

Beltway Ralston Retail

Phase I Retail Center: 13,050 SF | Phase II Retail Center: 17,150 SF

10525 N Sam Houston Pkwy E, Humble, TX 77396 (Phase I)

10521 N. Sam Houston Pkwy. E, Humble, TX 77396 (Phase II)

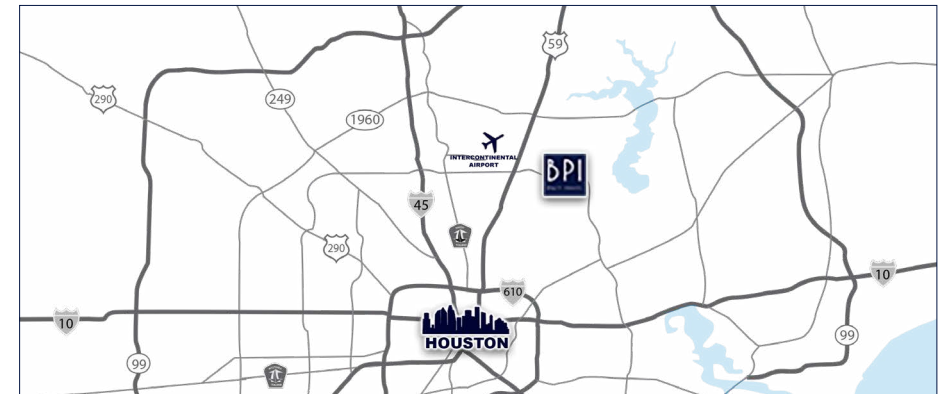


Available: Phase I: 100% Leased!
Phase II: 1,063 SF & 1,208 SF In-Line Spaces

Lease Rate: Call for Information

- Description:**
- Brand New 13,050 sq. ft. & 17,150 sq. ft. retail centers located in Humble, Texas
 - Excellent visibility from Beltway 8 with easy access
 - Located between the Fall Creek & Summerwood subdivisions
 - Almost 113k vehicles per day on Beltway 8
 - High population growth; 5% annually over the last ten years within a 3-mile radius
 - High average household incomes of \$114,187 within a 3-mile radius
 - In close proximity to Generation Park, a 4,300-acre mixed-use property that has proven to be a major catalyst for the development of NE Houston

Traffic Counts: Beltway 8: 112,961 VPD west of site (TXDOT 2022)
Beltway 8: 97,086 VPD east of site (TXDOT 2022)



Demographics:	1 mile	3 mile	5 mile
2023 Population	10,014	77,154	169,881
Daytime Population	6,359	57,130	134,066
Average HH Income	\$97,553	\$114,187	\$111,410

For More Information:

David K. Ferguson | BPI Realty Services
david@bpirealty.com | 713-350-2783



REALTY SERVICES

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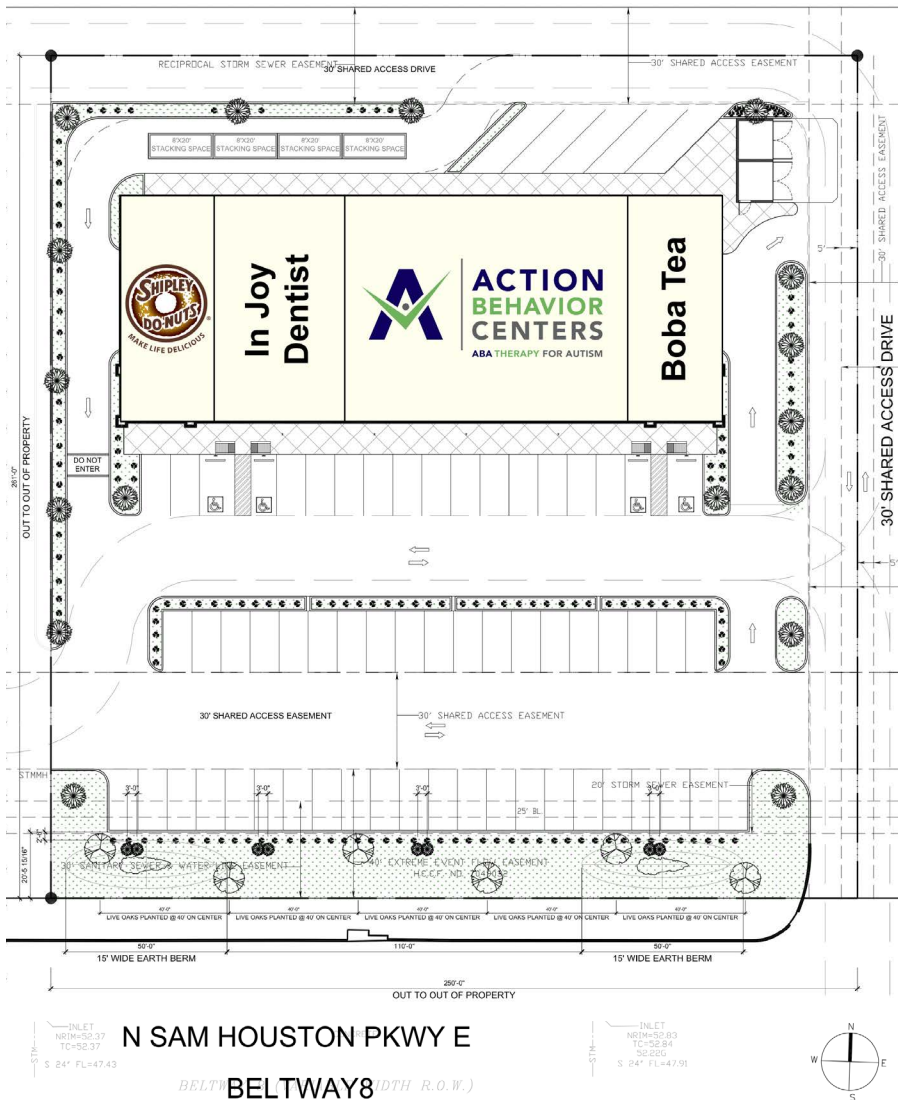
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PHASE I

