



ADAM OLSEN

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

HIGH-VISIBILITY HUMBLE OFFICE PROPERTY WITH FLEXIBLE MULTI-SUITE LAYOUT

20713 ALDINE WESTFIELD RD., HUMBLE, TX 77338



OFFERING SUMMARY

SALE PRICE

\$600,000

PROPERTY TYPE

OFFICE

BUILDING SIZE

3,665 SF

PROPERTY HIGHLIGHTS

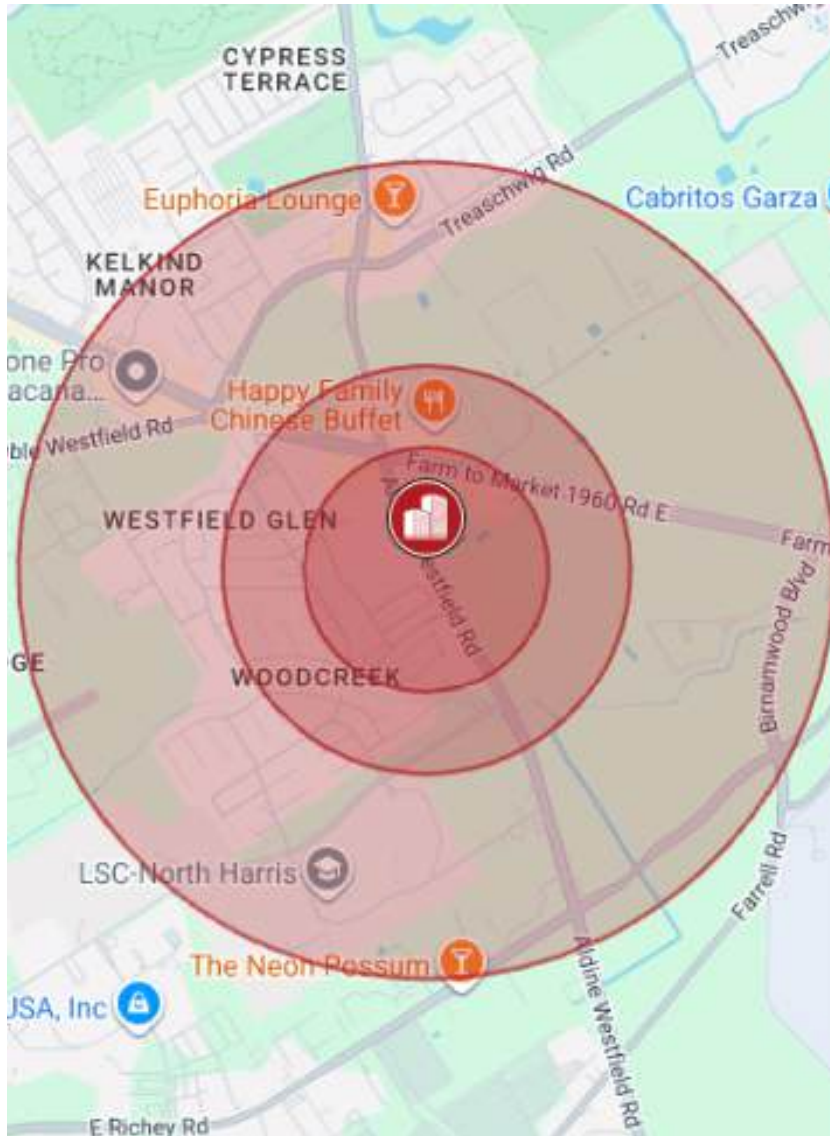
- Ideal location to accommodate a variety of business needs
- Private entrances for upstairs unit and downstairs units.
- Property comprised of 10 private salon suites, a conference room, 2 office spaces, 2 kitchenettes, 3 bathrooms, & a laundry room
- Formal reception area for each office entry
- Ample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



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

	0.3000000119 2092896 Miles	0.5 Miles	1 Mile
Total population	499	1,220	4,279
Persons per household	2.6	2.7	3
Total household	195	452	1,439
Average household income	\$67,931	\$68,233	\$69,722
Average age	33	33	34

Demographics data derived from AlphaMap

Market Overview

Located just 0.3 mile from FM 1960, this Humble commercial property is positioned within a high-traffic area supported by an AADT of 40,990 along FM 1960 and 16,806 vehicles along Aldine Westfield Rd based on 2021 data. The property also benefits from proximity to major regional destinations, including The Woodlands approximately 5 miles away and George Bush Intercontinental Airport approximately 7 miles away.

Its location, combined with a flexible two-story configuration, supports a variety of professional office, salon, and service-oriented uses. Private entrances, multiple salon rooms, office spaces, reception areas, kitchenettes, bathrooms, conference space, storage, and a dedicated laundry area provide functionality for businesses seeking an adaptable commercial setting with convenient access to surrounding employment, residential, and transportation corridors.



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