

## OFFERING MEMORANDUM

# One Humble Place

1702 1st Street East | Humble, Texas 77338



**Marcus & Millichap**  
LAGOS-WOLANSKY RETAIL GROUP

## OFFERED EXCLUSIVELY BY



**Gus N. Lagos**

Senior Managing Director Investments  
713.452.4257  
gus.lagos@marcusmillichap.com  
License: TX 419197



**Alex Wolansky, CCIM**

Managing Director Investments  
713.452.4292  
alex.wolansky@marcusmillichap.com  
License: TX 702899

## NON-ENDORSEMENT & DISCLAIMER NOTICE

### CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Nevada, Inc.

© 2025 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that we have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. This information has been secured from sources we believe to be reliable, but we make no representations of warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Seller and/or Buyer must verify the information and bear all risk for any inaccuracies. Marcus & Millichap Real Estate Investment Services is a trademark of Marcus & Millichap Real Estate Investment Services of Nevada, Inc. © 2025 Marcus & Millichap. All rights reserved.

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT, AND RIGHT-OF-WAY AGENTS AND TIMESHARE INTEREST PROVIDERS. YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT [WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV). YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC. A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE. TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET. IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188,  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000

### NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILlichap AGENT FOR MORE DETAILS.

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

Activity ID: ZAG0040229

**Marcus & Millichap**

**WWW.LAGOSRETAIL.COM**

3 Riverway, Suite 800, Houston, Texas 77056

Real Estate Investment Sales • Financing • Research • Advisory Services

## PROPERTY OVERVIEW



**PRICE**  
**\$1,995,000**

Cap Rate:	7.52%
NOI:	\$150,111
Price/SF:	\$141.49
Total GLA:	14,100 SF
Total Land Area:	1.21 AC
Year Built:	1981
Occupancy:	100%
Parcel ID:	431500140026

Marcus & Millichap is pleased to exclusively offer for sale One Humble Place, located at 1702 First Street East in Humble, Texas.

One Humble Place is an excellent opportunity for an investor wanting to own a retail center with a price point under \$2,000,000 without sacrificing location. The immediate and surrounding area is a proven retail market. Nearly all major retailers, both national and regional, have locations either on Interstate 69 or both FM 1960 and FM 1960 Business.

Another asset nearby is the Bush International Airport, which is a major employment center for the greater Houston MSA.

Population growth to the north and east of One Humble Place is growing. The Humble and Atascocita markets have added 2,500 households and are forecasted to continue growing at the rate of 11.1 percent.

## INVESTMENT HIGHLIGHTS



**Irreplaceable Location:** Located on the signalized hard corner of FM 1960 Business (First Street East) and Wilson Road, just east of Eastex Freeway (Interstate 69).



**Major Retail Corridor:** The property is located on FM 1960 Business, surrounded by tremendous retail trade areas to the east and west, including Deerbrook Mall and Atascocita only minutes away.



**Demographics:** The population within a 5-mile radius totals 193,580, and the daytime population within a 1-mile radius averages over 11,000, providing a strong customer base.



