

Park Lakes Shopping Center – For Lease

9025 N Sam Houston Pkwy E, Humble, TX 77396

- **Base Rent: \$1.85 - \$2.10 SF/MO**
- **NNN: Est. \$0.85 SF/MO**
- Spaces Available: +/- 1,788 SF and Endcap +/- 2,200 SF
- Anchor: Enterprise Rental
- Across from Walmart Supercenter
- Frontage: 400 FT on N Sam Houston Pkwy E
- Corner Lot
- Freeway visibility
- Pylon Sign



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Jason Vo

M – (713) 480-8382

O – (713) 270-5400

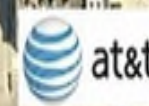
JasonVo@dncommercial.net



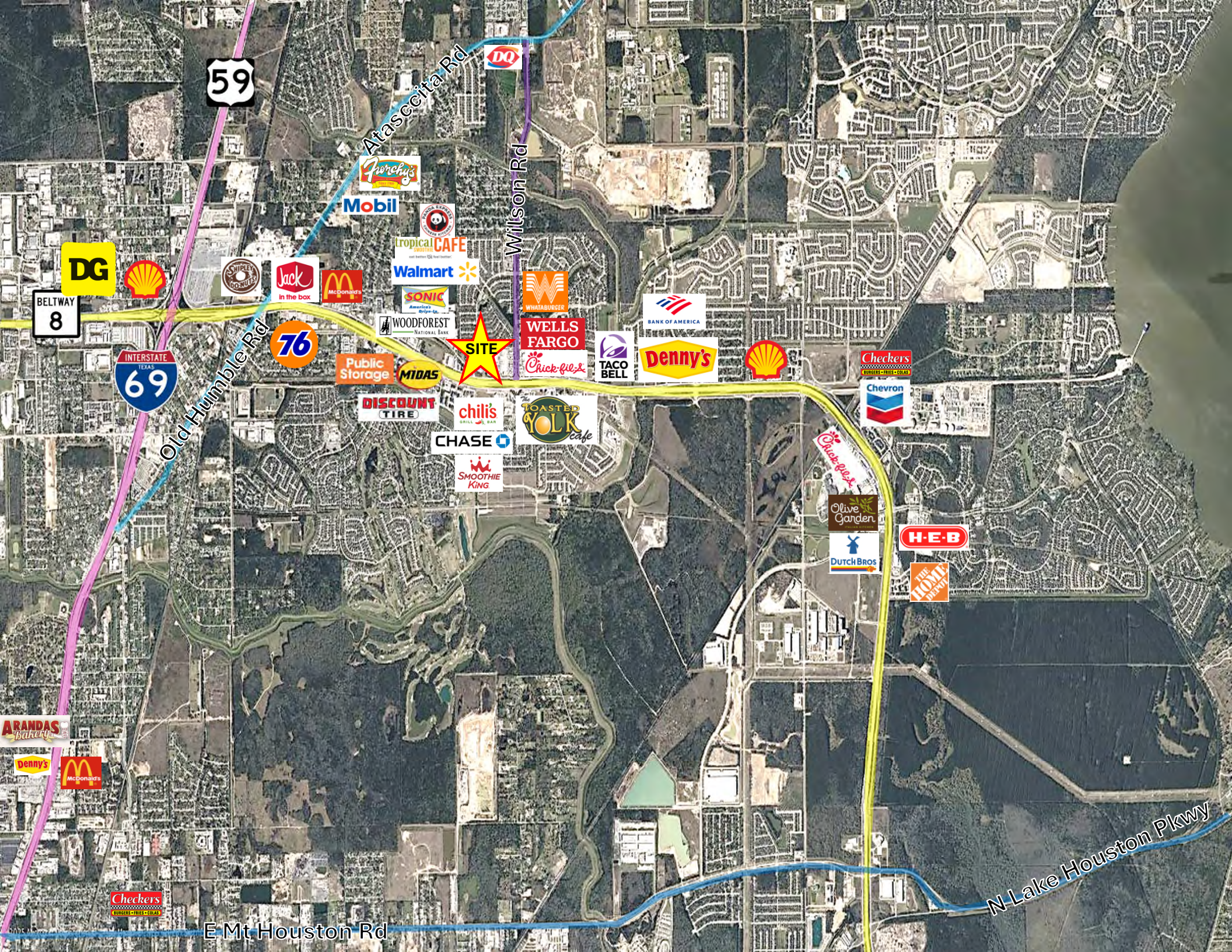
The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.



