

# Sunset Ridge Retail Center

Retail Space For Lease & 1 Pad Site Available

11411 North Sam Houston Parkway E, Humble, Texas 77396



**Available:** 1,569 SF 2nd Gen Retail Space  
1,420 SF 2nd Gen Retail/Office Space

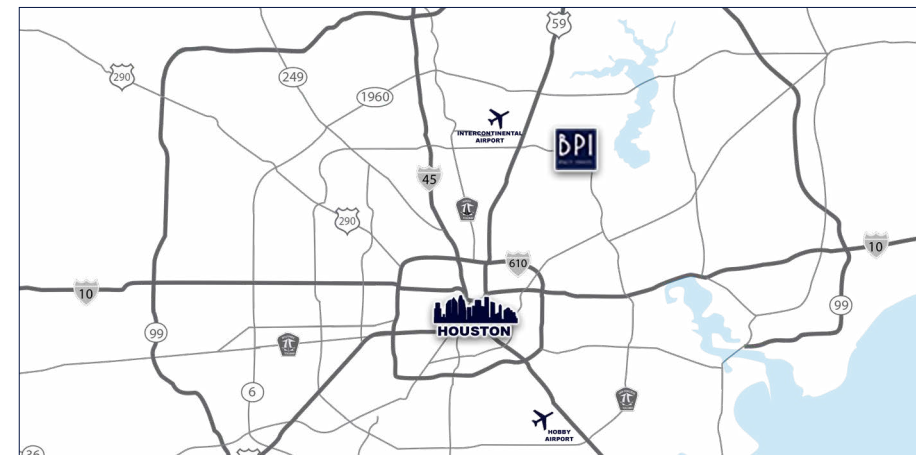
**Pricing:** Call for Pricing

**Description:**

- Excellent freeway exposure to Beltway 8
- High growth area between Fall Creek, Park Lakes, Summerwood and Spring Trace
- Close proximity to Generation Park
- Parking Spaces: 81 (1.5/1,000)
- Excellent location for Banks, Retailers and Fast Food Restaurants

**Traffic Counts:** Beltway 8: 76,596 VPD (TXDOT 2019)

| Demographics:     | 1 mile    | 3 mile    | 5 mile    |
|-------------------|-----------|-----------|-----------|
| 2020 Population   | 8,995     | 61,145    | 142,901   |
| 5 Yr Proj. Growth | 17.4%     | 13.05%    | 11.15%    |
| Average HH Income | \$121,962 | \$112,268 | \$104,659 |



For More Information:

**David K. Ferguson | BPI Realty Services**  
david@bpirealty.com | 713-350-2783



REALTY SERVICES

# Sunset Ridge Retail Center

Retail Space For Lease & 1 Pad Site Available

11411 North Sam Houston Parkway E, Humble, Texas 77396



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | [www.BPIRealty.com](http://www.BPIRealty.com)

