



Available: Two (2) 1,400 SF Spaces

Pricing: Call for Pricing

Description:

- Centrally located between US 59/ I-69 Hardy Toll Road
- Just North of George Bush IAH
- Good Exposure and Visibility

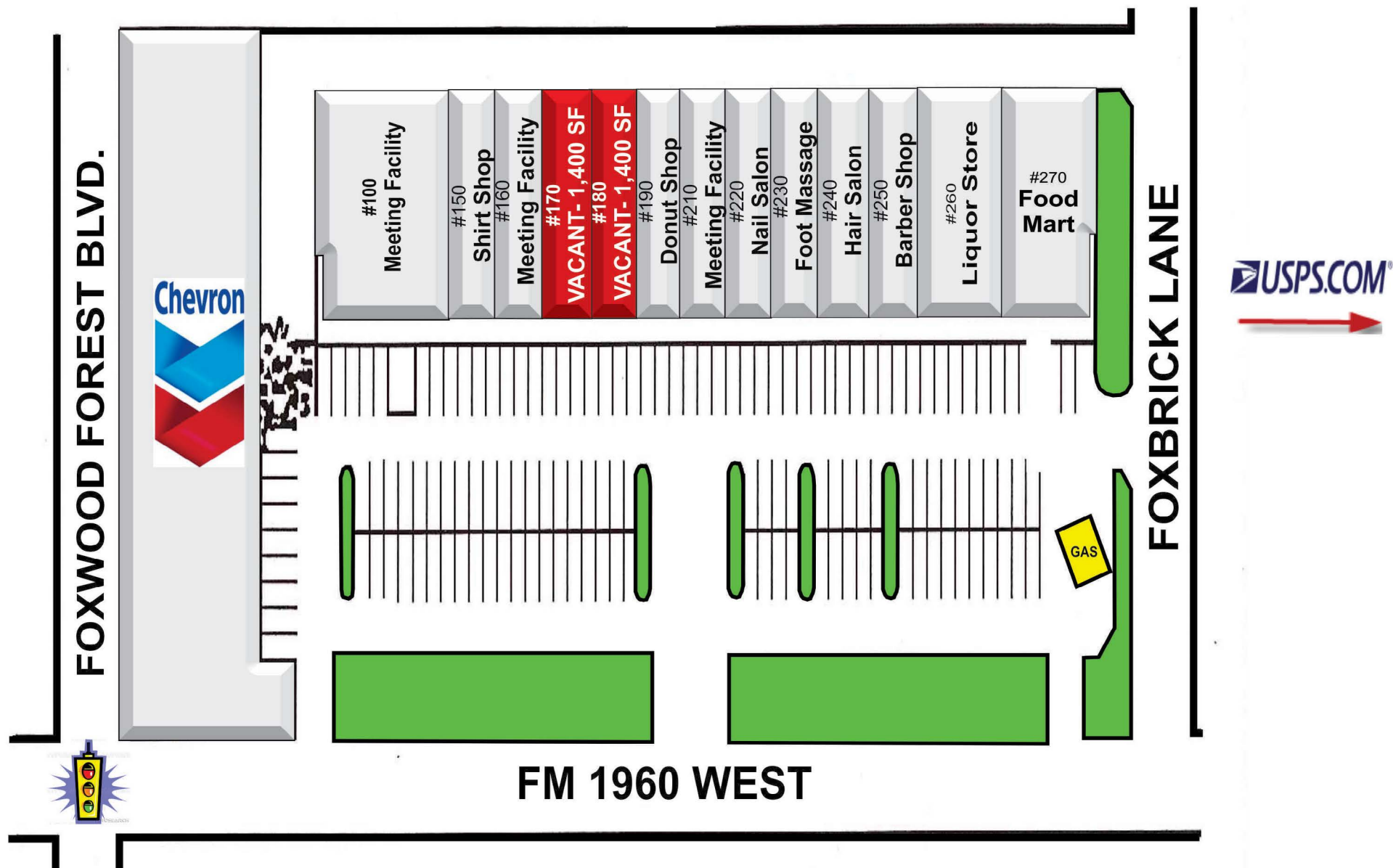
Traffic Counts: FM 1960: 54,077 | Foxwood Forest: 10,407 VPD
(TXDOT '20) (TXDOT '16)

Demographics:	1 mile	3 mile	5 mile
2021 Population	8,530	37,595	100,964
2026 Proj. Population	9,275	40,616	109,398
Average HH Income	\$77,994	\$69,892	\$75,509



For More Information:

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ldurrett@bpirealty.com | 713-350-2780





