

2ND GEN BANK BUILDING - AVAILABLE FOR LEASE

19311 W LAKE HOUSTON PKWY HUMBLE, TX 77346

Price: Call for Pricing
Retail Space: 5,856 sf
Lot Size: 1.24 Acres
Parking: 36 spaces
- High Visibility with Drive Thru
- Shadow anchor to HEB

Demographics	1 MILE	3 MILE	5 MILE
Population	12,047	70,339	149,113
Daytime Population	6,671	13,883	26,890
AVG HH Income	119,966	129,295	130,082

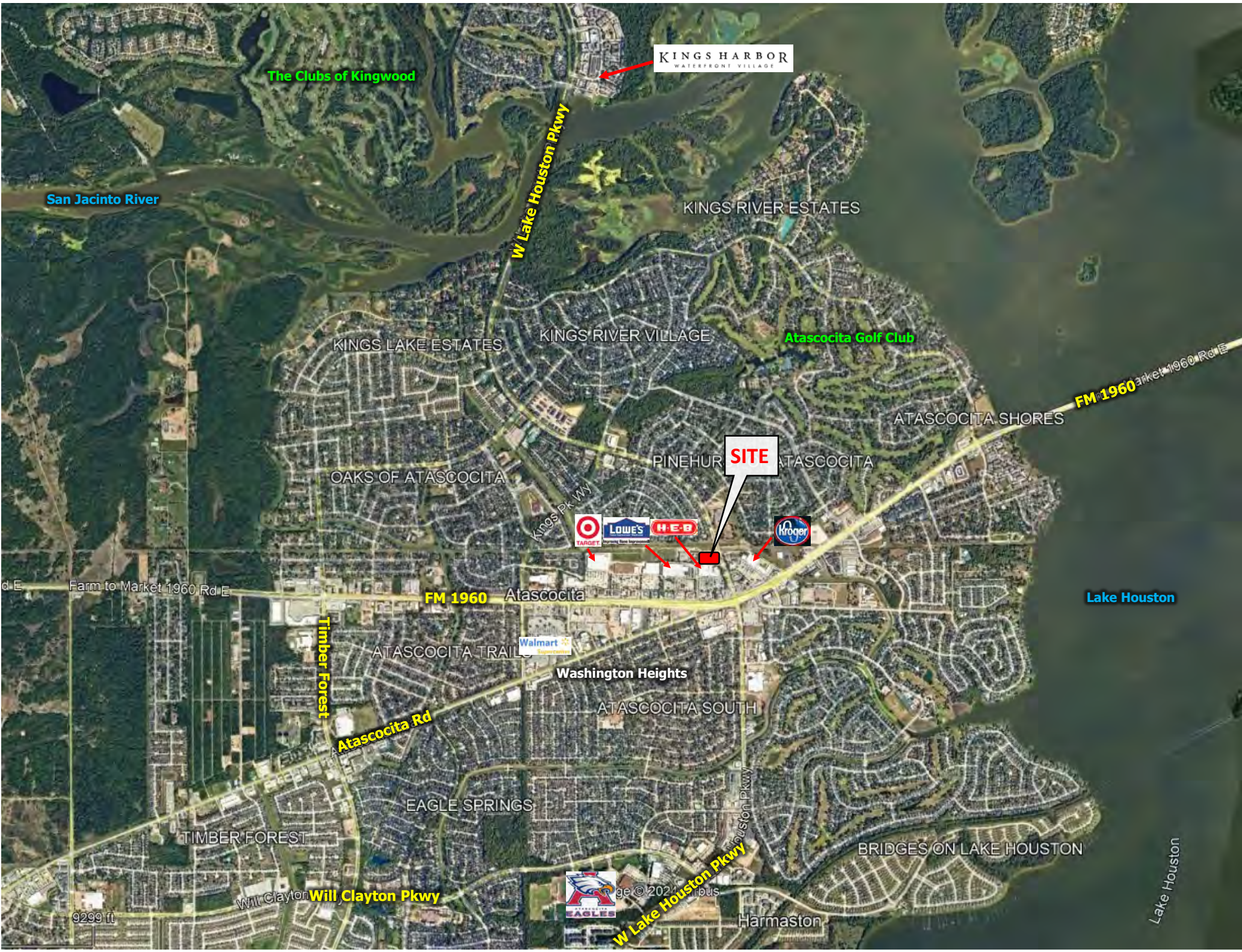


CHODROW
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KINGS HARBOR
WATERFRONT VILLAGE

