

1.63 Acre Retail location near IAH Bush International Airport

302 FARM TO MARKET 1960 ROAD EAST | HOUSTON, TX

Exclusively Listed by

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KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057

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Executive Summary



Property Overview

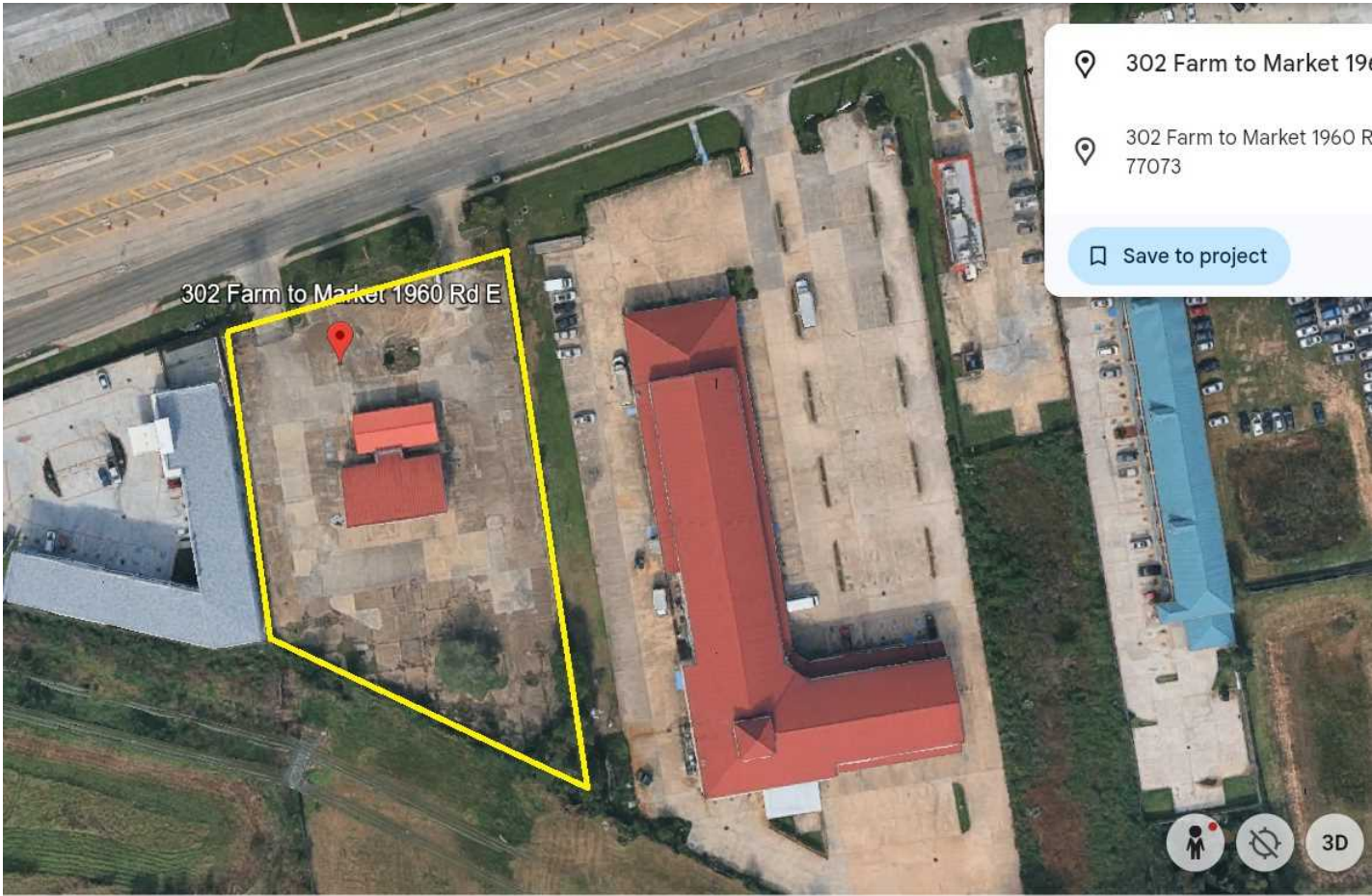
- Building Size: 2,800 Sq Ft
- Lot Size: 70,846 Sq Ft (1.6264 Acres)
- Year Built: 2007
- Type: RETAIL TRD
- Parking: 250+ spaces

Property Highlights

- Frontage: 224' along FM 1960, just north of IAH and near I-45, & not far from Beltway 8 & SH-99 Grand Pkwy
- Traffic Volume: TxDOT Annual Average Daily Traffic (AADT) of 25,475—providing outstanding visibility.
- Signage: Large Pylon Sign available.
- Features: Fully-fenced, concrete paved lot with a newer showroom retail building.
- Status: The building was previously vandalized, but the landlord is willing to perform repairs.
- Ideal Industries: Automotive, outdoor storage, equipment rental, or other related businesses.

