

# Windham Park Square

SEQ of FM-1960 & Jones Rd

10541 FM-1960 | Houston, Texas 77065



**Available:** 3,187 SF White Box, 2,050 2nd Gen Restaurant/Bar  
1,800 SF 2nd Gen Retail, 8,000 SF 2nd Gen Retail,  
1,200 SF & 1,875 SF Shell Spaces

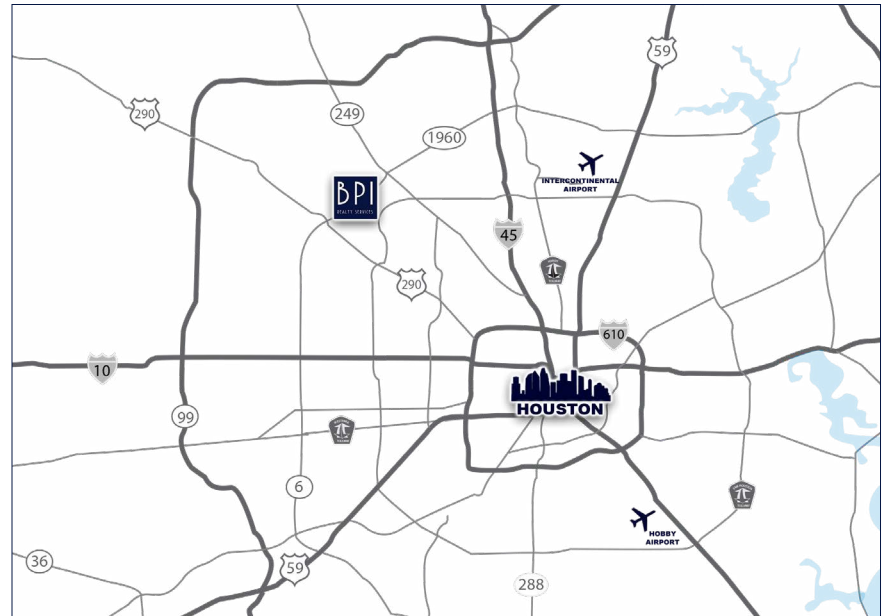
**Lease Rate:** Call for Pricing

**Description:**

- Located on FM-1960/Cypress Creek Pkwy, just east of Jones Rd.
- Close proximity to Windfern High School, Campbell Middle School, Cypress Christian School and four elementary schools with a combined enrollment of 5,535 students
- Easy access to US-290, SH-249 & BW-8

**Traffic Counts:** FM-1960: 44,474 VPD (TXDOT 2021)  
Jones Rd: 34,067 VPD (TXDOT 2021)

Demographics:	1 mile	3 mile	5 mile
2022 Population	13,087	112,490	264,347
Daytime Population	14,911	120,136	293,079
Average HH Income	\$91,321	\$95,954	\$109,244



