

# FOR LEASE

Atascocita Plaza - 6900 FM 1960 East, Humble, Texas 77346



## PROPERTY DATA

- Shadow anchored by Walmart SuperCenter
- Very convenient ingress and egress from FM 1960 and Atascocita Rd
- Anchors include ALDI, Specs Liquor, Goodwill Select and Dollar Tree
- Former tanning salon and dance studio spaces now available
- 1,050 SF to 3,671 SF available
- 1,818 SF - 3,393 SF available adjacent to 24 Hour Fitness; seeking smoothies, ice cream or nutrition, can consider fitness uses

## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>			
2018 Estimate	16,554	72,749	140,231
<b>Ave HH Income</b>			
2018 Estimate	\$119,165	\$121,805	\$127,101
<b>Traffic Counts</b>			
FM 1960	32,703 cars per day		
Atascocita Rd	29,860 cars per day		

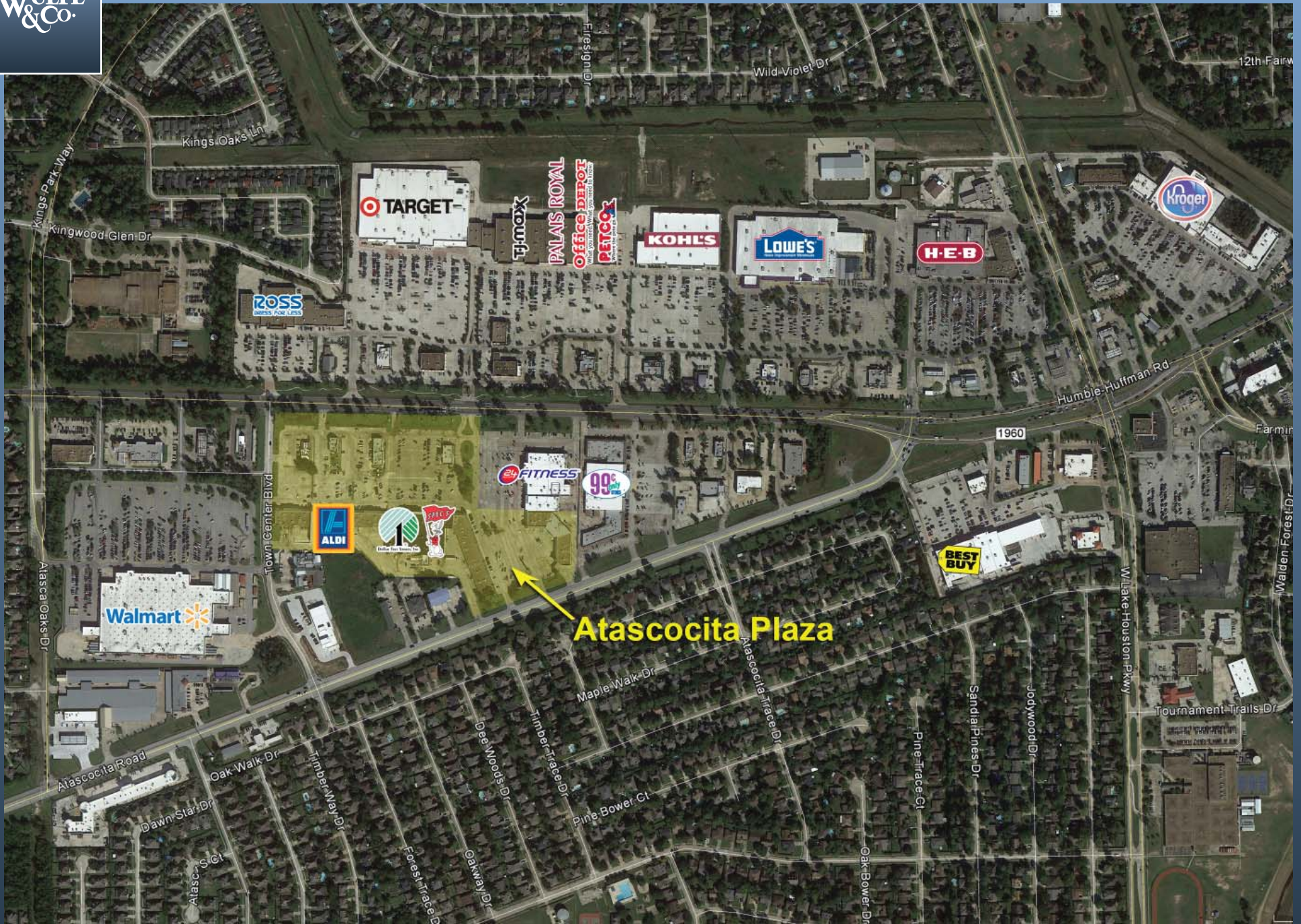
## CONTACT

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**Atascocita Plaza**





# SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.9969/-95.1725

RS1

7058 FM 1960		1 mi radius	3 mi radius	5 mi radius
Humble, TX 77346				
<b>POPULATION</b>	2018 Estimated Population	16,554	72,749	140,231
	2023 Projected Population	17,468	76,760	147,789
	2010 Census Population	15,407	57,710	116,522
	2000 Census Population	9,338	30,578	78,050
	Projected Annual Growth 2018 to 2023	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2018	4.3%	7.7%	4.4%
	2018 Median Age	34.1	34.4	36
<b>HOUSEHOLDS</b>	2018 Estimated Households	5,533	25,397	49,144
	2023 Projected Households	5,996	27,395	53,027
	2010 Census Households	4,975	19,411	39,574
	2000 Census Households	3,041	10,238	26,123
	Projected Annual Growth 2018 to 2023	1.7%	1.6%	1.6%
	Historical Annual Growth 2000 to 2018	4.6%	8.2%	4.9%
<b>RACE AND ETHNICITY</b>	2018 Estimated White	67.6%	68.1%	70.8%
	2018 Estimated Black or African American	17.0%	17.0%	14.9%
	2018 Estimated Asian or Pacific Islander	4.8%	4.8%	4.2%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.5%
	2018 Estimated Other Races	10.1%	9.7%	9.6%
	2018 Estimated Hispanic	25.4%	24.4%	23.8%
<b>INCOME</b>	2018 Estimated Average Household Income	\$119,165	\$121,805	\$127,101
	2018 Estimated Median Household Income	\$96,676	\$97,743	\$98,911
	2018 Estimated Per Capita Income	\$39,832	\$42,526	\$44,872
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Elementary (Grade Level 0 to 8)	3.3%	2.6%	2.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.0%	3.8%	4.4%
	2018 Estimated High School Graduate	21.9%	18.6%	19.3%
	2018 Estimated Some College	25.3%	25.2%	24.7%
	2018 Estimated Associates Degree Only	10.3%	9.9%	9.4%
	2018 Estimated Bachelors Degree Only	24.5%	28.1%	27.3%
	2018 Estimated Graduate Degree	10.7%	11.8%	12.4%
<b>BUSINESS</b>	2018 Estimated Total Businesses	634	1,470	2,962
	2018 Estimated Total Employees	6,453	13,434	27,364
	2018 Estimated Employee Population per Business	10.2	9.1	9.2
	2018 Estimated Residential Population per Business	26.1	49.5	47.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# 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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date