

Park Lakes Shopping Center – For Sale

9025 N Sam Houston Pkwy E, Humble, TX 77396



Danny Nguyen, CCIM

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www.dncommercial.net



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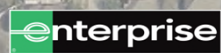
- **Price: \$4,700,000**
- **P/SF \$336.30**
- **Building Size: +/- 13,975 SF**
- Land Size: +/- 1.45 AC
- Anchors: Enterprise Rental, Regional Finance
- Other Tenants: Barbershop, Massage Therapy, Nail Salon, Vape Shop, Heath Care Clinic
- Across from Walmart Supercenter
- Frontage: 400 FT on N Sam Houston Pkwy E
- Corner Lot
- Freeway Visibility
- Pylon Sign

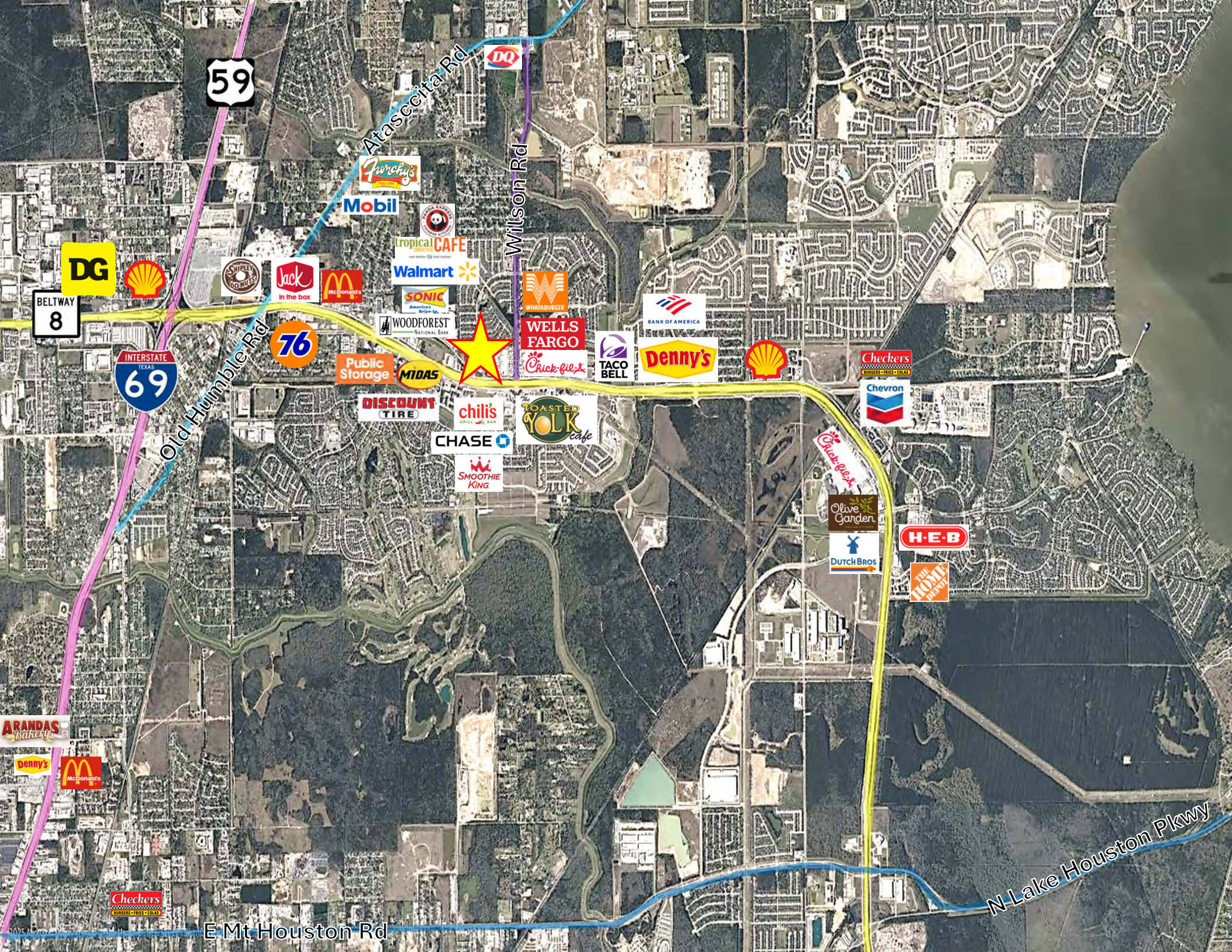


N Sam Houston Pkwy E

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Shoppers at Park Lakes Shopping Center





