

RETAIL FOR LEASE

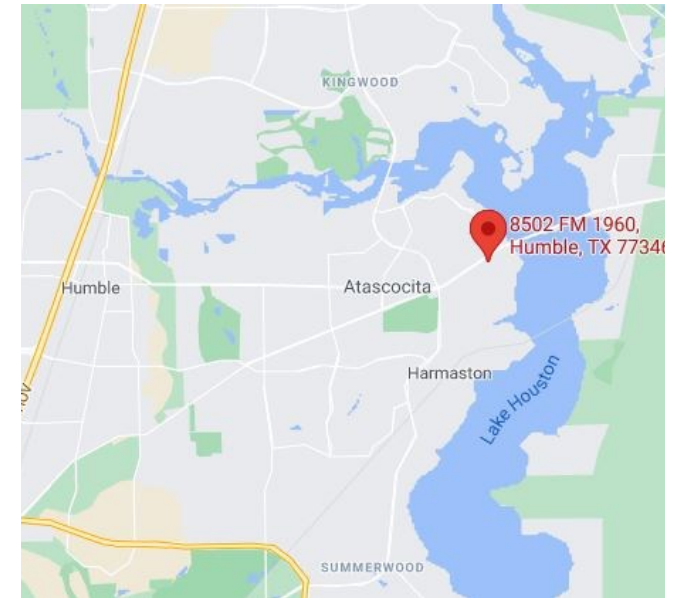
PINE ECHO PLAZA

Rate: \$18.00 PSF/YR/NNN

AVAILABLE SPACE
Suite 400* - 2,625 SF

* Currently Occupied and Space is Divisible

Suite 500 - 1,875 SF



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:

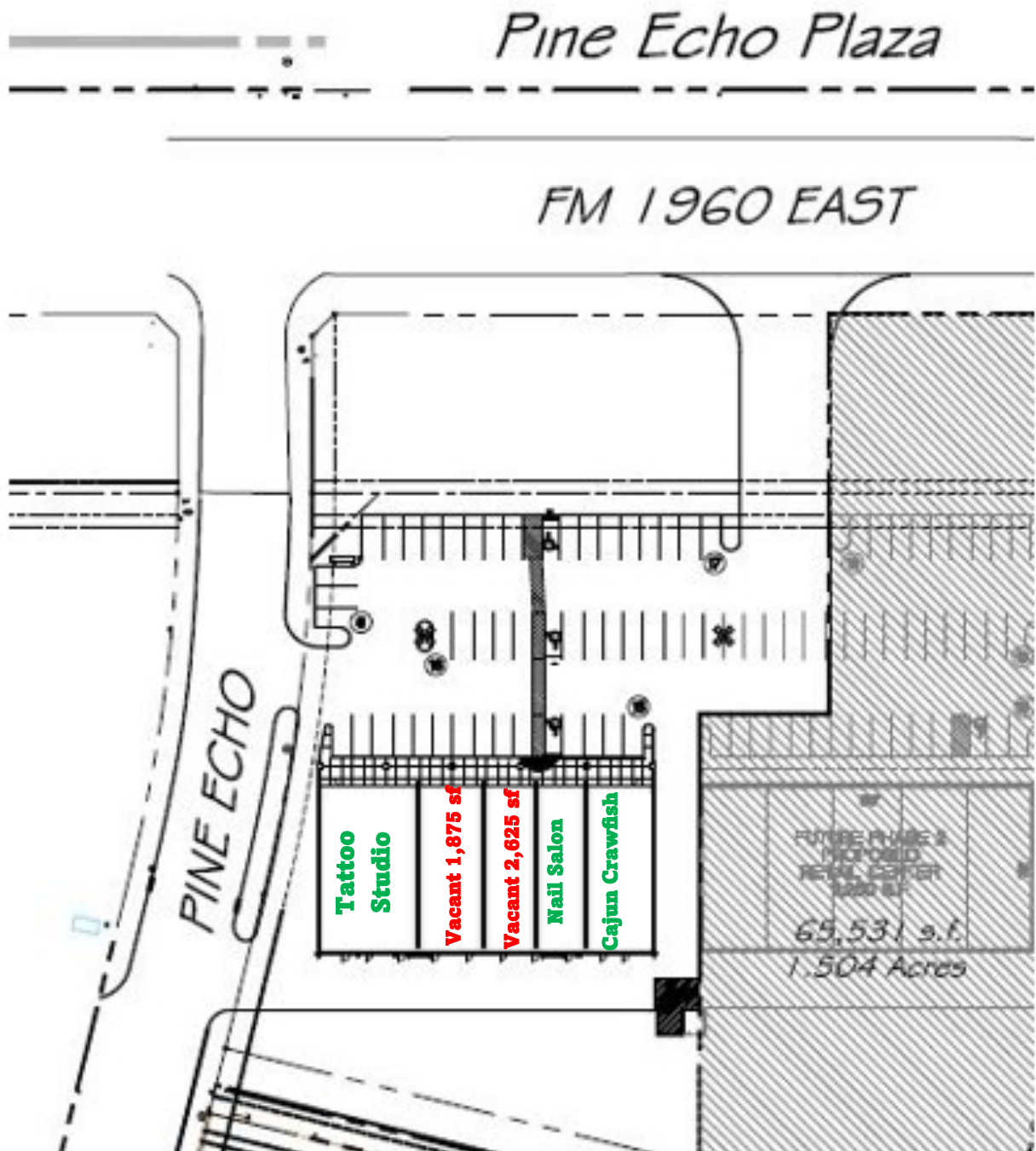
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8502 FM 1960
Humble, TX 77346



