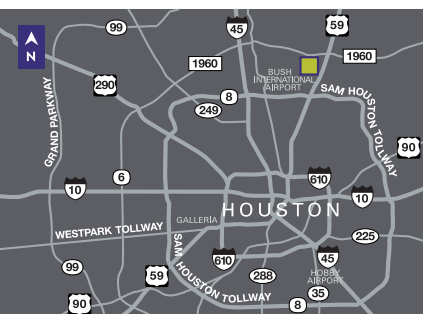


# ► TOWNSEN CROSSING

FM 1960 @ Townsen Blvd in Humble, Texas 77338



ANCHORED BY ACADEMY & BURLINGTON WITH MANY RESTAURANTS



## VEHICLES PER DAY

FM 1960 east of Townsen Blvd	48,411
FM 1960 west of Townsen Blvd	46,729
Humble Westfield Rd east of Townsen Blvd	23,261
Townsen Blvd north of FM 1960	11,666

## AVERAGE INCOME

1 Mile	\$78,194
3 Miles	\$86,815
5 Miles	\$96,785

## POPULATION

1 Mile	10,411
3 Miles	45,157
5 Miles	118,454



Channing Fatjo

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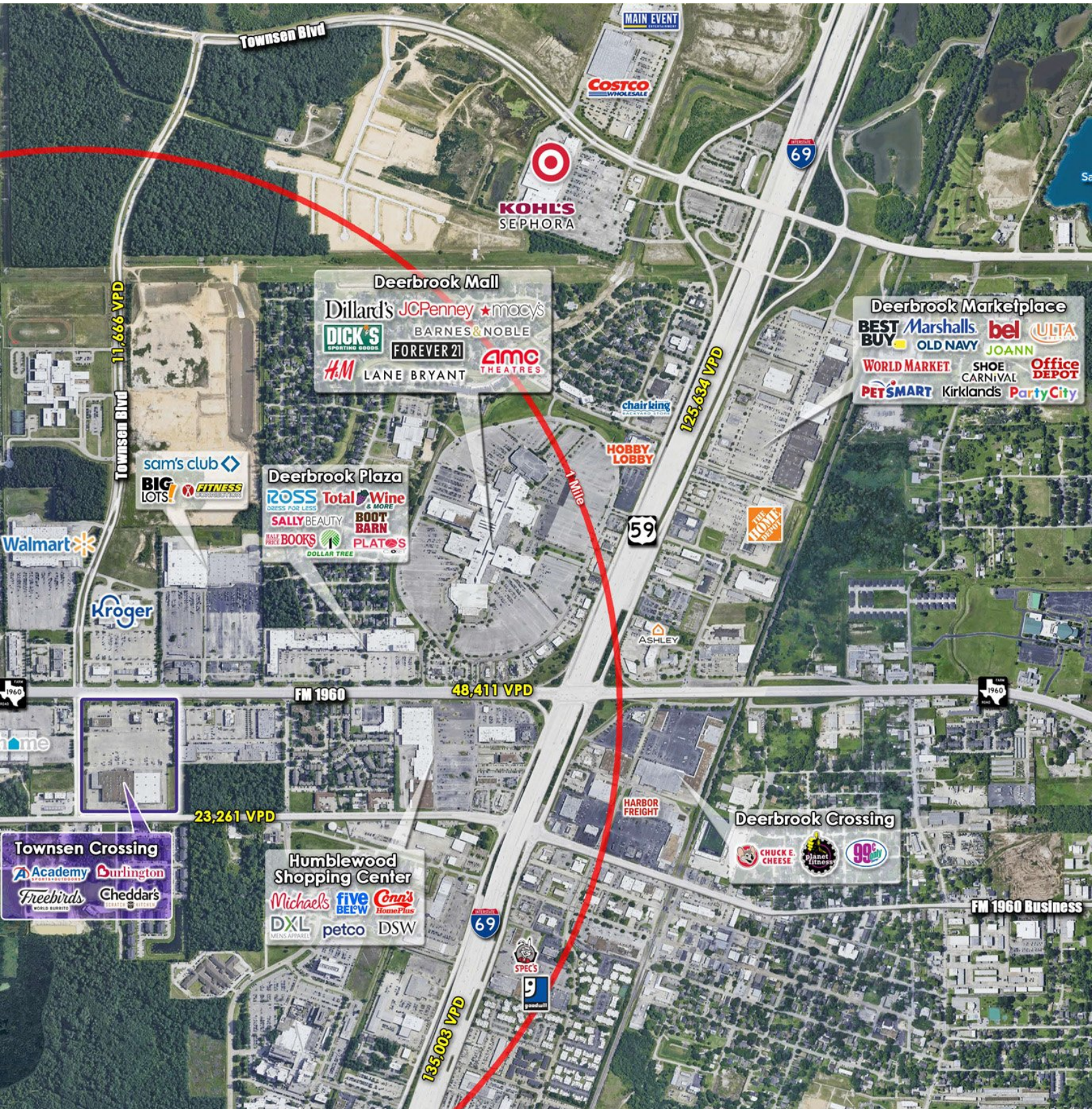