59

Atascocita Rd

Wilson Rd

BELTWAY 8

INTERSTATE TEXAS 69

Old Humble Rd

76

N Lake Houston Pkwy

E Mt Houston Rd

DG

Shell

SHIPLEY'S

Jack in the box

McDonald's

Mobil

tropical CAFE

Walmart

SONIC

WOODFOREST NATIONAL BANK

Public Storage

MIDAS

DISCOUNT TIRE

chili's

CHASE

SMOOTHIE KING

TOASTED YOLK cafe

WELLS FARGO

Chick-fil-A

TACO BELL

Denny's

Shell

Checkers

Chevron

Chick-fil-A

Olive Garden

Dutch Bros

H-E-B

THE HOME DEPOT

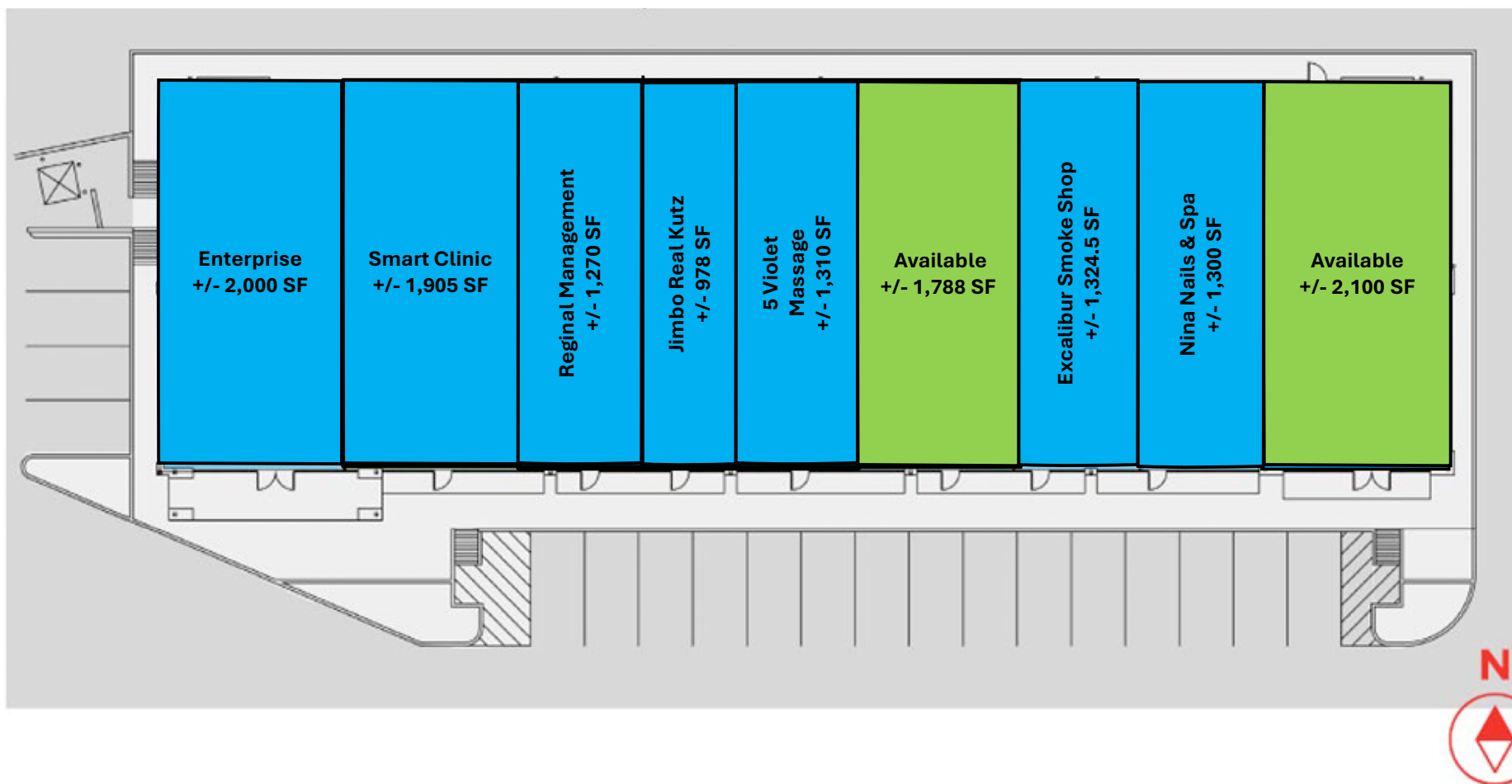
ARANDAS Bakery

Denny's

McDonald's

Checkers





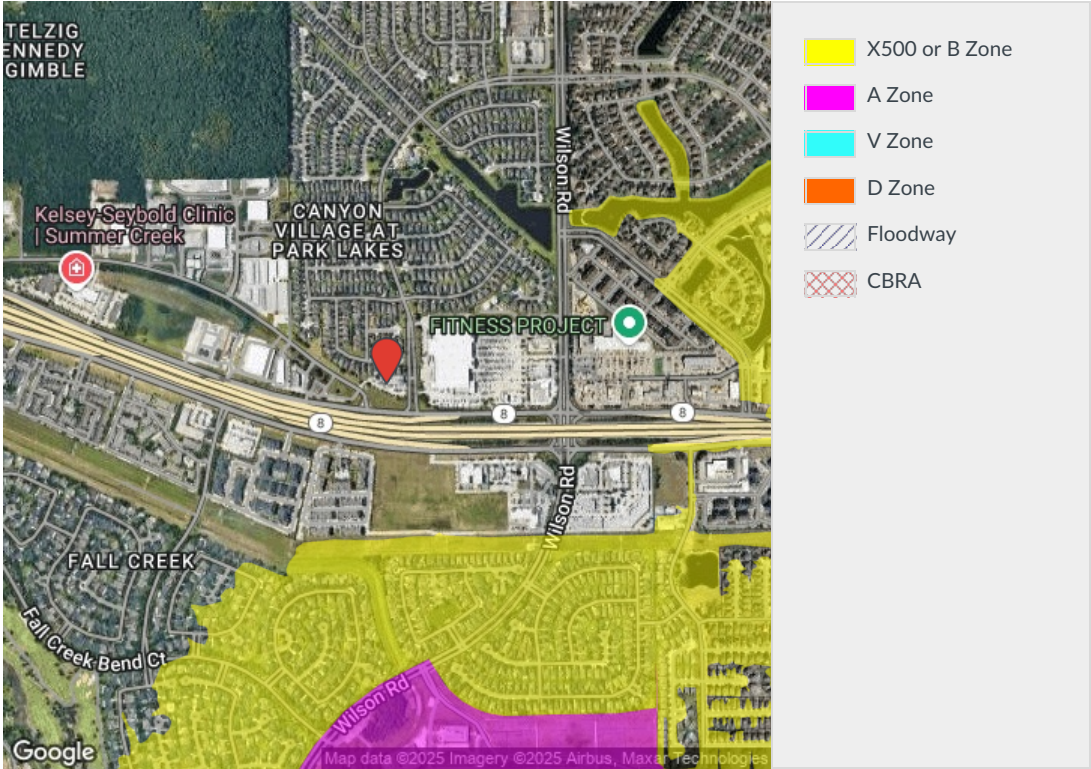
9025 N SAM HOUSTON PKWY E HUMBLE, TX 77396

