

ADAM OLSEN

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

**1.56-ACRE COMMERCIAL DEVELOPMENT SITE |
HIGH-VISIBILITY FM 1960 FRONTAGE**

0 FM 1960 W | HUMBLE, TX 77338



OFFERING SUMMARY

SALE PRICE

\$1,170,000

PROPERTY TYPE

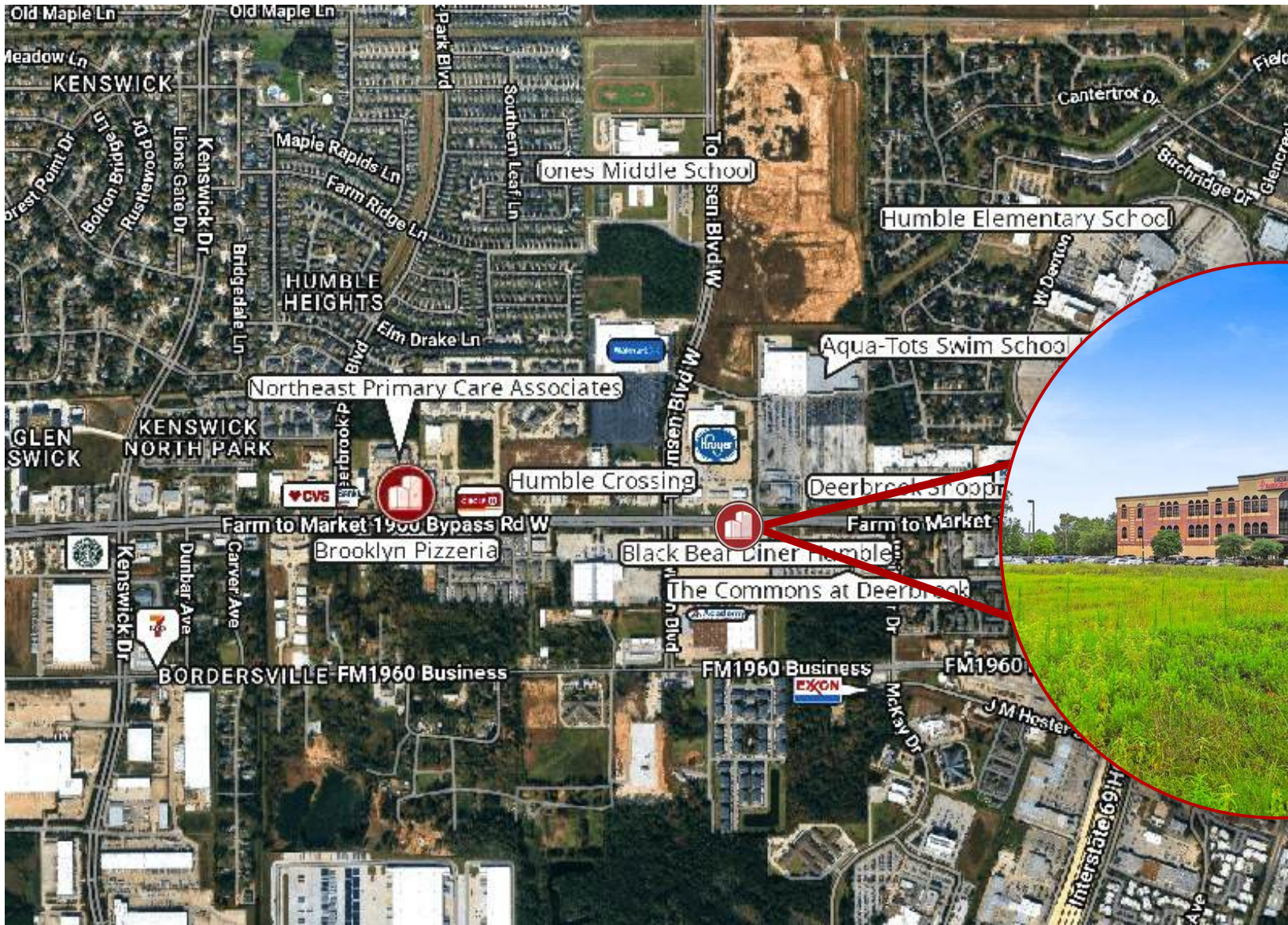
COMMERCIAL OR MIXED-USE GROWTH

LOT SIZE

1.56 ACRES

PROPERTY HIGHLIGHTS

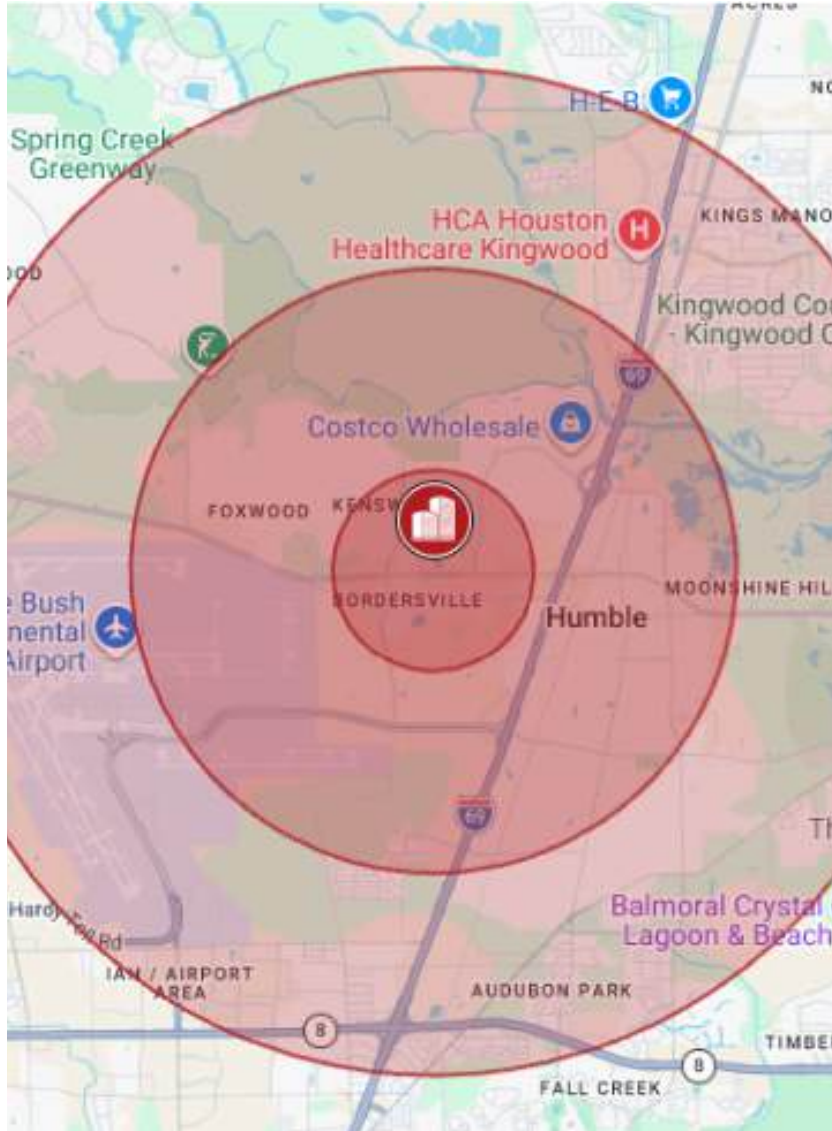
- 1.56 acre corner site at a high-visibility, signalized intersection on FM 1960 West and Deerbrook Park Blvd
- Two separate adjoining lots also available for sale—offering expanded development potential
- Prime location in the heart of Humble's rapidly growing retail and commercial corridor
- Excellent frontage and easy access to I-59, Beltway 8, and FM 1960 Bypass
- Surrounded by national retailers, medical offices, hotels, and commercial developments
- Minutes from Deerbrook Mall—one of Northeast Houston's top shopping and entertainment hubs
- Strong demographics with over 30,000 residents within a 3-mile radius and rising household income
- Ideal for retail, QSR, medical, service-based, or experiential/lifestyle development
- Flat, cleared, and development-ready land with utilities and municipal infrastructure available
- Perfect for a retail center, freestanding office or medical facility, or a mixed-use concept
- Exceptional long-term value in a high-growth market with ongoing commercial investment



Property Photos



Demographics



The property is located at the signalized intersection of FM 1960 West and near Deerbrook Park Blvd in Humble, TX—just west of Deerbrook Mall.

From I-69/US-59, take the exit for FM 1960 and head west for approximately 0.8 miles. Turn right onto Deerbrook Park Blvd, and the property will be immediately visible at the corner.

