

±902 - 26,760  
SF AVAILABLE



# FALL CREEK PLAZA

SEC BELTWAY 8 & WILSON RD  
HUMBLE, TX 77396



## PROPERTY HIGHLIGHTS:

- Located at the SEC of Beltway 8 East and Wilson Road
- Under 3 miles east of Interstate 69
- Easy access to the Hardy Toll road and Interstate 45
- Curb cuts on Wilson Road and Beltway 8 frontage road
- Just north of Fall Creek and Eagle Creek residential developments
- Quick drive to the Atascocita and Humble areas
- Traffic Counts:
  - Beltway 8 – west of Wilson: 112,064 (2019 TXDOT)
  - Beltway 8 – east of Wilson: 76,605 (2019 TXDOT)
  - Wilson, south of Beltway 8: 23,263 (2018 TrafficMetrix)
- Notable Retailers in the Area: Walmart Supercenter, Starbucks, Fitness Project, ShowBiz Cinemas, Firestone, Mi Rancho, Sonic, Panda Express, Chili's Grill & Bar, Whataburger, Petco, Texas Children's Pediatrics
- Co-Tenants: Memorial Hermann, Fall Creek Dental, First Watch, Walgreens, Los Cucos, Julia's Mexican Grill



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	13,891	53,444	144,397
Total Daytime Population	12,113	45,221	134,617
Average HH Income	\$101,776	\$97,293	\$88,170

