

Park Lakes Shopping Center – For Lease

9025 N Sam Houston Pkwy E, Humble, TX 77396

- Base Rent: \$1.85 - 2.00
- NNN: \$0.85 est.
- Spaces Available:
 - +/- 1,770 SF
 - +/- 1,310 SF
- Anchor: Enterprise Rental
- Across from Walmart Supercenter
- Frontage: 400 FT on N Sam Houston Pkwy E
- Corner Lot
- Freeway visibility
- Pylon Sign
- Monument Signage



Jason Vo

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O – (713) 270-5400

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+/- 1,770 SF





+/- 1,310 SF



The closest match to 9025 N Sam Houston Pkwy E, Humble 77396 is 9025 N SAM HOUSTON PKWY E HUMBLE, TX 77396

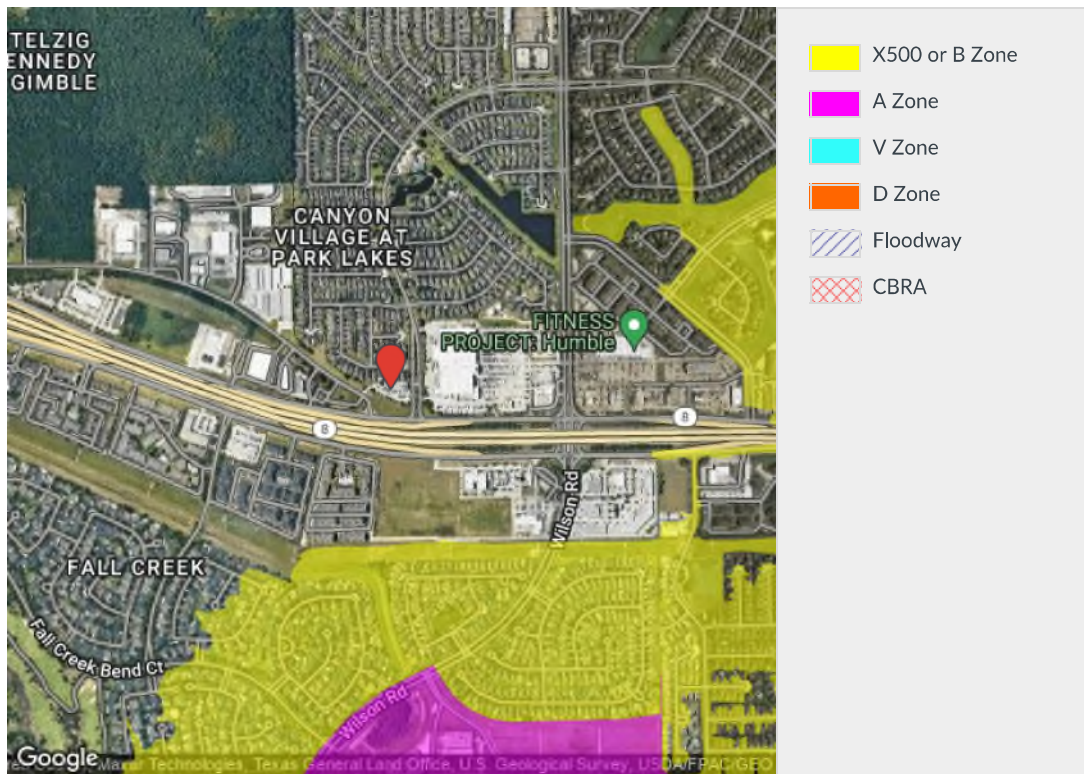
9025 N SAM HOUSTON PKWY E HUMBLE, TX 77396

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

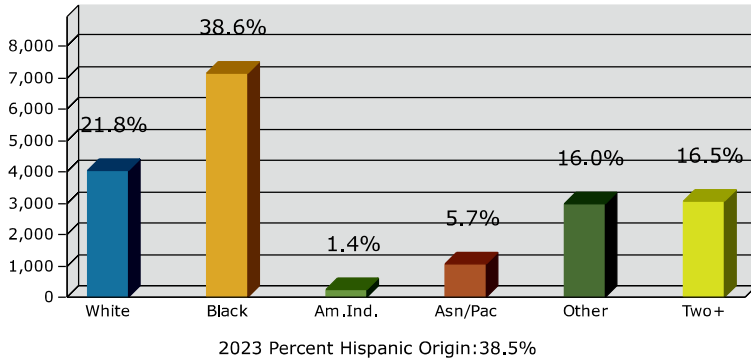


Graphic Profile

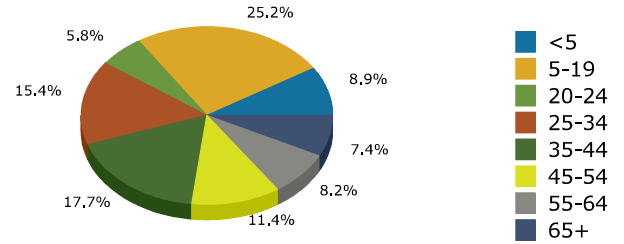
9025 N Sam Houston Pkwy E, #N, Humble, Texas, 77396
 Drive time band: 0 - 5 minute radius

