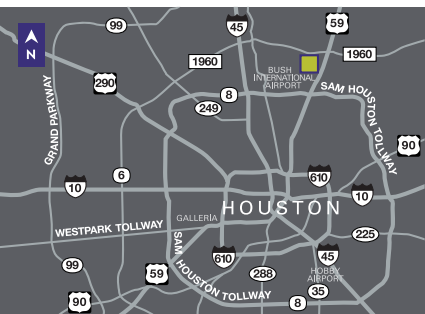


► TOWNSEN CROSSING

FM 1960 @ Townsen Blvd in Humble, Texas 77338



ANCHORED BY ACADEMY & BURLINGTON WITH MANY RESTAURANTS



VEHICLES PER DAY	
FM 1960 east of Townsen Blvd	50,068
FM 1960 west of Townsen Blvd	43,403
Humble Westfield Rd east of Townsen Blvd	22,485
Townsen Blvd north of FM 1960	9,842

MEDIAN INCOME	
1 Mile	\$68,083
3 Miles	\$71,341
5 Miles	\$77,855

POPULATION	
1 Mile	10,256
3 Miles	46,618
5 Miles	123,299



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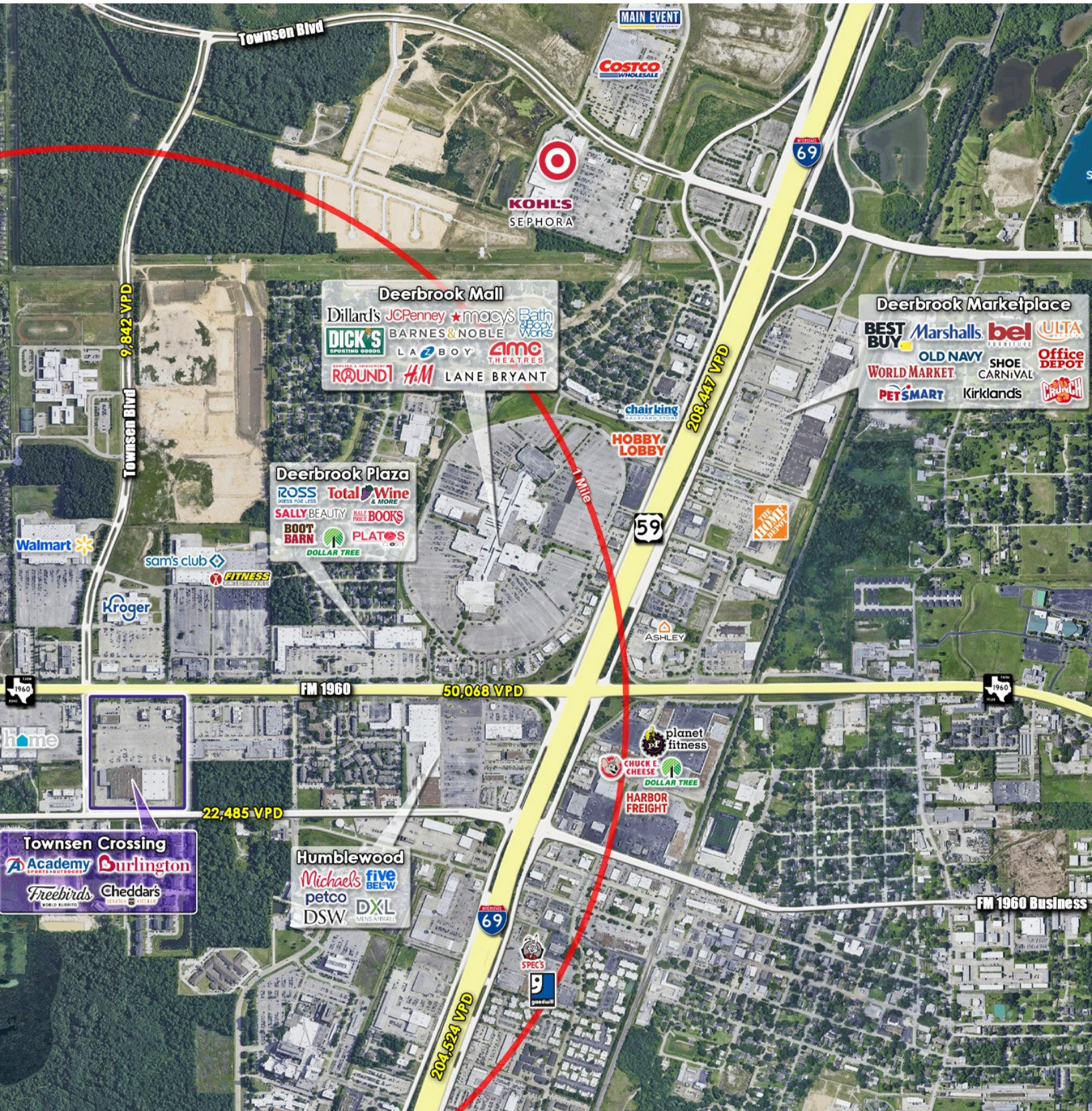
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ALONG THE BUSIEST INTERSECTION OF A BUSTLING RETAIL AREA



