



2.73 AC FULLY ENTITLED & DEVELOPMENT READY LAND AVAILABLE FOR SALE

NEQ FM 1960 & Townsen Blvd | Humble, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: NEQ FM 1960 & Townsett Blvd
Humble, TX

Size: 2.73 AC

Price: \$18.00 PSF

HIGHLIGHTS:

- Fully entitled with a full set of plans and development ready
- Utilities available
- Detention off site
- Positioned at a signalized intersection
- Easy access to FM 1960 & I-69/US-59
- Located south of Townsen Landing, a mixed-use development featuring residential, multi-family, office, industrial and commercial
- Adjacent to three market-leading grocers: Kroger (± 1.3 million annual visits), Walmart (± 2.5 million annual visits) and Sam's Club (± 2.1 million annual visits)

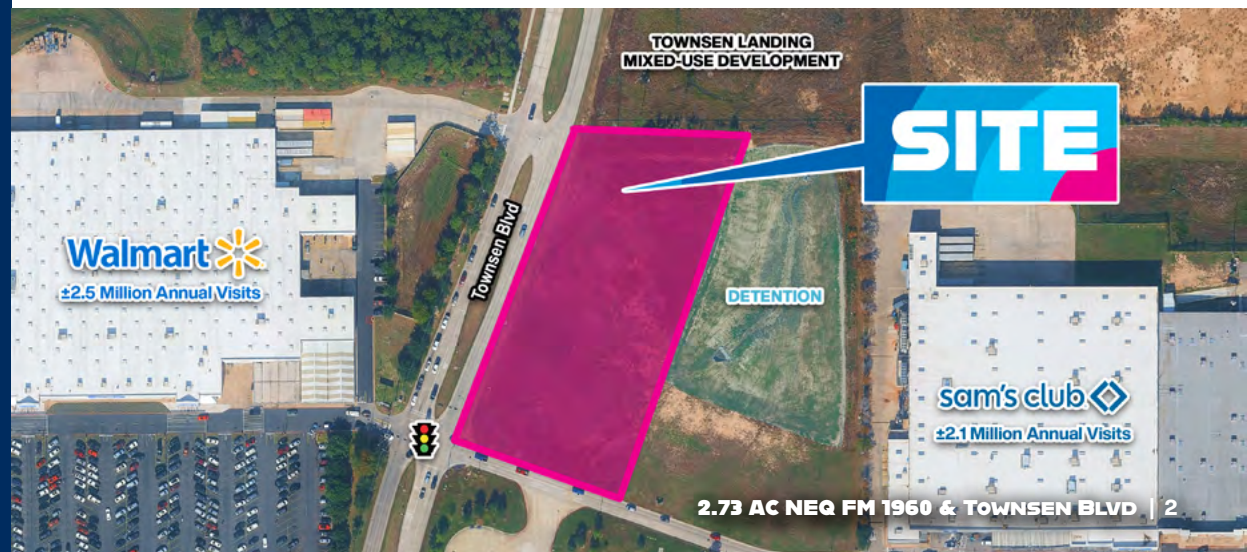
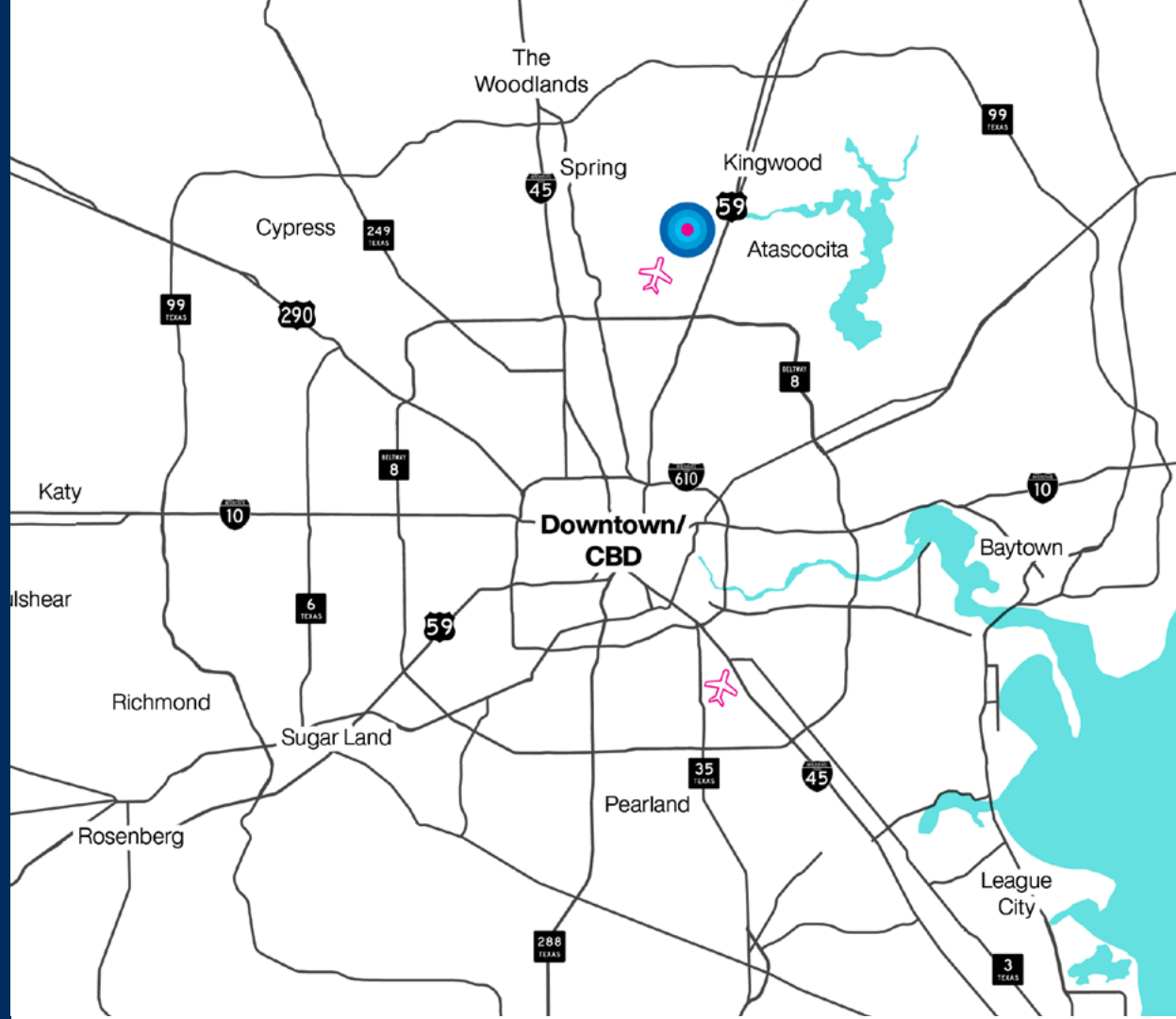
TRAFFIC COUNTS:

FM 1960: 50,068 CPD '24

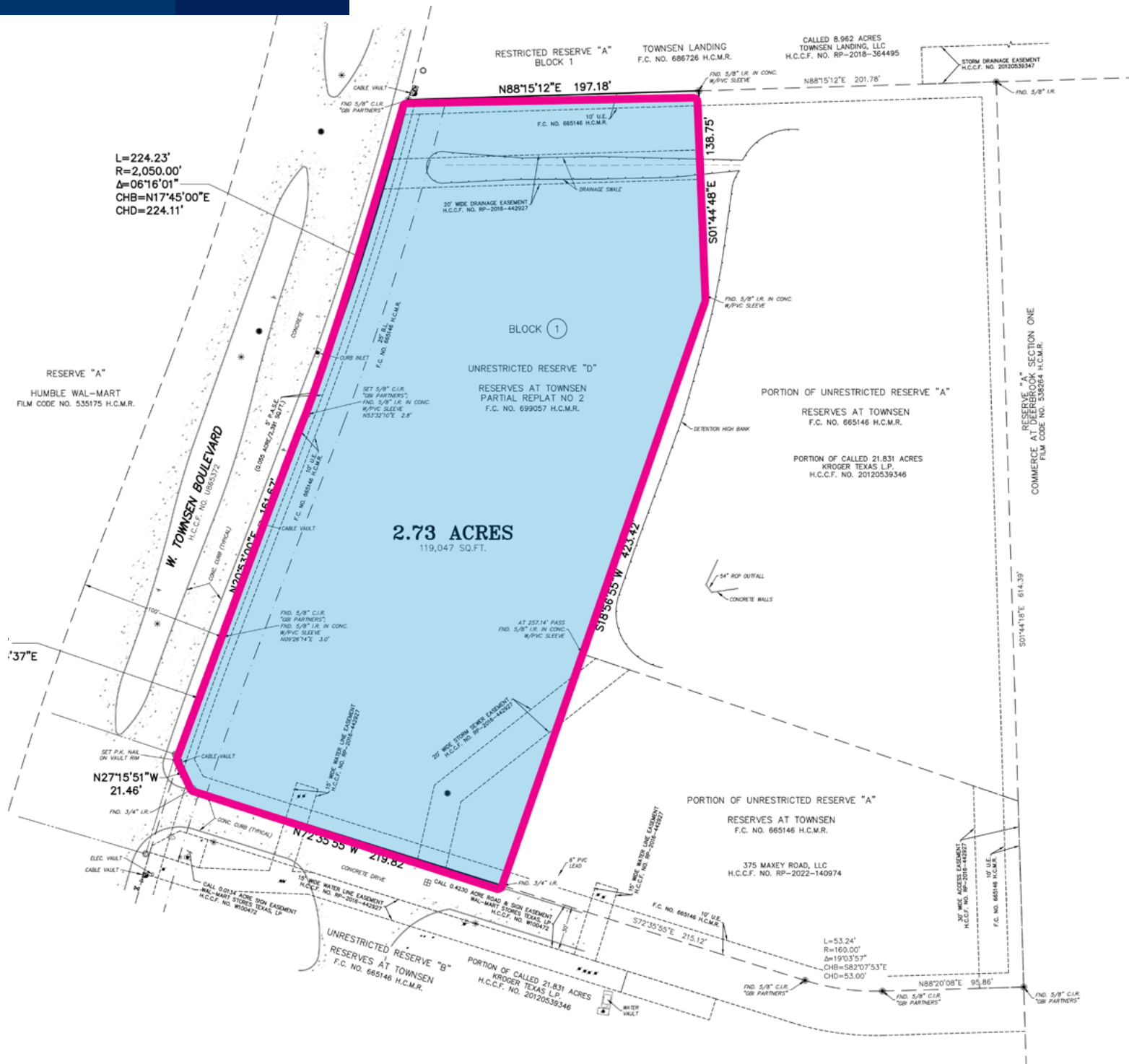
I-69/US-59: 204,525 CPD '24

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	10,744	46,544	122,671
Daytime Pop.	12,442	37,993	95,654
Avg HH Income	\$90,143	\$93,528	\$100,379