N Sam Houston Pkwy E



N Sam Houston Pkwy E



59

Atascocita Rd

Wilson Rd

BELTWAY 8

INTERSTATE TEXAS 69

Old Humble Rd

76

N Lake Houston Pkwy

E Mt Houston Rd

SITE

DG

DQ

Furphy's

Mobil

tropical CAFE

Walmart

SONIC

WOODFOREST NATIONAL BANK

WATABINGER

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

chili's

TOASTED YOLK cafe

CHASE

SMOOTHIE KING

Public Storage

MIDAS

DISCOUNT TIRE

SHIPLEY HOOVER

Jack in the box

McDonald's

ARANDAS Bakery

Denny's

McDonald's

Checkers



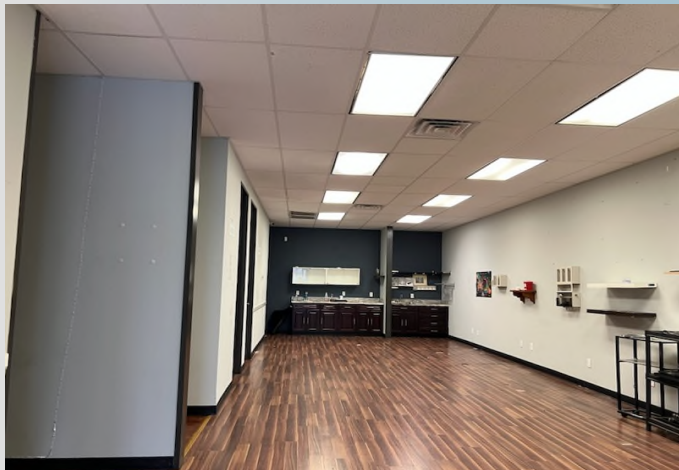
+/- 2,200 SF



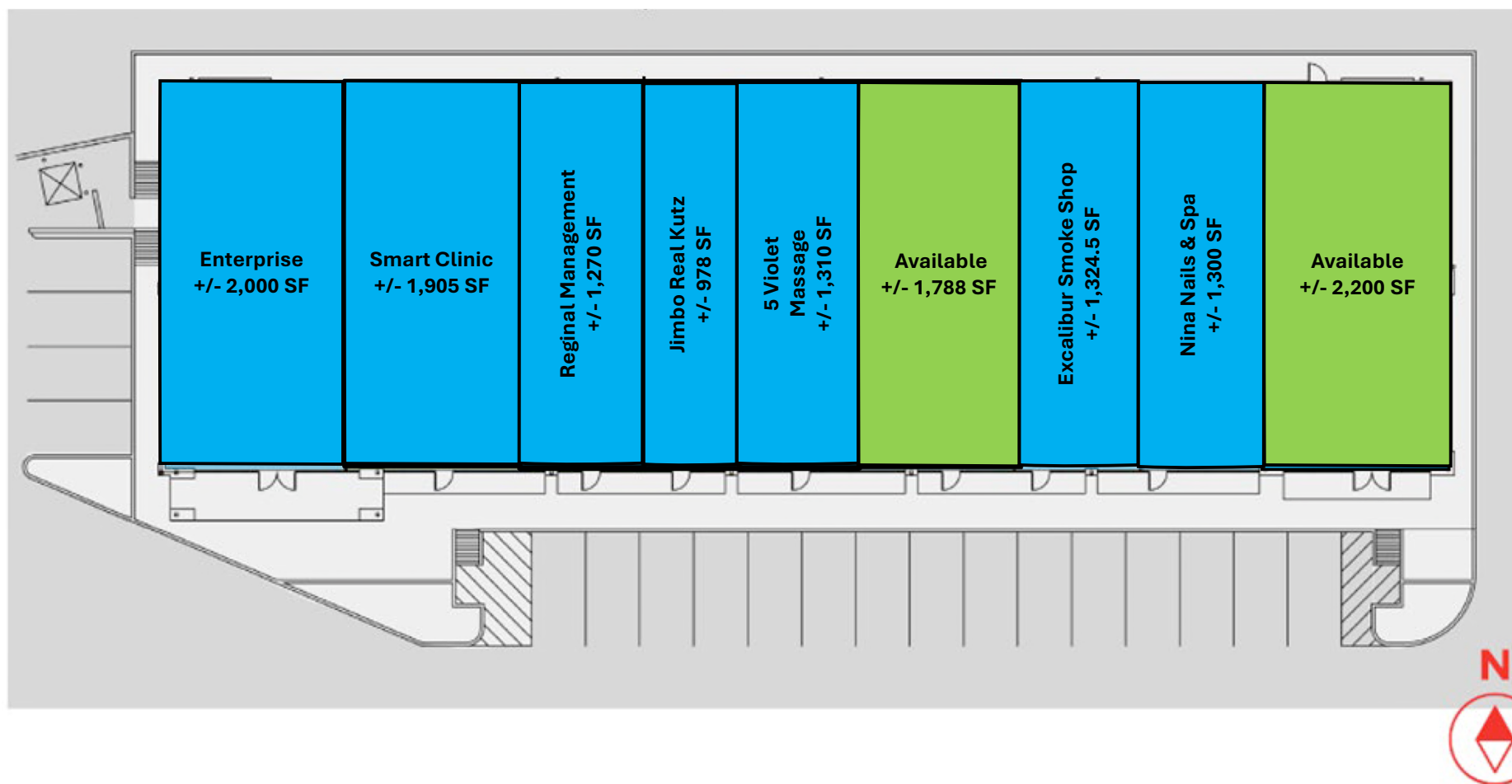




+/- 1,788 SF







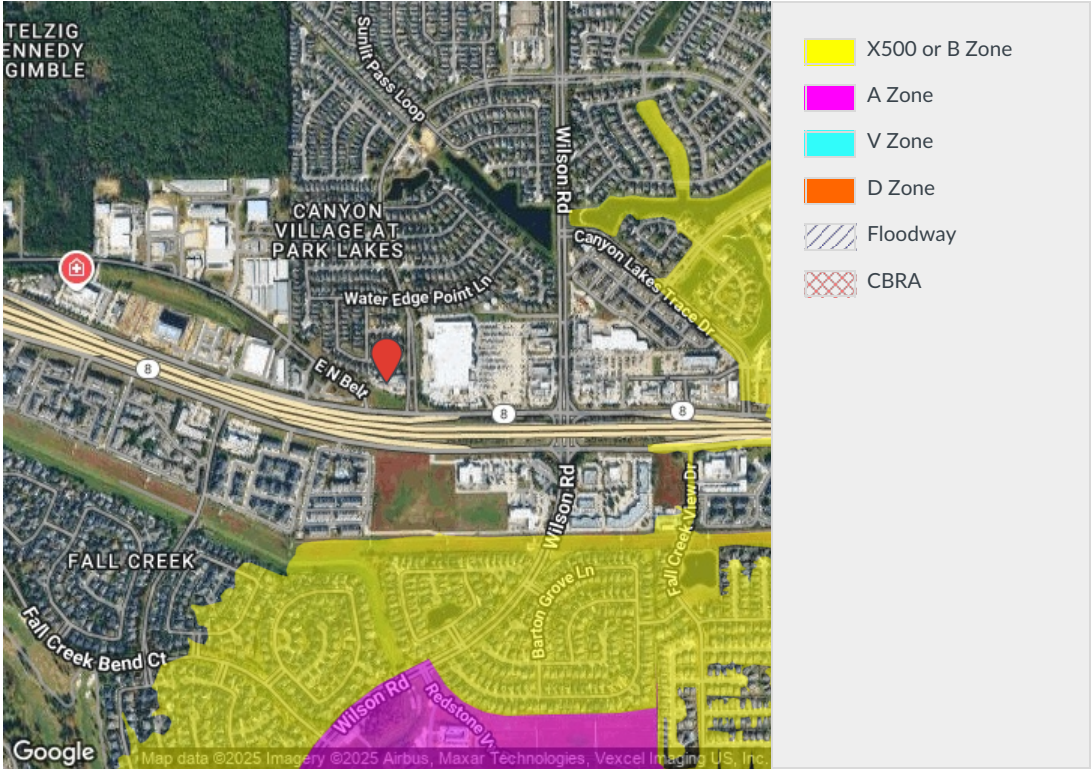
9025 N SAM HOUSTON PKWY E HUMBLE, TX 77396