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480287	PANEL	0495L
PANEL DATE	June 18, 2007	MAP NUMBER	48201C0495L





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1-A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1-A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1-V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1-V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com



Executive Summary

9025 N Sam Houston Pkwy W, Houston, Texas, 77064
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.92657
Longitude: -95.55136

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	9,529	88,002	161,580
2020 Population	10,229	92,604	175,732
2024 Population	10,121	93,175	176,242
2029 Population	10,008	92,962	177,383
2010-2020 Annual Rate	0.71%	0.51%	0.84%
2020-2024 Annual Rate	-0.25%	0.14%	0.07%
2024-2029 Annual Rate	-0.22%	-0.05%	0.13%
2020 Male Population	48.3%	48.4%	48.6%
2020 Female Population	51.7%	51.6%	51.4%
2020 Median Age	34.6	35.6	35.6
2024 Male Population	49.2%	49.1%	49.3%
2024 Female Population	50.8%	50.9%	50.7%
2024 Median Age	35.2	36.3	36.3

In the identified area, the current year population is 176,242. In 2020, the Census count in the area was 175,732. The rate of change since 2020 was 0.07% annually. The five-year projection for the population in the area is 177,383 representing a change of 0.13% annually from 2024 to 2029. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 36.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	25.6%	32.0%	31.1%
2024 Black Alone	19.0%	19.0%	19.6%
2024 American Indian/Alaska Native Alone	1.3%	1.3%	1.3%
2024 Asian Alone	18.4%	12.5%	10.0%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	17.9%	17.9%	21.5%
2024 Two or More Races	17.8%	17.3%	16.3%
2024 Hispanic Origin (Any Race)	42.3%	41.5%	44.2%

Persons of Hispanic origin represent 44.2% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 88.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	63	86	82
2010 Households	3,198	31,480	56,665
2020 Households	3,449	33,421	62,194
2024 Households	3,427	33,856	63,077
2029 Households	3,434	34,262	64,619
2010-2020 Annual Rate	0.76%	0.60%	0.94%
2020-2024 Annual Rate	-0.15%	0.30%	0.33%
2024-2029 Annual Rate	0.04%	0.24%	0.48%
2024 Average Household Size	2.95	2.74	2.78

The household count in this area has changed from 62,194 in 2020 to 63,077 in the current year, a change of 0.33% annually. The five-year projection of households is 64,619, a change of 0.48% annually from the current year total. Average household size is currently 2.78, compared to 2.81 in the year 2020. The number of families in the current year is 43,642 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 17, 2025



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Mortgage Income			
2024 Percent of Income for Mortgage	18.7%	21.8%	23.3%
Median Household Income			
2024 Median Household Income	\$77,398	\$75,982	\$70,172
2029 Median Household Income	\$84,505	\$85,870	\$79,816
2024-2029 Annual Rate	1.77%	2.48%	2.61%
Average Household Income			
2024 Average Household Income	\$90,021	\$102,792	\$99,731
2029 Average Household Income	\$104,646	\$117,954	\$114,923
2024-2029 Annual Rate	3.06%	2.79%	2.88%
Per Capita Income			
2024 Per Capita Income	\$31,136	\$37,352	\$35,477
2029 Per Capita Income	\$36,689	\$43,489	\$41,593
2024-2029 Annual Rate	3.34%	3.09%	3.23%
GINI Index			
2024 Gini Index	34.7	38.9	39.4
Households by Income			

Current median household income is \$70,172 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$79,816 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$99,731 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$114,923 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$35,477 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$41,593 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	120	102	96
2010 Total Housing Units	3,416	34,005	61,030
2010 Owner Occupied Housing Units	2,161	18,365	34,676
2010 Renter Occupied Housing Units	1,037	13,115	21,989
2010 Vacant Housing Units	218	2,525	4,365
2020 Total Housing Units	3,595	35,413	66,220
2020 Owner Occupied Housing Units	2,130	18,384	35,120
2020 Renter Occupied Housing Units	1,319	15,037	27,074
2020 Vacant Housing Units	159	1,863	4,046
2024 Total Housing Units	3,584	35,963	67,849
2024 Owner Occupied Housing Units	2,163	18,729	35,674
2024 Renter Occupied Housing Units	1,264	15,127	27,403
2024 Vacant Housing Units	157	2,107	4,772
2029 Total Housing Units	3,611	36,564	69,685
2029 Owner Occupied Housing Units	2,258	19,594	37,048
2029 Renter Occupied Housing Units	1,176	14,668	27,571
2029 Vacant Housing Units	177	2,302	5,066
Socioeconomic Status Index			
2024 Socioeconomic Status Index	45.9	44.6	43.8

Currently, 52.6% of the 67,849 housing units in the area are owner occupied; 40.4%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 66,220 housing units in the area and 6.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.57%. Median home value in the area is \$261,601, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.17% annually to \$336,629.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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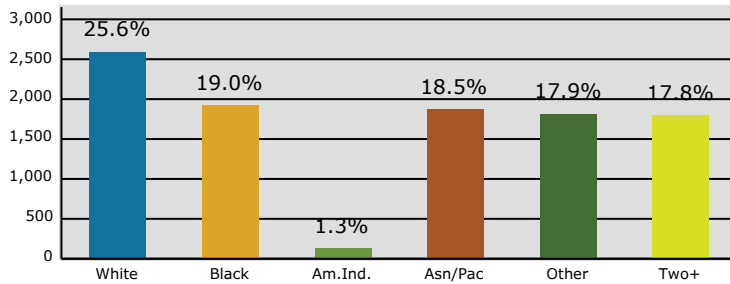


