

# FOR SALE OR LEASE

11780 FM 1960, HOUSTON, TX 77065  
±1,500 SF OFFICE/RETAIL PROPERTY

SALE PRICE

\$399,000

LEASE RATE

\$3,000/Month



**JOEL C. ENGLISH**  
Managing Broker/President  
[Joel@TexasCRES.com](mailto:Joel@TexasCRES.com)  
(713) 473-7200

**CHRIS JOYCE**  
Principal  
[Chris@TexasCRES.com](mailto:Chris@TexasCRES.com)  
(936) 577-0836



# PROPERTY HIGHLIGHTS



## Location

11780 FM 1960 W.  
Houston, TX 77065



## Asking Price & Rates

For Sale: \$399,000

For Lease: \$3,000/Month



## Size

±1,500 SF

## Contact Us

### JOEL C. ENGLISH

Joel@TexasCRES.com

(713) 473-7200

### CHRIS JOYCE

Chris@TexasCRES.com

(936) 577-0836

- ±1,500 SF office/retail space available for lease; currently built out as a pharmacy

- Additional parking in rear of building

- Located on the northwest corner of FM 1960 and Fallbrook

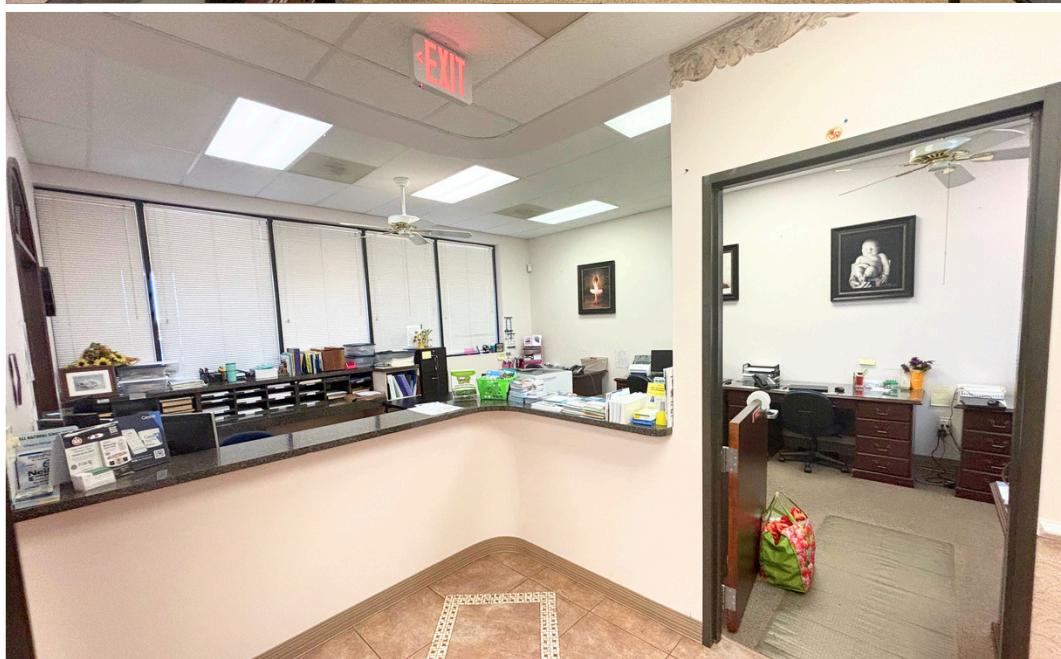
- Excellent visibility with average traffic of over 49,000 vehicles per day on FM 1960 and over 12,000 vehicles per day on Fallbrook Drive

- In high density commercial and residential area with easy access to freeways and retail