Prepared by Esri
 Latitude: 29.93591
 Longitude: -95.25450

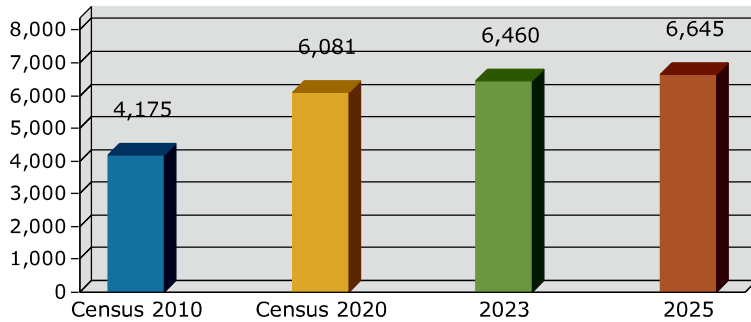
2023 Population by Race



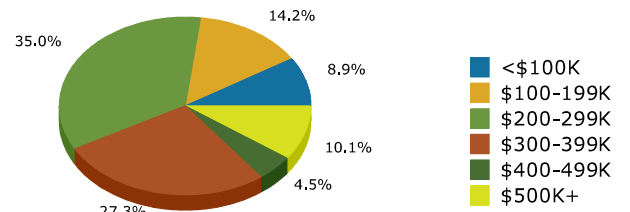
2023 Population by Age



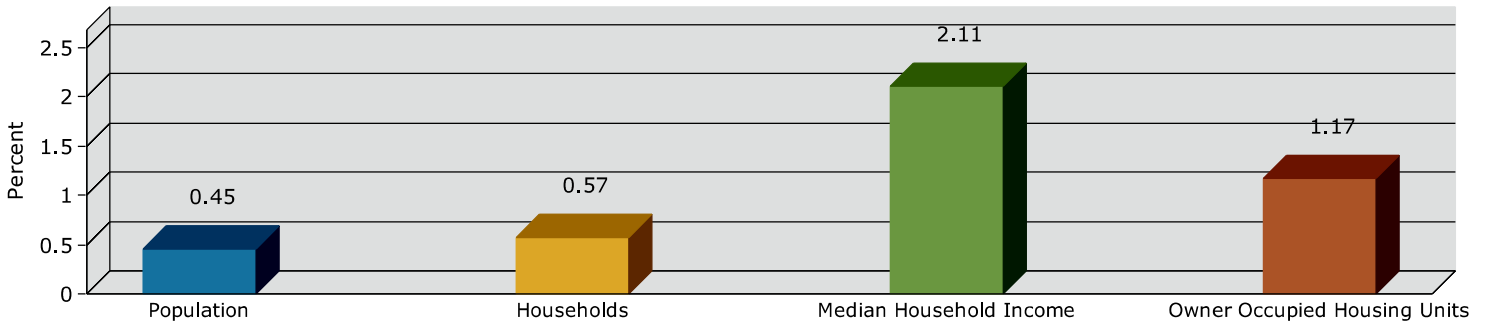
Households



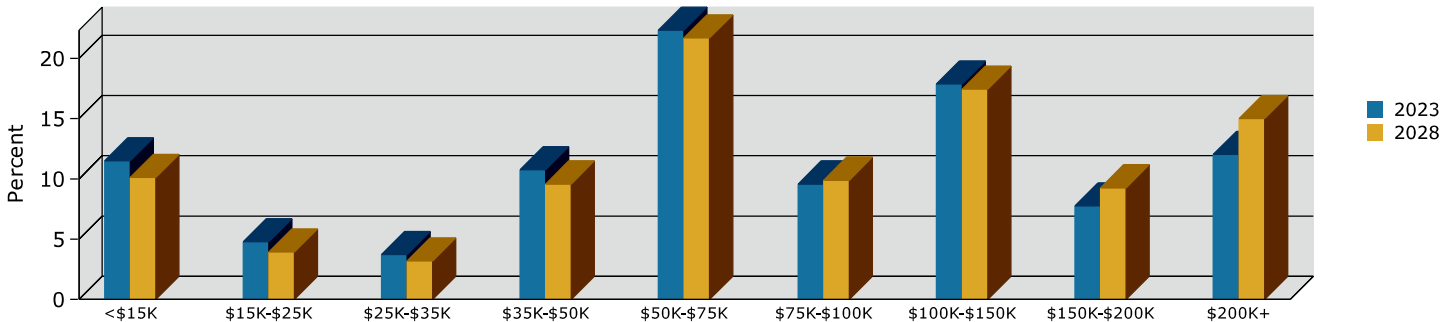
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

