

OFFICE BLDG FOR SALE

1906 Treble Dr, Humble, TX 77338



© All EagleView Technology Corporation

- Price: \$575,000
- P/SF: \$57.50
- Building Size: +/- 10,000 SF
- Lot Size: +/- 0.89 AC
- Income Producing
- 100% Occupied
- Frontage: +/- 138.84' on Treble Dr.
- Approx. Miles: 12.4 (I-45), 12.6 (Hardy Toll), 6.7 (Beltway 8/Sam Houston Tollway), 3.4 (I-69), 0.5 (FM 1960), and 5.4 (George Bush Int. Airport)



Tammie Vu

M - (713) 865-2362

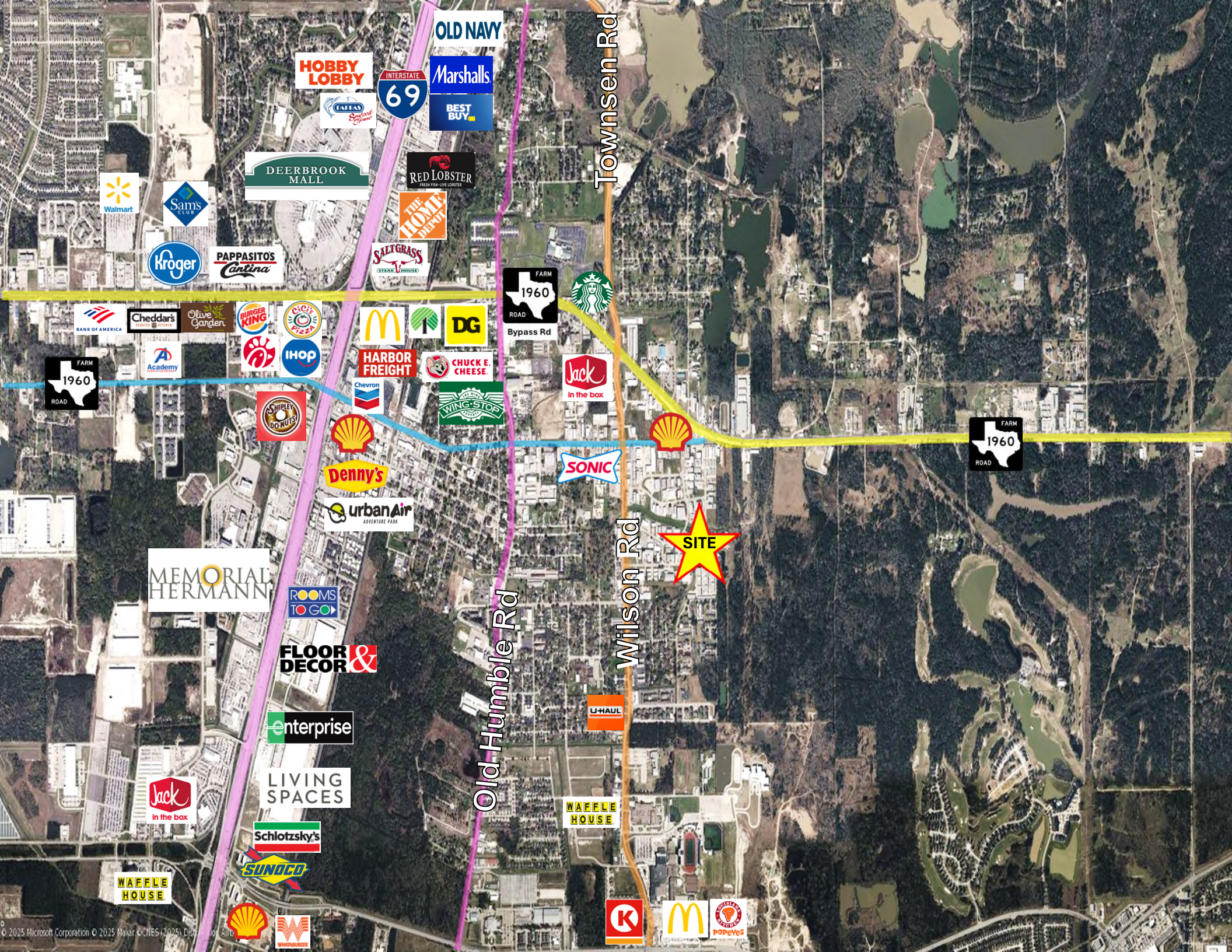
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www.dncommercial.net



