

RETAIL FOR LEASE

PINE ECHO PLAZA

Rate: \$18.00 PSF/YR/NNN

AVAILABLE SPACE

Suite 500 - 1,875 SF



8502 FM 1960
Humble, Texas 77346



Property Information

- Located at the corner of Pine Echo Drive and FM 1960 in Atascocita
- Great visibility
- 2 minutes to Lake Houston
- Easy access
- Population 5 mile radius: ~124,446
- Traffic Count FM 1960: 34,749 VPD

cmI brokerage

For Leasing Inquiries Please Contact:

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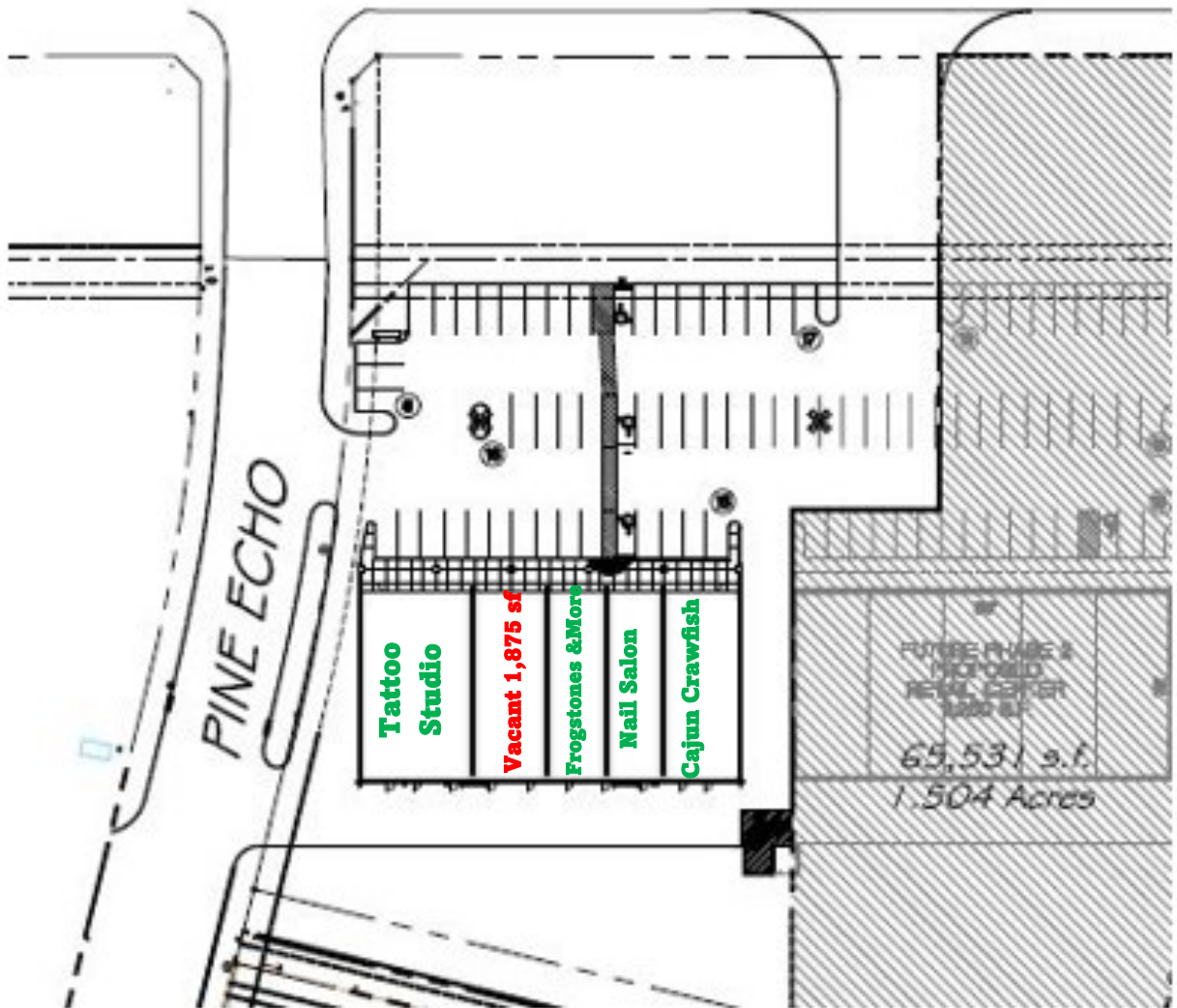
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8502 FM 1960
Humble, TX 77346

Pine Echo Plaza

FM 1960 EAST



Demographic Summary Report

Pine Echo Plaza 8502 FM 1960 Rd, Humble, TX 77346

Building Type: General Retail **Total Available: 1,875 SF**
Secondary: Freestanding **% Leased: 83.33%**
GLA: 11,250 SF **Rent/SF/Yr: \$18.00**
Year Built: 2005