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 E, Humble, Texas, 77396



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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	8,737	29,093	67,970
2020 Population	14,453	42,371	91,713
2025 Population	14,862	45,068	105,298
2030 Population	15,341	46,688	107,435
2010-2020 Annual Rate	5.16%	3.83%	3.04%
2020-2025 Annual Rate	0.53%	1.18%	2.67%
2025-2030 Annual Rate	0.64%	0.71%	0.40%

Age			
2025 Median Age	34.0	32.1	33.4
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	21.1%	23.2%	25.4%
Black Alone	44.5%	30.1%	33.5%
American Indian Alone	1.0%	1.7%	1.1%
Asian Alone	6.0%	3.0%	2.5%
Pacific Islander Alone	0.4%	0.5%	0.3%
Some Other Race Alone	12.1%	22.6%	19.4%
Two or More Races	14.8%	19.0%	17.6%
Hispanic Origin	31.6%	50.1%	44.5%
Diversity Index	83.9	88.4	87.5

Households			
2010 Total Households	3,214	8,109	21,697
2020 Total Households	5,231	12,239	29,487
2025 Total Households	5,507	13,297	35,220
2030 Total Households	5,767	14,044	36,658
2010-2020 Annual Rate	4.99%	4.20%	3.12%
2020-2025 Annual Rate	0.98%	1.59%	3.44%
2025-2030 Annual Rate	0.93%	1.10%	0.80%
2025 Average Household Size	2.70	3.20	2.96
Wealth Index	78	71	78

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	24.1%	21.5%	24.3%

Median Household Income			
2025 Median Household Income	\$84,399	\$80,361	\$78,757
2030 Median Household Income	\$102,576	\$87,651	\$87,674
2025-2030 Annual Rate	3.98%	1.75%	2.17%

Average Household Income			
2025 Average Household Income	\$116,746	\$102,256	\$106,092
2030 Average Household Income	\$130,505	\$111,126	\$120,009

Per Capita Income			
2025 Per Capita Income	\$42,984	\$31,017	\$35,545
2030 Per Capita Income	\$48,752	\$34,383	\$40,988
2025-2030 Annual Rate	2.55%	2.08%	2.89%

Income Equality			
2025 Gini Index	43.0	40.1	46.7

Socioeconomic Status			
2025 Socioeconomic Status Index	52.8	40.3	44.3

Housing Unit Summary			
Housing Affordability Index	85	94	84
2010 Total Housing Units	3,503	8,883	23,914
2010 Owner Occupied Hus (%)	59.0%	65.7%	60.7%
2010 Renter Occupied Hus (%)	41.1%	34.3%	39.3%
2010 Vacant Housing Units (%)	8.3%	8.7%	9.3%
2020 Housing Units	5,545	12,965	31,399
2020 Owner Occupied HUs (%)	55.7%	65.0%	59.4%
2020 Renter Occupied HUs (%)	44.3%	35.0%	40.6%
Vacant Housing Units	5.8%	6.3%	6.3%
2025 Housing Units	5,793	13,998	37,636
Owner Occupied Housing Units	54.0%	64.8%	59.5%
Renter Occupied Housing Units	46.0%	35.2%	40.5%
Vacant Housing Units	4.9%	5.0%	6.4%
2030 Total Housing Units	6,081	14,772	39,108
2030 Owner Occupied Housing Units	3,215	9,386	22,248
2030 Renter Occupied Housing Units	2,552	4,657	14,410
2030 Vacant Housing Units	314	728	2,450