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INTERSTATE
69

Townsen Rd

OLD NAVY

HOBBY LOBBY

Marshalls

BEST BUY

SAFARI

DEERBROOK MALL

RED LOBSTER

THE HOME DEPOT

SALTGRASS

Kroger

PAPPASITO'S

FARM ROAD 1960

Starbucks

Bypass Rd

McDonald's

DG

HARBOR FREIGHT

CHUCK E. CHEESE

Jack in the box

BURGER KING

ihop

Academy

Cheddar's

Olive Garden

BANK OF AMERICA

FARM ROAD 1960

SHIPLEY DO-NUTS

Shell

Denny's

urbanAir

SONIC

Shell

FARM ROAD 1960

SITE

Wilson Rd

Old Humble Rd

MEMORIAL HERMANN

ROOMS TO GO

FLOOR DECOR &

enterprise

LIVING SPACES

Jack in the box

Schlottsky's

SUNOCO

U-HAUL

WAFFLE HOUSE

WAFFLE HOUSE

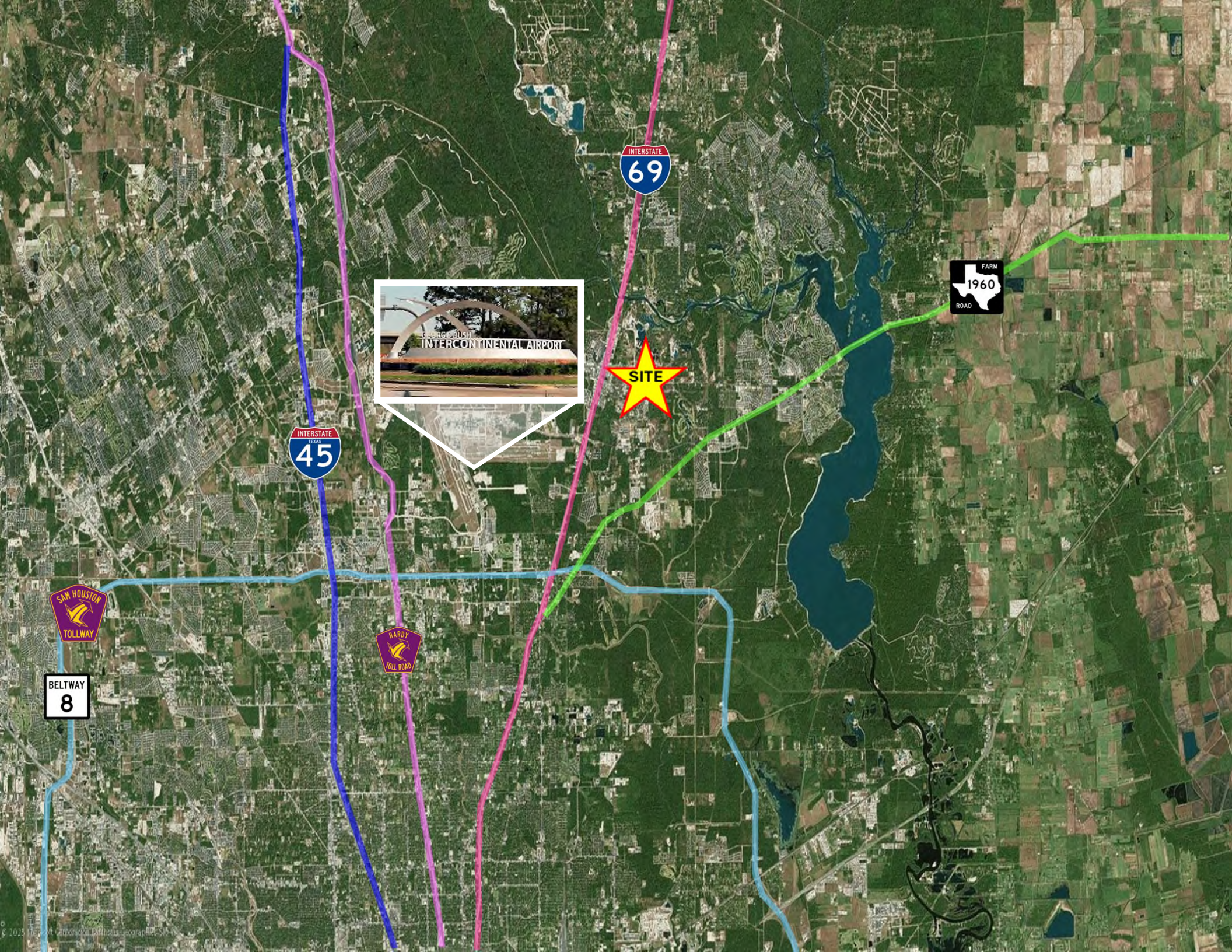
K

McDonald's

POPEYES

Shell

Wendy's



SITE







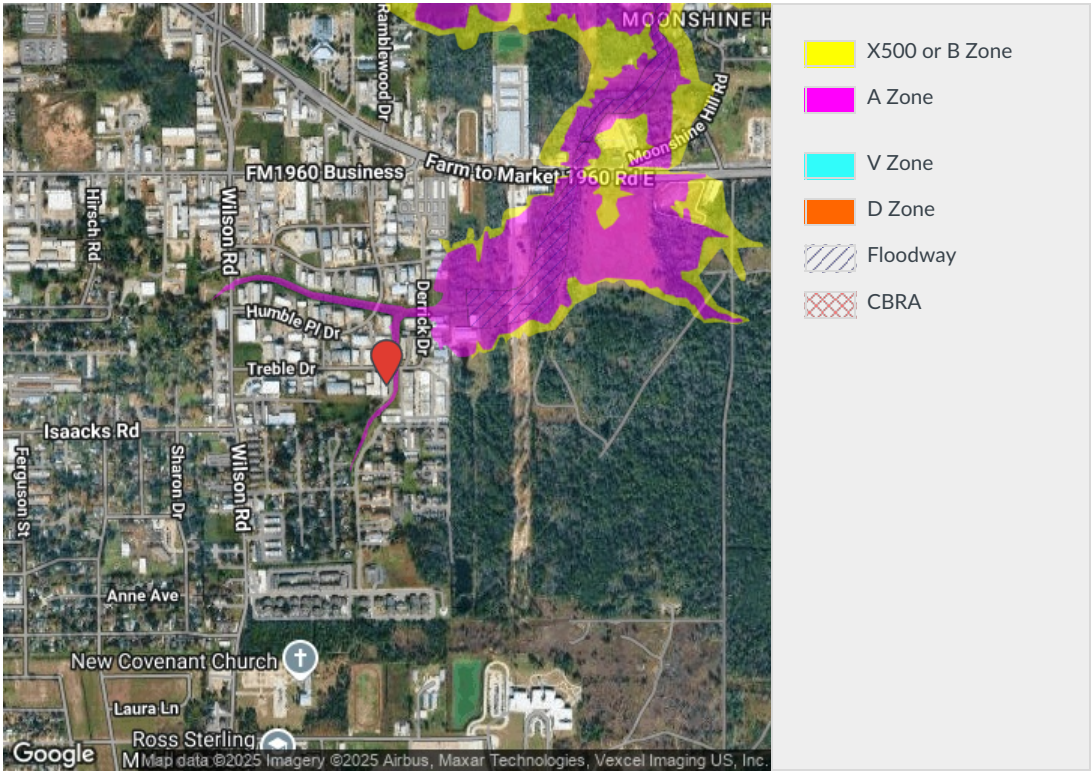
1906 TREBLE DR HUMBLE, TX 77338

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480297	PANEL	0505M
PANEL DATE	June 09, 2014	MAP NUMBER	48201C0505M





