

MEDICAL/RETAIL/OFFICE
AVAILABLE FOR LEASE



PARK LAKES LANDING

9701 N SAM HOUSTON PKWY E | HUMBLE, TX 77396

PROPERTY HIGHLIGHTS

Park Lakes Landing, a medical, retail, and general office complex in Humble, Texas, presents a great opportunity to expand or establish a practice or business.

The property is comprised of a two-story building constructed in 2008 and is located within a retail plaza near a heavily trafficked intersection of Texas Highway 8 (Sam Houston Tollway, 122,000 VPD and Wilson Road, 62,000 VPD). The property is anchored by Texas Children's Hospital and includes a strong tenant mix of medical and retail. The available spaces are in excellent condition, offering second gen suites (TIA available) and a new spec suite ready for immediate occupancy.

- Located in a fast-growing suburb 20 miles northeast of downtown Houston
- Direct access to Sam Houston Tollway & signage visibility
- Close proximity to affluent areas including Atascocita, Humble, and Kingwood
- Parking 6.6/1,000
- Interior improvements allowance

ASSET OVERVIEW





OFFERING SUMMARY

ADDRESS	9701 N Sam Houston Pkwy E Humble, TX 77396
LEASE RATE	Call for Pricing
AVAILABLE SPACE	1,960 - 6,625 SF
PROPERTY TYPE	Medical/Retail/Office
YEAR BUILT	2008
BUILDING SIZE	38,250 SF
BUILDING CLASS	A
BUILDING HEIGHT	2 Stories
PARKING	6.6/1,000

AVAILABLE SPACES

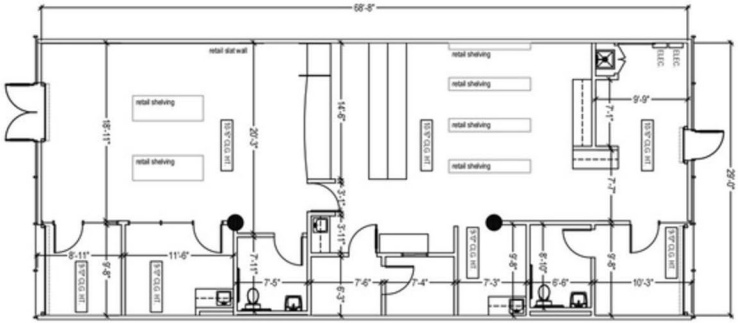
LEASE TYPE	NNN	LEASE TERM/LEASE RATE	Call for Pricing
TOTAL SPACE	1,960 - 6,625 SF	T.I.	Negotiable

SUITE	SIZE (SF)	TYPE	LEASE TYPE	DESCRIPTION	
110	2,350	Medical/Retail/Office	NNN	Now Available	
250	1,960	Medical Office	NNN	Now Available - Suites 250/270/280 Contiguous up to 6,625 SF	
270	2,310	Medical Office	NNN	Now Available - Suites 250/270/280 Contiguous up to 6,625 SF	EXPLORE 3D SPACE 
280	2,355	Medical Office	NNN	Now Available - Suites 250/270/280 Contiguous up to 6,625 SF	EXPLORE 3D SPACE 

