

FOR LEASE

5737 FM 1960 ROAD EAST

Humble (Atascocita), TX 77346 | Harris County
Freestanding Retail / Commercial | Built 2007



UPDATED FACADE | FULL BUILDING VIEW

LEASE RATE	AVAILABLE	BUILDING	LOT SIZE	YEAR BUILT
Call for price	1,500 - 6,000 SF	6,000 SF Total	1.06 Acres	2007

PROPERTY DETAILS

Address:	5737 FM 1960 Rd E, Humble, TX 77346
Property Type:	Freestanding Retail
Space Available:	1,500 - 6,000 SF (Divisible)
Total Building:	60' x 100' = 6,000 SF
Lot Size:	1.0621 Acres (46,264 SF)
Year Built:	2007
Construction:	1-Story Brick/Stucco
Parking:	30 Spaces (5/1,000 SF)
Lease Rate:	Call for pricing
Lease Type:	NNN (Triple Net)
Frontage:	FM 1960 Road East (100' ROW)
Pylon Sign:	Available

LOCATION & DEMOGRAPHICS

TRAFFIC COUNTS

- FM 1960: ~34,600+ vehicles/day (CPD)
- Recently widened to 6 divided lanes
- \$133M TxDOT expansion completed

DEMOGRAPHICS (5-MILE RADIUS)

- Population: ~252,000+ residents
- Avg. Household Income: \$100,500+
- Median Home Value: \$311,300
- Median Age: 33.4 years
- Housing growth +30% since 2010

NEARBY RETAILERS & ANCHORS

- Target, Walmart, Kroger, H-E-B
- Lowe's, Kohl's, TJ Maxx, Ross
- Best Buy, HomeGoods, Office Depot
- George Bush Intercontinental Airport (~11 mi)

ACCESS & TRANSPORTATION

- Direct frontage on FM 1960 (major E-W corridor)
- Easy access to US-59/I-69, Beltway 8, Grand Pkwy (99)
- Lake Houston submarket - Humble/Atascocita/Kingwood

UPDATED FACADE (SUITE 100)



LEASING INQUIRIES

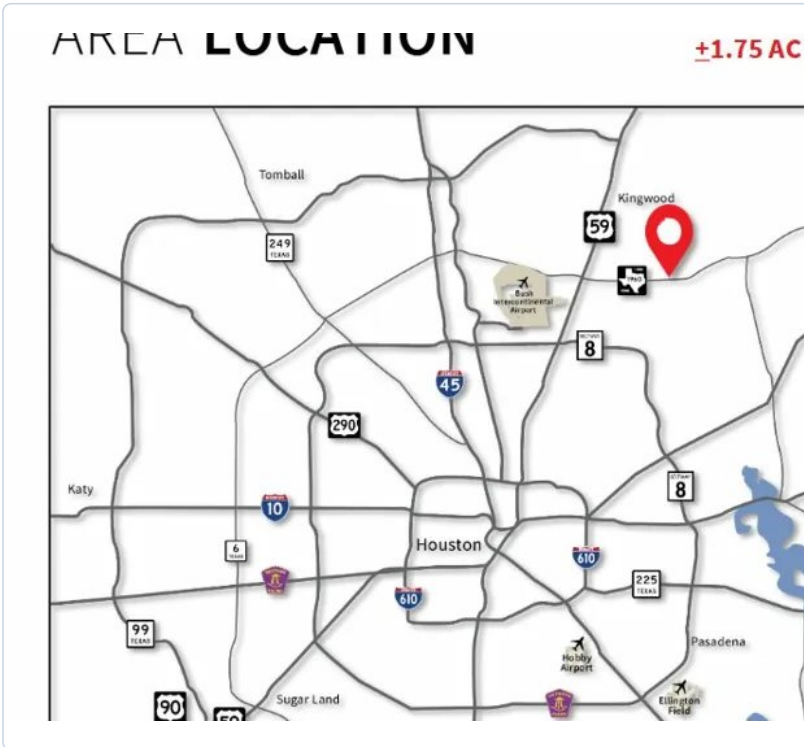
Shawn Degani

Phone: 832-228-3991 or 214-422-2648

Listed on LoopNet | Listing ID: 34615553

SPACE FOR LEASE

IDEAL USES: Restaurant | Medical | Daycare | Retail | Office
Fitness | Salon / Spa | Professional Services