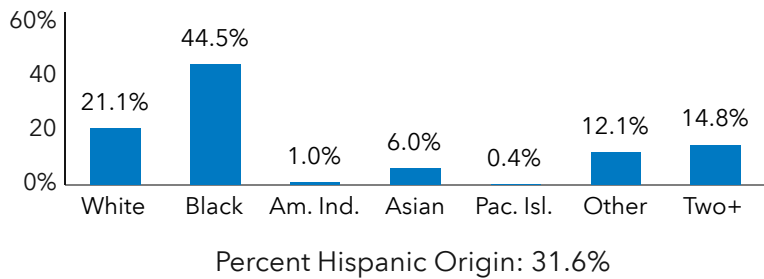
Graphic Profile

9025 N Sam Houston Pkwy E, Humble, Texas, 77396

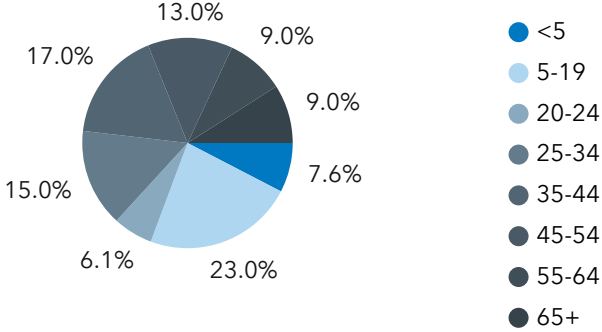


Ring band: 0 - 1 mile radius

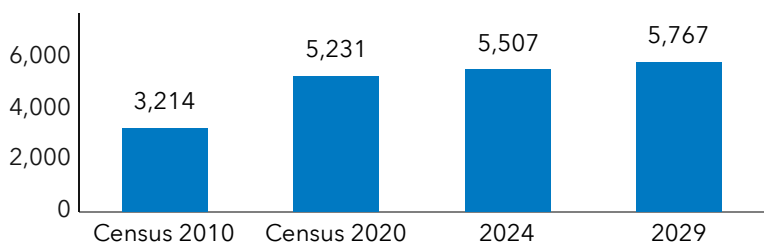
Population by Race



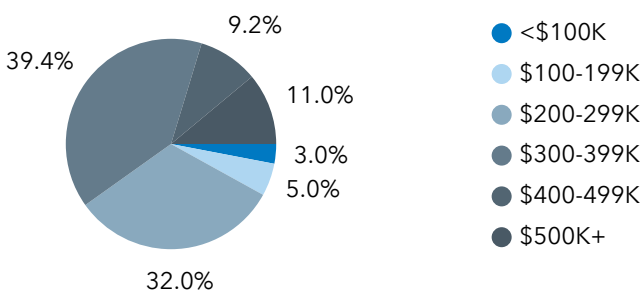
Population by Age



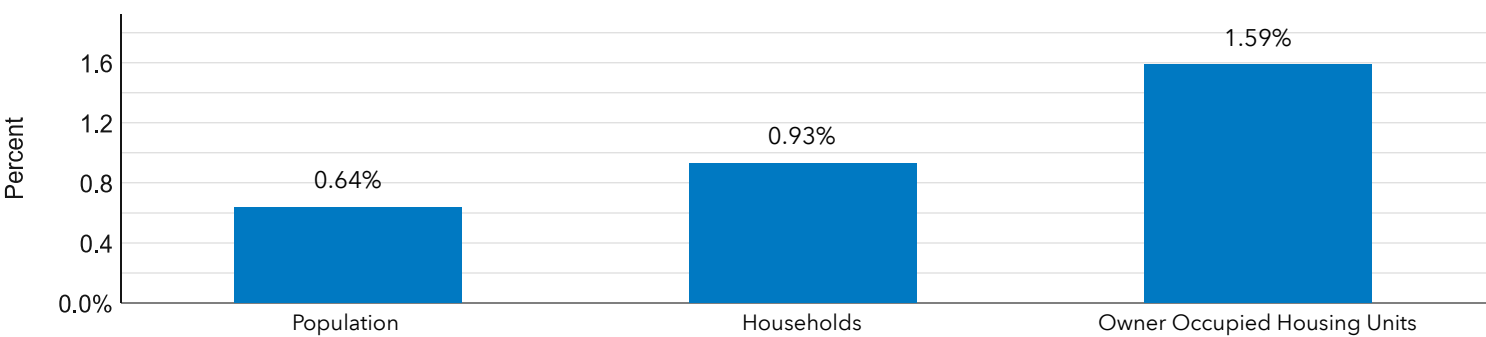
Households



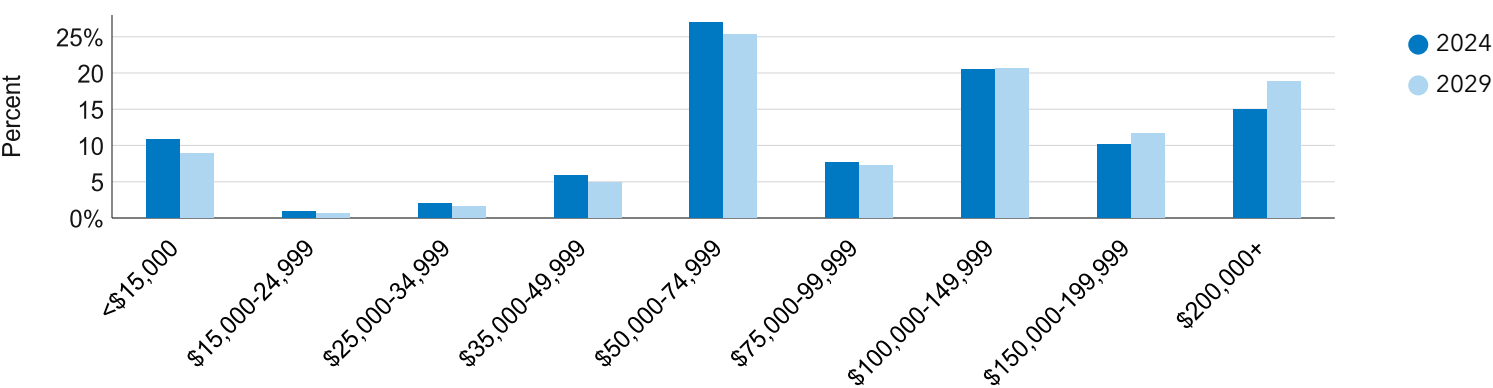
Home Value



2024-2029 Annual Growth Rate



Household Income



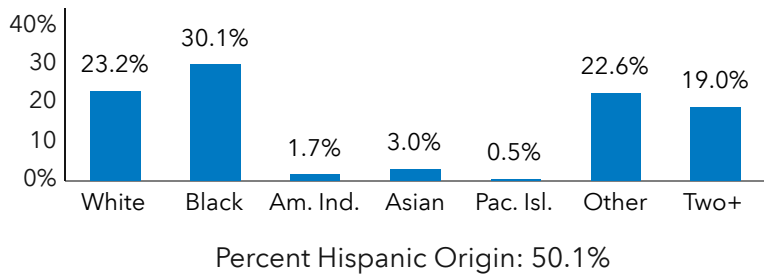
Graphic Profile

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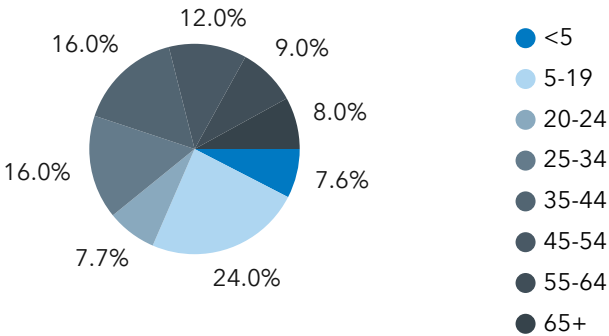