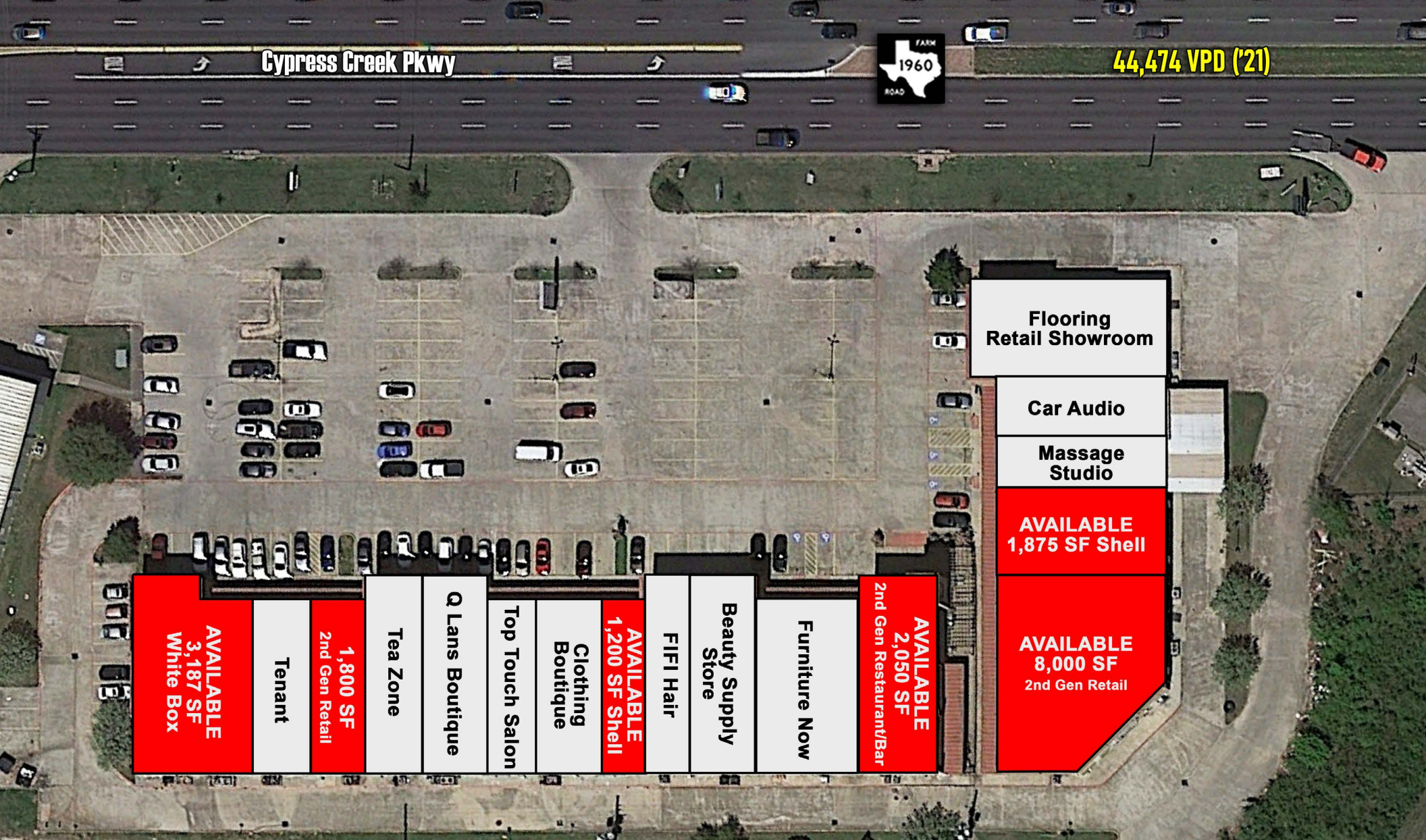
For More Information:

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# BPI

REALTY SERVICES

# Windham Park Square

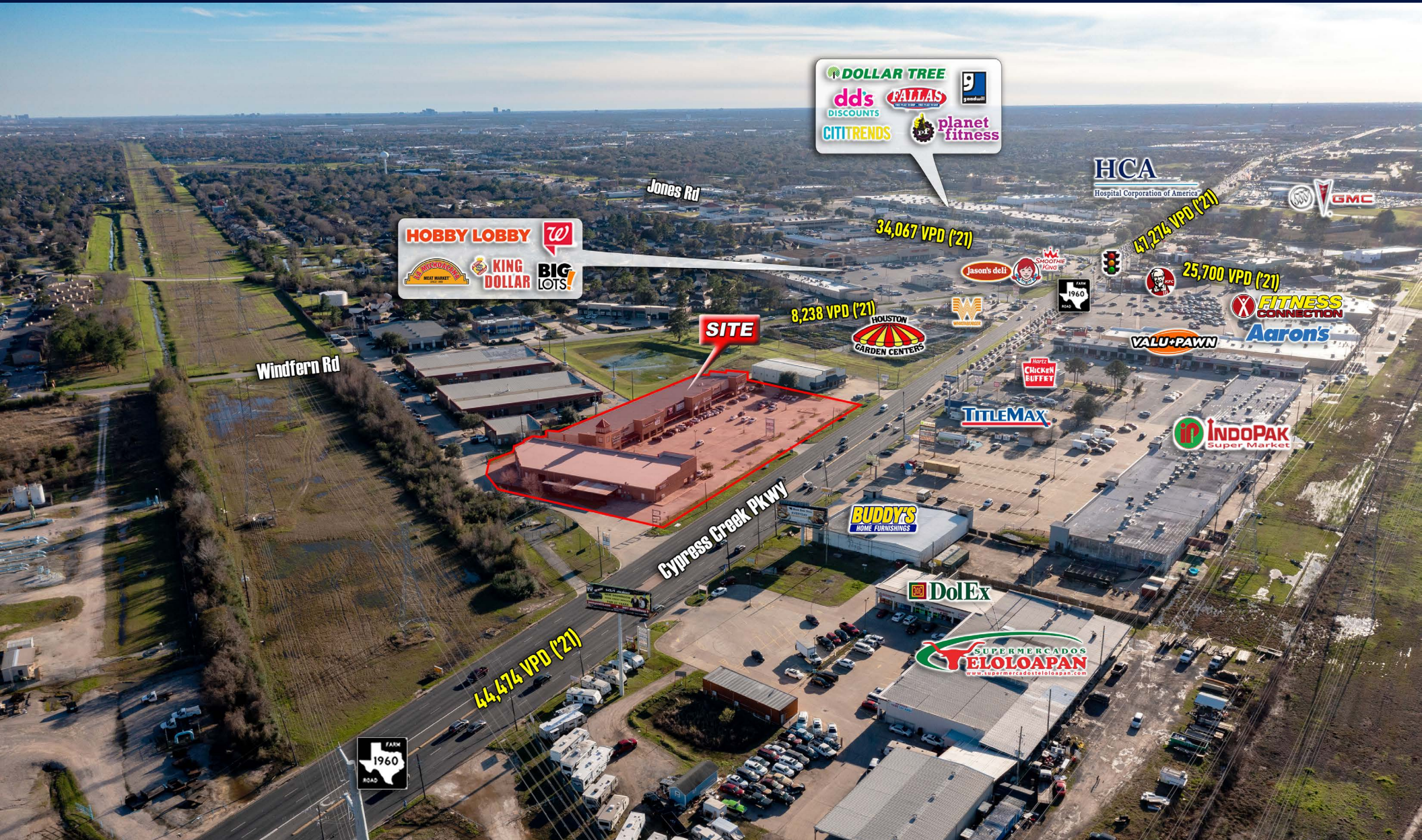
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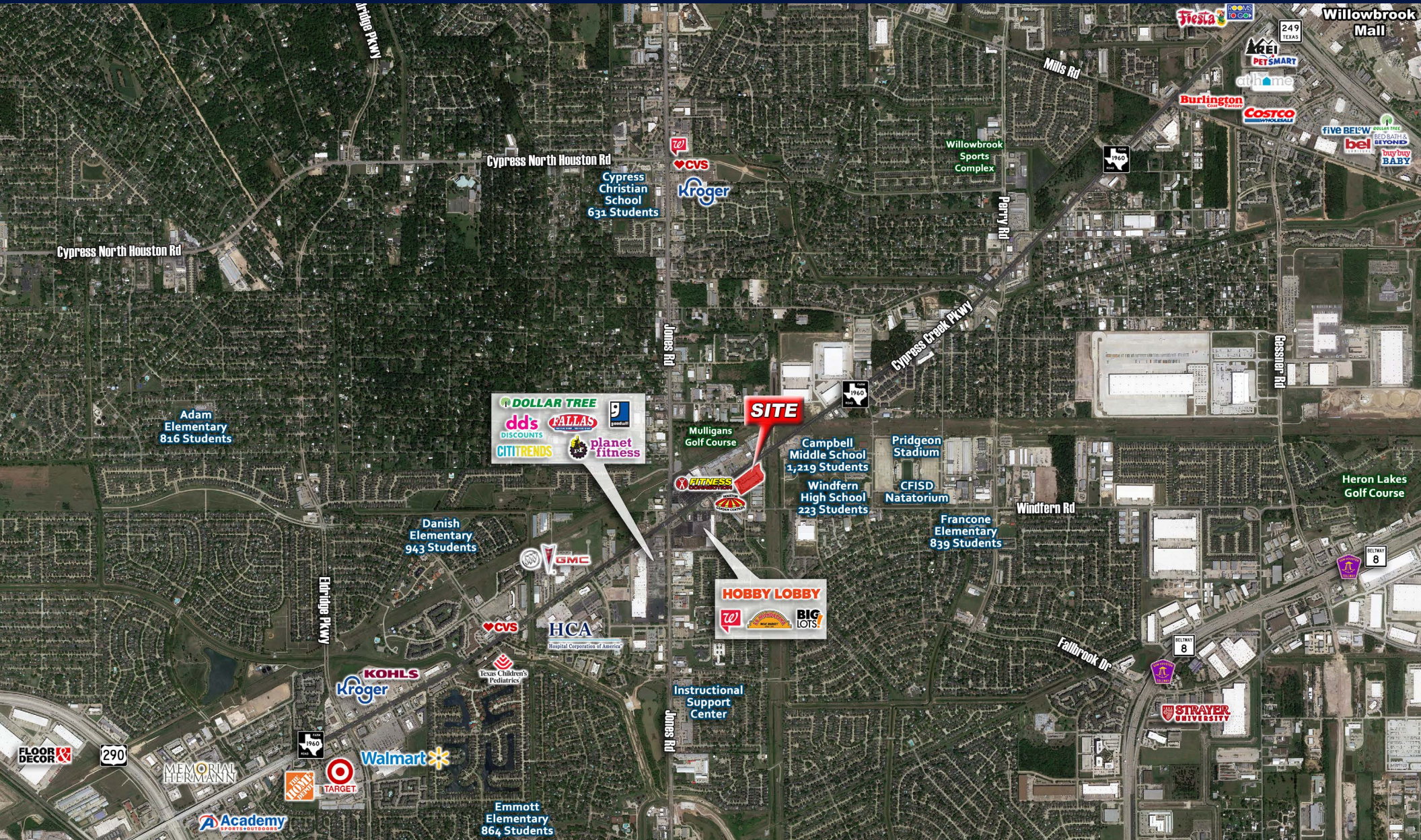
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BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | [www.BPIRealty.com](http://www.BPIRealty.com)

