

UNDER REDEVELOPMENT NEW OWNERSHIP

±930 - 25,342 SF
AVAILABLE

Burlington

Academy
SPORTS & OUTDOORS

FM 1960 BYPASS RD W - 58,415 CPD

RETAIL SPACE FOR LEASE DEERBROOK COMMONS

9550-9660 FM 1960 Bypass Rd W., Humble, TX 77338



PROPERTY INFORMATION

ADDRESS: 9550-9660 FM 1960 Bypass Rd
W., Humble, TX 77338

AVAILABILITY: ±930 - 25,342 SF

PRICE: Call For Pricing

HIGHLIGHTS:

New ownership, center freshly repainted with further renovations in progress

Excellent visibility and access from FM 1960 Bypass Rd W

High traffic volume from the nearby I-69 Eastex Fwy and IAH

Close proximity to Deerbrook Mall, the heart of Humble's retail hub

Anchored by Sam's Club, Kroger, Ross, and other major retailers

TRAFFIC COUNTS: I-69 Eastex Fwy- 171,318 CPD
FM 1960 Bypass Rd W- 58,415 CPD

DEMOGRAPHICS: 1 mile 3 miles 5 miles

Population	9,162	44,336	121,260
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Average HH Income	\$60,852	\$71,653	\$87,308
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Households	3,513	15,013	41,459
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RENDERINGS



