

For Lease



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com

FM 1960 & Lee Rd

FM 1960 & Lee Rd

Humble, Texas 77338

For Lease



Hunington



FM 1960 & LEE RD

FM 1960 & Lee Rd, Humble, Texas 77338

Property Information	Bldg I	Bldg II	Bldg III
Space For Lease	8,400 SF <i>(Will Divide)</i>	8,400 SF <i>(Will Divide)</i>	12,600 SF <i>(Will Divide)</i>
Rental Rate	\$10.00 PSF/year		
NNN	\$3.00 PSF/year		
Building Size	33,600 SF		

Property Highlights

- 12x12 Grade Level Doors
- Flex Industrial Business Park
- Build to suit office
- Shell complete, clean span warehouse

Demographics

Population (2023)	1 mi. - 9,306
	3 mi. - 39,343
	5 mi. - 99,627
Average Household Income	1 mi. - \$108,218
	3 mi. - \$87,967
	5 mi. - \$90,323

Traffic Count	FM 1960 - 60,458 vpd Lee Rd. - 18,530 vpd
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For More Information

Caleb Bester
Associate | Brokerage
caleb@hpiproperties.com

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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

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Building I
8,400 SF
AVAILABLE
(Will Divide)

Building III
12,600 SF
AVAILABLE
(Will Divide)

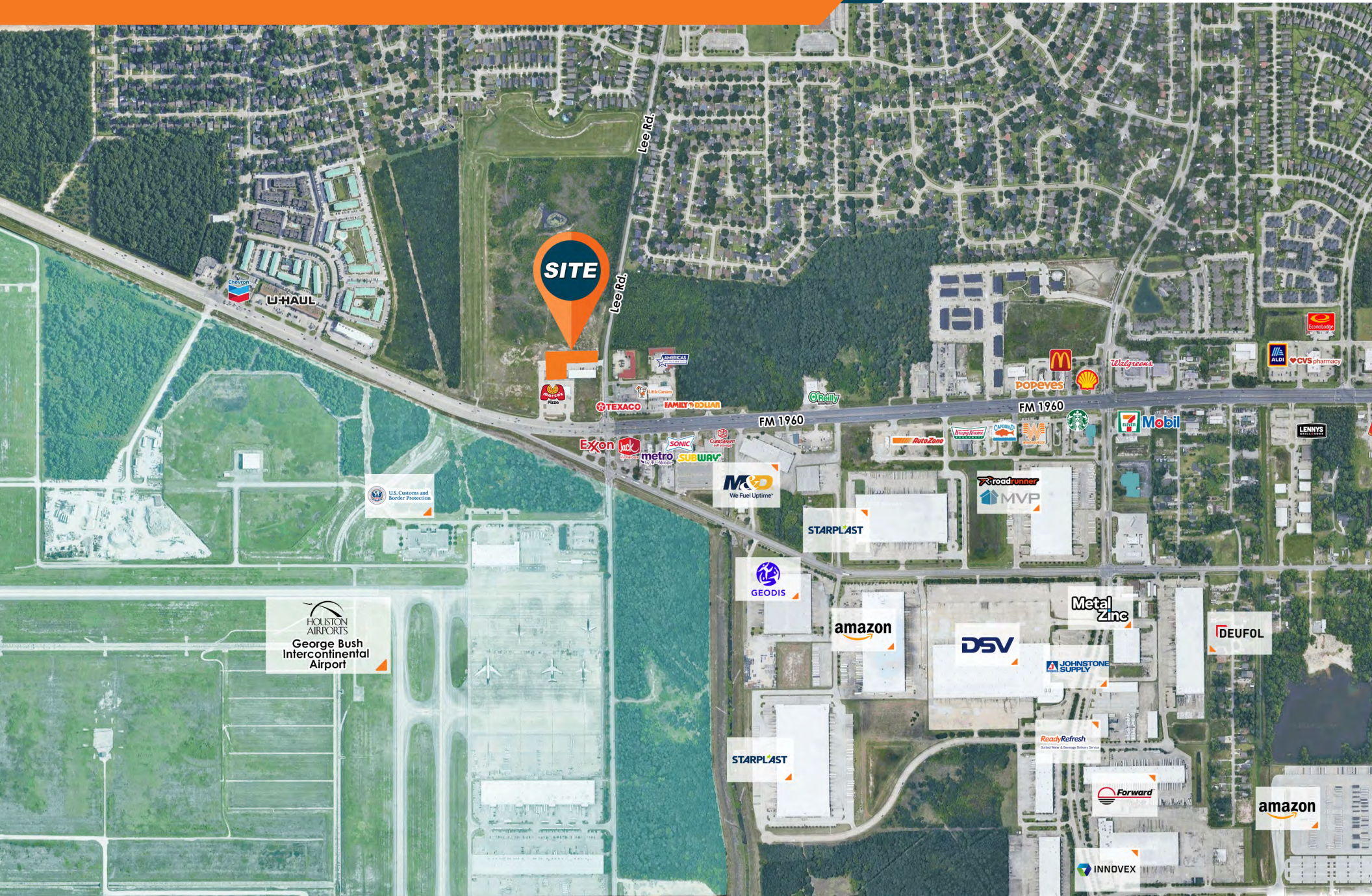
Building II
8,400 SF
AVAILABLE
(Will Divide)

