

# RETAIL FOR LEASE

## PINE ECHO PLAZA

Rate: \$18.00 PSF/YR/NNN

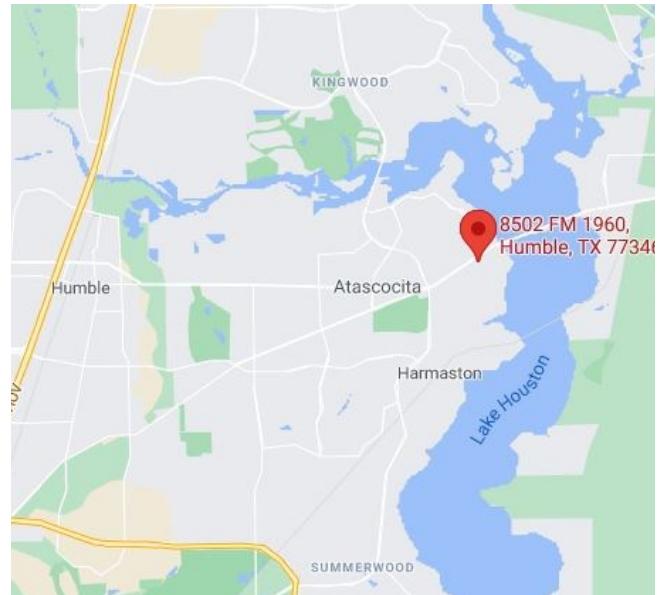
### AVAILABLE SPACE

Suite 500 - 1,875 SF



8502 FM 1960

Humble, Texas 77346



### Property Information

- Located at the corner of Pine Echo Drive and FM 1960 in Atascocita
- Great visibility
- 2 minutes to Lake Houston
- Easy access
- Population 5 mile radius: ~124,446
- Traffic Count FM 1960: 34,749 VPD

**cml brokerage**

For Leasing Inquiries Please Contact:

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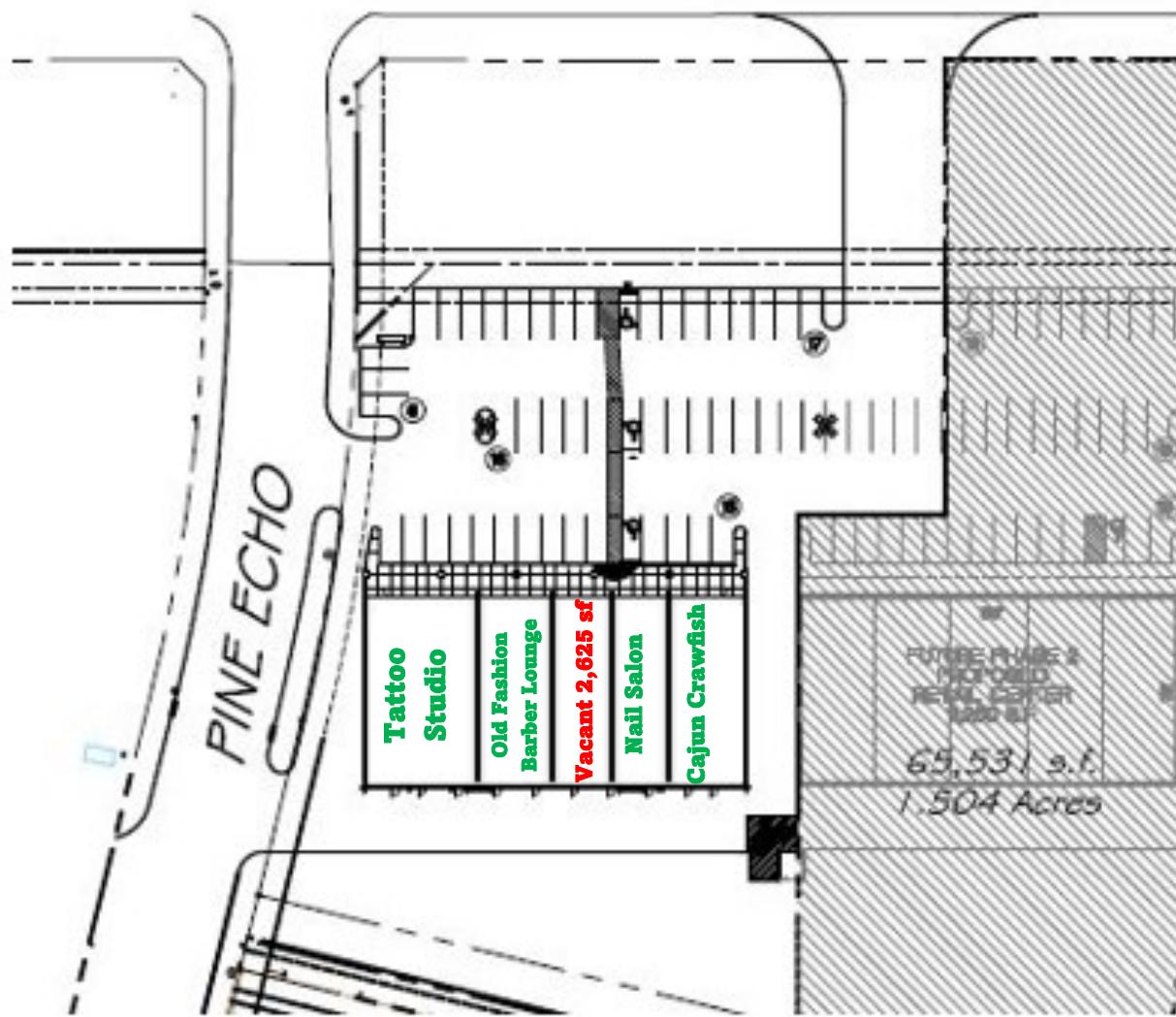
[www.cmirealestate.com](http://www.cmirealestate.com)