\* Demographic data derived from 2020 STDB



## FOR MORE INFORMATION CONTACT:

Matt Knagg | Lindsey McKean | Jeff Beard, CCIM

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BELTWAY  
8

BELTWAY 8 - 112,065 CPD

## BUILDING 4

## BUILDING 3

- 2300: 3,000 SF
- 2315: 1,300 SF
- 2400: 16,600 SF
- 2500: 4,650 SF
- 2550: 2,800 SF
- 2600: 2,710 SF

## BUILDING 2

- 210: 1,750 SF
- 240: 1,125 SF
- 245: 2,448 SF
- 250: 4,250 SF

## BUILDING 1

- 107: 925 SF
- 108: 902 SF
- 114: 2,308 SF

FALL CREEK  
2,500 HOMES



# FALL CREEK PLAZA

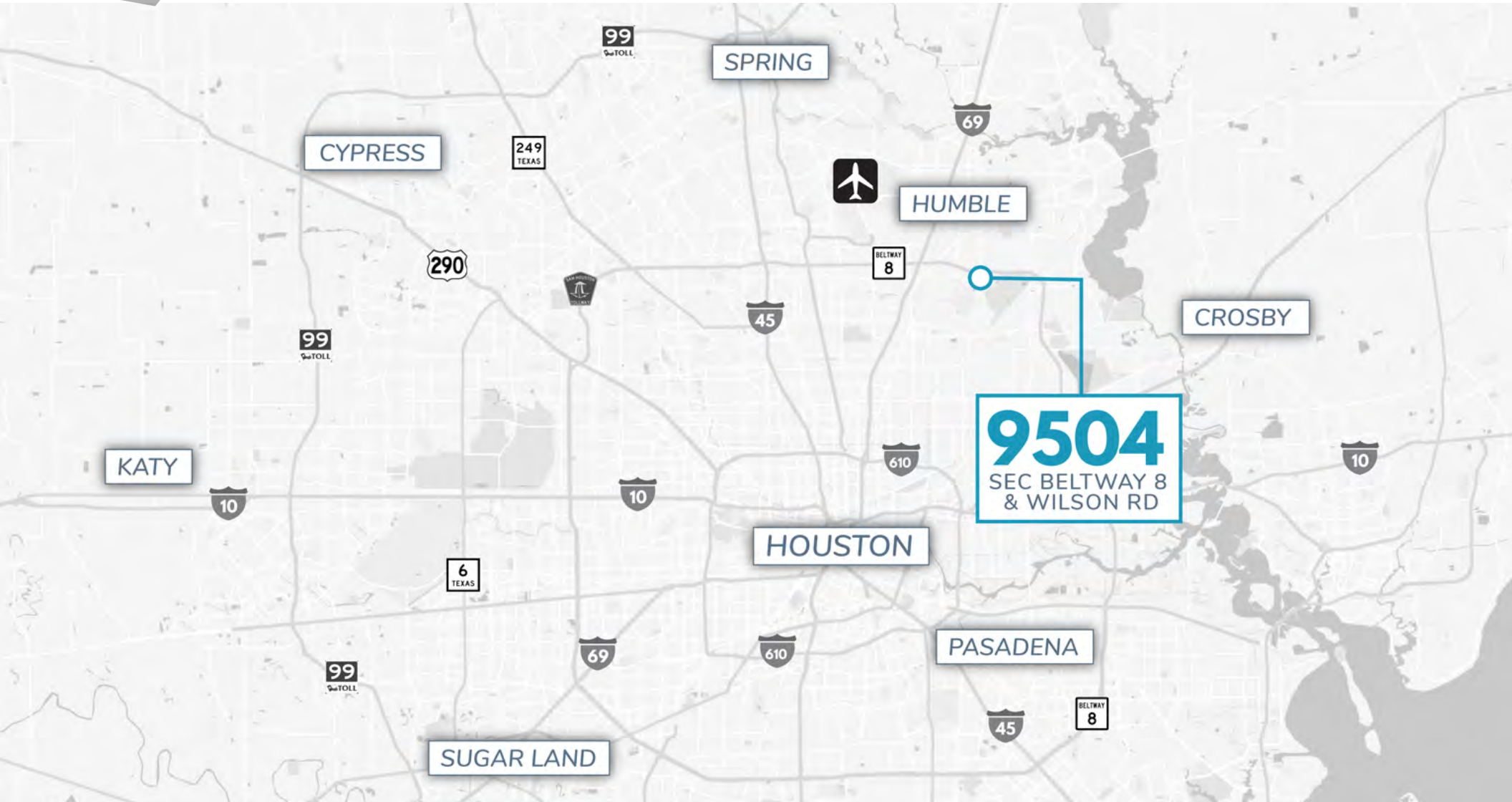
SEC BELTWAY 8 & WILSON RD  
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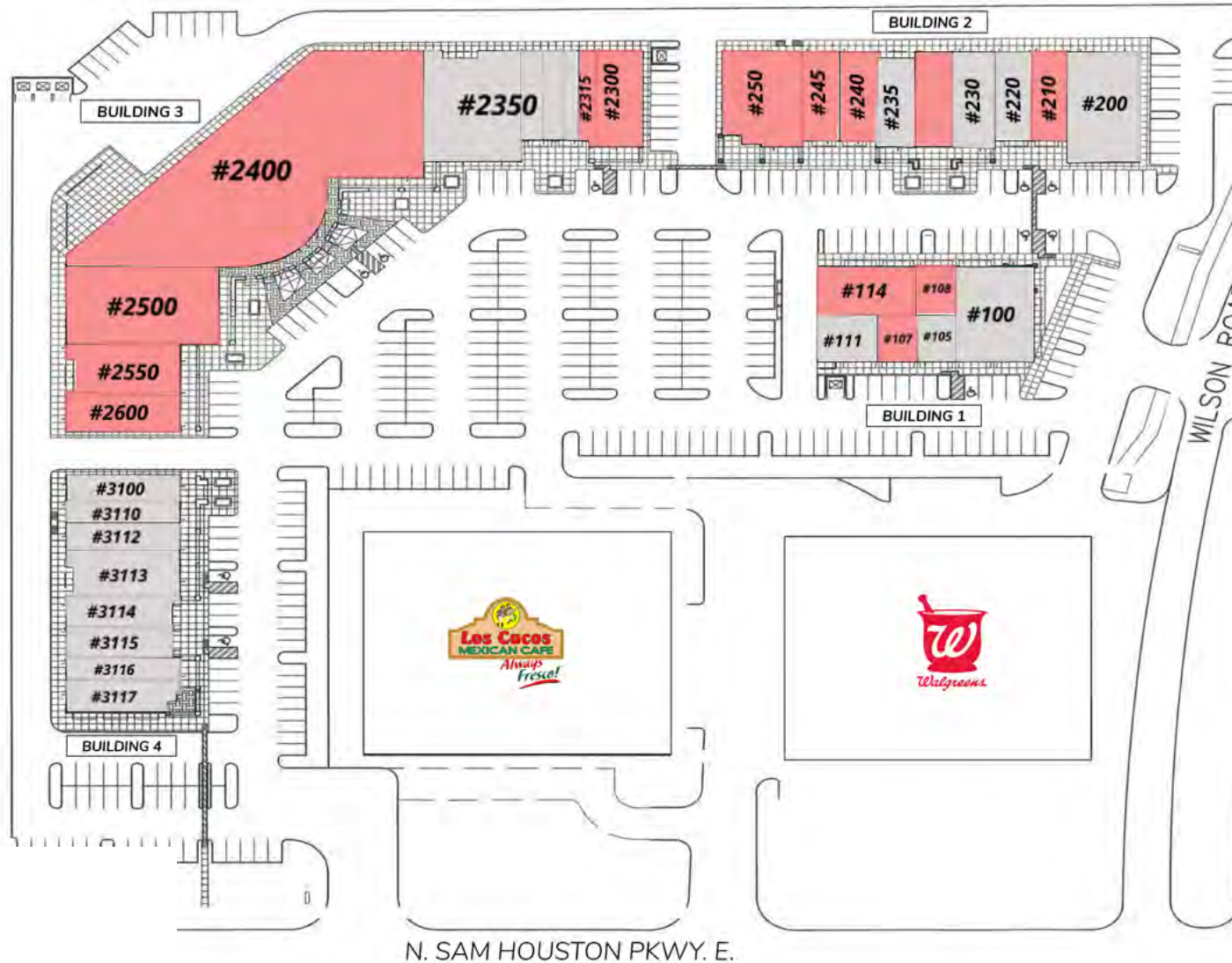
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## LEGEND

