



REALTY SERVICES

Beltway Ralston Retail

Phase I Retail Center: 13,050 SF | Phase II Retail Center: 17,150 SF

10525 N Sam Houston Pkwy E, Humble, TX 77396 (Phase I)

10521 N. Sam Houston Pkwy. E, Humble, TX 77396 (Phase II)

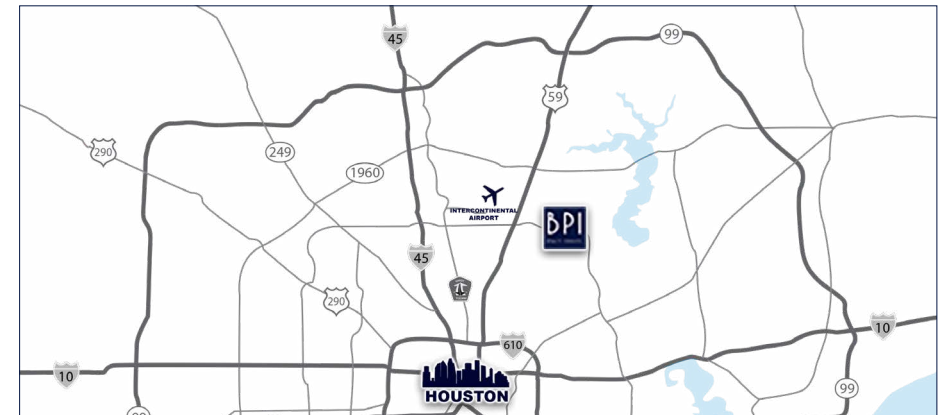


Available: Phase I: 100% Leased
Phase II: 1,063 SF Available

Lease Rate: Call for Information

- Description:**
- Brand New 13,050 sq. ft. & 17,150 SF retail center located in Humble, TX
 - Excellent visibility from Beltway 8 with easy access
 - Located between the Fall Creek & Summerwood subdivisions
 - Almost 113k vehicles per day on Beltway 8
 - High population growth; 5% annually over the last ten years within a 3-mile radius
 - High average household incomes of \$128,227 within a 3-mile radius
 - In close proximity to Generation Park, a 4,300-acre mixed-use property that has proven to be a major catalyst for the development of NE Houston

Traffic Counts: Beltway 8: 112,961 VPD west of site (TXDOT 2022)
Beltway 8: 97,086 VPD east of site (TXDOT 2022)



Demographics:	1 mile	3 mile	5 mile
2023 Population	9,121	76,186	168,262
Daytime Population	5,543	56,436	130,364
Average HH Income	\$95,585	\$114,149	\$112,467

For More Information:

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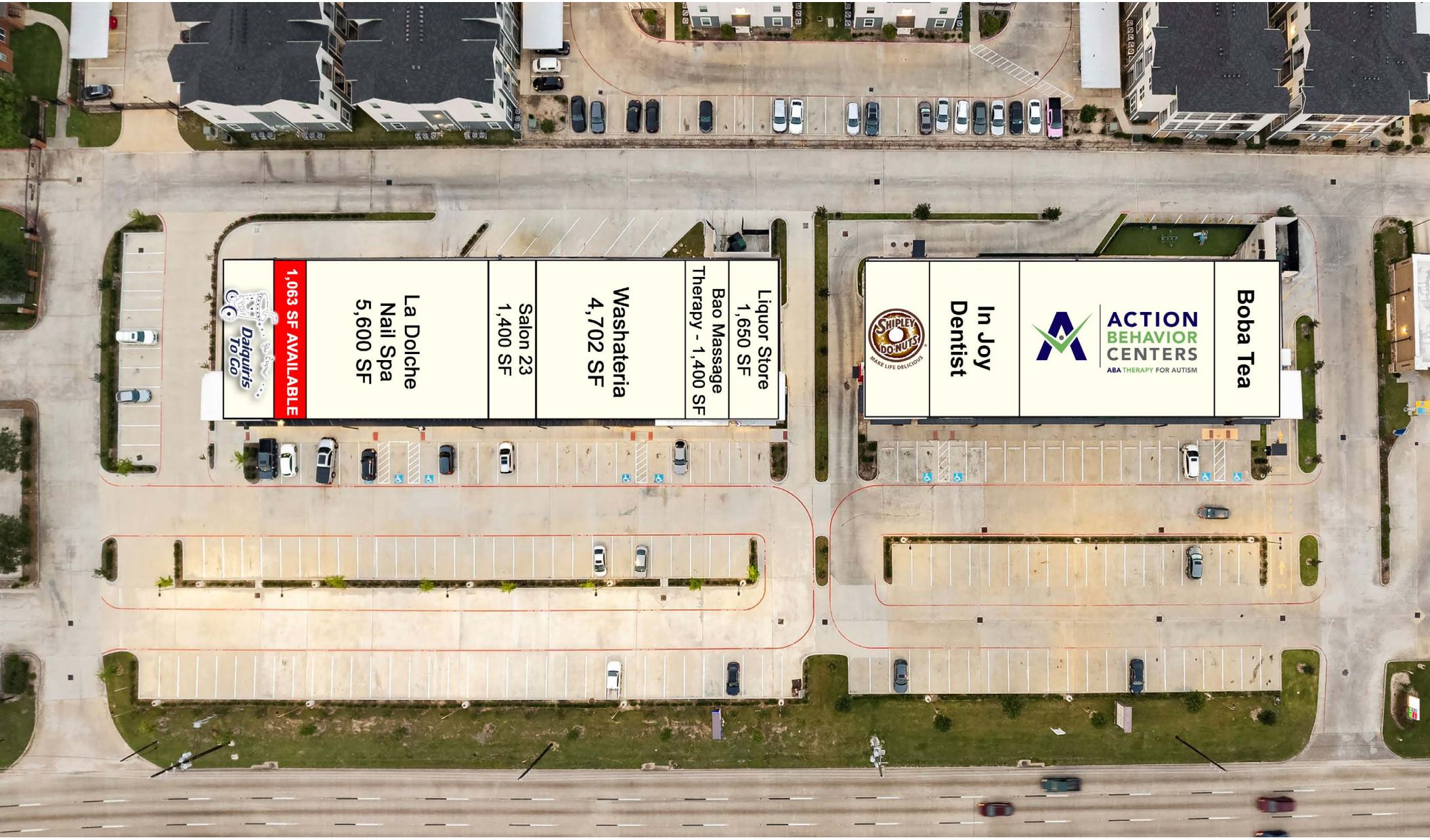
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