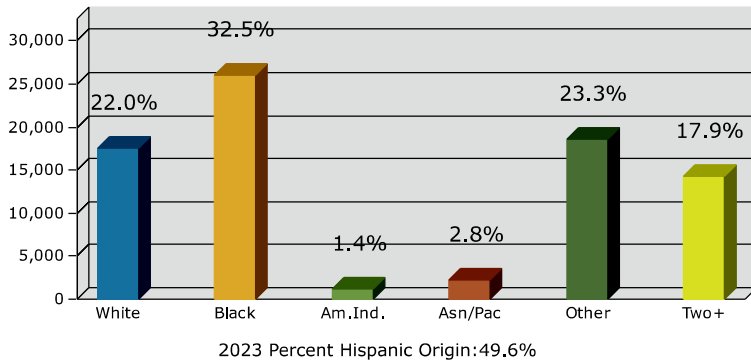


Graphic Profile

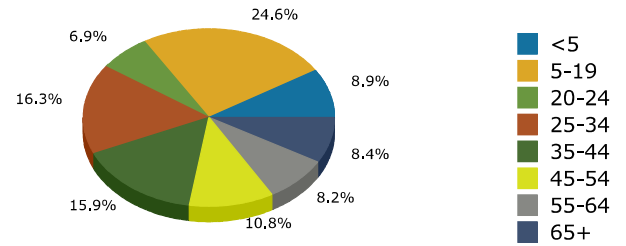
9025 N Sam Houston Pkwy E, #N, Humble, Texas, 77396
 Drive time band: 5 - 10 minute radius

Prepared by Esri
 Latitude: 29.93591
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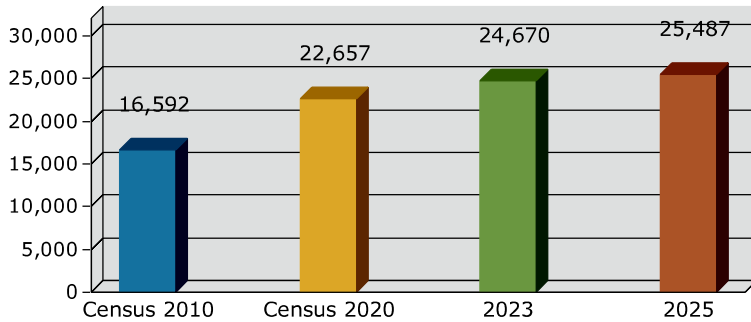
2023 Population by Race