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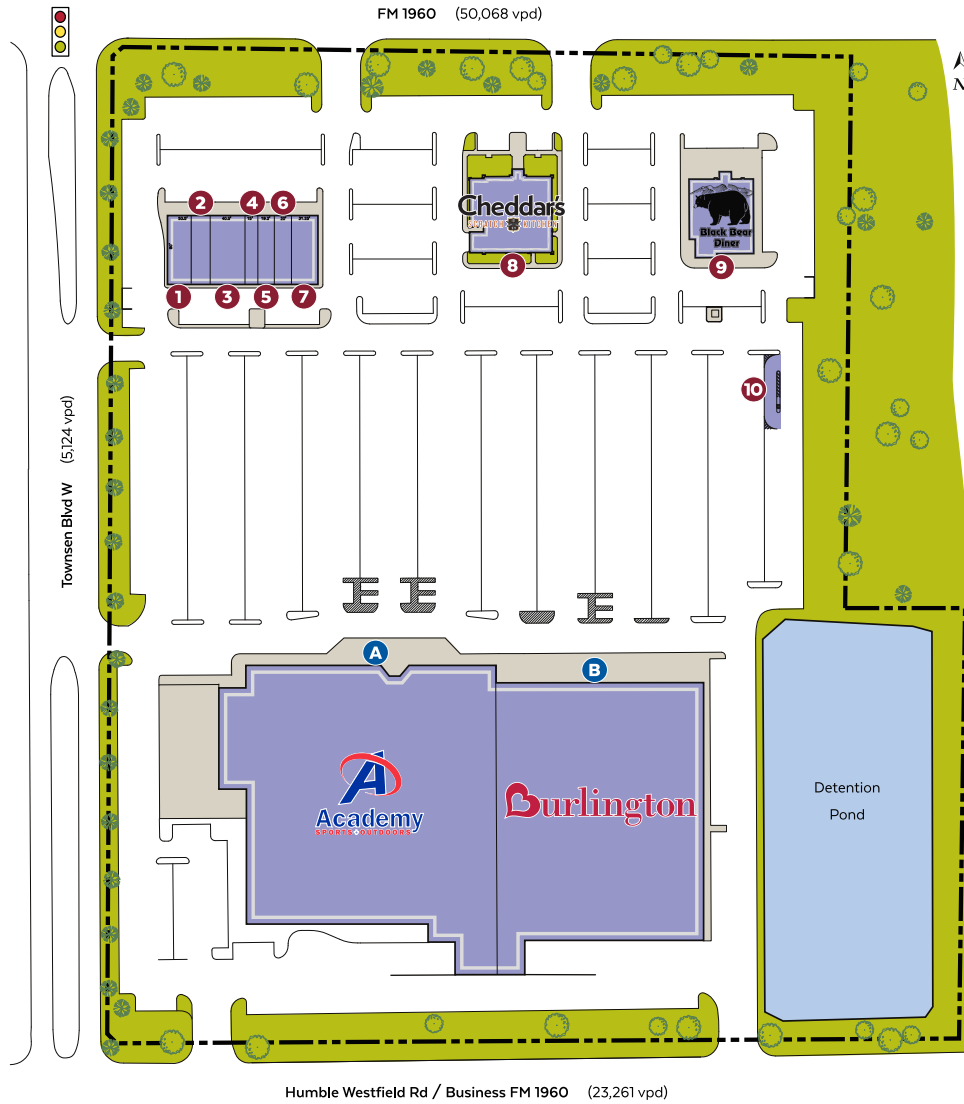
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► TOWNSEN CROSSING