Available

Unavailable

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	902 - 26,760 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
100	Julia's Mexican Grill	0 SF	NNN
105	Bakery	0 SF	
107	Available	925 SF	NNN
108	Available	902 SF	NNN
111	Top 10 Cigars	0 SF	NNN
114	Available	2,308 SF	NNN
200	Rising Sun Sushi	0 SF	NNN
210	Available	1,750 SF	NNN
220	Escape Nail and Spa	0 SF	NNN
230	Fall Creek Dental	0 SF	NNN
235	Elite Massage	0 SF	NNN
240	Available	1,125 SF	NNN
245	Available	2,448 SF	NNN
250	Available	4,250 SF	NNN
2300	Available	3,000 SF	NNN
2315	Available	1,300 SF	NNN

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SUITE	TENANT	SIZE	TYPE
2350	Memorial Herman	0 SF	NNN
2400	Available	16,600 - 26,760 SF	NNN
2500	Available	4,650 SF	NNN
2550	Available	2,800 SF	NNN
2600	Available	2,710 SF	NNN
3100	Ice Liquor	0 SF	NNN
3110	Hair Salon	0 SF	NNN
3112	Dehita Skin Care	0 SF	NNN
3113	Krab Kings	0 SF	NNN
3114	Mathnasium	0 SF	NNN
3115	Daquiri	0 SF	NNN
3116	Capstone	0 SF	NNN
3117	First Watch	0 SF	NNN



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## HOUSTON METRO - AREA OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2017 the Houston metro added 972,000 people, which is a 16.4% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the U.S. with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, medicine, international businesses, distribution, and technology. The Houston MSA is home to 26 Fortune 500 headquarters, ranking third among metro areas. Many other Fortune 500 companies maintain U.S. administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the U.S.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25:





**FOR MORE  
INFORMATION  
CONTACT**

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THE WOODLANDS, TEXAS 77380







# 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.

The J. Beard Company, LLC	0519836	jbeard@jbeardcompany.com	281-367-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	0400693	jbeard@jbeardcompany.com	281-367-2220
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