

**Retail
For Sale**
For Lease

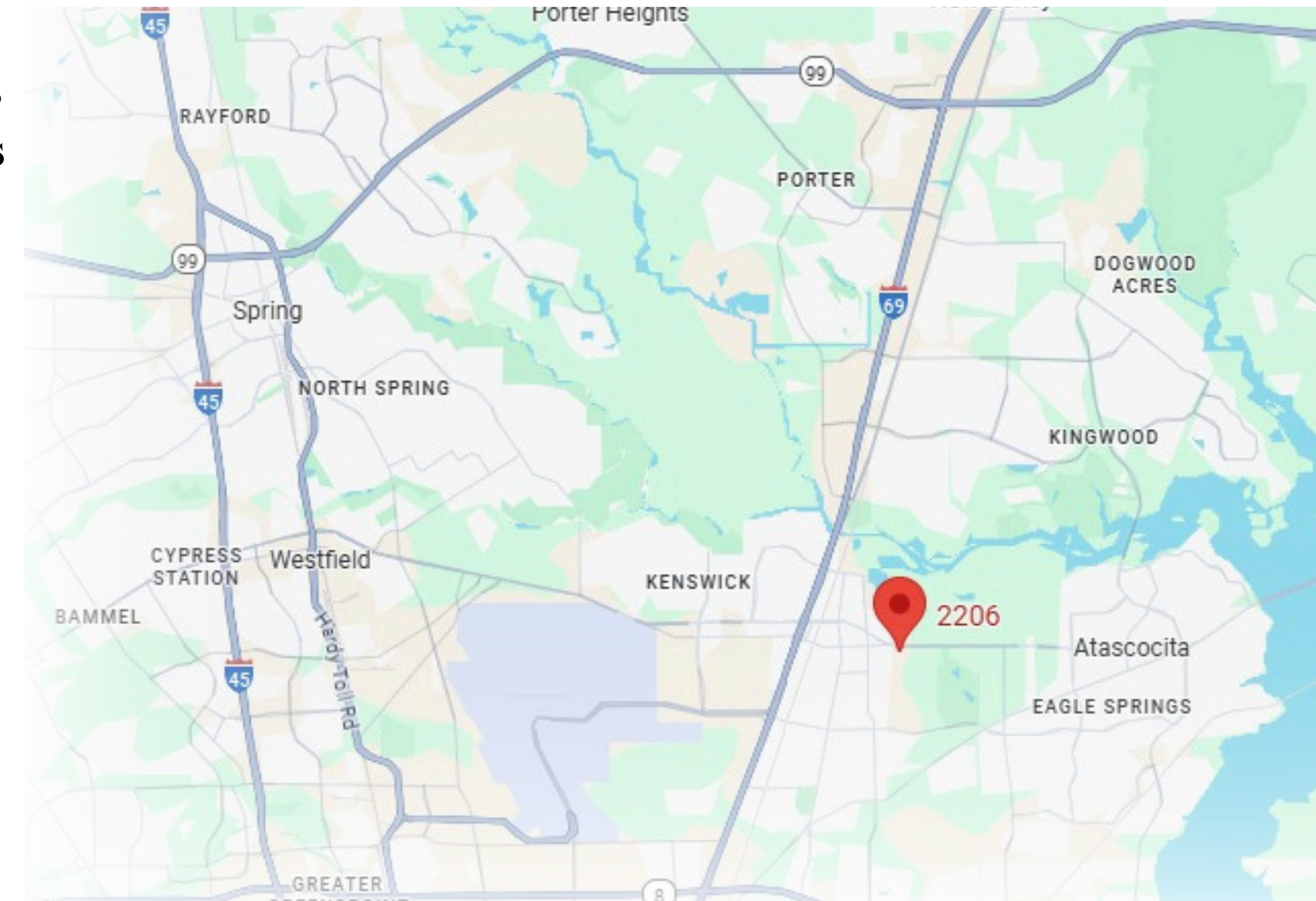


HIGHLIGHTS

- 7,476 SF retail center on a 21,130 SF lot
- Prime visibility with 239' of direct frontage on FM 1960
- Located along one of North Houston's highest-traffic commercial corridors
- Surrounded by major national retailers and dense residential neighborhoods
- Strong traffic counts and consistent consumer draw
- Flexible floor plans suited for retail, restaurant, or service-based users
- Attractive value-add potential for investors
- Positioned within the rapidly growing Humble / FM 1960 trade area
- Excellent opportunity for owner-users or investors seeking long-term stability

Size: 7,476 SF

Price: \$1,350,000



ABOUT THE PROPERTY

Discover a high-visibility retail opportunity on one of North Houston's strongest commercial corridors. This 7,476 SF shopping center sits prominently along FM 1960 with an impressive 239 feet of frontage, ensuring nonstop exposure to heavy daily traffic. Located on a 21,130 SF lot, the property is surrounded by major national retailers, dense residential neighborhoods, and a thriving consumer base.