The Clubs of Kingwood

San Jacinto River

KINGS RIVER ESTATES

W Lake Houston Pkwy

KINGS LAKE ESTATES

KINGS RIVER VILLAGE

Atascocita Golf Club

FM 1960

ATASCOCITA SHORES

SITE

PINEHURST ATASCOCITA

OAKS OF ATASCOCITA



Atascocita

FM 1960

Lake Houston

ATASCOCITA TRAIL



Washington Heights

ATASCOCITA SOUTH

Timber Forest

Atascocita Rd

EAGLE SPRINGS

TIMBER FOREST

BRIDGES ON LAKE HOUSTON

Will Clayton Pkwy



W Lake Houston Pkwy

Houston Pkwy

Harmaston

Lake Houston

9299 ft

© 2024 Airbus



FM 1960

H-E-B

SITE

W Lake Houston Pkwy





Academy
SPORTS & OUTDOORS

FM 1960

W Lake Houston Pkwy

Rogers

H-E-B

SITE



SITE

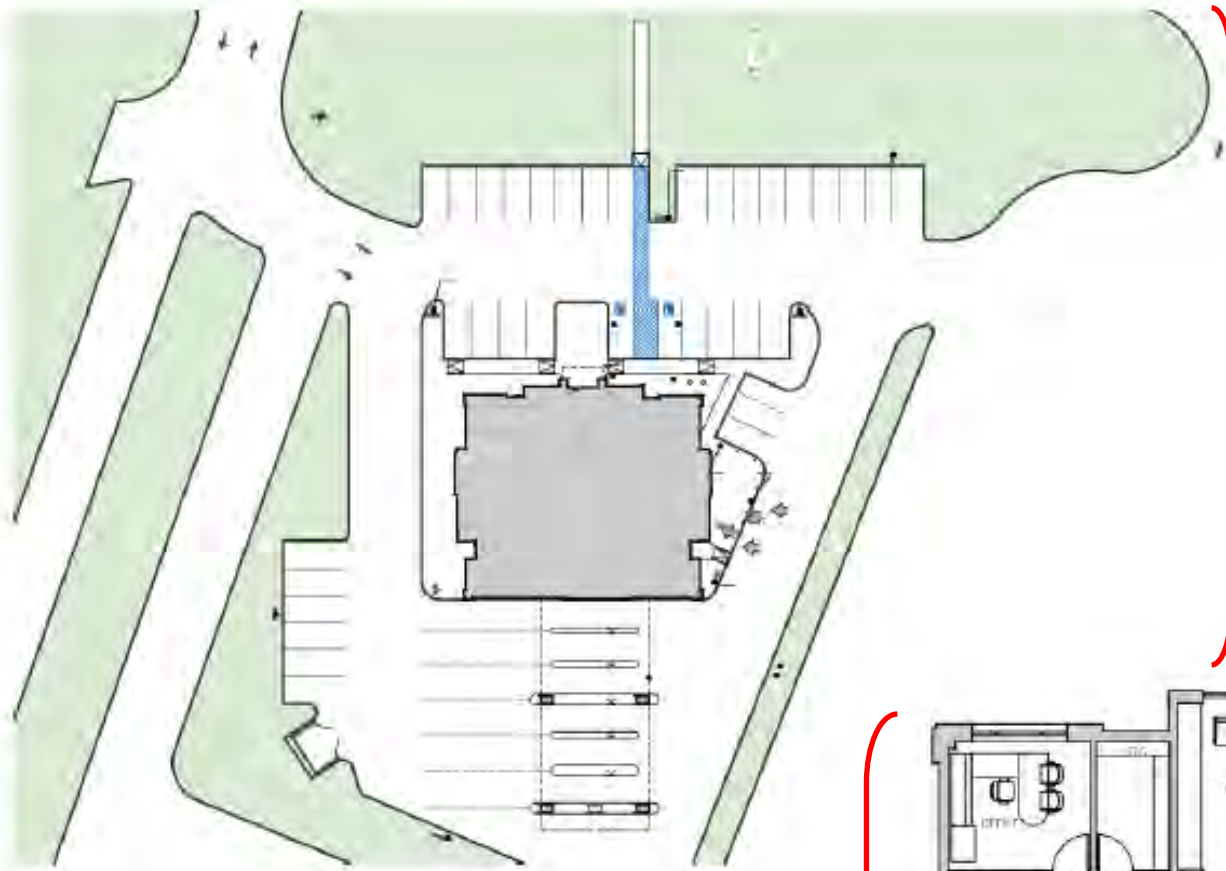
LOWE'S
Working Hard Every Day

H-E-B

Kroger

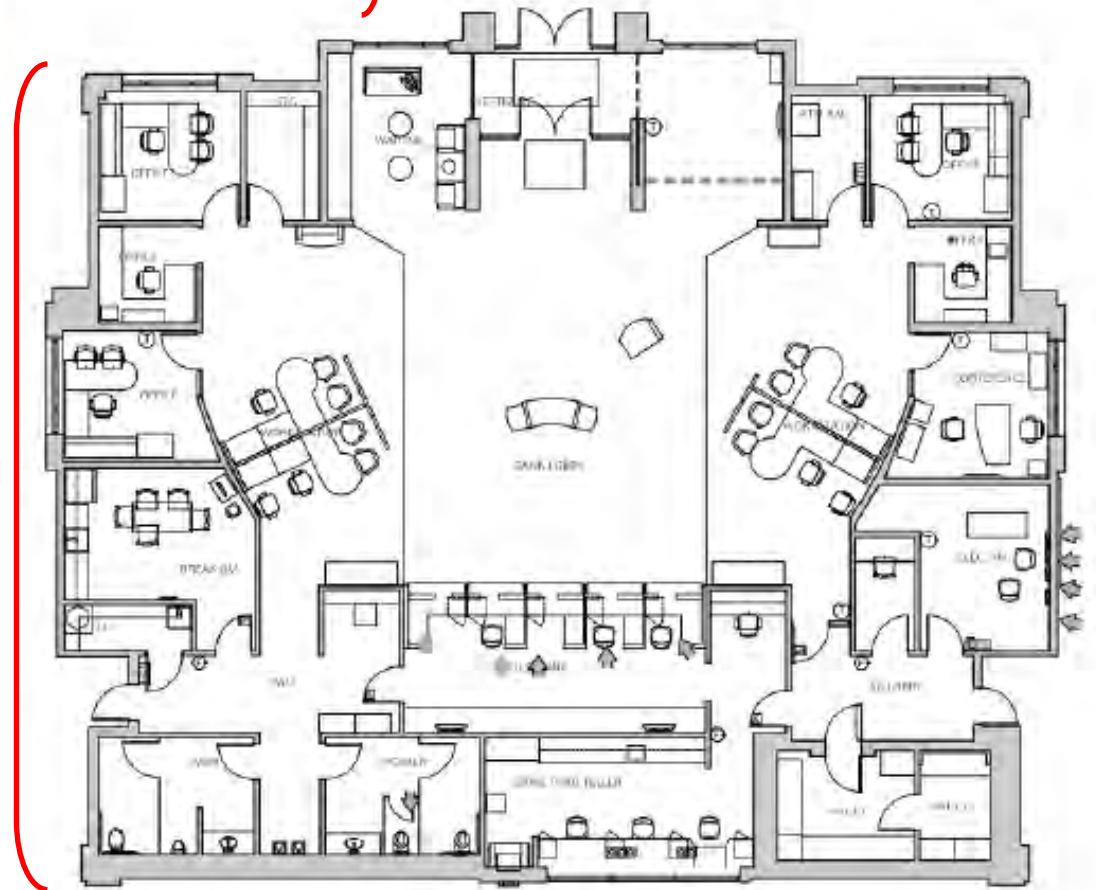
W Lake Houston Pkwy

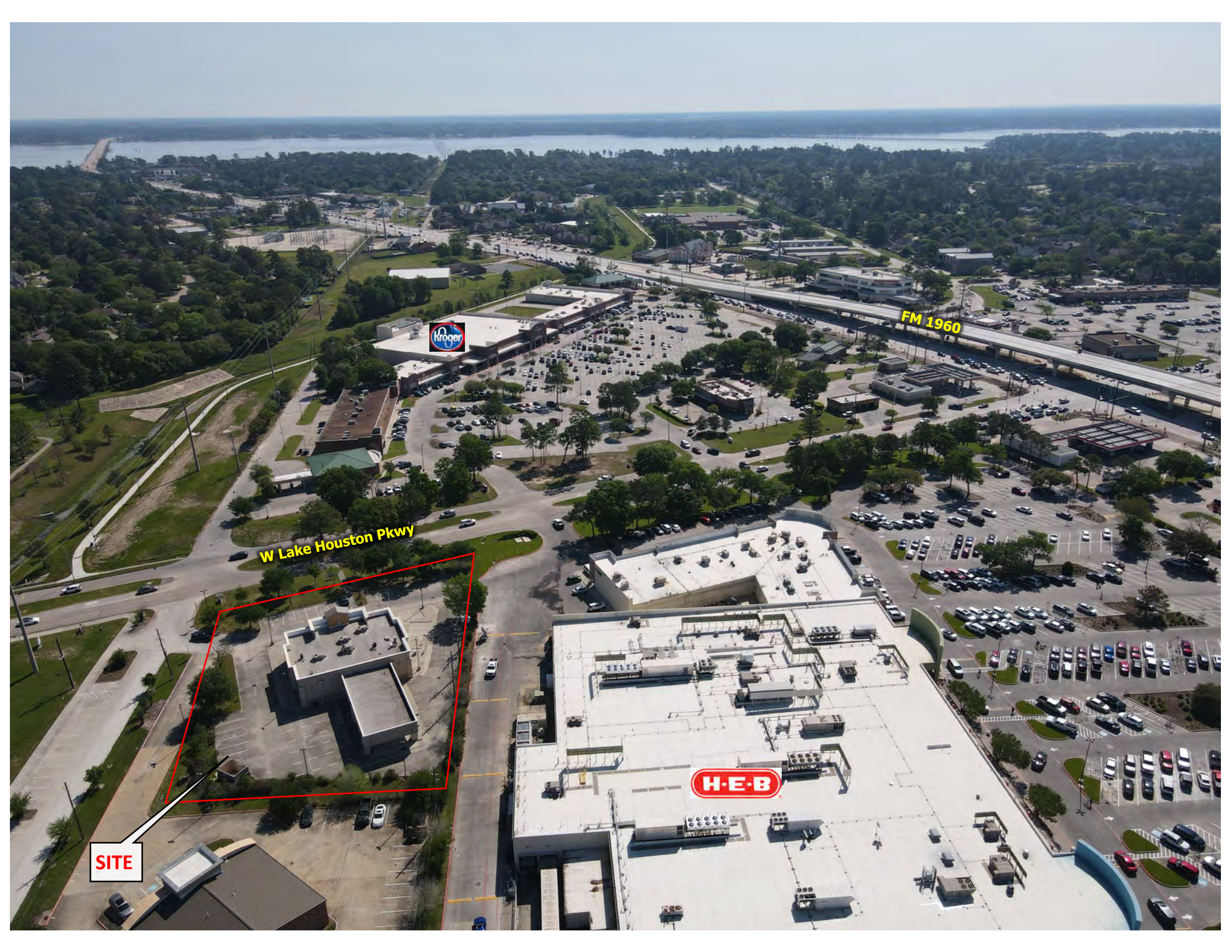
FM 1960



:SITE PLAN

SPACE PLAN:





Kroger

FM 1960

W Lake Houston Pkwy

H-E-B

SITE

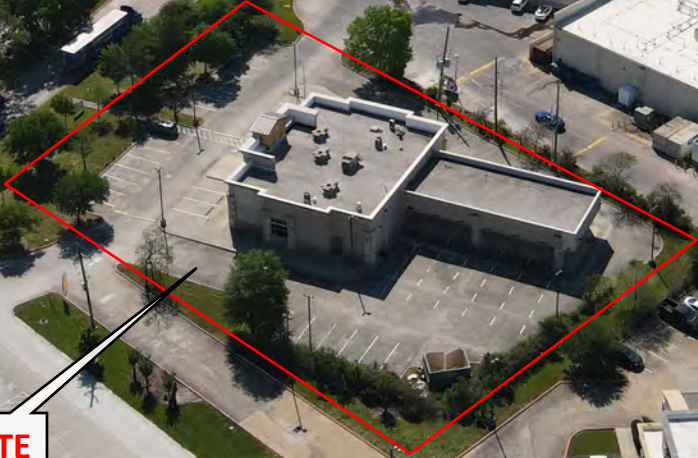


FM 1960



W Lake Houston Pkwy

SITE



FM 1960

H-E-B

SITE

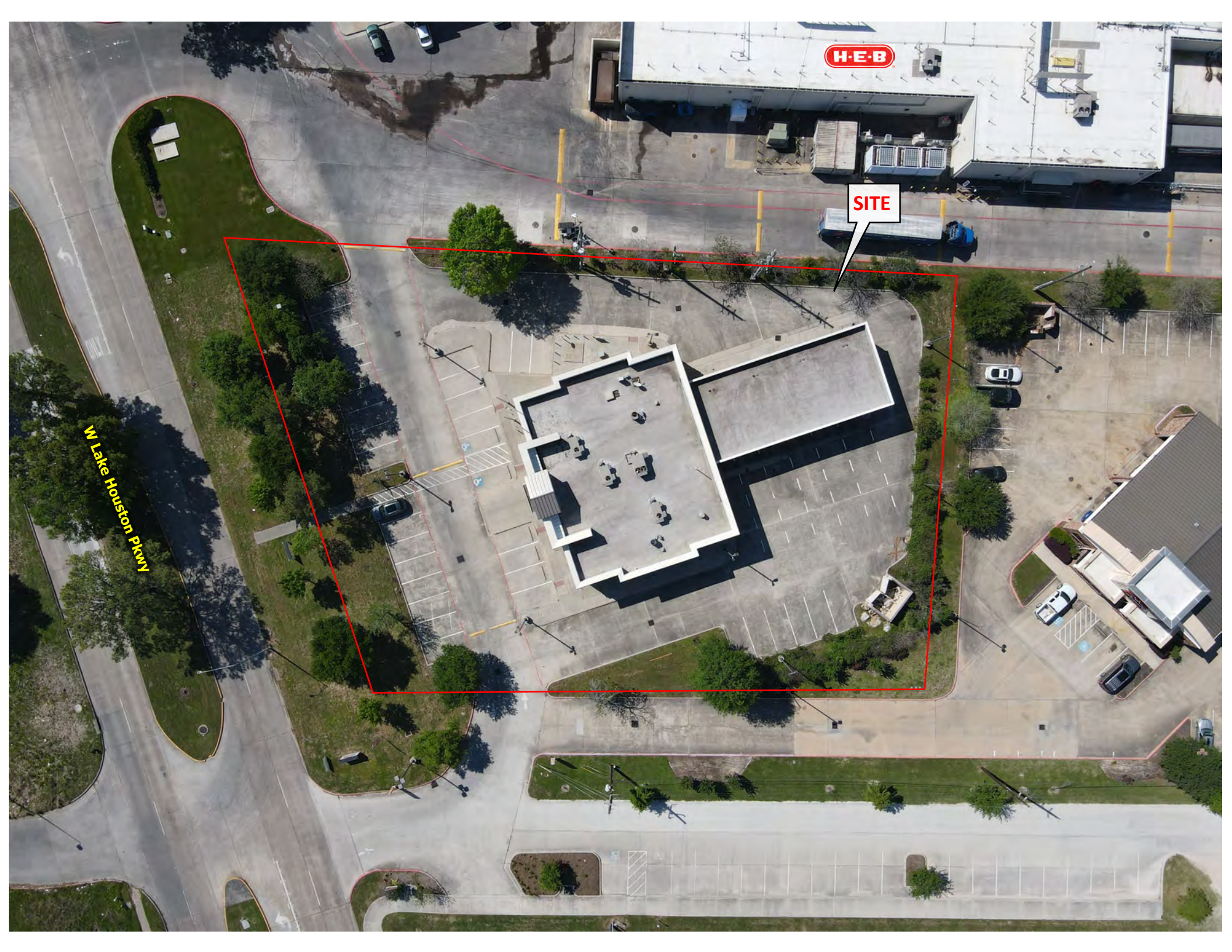
W Lake Houston Pkwy



W Lake Houston Pkwy

H-E-B

SITE











Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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.

Chodrow Realty Advisors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Alan Chodrow	391428	achodrow@chodrowrealty.com	(832)741-7553
Designated Broker of Firm	License No.	Email	Phone
Eric Rozelle	551185	eric@chodrowrealty.com	(832)212-3051
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

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