



GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

9,800 SF MULTI-TENANT FOR SALE

1806 HUMBLE PLACE DR | HUMBLE, TX 77338



OFFERING SUMMARY

SALE PRICE

\$1,350,000

YEAR BUILT

2001

PROPERTY TYPE

OFFICE

BUILDING SIZE

9,800 SF

PROPERTY HIGHLIGHTS

Located in the heart of Humble's thriving Lake Houston medical corridor, 1806 Humble Place offers an exceptional opportunity to acquire a well-positioned, income-producing medical office building. Built in 2004, this single-story, Class B building totals 9,800 square feet and is situated on 0.57 acres with excellent access to US-59 and strong visibility from nearby high-traffic thoroughfares.

The property features spacious offices making it an ideal investment for those seeking stable cash flow with healthcare-related tenant. With a building FAR of 0.39 and a typical floor size of 9,800 SF, the layout is efficient and designed to support medical users with flexible space configurations.

This is a rare opportunity to invest in a growing healthcare hub with consistent demand, quality construction, and a prime location.

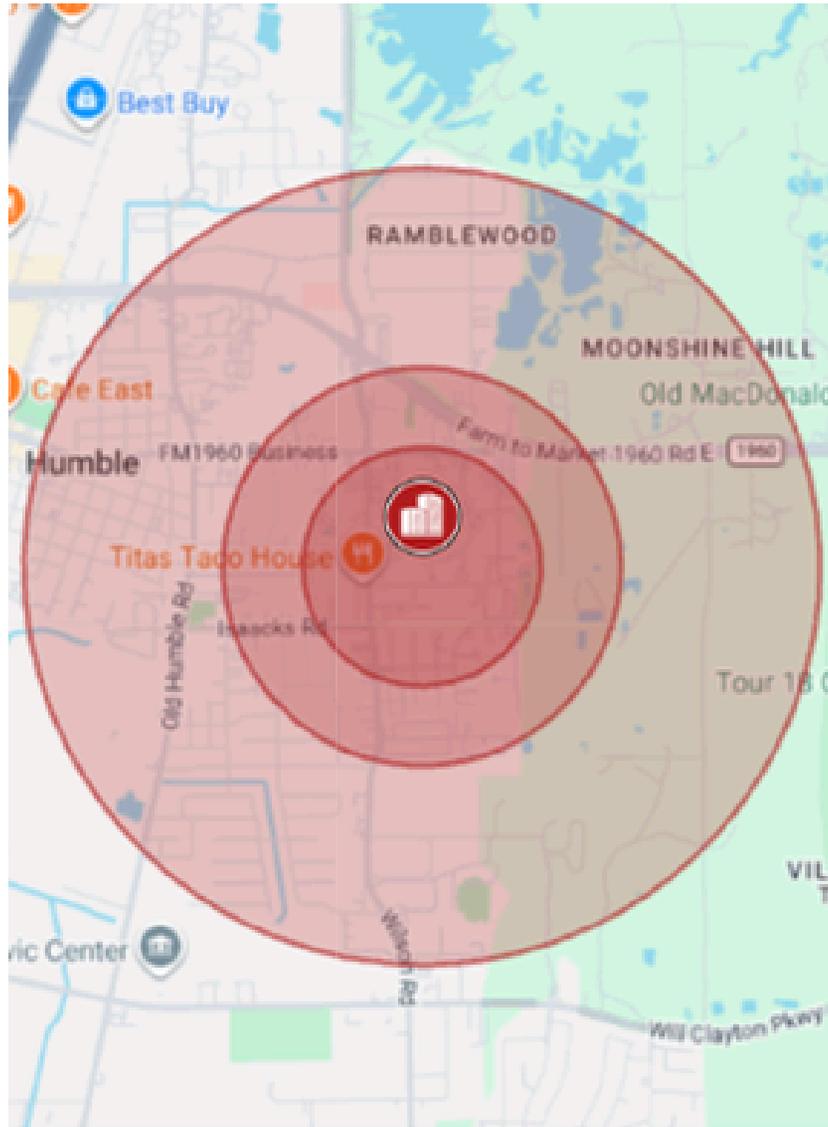
Aerial Map



Property Photos



Demographics



Strategically located in the established Lake Houston medical corridor, 1806 Humble Place sits just off US-59 in Humble, Texas, offering strong visibility and access in a well-developed commercial and retail hub. With traffic counts exceeding 84,000 VPD along US-59, this location provides a central and convenient setting for healthcare providers serving the greater Humble community.

The site offers 34 parking spaces (3.46 spaces per 1,000 SF), ensuring convenient access for patients and staff. The surrounding area is a well-established medical and commercial district, with traffic counts exceeding 84,000 VPD on US-59.

	1 Mile	3 Miles	5 Miles
Total population	6,146	50,870	180,902
Workday Population	7,934	52,032	160,565
Total household	2,352	16,360	61,012
Average household income	\$70,633	\$87,281	\$109,684
Average age	37	36	36
Male Population	36	34	35
Female Population	39	37	37

Demographics data derived from AlphaMap

Market Overview

Humble, Texas, is a well-established commercial and residential submarket located northeast of Houston, positioned along key transportation corridors including U.S. Highway 59 (Interstate 69), Beltway 8, and the Sam Houston Tollway. Its strategic location near George Bush Intercontinental Airport and major employment centers in North and Northeast Houston provides strong regional connectivity and continued economic relevance. Humble serves as both a residential community and a commercial hub supporting surrounding neighborhoods and workforce populations.

The area has experienced steady residential and retail growth, supported by established master-planned communities and continued suburban expansion. Proximity to major retail destinations such as Deerbrook Mall and high-traffic commercial corridors has sustained consistent consumer activity and demand for retail, medical, and service-oriented uses. Ongoing redevelopment and infill activity reflect long-term investor confidence in the submarket.

From a real estate perspective, Humble offers a mix of stabilized commercial assets and redevelopment opportunities supported by strong traffic counts, established residential density, and continued regional growth. While the market is more mature than some outer-ring suburbs, its strategic location and infrastructure advantages position it for sustained demand and stable long-term investment performance within the greater Houston metropolitan area.



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