Graphic Profile

9025 N Sam Houston Pkwy W, Houston, Texas, 77064
Ring band: 0 - 1 mile radius

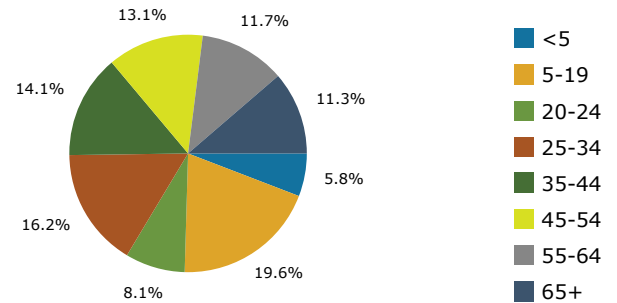
Prepared by Esri
Latitude: 29.92657
Longitude: -95.55136

2024 Population by Race

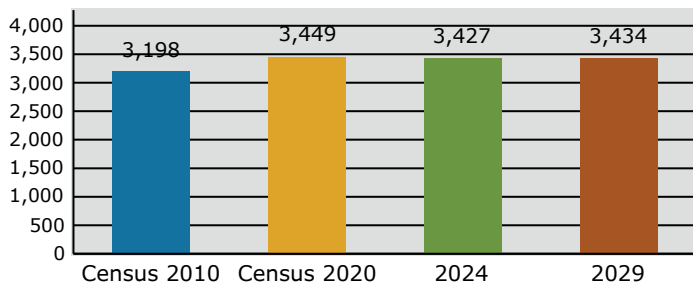


2024 Percent Hispanic Origin: 42.3%

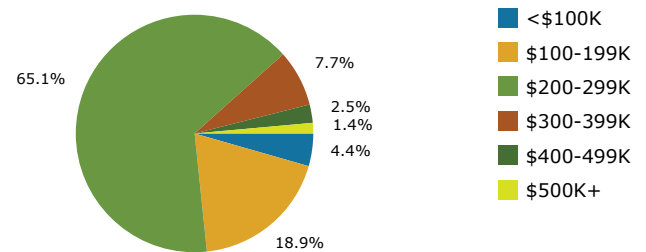
2024 Population by Age



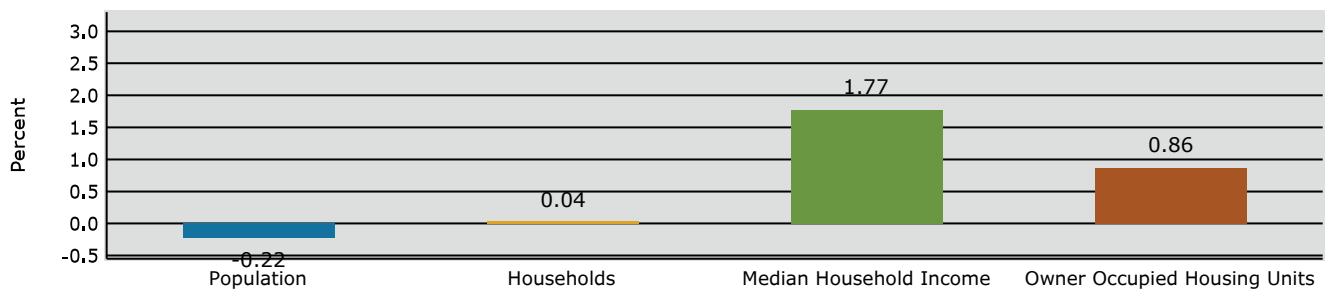
Households



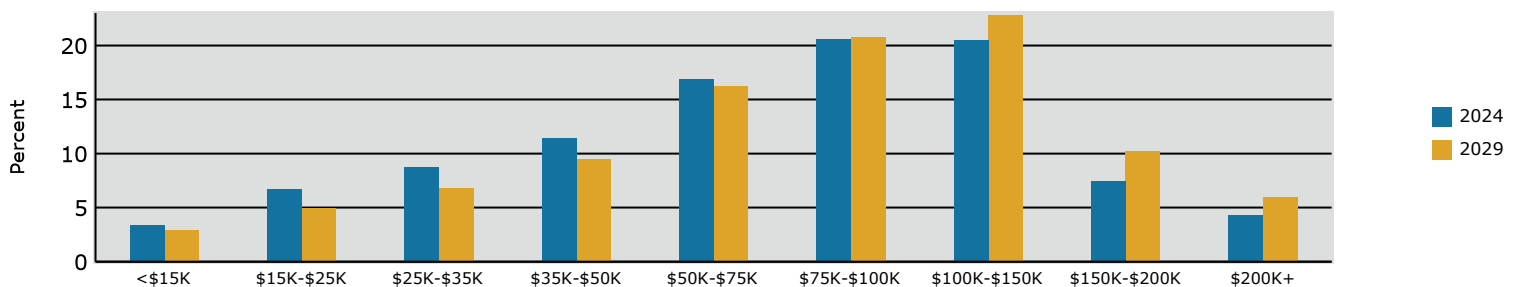
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

February 17, 2025

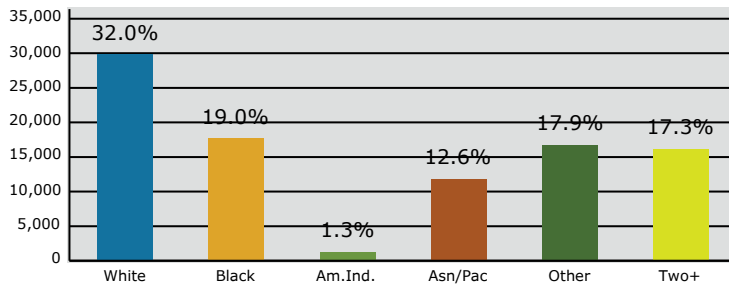


Graphic Profile

9025 N Sam Houston Pkwy W, Houston, Texas, 77064
Ring band: 1 - 3 mile radius

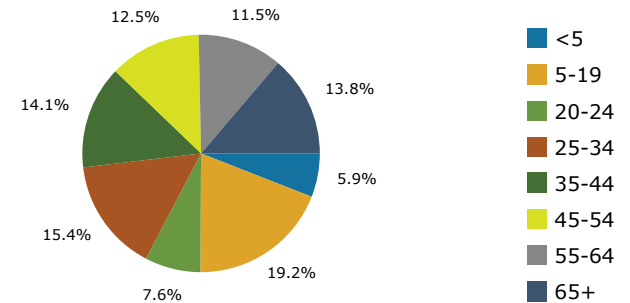
Prepared by Esri
Latitude: 29.92657
Longitude: -95.55136

