



## Overview

- Located on the SW corner of FM 1960 Bypass Rd E and I-69 in Humble, TX which is NE Houston's dominant retail intersection, directly across the street from Deerbrook Mall, a 1,212,000 SF regional mall
- 2.5 miles east of George Bush Intercontinental Airport which employs more than 35,000 people and is the 4th largest airport in the U.S.
- The site has 12 points of ingress/egress and has great visibility on both roads
- In 2015 Houston was ranked #1 on the "America's Fastest Growing Cities" list with nearly 570,000 residents added since 2010
- Humblewood Center is close to NE Houston's major employment centers including: Humble Independent School District (39,000 students & 5,000 employees), Kingwood Medical Center (360 beds & 1,300 employees), and Memorial Hermann Northeast Hospital (255 beds & 1,150 employees).

## Demos

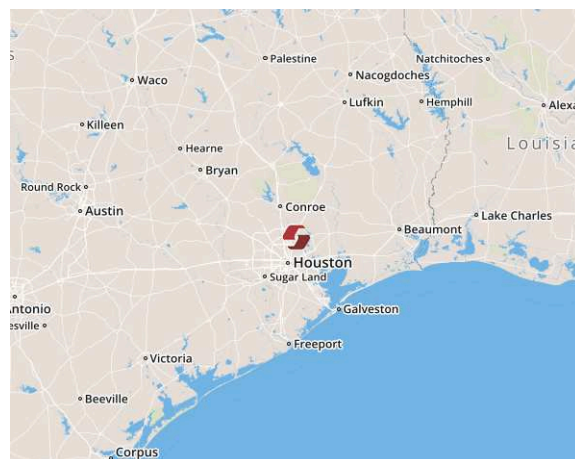
	3 Miles	5 Miles	7 Miles
Population	43,051	132,122	267,713
Households	14,806	44,369	90,484
Avg Household Income	\$68,039	\$80,944	\$93,477

## Leasing Contact

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## Traffic Counts (AADT)

I-69 169,680  
FM 1960 Bypass Rd E 50,153





A02	Texas State Optical	2,400	K03	Ace Cash Express	880	L1A	Dental Office	2,528
A0A	Petco	12,500	K04	Gadget MD	1,200	M01	Available	4,000
A0B	Available	11,569	K05	GameStop	1,080	M03	Available	1,000
A0D	Available	2,880	K07	Humble Nails	1,260	M04	Farmers Insurance	750
A0E	Available	2,000	K09	Available	1,333	M05	H&R Block	2,000
B01	Walgreens	10,575	K10	Jason's Deli	4,029	M06	Available	1,250
B03	Honey Baked Ham	3,000	L01	The Vitamin Shoppe	3,525	R01	FedEx	1,959
B05	Available	3,610	L02	Available	2,000	R02	Smoothie King	672
C02	Conn's	55,322	L03	AT&T	4,125	R04	IHOP	5,170
K01	V-Bistro	2,340	L06	Skechers	10,250	S02	Burger King	3,000
K02	Al's Formal Wear	2,500	L07	Available	3,190			