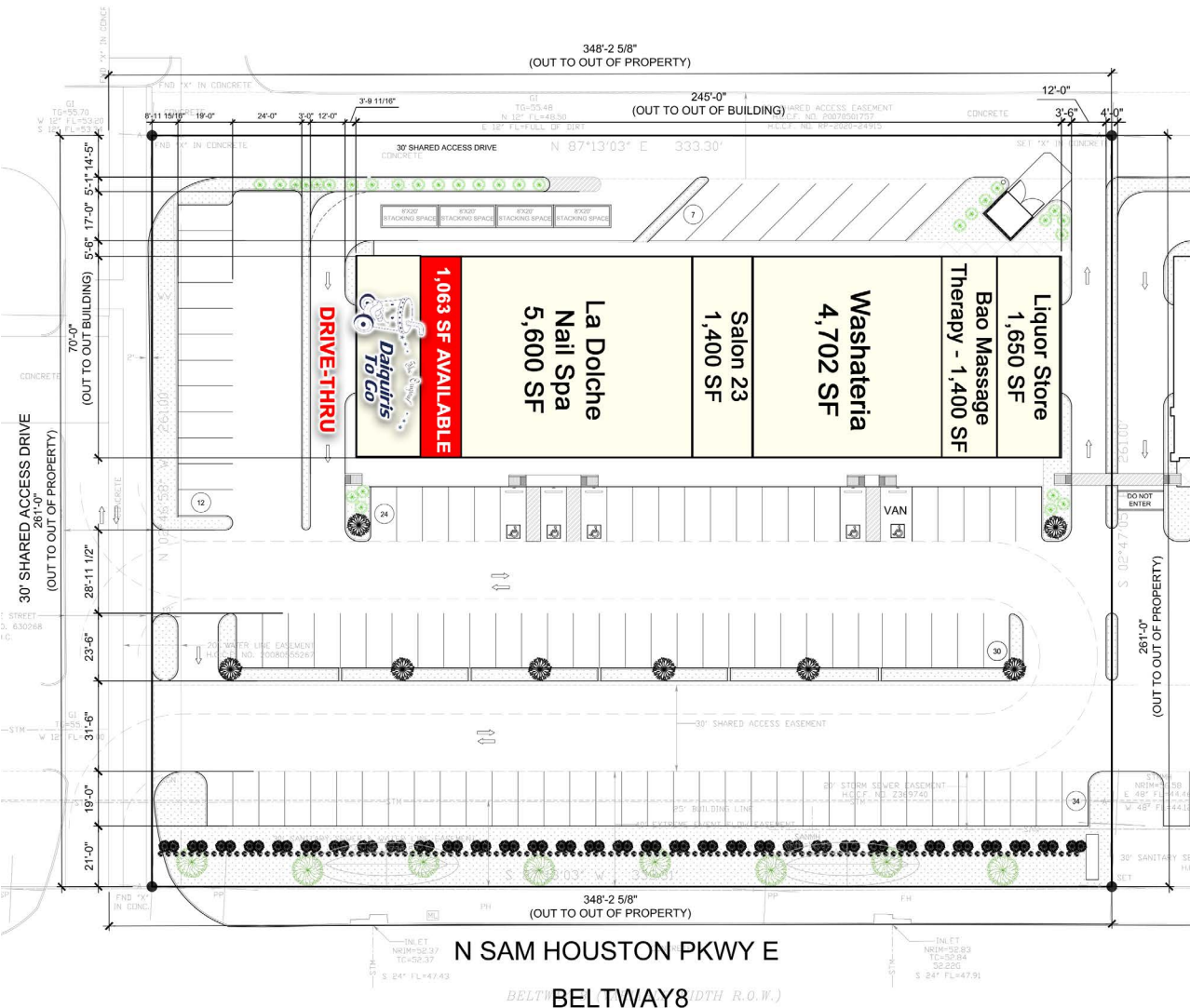


PHASE II

PARKING CALCULATIONS

TOTAL BUILDING AREA= 17,150 SQFT. INCLUDING:
 RESTAURANT AREA = 7,150 SQFT.
 RETAIL AREA = 10,000 SQFT.

AREA SYNOPSIS





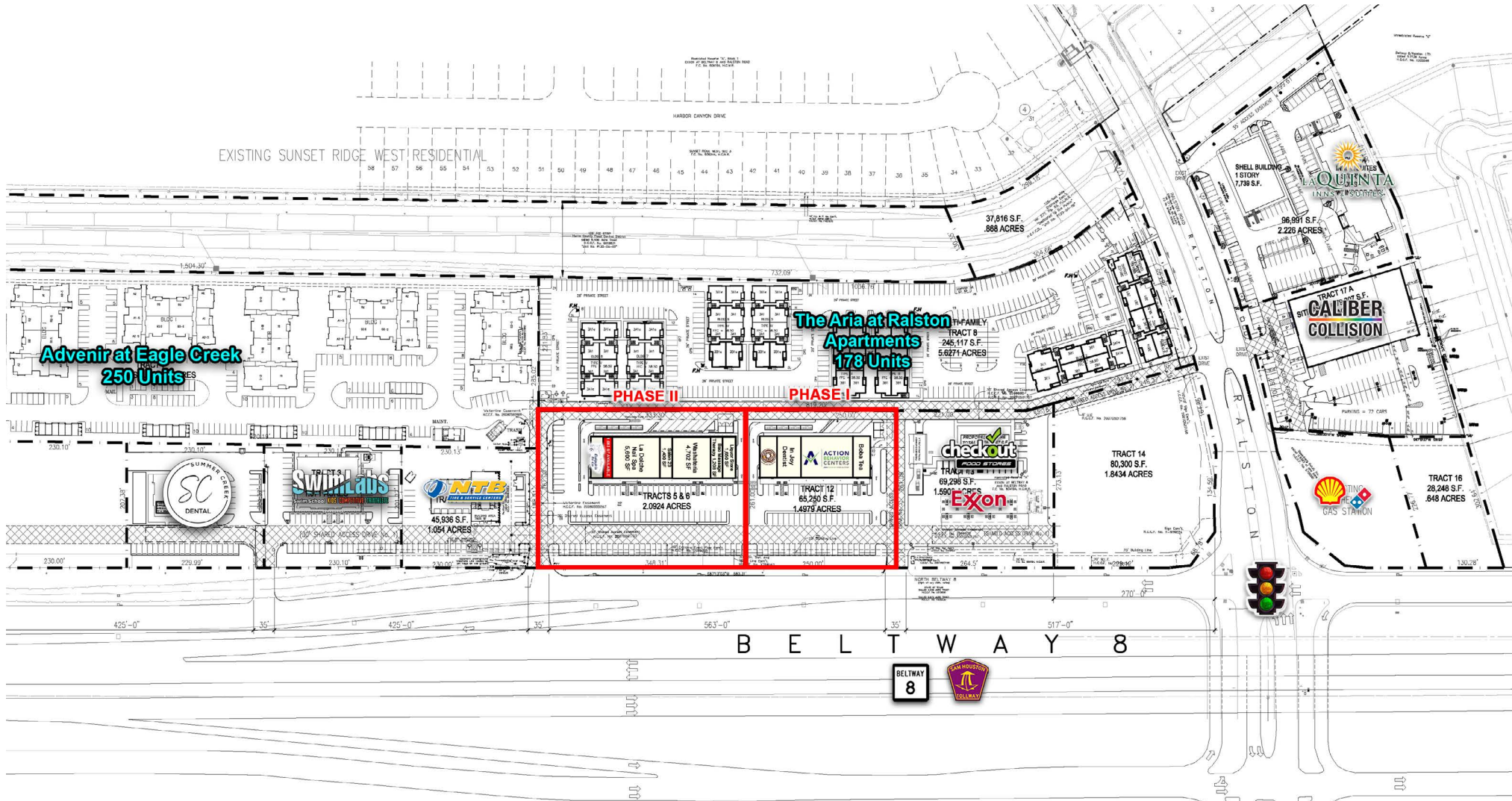
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2023 Population
(3 mi Radius)