2024 Population by Race

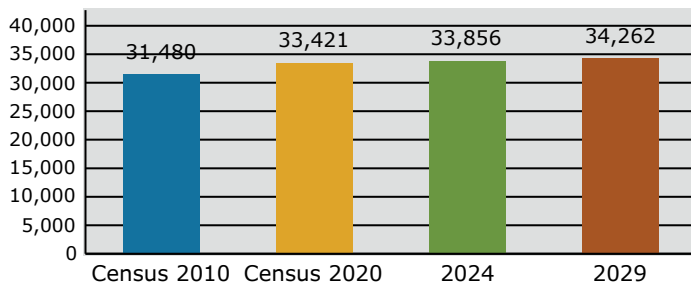


2024 Percent Hispanic Origin: 41.5%

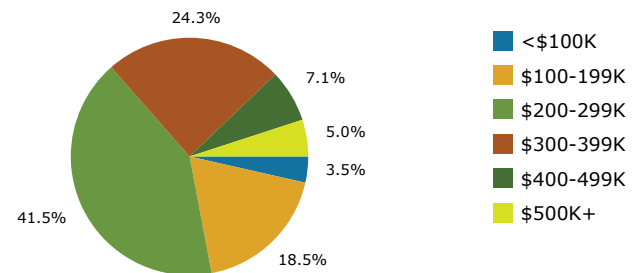
2024 Population by Age



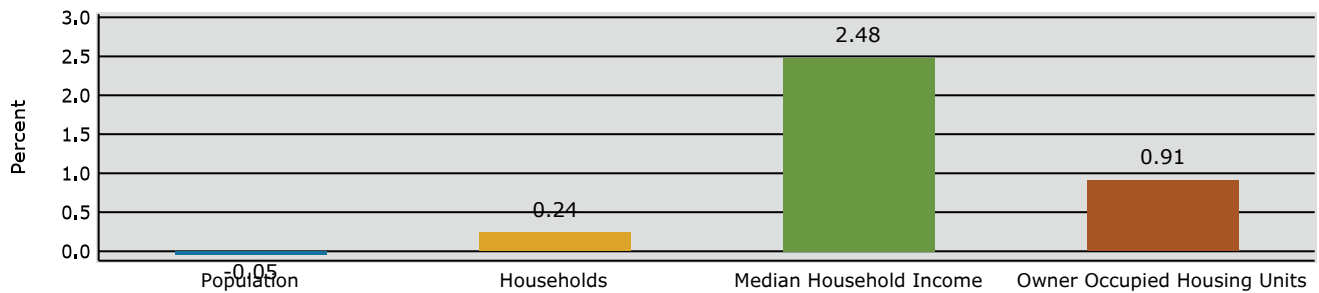
Households



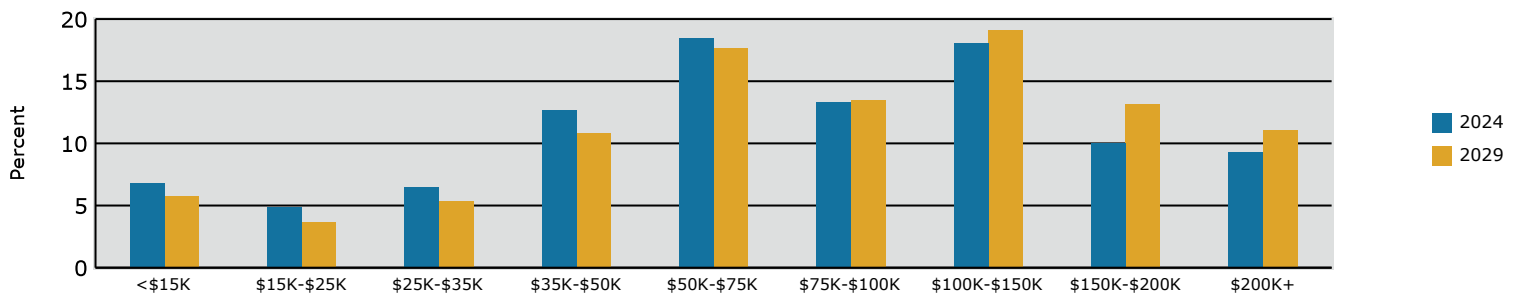
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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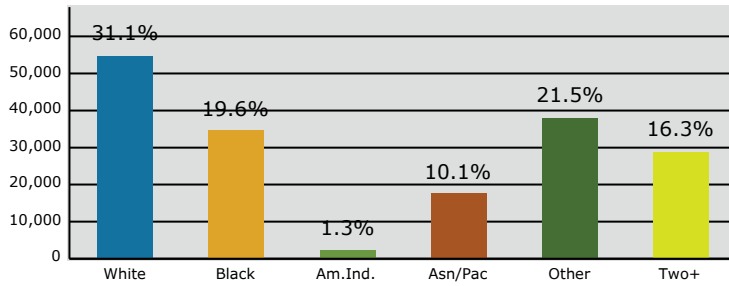


