

FOXWOOD FOREST | LEASE / PURCHASE - PART OF PORTFOLIO

19901 FOXWOOD FOREST BLVD, HUMBLE, TX 77338



Property Description

Presenting a remarkable lease or purchase opportunity (part of a 2 property portfolio sale) for a versatile flex property in Humble, TX. Boasting 7,500 SF of space with the potential to serve as an office property, this single-unit building offers flexibility to accommodate a range of business needs. Originally constructed in 1983 and thoughtfully renovated in 2024, this property seamlessly blends functionality with modern appeal. Zoned Unrestricted and strategically situated, this property holds immense potential for businesses seeking an adaptable and dynamic space in the bustling Humble area. Explore the possibilities and secure this property as the foundation for your business growth.

Property Highlights

- 7,500 SF of flexible space
- Ideal for diverse business needs
- Single unit offering versatility
- Built in 1983 - Renovated in 2024
- Strategic location in Humble
- Near Bush International & close to I-69 and Hardy Toll Road

FOR MORE INFORMATION:



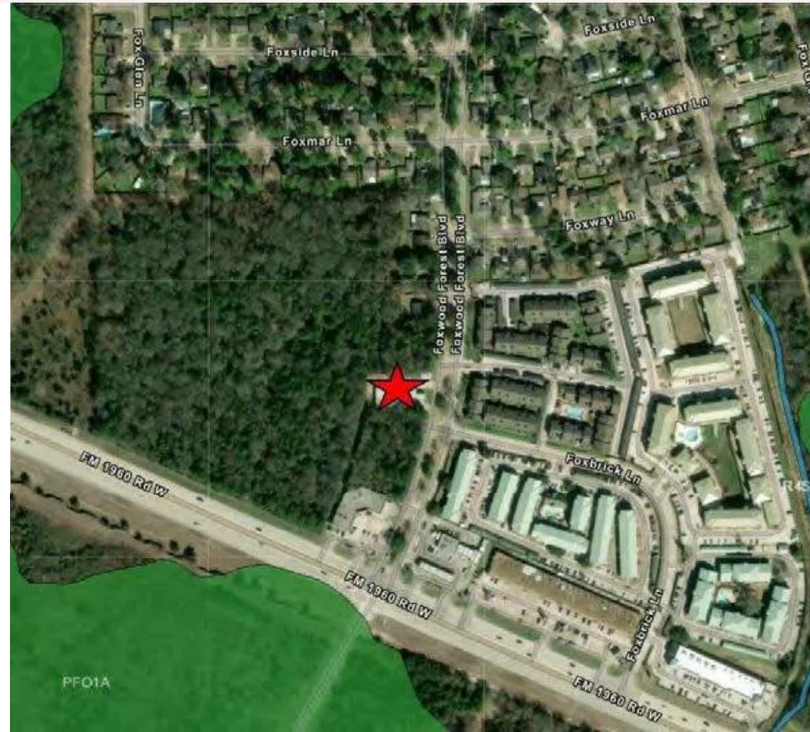
RON BROWN
 PRINCIPAL
 936.689.7228
 RON@TX-CRG.COM

Offering Summary	
Sale Price:	Part of Portfolio Sale
Lease Rate:	Call Broker for Pricing
Number of Units:	1
Available SF:	7,500 SF
Lot Size:	24,839 SF
Building Size:	7,500 SF
NOI:	Call Broker for Portfolio Information
Cap Rate:	N/A

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	392	880	3,338
Total Population	1,153	2,626	10,586
Average HH Income	\$89,613	\$89,273	\$83,091