**14,100 Square Feet of Retail Space Comprised of Two Buildings on 1.21 Acres of Land**



**Priced Well Below Replacement Cost**

AERIAL

FM 1960 BYPASS ROAD E



**Cash America**



**Mobil**



United City Church

Townsen  
Memorial  
Hospital

TOWNSEN ROAD



**Life Storage**

FM 1960 BYPASS ROAD E



Radius  
Church

**jiffylube**



**Advance Auto Parts**

**United Rentals**

FM 1960 BUSINESS



**SONIC**

1ST STREET EAST



Subject  
Property



Hirsch  
Memorial  
Park

WILSON ROAD

U Stor  
Self Storage



## PROPERTY PHOTOS

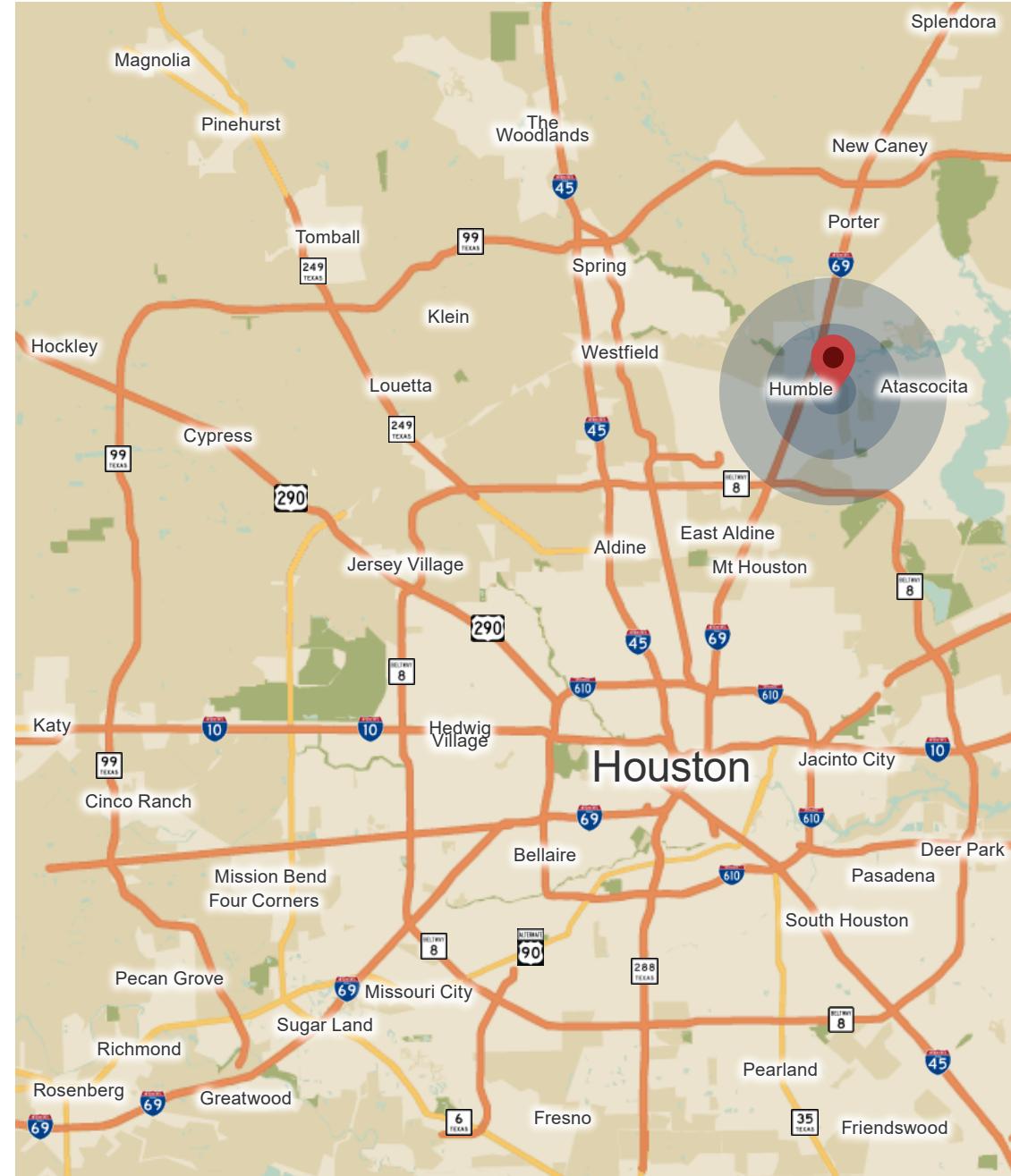


## PROPERTY PHOTOS



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2029 PROJECT. POPULATION	5,561	48,529	193,580
2024 EST. POPULATION	5,399	46,393	182,844
CHANGE 2024-2029	3.01%	4.61%	5.87%
2024 MEDIAN AGE	35.0	33.0	34.0
POPULATION BY RACE	1 MILE	3 MILE	5 MILE
WHITE	36.11%	28.22%	36.23%
BLACK	30.71%	31.80%	27.86%
ASIAN	1.56%	2.57%	3.71%
AMERICAN INDIAN, ESKIMO, ALEUT	1.34%	1.23%	1.03%
HAWAIIAN, PACIFIC ISLANDER	1.38%	0.85%	0.54%
MULTI-RACE	14.98%	16.15%	15.96%
OTHER	13.93%	19.18%	14.69%
HISPANIC ORIGIN	35.28%	42.76%	37.02%
HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
\$200,000 OR MORE	3.09%	4.16%	9.14%
\$150,000 - \$199,999	4.63%	7.21%	11.23%
\$100,000 - \$149,999	12.22%	18.64%	21.11%
\$75,000 - \$99,999	9.90%	15.45%	13.98%
\$50,000 - \$74,999	13.64%	19.06%	19.04%
\$35,000 - \$49,999	10.74%	11.80%	8.72%
\$25,000 - \$34,999	7.58%	8.03%	5.39%
\$15,000 - \$24,999	18.39%	8.17%	5.40%
\$10,000 - \$14,999	4.20%	1.64%	1.92%
UNDER \$9,999	15.61%	5.84%	4.06%
AVERAGE HOUSEHOLD INCOME	\$62,567	\$80,977	\$105,747
MEDIAN HOUSEHOLD INCOME	\$43,314	\$67,487	\$89,081
PER CAPITA INCOME	\$25,659	\$29,453	\$37,385
MEDIAN PROPERTY VALUE	\$154,214	\$168,566	\$203,596



## MARKET OVERVIEW

As the fourth-most populous metro area in the United States, Houston houses more than 7.4 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land, and League City. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty, and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil, to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.