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

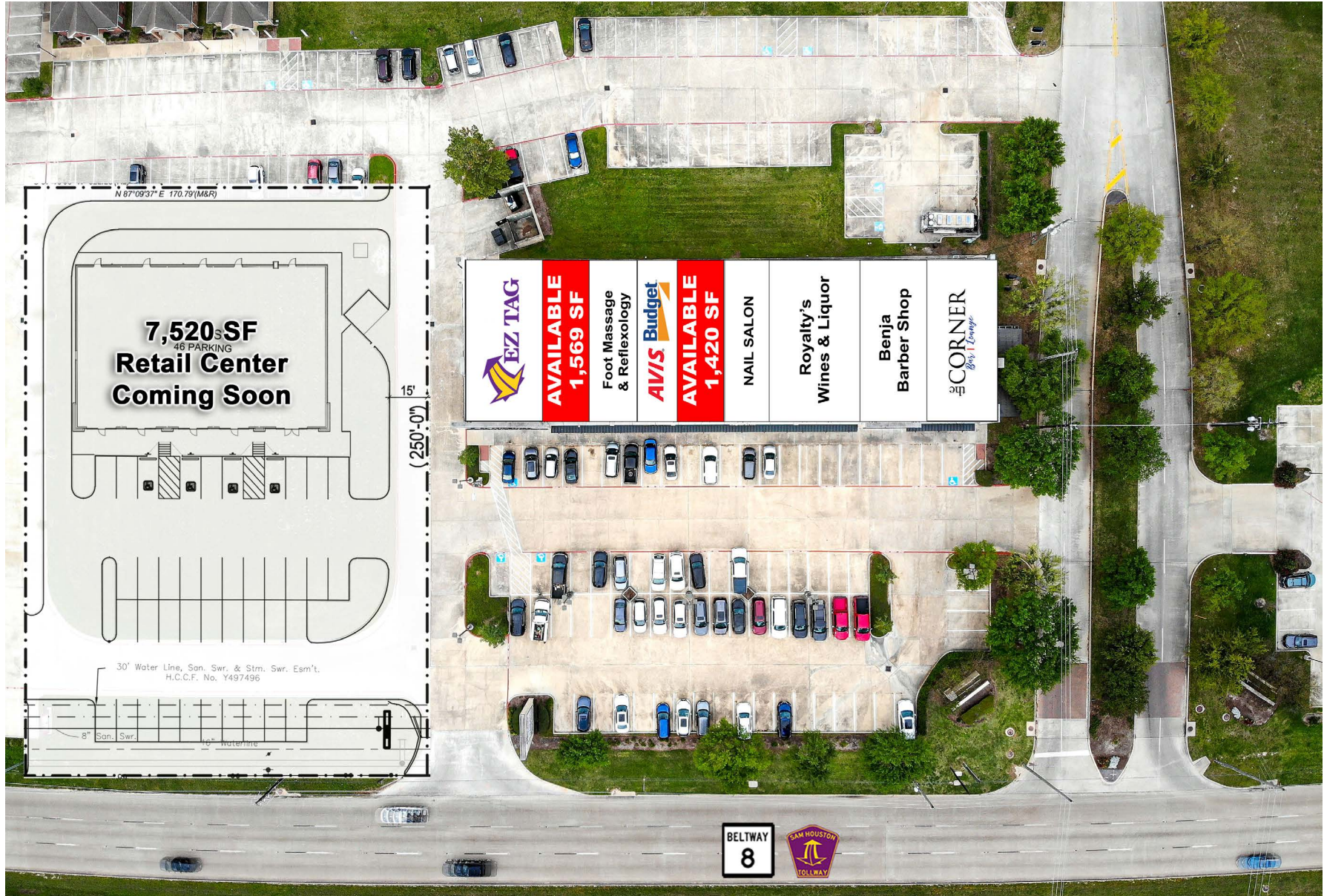


REALTY SERVICES

# Sunset Ridge Retail Center

Retail Space For Lease & 1 Pad Site Available

