

# Sunset Ridge Retail Center

Retail Space For Lease & 1 Pad Site Available

11411 North Sam Houston Parkway E, Humble, Texas 77396



**Available:** 1,569 SF & 2,602 SF 2nd Gen Retail Space  
1,420 SF 2nd Gen Retail/Office Space  
2,000 SF 2nd Gen Medical Space  
1 Pad Site Remaining - Fronting Beltway 8

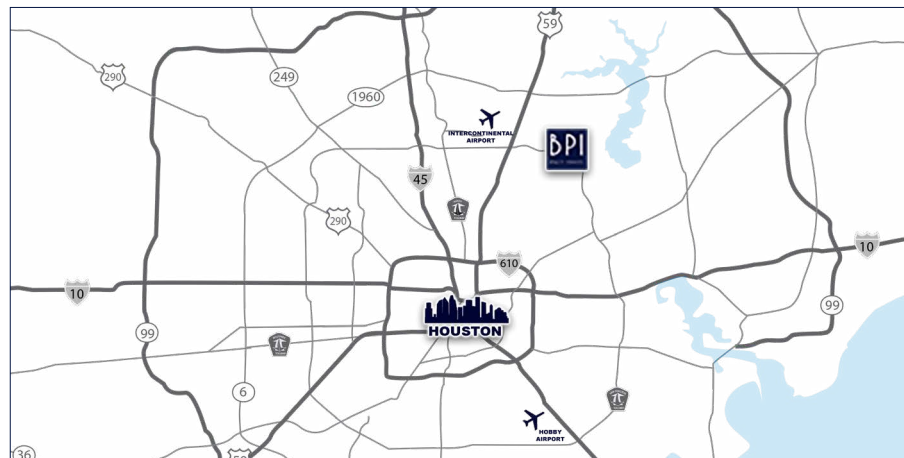
**Pricing:** Call for Pricing

**Description:**

- Excellent freeway exposure to Beltway 8
- High growth area between Fall Creek, Park Lakes, Summerwood and Spring Trace
- Close proximity to Generation Park
- Parking Spaces: 81 (1.5/1,000)
- Excellent location for Banks, Retailers and Fast Food Restaurants

**Traffic Counts:** Beltway 8: 76,596 VPD (TXDOT 2019)

<b>Demographics:</b>	1 mile	3 mile	5 mile
2020 Population	8,995	61,145	142,901
5 Yr Proj. Growth	17.4%	13.05%	11.15%
Average HH Income	\$121,962	\$112,268	\$104,659



For More Information:

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REALTY SERVICES

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**2020 Population**  
(3 mi Radius)

**61,145**

**Households**  
(3 mi Radius)

**18,594**

**Daytime Population**  
(3 mi Radius)

**50,145**

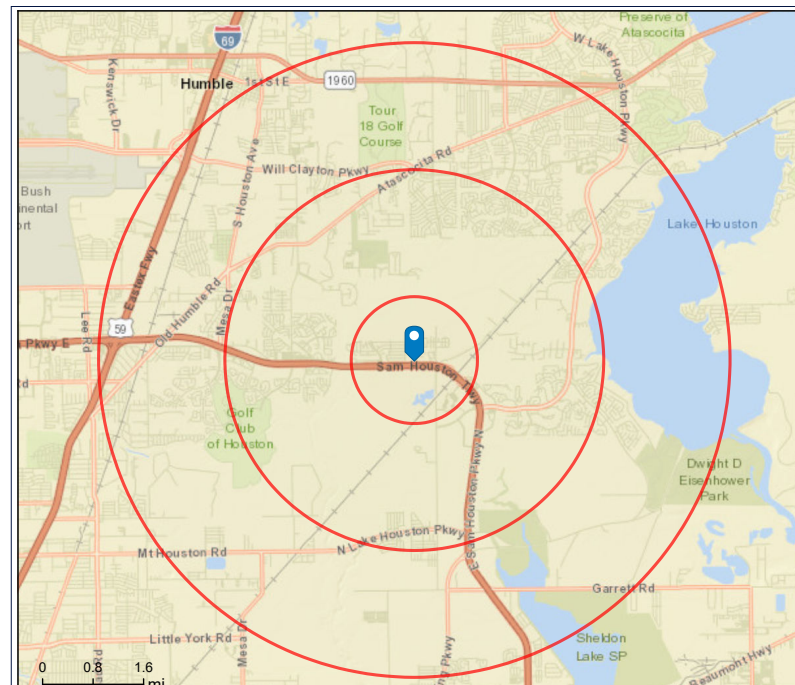
**Average HH Income**  
(3 mi Radius)