- Center is less than 2 miles from Highway 290

- Situated in Harris County

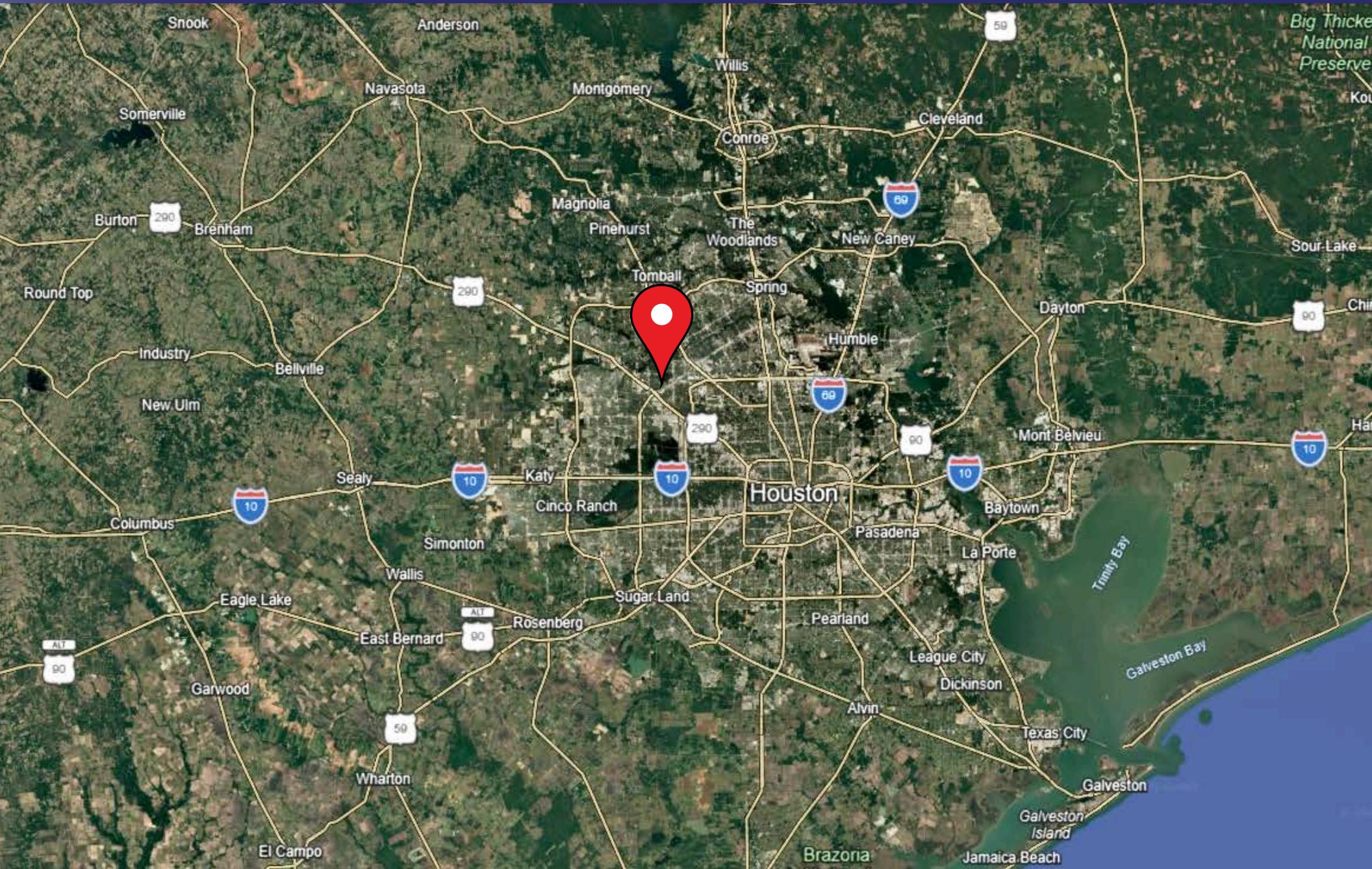
# PROPERTY PICTURES



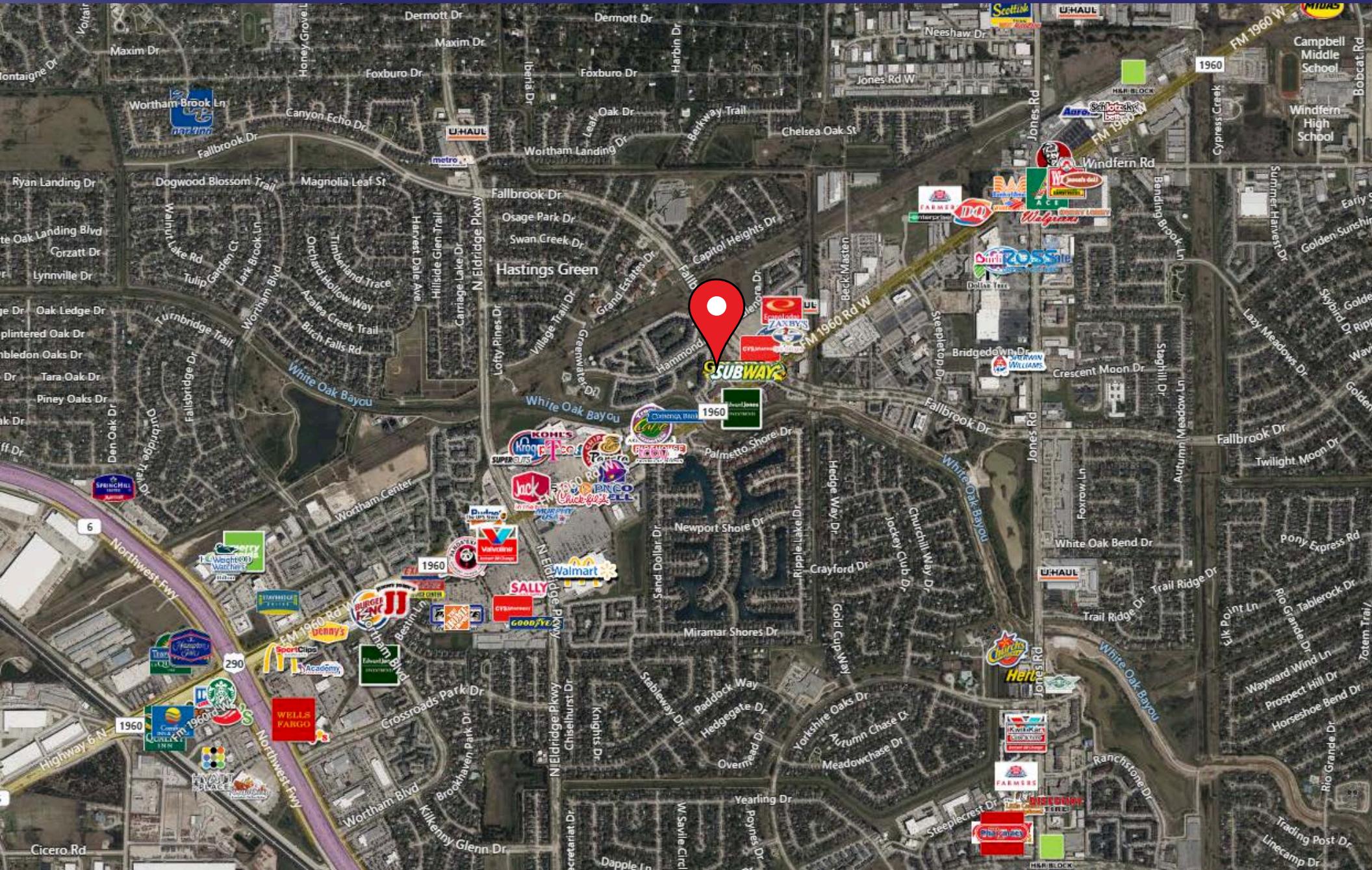
# PROPERTY PICTURES



# LOCATION MAP



# MARKET AERIAL



# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

11780 FM 1960 W, Houston, Texas, 77065

Ring of 3 miles

### KEY FACTS

**118,559**

Population



**45,424**

Households

**36.5**

Median Age

**\$64,495**

Median Disposable Income

### EDUCATION

**10.1%**

No High School Diploma



**35.4%**  
Bachelor's/Grad / Prof Degree



High School Graduate

**22.6%**  
Some College/ Associate's Degree



**118,559**  
2023 Total Population (Esri)

### INCOME



**\$77,893**

Median Household Income



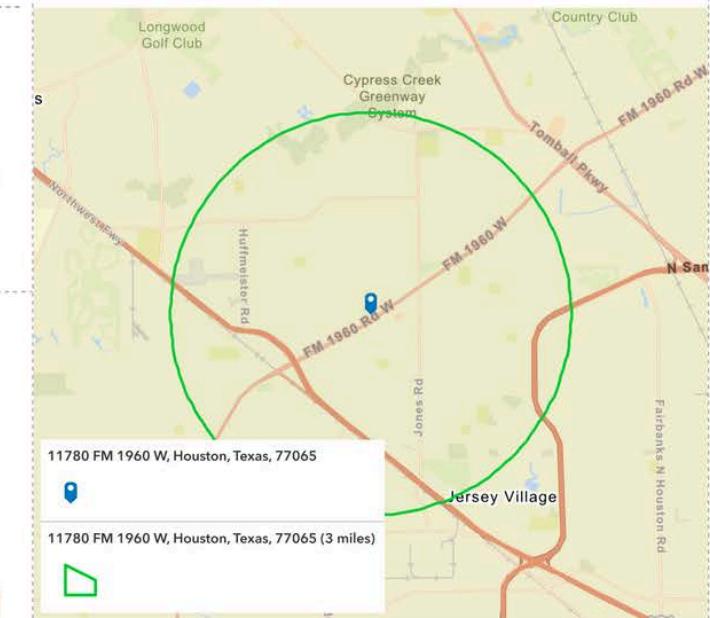
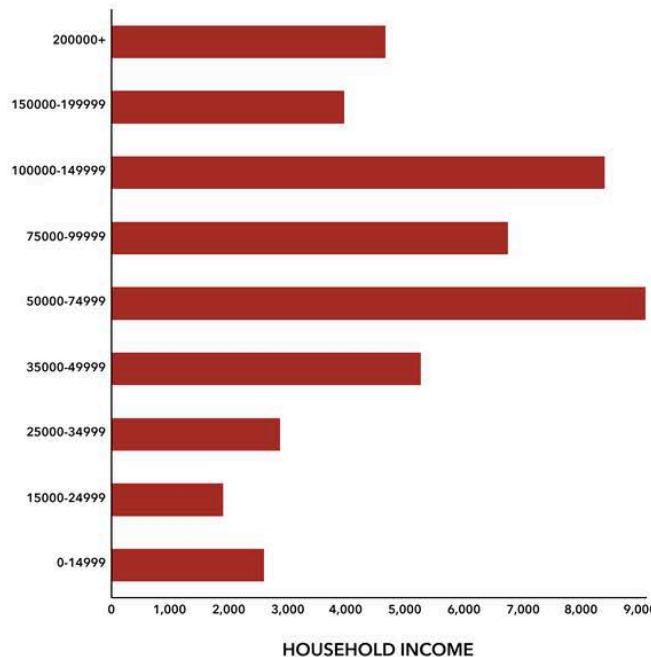
**\$40,372**

Per Capita Income



**\$150,600**

Median Net Worth



### EMPLOYMENT



**66.2%**

White Collar



**22.2%**

Blue Collar



**14.1%**

Services

**5.0%**

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.



