



SWC RICHEY RD AND FM 1960

HUMBLE, TEXAS

1.78 AND 2.54 ACRES AVAILABLE FOR SALE

JJ MCDERMOTT | DAVID MEYERS | 281.477.4300

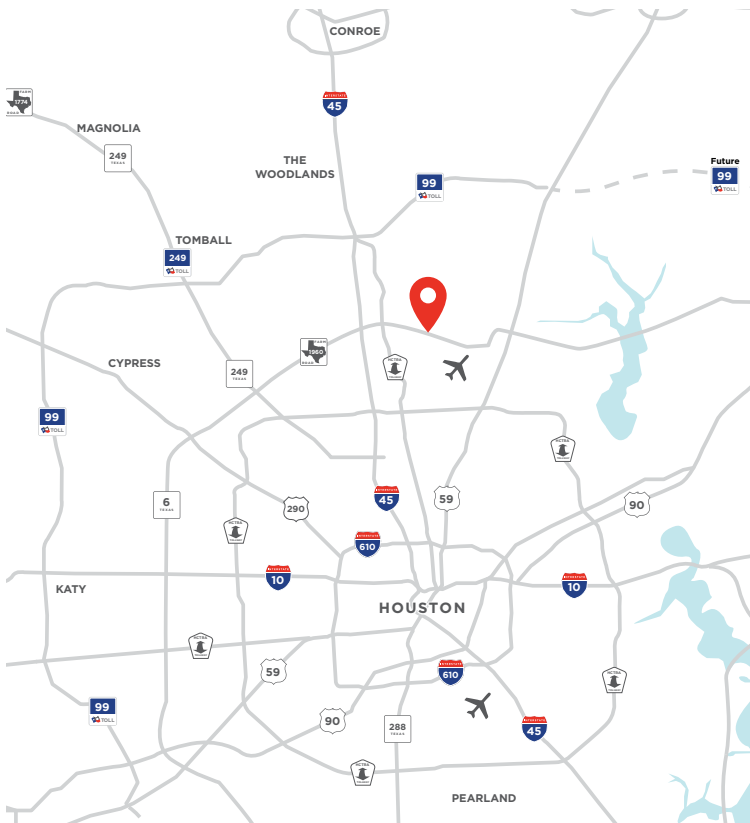
PROPERTY INSIGHTS

±1.78 AND ±2.54 ACRES AVAILABLE FOR SALE IN HUMBLE, TEXAS

- UTILITIES IN PLACE, OFFSITE DETENTION PROVIDED
- CROSS ACCESS TO FM 1960 AVAILABLE
- EXCELLENT VISIBILITY TO FM 1960 (TRAFFIC COUNT)
- PRIME LOCATION FOR C-STORE, RETAIL, LIGHT INDUSTRIAL

▶ **JJ MCDERMOTT**
JMCDERMOTT@NEWQUEST.COM
713.818.8459

▶ **DAVID K. MEYERS**
DMEYERS@NEWQUEST.COM
281.477.4325



PROPERTY HIGHLIGHTS

- ▶ **ACREAGE:**
±1.28 ACRES
±2.54 ACRES
- ▶ **SCHOOL DISTRICT:**
ALDINE ISD
- ▶ **UTILITIES:**
AVAILABLE



332,189
Current Population
Within 7-Mile Radius



28.92%
Population Growth
Within 3-Mile Radius
from 2010 to 2019



\$64,243
Average HHI Within
3-Mile Radius



AERIALS + ACREAGE

JAMES EDWARD DUNN
Called 2.66 Acres
C.F. No. L061798, H.C.O.P.R.R.P.

F.M. 1960
(HUMBLE-WESTFIELD ROAD)
(180' R.O.W.)
(Vol. 334, Pg. 121, H.C.M.R.)

Y=13,935,125.30
X=3,119,897.95
Fnd. 5/8" I.R.

Fnd. 5/8" I.R.

(SEE DETAIL 'A')
Restricted Reserve "A"
(Restricted To Commercial Use Only)
1.7789 ACRES
(77,491 SQ. FT.)

Block 1

Fnd. 5/8" I.R. (Bent)

Y=13,934,976.96
X=3,120,763.98
Fnd. 5/8" I.R. with Cap



High Bank

High Bank

Fnd. 5/8" I.R.

S 80°11'46" E - 662.18'

S 80°32'18" E - 216.52'

S 80°34'31" E - 253.20'

S 88°03'22" W - 869.73'

N 88°03'22" E - 1,116.32'

80' Houston Lighting and Power Company Fee Strip
Called 2.872 Acres
C.F. No. D457636, H.C.O.P.R.R.P.

22' Easement Granted to
Houston Lighting and Power Company
Vol. 4148, Pg. 91, H.C.D.R.

Set (2) 5/8" I.R. with Cap
N 88°03'22" E - 25.00'
& S 09°39'50" W - 25.00'
from True Corner

20' Storm Sewer Easement
Vol. 334, Pg. 121, H.C.M.R.