With flexible layouts ideal for retail, restaurant, service, or value-add repositioning, this property offers exceptional long-term demand in the rapidly expanding Humble / FM 1960 trade area.

Farid Chatur

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5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056

RENT ROLL & EXPENSES

	TENANT	SIZE (SF)	COMMENCEMENT	LEASE EXPIRATION	BASE RENT	NNN	OCCUPANCY
1	Sport's bar	2,440	March 1, 2022	February 28, 2027	\$2,300		
2	Tire shop	5,036	Sept 1, 2025	August 31, 2030	\$4,000	\$100	
3	Billboard			December, 2055	\$700		
					\$7,100		100%

OPERATING STATEMENT

INCOME	
Rental Income	\$ 84,000
Recoveries	\$ 1,200
TOTAL INCOME	\$85,200
OPERATING EXPENSES	
Insurance RE	\$ 2,400
Taxes	\$ 5,000
CAM	\$ 1,800
TOTAL OPERATING EXPENSES	\$9,200
NET OPERATING INCOME	\$ 76,000

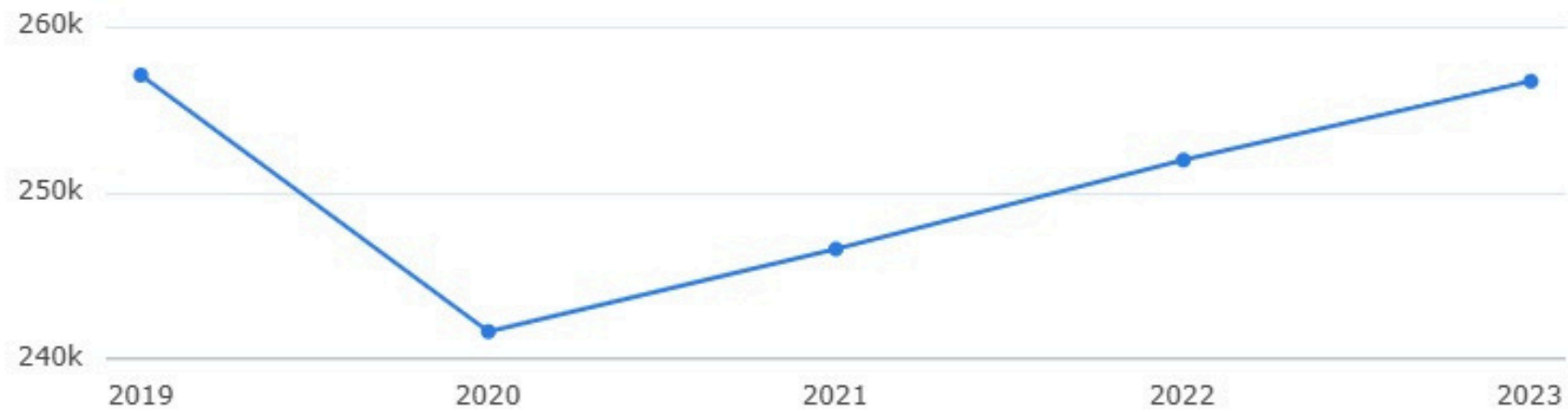
PRICE

VALUATION		
Building SF		7,476 SF
Land SF		21,130
		SF
Leased SF		7,476 SF
Occupancy		100%
Net Operating Income Building		\$ 76,000
Cap Rate		6.91%
TOTAL PRICE		\$ 1,100,000