## MARKET OVERVIEW

The **4th most populous metro in the nation**, the Houston MSA covers 9,444 square miles, an area slightly smaller than Massachusetts but larger than New Jersey.

**Higher Education:** Over **40 post-secondary education institutions** are in the metro. Nearly 33 percent of citizens ages 25 and older have a bachelor's degree, with almost 12 percent also holding a graduate or professional degree. Institutions include:



RICE



UNIVERSITY OF  
HOUSTON



TEXAS  
STATE



UNIVERSITY OF  
ST. THOMAS



Houston  
Christian  
UNIVERSITY

For more than half a century, NASA's **Lyndon B. Johnson Space Center** has led our nation and the world on a continuing adventure of human exploration, discovery and achievement and is a popular tourist and educational destination.



**Corporate Growth:** Houston is a top destination for corporate relocations, due to its business-friendly environment. Approximately **24 Fortune 500** companies are headquartered in the metro, ranking third among U.S. metro areas.

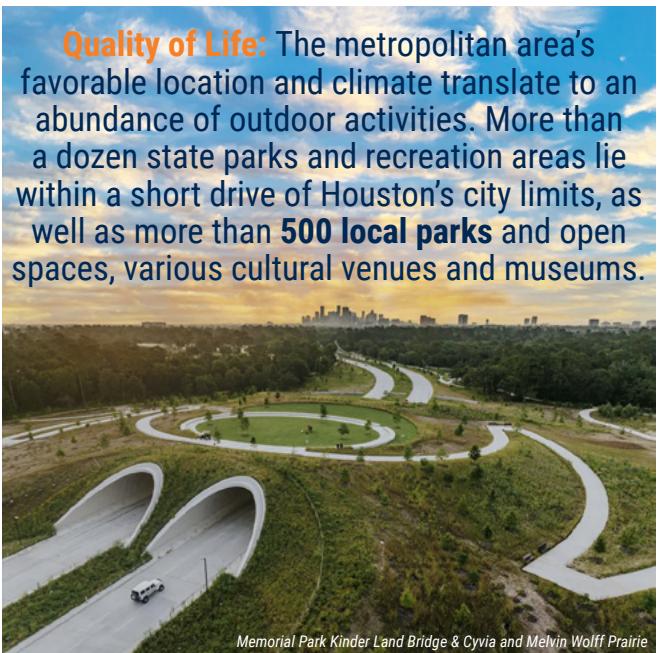
The metropolitan area is also known internationally for its medical community and is home to **Texas Medical Center**, the largest of its kind in the world.



Houston hosts four professional sports teams: the **Houston Texans** (NFL), the **Houston Astros** (MLB), the **Houston Rockets** (NBA), and the **Houston Dynamo** (MLS).



**Quality of Life:** The metropolitan area's favorable location and climate translate to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston's city limits, as well as more than **500 local parks** and open spaces, various cultural venues and museums.



The **Port of Houston** is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.

Houston is the center of U.S. energy production, with a diverse economy including **biotechnology**, **nanotechnology**, and **logistics**.

# ACQUISITION FINANCING - MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

## FINANCING CONTACT



Jamie Safier

Managing Director, Capital Markets  
Loan Origination (MMCC)  
713.239.0501  
jamie.safier@marcusmillichap.com

MMCC - our fully integrated, dedicated financing arm - is committed to providing superior capital markets expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

Our significant size and transaction volume give us the scale to clear the market quickly. We leverage our prominent capital markets relationships with commercial banks, life insurance companies, credit unions, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

We offer unparalleled depth of experience in both debt and equity placement for ground up development, value-add, and stabilized projects across all property types. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all pieces in the capital stack for a seamless transaction maximizing the certainty of execution.

We recognize that competitive financing, speed, and certainty of execution are critical to our clients' success. Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



**National** platform  
operating within the firm's  
**82** brokerage offices



**Optimum financing solutions**  
to enhance value



**Closed 1,061**  
transactions by national  
financing division in 2024



**351** capital sources  
MMCC closed  
business with in 2024



**\$7.1B**  
MMCC production  
volume in 2024





## Information About Brokerage Services

2-10-2025

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. **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 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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Ford Noe	709695	ford.noe@marcusmillichap.com	713-452-4200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Marcus & Millichap

LAGOS-WOLANSKY RETAIL GROUP

**LAGOSRETAIL.COM**

**THREE RIVERWAY, SUITE 800, HOUSTON, TEXAS 77056**  
REAL ESTATE INVESTMENT SALES • FINANCING • RESEARCH • ADVISORY SERVICES