



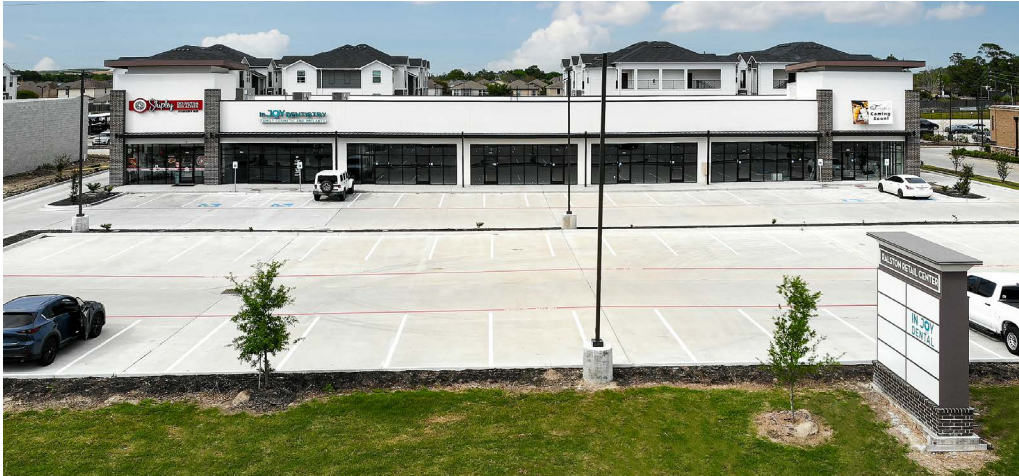
REALTY SERVICES

# Beltway Ralston Retail

Phase I Retail Center: 13,050 SF | Phase II Retail Center: 17,150 SF

10525 N Sam Houston Pkwy E, Humble, TX 77396 (Phase I)

10521 N. Sam Houston Pkwy. E, Humble, TX 77396 (Phase II)

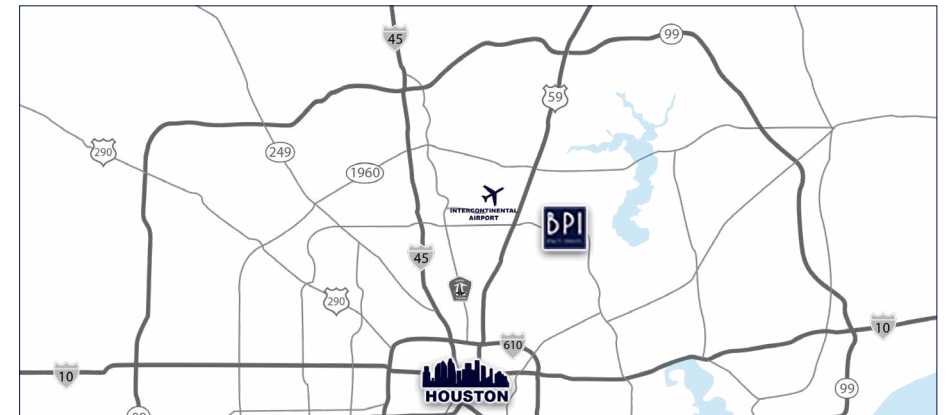


**Available:** Phase I: 100% Leased!  
Phase II: 17,150 SF Under Construction

**Lease Rate:** Call for Information

- Description:**
- Brand New 13,050 sq. ft. & 17,150 sq. ft. retail centers located in Humble, Texas
  - Excellent visibility from Beltway 8 with easy access
  - Located between the Fall Creek & Summerwood subdivisions
  - Almost 113k vehicles per day on Beltway 8
  - High population growth; 5% annually over the last ten years within a 3-mile radius
  - High average household incomes of \$114,187 within a 3-mile radius
  - In close proximity to Generation Park, a 4,300-acre mixed-use property that has proven to be a major catalyst for the development of NE Houston

**Traffic Counts:** Beltway 8: 112,961 VPD west of site (TXDOT 2022)  
Beltway 8: 97,086 VPD east of site (TXDOT 2022)



Demographics:	1 mile	3 mile	5 mile
2023 Population	10,014	77,154	169,881
Daytime Population	6,359	57,130	134,066
Average HH Income	\$97,553	\$114,187	\$111,410

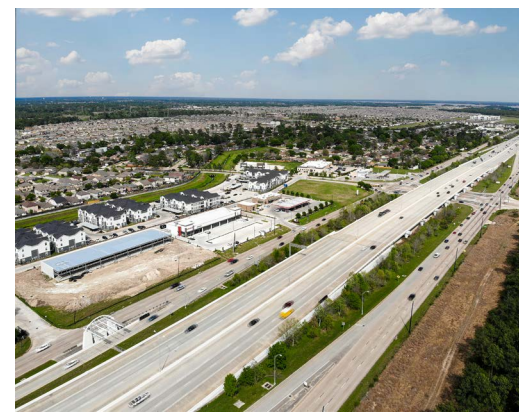
For More Information:

**David K. Ferguson | BPI Realty Services**  
david@bpirealty.com | 713-350-2783

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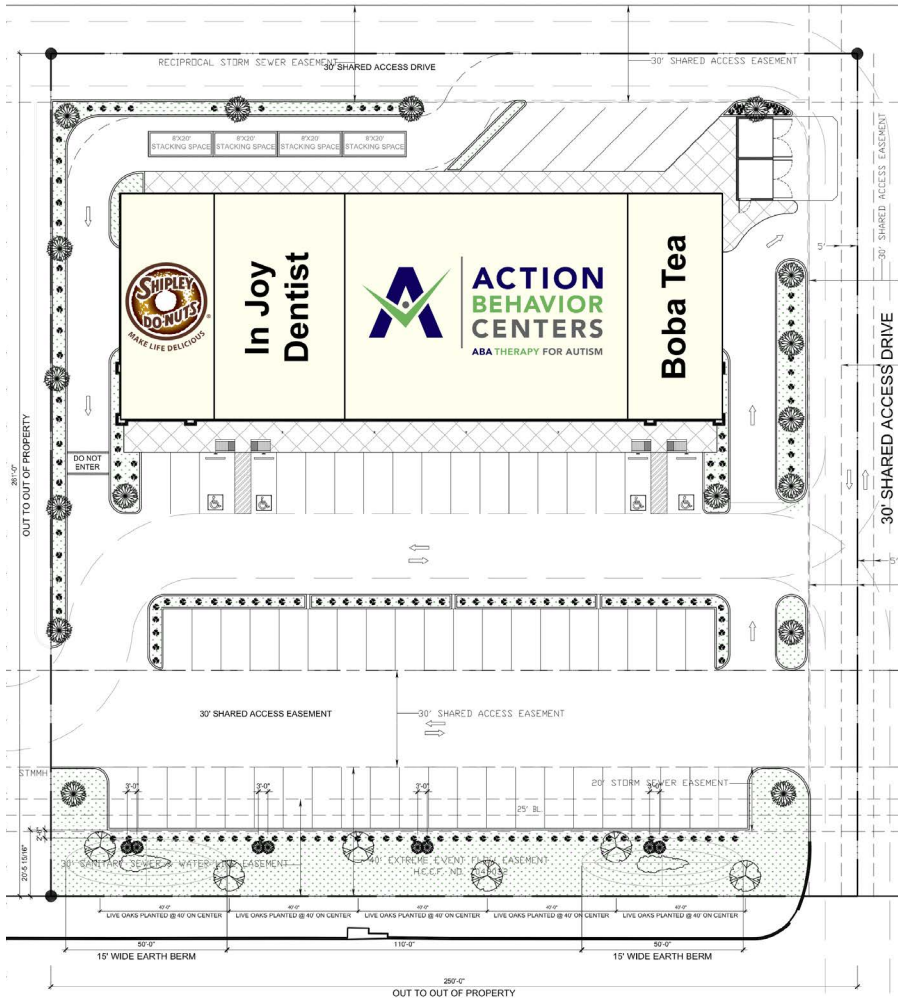
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## PHASE I



N SAM HOUSTON PKWY E

BELTWAY8 (10TH R.O.W.)