Population

256.7k

5 mi radius



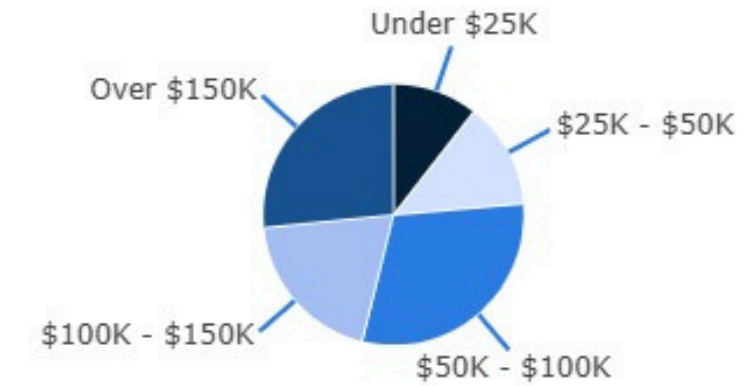
Household Income

\$93.3k

Median Income

\$103.5k
2028 Estimate

↑ 11%
Growth Rate



Age Demographics

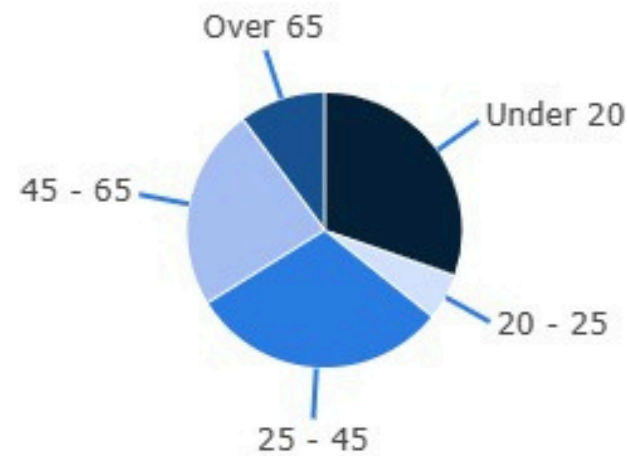
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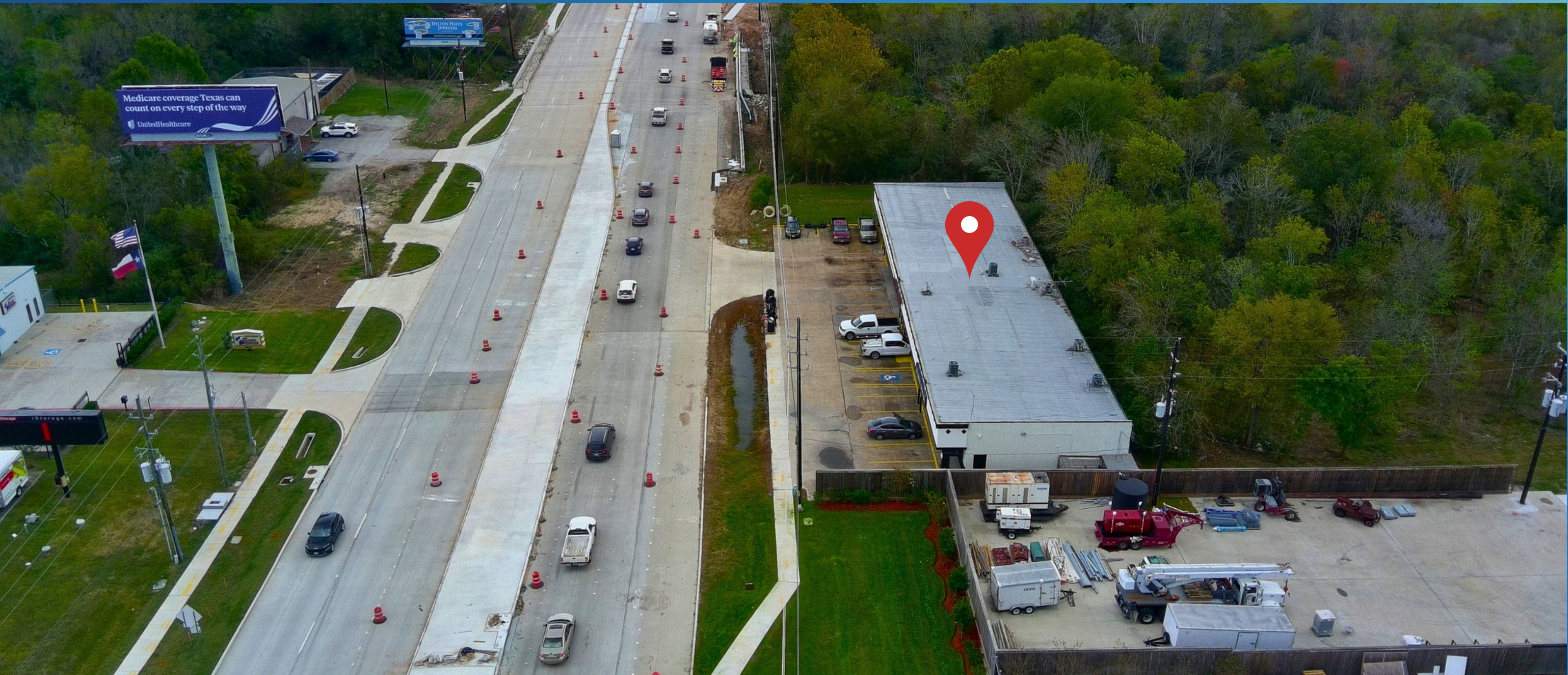
Median Age