SITE

Lee Rd. - 18,530 vpd

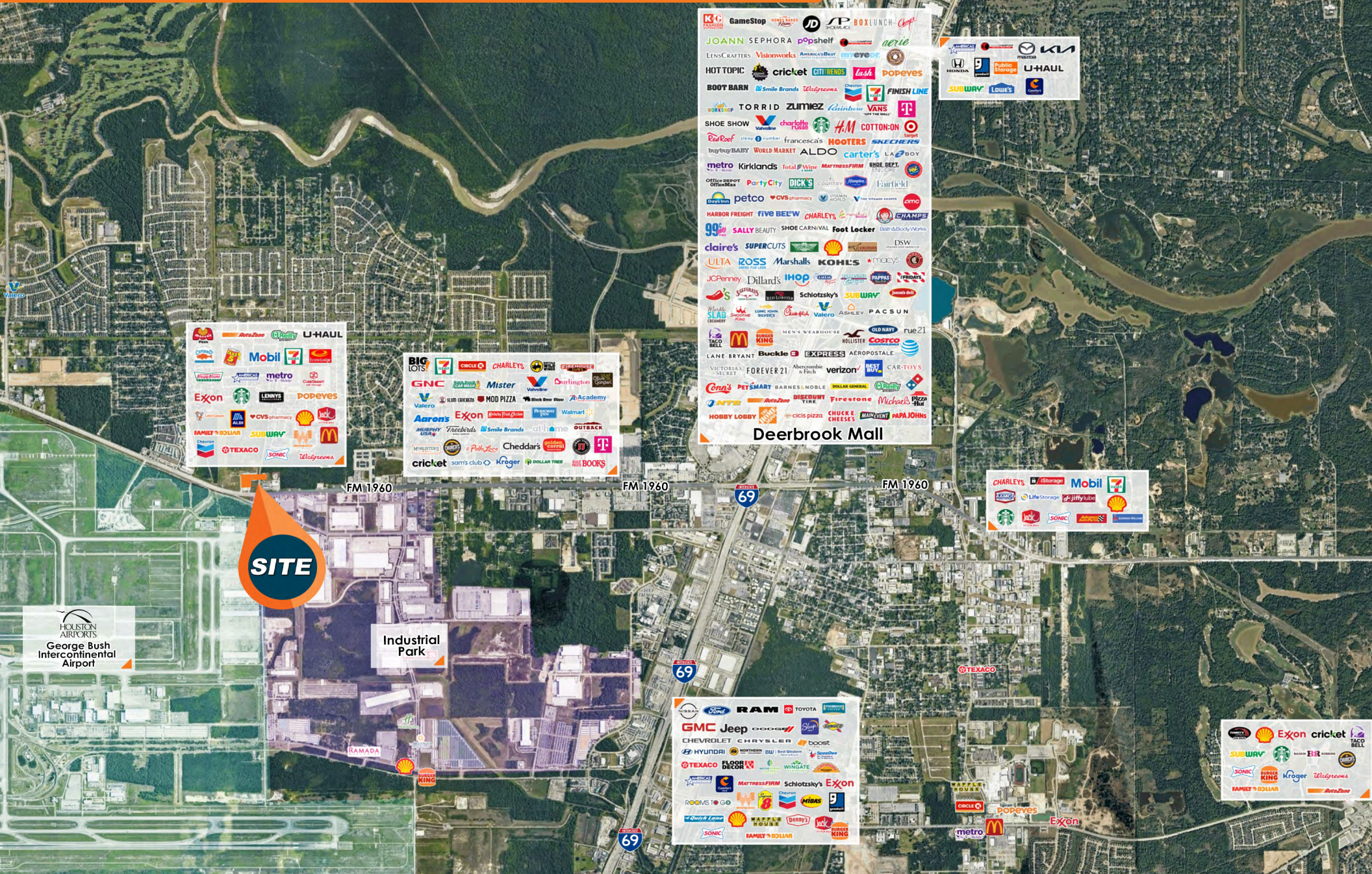
FM 1960 - 60,458 vpd

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For Lease



Arby's **U-HAUL**
Wendy's **7-Eleven**
Exxon **Starbucks** **LENNYS** **POPEYES**
CVS pharmacy **SONIC**
FAMILY DOLLAR **SUBWAY** **McDonald's**
TEXACO **SONIC** **Wingreens**

BIG LOTS **Circle K** **CHARLETS** **PRIME STEAKS**
GNC **Mister** **Valero** **Darlington**
Valero **MOD PIZZA** **Black Bear Bites** **Academy**
Aaron's **Exxon** **Walmart**
Freebirds **Smile Brands** **athome** **OUTBACK**
Cheddar's **Publix** **Chick-fil-A** **AM BOOKS**
cricket **sam's club** **Kroger** **DOLLAR TREE**

GameStop **JD** **BOX LUNCH** **Chop**
JOANN **SEPHORA** **popshelf** **erie**
LENSCRAFTERS **Visionworks** **AMERICAN BEAUTY** **FOOT LOCKER**
HOT TOPIC **cricket** **CHI TRENDS** **lask** **POPEYES**
BOOT BARN **Smile Brands** **Telegrams** **FINISH LINE**
WORKSHOP **TORRID** **zumiez** **Rainbow** **VANS** **TI**
SHOE SHOW **charlotte's shoes** **STARBUCKS** **H.M. COTTON-ON** **target**
Red Roof **francesca's** **HOOTERS** **SKETCHERS**
buybuy BABY **WORLD MARKET** **ALDO** **carter's** **LA BOY**
metro **Kirklands** **Total Wipe** **MATRESS FIRM** **BOOK DEPOT**
Office DEPOT **Party City** **DICK'S** **Fairfield**
petco **CVS pharmacy** **AMC**
HARBOR FREIGHT **FIVE BEEW** **CHARLETS** **GAZAP**
99c ONLY **SALLY BEAUTY** **SHOE CARNIVAL** **Foot Locker** **Bath & Body Works**