From Beltway 8, take the exit for FM 1960 and travel east for about 5.5 miles. Turn left onto Deerbrook Park Blvd, and the site will be on your immediate left at the intersection.

Located just minutes from George Bush Intercontinental Airport and major retail centers, this site is highly accessible and perfectly positioned for maximum exposure.

	1 Mile	3 Miles	5 Miles
Total population	11,106	44,832	111,539
Persons per household	2.9	3	3
Total household	3,787	15,136	37,280
Average household income	\$75,802	\$75,844	\$84,508
Average age	36	36	36
Average age male	34	35	35
Average age female	38	37	37

Demographics data derived from AlphaMap

Market Overview

Humble, Texas offers a strong commercial environment supported by established retail activity, regional connectivity, and continued residential growth. This site is positioned along the FM 1960 commercial corridor near Deerbrook Mall, national retailers, medical offices, hotels, and other established commercial uses.

The property benefits from convenient access to I-69/US-59, Beltway 8, and FM 1960, providing connectivity to both local consumers and the broader Northeast Houston market. With more than 30,000 residents within a 3-mile radius and continued growth in population and household income, the surrounding area provides a solid consumer base for future development.

Its location at a signalized intersection, combined with high visibility, available municipal infrastructure, and proximity to major retail destinations, supports a range of commercial opportunities including retail, quick-service restaurants, medical, office, service-based businesses, and mixed-use concepts.



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