FM 1960 @ Townsen Blvd in Humble, Texas 77338



FULLY LEASED



Tenant List

Tenant	Address	SF/Acres
A Academy	9470 FM 1960	
B Burlington	9480 FM 1960	
1 Einstein Bros Bagels	9490 FM 1960 #900	
2 Nothing Bundt Cakes	9490 FM 1960 #800	
3 Element Dental	9490 FM 1960 #700	
4 The Joint	9490 FM 1960 #400	

Tenant List (continued)

Tenant	Address	SF/Acres
5 Jimmy Johns	9490 FM 1960 #300	
6 The UPS Store	9490 FM 1960 #200	
7 Freebirds	9490 FM 1960 #100	
8 Cheddar's	9500 FM 1960	
9 Black Bear Diner	9510 FM 1960	
10 Wells Fargo ATM	FM 1960	

■ Available
 ■ Lease Pending
 ■ Executed



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► TOWNSEN CROSSING

FM 1960 @ Townsen Blvd in Humble, Texas 77338



FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/townsen-crossing

Lat/Lon: 30.0043/-95.283

Townsen Crossing Humble, TX 77338	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	10,256	46,618	123,299
2030 Projected Population	10,360	47,266	126,481
2020 Census Population	10,346	44,625	116,731
2010 Census Population	7,000	35,348	93,586
Projected Annual Growth 2025 to 2030	0.2%	0.3%	0.5%
Historical Annual Growth 2010 to 2025	3.1%	2.1%	2.1%
2025 Median Age	33.1	32.8	33.1
Households			
2025 Estimated Households	3,835	15,908	42,151
2030 Projected Households	3,921	16,338	44,207
2020 Census Households	3,865	15,235	39,639
2010 Census Households	2,627	12,106	31,374
Projected Annual Growth 2025 to 2030	0.4%	0.5%	1.0%
Historical Annual Growth 2010 to 2025	3.1%	2.1%	2.3%
Race and Ethnicity			
2025 Estimated White	24.3%	26.5%	33.3%
2025 Estimated Black or African American	38.5%	34.9%	30.6%
2025 Estimated Asian or Pacific Islander	5.8%	4.9%	4.6%
2025 Estimated American Indian or Native Alaskan	1.3%	1.0%	1.0%
2025 Estimated Other Races	30.1%	32.7%	30.5%
2025 Estimated Hispanic	37.9%	41.2%	38.6%
Income			
2025 Estimated Average Household Income	\$81,945	\$87,875	\$96,561
2025 Estimated Median Household Income	\$68,083	\$71,341	\$77,855
2025 Estimated Per Capita Income	\$30,892	\$30,095	\$33,057
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	6.1%	6.3%	7.1%
2025 Estimated Some High School (Grade Level 9 to 11)	4.6%	7.2%	6.7%
2025 Estimated High School Graduate	27.5%	28.5%	28.1%
2025 Estimated Some College	31.6%	31.0%	25.5%
2025 Estimated Associates Degree Only	3.8%	6.7%	8.9%
2025 Estimated Bachelors Degree Only	21.2%	14.3%	15.2%
2025 Estimated Graduate Degree	5.2%	6.1%	8.4%
Business			
2025 Estimated Total Businesses	802	2,826	6,342
2025 Estimated Total Employees	7,241	23,371	61,339
2025 Estimated Employee Population per Business	9.0	8.3	9.7
2025 Estimated Residential Population per Business	12.8	16.5	19.4



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INFORMATION ABOUT BROKERAGE SERVICES

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 Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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