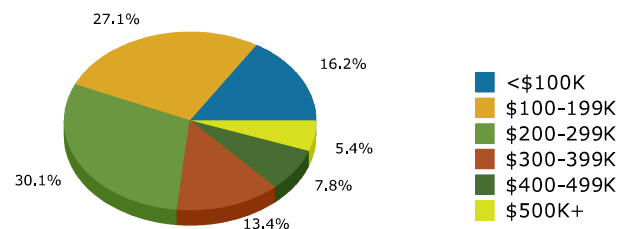
2023 Population by Age



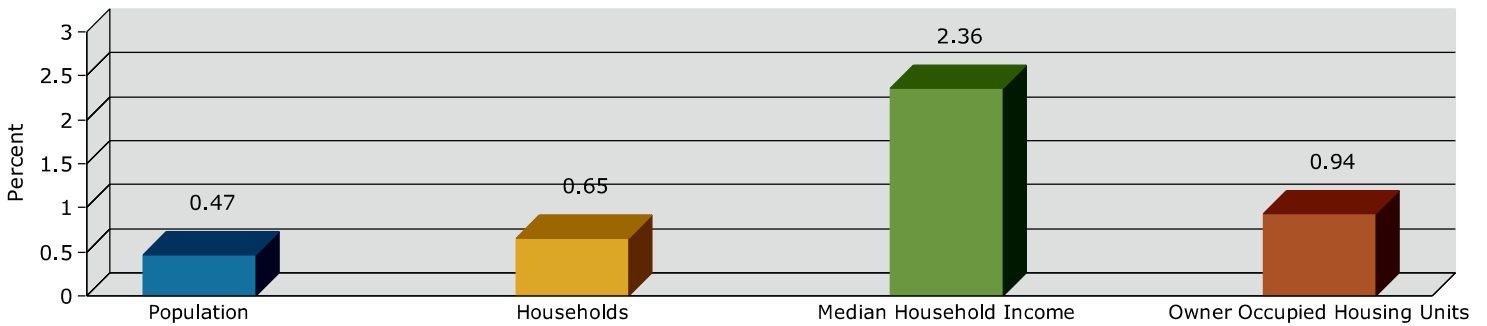
Households



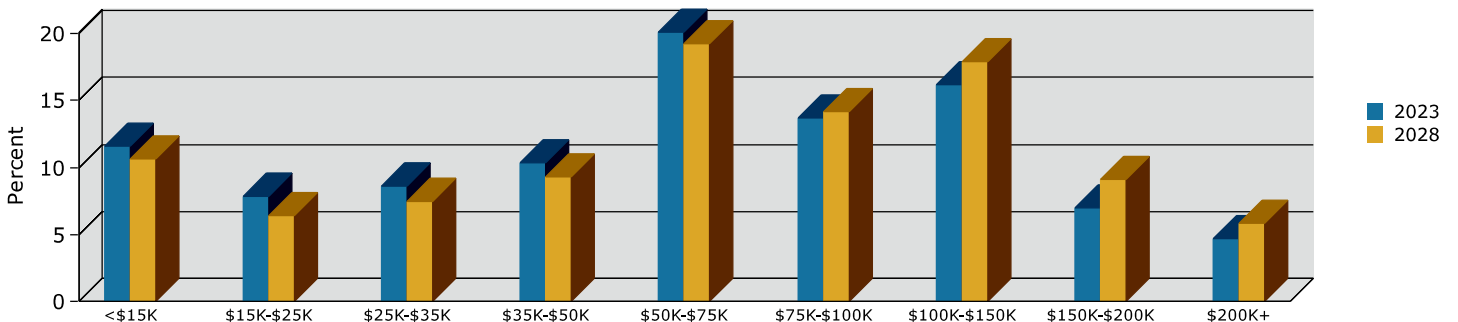
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



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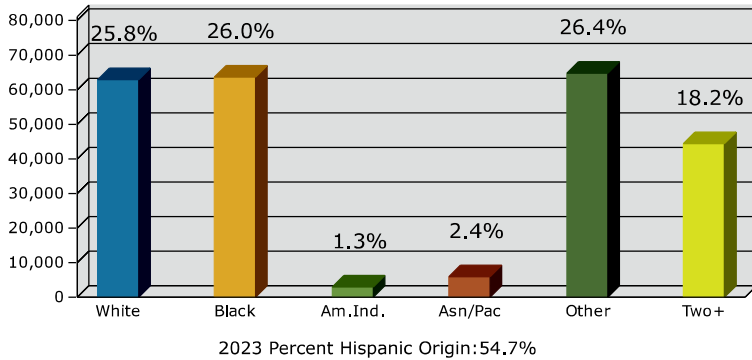


Graphic Profile

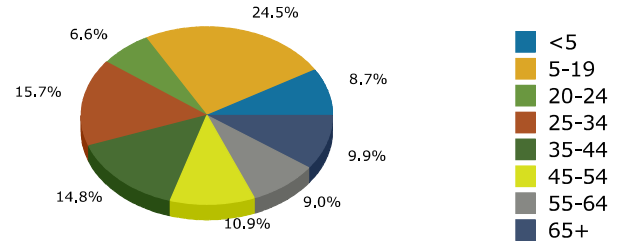
9025 N Sam Houston Pkwy E, #N, Humble, Texas, 77396
 Drive time band: 10 - 15 minute radius

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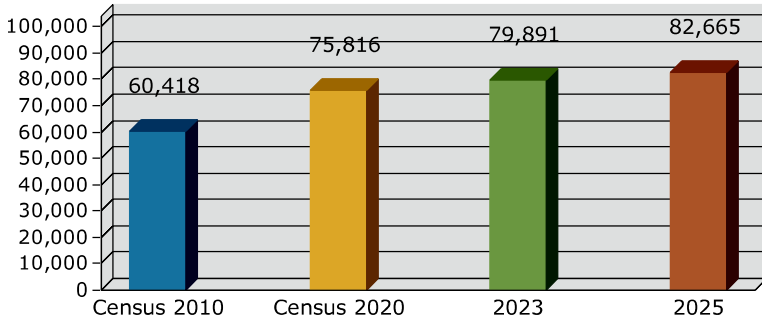
2023 Population by Race