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

1906 Treble Dr, Humble, Texas, 77338



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	4,602	32,220	94,696
2020 Population	5,607	40,526	131,843
2025 Population	5,586	41,265	148,420
2030 Population	5,843	42,960	153,306
2010-2020 Annual Rate	1.99%	2.32%	3.36%
2020-2025 Annual Rate	-0.07%	0.34%	2.28%
2025-2030 Annual Rate	0.90%	0.81%	0.65%

Age			
2025 Median Age	34.1	34.0	35.1
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	30.7%	27.1%	36.7%
Black Alone	34.6%	32.0%	27.6%
American Indian Alone	1.4%	1.2%	1.0%
Asian Alone	1.6%	2.7%	4.2%
Pacific Islander Alone	1.8%	0.7%	0.4%
Some Other Race Alone	14.0%	19.5%	13.1%
Two or More Races	15.9%	16.8%	17.0%
Hispanic Origin	36.0%	43.4%	35.3%
Diversity Index	86.0	87.6	85.9

Households			
2010 Total Households	1,754	10,149	32,389
2020 Total Households	2,096	12,753	44,710
2025 Total Households	2,151	13,294	51,705
2030 Total Households	2,288	14,136	54,482
2010-2020 Annual Rate	1.80%	2.31%	3.28%
2020-2025 Annual Rate	0.49%	0.79%	2.81%
2025-2030 Annual Rate	1.24%	1.24%	1.05%
2025 Average Household Size	2.55	2.89	2.86
Wealth Index	51	67	101

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	32.4%	21.2%	19.4%
Median Household Income			
2025 Median Household Income	\$53,386	\$79,376	\$101,184
2030 Median Household Income	\$67,174	\$86,972	\$111,239
2025-2030 Annual Rate	4.70%	1.84%	1.91%
Average Household Income			
2025 Average Household Income	\$82,197	\$94,734	\$126,941
2030 Average Household Income	\$95,681	\$105,044	\$141,117
Per Capita Income			
2025 Per Capita Income	\$31,808	\$31,009	\$43,950
2030 Per Capita Income	\$37,678	\$35,055	\$49,828
2025-2030 Annual Rate	3.45%	2.48%	2.54%
Income Equality			
2025 Gini Index	53.3	38.4	40.8
Socioeconomic Status			
2025 Socioeconomic Status Index	39.1	47.5	51.3
Housing Unit Summary			
Housing Affordability Index	63	95	107
2010 Total Housing Units	2,091	11,128	34,383
2010 Owner Occupied Hus (%)	38.4%	61.3%	73.9%
2010 Renter Occupied Hus (%)	61.6%	38.7%	26.1%
2010 Vacant Housing Units (%)	16.1%	8.8%	5.8%
2020 Housing Units	2,353	13,701	47,742
2020 Owner Occupied HUs (%)	33.5%	58.1%	69.1%
2020 Renter Occupied HUs (%)	66.5%	41.9%	30.9%
Vacant Housing Units	9.6%	6.6%	6.7%
2025 Housing Units	2,405	14,193	55,483
Owner Occupied Housing Units	32.5%	58.8%	68.6%
Renter Occupied Housing Units	67.5%	41.3%	31.4%
Vacant Housing Units	10.6%	6.3%	6.8%
2030 Total Housing Units	2,570	15,121	58,326
2030 Owner Occupied Housing Units	812	8,672	37,594
2030 Renter Occupied Housing Units	1,477	5,465	16,889
2030 Vacant Housing Units	282	985	3,844