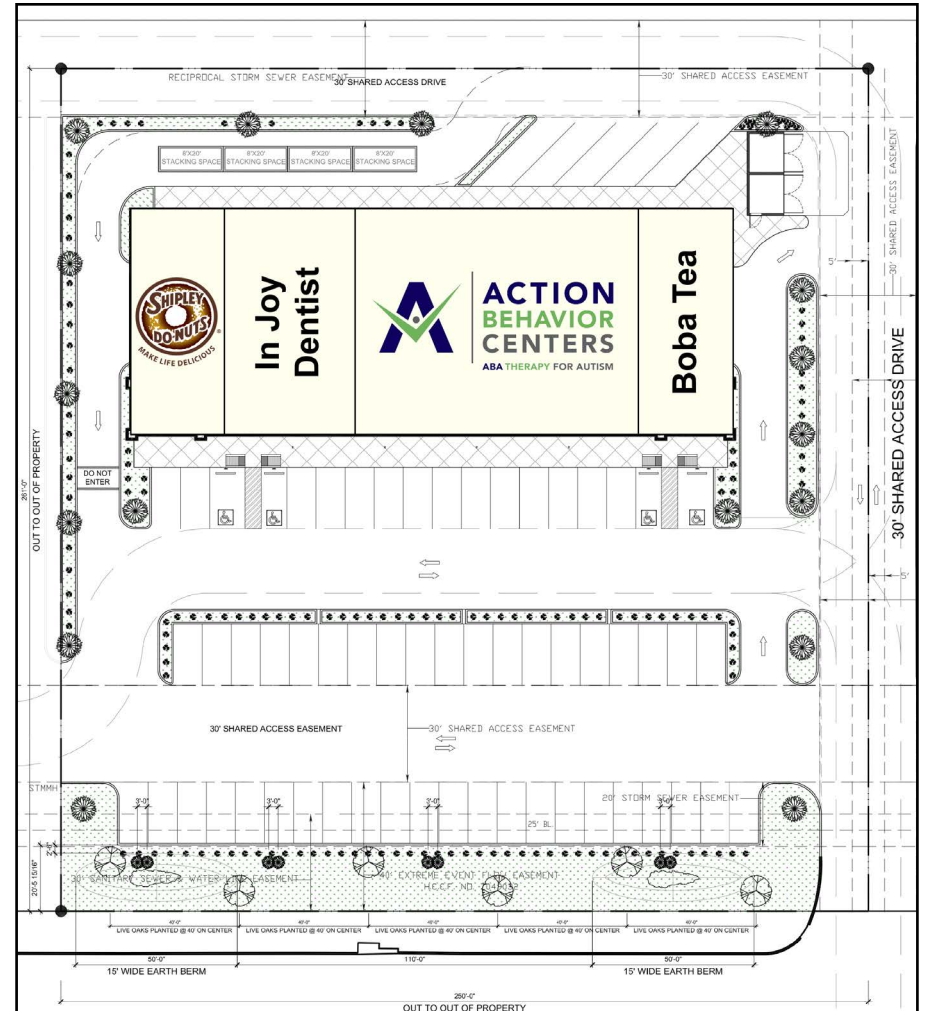
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PHASE I