AERIAL

EASTEX FWY - 168,947 CPD

KENSWICK DR

SITE



FM 1960 BYPASS RD W - 58,415 CPD



COMING SOON



DEERBROOK MALL

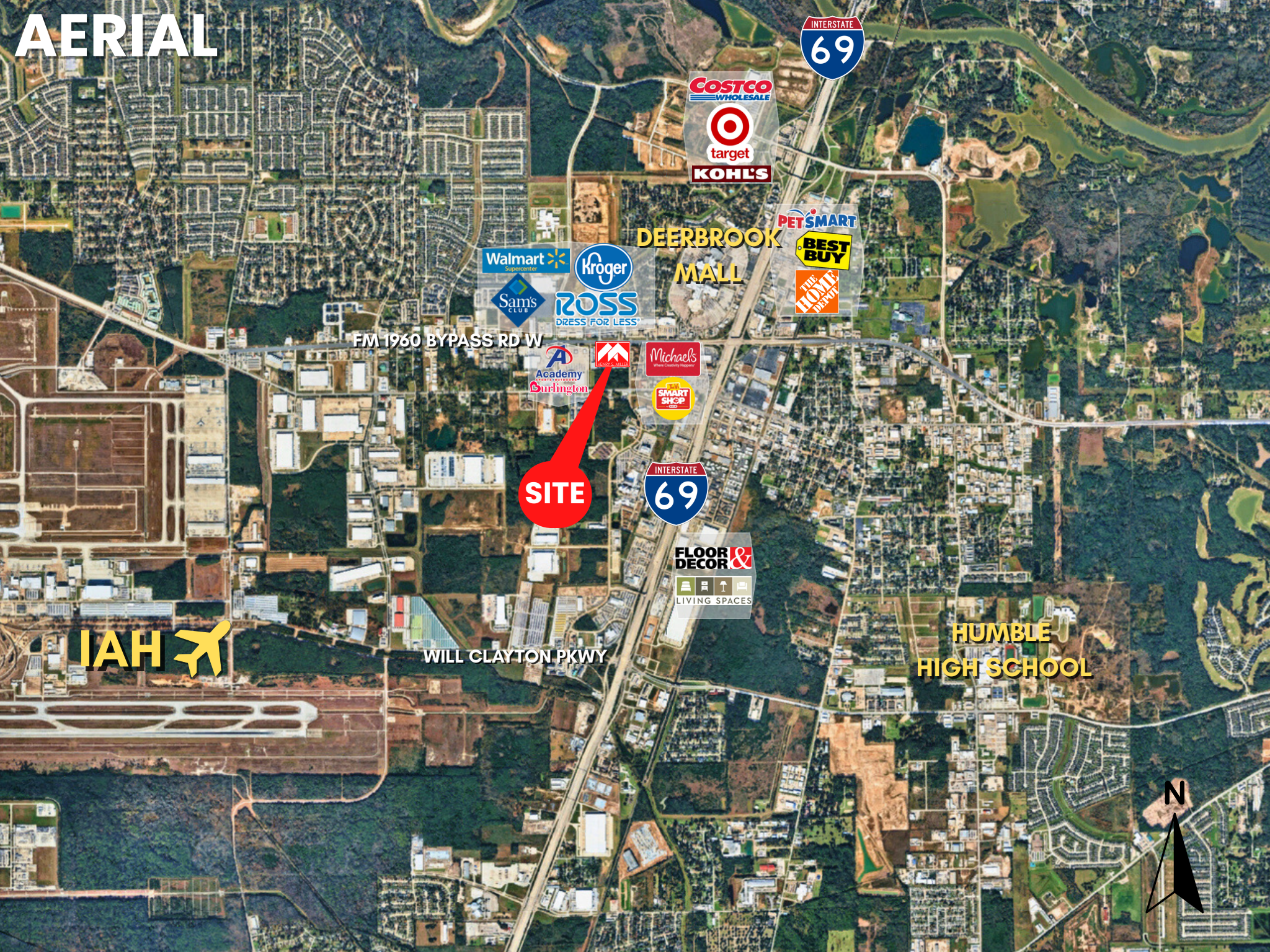


TOWNSEN BLVD W

DEERBROOK PARK BLVD



AERIAL



DEERBROOK
MALL



FM 1960 BYPASS RD W



SITE



WILL CLAYTON PKWY

IAH 

HUMBLE
HIGH SCHOOL



SITE PLAN

9550-9660 FM 1960 Bypass Rd W.,
Humble, TX 77338



SUITE	TENANT	SF
9632	Olive Garden	10,800
9540	El Pollo Loco	3,000
9550	T-Mobile	3,506
9556	HB Japanese Steakhouse	5,549
9560	AVAILABLE	2,100
9562	AVAILABLE	2,110
9574	AVAILABLE	8,350
9586	AVAILABLE	3,920
9592	Family Thrift Center	29,500
9594/9602	AVAILABLE	6,416
9604	AVAILABLE	4,350
9606	China River Restaurant	2,250
9608	San Antonio Shoemakers	2,250
9610	AVAILABLE	3,300
9616	Gulf Coast Regional	4,875
9616-B	AVAILABLE	1,125
9620	Green Foot Spa	1,575
9626-A	AVAILABLE	1,765
9626	Monk's Indian Bistro	2,810
9628	AVAILABLE	1,050
9628B	AVAILABLE	930
9630	AVAILABLE	25,342
9634	AVAILABLE	1,180
9636	AVAILABLE	1,000
9638	Fades on Demand Barbershop	982
9640	NAIL SALON AVAILABLE	1,425
9644/9648	Success on the Spectrum	4,856
9652/9660	Davita Dialysis	9,359
9668	Workforce Solutions	12,526
9680	AVAILABLE	2,100
9684	Hear USA	1,750
9688	CenterWell Primary Care	6,617
9700	Northshore Medical	5,963
9710	Patron Mexican Grill	6,000

9550-9660 FM 1960 Bypass Rd W.,
Humble, TX 77338



180' WIDE PUBLIC RIGHT-OF-WAY PER FLAT VOLUME 638, PAGE 58 H.C.M.P.

NONE OBSERVED AT THE TIME THE SURVEY WAS PERFORMED

CURVE TABLE

THE BEARING OF SOUTH 89°16'00" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL TEXAS EXPRESSWAY (U.S. HIGHWAY 190), BEING THE SAME AS THE NORTH LINE OF PLAT VOLUME 638, PAGE 58 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

MONUMENTS SHOWN HEREON, DESIGNATED "C.M.", ARE PER THE PLAT OF RESTRICTED RESERVE "A", BLOCK 1 RECORDED IN PLAT VOLUME 638, PAGE 58 OF THE HARRIS COUNTY MAP RECORDS.



0 ACRES / 609,839 SQUARE FEET

15 BUILDING HEIGHT

9

— = **Current**

- 12 = DRIVE LIGHT
 13 = TURN SIGNAL LIGHT
 14 = BRAKING LIGHT
 15 = TURN SIGNAL LIGHT
 16 = GAS VALVE
 17 = TURN SIGNAL LIGHT
 18 = WASH LIGHT
 19 = LIGHT LAMP
 20 = UNDERBURN LIGHT
 21 = TRAFFIC SIGNAL POLE
 22 = WATER VALVE
 23 = TURN SIGNAL LIGHT
 24 = ELECTRIC METER
 25 = FIRE HYDRANT
 26 = FIRE HYDRANT
 27 = TELEPHONE MANHOLE
 28 = SANITARY MANHOLE
 29 = CONCRETE
 30 = CENTER LINE
 31 = ASBESTOS PROPERTY
 32 = GAS PROPERTY
 33 = PROPERTY LINE
 34 = PROPERTY LINE
 35 = PLAT POLINE BISE, PAGE 50
 36 = ELECTRIC FILE NUMBER
 37 = R.C.R. #
 38 = RECORDS
 39 = PLAT POLINE BISE, PAGE 50
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This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTANSPIs Land Title Surveys.
(Effective February 23, 2021).

