

OFFERING MEMORANDUM

1806 HUMBLE PLACE DR
HUMBLE, TX 77338

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PROPERTY SUMMARY

1806 Humble Place Dr Humble, TX 77338

Located in the heart of Humble's thriving Lake Houston medical corridor, 1806 Humble Place offers an exceptional opportunity to acquire a well-positioned, income-producing medical office building. Built in 2004, this single-story, Class B building totals 9,800 square feet and is situated on 0.57 acres with excellent access to US-59 and strong visibility from nearby high-traffic thoroughfares.

This is a rare opportunity to invest in a growing healthcare hub with consistent demand, quality construction, and a prime location.

SALE PRICE: \$2,000,000

YEAR BUILT: 2001

PROPERTY TYPE: Office

BUILDING CLASS: B

LOT SIZE: 21,313 SF

BUILDING SIZE: 9,000 SF



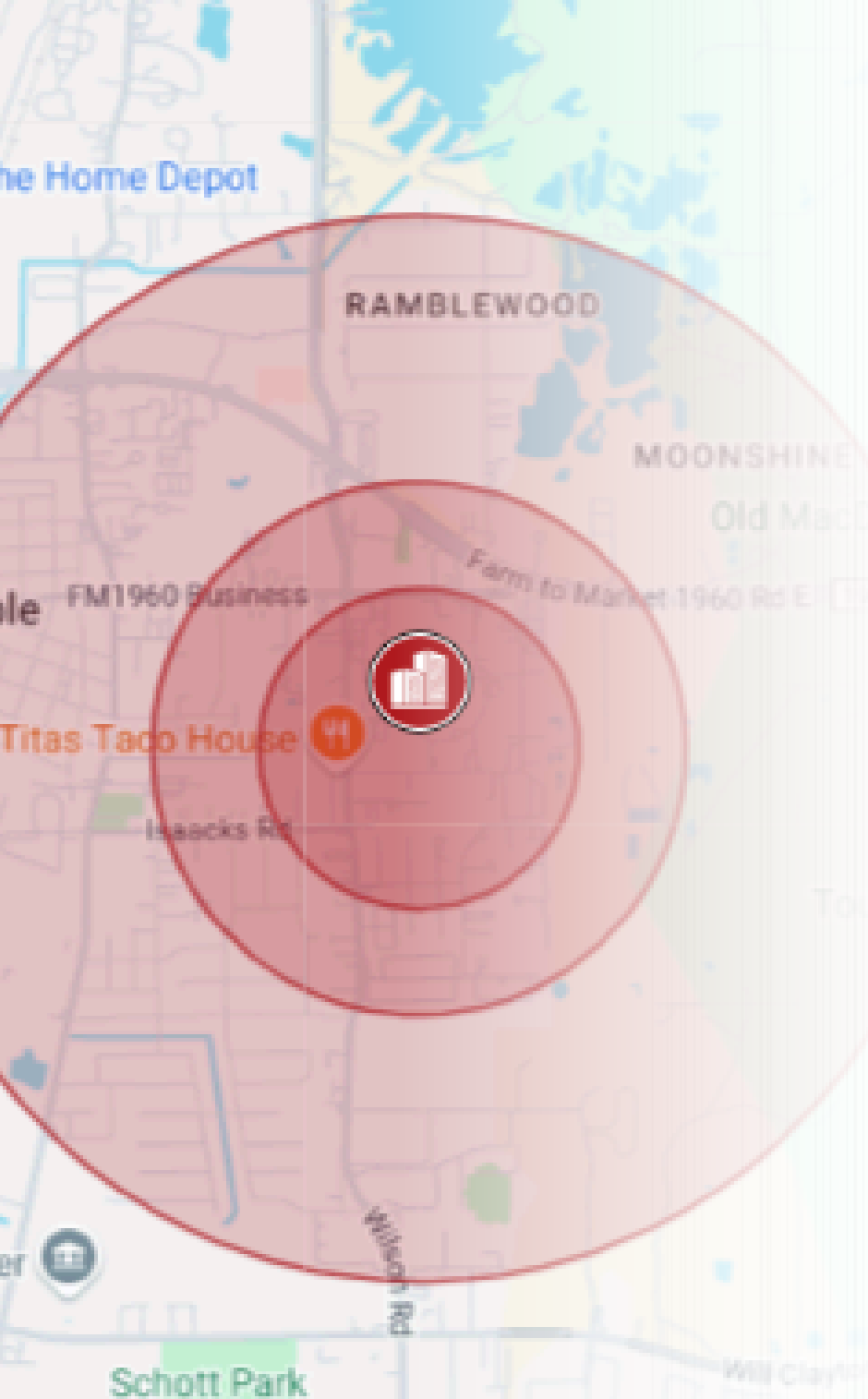
PROPERTY HIGHLIGHTS

9,800 SF Class B Multi-Tenant Medical Office in Prime Humble Corridor

The property features multiple tenancies, making it an ideal investment for those seeking stable cash flow with healthcare-related tenants. With a building FAR of 0.39 and a typical floor size of 9,800 SF, the layout is efficient and designed to support medical users with flexible space configurations.

- Multi-tenant layout with stable occupancy
- Located in the Lake Houston medical corridor near US-59
- 34 parking spaces (3.46 spaces per 1,000 SF)
- Situated on 0.57 acres with a building FAR of 0.39
- Single-story building with a typical floor size of 9,800 SF
- Excellent access and visibility with 84,000+ VPD on US-59
- Surrounded by established clinics, pharmacies, and residential neighborhoods
- Ideal for owner-user or investor seeking strong long-term potential





AREA OVERVIEW

Strategically located in the established Lake Houston medical corridor, 1806 Humble Place sits just off US-59 in Humble, Texas, offering strong visibility and access in a well-developed commercial and retail hub. With traffic counts exceeding 84,000 VPD along US-59, this location provides a central and convenient setting for healthcare providers serving the greater Humble community.

	0.3 Miles	0.5 Miles	1 Miles
Total households	230	758	2,352
Total population	640	2,099	6,146
Persons per household	2.8	2.8	2.6
Average household income	\$58,530	\$56,981	\$70,633
Average house value	\$214,856	\$212,658	\$243,305
Average age	35	35	37
Average age male	33	33	36
Average age female	36	37	39

RETAILER/LOCATION MAP





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