Demographic Summary Report

Pine Echo Plaza

8502 FM 1960 Rd, Humble, TX 77346

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **11,250 SF**
 Year Built: **2005**

Total Available: **4,500 SF**
 % Leased: **83.33%**
 Rent/SF/Yr: **\$18.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	9,033		63,637		135,128	
2024 Estimate	8,981		62,124		131,851	
2020 Census	9,711		61,157		129,457	
Growth 2024 - 2029	0.58%		2.44%		2.49%	
Growth 2020 - 2024	-7.52%		1.58%		1.85%	
2024 Population by Hispanic Origin	2,100		16,678		34,698	
2024 Population	8,981		62,124		131,851	
White	5,256	58.52%	33,820	54.44%	71,803	54.46%
Black	1,221	13.60%	9,667	15.56%	21,346	16.19%
Am. Indian & Alaskan	62	0.69%	489	0.79%	1,014	0.77%
Asian	319	3.55%	2,234	3.60%	4,480	3.40%
Hawaiian & Pacific Island	14	0.16%	98	0.16%	181	0.14%
Other	2,107	23.46%	15,816	25.46%	33,027	25.05%
U.S. Armed Forces	0		52		117	
Households						
2029 Projection	3,493		21,591		45,586	
2024 Estimate	3,477		21,092		44,496	
2020 Census	3,798		20,931		43,948	
Growth 2024 - 2029	0.46%		2.37%		2.45%	
Growth 2020 - 2024	-8.45%		0.77%		1.25%	
Owner Occupied	2,155	61.98%	16,521	78.33%	35,055	78.78%
Renter Occupied	1,323	38.05%	4,572	21.68%	9,441	21.22%
2024 Households by HH Income	3,477		21,092		44,496	
Income: <\$25,000	432	12.42%	1,720	8.15%	2,907	6.53%
Income: \$25,000 - \$50,000	521	14.98%	2,530	12.00%	5,318	11.95%
Income: \$50,000 - \$75,000	849	24.42%	3,253	15.42%	6,377	14.33%
Income: \$75,000 - \$100,000	429	12.34%	2,605	12.35%	5,603	12.59%
Income: \$100,000 - \$125,000	242	6.96%	2,594	12.30%	5,103	11.47%
Income: \$125,000 - \$150,000	237	6.82%	2,406	11.41%	4,764	10.71%
Income: \$150,000 - \$200,000	322	9.26%	2,955	14.01%	7,072	15.89%
Income: \$200,000+	445	12.80%	3,029	14.36%	7,352	16.52%
2024 Avg Household Income	\$106,282		\$124,652		\$131,880	
2024 Med Household Income	\$73,286		\$104,221		\$110,008	

Traffic Count Report

Pine Echo Plaza 8502 FM 1960 Rd, Humble, TX 77346							
Building Type: General Retail Secondary: Storefront GLA: 11,250 SF Year Built: 2005 Total Available: 4,500 SF % Leased: 83.33% Rent/SF/Yr: \$18.00							
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	2024	1,137	MPSI	.03	
2 Pine Echo Dr	Summit Pines Dr	0.04 S	2025	1,147	MPSI	.03	
3 Atascocita Shores Dr	FM 1960 Rd	0.07 NW	2024	3,701	MPSI	.29	
4 Atascocita Shores Dr	FM 1960 Rd	0.07 NW	2025	3,679	MPSI	.29	
5 Atascocita Shores Dr	FM 1960 Rd	0.06 SE	2023	4,872	MPSI	.33	
6 Atascocita Shores Dr	FM 1960 Rd	0.06 SE	2025	4,854	MPSI	.33	
7 FM 1960 Rd	Atascocita Shores Dr	0.09 SW	2025	28,416	MPSI	.39	
8 Pinehurst Trail Dr	FM 1960 Rd	0.04 SE	2025	4,025	MPSI	.41	
9 Pinehurst Trail Dr	FM 1960 Rd	0.04 SE	2024	3,997	MPSI	.41	
10 Pinehurst Trls Dr	Pinewood Park	0.20 SE	2025	4,377	MPSI	.43	





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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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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 Sales Agent/Associate's Name	 License No.	 Email	 Phone

Buyer/Tenant/Seller/Landlord Initials

Date