218 E MAIN ST

Humble, TX 77338

Retail Investment Opportunity

Offering Memorandum

EXCLUSIVELY LISTED BY

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Patrick Graham
Broker of Record
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INVESTMENT HIGHLIGHTS

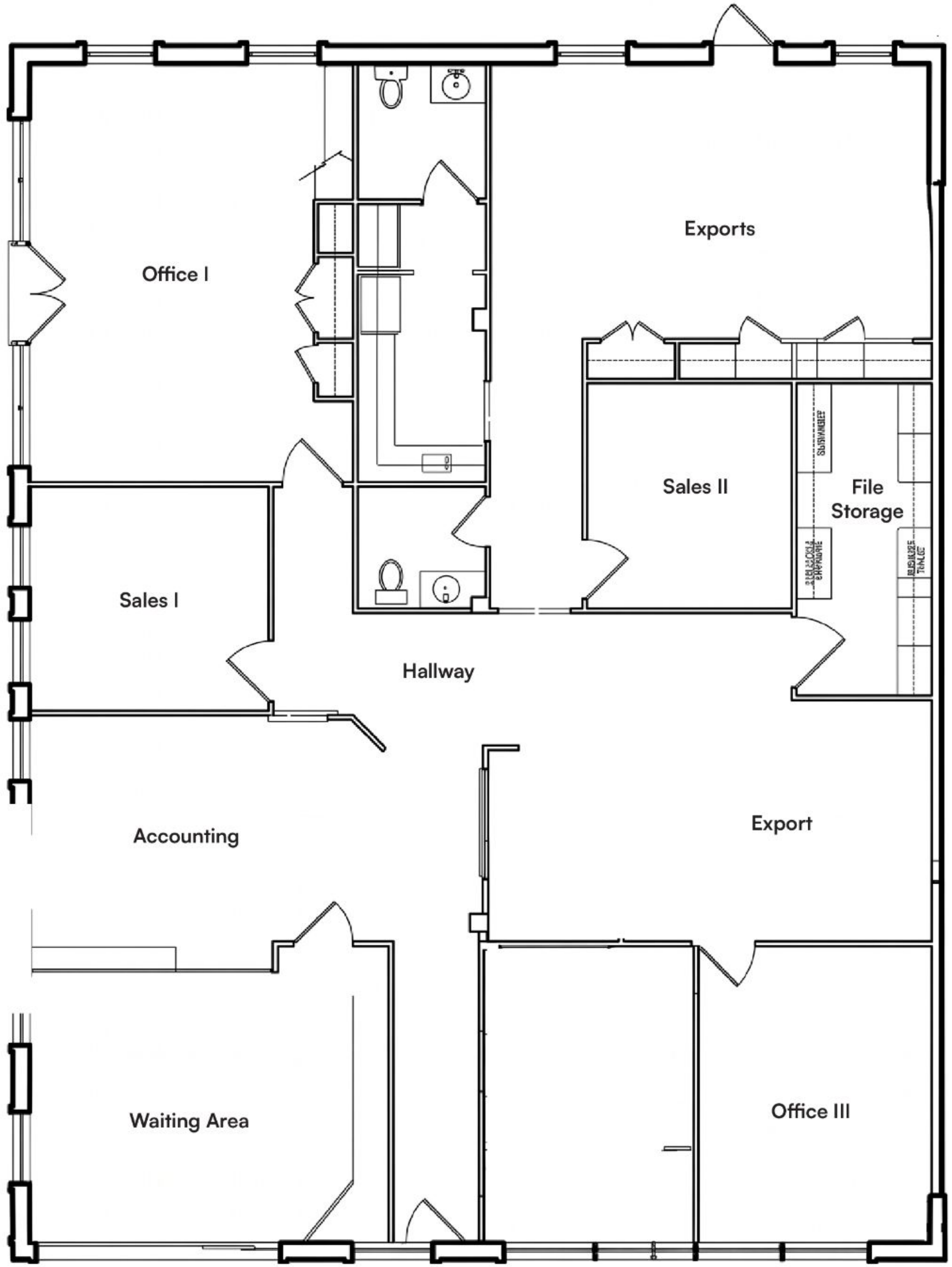
Contact Broker
Price

±3,950 SF
GLA

Property Highlights

- **Turnkey Office Space –** Fully furnished and move-in ready for immediate occupancy with minimal downtime or additional investment
- **Professional Setting –** Well-maintained property offering a clean, efficient work environment
- **Prime Historic Humble Location –** Centrally located with excellent visibility, strong traffic exposure, and easy access
- **Flexible Use Potential –** Ideal for owner-users, investors, or professional office tenants
- **Versatile Layout –** Suitable for office, medical, administrative, or service-oriented businesses
- **Walkable Amenities Nearby –** Surrounded by restaurants, retail, shops, and everyday services
- **Excellent Accessibility –** Quick access to FM 1960, Hwy 59/I-69, Beltway 8, and IAH Airport
- **Strong Regional Connectivity –** Convenient to surrounding residential areas and business districts