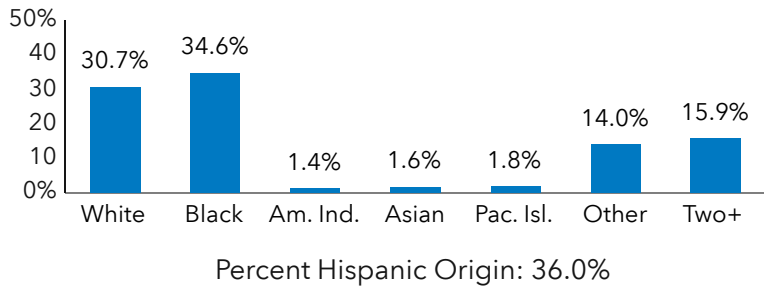
Graphic Profile

1906 Treble Dr, Humble, Texas, 77338

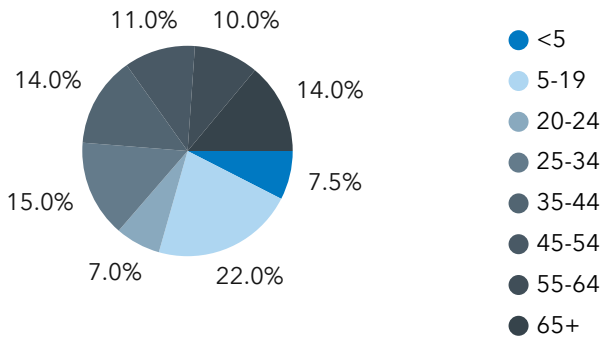


Ring band: 0 - 1 mile radius

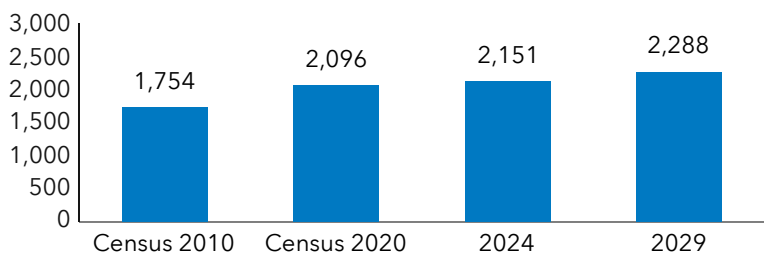
Population by Race



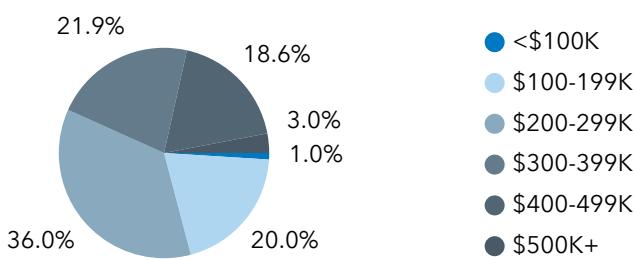
Population by Age



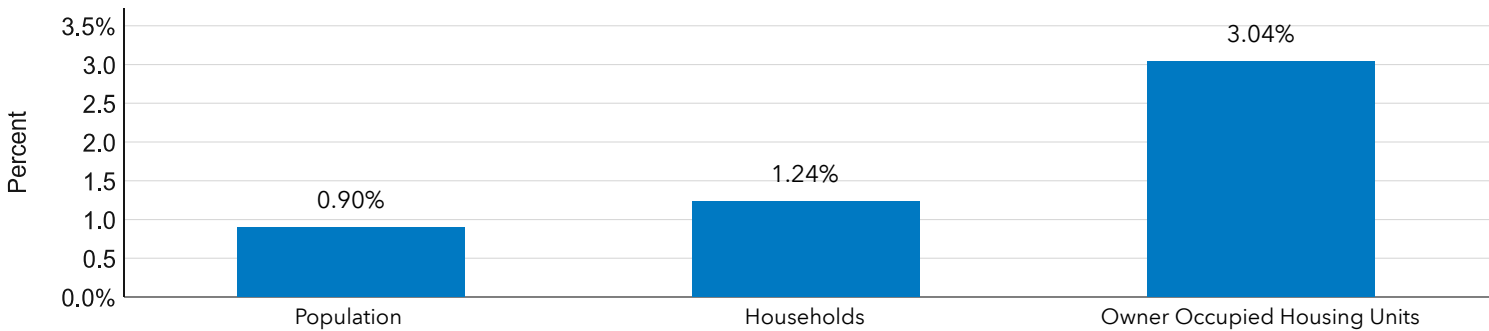
Households



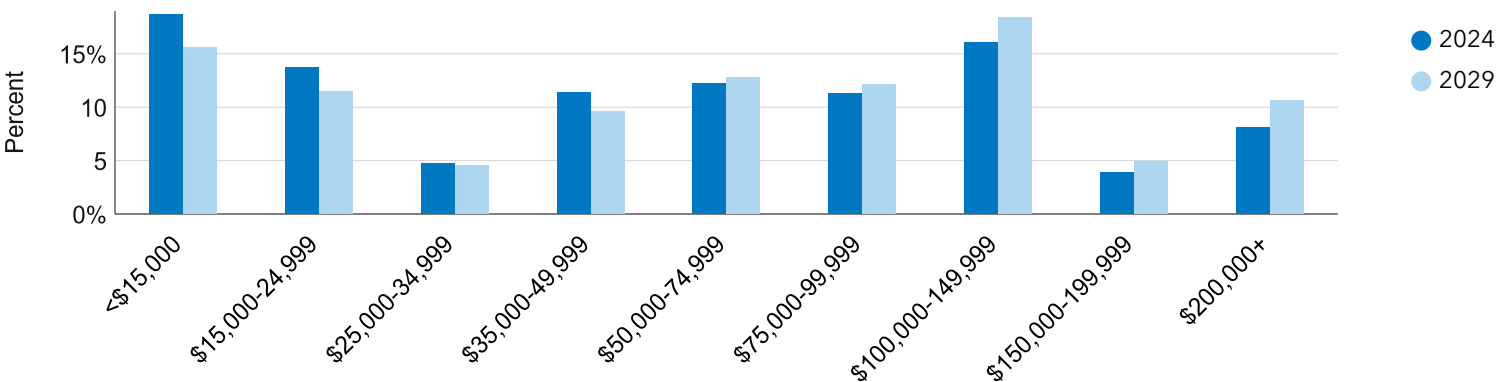
Home Value



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. U.S. Census Bureau 2020 decennial Census data.

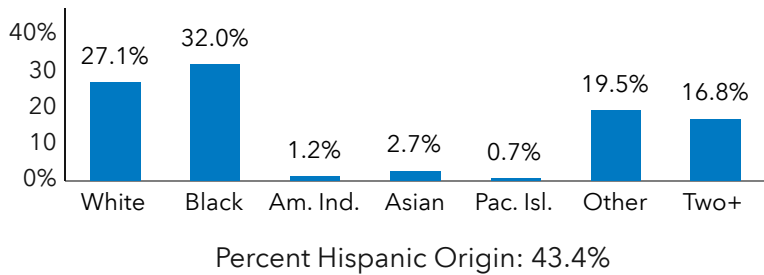
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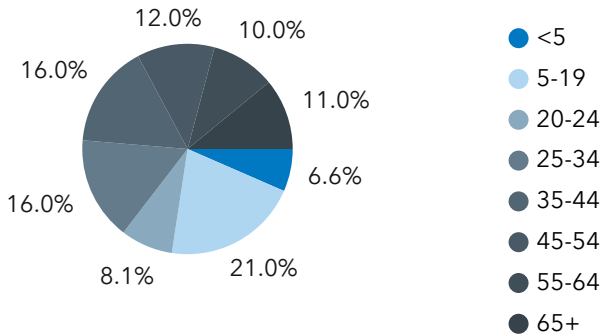