Lease Rate:	Negotiable
Building SF:	2,800sf
Occupancy:	Vacant
Available SF:	2,800sf
Lot Size:	1.63 Acres
Signage:	Pylon(s)
Frontage:	224'
Year Built:	2007
Renovated:	T.B.D.
Parking:	250+

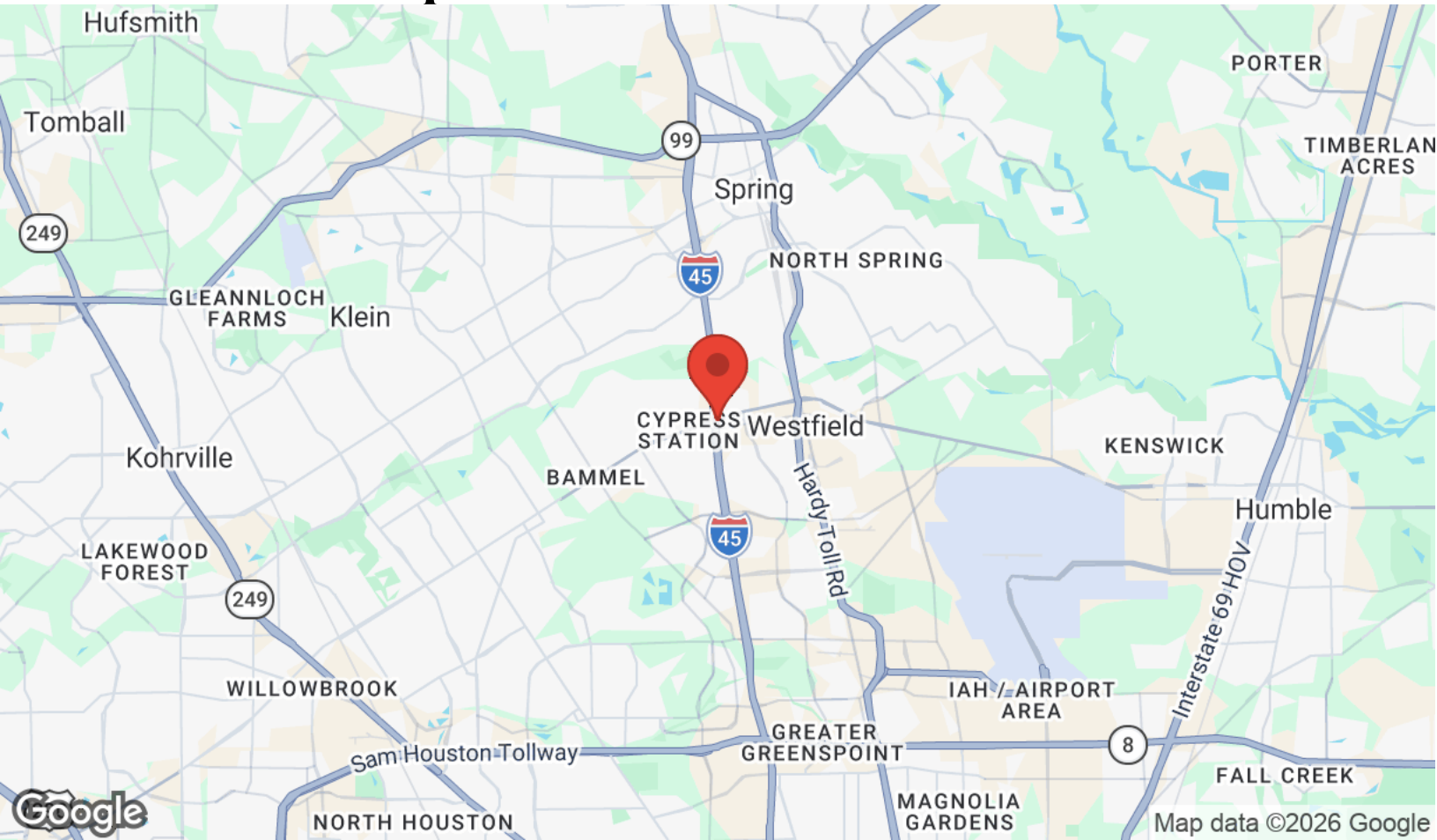
Property Photos



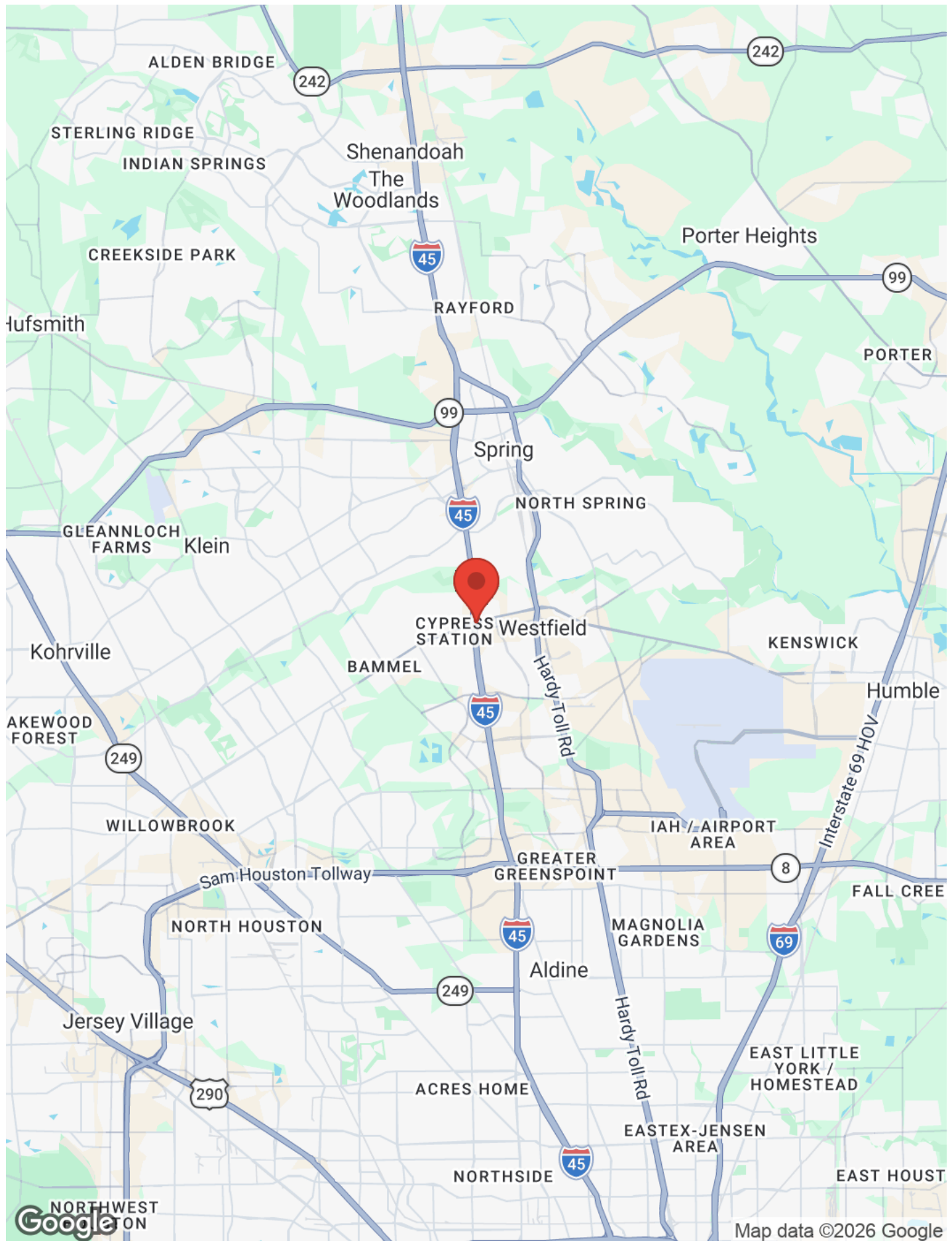




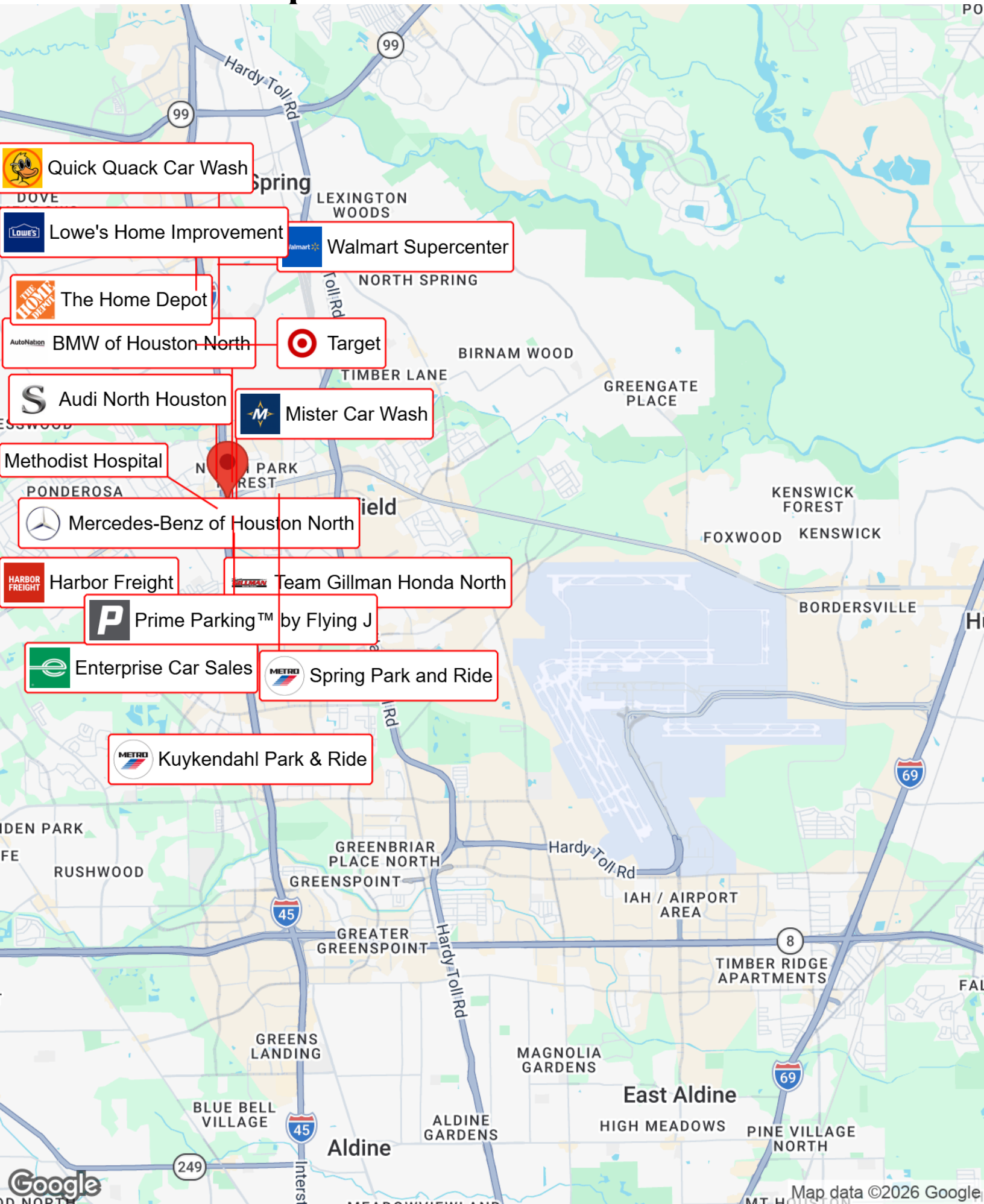
Location Maps



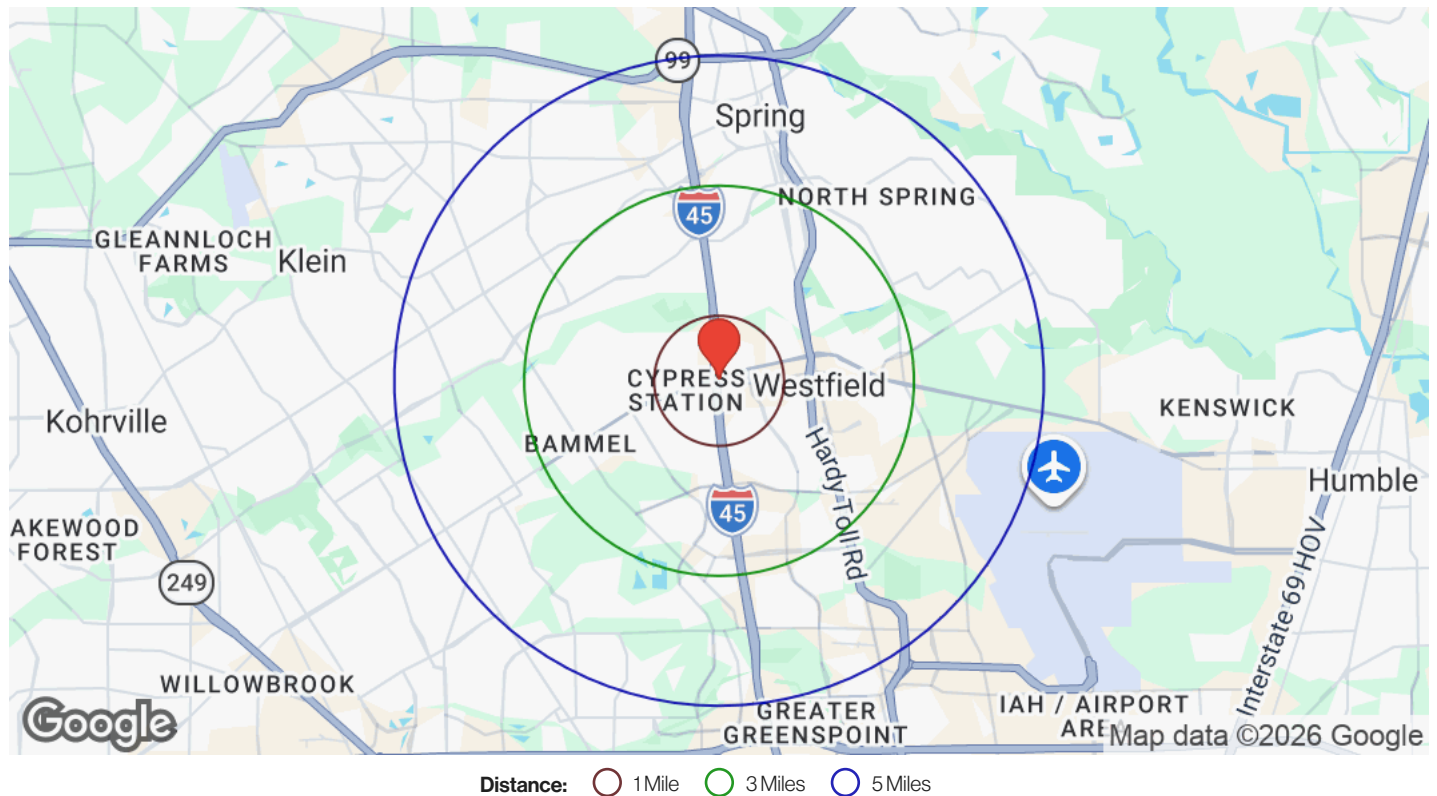