Location

5737 FM 1960 Road East, Humble TX 77346; surrounded by dense residential

Size

1.06 AC (46,264 SF)

Access & Visibility

Direct access/frontage to FM 1960 and less than 1.5 miles from Atascocita Town Center

Utilities

HC MUD 109

Tax Rate

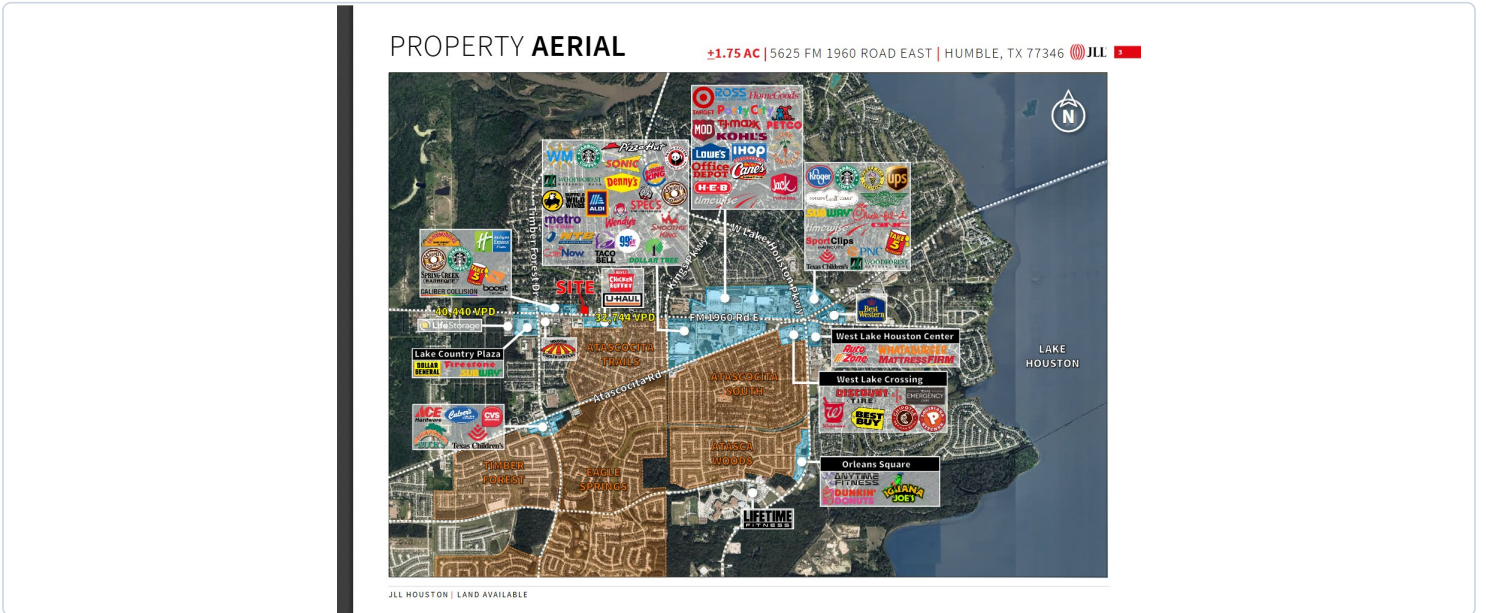
\$2.356489 (2024)

Frontage

Over 190' of frontage on FM 1960 Road

Price

Contact broker for pricing



Neighboring Lake Houston and Kingwood!