REALTY SERVICES

Foxwood Center

Retail Space Available for Lease

7211 FM 1960 | Humble, Texas 77338



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

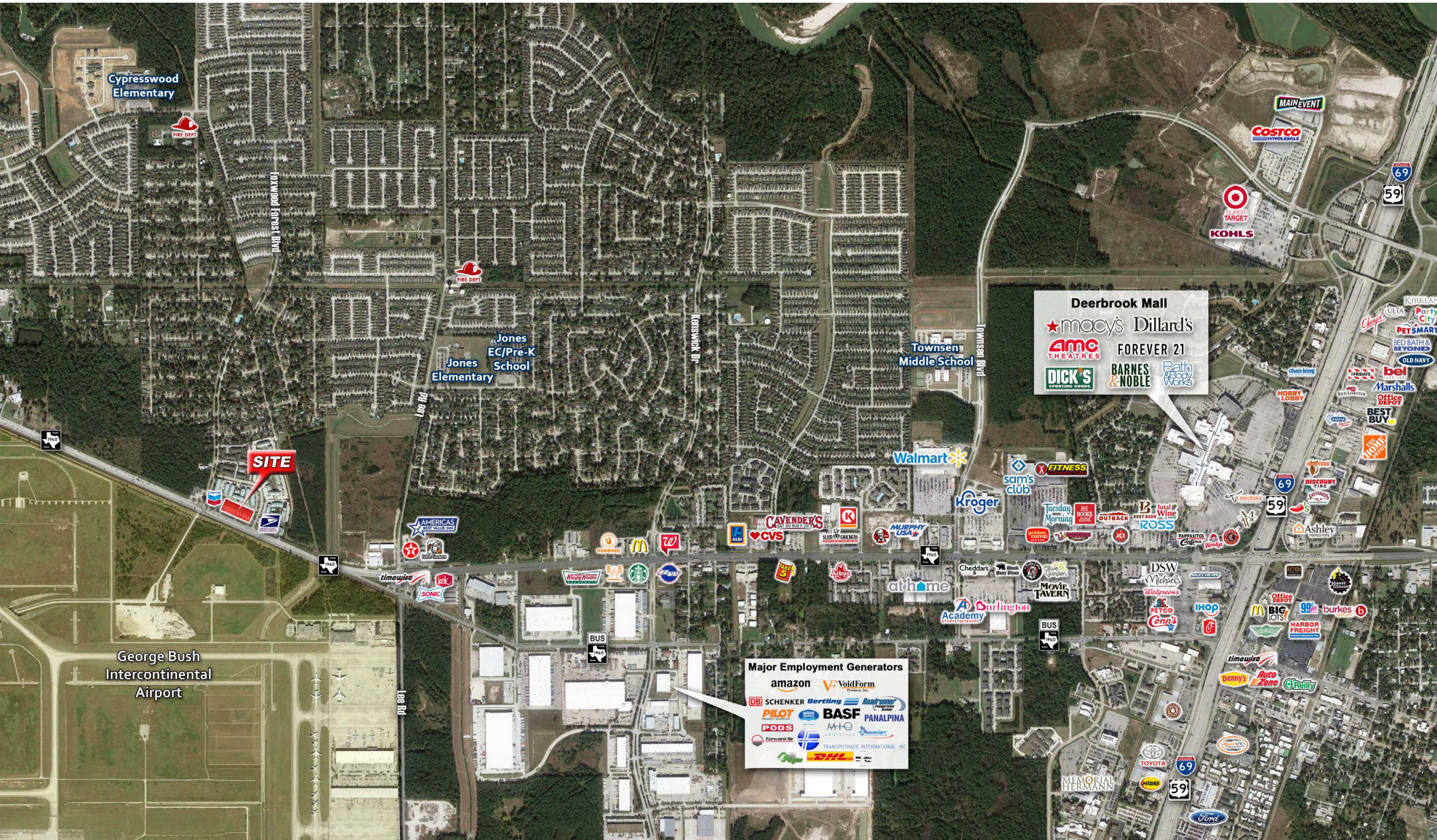
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2021 Population
(3 mi Radius)

37,595

Households
(3 mi Radius)

12,213

Daytime Population
(3 mi Radius)

40,798

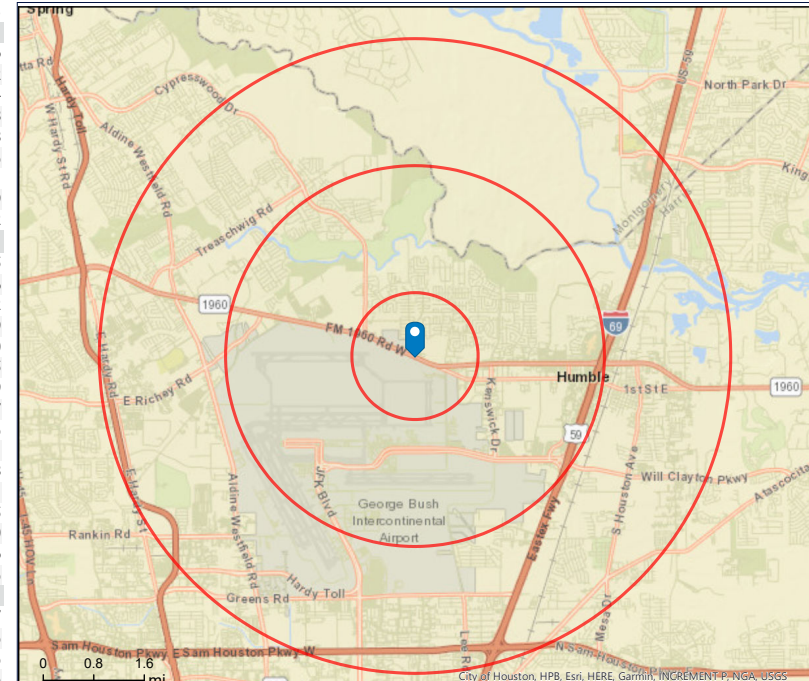
Average HH Income
(3 mi Radius)