claire's **SUPERCUTS** **Marshall's** **KOHL'S** **macy's**
ULTA **ROSS** **JCPenney** **Dillard's** **IHOP** **WALGREENS** **PAPPPLE** **FRIBOND**
McDonald's **Schlotzsky's** **SUBWAY** **panera**
SLAB **Valero** **ASHLEY** **PACSUN**
McDonald's **MEN'S WEARHOUSE** **OLD NARY** **rue21**
LANE BRYANT **Buckle** **EXPRESS** **AEROPOSTALE**
VICTORIA'S SECRET **FOREVER 21** **verizon** **BEST** **CAR-TOYS**
CVS **PETSMART** **BARNES & NOBLE** **DOLLAR GENERAL** **O'Reilly**
AMF **DISCOUNT TIRE** **Firestone** **Michael's** **Pizza Hut**
HOBBY LOBBY **cicis pizza** **CHUCK E CHEESE'S** **MANITIVO** **PAPA JOHN'S**

Deerbrook Mall

U-HAUL
Public Storage
LOWE'S

CHARLETS **iStorage** **Mobil** **7-Eleven**
LifeStorage **Jiffy Lube** **SONIC**

RAM **TOYOTA**
GMC **Jeep** **dodge** **SLIP**
CHEVROLET **CHRYSLER** **boost**
HYUNDAI **WINGATE**
TEXACO **FLOOR DECOR** **WINGATE**
MATRESS FIRM **Schlotzsky's** **Exxon**
ROOMS TO GO **WINGATE** **WINGATE**
SONIC **FAMILY DOLLAR** **WINGATE** **WINGATE**

Exxon **cricket** **TACO BELL**
SUBWAY **Starbucks** **ELI**
SONIC **BURGER KING** **Kroger** **Telegrams**
FAMILY DOLLAR **Arby's**

HOUSTON AIRPORTS
George Bush Intercontinental Airport

Industrial Park



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.

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Caleb Bester Sales Agent/Associate's Name	786428 License No.	caleb@hpiproperties.com Email	713.623.6944 Phone

Buyer/Tenant/Seller/Landlord Initials

Date