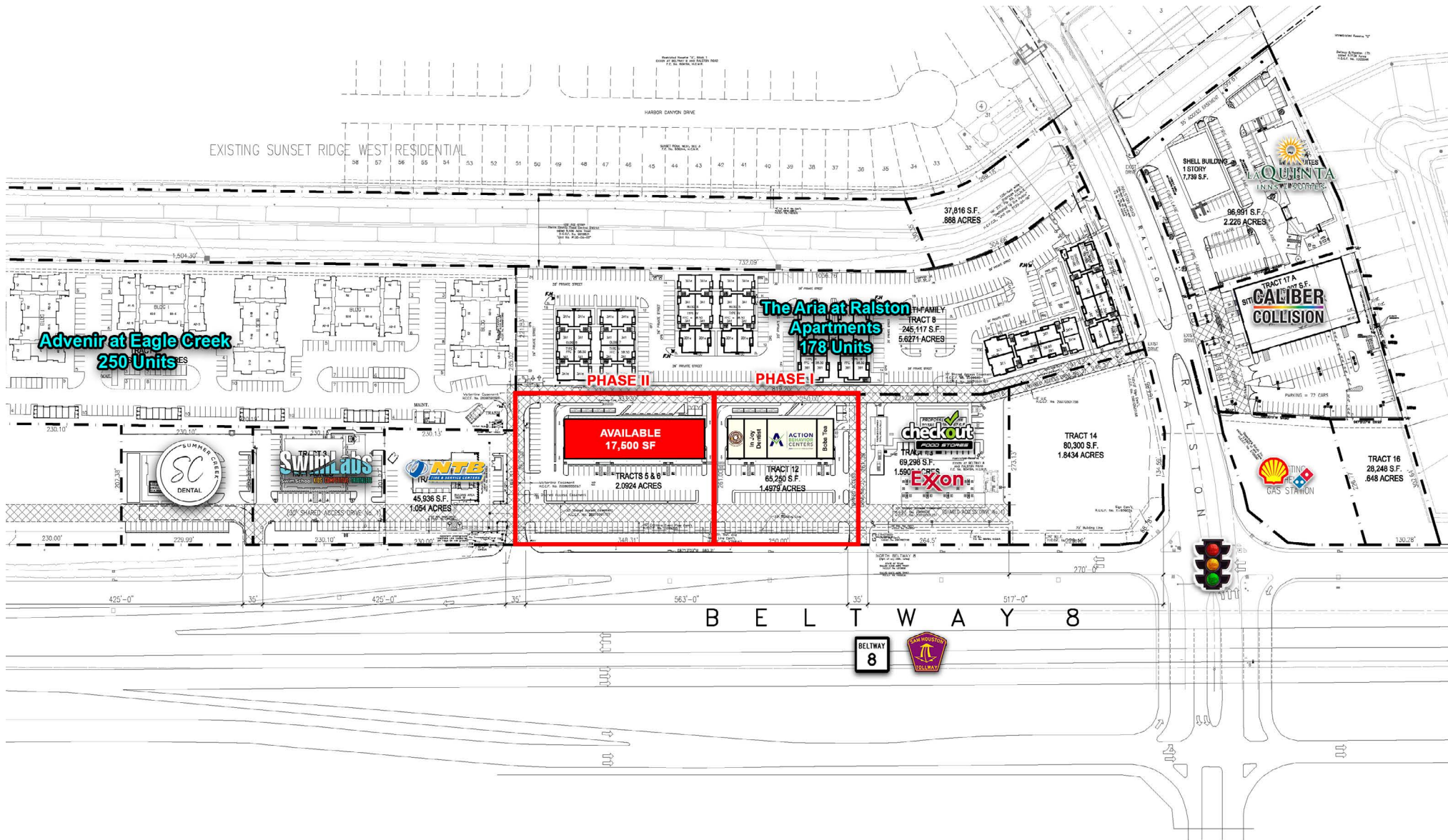


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**2023 Population**  
(3 mi Radius)

**77,154**

**Households**  
(3 mi Radius)

**24,488**

**Daytime Population**  
(3 mi Radius)

**57,130**

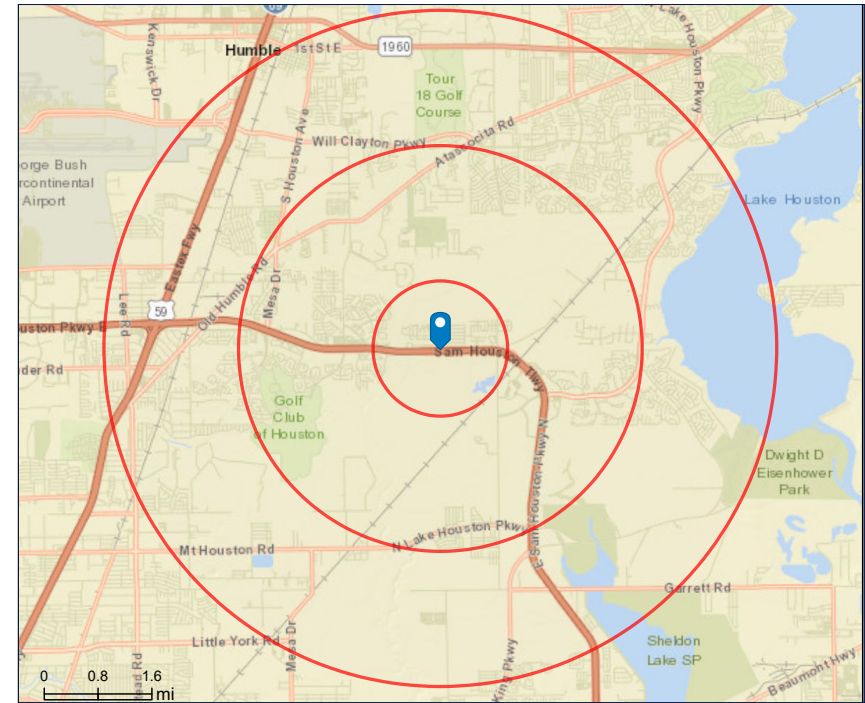
**Average HH Income**  
(3 mi Radius)