Ring band: 1 - 3 mile radius

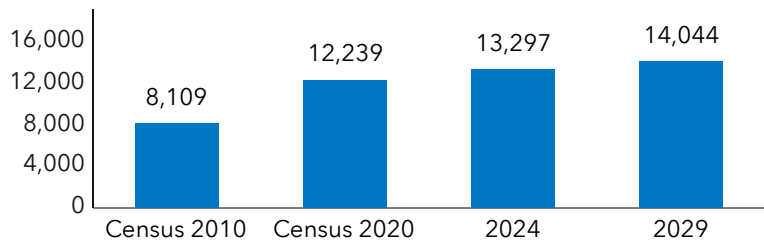
Population by Race



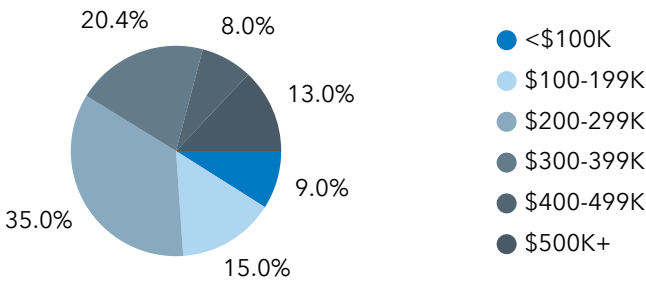
Population by Age



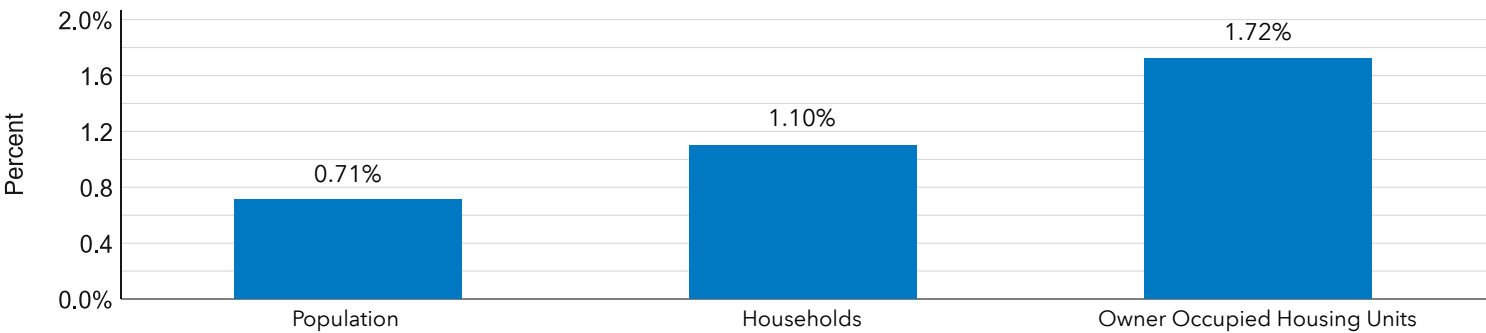
Households



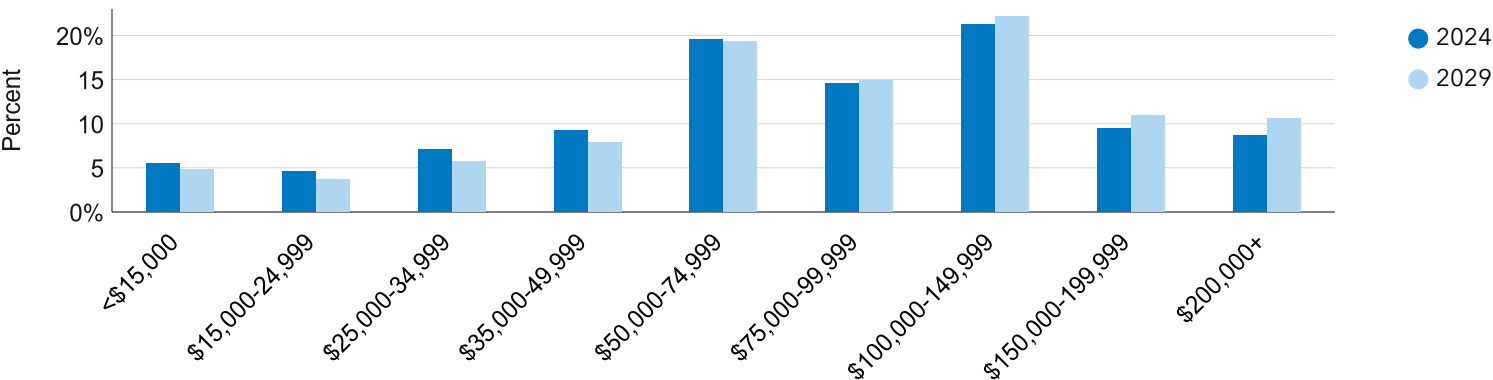
Home Value



2024-2029 Annual Growth Rate



Household Income



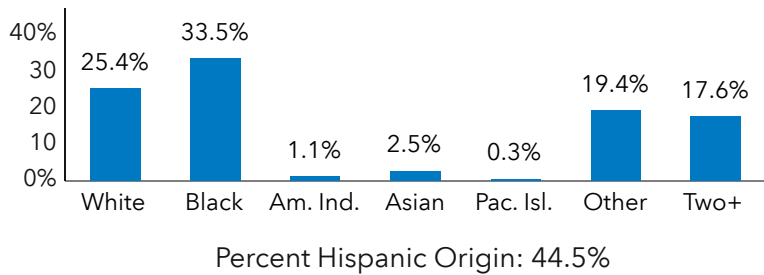
Graphic Profile

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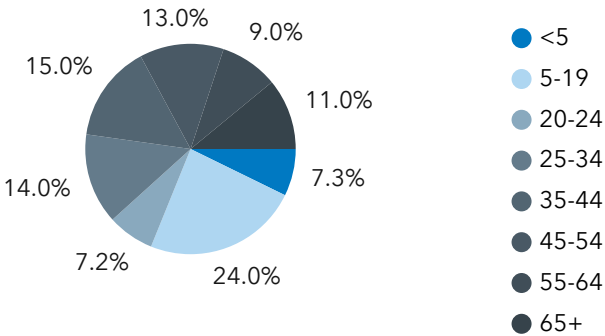