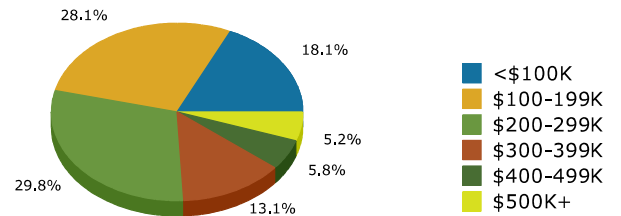
2023 Population by Age



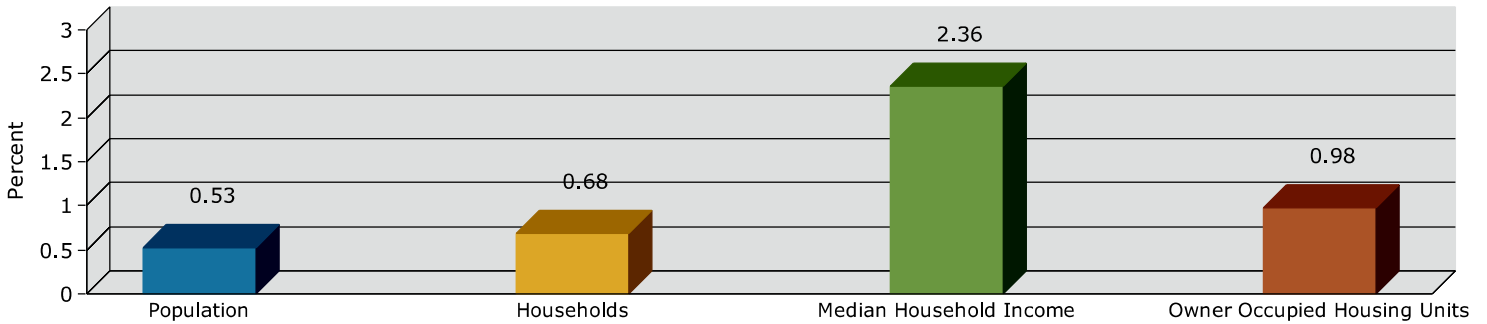
Households



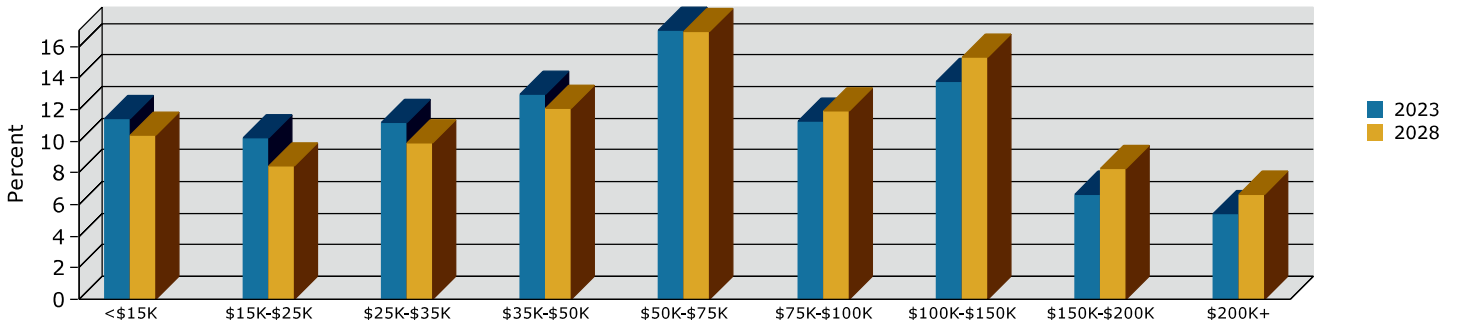
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Executive Summary

9025 N Sam Houston Pkwy E, #N, Humble, Texas, 77396
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.93591
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	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	12,430	56,597	192,362
2020 Population	17,647	73,843	235,019
2023 Population	18,537	80,006	245,154
2028 Population	18,957	81,893	251,686
2010-2020 Annual Rate	3.57%	2.70%	2.02%
2020-2023 Annual Rate	1.53%	2.50%	1.31%
2023-2028 Annual Rate	0.45%	0.47%	0.53%
2020 Male Population	48.8%	50.2%	49.4%
2020 Female Population	51.2%	49.8%	50.6%
2020 Median Age	32.3	30.8	31.8
2023 Male Population	49.2%	50.5%	50.0%
2023 Female Population	50.8%	49.5%	50.0%
2023 Median Age	31.8	31.0	31.6

In the identified area, the current year population is 245,154. In 2020, the Census count in the area was 235,019. The rate of change since 2020 was 1.31% annually. The five-year projection for the population in the area is 251,686 representing a change of 0.53% annually from 2023 to 2028. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 31.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	21.8%	22.0%	25.8%
2023 Black Alone	38.6%	32.5%	26.0%
2023 American Indian/Alaska Native Alone	1.4%	1.4%	1.3%
2023 Asian Alone	5.0%	2.4%	2.2%
2023 Pacific Islander Alone	0.7%	0.4%	0.2%
2023 Other Race	16.0%	23.3%	26.4%
2023 Two or More Races	16.5%	17.9%	18.2%
2023 Hispanic Origin (Any Race)	38.5%	49.6%	54.7%

Persons of Hispanic origin represent 54.7% of the population in the identified area compared to 19.4% 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 88.0 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	79	58	62
2010 Households	4,175	16,592	60,418
2020 Households	6,081	22,657	75,816
2023 Households	6,460	24,670	79,891
2028 Households	6,645	25,487	82,665
2010-2020 Annual Rate	3.83%	3.16%	2.30%
2020-2023 Annual Rate	1.88%	2.65%	1.62%
2023-2028 Annual Rate	0.57%	0.65%	0.68%
2023 Average Household Size	2.83	3.12	3.06

The household count in this area has changed from 75,816 in 2020 to 79,891 in the current year, a change of 1.62% annually. The five-year projection of households is 82,665, a change of 0.68% annually from the current year total. Average household size is currently 3.06, compared to 3.09 in the year 2020. The number of families in the current year is 58,482 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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

