



**HIGH-VISIBILITY TWO-STORY OFFICE FOR SALE – VERSATILE
LAYOUT FOR SALON OR OFFICE NEAR HIGH-TRAFFIC FM 1960**

GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

20713 ALDINE WESTFIELD RD | HUMBLE, TX 77338



OFFERING SUMMARY

FOR SALE

\$636,000

SALES PRICE

PROPERTY TYPE

OFFICE

LOT SIZE

3,665 SF

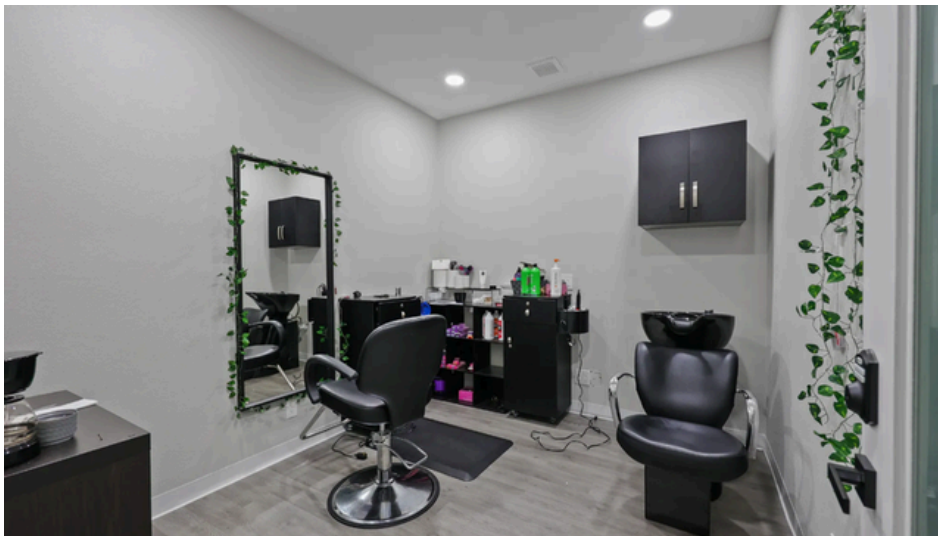
PROPERTY HIGHLIGHTS

- Ideal location to accommodate a variety of business needs
- Private entrances for upstairs unit and downstairs units.
- Property comprised of 10 private salon suites, a conference room, 2 office spaces, 2 kitchenettes, 3 bathrooms, & a laundry room
- Formal reception area for each office entry
- Ample private parking spaces, protected with a fully automated gate