**\$122,268**

**Median Home Value**  
(3 mi Radius)

**\$224,199**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	907	14,060	45,842
2010 Total Population	4,254	38,703	94,946
2020 Total Population	8,995	61,145	142,901
2020 Group Quarters	0	2,717	3,350
2025 Total Population	10,675	69,563	159,598
2020-2025 Annual Rate	3.48%	2.61%	2.23%
2020 Total Daytime Population	8,241	50,145	121,357
Workers	3,681	18,715	46,733
Residents	4,560	31,430	74,624
<b>Household Summary</b>			
2000 Households	297	3,734	14,079
2000 Average Household Size	3.05	3.10	3.05
2010 Households	1,429	11,703	29,566
2010 Average Household Size	2.98	3.10	3.11
2020 Households	2,975	18,594	44,161
2020 Average Household Size	3.02	3.14	3.16
2025 Households	3,485	21,030	49,040
2025 Average Household Size	3.06	3.18	3.19
2020-2025 Annual Rate	3.22%	2.49%	2.12%
2010 Families	1,172	9,527	23,555
2010 Average Family Size	3.30	3.44	3.49
2020 Families	2,431	15,063	35,239
2020 Average Family Size	3.36	3.50	3.55
2025 Families	2,844	17,045	39,152
2025 Average Family Size	3.41	3.54	3.57
2020-2025 Annual Rate	3.19%	2.50%	2.13%
<b>Housing Unit Summary</b>			
2000 Housing Units	312	3,935	14,836
Owner Occupied Housing Units	79.8%	80.5%	67.9%
Renter Occupied Housing Units	15.4%	14.4%	27.0%
Vacant Housing Units	4.8%	5.1%	5.1%
2010 Housing Units	1,535	12,608	31,791
Owner Occupied Housing Units	75.7%	74.0%	68.5%
Renter Occupied Housing Units	17.4%	18.8%	24.5%
Vacant Housing Units	6.9%	7.2%	7.0%
2020 Housing Units	3,242	19,720	46,782
Owner Occupied Housing Units	75.8%	75.9%	70.4%
Renter Occupied Housing Units	15.9%	18.4%	24.0%
Vacant Housing Units	8.2%	5.7%	5.6%
2025 Housing Units	3,754	22,150	51,625
Owner Occupied Housing Units	75.4%	76.0%	70.6%
Renter Occupied Housing Units	17.4%	18.9%	24.4%
Vacant Housing Units	7.2%	5.1%	5.0%
<b>Median Household Income</b>			
2020	\$99,248	\$87,371	\$80,273
2025	\$109,081	\$95,205	\$86,291
<b>Median Home Value</b>			
2020	\$250,153	\$224,199	\$210,270
2025	\$282,508	\$263,525	\$252,524
<b>Per Capita Income</b>			
2020	\$38,878	\$33,533	\$32,307
2025	\$44,519	\$37,553	\$36,241
<b>Median Age</b>			
2010	30.8	30.1	30.3
2020	32.4	31.7	31.8
2025	31.6	31.3	31.8



	1 mile	3 miles	5 miles
<b>2020 Households by Income</b>			
Household Income Base	2,975	18,594	44,161
<\$15,000	4.0%	3.4%	5.4%
\$15,000 - \$24,999	2.5%	4.4%	5.3%
\$25,000 - \$34,999	4.6%	5.3%	7.0%
\$35,000 - \$49,999	8.8%	10.3%	10.7%
\$50,000 - \$74,999	17.4%	18.8%	18.0%
\$75,000 - \$99,999	12.9%	13.9%	13.8%
\$100,000 - \$149,999	21.0%	20.7%	19.3%
\$150,000 - \$199,999	15.6%	12.1%	10.5%
\$200,000+	13.1%	11.2%	10.0%
Average Household Income	\$121,962	\$112,268	\$104,659
<b>2020 Population 25+ by Educational Attainment</b>			
Total	5,389	36,528	86,006
Less than 9th Grade	1.7%	4.6%	6.0%
9th - 12th Grade, No Diploma	3.2%	6.3%	6.3%
High School Graduate	19.0%	19.8%	19.8%
GED/Alternative Credential	2.6%	4.9%	5.0%
Some College, No Degree	21.4%	22.3%	22.6%
Associate Degree	9.4%	8.7%	8.8%
Bachelor's Degree	27.8%	21.5%	20.5%
Graduate/Professional Degree	15.0%	11.9%	10.9%



## 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](http://www.trec.texas.gov)

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