\$69,892

Median Home Value
(3 mi Radius)

\$172,896

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,501	17,909	52,646
2010 Total Population	7,281	31,243	81,522
2021 Total Population	8,530	37,595	100,964
2021 Group Quarters	3	4	1,138
2026 Total Population	9,275	40,616	109,398
2021-2026 Annual Rate	1.69%	1.56%	1.62%
2021 Total Daytime Population	6,726	40,794	118,411
Workers	2,405	21,605	66,089
Residents	4,321	19,189	52,322
Household Summary			
2000 Households	1,219	6,281	18,165
2000 Average Household Size	2.87	2.85	2.86
2010 Households	2,336	10,374	26,922
2010 Average Household Size	3.12	3.01	2.99
2021 Households	2,627	12,213	32,690
2021 Average Household Size	3.25	3.08	3.05
2026 Households	2,830	13,097	35,229
2026 Average Household Size	3.28	3.10	3.07
2021-2026 Annual Rate	1.50%	1.41%	1.51%
2010 Families	1,823	7,657	19,901
2010 Average Family Size	3.54	3.51	3.48
2021 Families	2,034	9,003	24,271
2021 Average Family Size	3.71	3.58	3.55
2026 Families	2,191	9,671	26,190
2026 Average Family Size	3.74	3.61	3.56
2021-2026 Annual Rate	1.50%	1.44%	1.53%
Housing Unit Summary			
2000 Housing Units	1,267	6,646	19,247
Owner Occupied Housing Units	73.2%	59.3%	60.0%
Renter Occupied Housing Units	23.0%	35.2%	34.4%
Vacant Housing Units	3.8%	5.5%	5.6%
2010 Housing Units	2,493	11,263	29,322
Owner Occupied Housing Units	69.9%	58.2%	55.4%
Renter Occupied Housing Units	23.8%	33.9%	36.5%
Vacant Housing Units	6.3%	7.9%	8.2%
2021 Housing Units	2,738	12,995	34,939
Owner Occupied Housing Units	75.8%	61.4%	58.3%
Renter Occupied Housing Units	20.1%	32.5%	35.3%
Vacant Housing Units	4.1%	6.0%	6.4%
2026 Housing Units	2,937	13,898	37,436
Owner Occupied Housing Units	77.2%	63.1%	60.1%
Renter Occupied Housing Units	19.2%	31.2%	34.0%
Vacant Housing Units	3.6%	5.8%	5.9%
Median Household Income			
2021	\$69,528	\$59,211	\$57,434
2026	\$74,942	\$64,653	\$62,675
Median Home Value			
2021	\$172,380	\$172,896	\$179,880
2026	\$189,517	\$200,997	\$224,784
Per Capita Income			
2021	\$23,537	\$22,734	\$24,546
2026	\$25,672	\$25,170	\$27,383
Median Age			
2010	30.1	30.0	30.2
2021	32.4	32.3	32.4
2026	33.4	32.7	32.8



	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	2,627	12,213	32,690
<\$15,000	3.7%	6.5%	7.8%
\$15,000 - \$24,999	8.4%	9.6%	9.6%
\$25,000 - \$34,999	7.7%	9.0%	9.8%
\$35,000 - \$49,999	12.7%	14.2%	14.3%
\$50,000 - \$74,999	20.8%	22.5%	21.9%
\$75,000 - \$99,999	19.9%	15.5%	13.8%
\$100,000 - \$149,999	21.2%	18.8%	14.6%
\$150,000 - \$199,999	2.9%	2.0%	4.0%
\$200,000+	2.7%	1.9%	4.4%
Average Household Income	\$77,994	\$69,892	\$75,509
2021 Population 25+ by Educational Attainment			
Total	5,304	23,567	62,988
Less than 9th Grade	4.2%	6.0%	6.7%
9th - 12th Grade, No Diploma	11.9%	8.6%	7.7%
High School Graduate	25.7%	24.8%	24.5%
GED/Alternative Credential	3.6%	4.9%	5.2%
Some College, No Degree	30.8%	31.3%	27.7%
Associate Degree	8.3%	7.5%	8.5%
Bachelor's Degree	12.3%	13.6%	14.6%
Graduate/Professional Degree	3.2%	3.2%	5.3%



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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