## Information About Brokerage Services

11-2-2015

*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.

<b>Texas CRES, LLC</b> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<b>9004590</b> License No.	<b>joel@texascres.com</b> Email	<b>(713) 473-7200</b> Phone
---	-------------------------------	------------------------------------	--------------------------------

<b>Joel C. English</b> Designated Broker of Firm	<b>465800</b> License No.	<b>joel@texascres.com</b> Email	<b>(713) 473-7200</b> Phone
---	------------------------------	------------------------------------	--------------------------------

<b>Joel C. English</b> Licensed Supervisor of Sales Agent/Associate	<b>465800</b> License No.	<b>joel@texascres.com</b> Email	<b>(713) 473-7200</b> Phone
--	------------------------------	------------------------------------	--------------------------------

<b>Chris Joyce</b> Sales Agent/Associate's Name	<b>695869</b> License No.	<b>chris@texascres.com</b> Email	<b>(936) 577-0836</b> Phone
--	------------------------------	-------------------------------------	--------------------------------

<b>Buyer/Tenant/Seller/Landlord Initials</b>	<b>Date</b>
--	-------------

**Regulated by the Texas Real Estate Commission**  
TAR 2501  
This form was produced by the subscriber named below through Texas FormSource.

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0

Texas C.R.E.S. LLC, 11020 Saathoff Drive Cypress, TX 77429  
Phone: (713)907-1707 Fax:  
Tracy Kiep Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

New IABS



Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors. The information is shared with Texas CRES, LLC for reference and for marketing purposes. Texas CRES, LLC makes no representations to the validity or accuracy of the information. Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information. You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein.

**JOEL C. ENGLISH**

Managing Broker/President

[Joel@TexasCRES.com](mailto:Joel@TexasCRES.com)

(713) 473-7200

**CHRIS JOYCE**

Principal

[Chris@TexasCRES.com](mailto:Chris@TexasCRES.com)

(936) 577-0836

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