Ring band: 1 - 3 mile radius

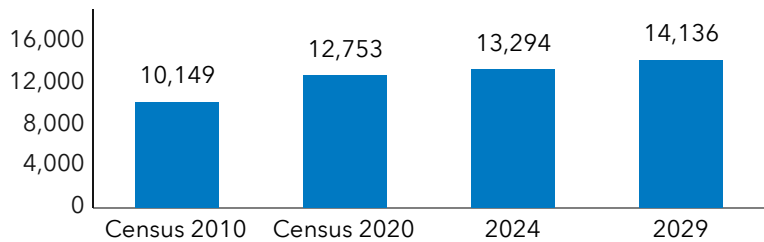
Population by Race



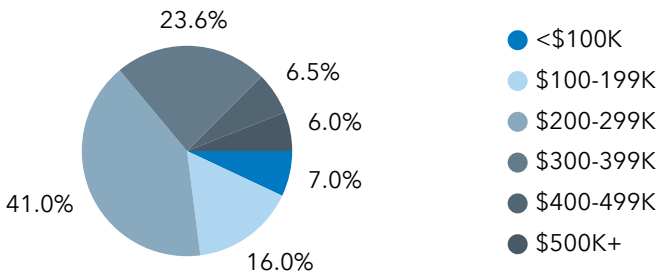
Population by Age



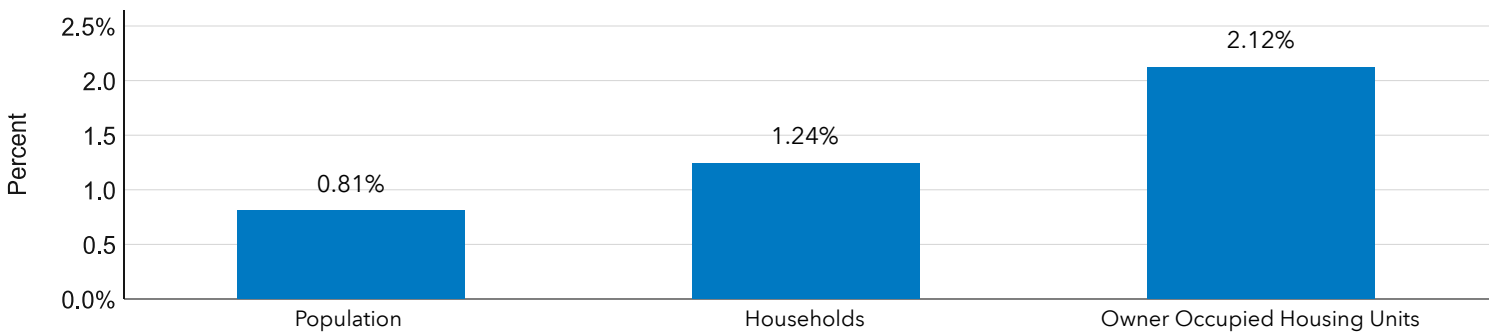
Households



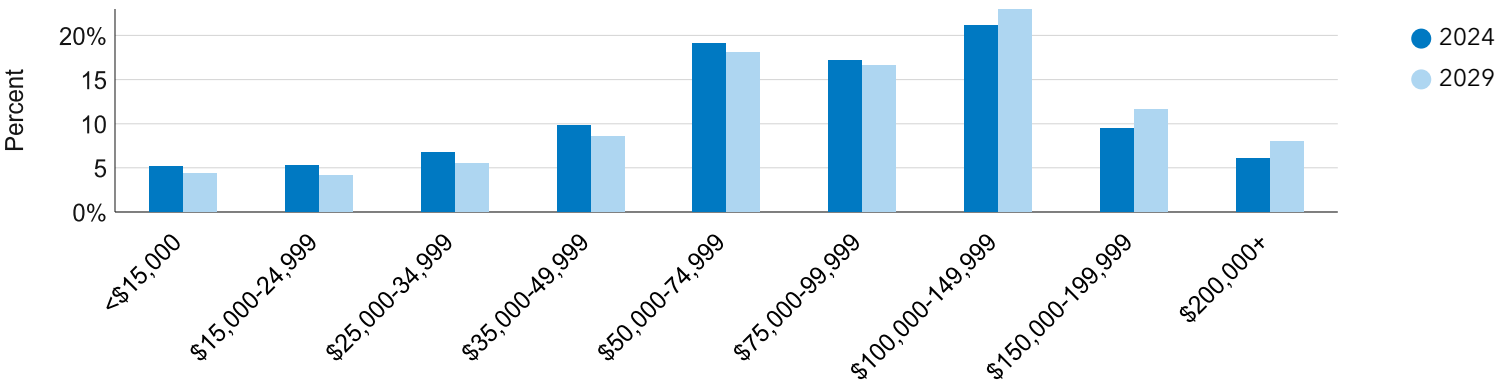
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Household Income



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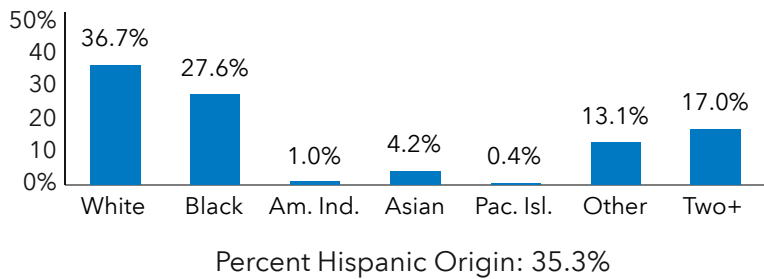
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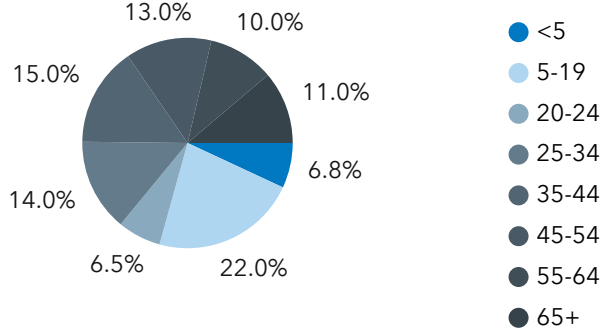