Regional Map



Business Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	9,897	56,522	145,304
	Female	10,647	60,538	155,110
	Total Population	20,544	117,060	300,414
Race / Ethnicity	White	2,613	21,656	61,765
	Black	9,078	41,884	92,858
	Am In/AK Nat	23	129	330
	Hawaiian	18	129	300
	Hispanic	7,835	45,969	121,037
	Asian	707	5,584	19,166
	Multiracial	251	1,580	4,356
	Other	18	129	601
Housing	Total Units	8,868	46,850	116,206
	Occupied	7,932	42,344	105,641
	Owner Occupied	1,341	17,610	52,753
	Renter Occupied	6,591	24,734	52,888
	Vacant	936	4,507	10,565
Age	Ages 0 - 14	4,931	26,686	67,569
	Ages 15 - 24	3,426	17,750	44,965
	Ages 25 - 54	9,112	50,492	127,121
	Ages 55 - 64	1,575	10,718	29,242
	Ages 65+	1,499	11,414	31,518
Income	Median	\$45,216	\$65,159	\$75,043
	Under \$15k	1,023	4,377	9,824
	\$15k - \$25k	1,083	3,319	7,196
	\$25k - \$35k	766	3,106	6,614
	\$35k - \$50k	1,635	5,133	10,924
	\$50k - \$75k	1,368	7,741	18,236
	\$75k - \$100k	781	5,042	14,467
	\$100k - \$150k	683	6,021	18,252
	\$150k - \$200k	315	3,659	9,277
	Over \$200k	281	3,945	10,851

Disclaimer



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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.

