



# ATASCOCITA RETAIL CENTER

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7506 FM 1960 ROAD E  
HUMBLE, TEXAS 77346

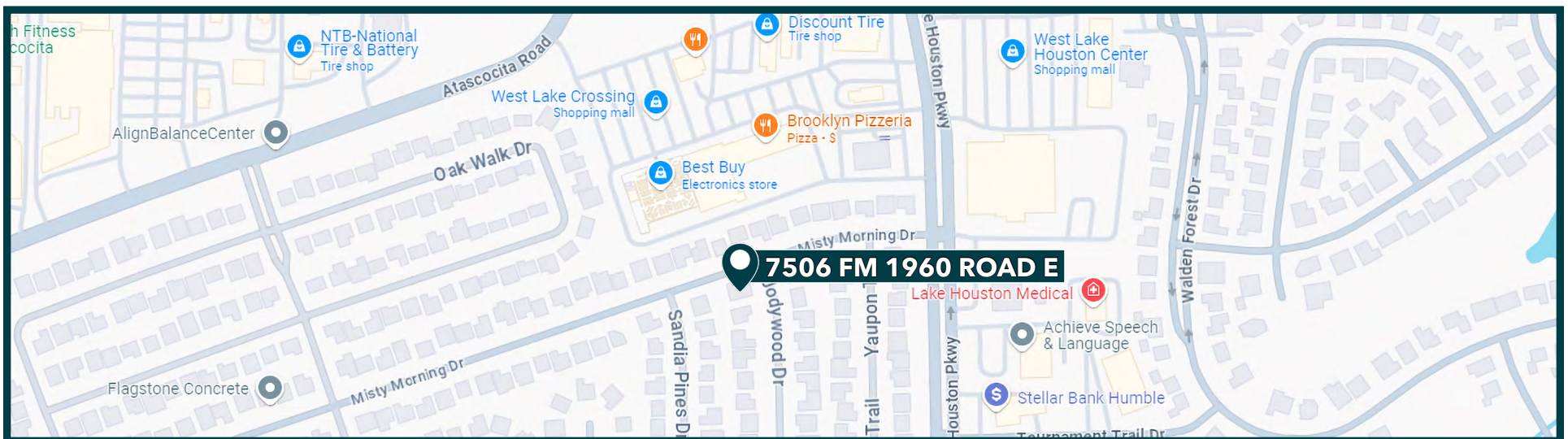
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**Commercial Real Estate,  
*Reimagined***



# Property Highlights

- 5.49 Acres
- 23,967 VPD
- Three Mile Radius: Population Is 73,769 And AHHI Is \$126,871
- National Tenant Mix Including AutoZone And Bike Barn
- Located Within Atascocita's Major Retail Corridor At The Signalized Intersection Of W Lake Houston Pkwy And FM-1960
- Surrounded By National Retailers Including: H-E-B, Kroger, Best Buy, Lowe's, Target, Kohl's, Ross, And Other Reputable Retailers



## For Lease



- Total Space Available - 26,642 SF
- 1,600 SF - \$18.00/SF
- 2,000 SF - \$18.00/SF
- 5,274 SF - \$21.00/SF
- 17,768 - \$18.00/SF
- Max Contiguous - 17,768 SF

### SUITE A

- 17,768 SF
- \$18.00/SF Base
- \$5.84/SF NNN
- Former Gymnasium

### SUITE A1

- 2,000 SF
- \$18.00/SF Base
- \$5.84/SF NNN
- Former Office

### SUITE A2

- 1,600 SF
- \$18.00/SF Base
- \$5.84/SF NNN
- Former Bakery

### SUITE E

- 5,274 SF
- \$21.00/SF Base
- \$5.84/SF NNN
- Second Generation Restaurant Space
- End Cap

