



Walmart

Kroger

xfinity MOD

PHỞ ĐIỆN 1960

RED WING SHOES

cricket wireless

FIREHOUSE SUBS

GNC

TRUIST

Capital One

AVAILABLE FOR LEASE
2,248 SF

AspenDental

results PHYSIOTHERAPY

BLACK ROCK COFFEE BAR



50,068 VPD

NewQuest

FM 1960 RETAIL - HUMBLE, TEXAS

9425 FM 1960 West | Humble, Texas
2,248 SF Inline Space Available For Lease

Strater Zarr
281.955.3872 | szarr@newquest.com

Brett Strake
281.477.4388 | bstrake@newquest.com

Project Highlights

- 2,248 SF inline available for lease
- Dedicated eastbound left-turn lane from FM 1960 gives direct plaza access
- 50K VPD on FM 1960
- Join Black Rock Coffee & Aspen Dental
- Call brokers for pricing

Strater Zarr
szarr@newquest.com
281.955.3872

Brett Strake
cfajardo@newquest.com
281.477.4388



13%
POPULATION
GROWTH
WITHIN 3 MILES
FROM 2020 TO 2025



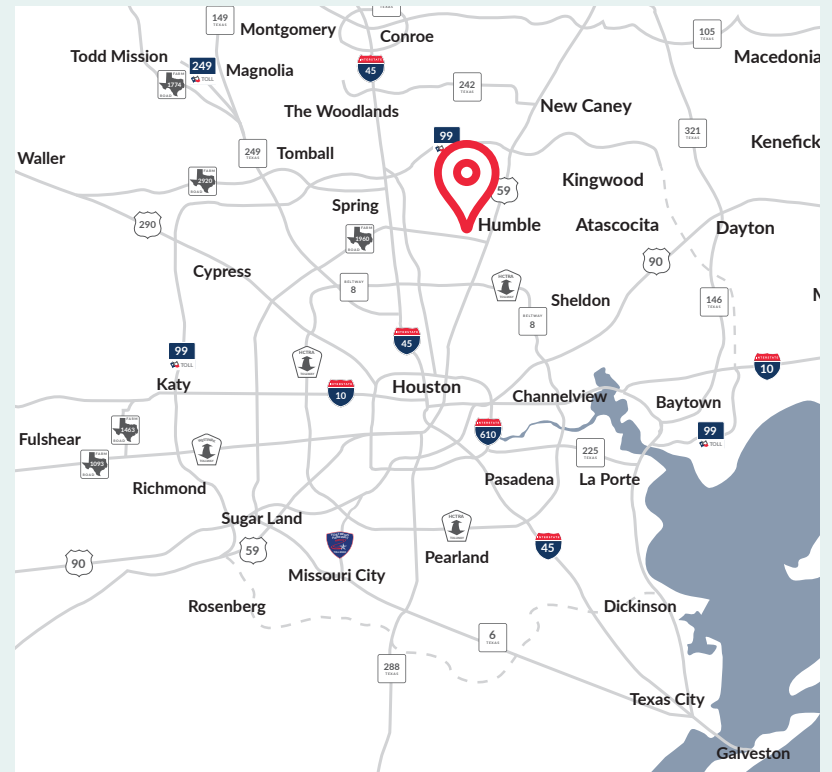
\$96K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



126K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

MAJOR AREA RETAILERS





TxDot Traffic Counts as of 2024

12.25 | 10.25

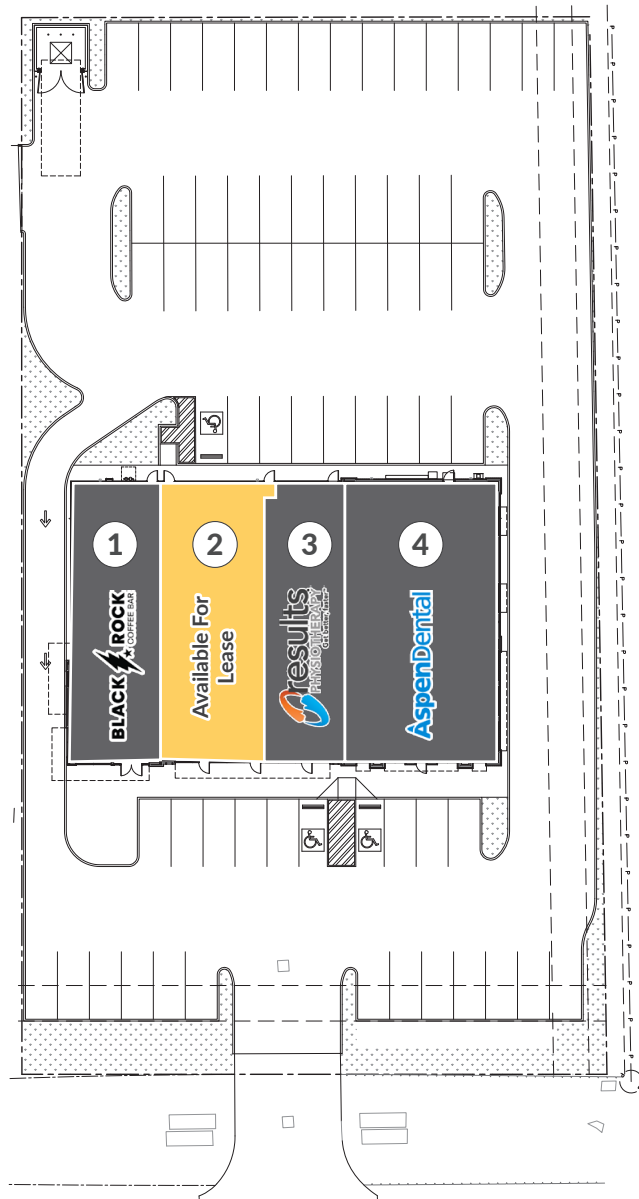
AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

Site Plan



FM 1960 Bypass Road West

KEY	BUSINESS	LEASE AREAS
1	Black Rock Coffee Bar	2,060 SF
2	Available For Lease	2,248 SF
3	Results Physiotherapy	1,750 SF
4	Aspen Dental	3,500 SF



SP.01 | 12.25 | 10.25

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	3,466	17,287	44,049
Current Population	9,086	49,874	125,925
2020 Census Population	10,887	43,980	113,182
Population Growth 2020 to 2025	-16.54%	13.40%	11.26%
2025 Median Age	33.3	32.7	33.0

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	23.68%	25.96%	32.89%
Black or African American	37.08%	34.74%	29.82%
Asian or Pacific Islander	5.60%	5.11%	4.77%
Other Races	32.42%	33.19%	31.54%
Hispanic	40.25%	41.87%	39.87%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$84,869	\$88,038	\$96,371
Median Household Income	\$72,211	\$71,956	\$78,469
Per Capita Income	\$30,888	\$30,083	\$32,606

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	26.13%	18.34%	20.02%
2 Person Households	30.37%	31.92%	31.39%
3+ Person Households	43.50%	49.74%	48.59%
Owner-Occupied Housing Units	43.74%	55.07%	56.42%
Renter-Occupied Housing Units	56.26%	44.93%	43.58%

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Strater Zarr	828099	szarr@newquest.com	281.955.3872
Sales Agent/Associate's Name	License No.	Email	Phone
Brett Strake	695691	bstrake@newquest.com	281.477.4388
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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