Ring band: 3 - 5 mile radius

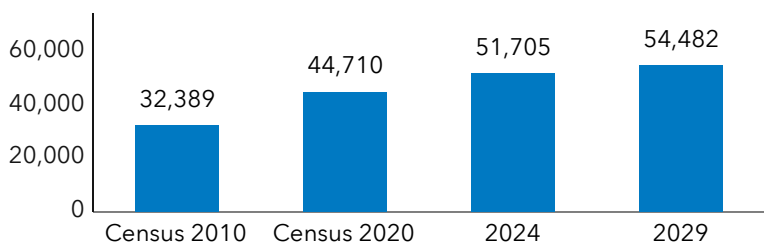
Population by Race



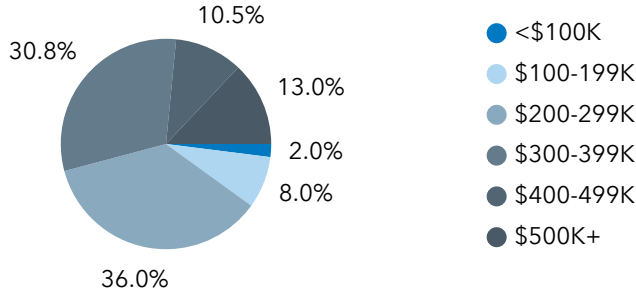
Population by Age



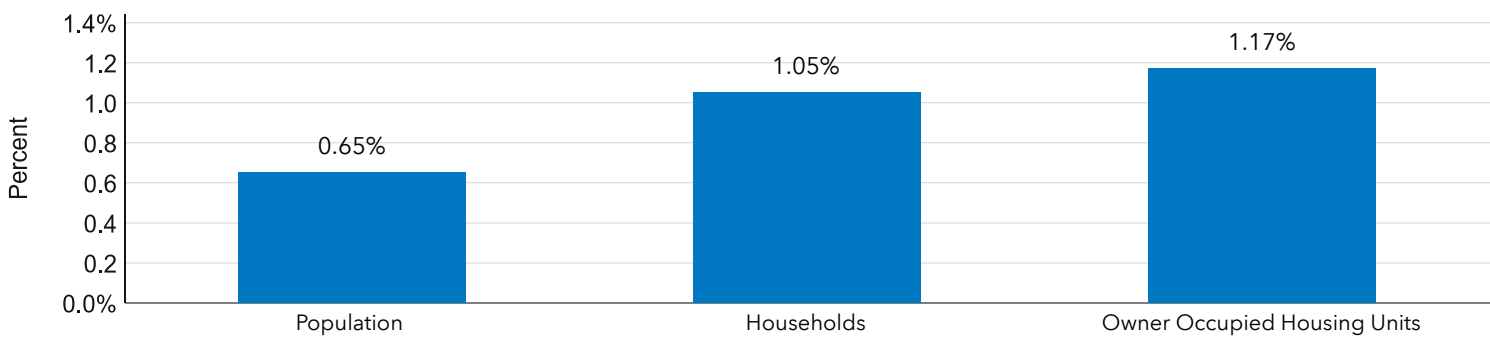
Households



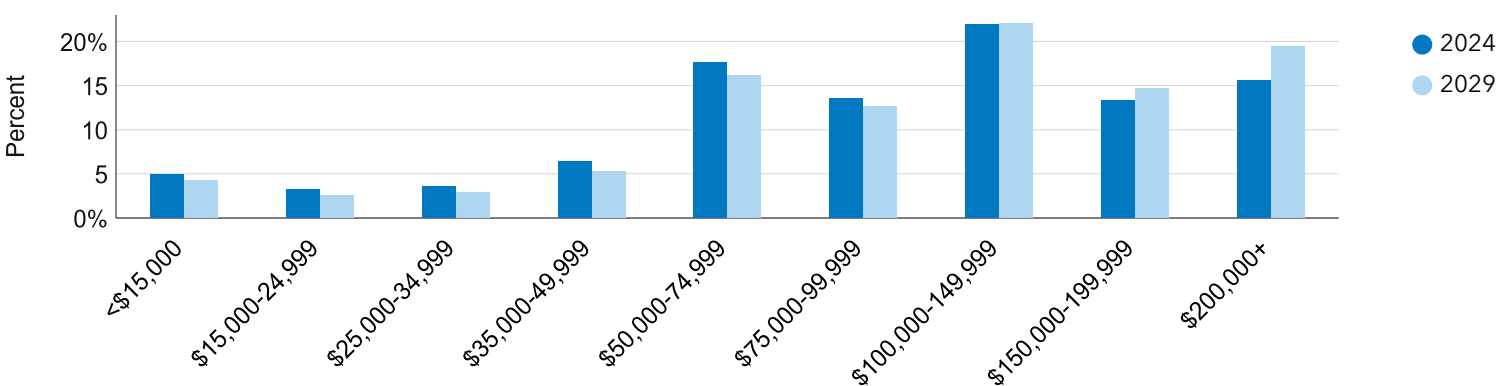
Home Value



2024-2029 Annual Growth Rate



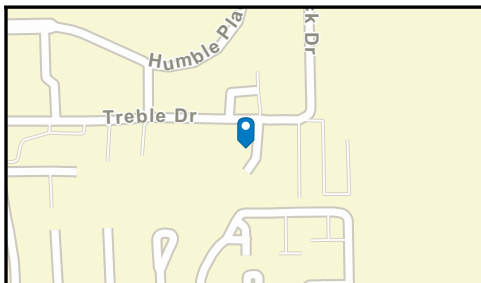