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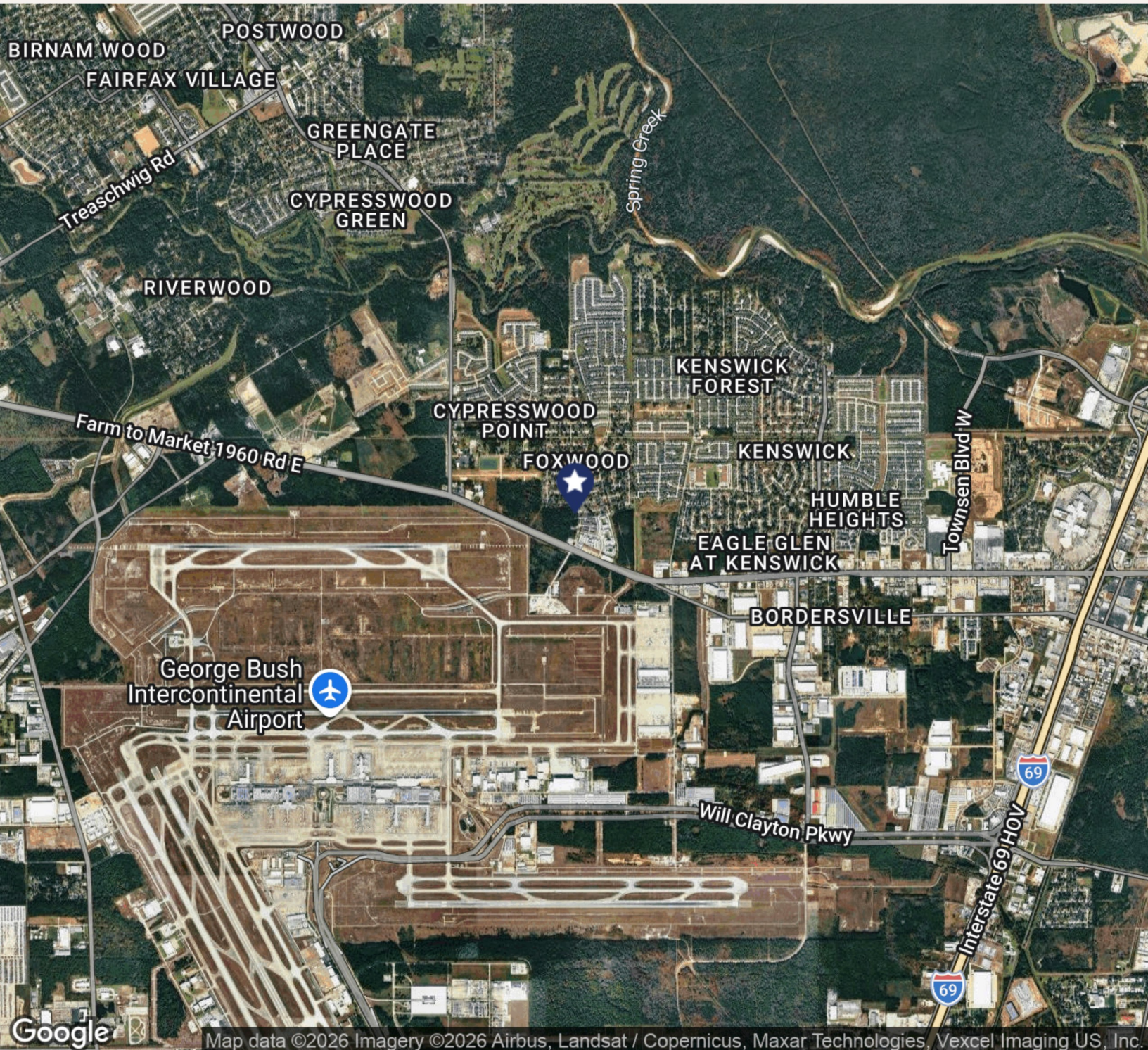
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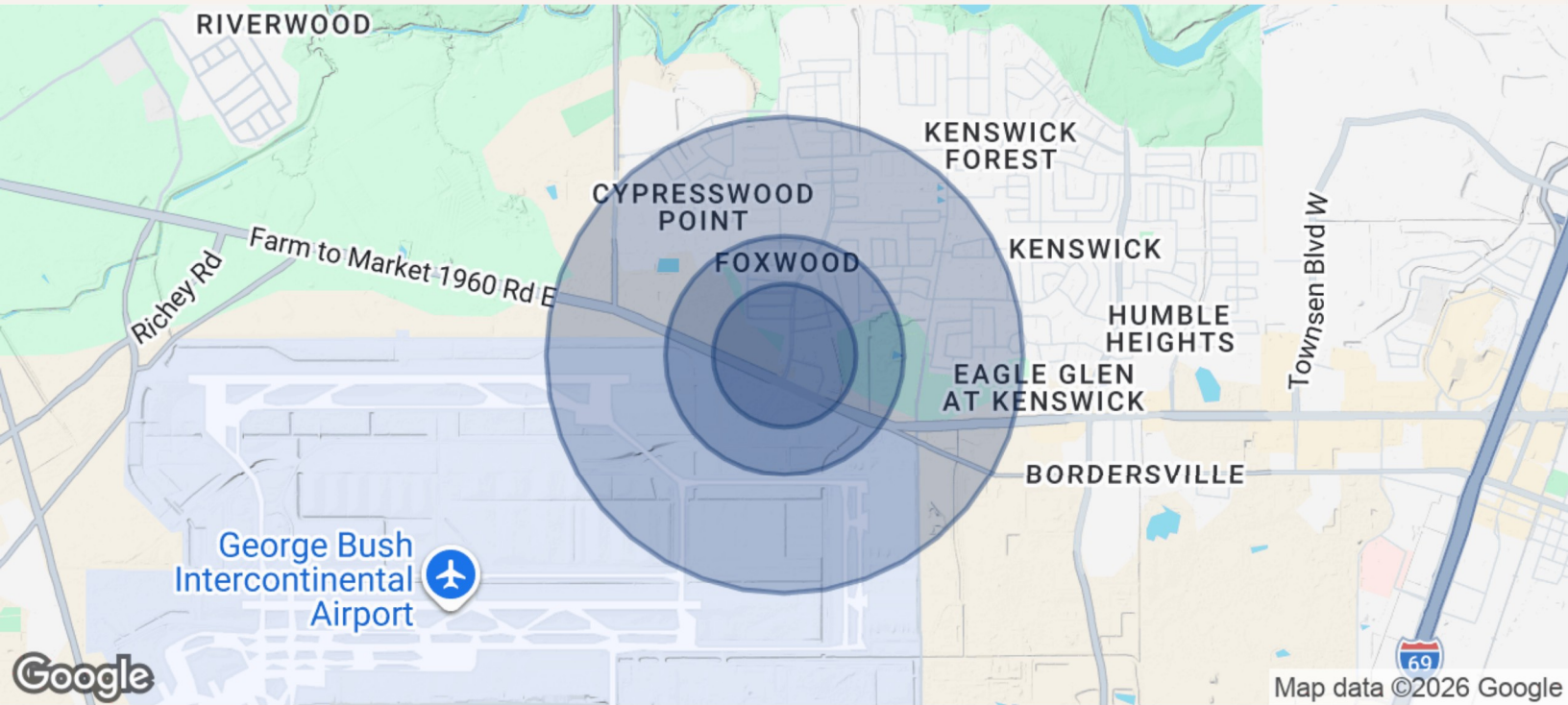
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,153	2,626	10,586
Average Age	36	36	35
Average Age (Male)	36	36	35
Average Age (Female)	36	36	36
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	392	880	3,338
# of Persons per HH	2.9	3	3.2
Average HH Income	\$89,613	\$89,273	\$83,091
Average House Value	\$196,752	\$196,943	\$217,392

2020 American Community Survey (ACS)

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Texas Commercial Realty Group, LLC</u>	<u>9014666</u>	<u>info@tx-crg.com</u>	<u>(855)489-2734</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Bryan Roberts</u>	<u>670049</u>	<u>bryan@tx-crg.com</u>	<u>(979)219-0819</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date