

1.92
ACRES

SITE



FM 1960 Bypass Rd W.



Kenswick Dr.

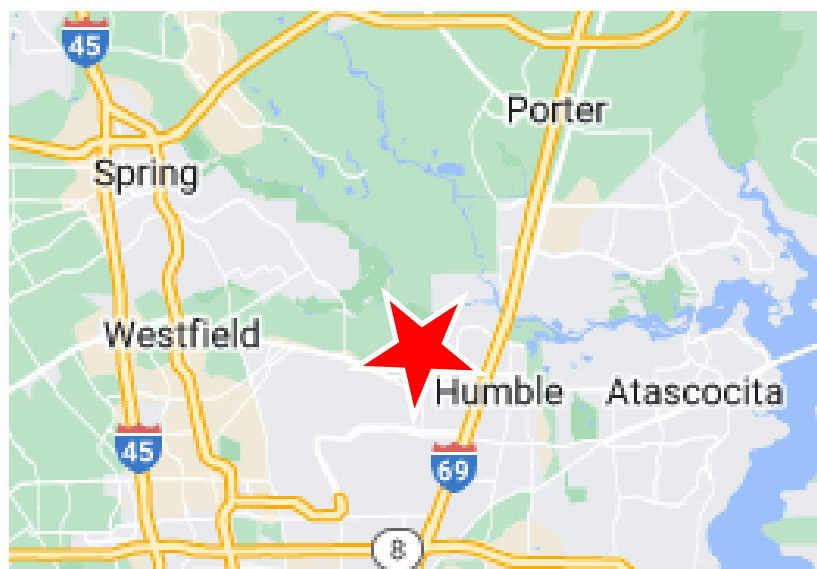
LAND FOR SALE – 1.92 ACRES

8331 FM 1960 BYPASS RD W, HUMBLE, TX 77338



PROPERTY HIGHLIGHTS:

- 1.92 acres (*unrestricted*) located in unincorporated Harris County, Texas
- 206 linear feet of frontage along FM 1960 Bypass Rd.
- Property is annexed with utility commitment established (*public water & sewer*) via Harris County MUD #26.
- Off-site stormwater detention in place.
- Located in area of minimal flood hazard per FEMA & County flood maps (*Zone X*).
- Leased outdoor advertising billboard to convey with the sale (*Outfront Media*).

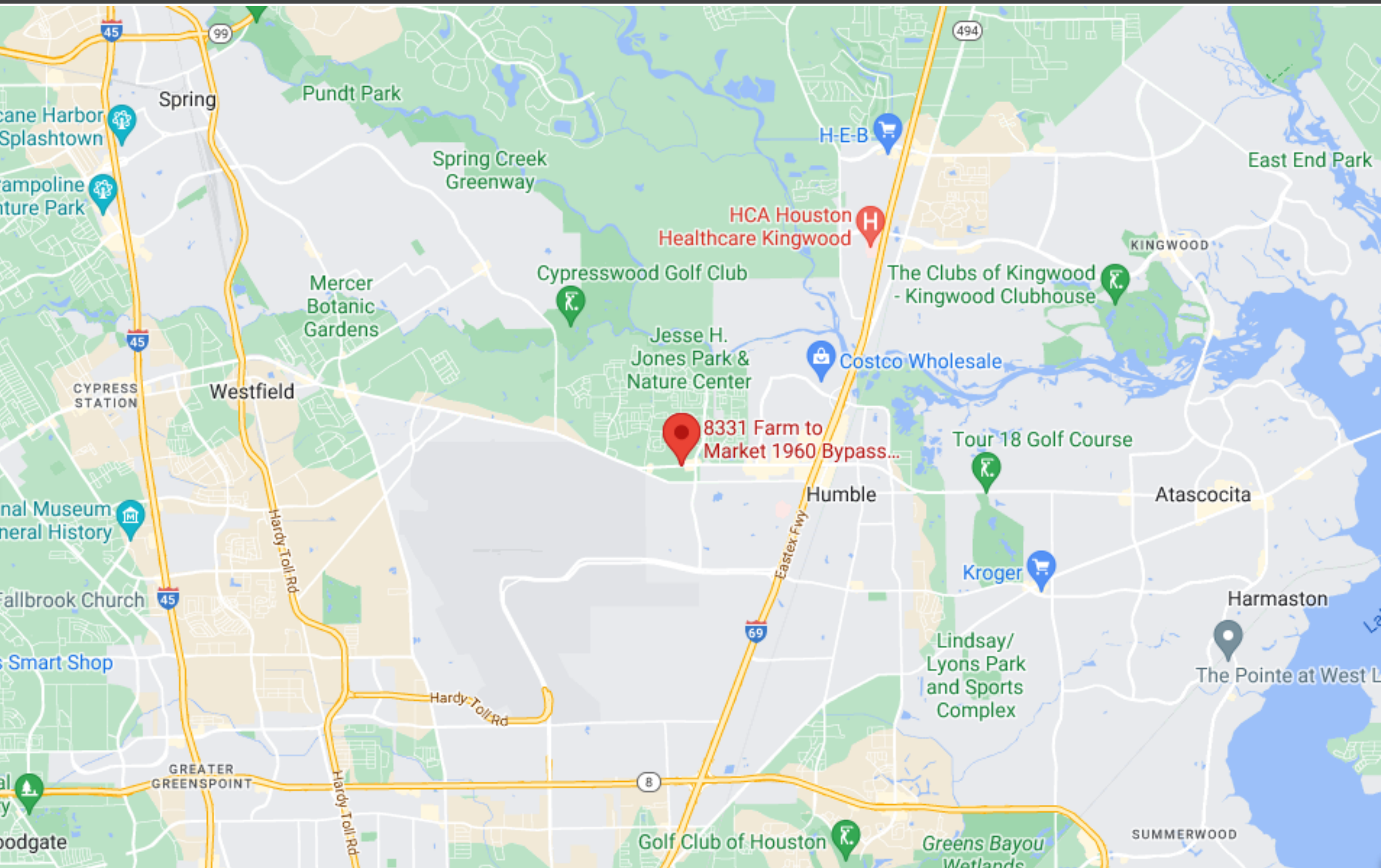


2022 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Daytime Population	10,395	47,958	122,345
Total Population	13,705	39,884	105,196
Total Households	4,638	13,466	35,324



