



BENDER SQUARE

NEC HWY 59 N & FM 1960 | HUMBLE, TX 77338



PROPERTY OVERVIEW

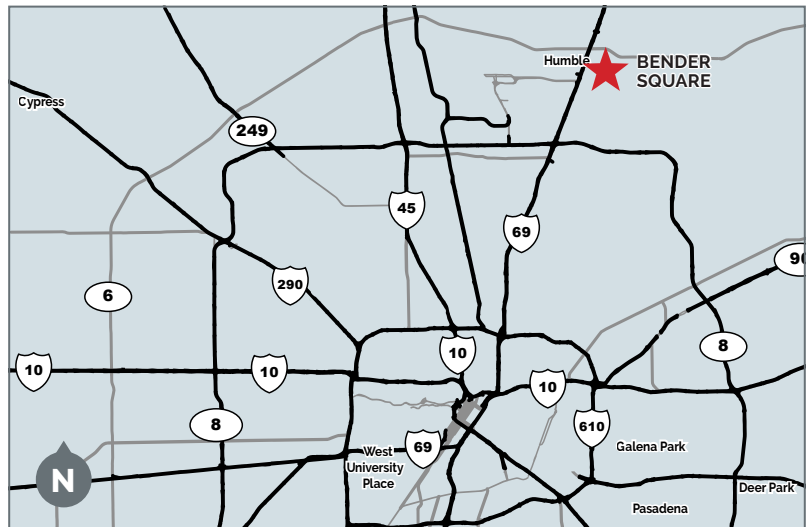
- **Location:** NEC Hwy 59 N & FM 1960 | Humble, TX 77338
- **Gross GLA:** 193,293 sq. ft.
- **Quick access to the City of Atascocita**
- **10 minutes to George Bush Intercontinental Airport**
- **The City of Humble is starting a \$100 million project to widen FM 1960 E from Humble to Atascocita to accommodate an additional 24,500 cars per day by 2040.**
- **Anchor tenants:** Harbor Freight Tools, Dollar General, Pizza Hut, McDonald's, Subway, Firestone and Big Lots

LOCATOR MAP



TRAFFIC COUNTS	VEHICLES/DAY	
US Highway 59 (North & South)	245,101	
W. 1st Street	30,110	
Bender Avenue at FM 1960	20,200	
FM 1960 (East of US Highway 59)	47,965	

DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
Population	7,436	39,777	135,745
Population Growth	6.29%	8.51%	9.39%
Average HH Incomes	\$58,306	\$66,680	\$81,357
Households	2,923	12,509	45,780



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SUITE #	RETAIL	SQ. FT.
112	Subway	1,200
114	Available	1,800
118	Available	1,500
120	Cindie's	3,000
124	Half Priced Boxes	1,200
126	Ice Cream & Yogurt	1,300
128	Wingstop	2,000
130	Donut Junction	1,500
132	Y & B Nails	1,020
134	Eagle American Insurance Agency	1,080
136	Cricket Wireless	900
138	Prosthetic Solution Center of America	3,000
140	Prosthetic Solution Center of America	1,500
142	Chiropractic Clinic	1,800
144	Onin Staffing	1,200
150	Pizza Hut	2,680
152	McDonald's	3,000
156	Big Lots*	34,160
206	Harbor Freight Tools	15,050
210	Humble Bingo*	12,054
214	Mattress City	10,455
218A	Dollar General	10,500
218B	Beauty Supply	10,000
220	BPL Plasma	11,300
220 A	Available	1,900
220 B	Available	3,800
228	Shamrock's	7,508
236	Available	1,260
238	Available	1,800
240	The Grain Cellar	2,000
242	Available	2,000
244	The Hangar Room	2,000
248	Available	3,475
250	Available	4,117
260	Cafe East	15,133
264	Firestone	6,800
268	Title Max	1,600
270	Monterey's Tex Mex	6,225
Storage (Not Retail Space)		1,680

US HIGHWAY 59 (Feeder Road)
179,745 VPD (North & South)



BUSINESS FM 1960 (FIRST STREET)

42,157 VPD

SUITE #	RETAIL	SQ. FT.
101	Available	2,500
102	Available	2,500
103	Walgreens	2,500

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Deerbrook Mall

AMC THEATRES ZALES THE DIAMOND STORE™

JCPenney aerie

macy's Bath & Body Works

sears Dillard's

DICK'S SPORTING GOODS

BEST BUY ULTA

Marshalls

Party City

OLD NAVY

WORLD MARKET

BED BATH & BEYOND

ROSS DRESS FOR LESS™

Total Wine & MORE

BOOT BARN

Tuesday Morning

RSC

DOLLAR TREE

at home

Academy SPORTS+OUTDOORS

Burlington

Michaels Where Creativity Happens

DSW DESIGNER SHOE WAREHOUSE

Conn's DXL MENS APPAREL

BENDER SQUARE

99c ONLY

CHUCK & CHEESE'S

Planet Fitness

Office DEPOT

planet fitness

FAST SIGNS

FURNITURE TOWN

BIG LOTS

DOLLAR GENERAL

HARBOR FREIGHT TOOLS

Pizza Hut

Humble Firestone

MEMORIAL HERMANN Northeast

Urban and A

petco

STAPLES

line

park

sears

BEST BUY