N
Costco Wholesale
Target
Kohl's
Deerbrook Mall
macy's
JCPenney
Dillard's
Dick's Sporting Goods
amc
Barnes & Noble
VS
Hollister
Total Wine & More
Ross Dress for Less
Boot Barn
Walmart Supercenter
sam's club
Kroger
FM 1960 Bypass Rd ± 46,900 VPD
Deerbrook Marketplace
Marshalls
Best Buy
Crunch Fitness
Bath & Body Works
Cost Plus World Market
worldmarket.com
Office Depot
Old Navy
Ulta Beauty
bel Furniture
Red Lobster
Urgent Care for Kids
The Home Depot
Deerbrook Crossing
Gordon Food Service Store
Cosmic Air Adventure Park & Arcade
brick house Tavern + Tap
Pancho's Mexican Buffet
Harbor Freight
planet fitness
Chuck E. Cheese
Academy Sports + Outdoors
Burlington
Humblewood
petco
Michaels
five BELOW
Subject Property
± 127,100 VPD
Memorial Hermann Northeast Hospital
±257 Beds
Township Apartments
±300 Units
Meadowbrook
±180 Units
Distribution Warehouse
CALUMET
Lakeland Elementary
±945 Students
Interstate 69
GMC
Buick
Jeep Wrangler
Dodge
Warehouse
Living Spaces
WoodSpring Suites
An Extended Stay Hotel
Public Storage
Whataburger
Panda Express Chinese Kitchen
Humble High
±2,900 Students
George Bush Intercontinental Airport


Office I
Exports
Sales II
File Storage
Sales I
Hallway
Accounting
Export
Waiting Area
Office III