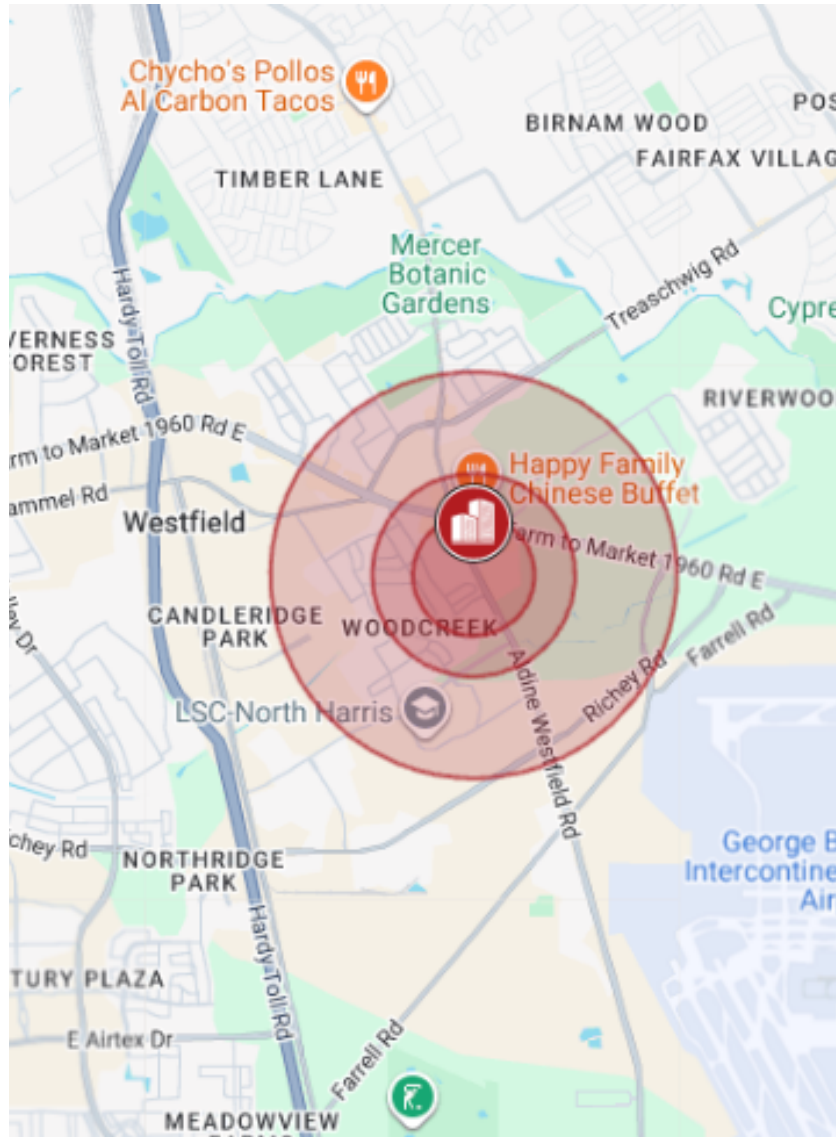
Aerial Map



Property Photos



Demographics



- Just 0.3 mile off of bustling FM 1960 which boasts an AADT of 40,990
- 5 miles away from The Woodlands, Texas
- Located on Aldine Westfield Rd (AADT 16,806 - 2021 Data)
- 7 miles from George Bush Intercontinental Airport

	1 Mile	3 Miles	5 Miles
Total population	144	432	720
Workday Population	23	227	615
Total household	43	129	215
Average household income	\$79,093	\$257,279	\$345,465
Average age	36.1	108.3	180.5
Male Population	75	225	375
Female Population	71	213	355

Demographics data derived from AlphaMap

Market Overview

Anchored by Global Aviation and Commerce Humble, Texas, enters mid-2026 as a vital economic gateway within the northeastern quadrant of the Greater Houston metropolitan area. The city's economic landscape is heavily anchored by its immediate proximity to George Bush Intercontinental Airport (IAH), one of the busiest aviation hubs in the United States. This strategic positioning drives a robust logistics, hospitality, and aviation-services sector, ensuring a constant influx of corporate investment and sustaining a highly resilient local job market.

Approachable and High-Demand Residential Submarket

The Humble residential real estate market offers exceptional value, making it a highly attractive destination for first-time homebuyers and suburban families. Featuring an approachable median home value that remains highly competitive compared to neighboring Houston submarkets, the area delivers an appealing blend of affordability and space. Well-priced single-family homes move quickly due to strong demand, which is fueled by the city's reputable school districts, extensive parks, and established neighborhood appeal.

Thriving Retail and Commercial Hub

Commercial development in Humble remains exceptionally active, positioned as a primary retail destination for the entire Lake Houston region. The commercial market is centered around major thoroughfares like Interstate 69 (US-59), Farm to Market Road 1960, and the bustling Deerbrook Mall area. This heavy commercial concentration ensures low retail vacancy rates and high tenant demand, drawing a consistent mix of national retailers, medical office complexes, and diverse dining establishments to the city's active corridors.

Strategic Connectivity and Forward Growth

Supported by continuous infrastructure improvements, Humble maintains seamless integration into the broader Houston logistical grid. Excellent access to the Beltway 8 tollway and the Grand Parkway (SH 99) allows local businesses and residents to enjoy efficient transit across the region. For real estate investors and commercial operators, Humble represents a mature, well-connected submarket that successfully balances a lower cost of doing business with predictable, industry-backed growth.



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