

FOR SALE: ±2.67 AC (±6.9 ACRES GROSS)

I-69 & Townsen Blvd. | Humble, TX 77338

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 SEE A BRIGHTER WAY



PROPERTY HIGHLIGHTS

LOCATION

Located at the north end of Deerbrook Marketplace power center and retail hub at the corner of I69 and FM 1960 near Townsen Rd.

SIZE

±2.67 AC (±6.9 AC. Gross)

HIGHEST/BEST USE

Retail

ACCESSIBILITY

Located near Kingwood at the corner of I-69 and Townsen with easy access to FM 1960

PRICING

\$751,410 (\$2.50/sf)

ADDITIONAL INFORMATION






- Utilities available to site
- Detention may be required




DEMOGRAPHICS

Like many suburbs in the Houston area, Humble has experienced consistent population growth over the years, driven by factors such as proximity to Houston, affordable housing options, and opportunities for employment. Humble has also seen significant commercial development, particularly along major transportation corridors and near retail centers. The area is home to a number of shopping centers, restaurants, entertainment venues, and businesses, attracting both residents and visitors to the area.

Current average household income is \$101,371 within a 5 mile radius, compared to \$83,694 for all U.S. households. Median home value in the 1 mile radius is \$286,497.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	2,529	42,221	146,147
 Median Age	48.3	34.5	34.8
 Average Home Value	\$286,497	\$254,806	\$271,750
 Average Household Income	\$66,796	\$79,221	\$101,371
 Education - Bachelor's Degree or Higher	24.8%	26.1%	30.6%

TRAFFIC COUNTS	VEHICLES PER DAY
 Townsen Blvd, at Highway 59	17,087
Highway 59, South of Townsen Blvd	125,634



TRADE AREA AERIAL

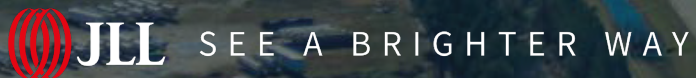


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