PROPERTY SURVEY



TOWNSEN LANDING
MIXED-USE DEVELOPMENT
COMING SOON

SITE

Walmart

±2.5 Million Annual Visits

DETENTION

sam's club

±2.1 Million Annual Visits

FITNESS
CONNECTION

Kroger

±1.3 Million Annual Visits

FIREHOUSE
SUBS
FOUNDED BY FIREMEN
GNC

Capital One

KFC

BLACK ROCK
COFFEE BAR

11,665 CPD '22

McALISTER'S
RESTAURANT

MOD

Mister
CAR WASH

golden
corral

HALF
PRICE
BOOKS

R&B

SALLY
BEAUTY
Rainbow

DOLLAR TREE

WENDEL'S

JCI

50,068 CPD '24

1960

1960

at home

BANK OF AMERICA

JD

Cheddar's

Black
Bear Diner

El Torito

Olive
Garden

TOWNSEN LANDING
MIXED-USE
DEVELOPMENT
COMING SOON

SITE

Townsen Blvd

Jones
Middle School

Humble
Elementary

Walmart

sam's club
FITNESS CONNECTION

Kroger

macy's
claire's
DICK'S
FOREVER 21
Deerbrook Mall
JCPenney
Dillard's
BARNES NOBLE

204,525 CPD '24

50,068 CPD '24

ULTA
KIRKLAND'S
Party City
PETSMART

bel
OLD NAVY

James Avery
JEWELRY
Marshall's
RED LOBSTER
Office DEPOT
Ikea

THE HOME DEPOT

HOTTERS

Ashley
HOMESTORE

Capital One
MOD
Mister CAR WASH

Golden Corral

HALLO BROS
SALLY BEAUTY
Rainbow
Total Wine
ROSS
JCI
PAPPASITOS
Cantina

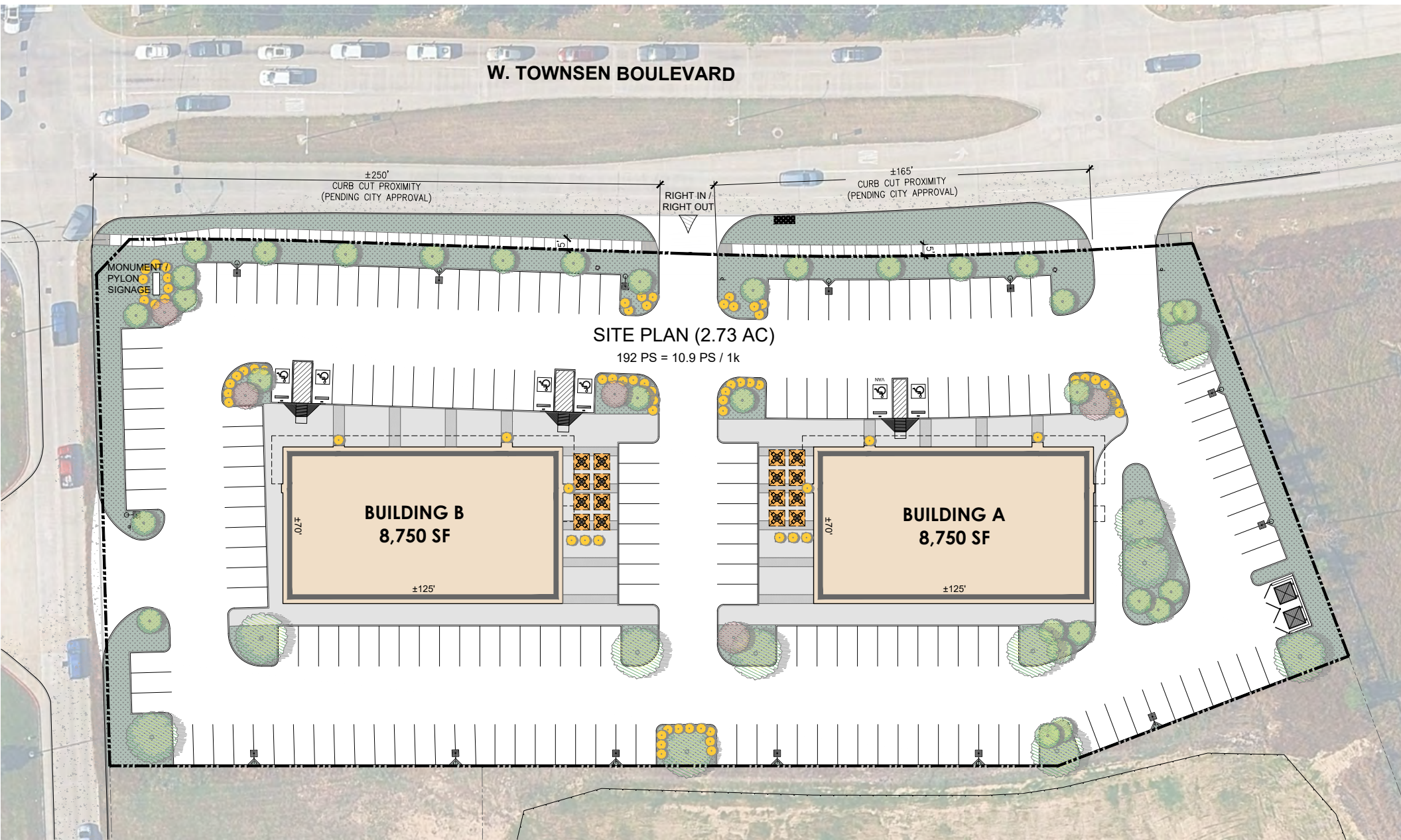
Aaron's
athome
Cheddar's
Black River Dining
THRIFT
Academy
SPORTS & OUTDOORS
Burlington

five BELOW
DSW
Michaels
DAISO

SKECHERS
CHASE
IHOP

McDonald's
CHUCK E. CHEESE'S
Gordon
FOOD SERVICE
HARBOR FREIGHT
DOLLAR TREE

CONCEPTUAL SITE PLAN



CONCEPTUAL RENDERING





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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

SITE

2.73 AC
FULLY ENTITLED & DEVELOPMENT READY
LAND AVAILABLE FOR SALE

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