5' B.L. & Parking
Setback Line
C.F. No. K916892,
H.C.O.P.R.R.P.

5' Parking Setback Line
C.F. No. K916892,
H.C.O.P.R.R.P.

10' B.L.
C.F. No. K916892,
H.C.O.P.R.R.P.

5' B.L. & Parking
Setback Line
C.F. No. K916892,
H.C.O.P.R.R.P.

Restricted Reserve "C"
(Restricted To Commercial Use Only)
2.5375 ACRES
(110,532 SQ. FT.)

10' B.L.
C.F. No. K916892,
H.C.O.P.R.R.P.

5' B.L. & Parking
Setback Line
C.F. No. K916892,
H.C.O.P.R.R.P.

10' Parking Setback Line
C.F. No. K916892,
H.C.O.P.R.R.P.

Block 2

Restricted Reserve "B"
(Restricted To Commercial Use Only)
8.3637 ACRES
(364,322 SQ. FT.)

RICHEY FM 1960 INDUSTRIAL, LLC
Residue of Called 10.914 Acres
C.F. No. 20140125523, H.C.O.P.R.R.P.

10' B.L.
C.F. No. K916892,
H.C.O.P.R.R.P.

5' Parking Setback Line
C.F. No. K916892,
H.C.O.P.R.R.P.

16' Utility Easement
Vol. 334, Pg. 121, H.C.M.R.

5.5' Aerial Easement
Vol. 334, Pg. 121, H.C.M.R.

5' Sanitary Sewer Easement
Vol. 334, Pg. 121, H.C.M.R.

15' B.L.
Vol. 334, Pg. 121,
H.C.M.R.

20' Storm Sewer Easement
Vol. 336, Pg. 591, H.C.D.R.

50' Storm Sewer Easement
Vol. 336, Pg. 591, H.C.D.R.

15' B.L.
Vol. 334, Pg. 121,
H.C.M.R.

50' Storm Sewer Easement
Vol. 336, Pg. 591, H.C.D.R.

"Greenbelt Area"
(20' Wide)
Easement and Right of Way
C.F. No. K916892, H.C.O.P.R.R.P.

5' Parking Setback Line
C.F. No. K916892,
H.C.O.P.R.R.P.

10' Parking Setback Line
C.F. No. K916892,
H.C.O.P.R.R.P.

RICHEY FM 1960 INDUSTRIAL, LLC
Residue of Called 9.5642 Acres
C.F. No. 20140267315, H.C.O.P.R.R.P.

RICHEY ROAD
(Vol. 334, Pg. 121, H.C.M.R.)

ROBERT R. BURCHFIELD, TRUSTEE
(Tract C)
Called 13.02 Acres
C.F. No. 20060065757, H.C.O.P.R.R.P.

WILD TURKEY BEND
(80' R.O.W.)
(Vol. 334, Pg. 121, H.C.M.R.)

GARLAND SPENCER ACRES
Unrestricted Reserve "A"
Block 1
Called 1,189.7 Acres
F.C. No. 496109, H.C.M.R.

GARLAND SPENCER ACRES
Unrestricted Reserve "B"
Block 1
Called 6,095.4 Acres
F.C. No. 496109, H.C.M.R.

TURKEY CREEK
H.C.F.C.D. UNIT NO. K111-00-00
(Dedicated to H.C.F.C.D. in Fee)
Called 11,380.00 Acres
Vol. 334, Pg. 121, H.C.M.R.

RECORDED PLAT

DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 12/19

POSTAL COUNTS	3 MILES	5 MILES	7 MILES
Current Households	17,538	51,205	113,877
Current Population	54,050	152,964	332,189
2010 Census Average Persons per Household	3.08	2.99	2.92
2010 Census Population	41,932	125,509	262,630
Population Growth 2010 to 2019	28.92%	21.99%	27.11%

CENSUS HOUSEHOLDS

1 Person Household	17.87%	21.53%	23.02%
2 Person Households	26.78%	25.42%	26.09%
3+ Person Households	55.35%	53.05%	50.89%
Owner-Occupied Housing Units	68.77%	57.48%	50.80%
Renter-Occupied Housing Units	31.23%	42.52%	49.20%

RACE AND ETHNICITY

2019 Estimated White	54.61%	51.03%	49.76%
2019 Estimated Black or African American	24.20%	26.72%	27.39%
2019 Estimated Asian or Pacific Islander	4.17%	4.24%	4.46%
2019 Estimated Hispanic	37.76%	38.29%	39.48%

INCOME

2019 Estimated Average Household Income	\$64,243	\$60,913	\$63,813
2019 Estimated Median Household Income	\$61,195	\$58,598	\$60,294
2019 Estimated Per Capita Income	\$21,759	\$21,267	\$22,766

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	28.78%	28.88%	26.84%
2019 Estimated Bachelors Degree	13.84%	14.26%	15.16%
2019 Estimated Graduate Degree	6.10%	6.04%	7.15%

AGE

2019 Median Age	31.1	30.7	31.0
-----------------	------	------	------

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

Rev. 02.20.20 AD