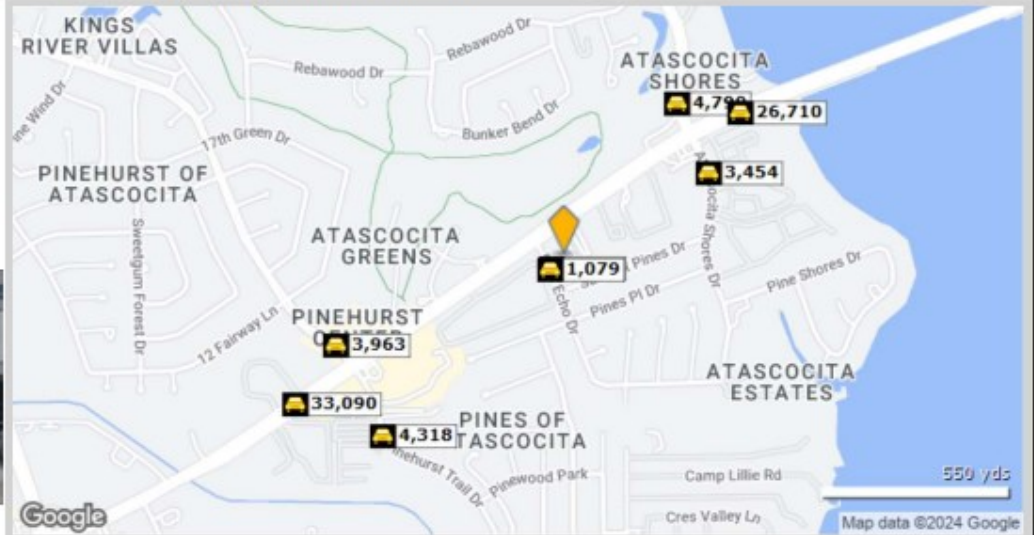
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	9,177	62,755	127,866
2023 Estimate	9,171	61,691	125,592
2010 Census	8,436	50,654	102,469
Growth 2023 - 2028	0.07%	1.72%	1.81%
Growth 2010 - 2023	8.71%	21.79%	22.57%
2023 Population by Hispanic Origin	1,596	13,874	27,846
2023 Population	9,171	61,691	125,592
White	7,143 77.89%	47,336 76.73%	96,839 77.11%
Black	1,331 14.51%	9,806 15.90%	19,804 15.77%
Am. Indian & Alaskan	47 0.51%	404 0.65%	842 0.67%
Asian	367 4.00%	2,506 4.06%	4,955 3.95%
Hawaiian & Pacific Island	31 0.34%	145 0.24%	236 0.19%
Other	253 2.76%	1,495 2.42%	2,916 2.32%
U.S. Armed Forces	0	11	48
Households			
2028 Projection	3,730	21,832	44,439
2023 Estimate	3,712	21,430	43,645
2010 Census	3,315	17,329	35,444
Growth 2023 - 2028	0.48%	1.88%	1.82%
Growth 2010 - 2023	11.98%	23.67%	23.14%
Owner Occupied	2,431 65.49%	17,823 83.17%	36,311 83.20%
Renter Occupied	1,280 34.48%	3,607 16.83%	7,334 16.80%
2023 Households by HH Income	3,712	21,430	43,646
Income: <\$25,000	536 14.44%	1,981 9.24%	3,503 8.03%
Income: \$25,000 - \$50,000	626 16.86%	2,705 12.62%	5,326 12.20%
Income: \$50,000 - \$75,000	569 15.33%	2,774 12.94%	6,137 14.06%
Income: \$75,000 - \$100,000	349 9.40%	2,507 11.70%	5,314 12.18%
Income: \$100,000 - \$125,000	401 10.80%	2,964 13.83%	5,852 13.41%
Income: \$125,000 - \$150,000	305 8.22%	2,324 10.84%	4,677 10.72%
Income: \$150,000 - \$200,000	486 13.09%	2,914 13.60%	5,974 13.69%
Income: \$200,000+	440 11.85%	3,261 15.22%	6,863 15.72%
2023 Avg Household Income	\$108,889	\$125,641	\$127,558
2023 Med Household Income	\$83,954	\$106,309	\$106,591

Traffic Count Report

Pine Echo Plaza

8502 FM 1960 Rd, Humble, TX 77346

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Pine Echo Dr	Summit Pines Dr	0.04 S	2018	1,343	MPSI	.03
2 Pine Echo Dr	Summit Pines Dr	0.04 S	2022	1,079	MPSI	.03
3 Atascocita Shores Dr	FM 1960 Rd	0.07 NW	2022	3,454	MPSI	.29
4 Atascocita Shores Dr	FM 1960 Rd	0.06 SE	2018	4,946	MPSI	.33
5 Atascocita Shores Dr	FM 1960 Rd	0.06 SE	2022	4,790	MPSI	.33
6 FM 1960 Rd	Atascocita Shores Dr	0.09 SW	2022	26,710	MPSI	.39
7 Pinehurst Trail Dr	FM 1960 Rd	0.04 SE	2018	3,864	MPSI	.41
8 Pinehurst Trail Dr	FM 1960 Rd	0.04 SE	2022	3,963	MPSI	.41
9 Pinehurst Tris Dr	Pinewood Park	0.20 SE	2022	4,318	MPSI	.43
10 FM 1960 Rd	Pinehurst TrIDr	0.12 NE	2022	33,090	MPSI	.52



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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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