



Great opportunity to acquire a very functional and well-kept office warehouse space in the heart of Humble. Complete with over 2,000 SF of office, decked mezzanine storage, as well as 10,000 SF of fully paved and fenced storage yard. This property is highly desirable for many different use types and would make a great addition to any investment portfolio.

Please Contact Broker For Pricing

For Additional Info: [Hunter Spielman / 817-233-6663](mailto:Hunter.Spielman@BlackLabelCommercial.com) / HSpielman@BlackLabelCommercial.com - Beau Harris / 936-523-0483 / 936-441-2610 / Beau@BlackLabelCommercial.com

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Property Details

- Building Size: 4,800 SF
- Office Size: +/- 2,000 SF
- Lot Size: .50 AC
- Storage Yards: (2) 5,000 SF Yards
- Fully Fenced / Gated Yard Space
- 800 SF Decked Mezzanine
- (2) Useable 14x14 Bay Doors
- (1) 14x8 Bay Door
- Generator On Site
- No Flooding During Harvey



Very clean and well-kept office space. Complete with an open reception area, (2) large management offices, (6) smaller offices, a conference room, kitchenette, full bathroom, and warehouse management office.

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Functional kitchenette space as well as full bathroom complete with a toilet, shower, and a locker room area.

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Open storage areas with bay door access as well as an on-site generator that can run electric & AC during an outage.

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+ /- 2,800 SF of warehouse space designed to maximize efficiency. Comes with +/- 800 SF of decked mezzanine, +/- 300 SF of built in tool lockers, warehouse manager office, and access to both storage yards.

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Desirably located in the heart of Humble. .5 miles from FM 1960 with direct access to I-69 and proximity to Bush International Airport.

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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	7,829	46,873	166,997
2022 Estimate	7,626	44,982	157,752
2010 Census	7,115	37,802	120,632
Growth 2022 - 2027	2.66%	4.20%	5.86%
Growth 2010 - 2022	7.18%	18.99%	30.77%
2022 Population by Hispanic Origin	3,459	19,850	57,722
2022 Population	7,626	44,982	157,752
Income: <\$25,000	1,159 41.35%	2,644 18.46%	7,483 14.22%
Income: \$25,000 - \$50,000	576 20.55%	2,752 19.21%	8,647 16.43%
Income: \$50,000 - \$75,000	513 18.30%	3,167 22.11%	10,816 20.55%
Income: \$75,000 - \$100,000	331 11.81%	2,190 15.29%	7,225 13.73%
Income: \$100,000 - \$125,000	55 1.96%	1,763 12.31%	6,747 12.82%
Income: \$125,000 - \$150,000	97 3.46%	900 6.28%	4,077 7.75%
Income: \$150,000 - \$200,000	45 1.61%	698 4.87%	3,842 7.30%
Income: \$200,000+	27 0.96%	211 1.47%	3,802 7.22%
2022 Avg Household Income	\$46,755	\$72,332	\$93,117
2022 Med Household Income	\$34,972	\$63,165	\$73,413

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