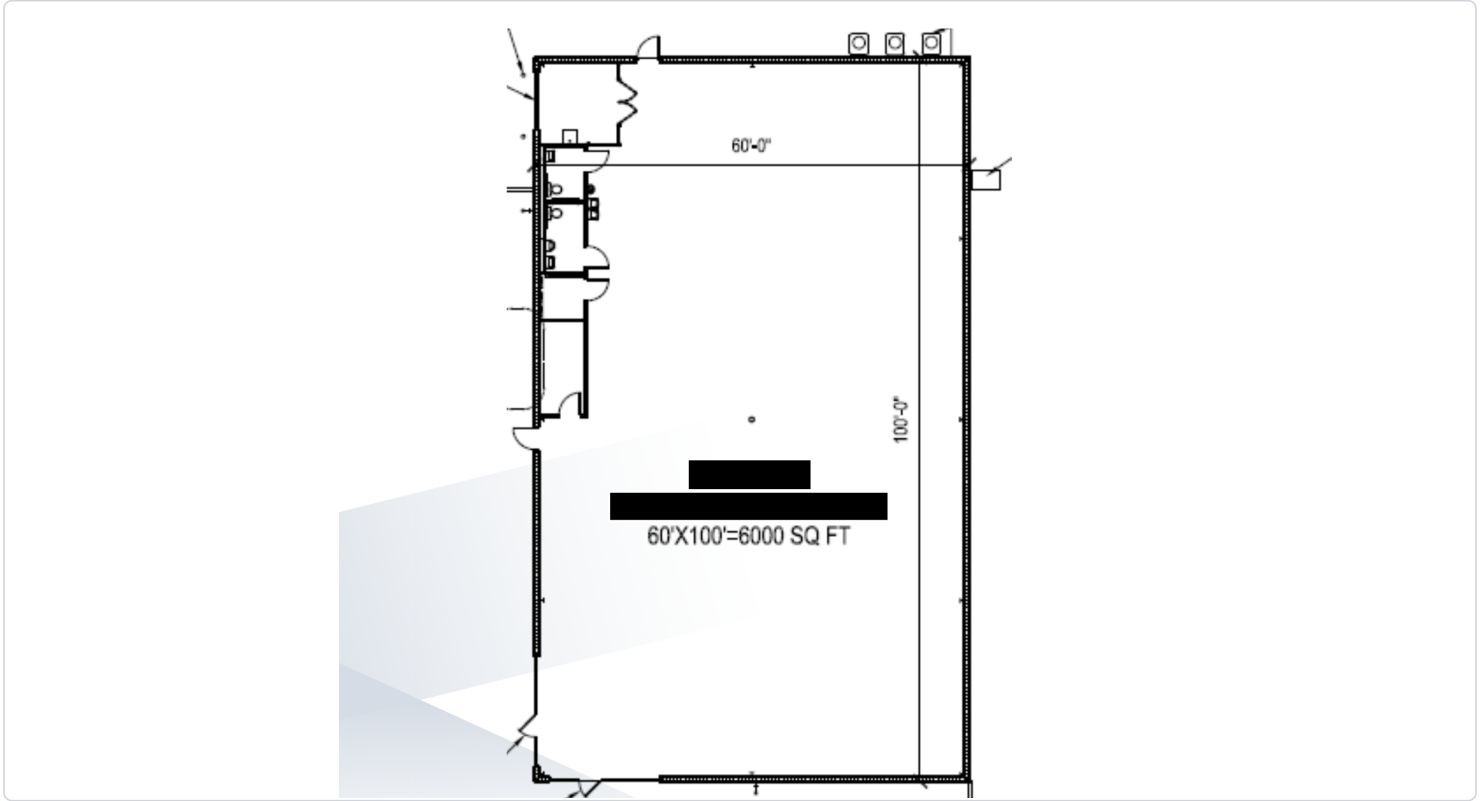
Population Summary	1-Mile	3-Mile	5-Mile
2025 Population	14,747	80,060	186,586
2025 Median Age	37.0	37.2	37.0
2025 Avg. Household Income	\$120,295	\$141,003	\$141,386
Average Home Value	\$309,637	\$357,408	\$375,823

Traffic Counts	Vehicles/Day
Timber Forest Rd, N of FM 1960 Rd E	11,040
Timber Forest Rd, S of FM 1960 Rd E	13,576
FM 1960 Rd E, east of site	34,155
FM 1960 Rd E, W of Timber Forest Rd	40,440

FLOOR PLAN & SITE SURVEY

5737 FM 1960 | Humble, TX 77346
6,000 SF Freestanding | 1.06 Acres | Built 2023

FLOOR PLAN 60' x 100' = 6,000 SF | Divisible from 1,500 SF | Restrooms included



SITE SURVEY 1.0621 Acres | Williams Vickers Survey, Abstract 822 | Harris County, TX