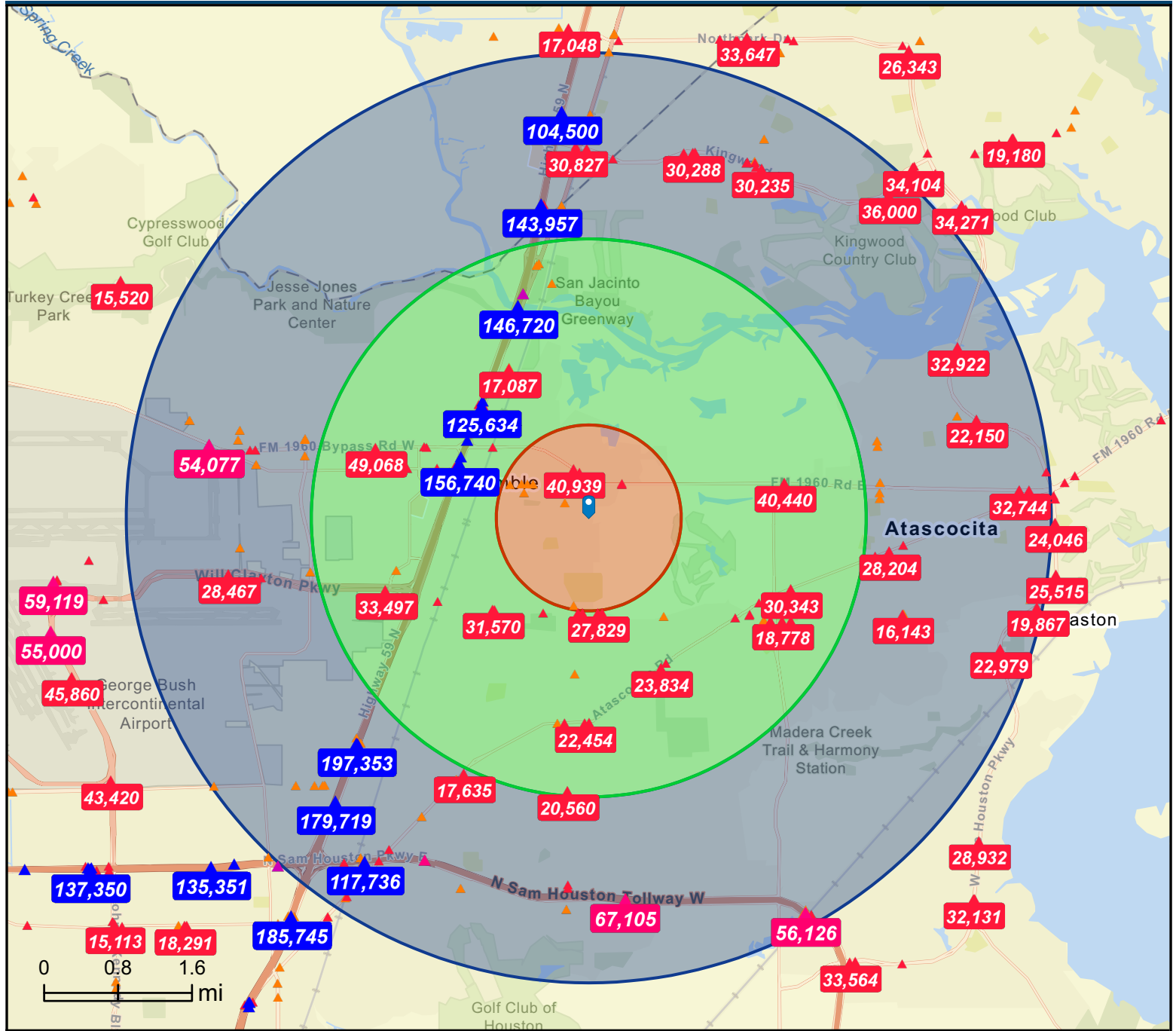
Household Income



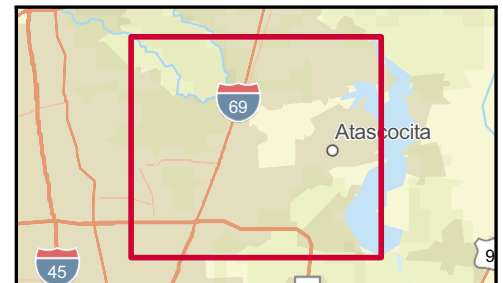
Traffic Count Map

1906 Treble Dr, Humble, Texas, 77338
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.99395
Longitude: -95.24576



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: ©2025 Kalibrate Technologies (Q1 2025).