9025 N Sam Houston Pkwy E, #N, Humble, Texas, 77396
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	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2023 Percent of Income for Mortgage	23.6%	21.3%	23.3%
Median Household Income			
2023 Median Household Income	\$70,347	\$61,945	\$54,537
2028 Median Household Income	\$78,084	\$69,623	\$61,270
2023-2028 Annual Rate	2.11%	2.36%	2.36%
Average Household Income			
2023 Average Household Income	\$107,782	\$83,541	\$81,047
2028 Average Household Income	\$123,788	\$95,516	\$92,807
2023-2028 Annual Rate	2.81%	2.72%	2.75%
Per Capita Income			
2023 Per Capita Income	\$36,875	\$26,484	\$26,268
2028 Per Capita Income	\$42,599	\$30,508	\$30,288
2023-2028 Annual Rate	2.93%	2.87%	2.89%
GINI Index			
2023 Gini Index	41.6	41.2	44.0

Households by Income

Current median household income is \$54,537 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$61,270 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$81,047 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$92,807 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$26,268 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$30,288 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	87	102	93
2010 Total Housing Units	4,597	18,581	67,691
2010 Owner Occupied Housing Units	2,524	8,859	33,780
2010 Renter Occupied Housing Units	1,654	7,739	26,639
2010 Vacant Housing Units	422	1,989	7,273
2020 Total Housing Units	6,557	24,356	81,953
2020 Owner Occupied Housing Units	3,318	12,122	40,772
2020 Renter Occupied Housing Units	2,763	10,535	35,044
2020 Vacant Housing Units	405	1,780	6,185
2023 Total Housing Units	6,958	26,767	86,440
2023 Owner Occupied Housing Units	3,283	13,253	45,427
2023 Renter Occupied Housing Units	3,177	11,417	34,464
2023 Vacant Housing Units	498	2,097	6,549
2028 Total Housing Units	7,142	27,508	89,403
2028 Owner Occupied Housing Units	3,480	13,887	47,705
2028 Renter Occupied Housing Units	3,165	11,600	34,960
2028 Vacant Housing Units	497	2,021	6,738

Socioeconomic Status Index

2023 Socioeconomic Status Index	45.8	39.5	39.3
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Currently, 52.6% of the 86,440 housing units in the area are owner occupied; 39.9%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 81,953 housing units in the area and 7.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.65%. Median home value in the area is \$211,447, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.48% annually to \$263,279.

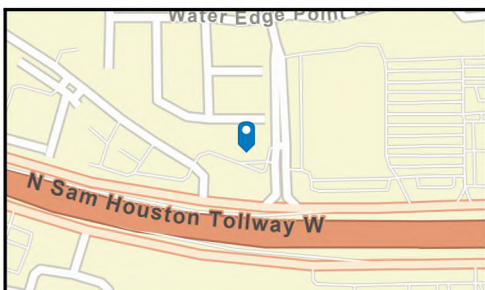
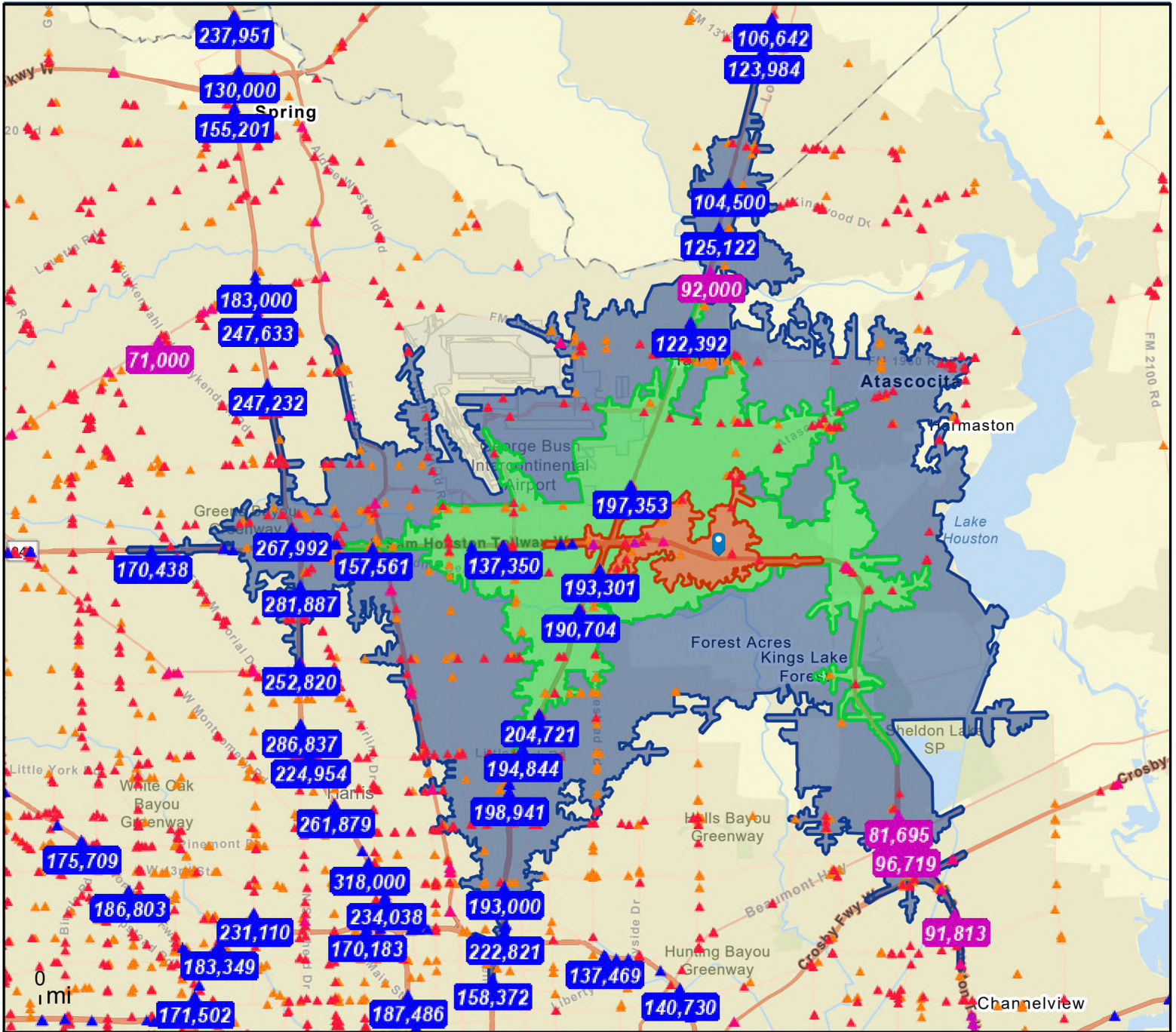
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Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Traffic Count Map