# ► TOWNSEN CROSSING

FM 1960 @ Townsen Blvd in Humble, Texas 77338



ALONG THE BUSIEST INTERSECTION OF A BUSTLING RETAIL AREA



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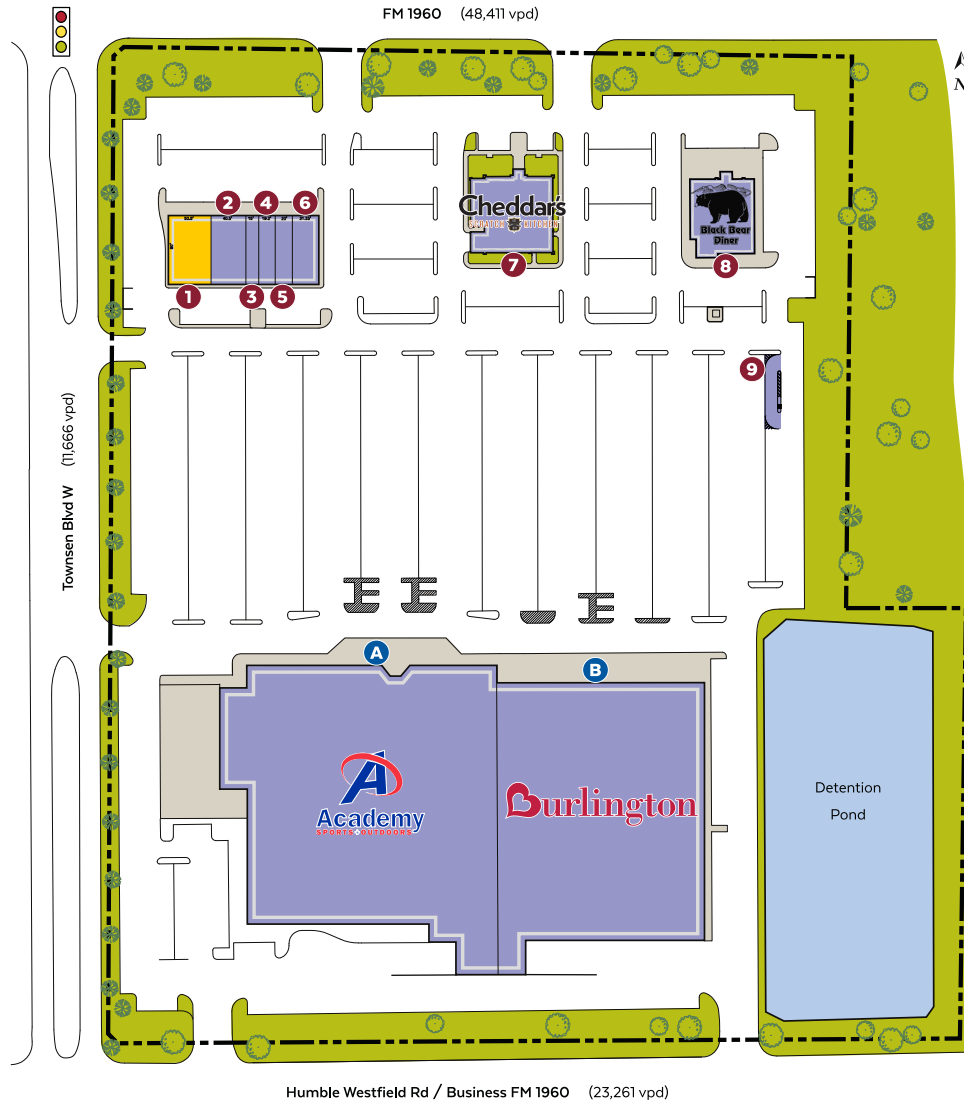