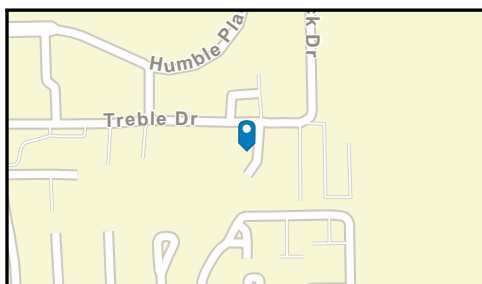
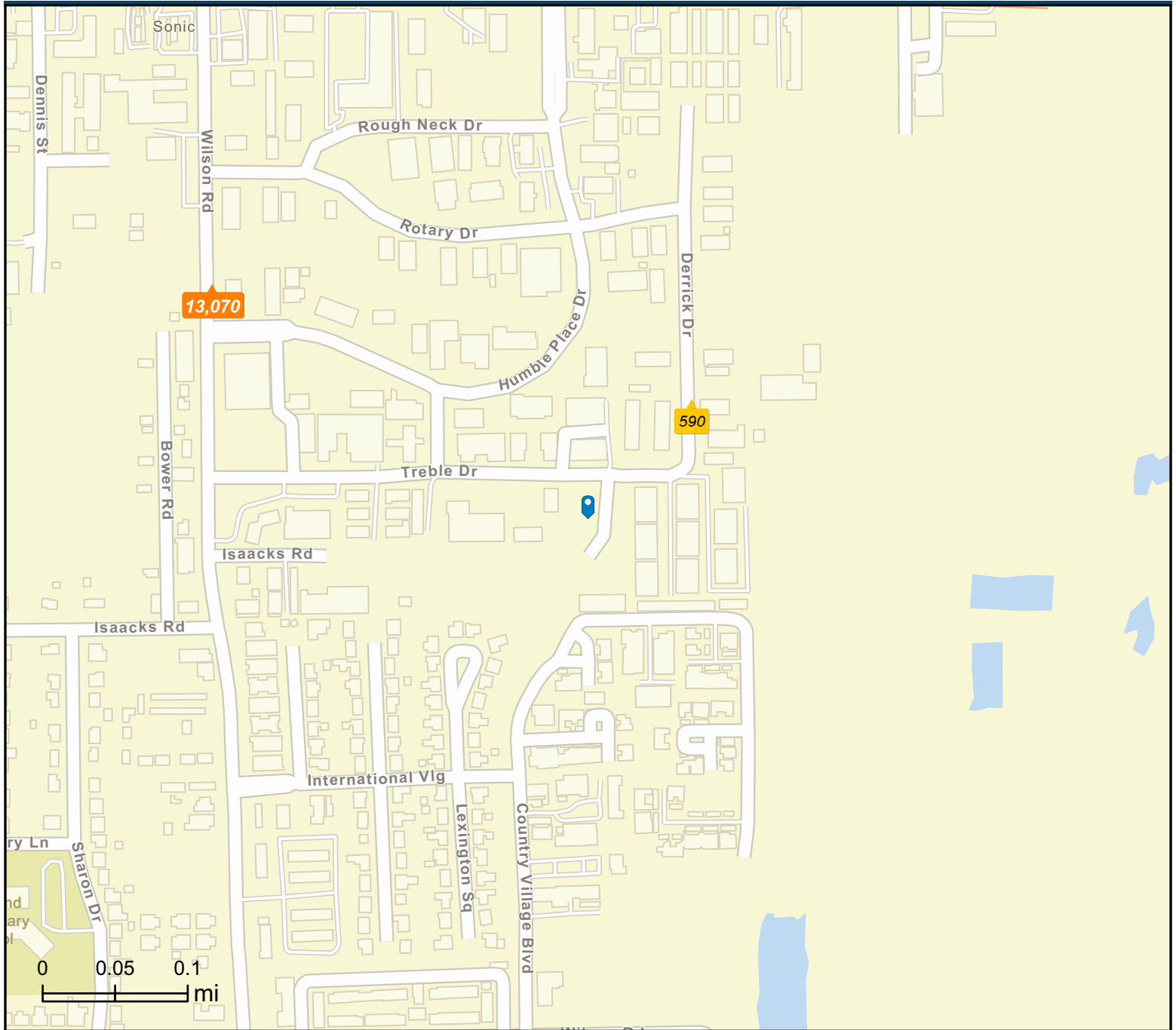
July 28, 2025



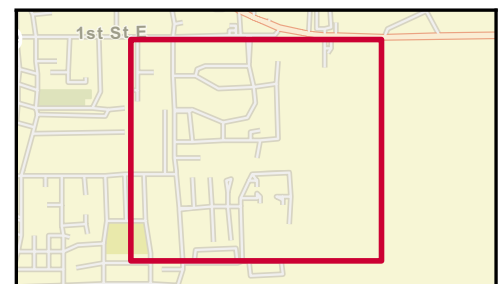
Traffic Count Map - Close Up

1906 Treble Dr, Humble, Texas, 77338
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.99395
Longitude: -95.24576



Average Daily Traffic Volume
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▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

July 28, 2025



Traffic Count Profile

1906 Treble Dr, Humble, Texas, 77338
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.99395
Longitude: -95.24576

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.11	Derrick Dr	Treble Dr (0.05 miles SW)	2011	590
0.30	Wilson Rd	Humble Pl Dr (0.03 miles S)	2006	13070
0.36	1st St	Humble Pl Dr (0.02 miles W)	2000	11600
0.49	1st Street	Wilson Rd (0.04 miles E)	2019	9562
0.49	1st Street	Wilson Rd (0.04 miles E)	2022	9250
0.50	FM 1960 Bypass Rd E	Ramblewood Dr (0.11 miles SE)	2013	36651
0.50	FM 1960 Bypass Road East	Moonshine Hill Rd (0.14 miles E)	2022	45505
0.51	FM 1960 East	Moonshine Hill Rd (0.06 miles E)	2019	45346
0.55	FM 1960 Bypass Road East	Ramblewood Dr (0.11 miles SE)	2022	40939
0.56	Ramblewood Dr	FM 1960 Bypass Rd E (0.13 miles S)	2011	1090
0.67	Isaacks Rd	Defee Ave (0.01 miles W)	2011	3690
0.70	1st St	Hirsch Ave (0.03 miles W)	2013	11312
0.75	N Houston Ave	Herman St (0.03 miles S)	2011	10870
0.75	1st Street	Hirsch Ave (0.03 miles E)	2022	10307
0.81	1st Street	N Houston Ave (0.03 miles E)	2022	10185
0.81	1st Street	N Houston Ave (0.03 miles E)	2020	9636
0.85	E Main St	N Ave G (0.02 miles E)	2011	3310
0.87	Moonshine Hill Rd	Moonshine Hill Loop (0.03 miles S)	2006	410
0.92	1st St	N Ave E (0.02 miles W)	2000	13400
0.96	Wilson Rd	Will Clayton Pkwy (0.08 miles S)	2011	11960
0.99	N Houston Ave	7th St (0.04 miles S)	2011	550
1.03	Will Clayton Pkwy	Wilson Rd (0.09 miles W)	2011	24920
1.03	Will Clayton Parkway	Wilson Rd (0.09 miles W)	2019	27829
1.03	Will Clayton Parkway	Wilson Rd (0.09 miles W)	2019	25153
1.03	Will Clayton Pkwy	Wilson Rd (0.31 miles W)	2011	25650
1.08	1st St	Ave B (0.02 miles W)	2000	13000
1.14	Will Clayton Pkwy	Wilson Rd (0.33 miles E)	2004	17958
1.17	N Ave A	(0.0 miles)	2006	2210
1.17	Ave A	E Main St (0.03 miles N)	2006	1440
1.20	N Houston Ave	Meek Rd (0.15 miles NE)	2011	1880

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: ©2025 Kalibrate Technologies (Q1 2025).



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
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

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

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Independence Blvd

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