Ring band: 3 - 5 mile radius

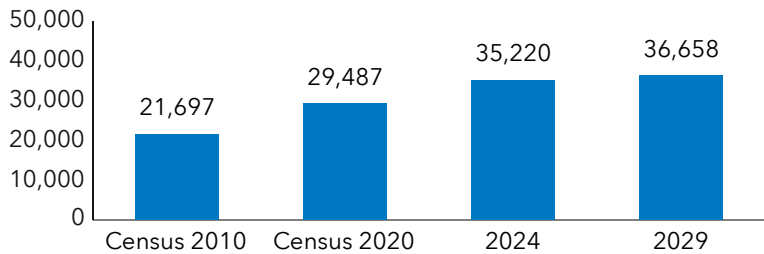
Population by Race



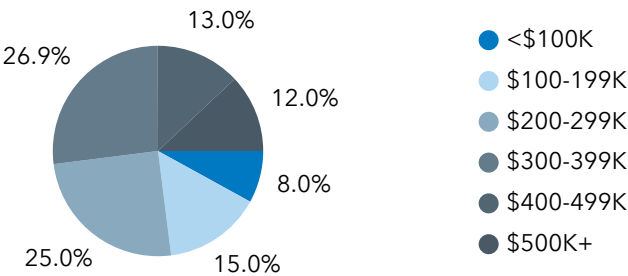
Population by Age



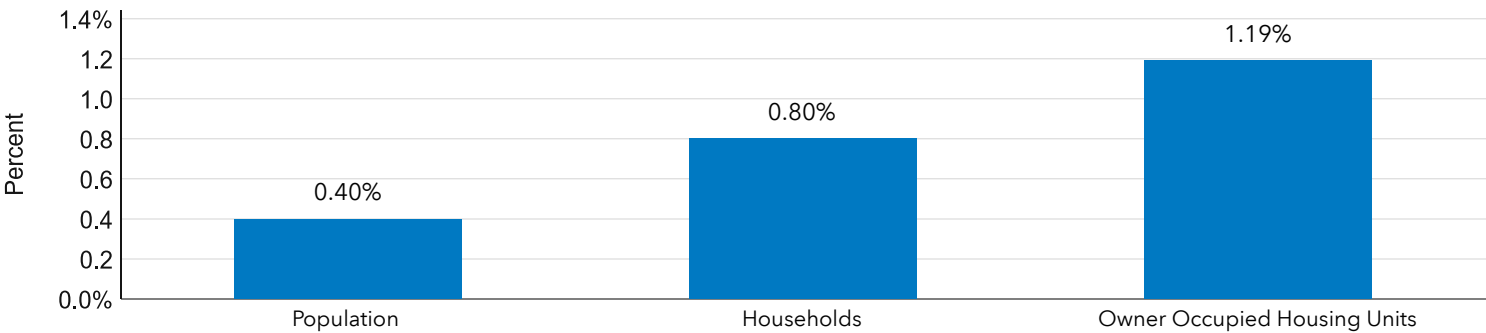
Households



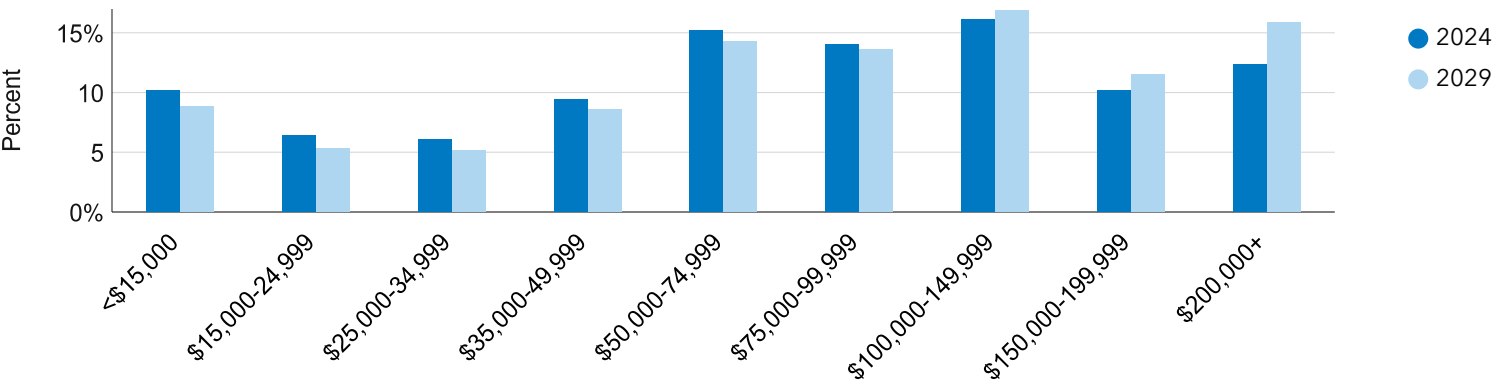
Home Value



2024-2029 Annual Growth Rate



Household Income



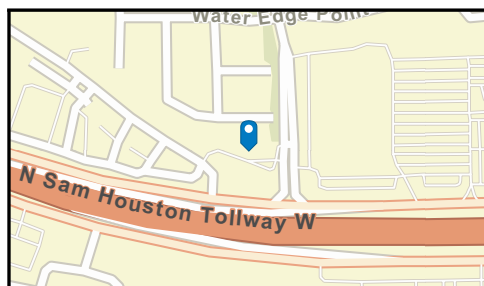