<p> SHELL NRM=50.37 TC=50.37 S 24° FL=47.43 </p>	<p> N SAM HOUSTON PKWY E BELTWAY8 (DTH R.O.W.) </p>	<p> SHELL NRM=50.93 TC=52.84 S 24° FL=47.91 </p>	
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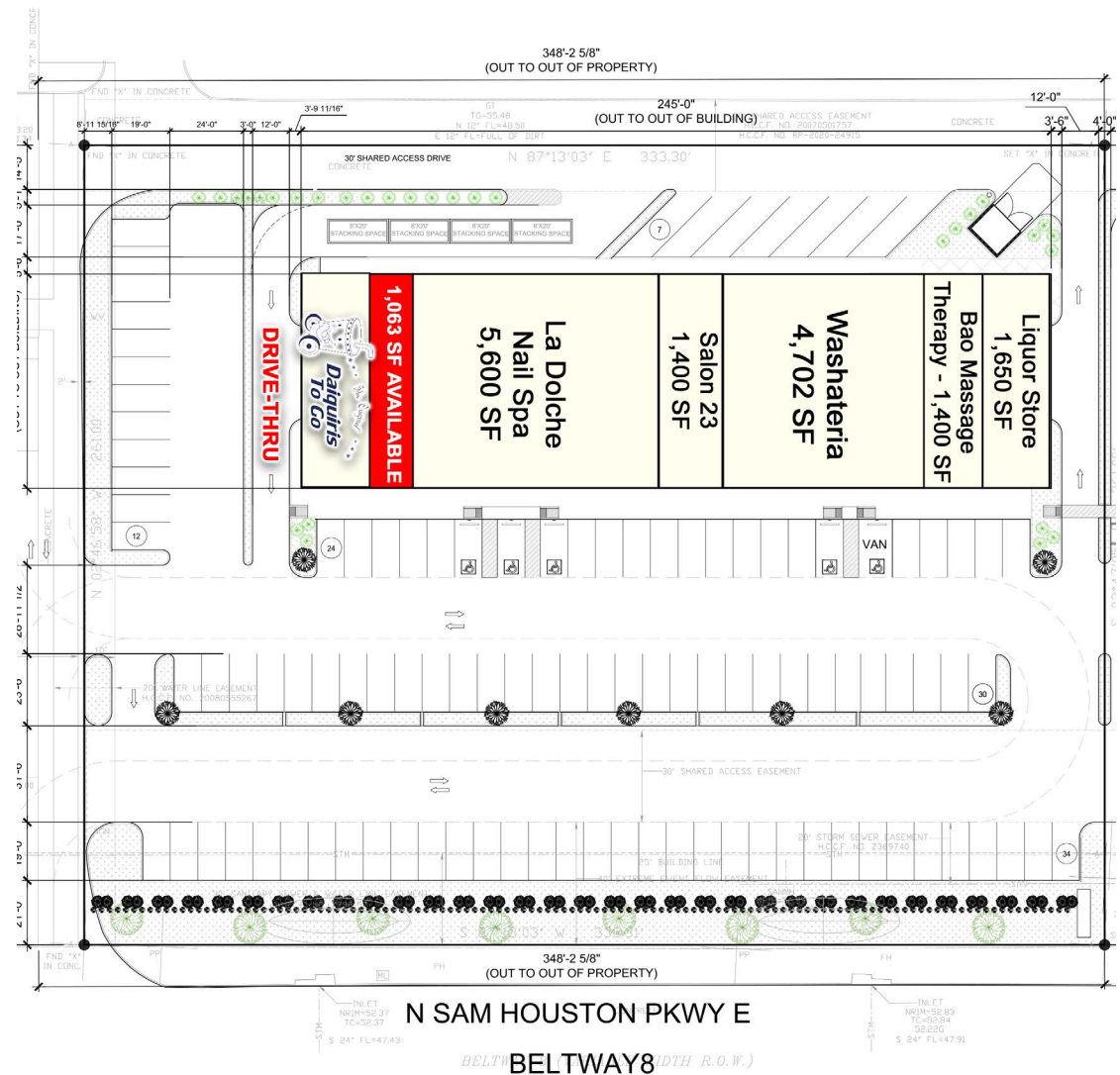
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PHASE II