Graphic Profile

9025 N Sam Houston Pkwy W, Houston, Texas, 77064
Ring band: 3 - 5 mile radius

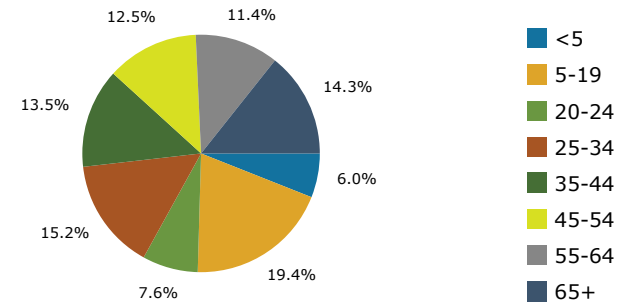
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Latitude: 29.92657
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2024 Population by Race

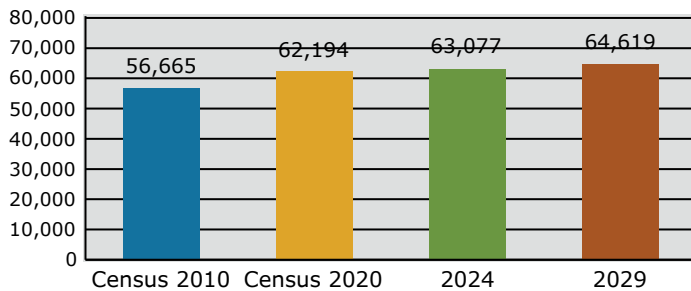


2024 Percent Hispanic Origin: 44.2%

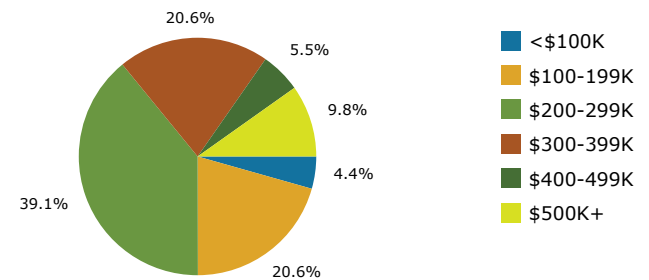
2024 Population by Age



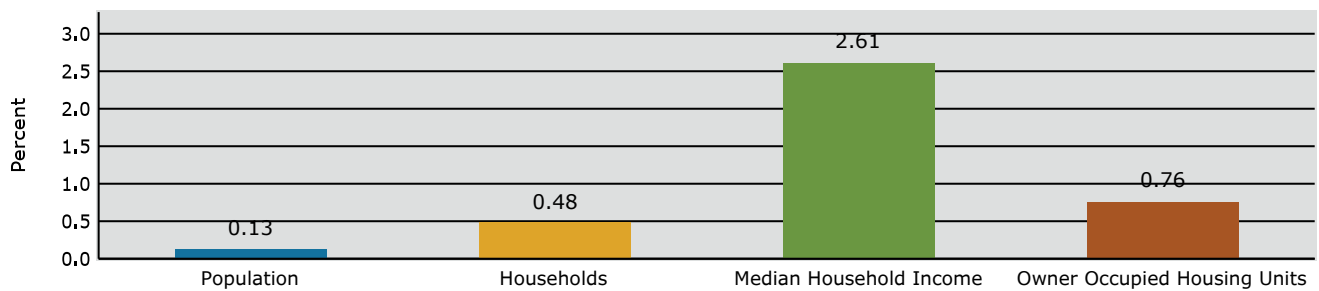
Households



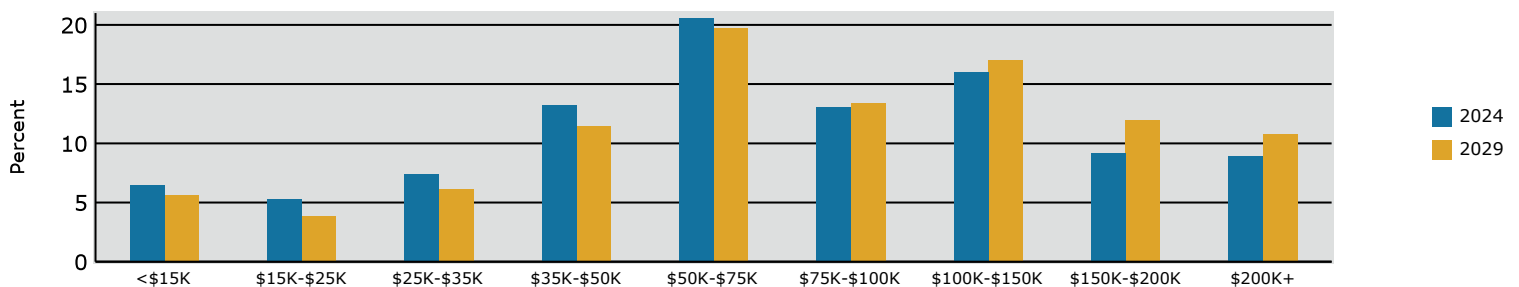
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



