



FOR SALE

RETAIL CENTER ANCHORED BY DENTAL TENANT

14707 US-59, HUMBLE, TX 77396

10,962 SF BUILDING | 28,790 SF LOT

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Retail Center Anchored by Dental Tenant



Location

14707 US-59
Humble, TX 77396



Size

Building: 10,962 SF
Lot: 28,790 SF

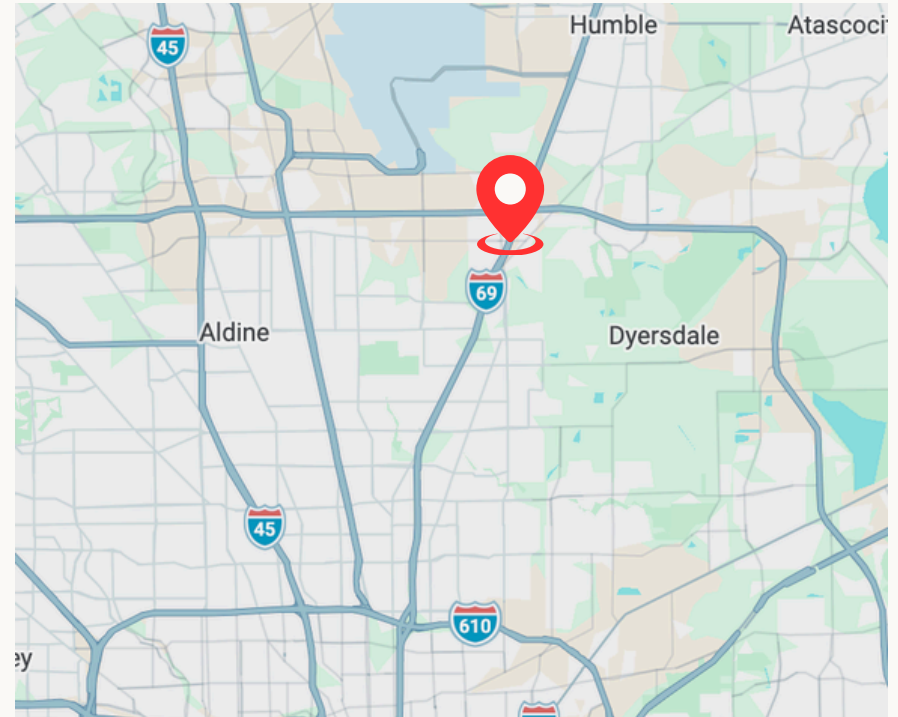


Price

\$2.39M

HIGHLIGHTS

- Value-add retail investment opportunity with stable in-place income and lease-up upside
- Built in 2004 | Fully renovated in 2025 (new roof, HVACs, electrical, and paint)
- 6,462 SF immediately available for lease
- Ideal for medical, retail, or service users
- Anchored by an established dental operator with 5 locations
- Tenant occupies 3,500 SF on a lease through 2031 with renewal options. Tenant currently paying \$6,900/month
- Low operating expenses: approximately \$18,000/year taxes and \$12,000/year insurance
- Strong surrounding demographics with above-average household incomes
- Well-maintained asset positioned for long-term growth and income stability
- Right on the freeway with excellent visibility and significant upside as the surrounding area continues to grow rapidly



TRAFFIC COUNTS

- Strong visibility with 15,000+ VPD on Frontage Rd and 217,000+ VPD on I-59

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population (2025)	10,571	62,950	145,874
Projected Population (2030)	10,651	62,374	146,040
Average HH Income (2025)	\$54,176	\$86,872	\$81,342

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Aerial Map



14707 US-59



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Lot Photos



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