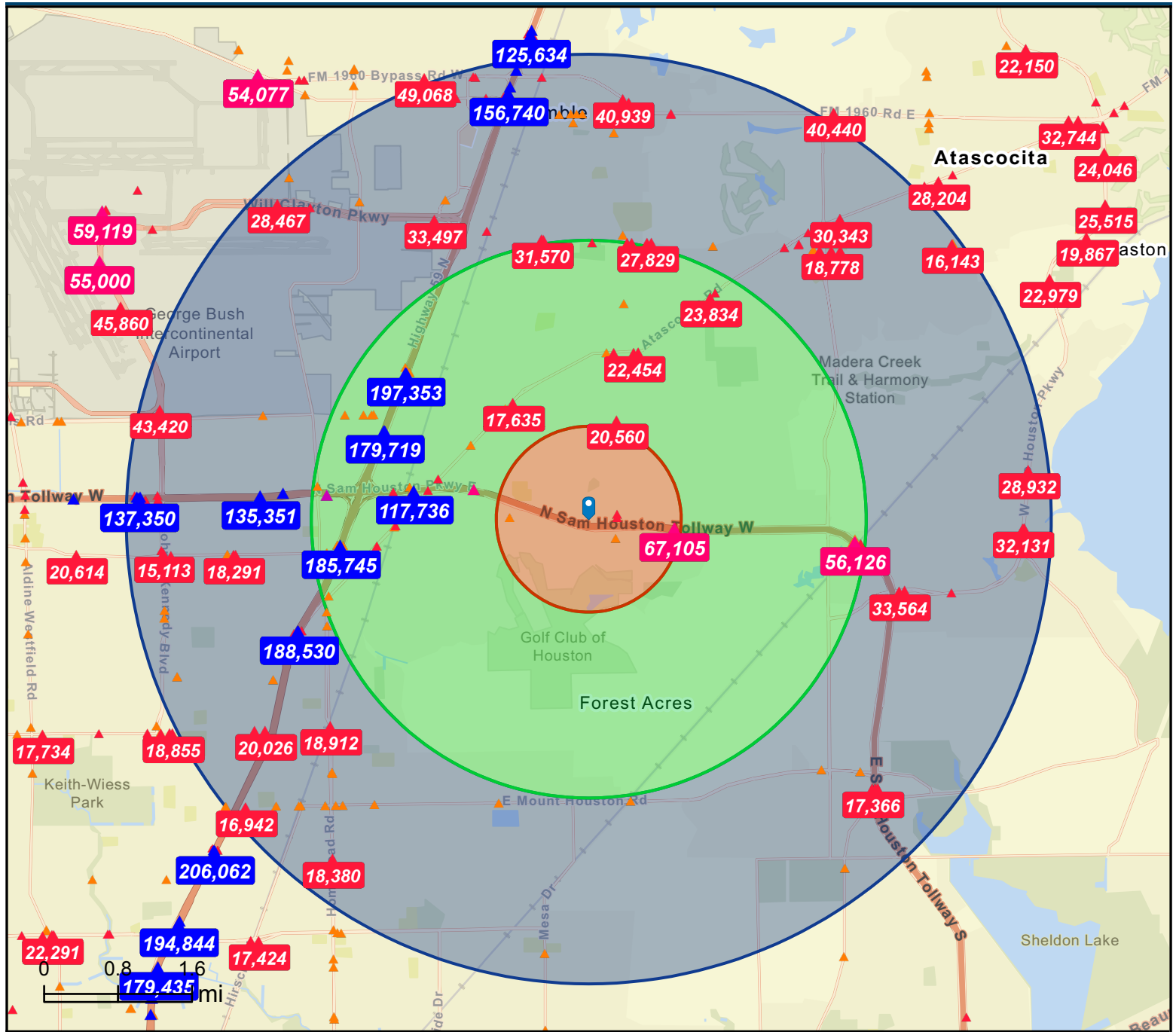
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.



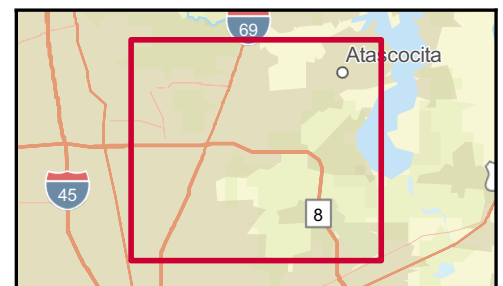
Traffic Count Map

9025 N Sam Houston Pkwy E, Humble, Texas, 77396
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.93590
Longitude: -95.25461



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).