FOR MORE INFORMATION CONTACT:
RYAN HUTSON, CCIM

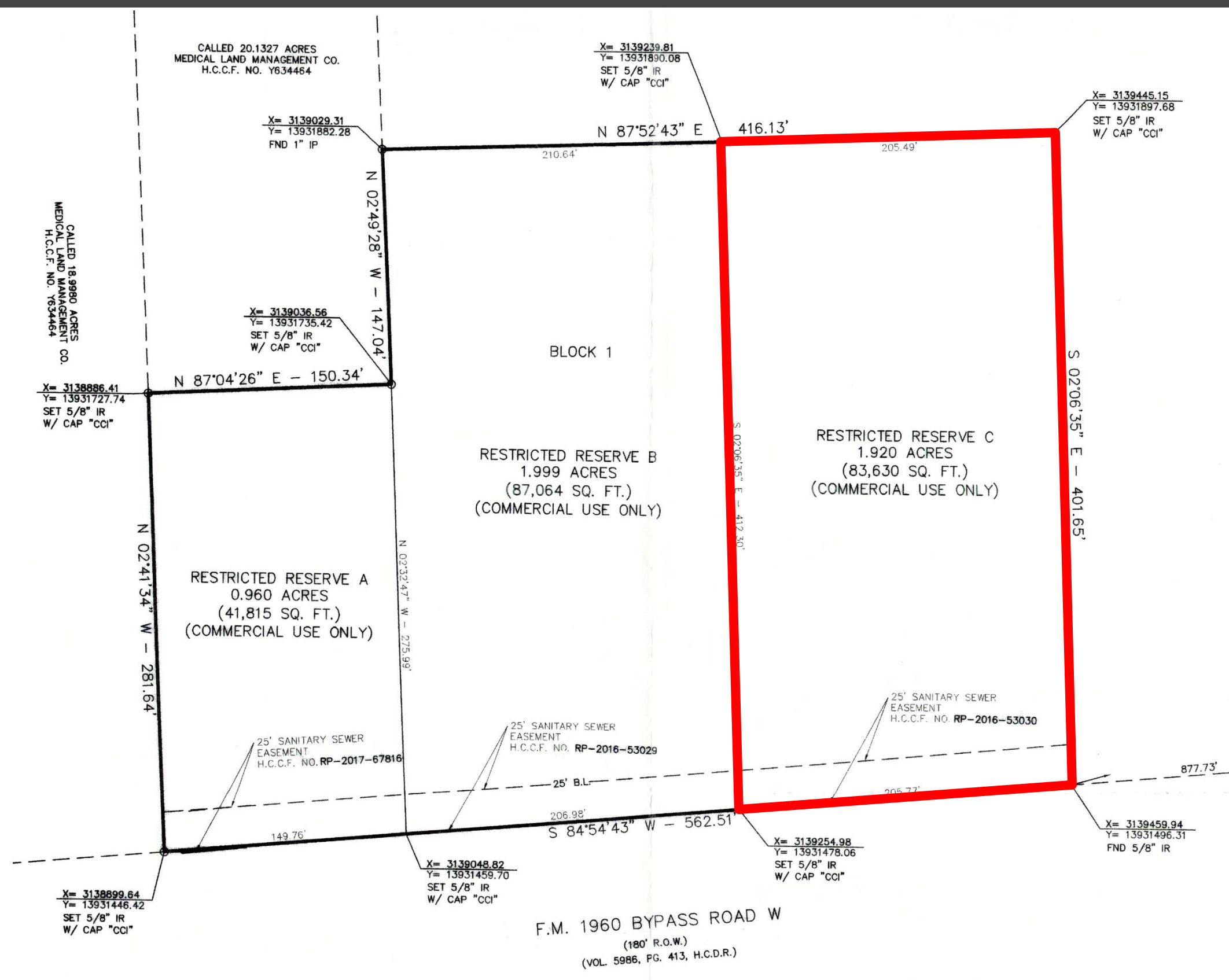
1.92 ACRES – 8331 FM 1960 BYPASS RD W, HUMBLE, TX



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HUMBLE COMMUNITY OVERVIEW

Humble is located in the Northeast quadrant of Harris County and covers approximately 10 square miles. The city has a very diverse population of 17,127 residents (2020 Census). However, with the large number of commercial businesses located in the city, the daytime population of Humble dramatically increases.

Humble Independent School District's student population has grown by roughly 14% from 42,310 in the 2017-18 school year to 48,300 in 2021-22. HISD is one of nearly 70 school districts identified statewide as a fast-growth school district—a district with enrollment growth over the last five years of at least 10%.

Several new and notable housing developments are underway in Humble, including the Lakes of Townsen which will feature 93 homes, and Townsen Landing and Harmony Cove, which will bring more than 750 new homes.

The Humble community's geographic position in the northeast suburbs will continue to drive new job growth, housing construction, and commercial development long-term.





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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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