36

2028 Estimate

↑ 1%
Growth Rate

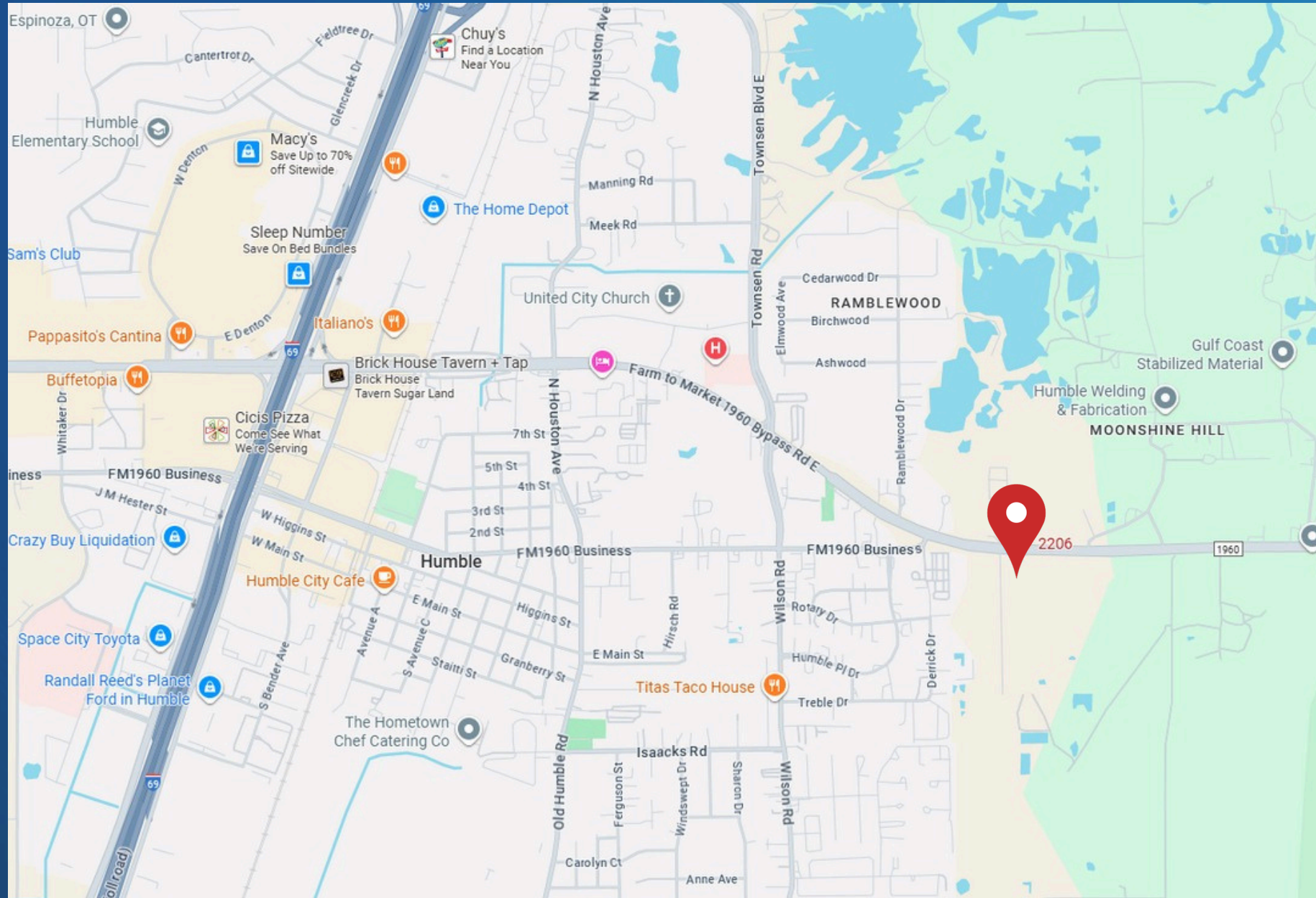




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