



2,564 -  
5,184 SF  
1st Gen Spaces  
Available for lease

1,070 SF  
2nd Gen  
Retail

# ATASCOCITA CENTER

**RETAIL SPACES FOR LEASE**

**6725 ATASCOCITA RD, HARRIS COUNTY, HUMBLE, TEXAS 77346**

Located in the heart of the thriving Atascocita/Humble trade area, the property benefits from a dense residential population, high household incomes, and continued growth driven by new residential and commercial development. The center is located near major retailers, restaurants, healthcare providers, and schools, creating a strong customer base and steady daily traffic.



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## PROPERTY INFORMATION

### AVAILABLE LEASE SPACES:

Unit TBD: +/- 2,564 SF - 1<sup>st</sup> Gen Space

Unit TBD: +/- 2,620 SF - 1<sup>st</sup> Gen Space

= 5,184 SF Total - 1<sup>st</sup> Gen Space

Unit G: +/-1,070 SF -2nd Gen Space (Hair Salon)

TOTAL BUILDINGS SIZE: 15,988 SF per HCAD

### Co-Tenancy:

- Sunrise Family Clinic
- Lonestar Veterinary Hospital
- Atascocita Nutrition
- Elite Nails and Spa
- J Blossom Massage

RENTAL RATE: \$12.00 to \$21.00 PSF

NNN: \$7.80 PSF

T.I. - Negotiable

The property is ideal for MRI Center, Pharmacy, Pet Hotel, Gym, To-go concept, etc.

### Property Highlights

- Prime location in the highly desirable Atascocita/Humble market
- Strong population growth and affluent demographics
- Excellent visibility and signage opportunities
- Convenient access to FM 1960, Beltway 8, and IAH Airport
- Surrounded by national retailers, restaurants, and residential communities
- Established center with strong neighborhood presence

## DEMOGRAPHICS (3 MILES)

**92,639** Population

**32,087** Households

**\$146,648** Income

Atascocita Trails

Atascocita South



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**ROSS**  
DRESS FOR LESS

**Target**

**DICK'S**

**KOHL'S**

**LOWE'S**

**H-E-B**

**OLLIE'S**  
GOOD STUFF CHEAP

**CRUNCH**

FM 1960 RD E

**BUFFALO WILD WINGS**

**ALDI**

**Dollar Tree**

**Christian Brothers Automotive**

**ADVANCE**  
AUTO PARTS

**Community Resource CREDIT UNION**

TOWN CENTER BLVD

**Walmart**

1 to 5,184 SF  
1st Gen Retail Space  
Available Sublease

1,070 SF  
2nd Gen Retail Space  
Available Sublease

**KFC**

**ada**  
Aesthetic Dentistry  
ASSOCIATES

**MR EXPRESS**  
Detail

16,830 VPD

ATASCOCITA RD

**ExtraSpace Storage**

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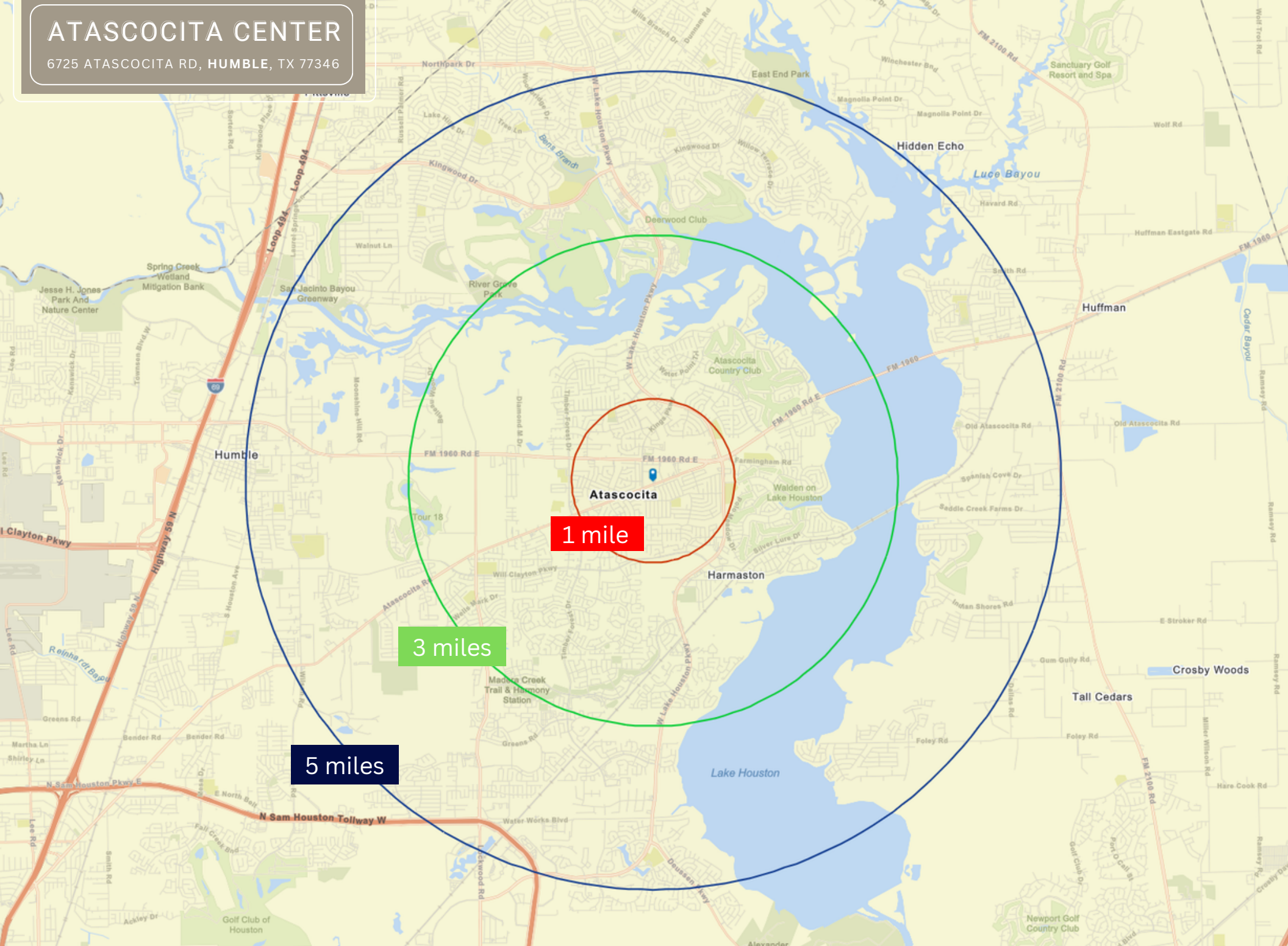
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1 mile

3 miles

5 miles

# 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.

Last Updated on 2-10-2025

## 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.

|                                              |             |                             |                   |
|----------------------------------------------|-------------|-----------------------------|-------------------|
| ABC Advisors, Inc                            | 438665      | abcahouston@gmail.com       | 713-939-8181      |
| Broker Firm Name                             | License No. | Email                       | Phone             |
| Donald D. Chang                              |             | changdonnie@gmail.com       | 713-939-8181 x118 |
| Designated Broker of Firm                    | License No. | Email                       | Phone             |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email                       | Phone             |
| Jimmy Chang                                  | 515937      | jimmy.chang@abcahouston.com | 713-939-8181 x104 |
| Sales Agent/Associate's Name                 | License No. | Email                       | Phone             |

Buyer/Tenant/Seller/Landlord Initials

Date