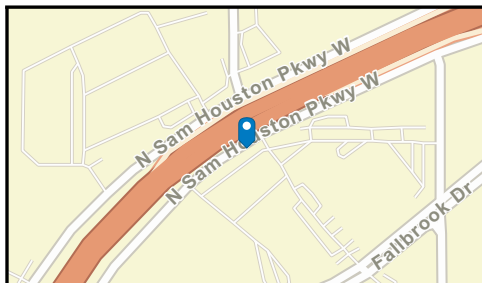
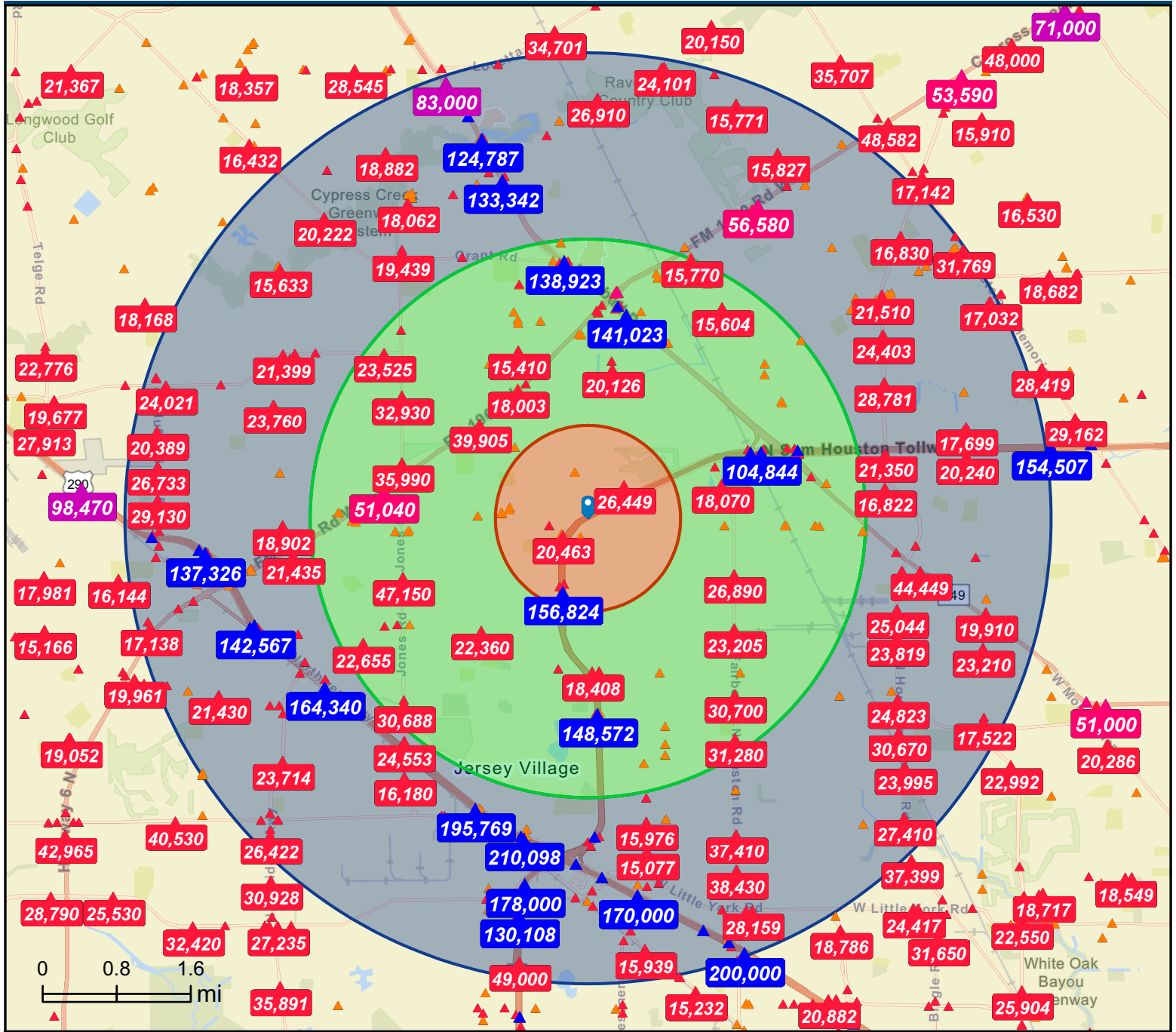
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

February 17, 2025

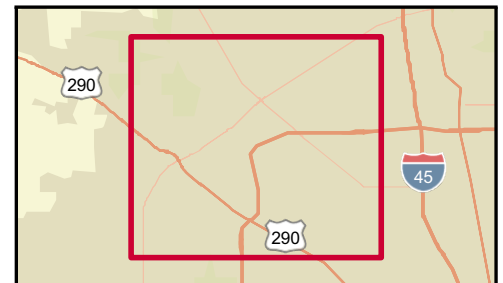
Traffic Count Map

9025 N Sam Houston Pkwy W, Houston, Texas, 77064
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.92657
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Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