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8502 FM 1960  
Humble, TX 77346

*Pine Echo Plaza*

*FM 1960 EAST*



## Demographic Summary Report

### Pine Echo Plaza

8502 FM 1960 Rd, Humble, TX 77346

Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **11,250 SF**  
 Year Built: **2005**

Total Available: **4,500 SF**  
 % Leased: **83.33%**  
 Rent/SF/Yr: **\$18.00**



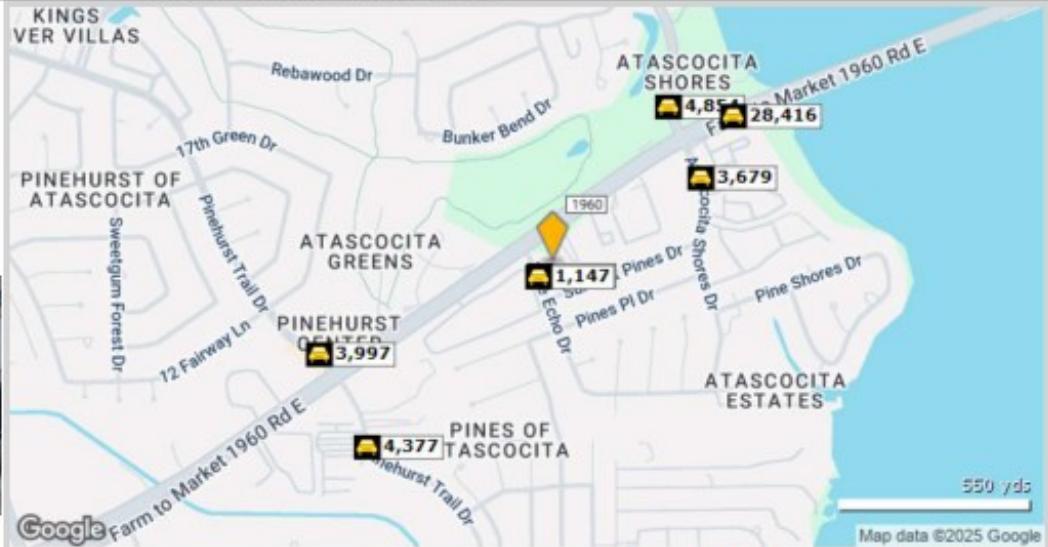
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	9,033	63,637	135,128
2024 Estimate	8,981	62,124	131,851
2020 Census	9,711	61,157	129,457
Growth 2024 - 2029	0.58%	2.44%	2.49%
Growth 2020 - 2024	-7.52%	1.58%	1.85%
<b>2024 Population by Hispanic Origin</b>	2,100	16,678	34,698
<b>2024 Population</b>	8,981	62,124	131,851
White	5,256 58.52%	33,820 54.44%	71,803 54.46%
Black	1,221 13.60%	9,667 15.56%	21,346 16.19%
Am. Indian & Alaskan	62 0.69%	489 0.79%	1,014 0.77%
Asian	319 3.55%	2,234 3.60%	4,480 3.40%
Hawaiian & Pacific Island	14 0.16%	98 0.16%	181 0.14%
Other	2,107 23.46%	15,816 25.46%	33,027 25.05%
U.S. Armed Forces	0	52	117
<b>Households</b>			
2029 Projection	3,493	21,591	45,586
2024 Estimate	3,477	21,092	44,496
2020 Census	3,798	20,931	43,948
Growth 2024 - 2029	0.46%	2.37%	2.45%
Growth 2020 - 2024	-8.45%	0.77%	1.25%
Owner Occupied	2,155 61.98%	16,521 78.33%	35,055 78.78%
Renter Occupied	1,323 38.05%	4,572 21.68%	9,441 21.22%
<b>2024 Households by HH Income</b>	3,477	21,092	44,496
Income: <\$25,000	432 12.42%	1,720 8.15%	2,907 6.53%