77,154

Households
(3 mi Radius)

24,488

Daytime Population
(3 mi Radius)

57,130

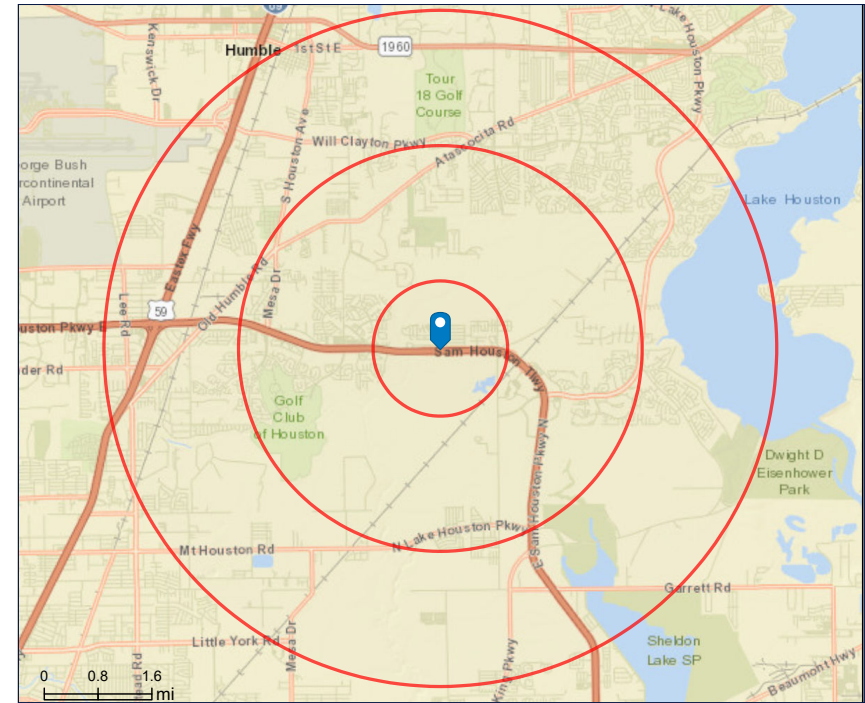
Average HH Income
(3 mi Radius)

\$114,187

Avg. Home Value
(3 mi Radius)

