

9346 Humble Westfield Rd &
19451 Hightower Ln
Humble, TX 77338

Proposed Medical & Professional
Office Plaza For Lease



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Colliers

Highlights

FM 1960 Business / Humble Westfield Rd

Borderville School Rd

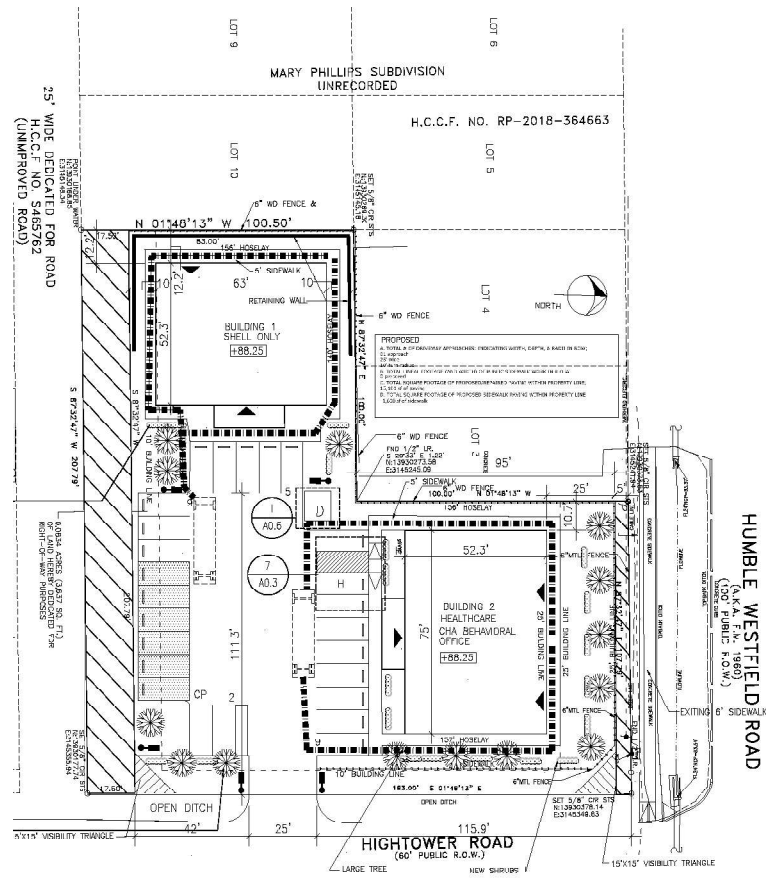
Hightower Ln

Property Specifications

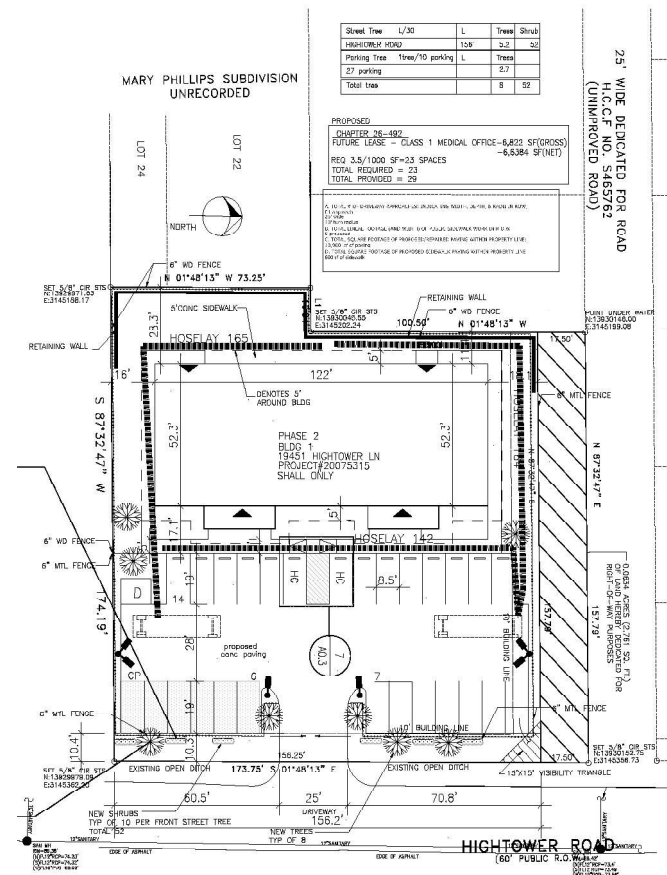
Address:	Phase 1: 9346 Humble Westfield Rd, Humble, TX 77338
	Phase 2: 19451 Hightower Ln, Humble, TX 77338
NRA:	Phase 1: 9346 Humble Westfield Rd Building 1 - 3,925 SF - Leased Building 2 - 3,316 SF - Available
	Phase 2: 19451 Hightower Ln Building 1 - 6,384 SF - Available
Smallest Divisible Space:	1,200 SF
Property Status:	Under Construction Projected Delivery - end of December 2024
Property Type:	Medical & Professional Plaza
Parking Ratio:	3.5/1,000 SF
Submarket:	Kingwood / Humble
Lease Rate:	Contact Broker