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**2022 Population**  
(3 mi Radius)  
**112,490**

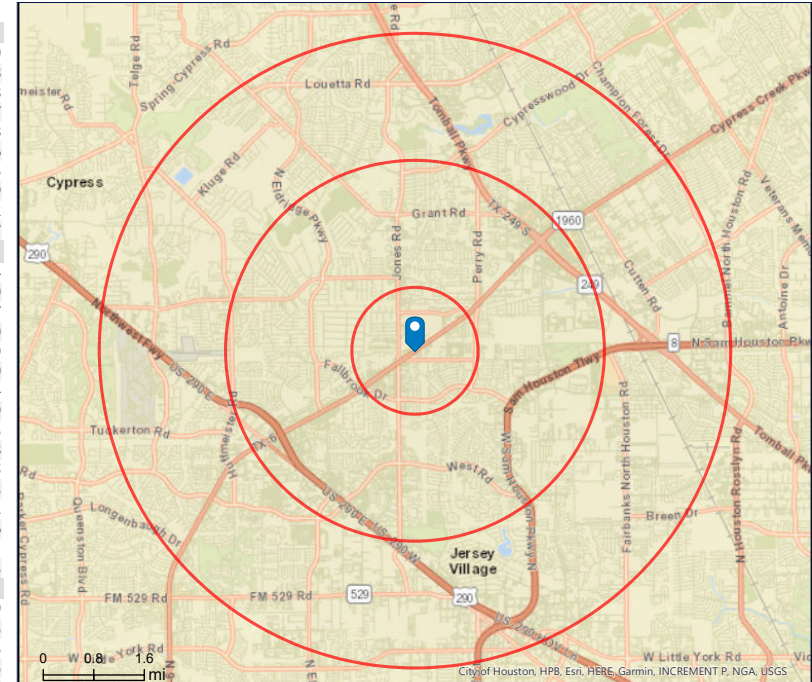
**Households**  
(3 mi Radius)  
**41,979**

