



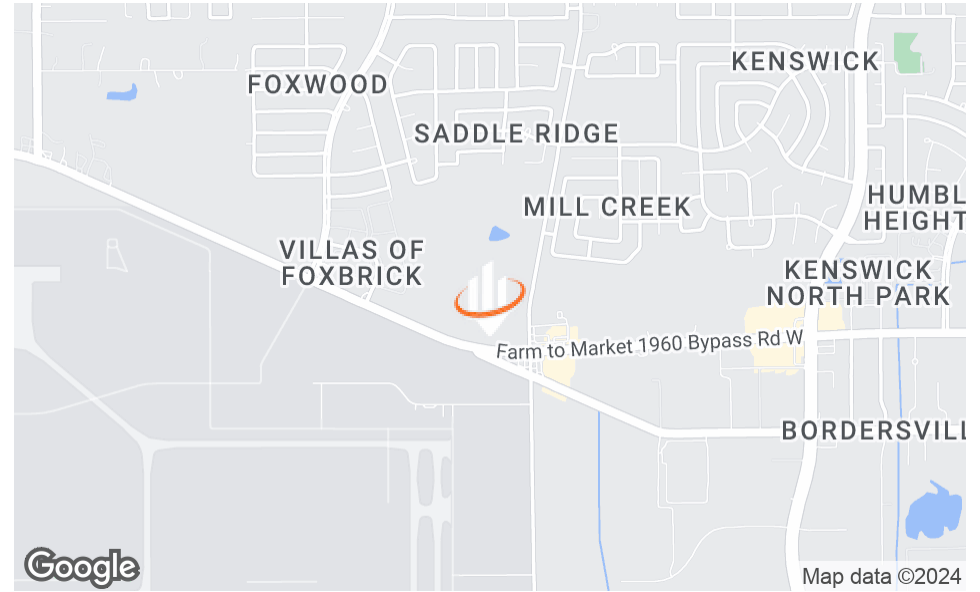
1,750 SF
AVAILABLE

1,575 SF
AVAILABLE



RETAIL SPACE FOR LEASE
SADDLE RIDGE RETAIL CENTER

7715 FARM TO MARKET 1960 BYPASS RD W | HUMBLE , TX 77338



PROPERTY HIGHLIGHTS

- Spaces available: 107 - 1,750 SF, 108 - 1,575 SF
- Newly constructed retail center with great frontage on FM 1960.
- Approximately 5.5-miles from the Hardy Toll Road and 2.5-miles to US-69.
- Close proximity to George Bush Intercontinental Airport [IAH].
- Drive thru options available.
- Traffic count: 45,000 VPD.

OFFERING SUMMARY

| | |
|----------------|---------------------|
| LEASE RATE: | \$20.00 SF/yr [NNN] |
| AVAILABLE SF: | 1,200 - 3,450 SF |
| LOT SIZE: | 434,258 SF |
| BUILDING SIZE: | 13,600 SF |

DEMOGRAPHICS

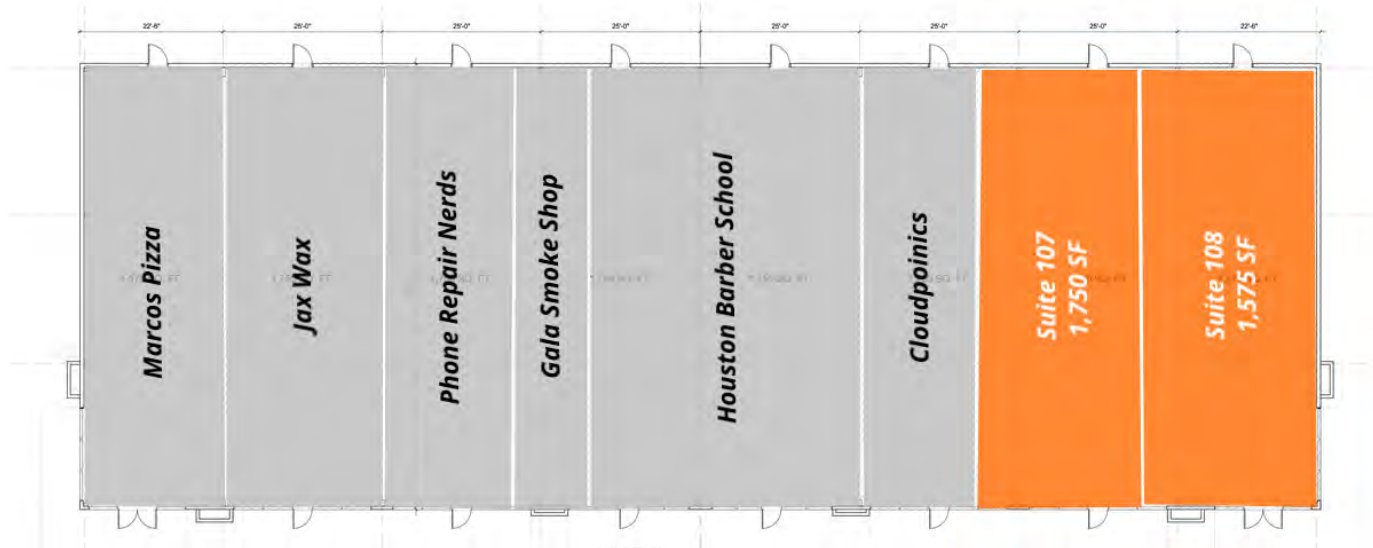
| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| TOTAL POPULATION | 8,621 | 37,886 | 102,142 |
| TOTAL DAYTIME POPULATION | 6,514 | 47,945 | 129,441 |
| AVERAGE HH INCOME | \$86,980 | \$79,326 | \$81,850 |