# ► TOWNSEN CROSSING

FM 1960 @ Townsen Blvd in Humble, Texas 77338



4,000 SF

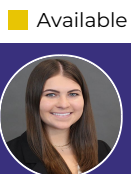


## Tenant List

Tenant	Address	SF/Acres
A Academy	9470 FM 1960	
B Burlington	9480 FM 1960	
1 AVAILABLE	9490 FM 1960 #800	4,000
2 Element Dental	9490 FM 1960 #700	
3 The Joint	9490 FM 1960 #400	

## Tenant List ( continued )

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



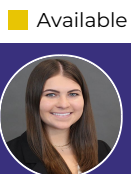
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# ► TOWNSEN CROSSING

FM 1960 @ Townsen Blvd in Humble, Texas 77338



FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/townsen-crossing](https://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
<b>Population</b>			
2023 Estimated Population	10,411	45,157	118,454
2028 Projected Population	10,685	47,111	125,737
2020 Census Population	10,346	44,625	116,731
2010 Census Population	7,000	35,348	93,586
Projected Annual Growth 2023 to 2028	0.5%	0.9%	1.2%
Historical Annual Growth 2010 to 2023	3.7%	2.1%	2.0%
2023 Median Age	32.7	32.0	32.2
<b>Households</b>			
2023 Estimated Households	3,940	15,620	40,858
2028 Projected Households	4,057	16,320	43,870
2020 Census Households	3,865	15,235	39,639
2010 Census Households	2,627	12,106	31,374
Projected Annual Growth 2023 to 2028	0.6%	0.9%	1.5%
Historical Annual Growth 2010 to 2023	3.8%	2.2%	2.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	25.7%	27.1%	33.0%
2023 Estimated Black or African American	37.6%	34.3%	32.3%
2023 Estimated Asian or Pacific Islander	5.7%	4.5%	4.2%
2023 Estimated American Indian or Native Alaskan	1.5%	1.1%	1.0%
2023 Estimated Other Races	29.5%	33.0%	29.5%
2023 Estimated Hispanic	38.1%	42.5%	38.3%
<b>Income</b>			
2023 Estimated Average Household Income	\$78,194	\$86,815	\$96,785
2023 Estimated Median Household Income	\$59,401	\$64,623	\$73,649
2023 Estimated Per Capita Income	\$29,803	\$30,124	\$33,814
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	9.6%	7.5%	8.6%
2023 Estimated Some High School (Grade Level 9 to 11)	3.9%	6.5%	6.0%
2023 Estimated High School Graduate	26.2%	28.9%	28.7%
2023 Estimated Some College	32.1%	30.4%	25.5%
2023 Estimated Associates Degree Only	5.3%	6.9%	7.4%
2023 Estimated Bachelors Degree Only	18.3%	14.5%	15.4%
2023 Estimated Graduate Degree	4.6%	5.3%	8.4%
<b>Business</b>			
2023 Estimated Total Businesses	781	2,801	6,277
2023 Estimated Total Employees	7,033	22,761	61,020
2023 Estimated Employee Population per Business	9.0	8.1	9.7
2023 Estimated Residential Population per Business	13.3	16.1	18.9



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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.

IABS 1-0



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