Income: \$25,000 - \$50,000	521 14.98%	2,530 12.00%	5,318 11.95%
Income: \$50,000 - \$75,000	849 24.42%	3,253 15.42%	6,377 14.33%
Income: \$75,000 - \$100,000	429 12.34%	2,605 12.35%	5,603 12.59%
Income: \$100,000 - \$125,000	242 6.96%	2,594 12.30%	5,103 11.47%
Income: \$125,000 - \$150,000	237 6.82%	2,406 11.41%	4,764 10.71%
Income: \$150,000 - \$200,000	322 9.26%	2,955 14.01%	7,072 15.89%
Income: \$200,000+	445 12.80%	3,029 14.36%	7,352 16.52%
<b>2024 Avg Household Income</b>	\$106,282	\$124,652	\$131,880
<b>2024 Med Household Income</b>	\$73,286	\$104,221	\$110,008

## Traffic Count Report

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Map data ©2025 Google

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Pine Echo Dr	Summit Pines Dr	0.04 S	2024	1,137	MPSI	.03
2	Pine Echo Dr	Summit Pines Dr	0.04 S	2025	1,147	MPSI	.03
3	Atascocita Shores Dr	FM 1960 Rd	0.07 NW	2024	3,701	MPSI	.29
4	Atascocita Shores Dr	FM 1960 Rd	0.07 NW	2025	3,679	MPSI	.29
5	Atascocita Shores Dr	FM 1960 Rd	0.06 SE	2023	4,872	MPSI	.33
6	Atascocita Shores Dr	FM 1960 Rd	0.06 SE	2025	4,854	MPSI	.33
7	FM 1960 Rd	Atascocita Shores Dr	0.09 SW	2025	28,416	MPSI	.39
8	Pinehurst Trail Dr	FM 1960 Rd	0.04 SE	2025	4,025	MPSI	.41
9	Pinehurst Trail Dr	FM 1960 Rd	0.04 SE	2024	3,997	MPSI	.41
10	Pinehurst Trls Dr	Pinewood Park	0.20 SE	2025	4,377	MPSI	.43



## 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. 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.