**Daytime Population**  
(3 mi Radius)  
**120,136**

**Average HH Income**  
(3 mi Radius)  
**\$95,954**

**Median Home Value**  
(3 mi Radius)  
**\$220,943**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	13,226	104,283	240,790
2020 Total Population	13,054	111,437	261,098
2020 Group Quarters	348	763	1,298
2022 Total Population	13,087	112,490	264,347
2022 Group Quarters	348	763	1,298
2027 Total Population	13,002	113,844	268,086
2022-2027 Annual Rate	-0.13%	0.24%	0.28%
2022 Total Daytime Population	14,911	120,136	293,079
Workers	8,406	66,152	165,602
Residents	6,505	53,984	127,477
<b>Household Summary</b>			
2010 Households	4,441	38,964	88,774
2010 Average Household Size	2.91	2.67	2.70
2020 Total Households	4,387	41,604	96,217
2020 Average Household Size	2.90	2.66	2.70
2022 Households	4,364	41,979	97,449
2022 Average Household Size	2.92	2.66	2.70
2027 Households	4,344	42,580	99,004
2027 Average Household Size	2.91	2.66	2.69
2022-2027 Annual Rate	-0.09%	0.28%	0.32%
2010 Families	3,217	26,598	62,408
2010 Average Family Size	3.41	3.24	3.25
2022 Families	3,126	27,619	66,363
2022 Average Family Size	3.46	3.33	3.32
2027 Families	3,117	28,064	67,566
2027 Average Family Size	3.44	3.31	3.31
2022-2027 Annual Rate	-0.06%	0.32%	0.36%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,494	29,904	67,309
Owner Occupied Housing Units	56.4%	61.8%	66.8%
Renter Occupied Housing Units	40.0%	32.5%	28.5%
Vacant Housing Units	3.6%	5.6%	4.8%
2010 Housing Units	4,799	41,850	95,195
Owner Occupied Housing Units	52.5%	52.3%	57.3%
Renter Occupied Housing Units	40.1%	40.8%	35.9%
Vacant Housing Units	7.5%	6.9%	6.7%
2020 Housing Units	4,711	44,262	102,028
Vacant Housing Units	6.9%	6.0%	5.7%
2022 Housing Units	4,696	44,795	103,619
Owner Occupied Housing Units	60.0%	48.5%	54.7%
Renter Occupied Housing Units	33.0%	45.2%	39.4%
Vacant Housing Units	7.1%	6.3%	6.0%
2027 Housing Units	4,758	46,101	106,700
Owner Occupied Housing Units	59.4%	48.3%	54.5%
Renter Occupied Housing Units	31.9%	44.0%	38.3%
Vacant Housing Units	8.7%	7.6%	7.2%
<b>Median Household Income</b>			
2022	\$70,634	\$70,067	\$78,409
2027	\$81,183	\$79,351	\$89,755
<b>Median Home Value</b>			
2022	\$196,917	\$220,943	\$236,393
2027	\$275,201	\$279,581	\$290,267
<b>Per Capita Income</b>			
2022	\$30,237	\$35,800	\$40,286
2027	\$35,785	\$41,780	\$46,716
<b>Median Age</b>			
2010	32.3	33.1	34.2
2022	34.9	35.0	36.1
2027	36.2	35.5	36.6



	1 mile	3 miles	5 miles
<b>2022 Households by Income</b>			
Household Income Base	4,364	41,979	97,449
<\$15,000	5.0%	6.0%	4.8%
\$15,000 - \$24,999	5.3%	5.6%	5.1%
\$25,000 - \$34,999	7.8%	7.5%	6.5%
\$35,000 - \$49,999	15.3%	14.0%	12.0%
\$50,000 - \$74,999	19.0%	19.9%	19.1%
\$75,000 - \$99,999	14.8%	15.3%	14.6%
\$100,000 - \$149,999	19.9%	16.5%	18.4%
\$150,000 - \$199,999	8.4%	8.6%	9.4%
\$200,000+	4.5%	6.8%	10.2%
Average Household Income	\$91,321	\$95,954	\$109,244
<b>2022 Population 25+ by Educational Attainment</b>			
Total	8,776	75,193	178,225
Less than 9th Grade	7.0%	4.9%	4.7%
9th - 12th Grade, No Diploma	5.8%	4.9%	4.6%
High School Graduate	22.2%	20.8%	19.1%
GED/Alternative Credential	4.3%	3.5%	3.2%
Some College, No Degree	27.2%	21.2%	20.4%
Associate Degree	9.7%	9.1%	8.4%
Bachelor's Degree	17.2%	24.6%	27.2%
Graduate/Professional Degree	6.5%	11.0%	12.3%



# 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 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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

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