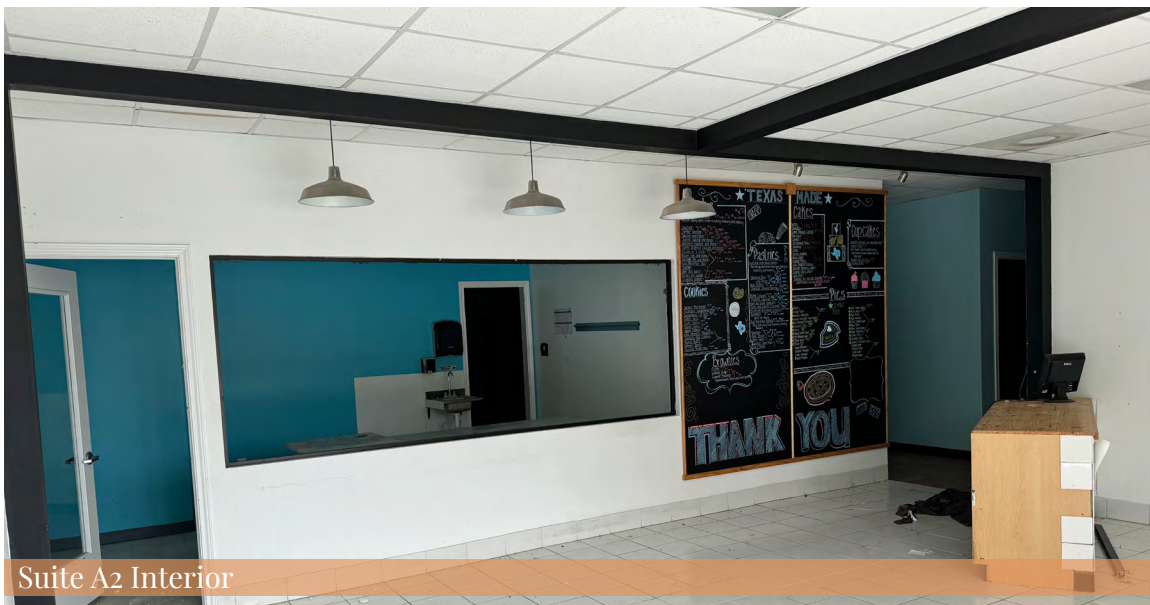




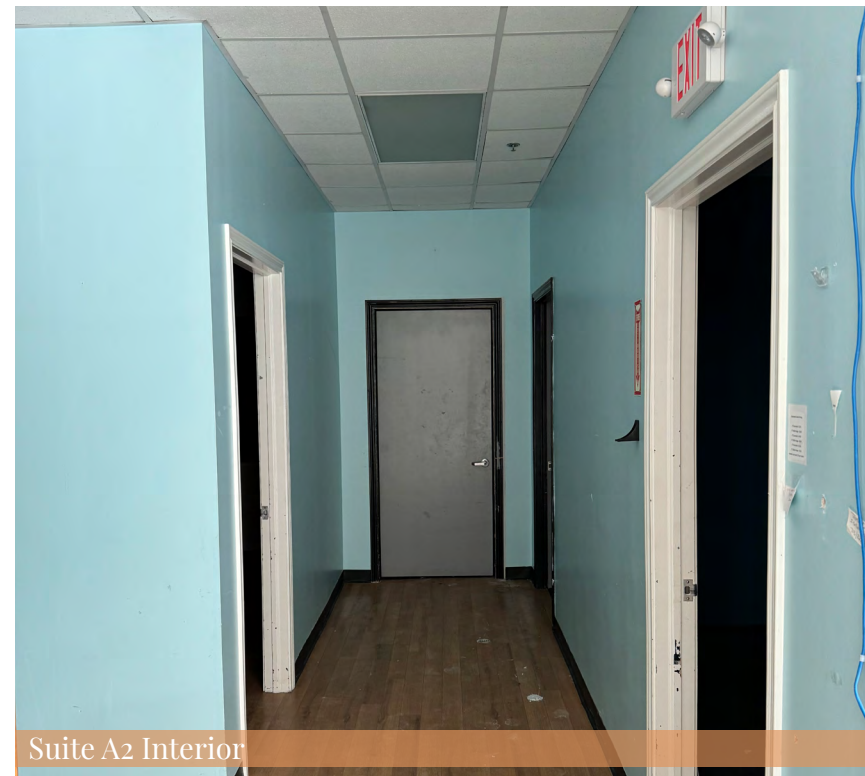
Suite A1 & A2 Exterior



Suite A2 Interior



Suite A2 Interior



Suite A2 Interior





Suite A1 Interior



Suite A1 Interior



Suite A1 Interior



Suite A Exterior

