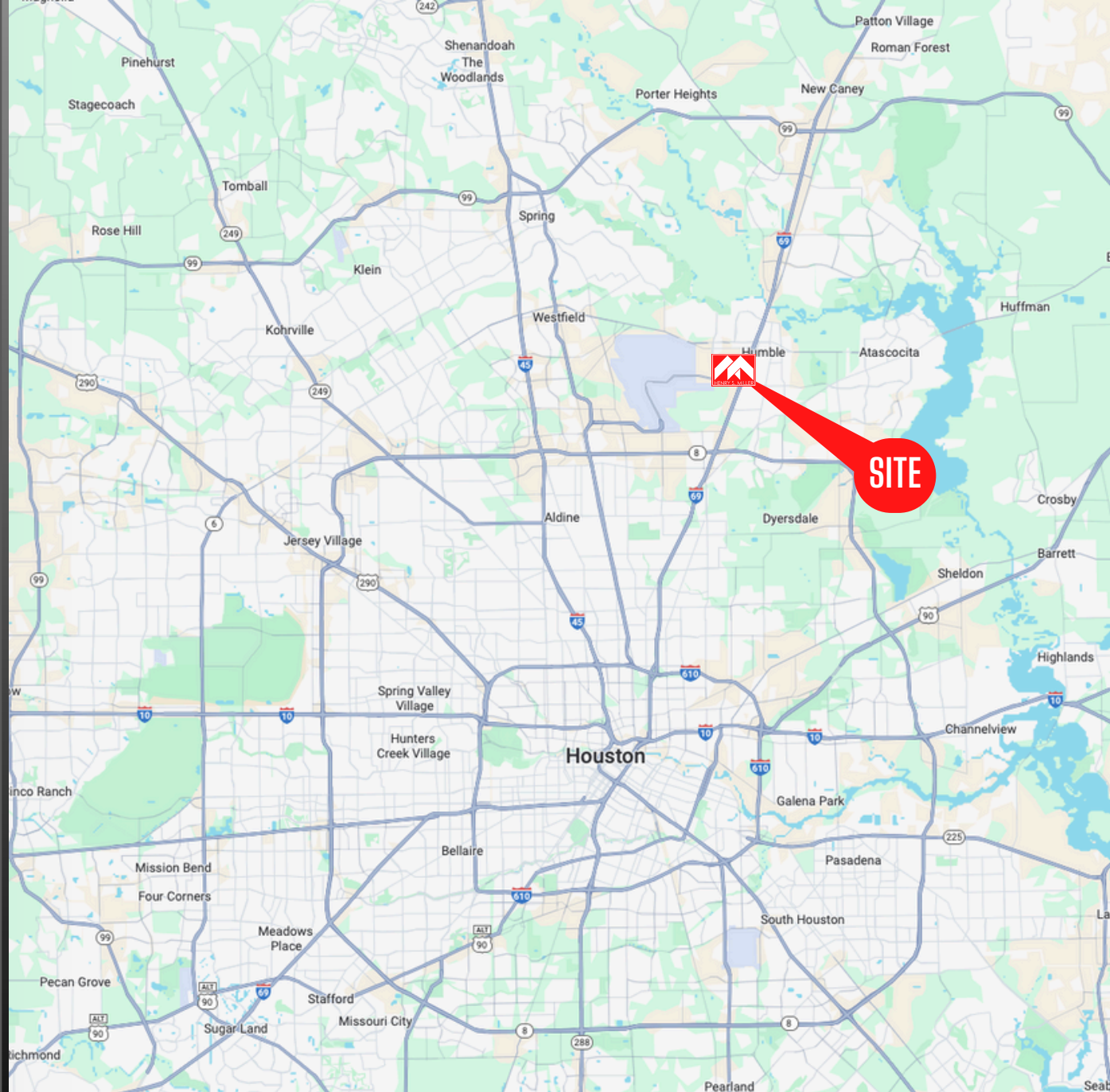
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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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' 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AFC Realty, LLC	9003354	713-386-1088
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Shawn Ackerman	462530	713-386-1088
Designated Broker of Firm	License No.	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials Date