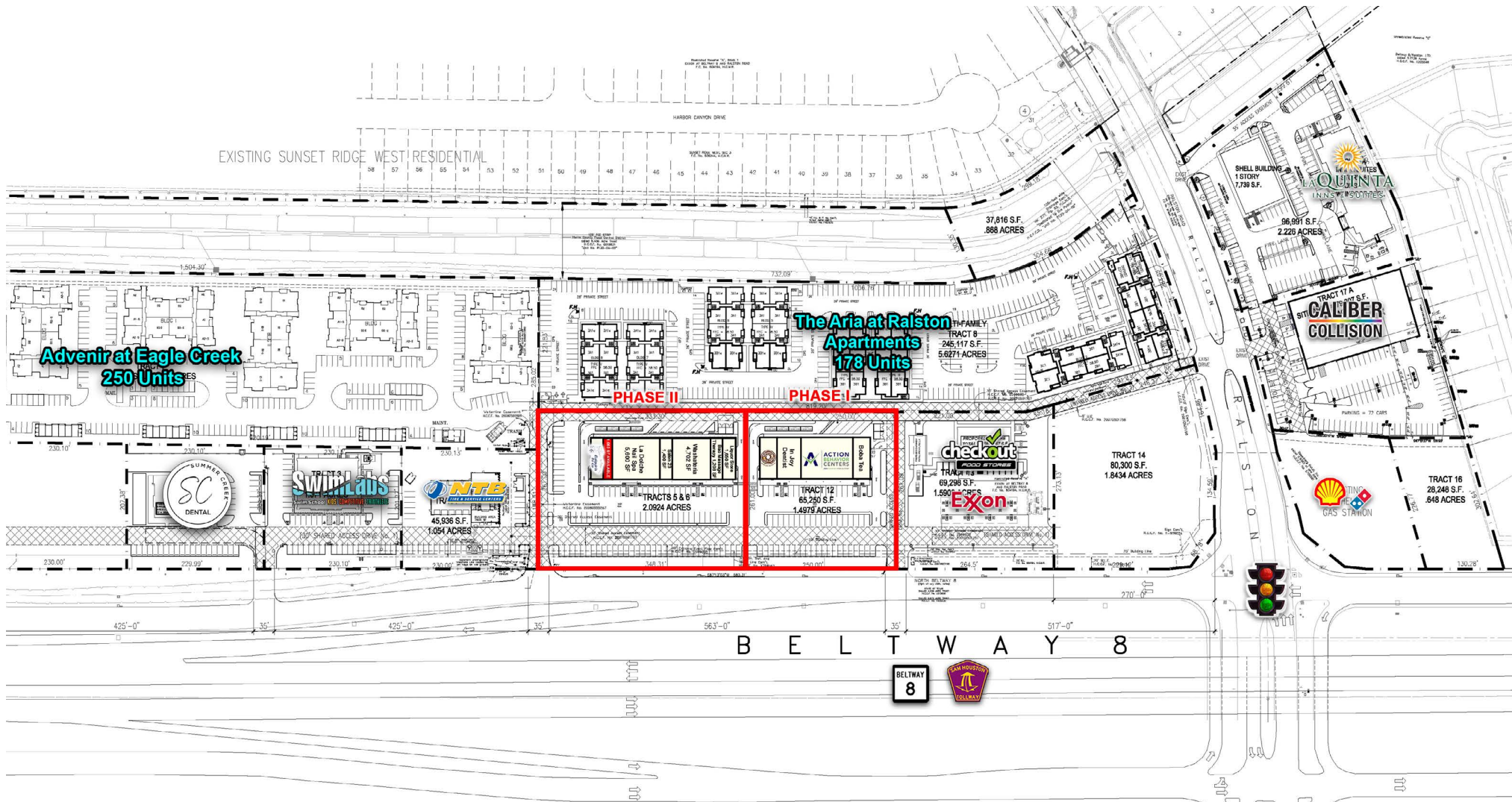
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2023 Population
 (3 mi Radius)
76,186