11411 North Sam Houston Parkway E, Humble, Texas 77396



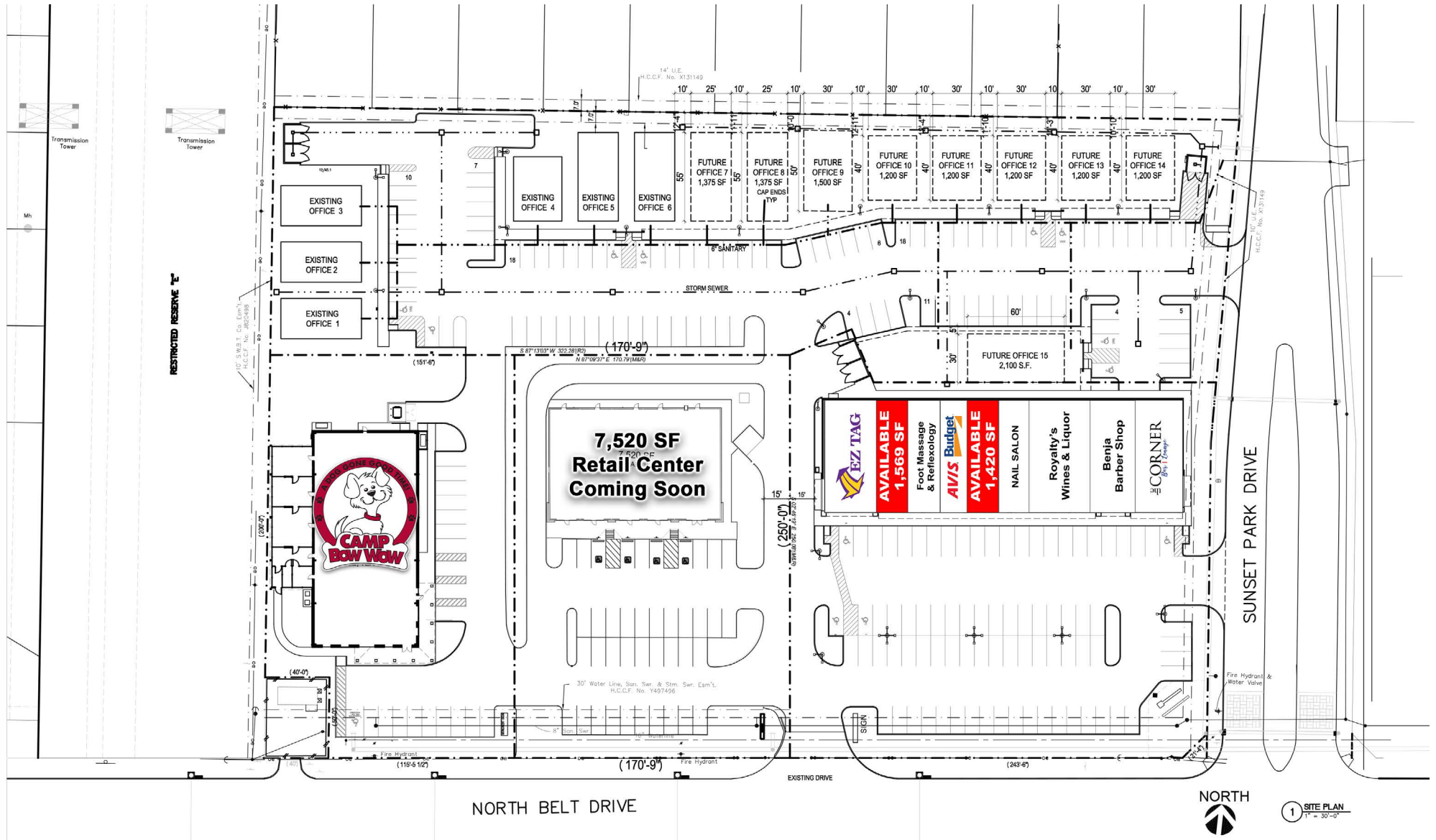
BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | [www.BPIRealty.com](http://www.BPIRealty.com)