Site Map

9346 Humble Westfield Rd - Phase 1



19451 Hightower Ln - Phase 2

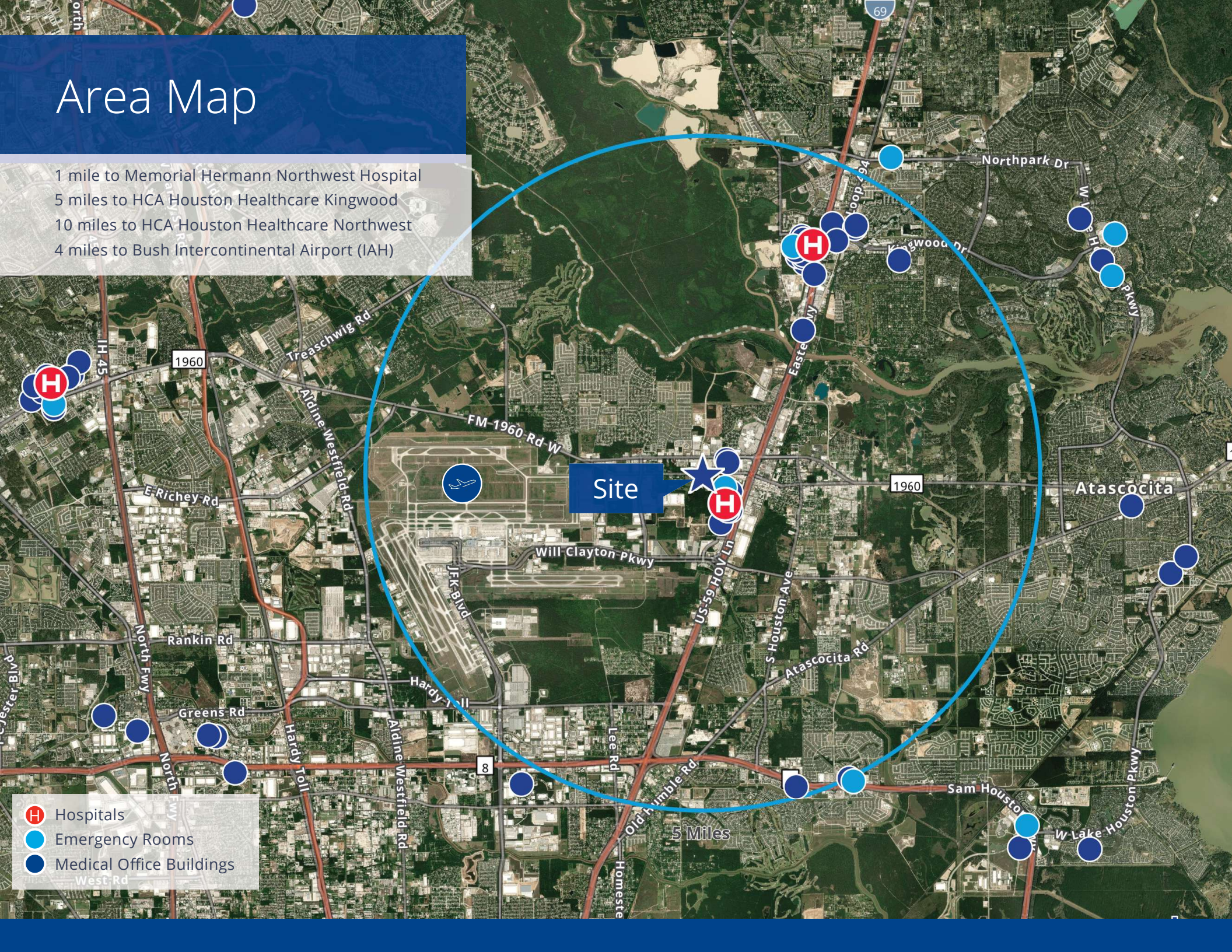


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Area Map

1 mile to Memorial Hermann Northwest Hospital
5 miles to HCA Houston Healthcare Kingwood
10 miles to HCA Houston Healthcare Northwest
4 miles to Bush Intercontinental Airport (IAH)