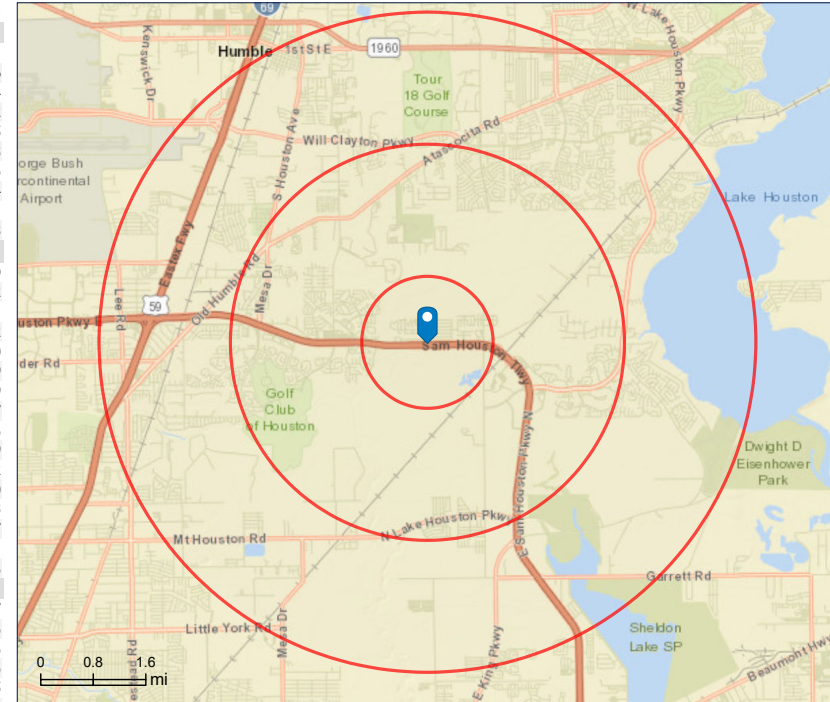
Households
 (3 mi Radius)
24,174

Daytime Population
 (3 mi Radius)
56,436

Average HH Income
 (3 mi Radius)
\$114,149

Median Home Value
 (3 mi Radius)
\$277,157

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,244	37,694	98,131
2020 Total Population	6,843	62,358	150,496
2020 Group Quarters	0	2,344	2,634
2023 Total Population	9,121	76,186	168,262
2023 Group Quarters	0	2,344	2,635
2028 Total Population	10,006	80,244	174,753
2023-2028 Annual Rate	1.87%	1.04%	0.76%
2023 Total Daytime Population	5,543	56,436	130,364
Workers	613	16,054	43,051
Residents	4,930	40,382	87,313
Household Summary			
2010 Households	1,044	11,410	30,609
2010 Average Household Size	3.11	3.09	3.12
2020 Total Households	2,163	19,543	47,451
2020 Average Household Size	3.16	3.07	3.12
2023 Households	2,823	24,174	53,530
2023 Average Household Size	3.23	3.05	3.09
2028 Households	3,122	25,644	55,979
2028 Average Household Size	3.20	3.04	3.07
2023-2028 Annual Rate	2.03%	1.19%	0.90%
2010 Families	773	8,977	24,139
2010 Average Family Size	3.64	3.50	3.52
2023 Families	2,081	18,704	41,740
2023 Average Family Size	3.81	3.50	3.53
2028 Families	2,306	19,869	43,687
2028 Average Family Size	3.78	3.47	3.51
2023-2028 Annual Rate	2.07%	1.22%	0.92%
Housing Unit Summary			
2000 Housing Units	381	4,401	15,547
Owner Occupied Housing Units	80.6%	76.5%	63.5%
Renter Occupied Housing Units	16.5%	18.5%	30.6%
Vacant Housing Units	2.9%	5.0%	6.0%
2010 Housing Units	1,105	12,350	33,095
Owner Occupied Housing Units	59.9%	66.7%	65.2%
Renter Occupied Housing Units	34.6%	25.6%	27.3%
Vacant Housing Units	5.5%	7.6%	7.5%
2020 Housing Units	2,264	20,788	50,206
Vacant Housing Units	4.5%	6.0%	5.5%
2023 Housing Units	3,136	26,093	56,981
Owner Occupied Housing Units	55.8%	60.7%	63.0%
Renter Occupied Housing Units	34.2%	31.9%	31.0%
Vacant Housing Units	10.0%	7.4%	6.1%
2028 Housing Units	3,389	27,409	59,235
Owner Occupied Housing Units	55.8%	61.1%	63.7%
Renter Occupied Housing Units	36.4%	32.5%	30.8%
Vacant Housing Units	7.9%	6.4%	5.5%
Median Household Income			
2023	\$69,599	\$84,443	\$84,334
2028	\$79,174	\$95,842	\$95,285
Median Home Value			
2023	\$70,748	\$277,157	\$261,438
2028	\$134,306	\$332,092	\$310,896
Per Capita Income			
2023	\$31,781	\$36,460	\$35,920
2028	\$37,164	\$41,853	\$41,069
Median Age			
2010	28.4	29.8	29.7
2023	32.8	32.7	32.4
2028	31.6	32.3	32.2



	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	2,823	24,174	53,530
<\$15,000	7.7%	6.5%	7.3%
\$15,000 - \$24,999	4.2%	3.3%	4.8%
\$25,000 - \$34,999	4.4%	4.3%	5.1%
\$35,000 - \$49,999	9.7%	7.8%	8.2%
\$50,000 - \$74,999	28.3%	21.7%	18.6%
\$75,000 - \$99,999	14.4%	14.4%	13.5%
\$100,000 - \$149,999	15.7%	19.1%	20.3%
\$150,000 - \$199,999	9.6%	12.7%	11.7%
\$200,000+	6.1%	10.3%	10.4%
Average Household Income	95,585	\$114,149	\$112,467
2023 Population 25+ by Educational Attainment			
Total	5,484	46,314	101,986
Less than 9th Grade	5.7%	5.7%	6.2%
9th - 12th Grade, No Diploma	2.4%	4.2%	5.3%
High School Graduate	25.1%	19.5%	20.2%
GED/Alternative Credential	2.6%	5.3%	5.1%
Some College, No Degree	17.4%	18.6%	18.3%
Associate Degree	6.8%	8.1%	8.3%
Bachelor's Degree	24.3%	23.3%	22.8%
Graduate/Professional Degree	15.7%	15.4%	13.8%



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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 written 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 written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

Information available at www.trec.texas.gov