\$314,369

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,373	38,703	100,425
2020 Total Population	8,542	63,504	152,248
2020 Group Quarters	0	2,343	2,996
2023 Total Population	10,014	77,154	169,881
2023 Group Quarters	0	2,343	2,992
2028 Total Population	10,742	81,165	176,349
2023-2028 Annual Rate	1.41%	1.02%	0.75%
2023 Total Daytime Population	6,359	57,130	134,066
Workers	1,002	16,183	45,780
Residents	5,357	40,947	88,286
Household Summary			
2010 Households	1,484	11,740	31,441
2010 Average Household Size	2.95	3.09	3.10
2020 Total Households	2,915	19,901	48,155
2020 Average Household Size	2.93	3.07	3.10
2023 Households	3,342	24,488	54,220
2023 Average Household Size	3.00	3.06	3.08
2028 Households	3,599	25,946	56,664
2028 Average Household Size	2.98	3.04	3.06
2023-2028 Annual Rate	1.49%	1.16%	0.89%
2010 Families	1,113	9,257	24,679
2010 Average Family Size	3.44	3.49	3.50
2023 Families	2,424	18,970	42,129
2023 Average Family Size	3.57	3.50	3.52
2028 Families	2,613	20,126	44,070
2028 Average Family Size	3.55	3.47	3.49
2023-2028 Annual Rate	1.51%	1.19%	0.90%
Housing Unit Summary			
Vacant Housing Units	5.7%	7.5%	7.7%
2020 Housing Units	3,037	21,135	50,983
Owner Occupied Housing Units	66.0%	64.7%	63.5%
Renter Occupied Housing Units	30.0%	29.5%	31.0%
Vacant Housing Units	7.4%	6.3%	5.6%
2023 Housing Units	3,652	26,400	57,741
Owner Occupied Housing Units	53.6%	61.0%	62.0%
Renter Occupied Housing Units	37.9%	31.8%	31.9%
Vacant Housing Units	8.5%	7.2%	6.1%
2028 Housing Units	3,872	27,705	59,998
Owner Occupied Housing Units	53.8%	61.3%	62.8%
Renter Occupied Housing Units	39.1%	32.3%	31.6%
Vacant Housing Units	7.1%	6.3%	5.6%
2023 Households by Income			
Household Income Base	3,342	24,488	54,220
<\$15,000	10.3%	6.5%	7.5%
\$15,000 - \$24,999	3.7%	3.3%	5.0%
\$25,000 - \$34,999	4.0%	4.2%	5.3%
\$35,000 - \$49,999	10.6%	7.8%	8.3%
\$50,000 - \$74,999	27.1%	21.5%	18.6%
\$75,000 - \$99,999	11.3%	14.4%	13.5%
\$100,000 - \$149,999	15.4%	19.5%	20.0%
\$150,000 - \$199,999	9.8%	12.5%	11.5%
\$200,000+	7.6%	10.3%	10.3%
Average Household Income	\$97,553	\$114,187	\$111,410



2023 Population 25+ by Educational Attainment

	1 mile	3 miles	5 miles
Total	5,994	46,891	103,028
Less than 9th Grade	7.3%	5.8%	6.3%
9th - 12th Grade, No Diploma	2.5%	4.3%	5.5%
High School Graduate	25.5%	19.7%	20.4%
GED/Alternative Credential	2.4%	5.3%	5.1%
Some College, No Degree	17.6%	18.6%	18.3%
Associate Degree	6.3%	8.0%	8.2%
Bachelor's Degree	22.7%	23.1%	22.6%
Graduate/Professional Degree	15.6%	15.3%	13.6%

2023 Civilian Population 16+ in Labor Force

	1 mile	3 miles	5 miles
Civilian Population 16+	4,966	36,000	84,094
Population 16+ Employed	95.2%	95.8%	96.0%
Population 16+ Unemployment rate	4.7%	4.2%	4.0%
Population 16-24 Employed	10.3%	10.0%	11.7%
Population 16-24 Unemployment rate	4.7%	9.6%	9.1%
Population 25-54 Employed	74.8%	77.4%	73.8%
Population 25-54 Unemployment rate	3.7%	2.8%	3.0%
Population 55-64 Employed	9.5%	9.2%	10.5%
Population 55-64 Unemployment rate	10.4%	6.8%	4.8%
Population 65+ Employed	5.4%	3.4%	4.0%
Population 65+ Unemployment rate	8.6%	11.2%	5.4%



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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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 written 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 written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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