NE
E Main St
S Avenue B

218 E Main St
Humble, TX 77338

Contact Broker
Price

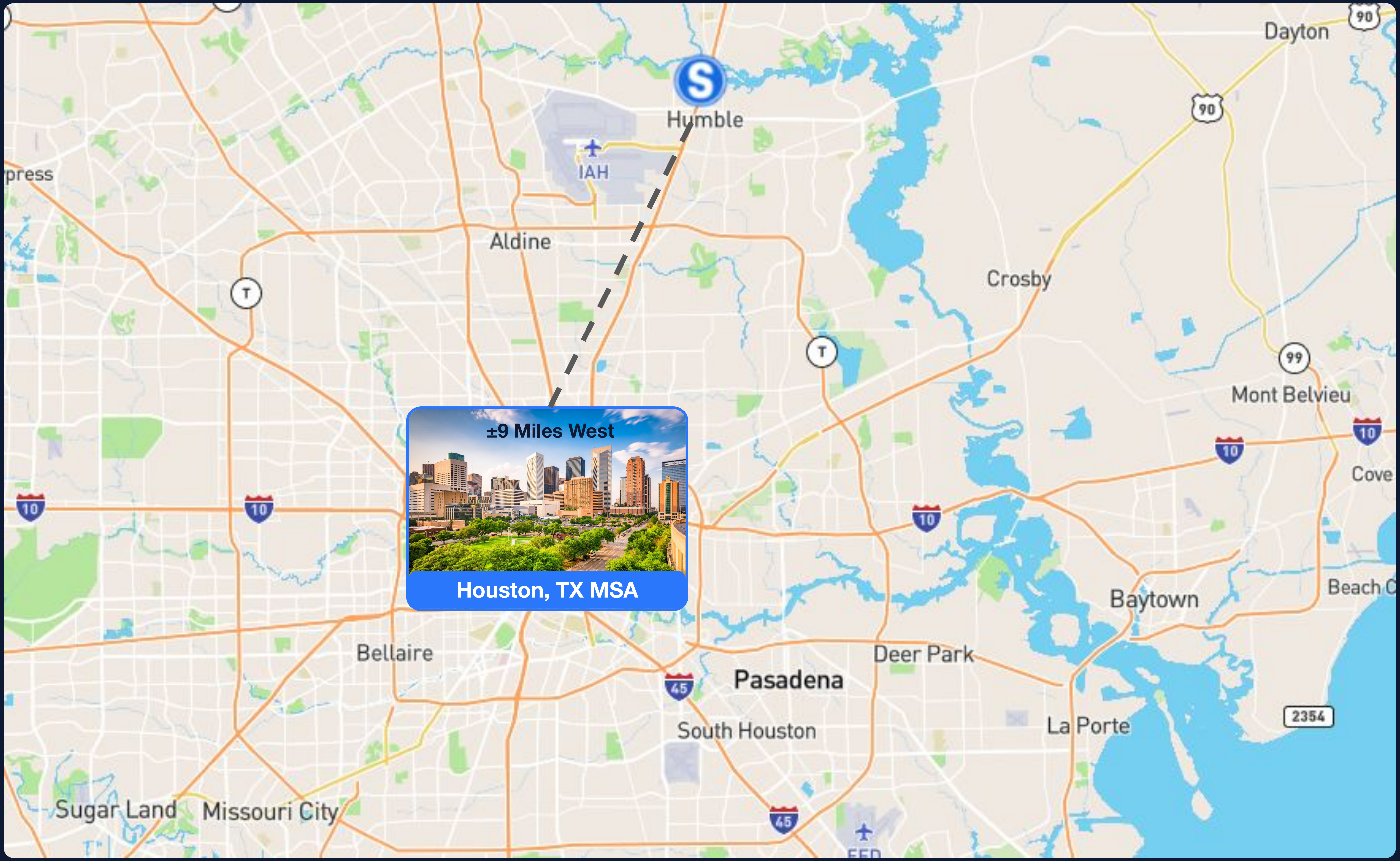
±3,950 SF
GLA

±5,001 SF
Lot Size

±127,100
Vehicles Per Day (I-69)

MARKET OVERVIEW

218 E Main St Humble
Humble, TX 77338

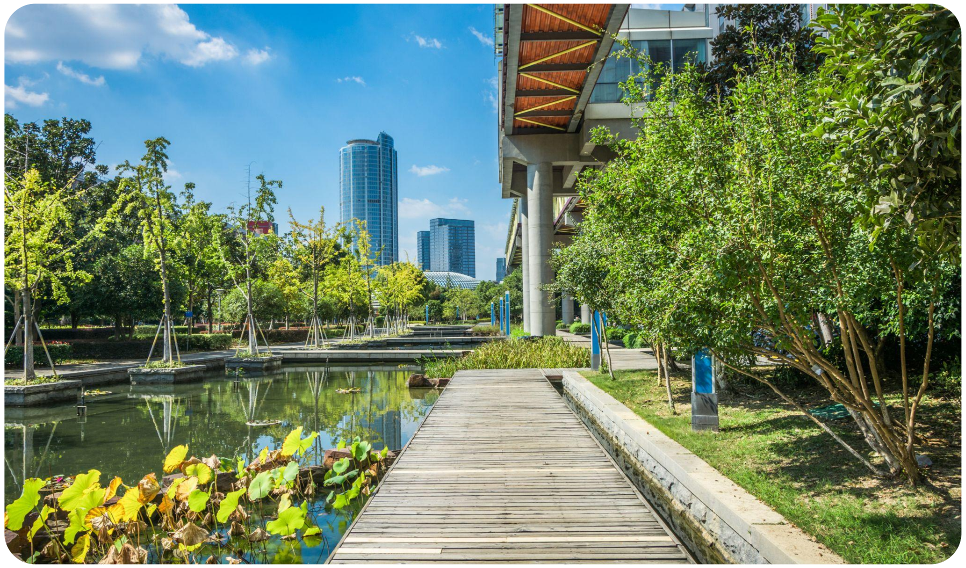


HUMBLE, TX

Local Market Overview

Situated in the city of Humble, Texas, within the broader Houston–The Woodlands–Sugar Land metropolitan area, this location benefits from one of the largest and most economically dynamic regions in the United States. The Houston metro continues to demonstrate long-term economic resilience, supported by a diverse employment base spanning healthcare, energy, logistics, retail, advanced manufacturing, and professional services. Consistent population growth and in-migration trends have contributed to expanding demand for both healthcare and consumer-oriented services across suburban communities such as Humble, where a growing residential population and strong workforce demographics support sustained commercial activity.

The area also benefits from proximity to several established regional healthcare institutions, major retail corridors, and national retailers, creating a strong ecosystem for both medical and consumer-focused businesses. The presence of recognized healthcare operators and established retail anchors enhances the attractiveness of the submarket for physicians, specialty groups, restaurants, service providers, and ancillary healthcare users seeking strategic locations with established customer access and visibility. Additionally, accessibility to major transportation corridors, including U.S. Highway 59/I-69, Beltway 8, and proximity to George Bush Intercontinental Airport, further strengthens regional connectivity and convenience for residents, employees, and visitors.



Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,281	45,279	162,060
Current Year Estimate	7,223	44,974	157,264
2020 Census	6,918	42,929	149,130
Growth Current Year-Five-Year	0.81%	0.68%	3.05%
Growth 2020-Current Year	4.42%	4.76%	5.45%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	2,962	15,877	56,695
Current Year Estimate	2,930	15,616	54,183
2020 Census	2,717	14,738	50,637
Growth Current Year-Five-Year	1.08%	1.67%	4.63%
Growth 2020-Current Year	7.87%	5.96%	7.00%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$73,468	$92,123	$114,082

HOUSTON, TX MSA

The Houston metropolitan area is distinguished by its exceptional and sustained population growth, underscoring its strong economic momentum and regional appeal. In recent years, the metro has experienced significant expansion, solidifying its standing as one of the fastest-growing major metropolitan areas in the United States. Continued in-migration, a diverse employment base, and a dynamic business environment have fueled this upward trajectory, reinforcing Houston's position as a premier destination for residents, employers, and long-term investment.

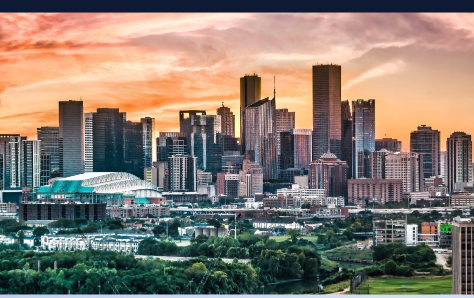
The Houston metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional appeal and economic vitality. In recent years, Houston has experienced remarkable expansion, reinforcing its position as one of the fastest-growing major metropolitan areas in the United States. Sustained in-migration, a diverse and resilient employment base, and continued business investment have driven this upward trajectory.

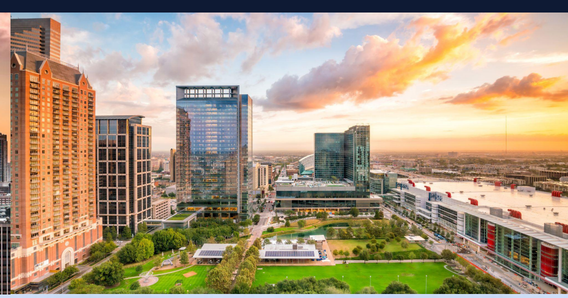
Total Population
2.3 Million

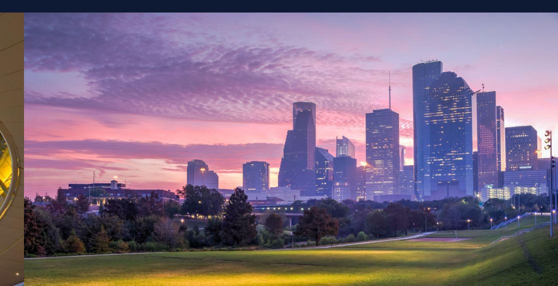
Median HH Income
$64,813

Annual Visitors
53.9 Million

GDP
$697+ Billion







ECONOMIC DRIVERS

$697B+
Regional Gross Domestic Product

Port of Houston
Busiest U.S. Port for Regional Trade and Logistics

ECONOMIC DRIVERS

Houston's economic foundation rests on its globally significant energy sector—spanning oil, gas, petrochemicals, and growing renewable energy—while the Texas Medical Center and a vibrant aerospace cluster further diversify growth. Trade, innovation, and tech manufacturing continue to expand, supported by infrastructure such as the Port of Houston and emerging AI and innovation districts.

PRIMARY INDUSTRIES

- Energy (Oil, Natural Gas, Petrochemicals, Renewables)
- Healthcare and Biomedical Research
- Aerospace and Aviation
- Trade and Logistics
- Technology and Innovation

TOP EMPLOYERS

- Texas Medical Center institutions
- Major energy corporations (e.g., Phillips 66, ConocoPhillips, Occidental Petroleum, ExxonMobil)
- NASA's Johnson Space Center and Houston Spaceport tenants
- Port of Houston Authority
- Innovation ecosystem (e.g., The Ion District and affiliated tech ventures)

RECENT DEVELOPMENTS

- Houston's GDP reached a record $697 billion in 2023, up 25 percent from 2021.
- Apple and Nvidia are establishing AI hardware manufacturing facilities in Houston, signaling a shift toward high-tech industrial production.
- A $365 million cable manufacturing plant ("Project Greenstar") is planned near Harris County, aimed at supporting energy industry demands.

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11-2-2015

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 parties to a real estate transaction honestly and fairly.

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 or subagent by the buyer or buyer's agent.

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.

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 writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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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