9025 N Sam Houston Pkwy E, #N, Humble, Texas, 77396
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.93591
 Longitude: -95.25450



- 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



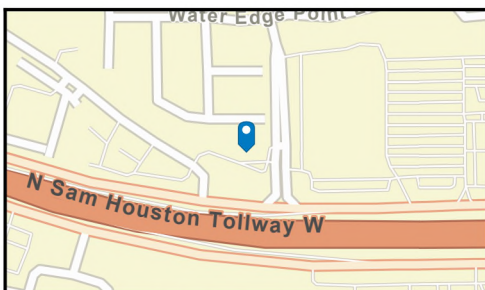
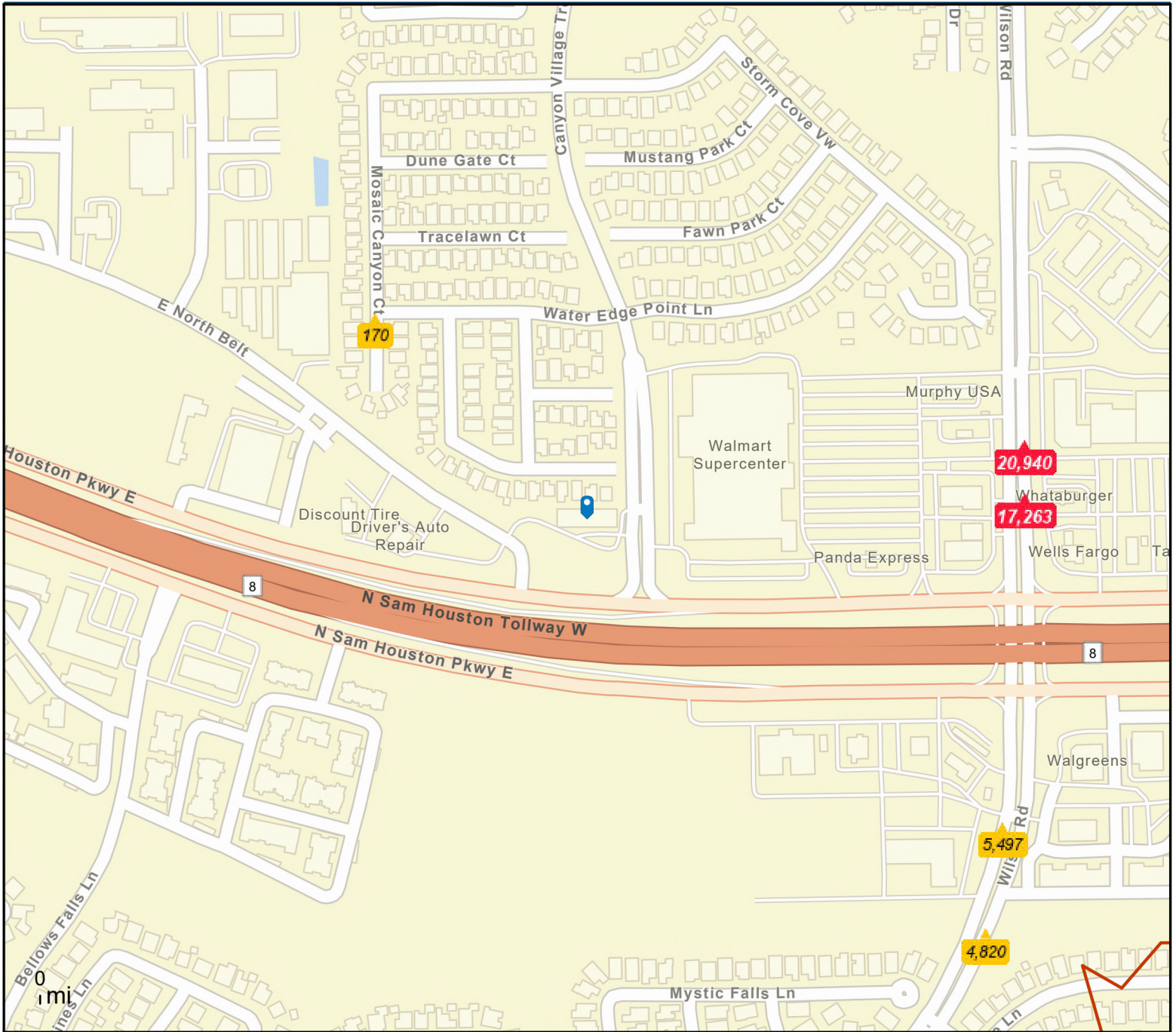
Source: ©2023 Kalibrate Technologies (Q3 2023).