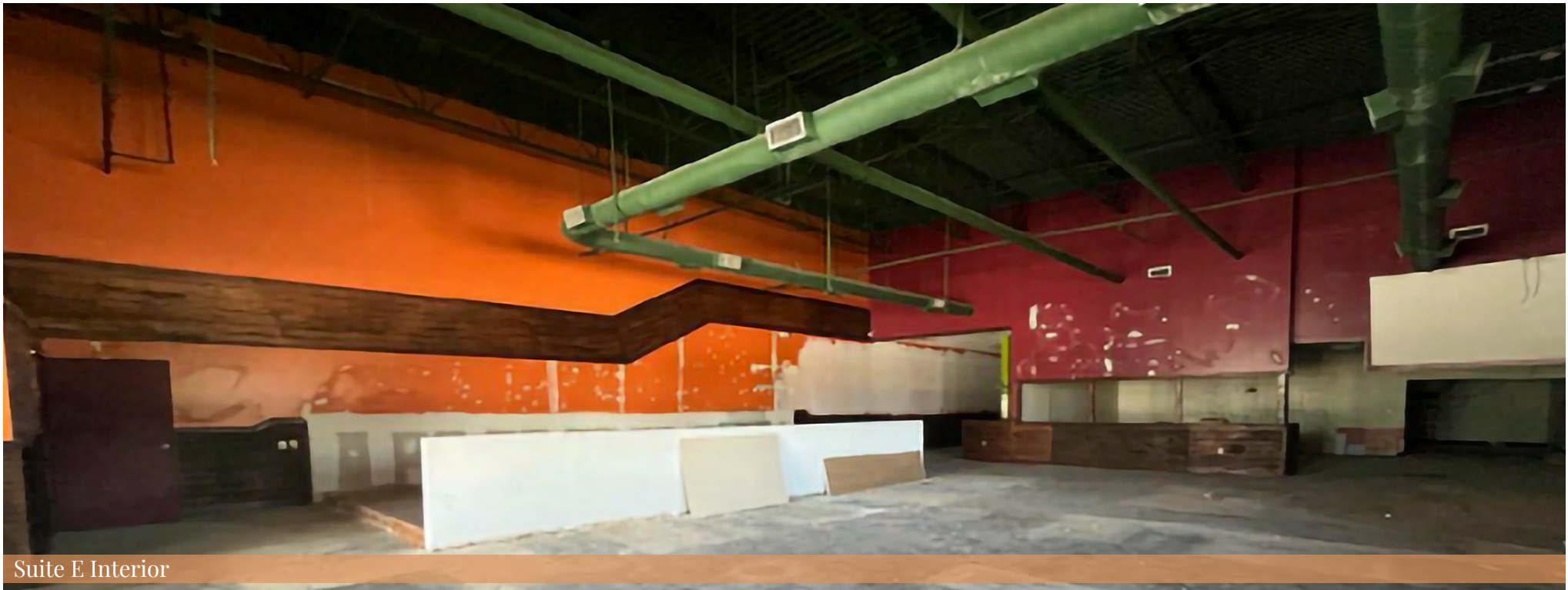




Suite E Exterior



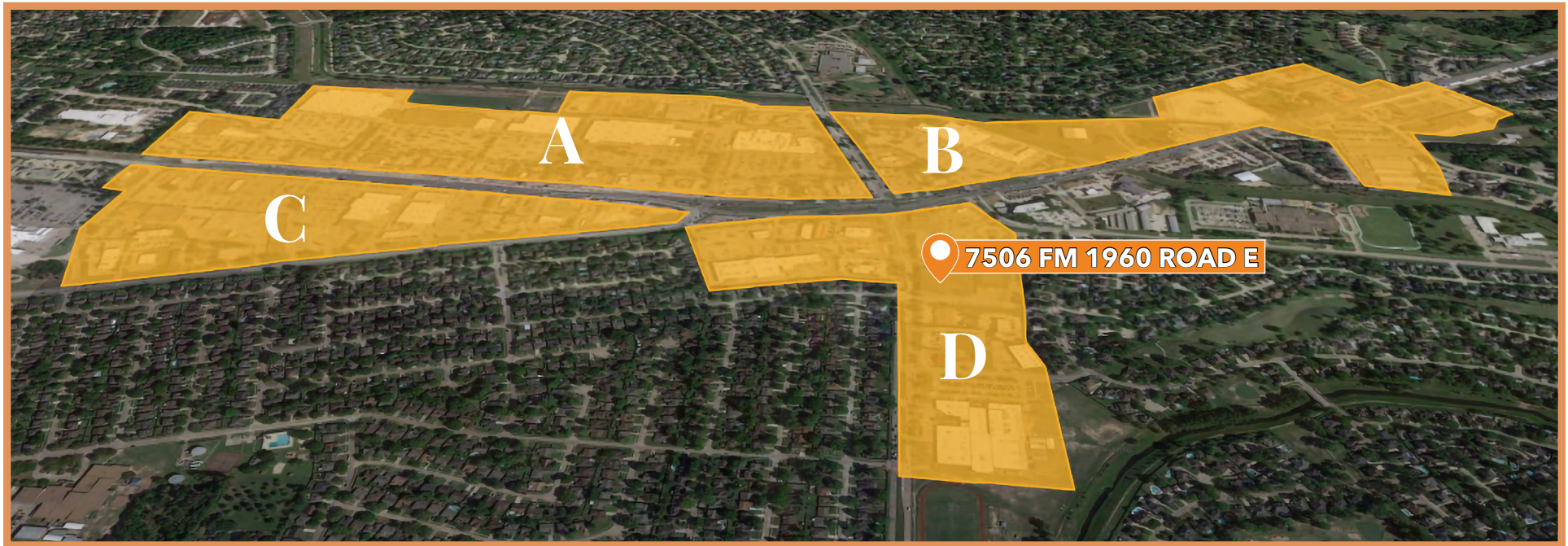
Suite E Interior



Suite E Interior



## Nearby Amenities



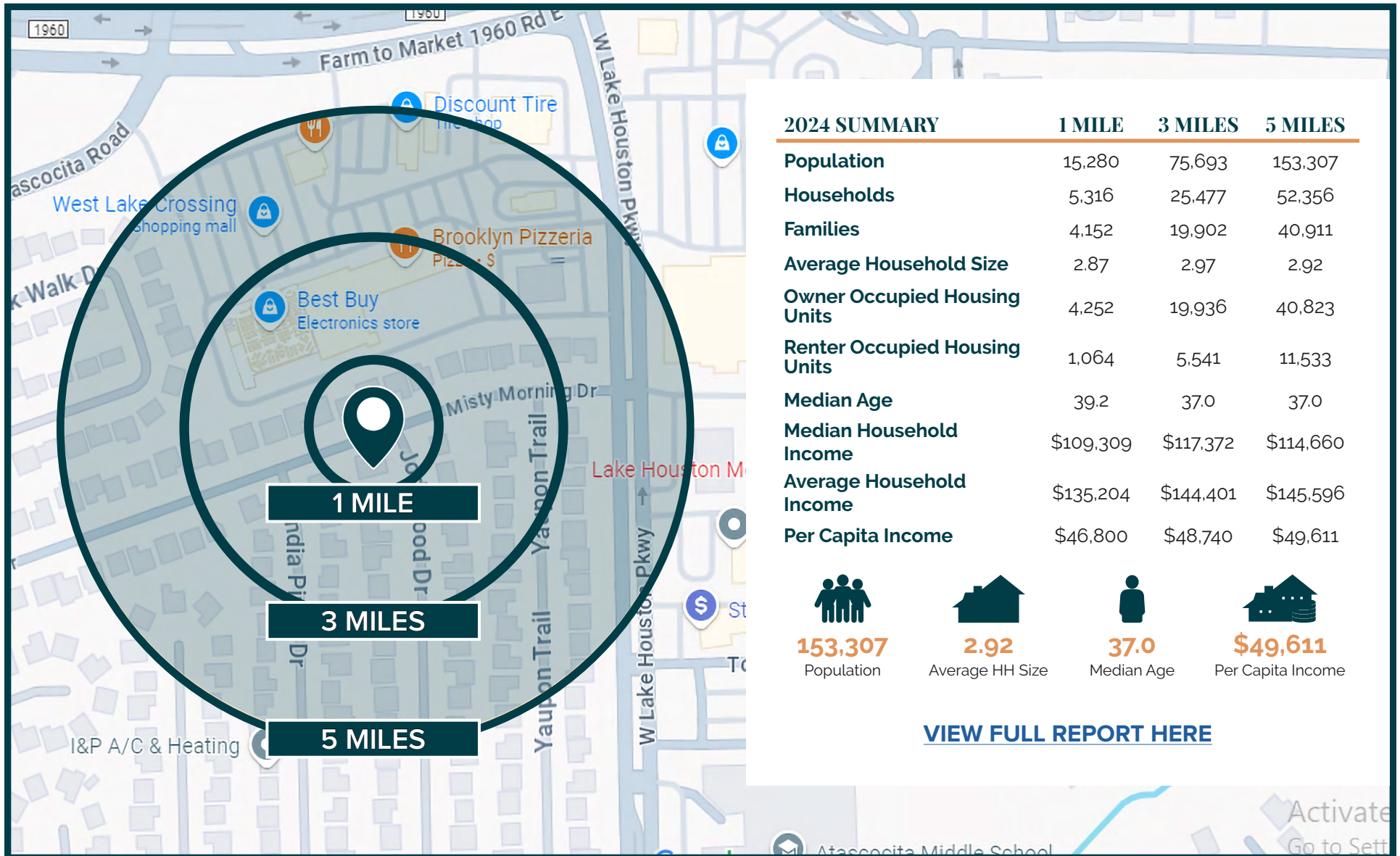
- A**
- Exxon
  - Famous Footwear
  - Five Guys
  - IHOP
  - It's Just Wings
  - Jack in the Box
  - Lupe Tortilla Mexican
  - Panera Bread
  - Raising Cane's Chicken Fingers
  - Ross Dress For Less
  - Starbucks
  - Target
  - Uberrito Atascocita
  - Wells Fargo Bank
  - + Many More