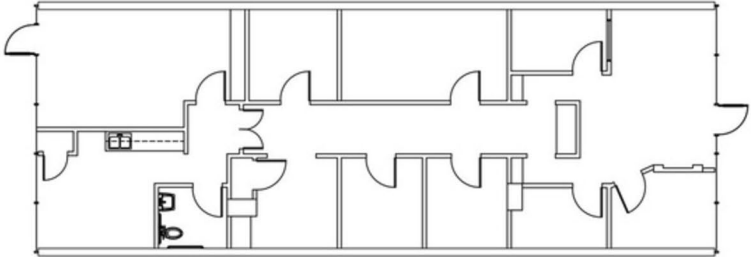


FLOOR PLANS

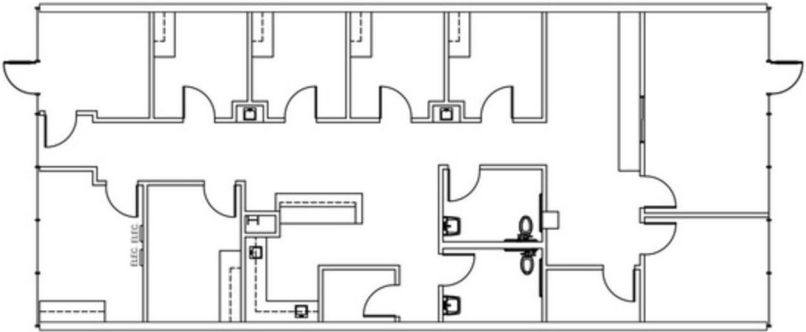
SUITE 110 - 2,066 SF



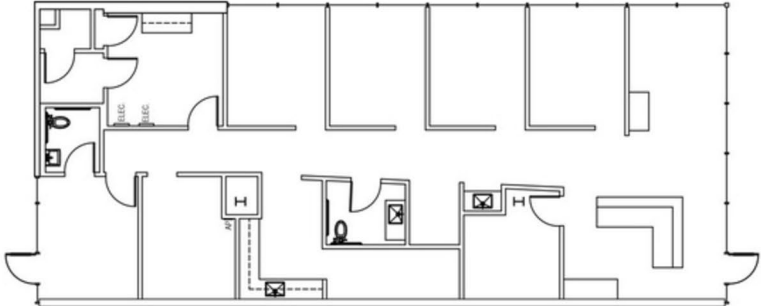
SUITE 250 - 1,960 SF



SUITE 270 - 2,310 SF



SUITE 280 - 2,356 SF



PROPERTY PHOTOS - SUITE 110

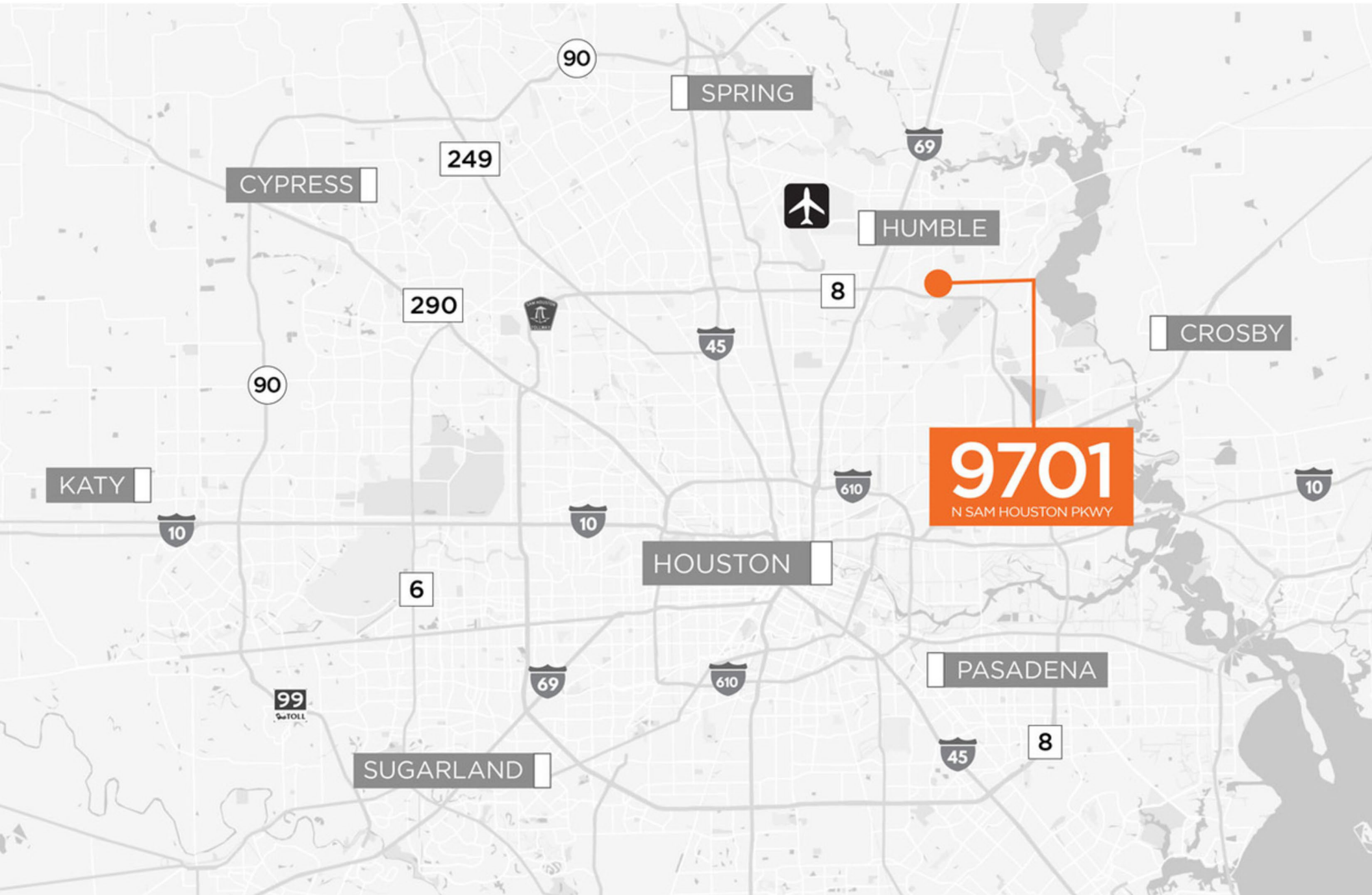




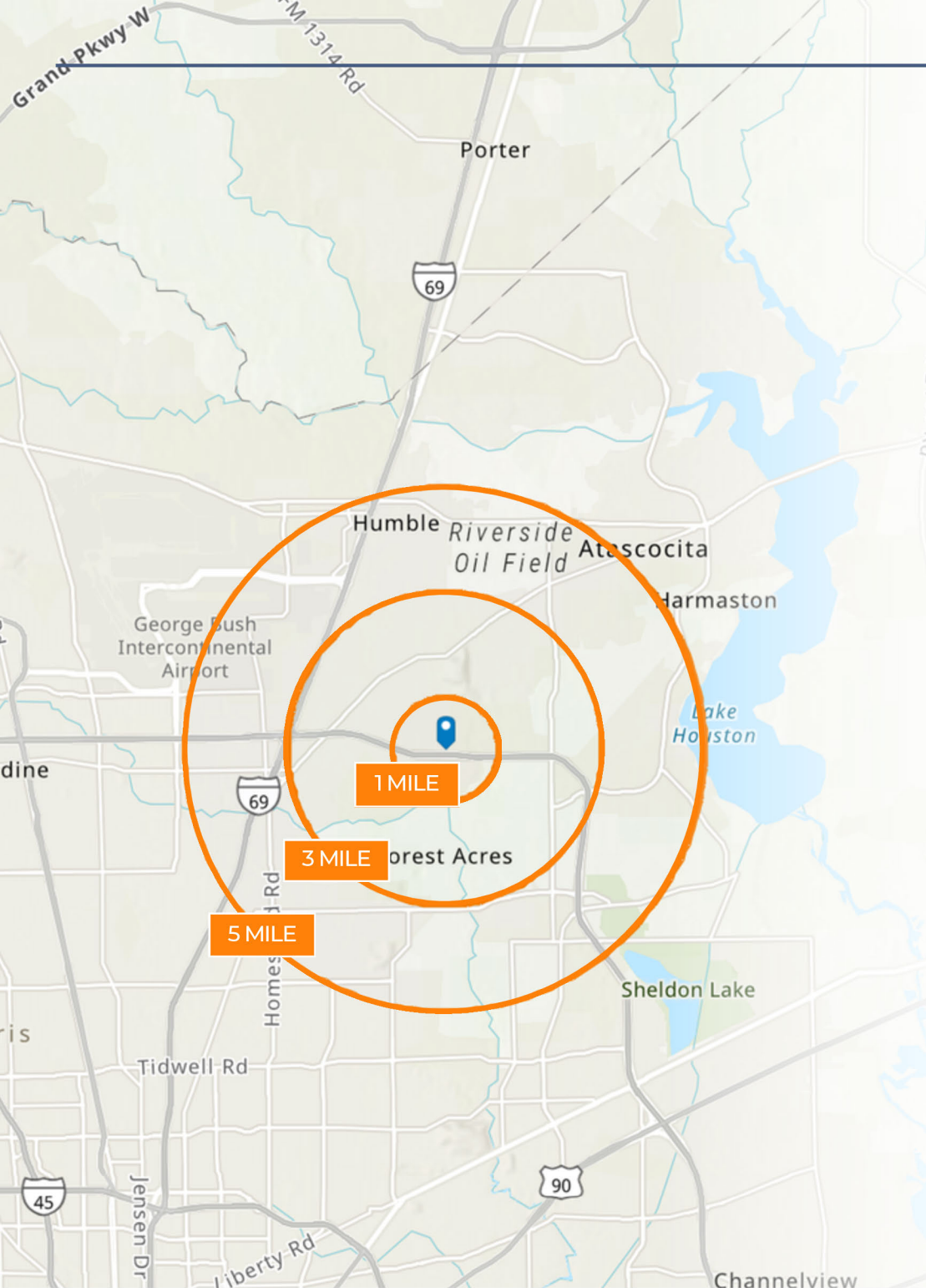
SURROUNDING AMENITIES



PROPERTY LOCATION



DEMOGRAPHICS



METRIC	1 Miles	3 Miles	5 Miles
Population Summary			
2025 Total Population	12,508	63,320	175,537
2025 Total Daytime Population	9,952	48,979	149,809
Workers	4,073	18,349	64,033
Residents	5,879	30,630	85,776
Household Summary			
2025 Average Household Size	2.75	3.05	2.99
2030 Average Household Size	2.71	2.299	2.93
2025 - 2030 Annual Rate	1.45%	1.15%	0.91%
Housing Unit Summary			
2025 Housing Units	4,775	21,117	60,610
Owner Occupied Housing Units	58.8%	64.5%	62.5%
Renter Occupied Housing Units	41.2%	35.5%	37.5%