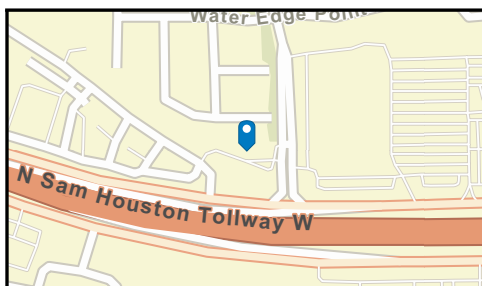
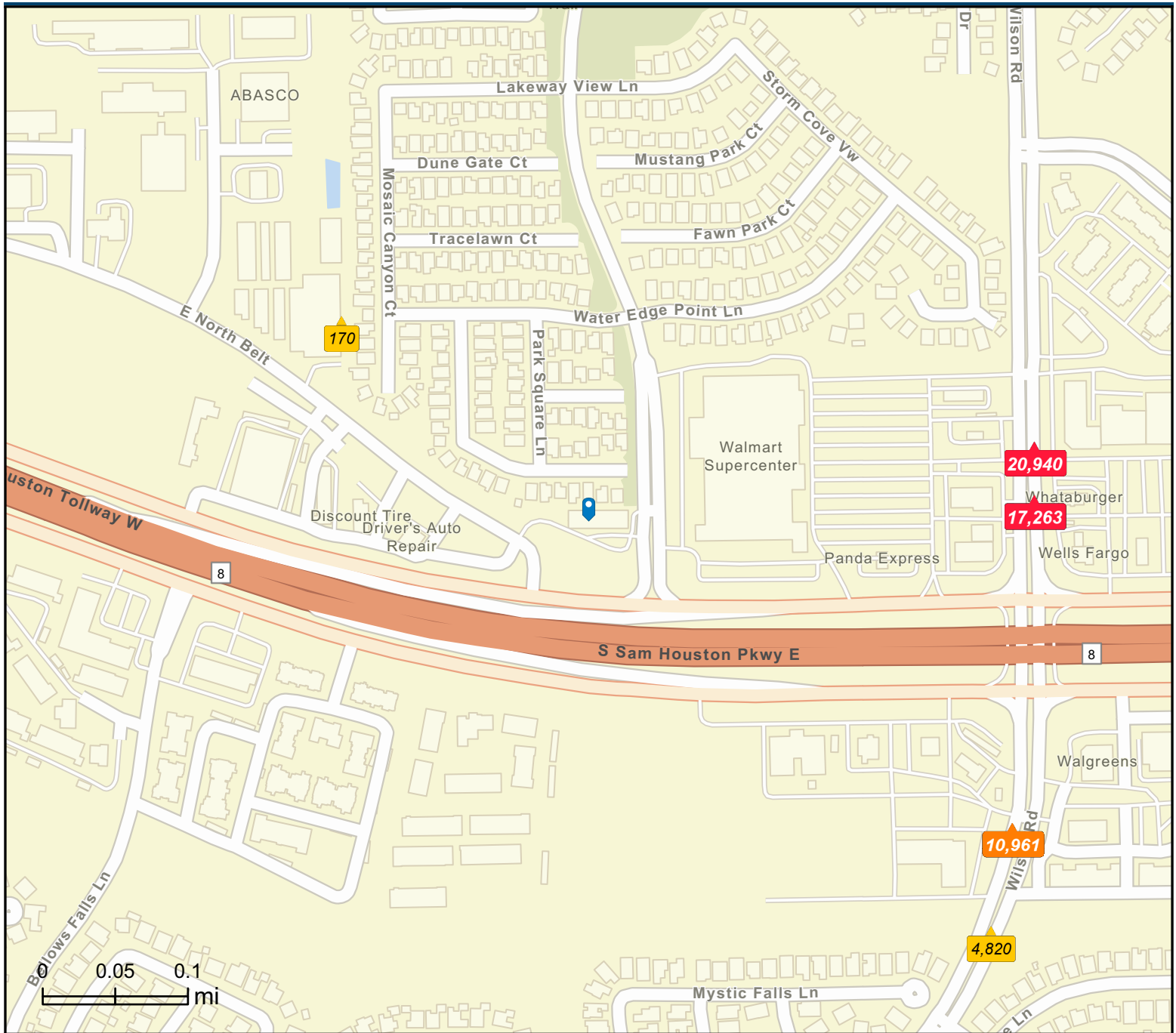
October 08, 2025



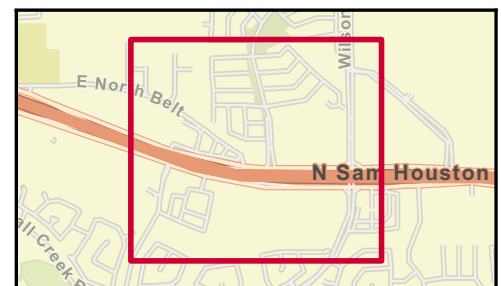
Traffic Count Map - Close Up

9025 N Sam Houston Pkwy E, Humble, Texas, 77396
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.93590
Longitude: -95.25461



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▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

October 08, 2025



Traffic Count Profile

9025 N Sam Houston Pkwy E, Humble, Texas, 77396
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.93590
Longitude: -95.25461

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.22		(0.0 miles)	2001	170
0.31	Wilson Road	Sam Houston Pkwy (0.07 miles S)	2019	17263
0.31	Wilson Rd	Beltway 8 (0.1 miles S)	2011	20940
0.36	Wilson Road	Beltway 8 (0.09 miles N)	2022	10961
0.39	Wilson Rd	Beltway 8 (0.23 miles N)	2011	4820
0.72		(0.0 miles)	2006	5350
0.85	Mesa Dr	Beltway 8 (0.19 miles N)	2011	7670
0.85	Mesa Drive	Beltway 8 (0.19 miles N)	2019	10105
0.90	Mesa Dr	Audubon Forest Dr (0.06 miles N)	2011	5270
0.92	BW 8	Fall Creek Preserve (0.04 miles E)	2022	23274
0.93	SHT	Fall Creek Preserve (0.04 miles SE)	2021	48163
0.93	SHT	Fall Creek Preserve (0.04 miles SE)	2022	67105
0.94	BW 8	Fall Creek Preserve (0.04 miles SE)	2022	22582
1.11	Wilson Rd	Greens Rd (0.14 miles S)	2013	20560
1.12	Sam Houston Pkwy	N Belt East Dr (0.03 miles E)	2011	1270
1.28	North Sam Houston Tollway East	Hickorytex Dr (0.14 miles SW)	2019	69181
1.34	Bender Rd	Morning Dove Dr (0.08 miles E)	2011	1250
1.43	Greens Rd	Old Humble Rd (0.05 miles NW)	2011	450
1.49	Old Humble Rd	Greens Rd (0.12 miles SW)	2011	10890
1.50	Old Humble Rd	Bender Rd (0.15 miles NE)	2011	9640
1.51	Old Humble Road	Mesa Dr (0.15 miles SE)	2019	17635
1.68	Old Humble Road	Manor Way (0.07 miles SW)	2019	18912
1.68	Wilson Rd	Kelly Ct (0.16 miles S)	2011	17910
1.73	Old Humble Rd	Atascocita Rd (0.21 miles S)	2011	6170
1.76	Old Humble Rd	Beltway 8 (0.02 miles SW)	2001	17250
1.81	Atascocita Rd	Penter (0.15 miles W)	2011	14810
1.82	Atascocita Road	Penter (0.15 miles W)	2019	20215
1.87	Atascocita Road	Old Wilson Rd (0.02 miles E)	2019	22454
1.89	Atascocita Rd	Old Wilson Rd (0.02 miles E)	2011	24010
1.91	North Sam Houston Parkway East	Sam Houston Pkwy (0.09 miles SW)	2022	117736

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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
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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