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Saddle Ridge Retail Center

FM 1960 & Lee Rd.

13,650 SF

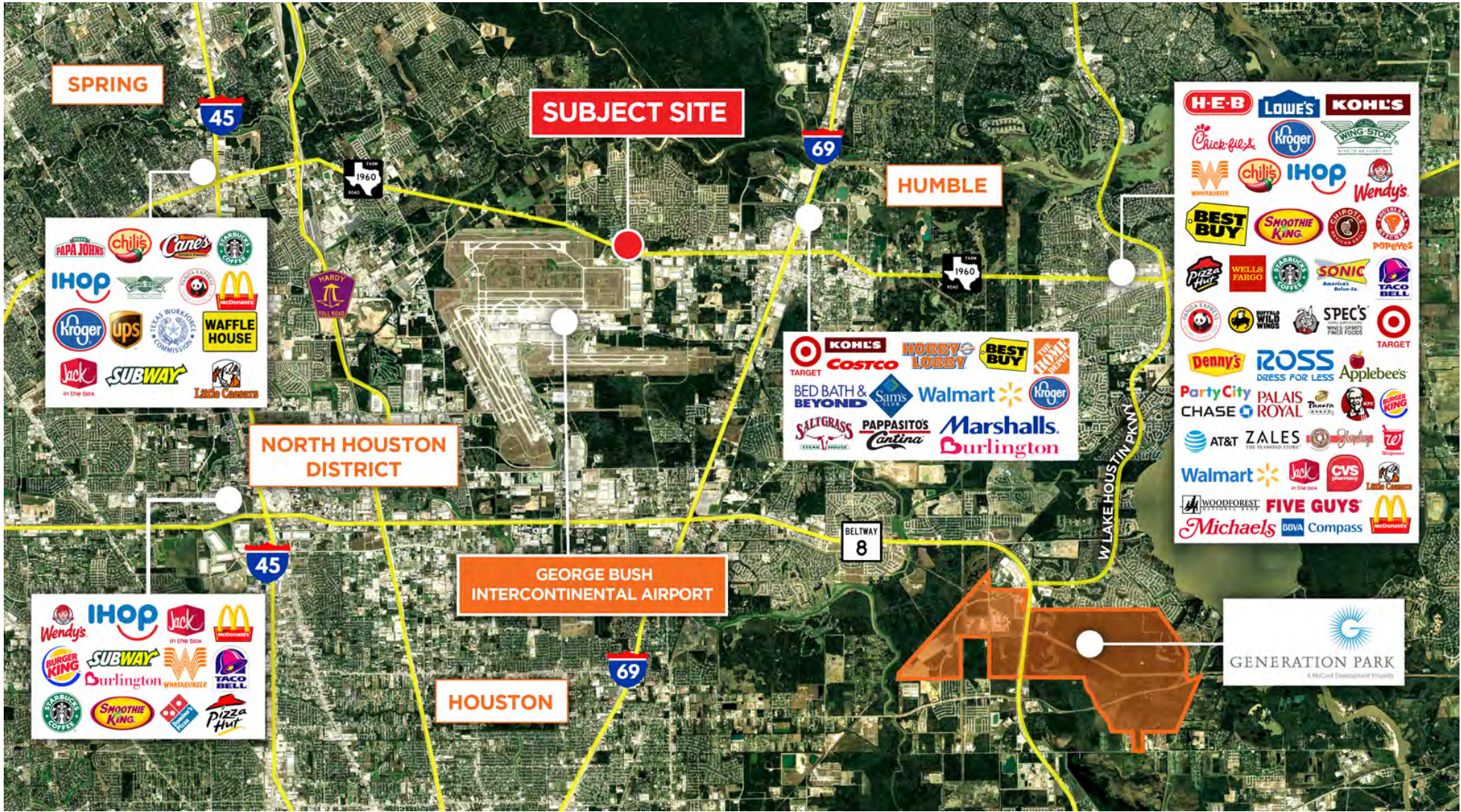


LEGEND

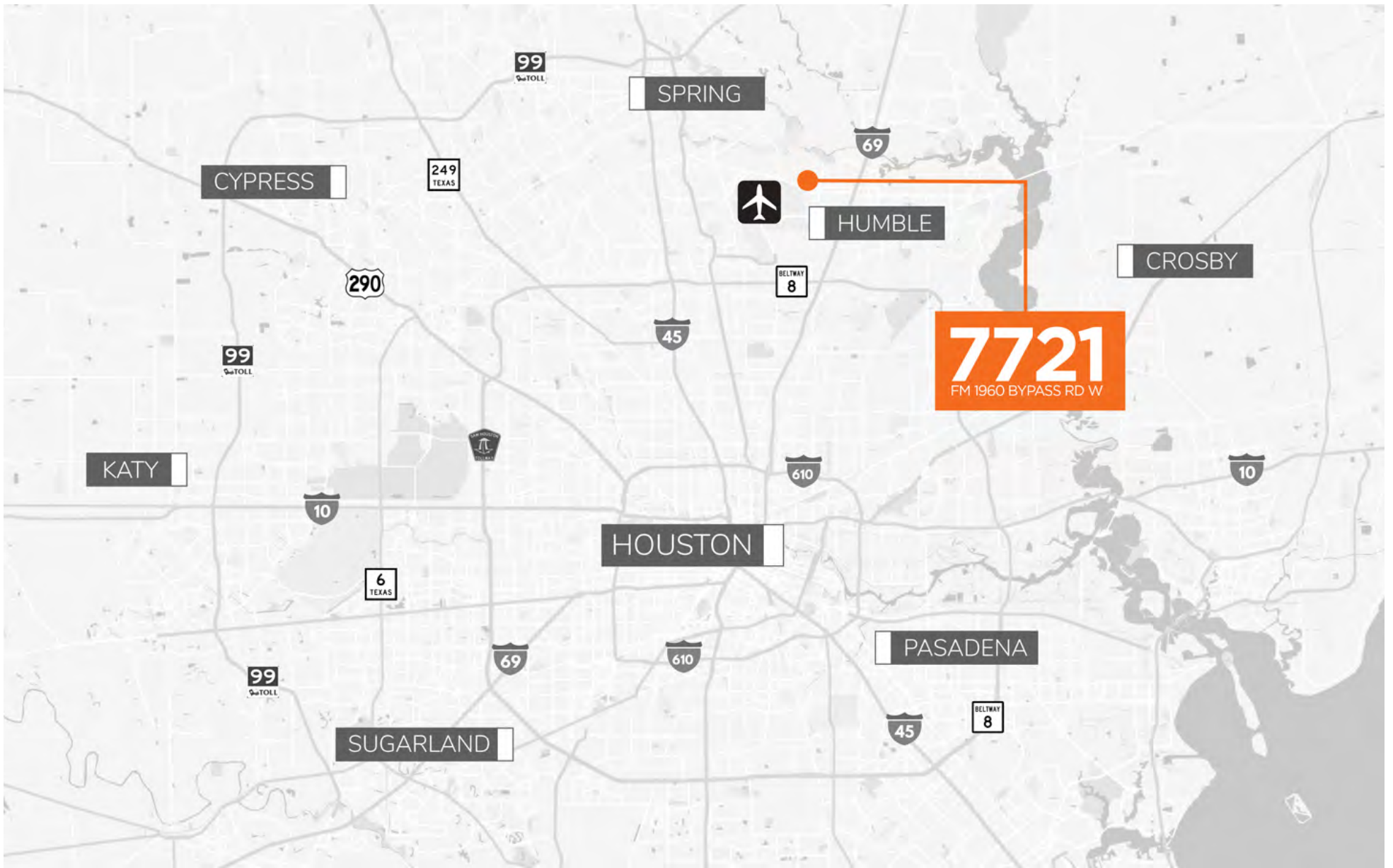
Available

Unavailable

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HUMBLE, TEXAS MARKET OVRVIEW

Humble is located in the Northeast quadrant of Harris County and covers approximately 10 square miles. The City has a very diverse population of 14,000 to 15,000 inhabitants. However, with the large number of commercial businesses located in the City, the daytime population of Humble dramatically increases.



The Lake Houston Economic Development Partnership (LHEDP) is home to one of the fastest growing sections of the Houston Metro. LHEDP was founded as a separate entity by the Partnership Lake Houston in 2011 in response to area leaders' call for a formal economic development program focusing on the local and regional economy. The vision of the Lake Houston Area Economic Development Partnership is to fulfill our role in fostering an environment which facilitates meaningful employment and diversified capital investment in order to provide an exceptional and sustainable local economy and quality of life.



Located twenty miles north of Houston's CBD on I-69, Lake Houston Area includes Atascocita, Humble, Kingwood, Fall Creek, Summerwood, and portions of Spring. Good transportation infrastructure is the key to a vibrant business climate and the Lake Houston area includes unparalleled access to I-69, I-45 and Beltway 8 in addition to having George Bush International Airport in our backyard and a twenty minute drive to the Port of Houston.

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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

FOR LEASING INFORMATION:

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