- B**
- Best Donuts
  - Chick-fil-A
  - Extra Space Storage
  - Italiano's
  - Javaman Coffee
  - Kajun King
  - Kroger
  - La Villa - Mexican
  - Modern Primary Health Care
  - Nothing Bundt Cakes
  - Papa Johns Pizza
  - Rolling Sweet Tooth, Ice Cream
  - Tortas belen
  - Wingstop
  - + Many More

- C**
- Buffalo Wild Wings
  - Crumbl
  - CVS Pharmacy
  - Denny's
  - Feng Cha, Bubble Tea
  - Kung Fu Tea
  - Marco's Pizza
  - McDonald's
  - On the Rox
  - Shipley Do-Nuts
  - Sonic Drive-In
  - Taco Bell
  - The Catch, Seafood
  - Tin Roof BBQ
  - + Many More

- D**
- AMS Athletic Booster Club
  - AutoZone Auto Parts
  - Best Buy
  - Brooklyn Pizzeria
  - Chipotle Mexican Grill
  - Discount Tire, Tire shop
  - Ginger Cafe
  - Michaels
  - Popeyes Louisiana Kitchen
  - Redbox
  - Timeout Tavern
  - Walgreens
  - West Lake Houston Center
  - Whataburger
  - + Many More

# Demographics





## About Us

We are a commercial real estate company committed to delivering exemplary service with the attention, focus, and personalized touch of a boutique firm. Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

## Commercial Real Estate, *Reimagined*

From various property types including office spaces, retail properties, land, and specialized facilities, to services such as tenant representation and investor services. Our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process aligning with your specific investment requirements.

## Leasing Team



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# ATASCOCITA RETAIL CENTER

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HUMBLE, TEXAS 77346



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# 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.

11-2-2015



### 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:
  - 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 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.

<b>Aspire Commercial, LLC</b> <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<b>9013435</b> <small>License No.</small>	<b>info@aspirecre.com</b> <small>Email</small>	<b>713-933-2001</b> <small>Phone</small>
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<b>N/A</b> <small>Licensed Supervisor of Sales Agent/ Associate</small>	<b>N/A</b> <small>License No.</small>	<b>N/A</b> <small>Email</small>	<b>N/A</b> <small>Phone</small>
<b>Luke Stavinoha</b> <small>Sales Agent/Associate's Name</small>	<b>769178</b> <small>License No.</small>	<b>lukes@aspirecre.com</b> <small>Email</small>	<b>713-392-2716</b> <small>Phone</small>

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date