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

# Sunset Ridge Retail Center

Retail Space For Lease & 1 Pad Site Available

11411 North Sam Houston Parkway E, Humble, Texas 77396



# Sunset Ridge Retail Center

Retail Space For Lease & 1 Pad Site Available

11411 North Sam Houston Parkway E, Humble, Texas 77396



# Sunset Ridge Retail Center

Retail Space For Lease & 1 Pad Site Available

11411 North Sam Houston Parkway E, Humble, Texas 77396

## 2020 Population (3 mi Radius)

**61,145**

## Households (3 mi Radius)

**18,594**

## Daytime Population (3 mi Radius)

**50,145**

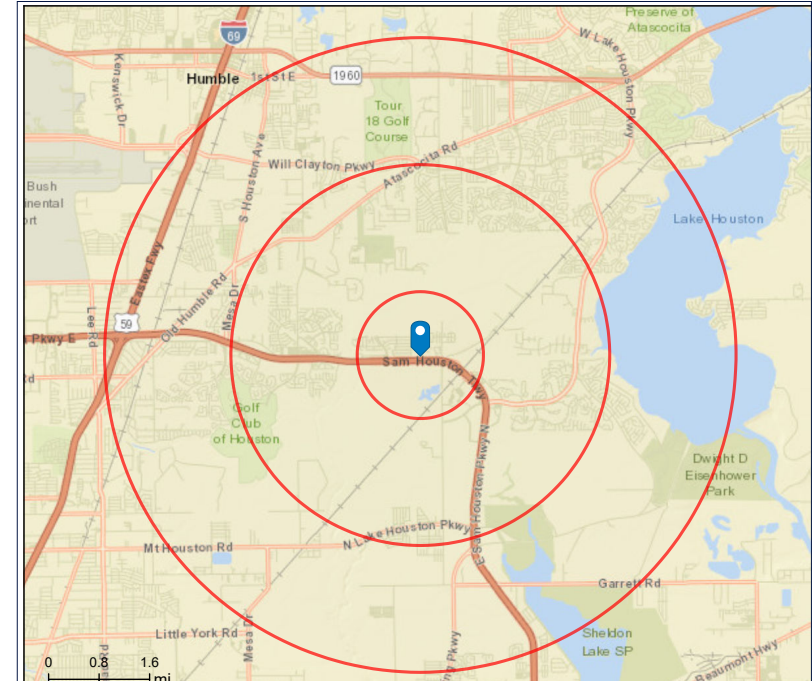
## Average HH Income (3 mi Radius)

**\$122,268**

## Median Home Value (3 mi Radius)

**\$224,199**

|                                | 1 mile    | 3 miles   | 5 miles   |
|--------------------------------|-----------|-----------|-----------|
| <b>Population Summary</b>      |           |           |           |
| 2000 Total Population          | 907       | 14,060    | 45,842    |
| 2010 Total Population          | 4,254     | 38,703    | 94,946    |
| 2020 Total Population          | 8,995     | 61,145    | 142,901   |
| 2020 Group Quarters            | 0         | 2,717     | 3,350     |
| 2025 Total Population          | 10,675    | 69,563    | 159,598   |
| 2020-2025 Annual Rate          | 3.48%     | 2.61%     | 2.23%     |
| 2020 Total Daytime Population  | 8,241     | 50,145    | 121,357   |
| Workers                        | 3,681     | 18,715    | 46,733    |
| Residents                      | 4,560     | 31,430    | 74,624    |
| <b>Household Summary</b>       |           |           |           |
| 2000 Households                | 297       | 3,734     | 14,079    |
| 2000 Average Household Size    | 3.05      | 3.10      | 3.05      |
| 2010 Households                | 1,429     | 11,703    | 29,566    |
| 2010 Average Household Size    | 2.98      | 3.10      | 3.11      |
| 2020 Households                | 2,975     | 18,594    | 44,161    |
| 2020 Average Household Size    | 3.02      | 3.14      | 3.16      |
| 2025 Households                | 3,485     | 21,030    | 49,040    |
| 2025 Average Household Size    | 3.06      | 3.18      | 3.19      |
| 2020-2025 Annual Rate          | 3.22%     | 2.49%     | 2.12%     |
| 2010 Families                  | 1,172     | 9,527     | 23,555    |
| 2010 Average Family Size       | 3.30      | 3.44      | 3.49      |
| 2020 Families                  | 2,431     | 15,063    | 35,239    |
| 2020 Average Family Size       | 3.36      | 3.50      | 3.55      |
| 2025 Families                  | 2,844     | 17,045    | 39,152    |
| 2025 Average Family Size       | 3.41      | 3.54      | 3.57      |
| 2020-2025 Annual Rate          | 3.19%     | 2.50%     | 2.13%     |
| <b>Housing Unit Summary</b>    |           |           |           |
| 2000 Housing Units             | 312       | 3,935     | 14,836    |
| Owner Occupied Housing Units   | 79.8%     | 80.5%     | 67.9%     |
| Renter Occupied Housing Units  | 15.4%     | 14.4%     | 27.0%     |
| Vacant Housing Units           | 4.8%      | 5.1%      | 5.1%      |
| 2010 Housing Units             | 1,535     | 12,608    | 31,791    |
| Owner Occupied Housing Units   | 75.7%     | 74.0%     | 68.5%     |
| Renter Occupied Housing Units  | 17.4%     | 18.8%     | 24.5%     |
| Vacant Housing Units           | 6.9%      | 7.2%      | 7.0%      |
| 2020 Housing Units             | 3,242     | 19,720    | 46,782    |
| Owner Occupied Housing Units   | 75.8%     | 75.9%     | 70.4%     |
| Renter Occupied Housing Units  | 15.9%     | 18.4%     | 24.0%     |
| Vacant Housing Units           | 8.2%      | 5.7%      | 5.6%      |
| 2025 Housing Units             | 3,754     | 22,150    | 51,625    |
| Owner Occupied Housing Units   | 75.4%     | 76.0%     | 70.6%     |
| Renter Occupied Housing Units  | 17.4%     | 18.9%     | 24.4%     |
| Vacant Housing Units           | 7.2%      | 5.1%      | 5.0%      |
| <b>Median Household Income</b> |           |           |           |
| 2020                           | \$99,248  | \$87,371  | \$80,273  |
| 2025                           | \$109,081 | \$95,205  | \$86,291  |
| <b>Median Home Value</b>       |           |           |           |
| 2020                           | \$250,153 | \$224,199 | \$210,270 |
| 2025                           | \$282,508 | \$263,525 | \$252,524 |
| <b>Per Capita Income</b>       |           |           |           |
| 2020                           | \$38,878  | \$33,533  | \$32,307  |
| 2025                           | \$44,519  | \$37,553  | \$36,241  |
| <b>Median Age</b>              |           |           |           |
| 2010                           | 30.8      | 30.1      | 30.3      |
| 2020                           | 32.4      | 31.7      | 31.8      |
| 2025                           | 31.6      | 31.3      | 31.8      |