This Work Coordinated By:



Toll Free: 888.457.7878

Prepared For:

9550 FM 1960 BYPASS ROAD WEST
HUMBLE, TEXAS

Project Name:

DEERBROOK COMMONS - HUMBLE TX 2025

CDS Project Number: 25-10-0133



CONTACT US

SHAWN ACKERMAN

Managing Partner

(713) 386-1088 Direct

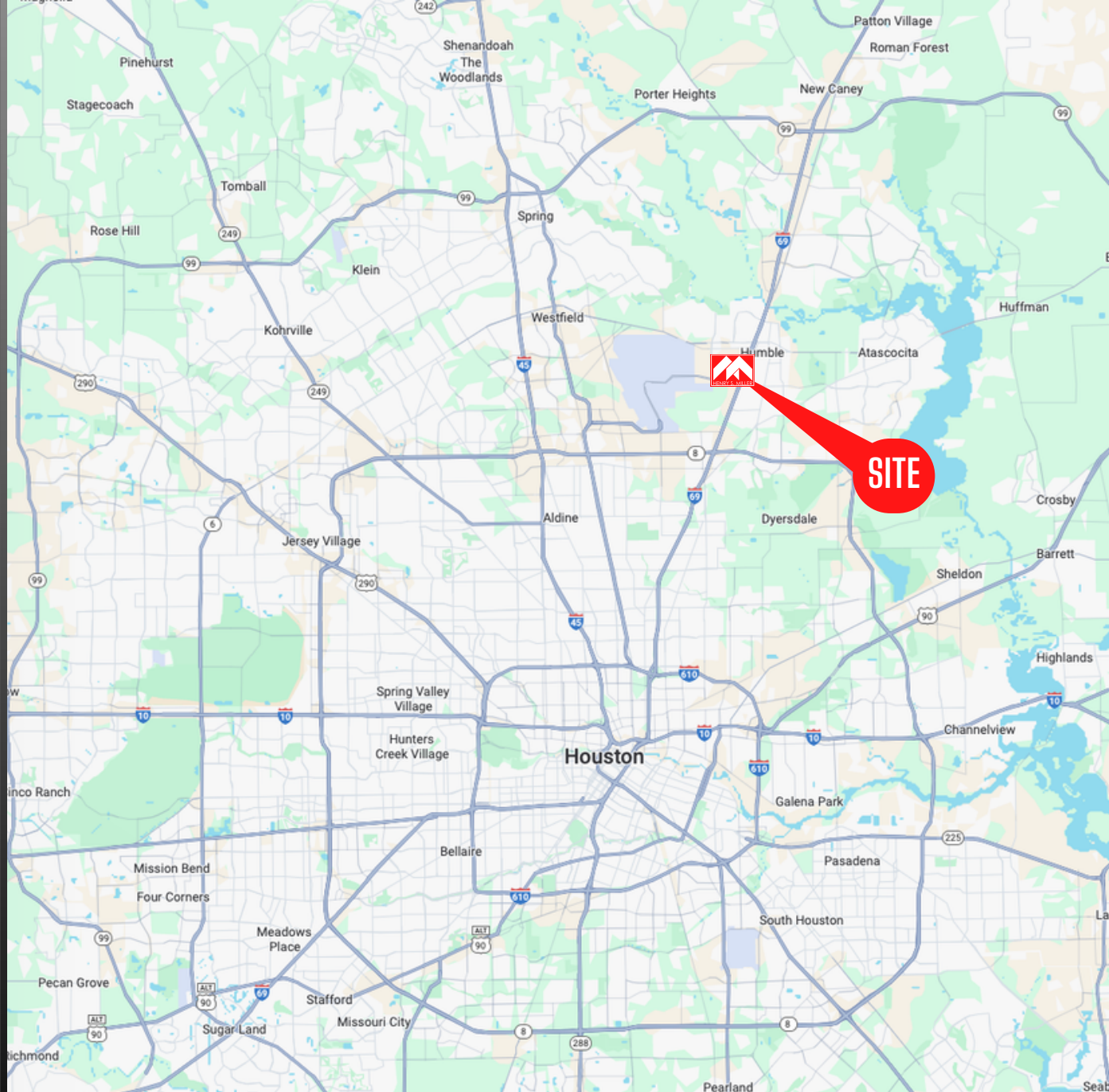
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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.

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. **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' 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:
 - 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 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.

AFC Realty, LLC	9003354	713-386-1088
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Shawn Ackerman	462530	713-386-1088
Designated Broker of Firm	License No.	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone
Buyer/Tenant/Seller/Landlord Initials _____ Date _____		