Income			
2025 Household Income Base	4,556	19,955	57,166
Average Household Income	\$115,393	\$113,163	\$113,051
Median Household Income			
2025	\$85,701	\$87,890	\$84,901
2030	\$103,167	\$99,432	\$95,466
Per Capita Income			
2025	\$41,790	\$36,159	\$37,148
2030	\$47,228	\$40,685	\$42,374

HOUSTON - MARKET OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2023 the Houston metro added 1,500,000 people, which is a 25.3% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, international businesses, distribution, and technology. The Houston MSA is home to 26 fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.



4th largest city

14 Houstonians: nearly 1 in 4 are foreign-born

90 countries have official government representation here

7th largest metro economy

Top 3 Metro in the nation for the number of consular offices

5,000 + Houston companies doing business abroad

INTERNATIONAL BUSINESS CENTER

19 Foreign banks from 10 nations

1,700+ Houston firms report foreign ownership

Race/Ethnicity
Houston today mirrors the U.S. in four decades

2 INTERNATIONAL AIRPORTS

HOUSTON AIRPORT SYSTEM
George Bush Intercontinental and William P. Hobby Airports

1 SPACE PORT

Ellington Airport Launch Site
License approved by FAA in 2015
Became a commercial spaceport in 2015

16th Busiest in the world by tonnage

PORT OF HOUSTON: BUSIEST PORT IN TEXAS

188 nonstop destinations to 37 countries

2018 Passenger Volume (Pre COVID)

122 Domestic Destinations

66 International Destinations

37 Countries

1st in U.S. import & export tonnage

2nd in total tonnage in the U.S.

46.5 DOMESTIC Million

58.3 Million total passengers

11.8 INTERNATIONAL Million

MORE THAN 8,000 ships visit annually

Approximately 100 steamship lines | provides services between Houston | and more than 1,000 global ports

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