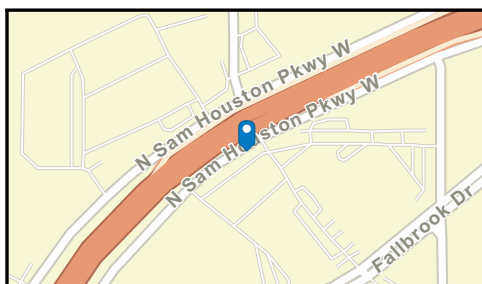
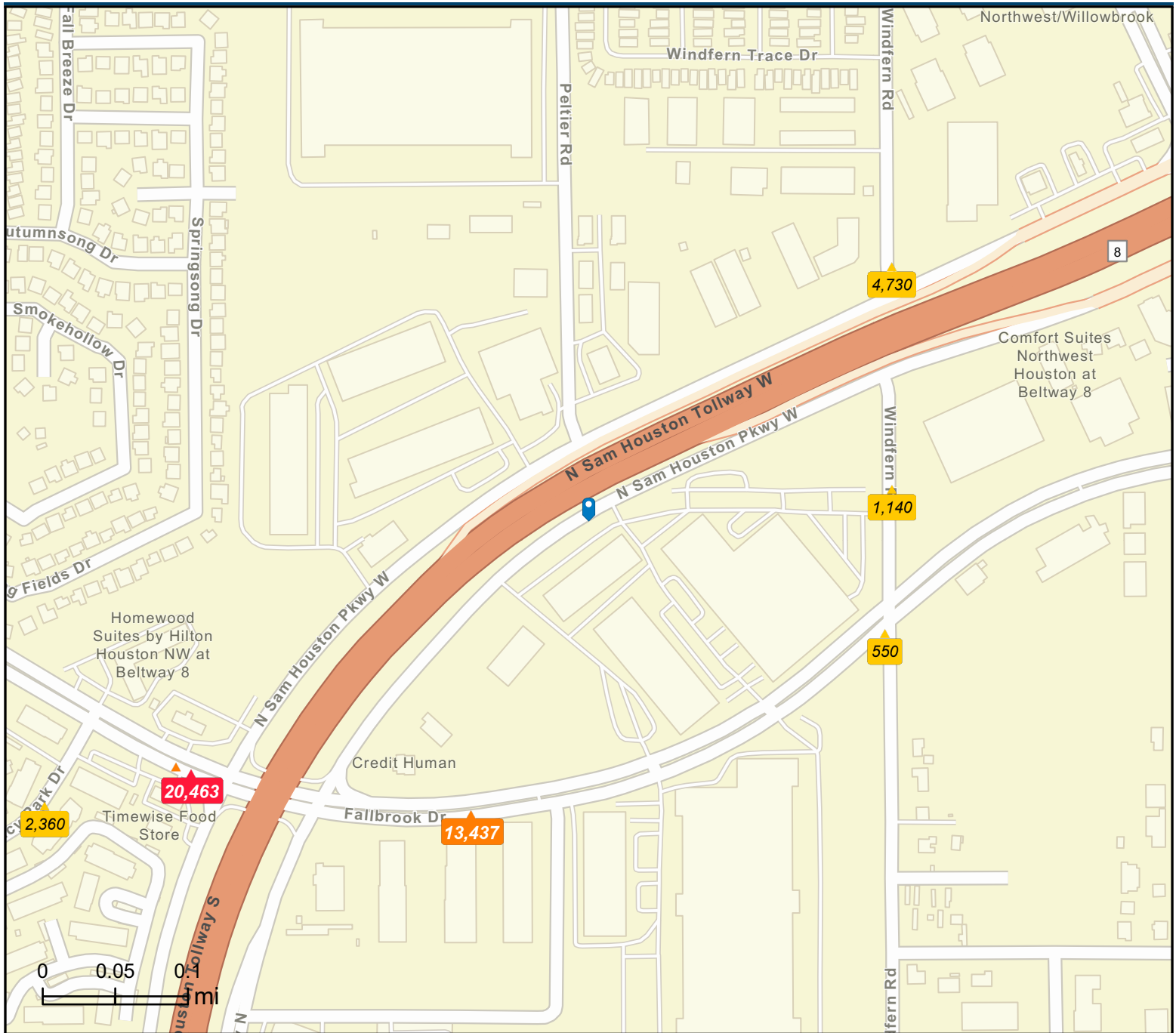
February 17, 2025



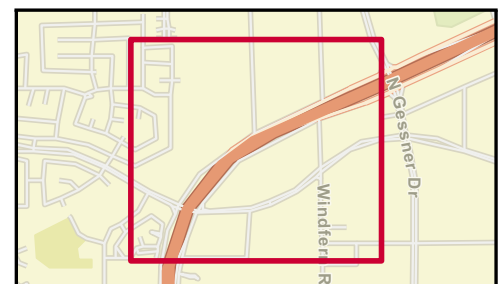
Traffic Count Map - Close Up

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▲ More than 100,000 per day



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Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.21	Windfern Rd	Fallbrook Dr (0.08 miles S)	2006	1140
0.21	Fallbrook Dr	Windfern Rd (0.01 miles NE)	2001	550
0.22	Fallbrook Dr	Sam Houston Pkwy (0.1 miles W)	2013	13437
0.27	Windfern Rd	Sam Houston Pkwy (0.02 miles S)	2011	4730
0.32	Fallbrook Drive	Sam Houston Pkwy (0.02 miles SE)	2019	20463
0.33	Fallbrook Dr	Sam Houston Pkwy (0.04 miles SE)	2011	12730
0.42	Legacy Park Dr	Goodspring Dr (0.12 miles SW)	2011	2360
0.43	Fallbrook Dr	Harvest Sun Dr (0.07 miles NW)	2005	15943
0.45		(0.0 miles)	2001	4290
0.47	Harvest Sun Dr	Fallbrook Dr (0.02 miles SW)	2011	1400
0.48	Gessner Rd	Sam Houston Pkwy (0.07 miles N)	2011	9690
0.50	Harvest Sun Dr	Walnut Glen Dr (0.01 miles SW)	2011	420
0.51	Windfern Rd	Derrington Rd (0.02 miles E)	2003	8447
0.53	Stazbridge Drive	Avenel Iron Dr (0.1 miles NE)	2019	26449
0.65	Round Up Ln	Sam Houston Pkwy (0.08 miles E)	2011	1300
0.76	BW 8	Sam Houston Pkwy (0.05 miles S)	2021	15829
0.76	BW 8	Sam Houston Pkwy (0.05 miles S)	2022	17112
0.80	BW 8	Sam Houston Park Dr (0.05 miles SE)	2021	16682
0.80	BW 8	Sam Houston Park Dr (0.05 miles SE)	2022	17350
0.84	SHT	Sam Houston Park Dr (0.04 miles NE)	2021	183513
0.84	SHT	Sam Houston Pkwy (0.04 miles NE)	2022	156824
0.85	Perry Road	Fallbrook Dr (0.05 miles SW)	2019	12270
0.86	Perry Rd	Fallbrook Dr (0.05 miles SW)	2006	9030
0.88	Perry Rd	Walnut Glen Dr (0.01 miles S)	2006	2040
0.93	Fallbrook Dr	Perry Rd (0.05 miles E)	2006	11680
0.93	Fallbrook Drive	Perry Rd (0.06 miles E)	2019	12919
1.10	Perry Rd	Early Mist Ct (0.15 miles N)	2003	9431
1.15	Windfern Rd	Wind Mill PkRd (0.09 miles N)	2011	6550
1.19	Fallbrook Dr	Skybird Dr (0.04 miles W)	2006	11210
1.19	Fallbrook Drive	Skybird Dr (0.04 miles SW)	2019	7707

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
Source: ©2024 Kalibrate Technologies (Q3 2024).



Information About Brokerage Services

Texas law requires all real estate licensees 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 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.

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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

TXR-2501

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IABS 1-0 Date

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