11-03-2025



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.

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 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.

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.

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Buyer/Tenant/Seller/Landlord Initials

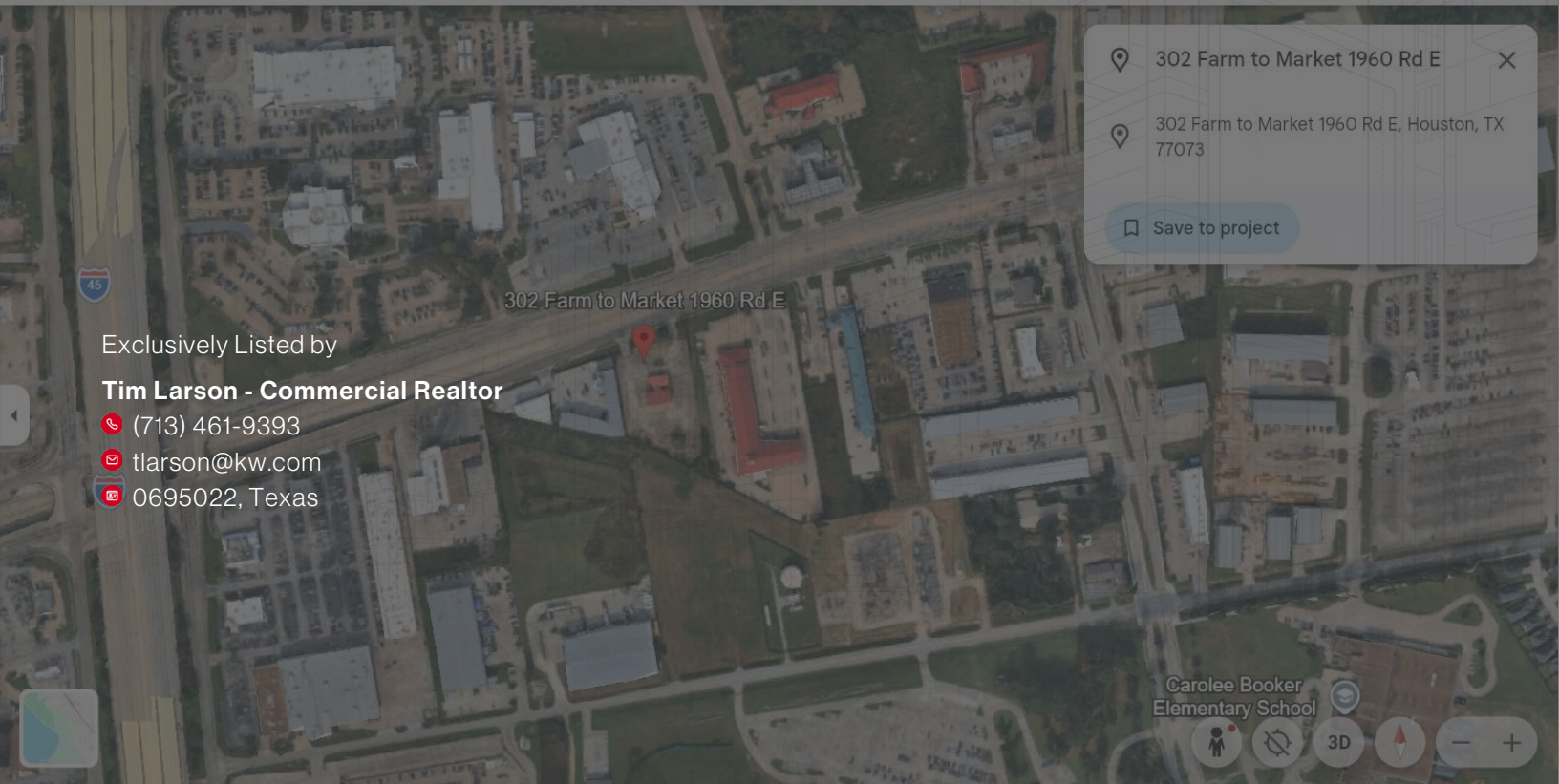
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2

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