January 17, 2024

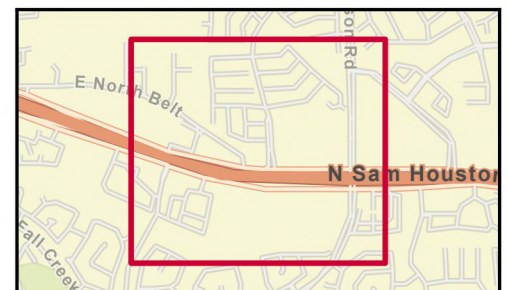
Traffic Count Map - Close Up

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- Average Daily Traffic Volume**
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 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).



Traffic Count Profile

9025 N Sam Houston Pkwy E, #N, Humble, Texas, 77396
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Latitude: 29.93591
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.20	Mosaic Canyon Court	(0.0 miles)	2001	170
0.30	Wilson Road	Sam Houston Pkwy (0.07 miles S)	2019	17,263
0.30	Wilson Rd	Beltway 8 (0.1 miles S)	2011	20,940
0.35	Wilson Road	Beltway 8 (0.09 miles N)	2020	5,497
0.39	Wilson Rd	Beltway 8 (0.23 miles N)	2011	4,820
0.72		(0.0 miles)	2006	5,350
0.86	Mesa Dr	Beltway 8 (0.19 miles N)	2011	7,670
0.86	Mesa Drive	Beltway 8 (0.19 miles N)	2019	10,105
0.91	Mesa Dr	Audubon Forest Dr (0.06 miles N)	2011	5,270
0.92	North Sam Houston Tollway East	Lockwood Rd (0.11 miles W)	2021	48,163
1.11	Wilson Rd	Greens Rd (0.14 miles S)	2013	20,560
1.13	Sam Houston Pkwy	N Belt East Dr (0.03 miles E)	2011	1,270
1.29	North Sam Houston Tollway East	Hickorytex Dr (0.14 miles SW)	2019	69,181
1.34	Bender Rd	Morning Dove Dr (0.08 miles E)	2011	1,250
1.43	Greens Rd	Old Humble Rd (0.05 miles NW)	2011	450
1.50	Old Humble Rd	Greens Rd (0.12 miles SW)	2011	10,890
1.50	Old Humble Rd	Bender Rd (0.15 miles NE)	2011	9,640
1.51	Old Humble Road	Mesa Dr (0.15 miles SE)	2019	17,635
1.68	Wilson Rd	Kelly Ct (0.16 miles S)	2011	17,910
1.69	Old Humble Road	Manor Way (0.07 miles SW)	2019	18,912
1.73	Old Humble Rd	Atascocita Rd (0.21 miles S)	2011	6,170
1.76	Old Humble Rd	Beltway 8 (0.02 miles SW)	2001	17,250
1.81	Atascocita Rd	Penter (0.15 miles W)	2011	14,810
1.82	Atascocita Road	Penter (0.15 miles W)	2019	20,215
1.86	Atascocita Road	Old Wilson Rd (0.02 miles E)	2019	22,454
1.88	Atascocita Rd	Old Wilson Rd (0.02 miles E)	2011	24,010
1.92	North Sam Houston Parkway East	Sam Houston Pkwy (0.09 miles SW)	2021	87,586
1.95	North Sam Houston Parkway East	Crosswinds Blvd (0.04 miles W)	2021	7,536
1.95	Old Humble Rd	Oak Village Dr (0.06 miles NE)	2011	13,100
1.97	North Sam Houston Parkway East	Beltway 8 (0.12 miles SW)	2021	8,170

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 2022 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: ©2023 Kalibrate Technologies (Q3 2023).