**\$114,187**

**Avg. Home Value**  
(3 mi Radius)

**\$314,369**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	4,373	38,703	100,425
2020 Total Population	8,542	63,504	152,248
2020 Group Quarters	0	2,343	2,996
2023 Total Population	10,014	77,154	169,881
2023 Group Quarters	0	2,343	2,992
2028 Total Population	10,742	81,165	176,349
2023-2028 Annual Rate	1.41%	1.02%	0.75%
2023 Total Daytime Population	6,359	57,130	134,066
Workers	1,002	16,183	45,780
Residents	5,357	40,947	88,286
<b>Household Summary</b>			
2010 Households	1,484	11,740	31,441
2010 Average Household Size	2.95	3.09	3.10
2020 Total Households	2,915	19,901	48,155
2020 Average Household Size	2.93	3.07	3.10
2023 Households	3,342	24,488	54,220
2023 Average Household Size	3.00	3.06	3.08
2028 Households	3,599	25,946	56,664
2028 Average Household Size	2.98	3.04	3.06
2023-2028 Annual Rate	1.49%	1.16%	0.89%
2010 Families	1,113	9,257	24,679
2010 Average Family Size	3.44	3.49	3.50
2023 Families	2,424	18,970	42,129
2023 Average Family Size	3.57	3.50	3.52
2028 Families	2,613	20,126	44,070
2028 Average Family Size	3.55	3.47	3.49
2023-2028 Annual Rate	1.51%	1.19%	0.90%
<b>Housing Unit Summary</b>			
Vacant Housing Units	5.7%	7.5%	7.7%
2020 Housing Units	3,037	21,135	50,983
Owner Occupied Housing Units	66.0%	64.7%	63.5%
Renter Occupied Housing Units	30.0%	29.5%	31.0%
Vacant Housing Units	7.4%	6.3%	5.6%
2023 Housing Units	3,652	26,400	57,741
Owner Occupied Housing Units	53.6%	61.0%	62.0%
Renter Occupied Housing Units	37.9%	31.8%	31.9%
Vacant Housing Units	8.5%	7.2%	6.1%
2028 Housing Units	3,872	27,705	59,998
Owner Occupied Housing Units	53.8%	61.3%	62.8%
Renter Occupied Housing Units	39.1%	32.3%	31.6%
Vacant Housing Units	7.1%	6.3%	5.6%
<b>2023 Households by Income</b>			
Household Income Base	3,342	24,488	54,220
<\$15,000	10.3%	6.5%	7.5%
\$15,000 - \$24,999	3.7%	3.3%	5.0%
\$25,000 - \$34,999	4.0%	4.2%	5.3%
\$35,000 - \$49,999	10.6%	7.8%	8.3%
\$50,000 - \$74,999	27.1%	21.5%	18.6%
\$75,000 - \$99,999	11.3%	14.4%	13.5%
\$100,000 - \$149,999	15.4%	19.5%	20.0%
\$150,000 - \$199,999	9.8%	12.5%	11.5%
\$200,000+	7.6%	10.3%	10.3%
Average Household Income	\$97,553	\$114,187	\$111,410



**2023 Population 25+ by Educational Attainment**

	1 mile	3 miles	5 miles
Total	5,994	46,891	103,028
Less than 9th Grade	7.3%	5.8%	6.3%
9th - 12th Grade, No Diploma	2.5%	4.3%	5.5%
High School Graduate	25.5%	19.7%	20.4%
GED/Alternative Credential	2.4%	5.3%	5.1%
Some College, No Degree	17.6%	18.6%	18.3%
Associate Degree	6.3%	8.0%	8.2%
Bachelor's Degree	22.7%	23.1%	22.6%
Graduate/Professional Degree	15.6%	15.3%	13.6%

**2023 Civilian Population 16+ in Labor Force**

	1 mile	3 miles	5 miles
Civilian Population 16+	4,966	36,000	84,094
Population 16+ Employed	95.2%	95.8%	96.0%
Population 16+ Unemployment rate	4.7%	4.2%	4.0%
Population 16-24 Employed	10.3%	10.0%	11.7%
Population 16-24 Unemployment rate	4.7%	9.6%	9.1%
Population 25-54 Employed	74.8%	77.4%	73.8%
Population 25-54 Unemployment rate	3.7%	2.8%	3.0%
Population 55-64 Employed	9.5%	9.2%	10.5%
Population 55-64 Unemployment rate	10.4%	6.8%	4.8%
Population 65+ Employed	5.4%	3.4%	4.0%
Population 65+ Unemployment rate	8.6%	11.2%	5.4%





# 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.



## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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