|  | 1 mile    | 3 miles   | 5 miles   |
|--|-----------|-----------|-----------|
| <b>2020 Households by Income</b>                     |           |           |           |
| Household Income Base                                | 2,975     | 18,594    | 44,161    |
| <\$15,000  | 4.0%      | 3.4%      | 5.4%      |
| \$15,000 - \$24,999                                  | 2.5%      | 4.4%      | 5.3%      |
| \$25,000 - \$34,999                                  | 4.6%      | 5.3%      | 7.0%      |
| \$35,000 - \$49,999                                  | 8.8%      | 10.3%     | 10.7%     |
| \$50,000 - \$74,999                                  | 17.4%     | 18.8%     | 18.0%     |
| \$75,000 - \$99,999                                  | 12.9%     | 13.9%     | 13.8%     |
| \$100,000 - \$149,999                                | 21.0%     | 20.7%     | 19.3%     |
| \$150,000 - \$199,999                                | 15.6%     | 12.1%     | 10.5%     |
| \$200,000+   | 13.1%     | 11.2%     | 10.0%     |
| Average Household Income                             | \$121,962 | \$112,268 | \$104,659 |
| <b>2020 Population 25+ by Educational Attainment</b> |           |           |           |
| Total  | 5,389     | 36,528    | 86,006    |
| Less than 9th Grade                                  | 1.7%      | 4.6%      | 6.0%      |
| 9th - 12th Grade, No Diploma                         | 3.2%      | 6.3%      | 6.3%      |
| High School Graduate                                 | 19.0%     | 19.8%     | 19.8%     |
| GED/Alternative Credential                           | 2.6%      | 4.9%      | 5.0%      |
| Some College, No Degree                              | 21.4%     | 22.3%     | 22.6%     |
| Associate Degree                                     | 9.4%      | 8.7%      | 8.8%      |
| Bachelor's Degree                                    | 27.8%     | 21.5%     | 20.5%     |
| Graduate/Professional Degree                         | 15.0%     | 11.9%     | 10.9%     |



# 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 partners to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

## 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 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 written 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 written not to disclose, unless required to do so by law.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

|  |                      |                |                |
|--|----------------------|----------------|----------------|
| _____<br>Licensed Broker / Broker Firm Name or Primary Assumed Business Name | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Designated Broker of Firm   | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Licensed Supervisor of Sales Agent/Associate                        | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Sales Agent/Associate's Name  | _____<br>License No. | _____<br>Email | _____<br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)