- Hospitals
- Emergency Rooms
- Medical Office Buildings

Area Map



Deerbrook Mall

FM 1960 Bypass Rd

FM 1960 Business / Humble Westfield Rd

IAH - George Bush Intercontinental Airport

Site

Memorial Hermann Northeast Hospital

Lee Rd

Kenswick Dr

McKay Dr

Will Clayton Pkwy

Area Map



Walmart

sam's club

Kroger

Deerbrook Mall

INTERSTATE
69

FM 1960 Bypass Rd

at home

Cheddar's

Academy
SPORTS + OUTDOORS

Chevron

Davita

five
BELOW

Michaels

petco

Conn's

PAPPAS

IHOP

Crack-fuel

FM 1960 Business / Humble Westfield Rd

Deerbrook
Skilled Nursing
& Rehabilitation

Site

SE TEXAS ER
& HOSPITAL

Memorial Hermann
Northeast Hospital

Demographics

2023 Population



8,199

1 Mile

46,966

3 Miles

124,828

5 Miles

Households



3,214

1 Mile

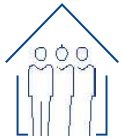
15,856

3 Miles

42,377

5 Miles

Avg. Size Households



2.45

1 Mile

2.92

3 Miles

2.86

5 Miles

Median Age



33.0

1 Mile

33.2

3 Miles

33.4

5 Miles

Median HH Income



\$54,081

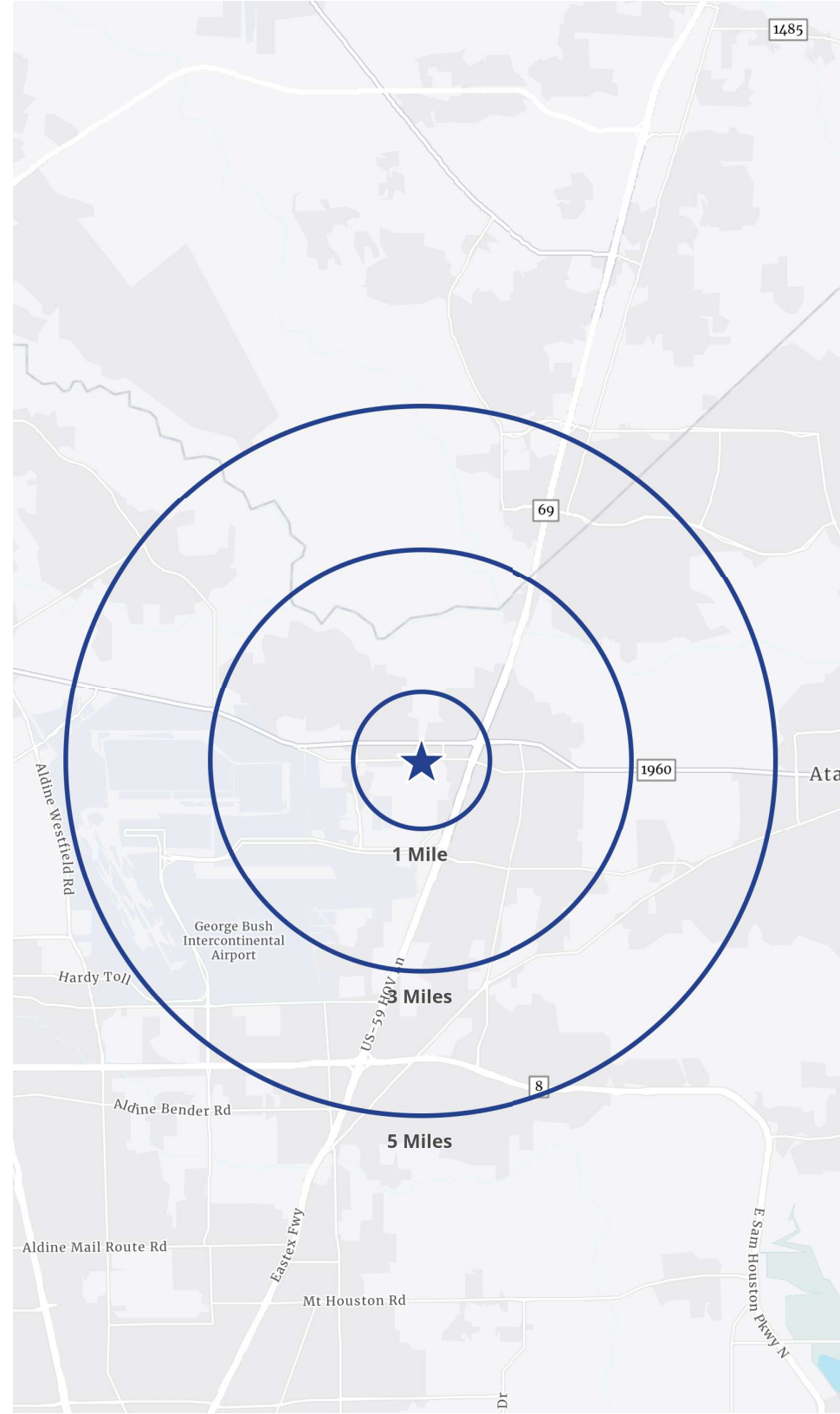
1 Mile

\$63,477

3 Miles

\$68,564

5 Miles





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