

For Lease | Retail

Atasca Oaks Shopping Center

6300 FM 1960 East, Humble, TX 77346



Property Overview

Atasca Oaks Shopping Center is a ± 15,000 SF retail center conveniently located in the Lake Houston Retail submarket, adjacent to several major retailers, including Wal-Mart Super Center, Ross, Target, TJ Maxx, and Kohl's. The center has direct access and excellent exposure to FM-1960 and is at a regulated intersection with a traffic light.

Traffic Counts

	Cars Per Day
FM-1960	32,744 CPD
Town Center Blvd	2,820 CPD
Atascocita Rd	28,320 CPD

Source: Esri

Property Features

- > ±15,000 SF retail center
- > Available space:
Suite 2309 - 1,600 SF - Available 3/1/2027
- > Located on the SEC of FM-1960 and Atasca Oaks Dr.
- > Great visibility
- > Parking Ratio: 5.0/1,000 SF
- > Lease Rate: Call Broker
- > NNNs estimated at \$14.43/SF

Demographics

	1 Mile	3-Mile	5-Mile
Population	16,171	80,167	177,460
Households	5,412	27,029	59,920
Avg HH Income	\$129,051	\$141,644	\$139,921
Daytime Population	15,569	58,417	134,529

Source: Esri, 2024

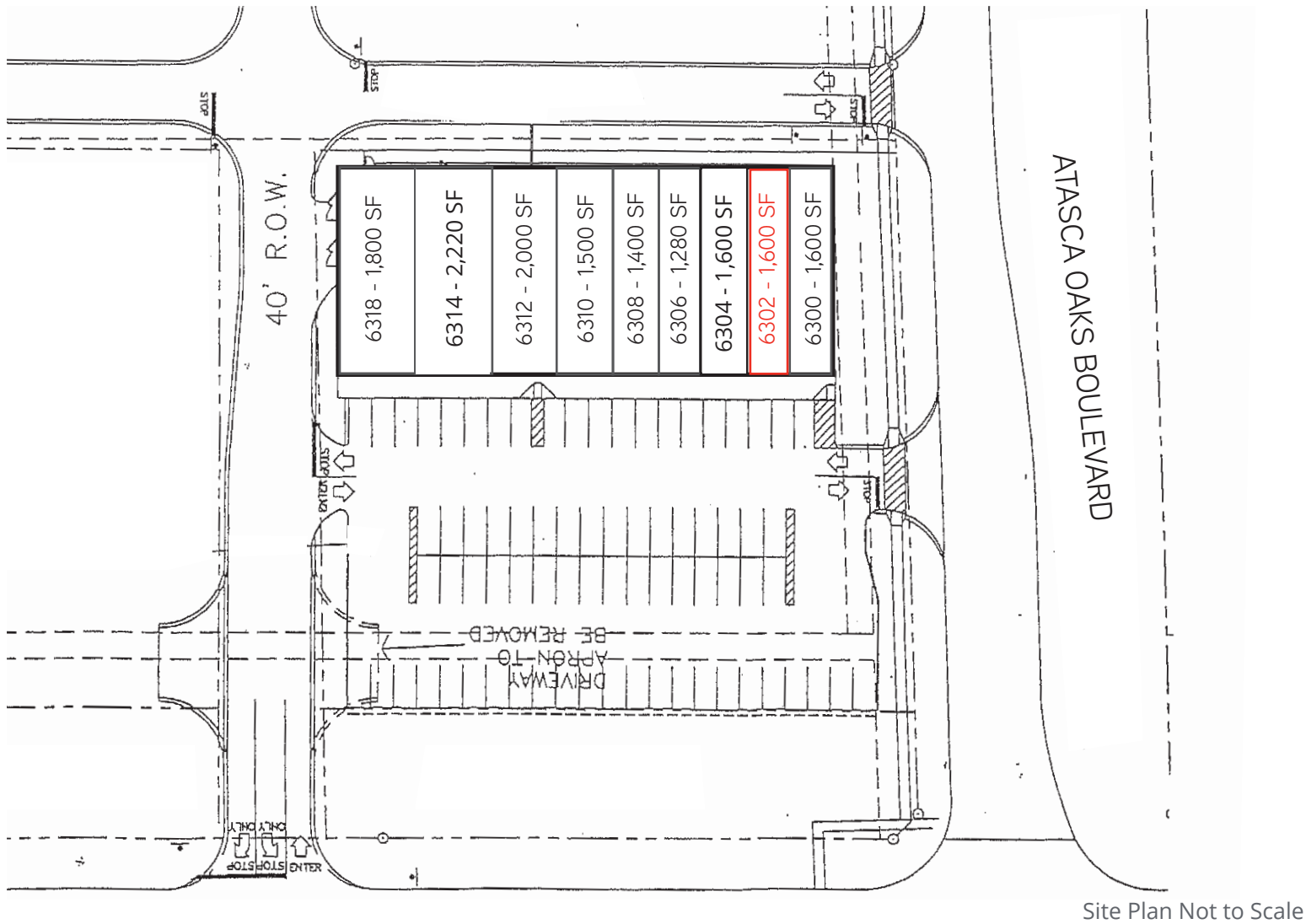


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Current Tenants

Suite	SF	Tenant
6300	1,600	Starbucks
6302	1,600	GameStop
6304	1,600	9 Round
6306	1,280	Great Clips
6310	1,500	Little Caesars
6312	2,000	OneMain Financial
6314	2,220	Xfinity / Comcast
6316	1,800	Charley's

Availabilities

Suite	SF	Notes
6302	1,600	



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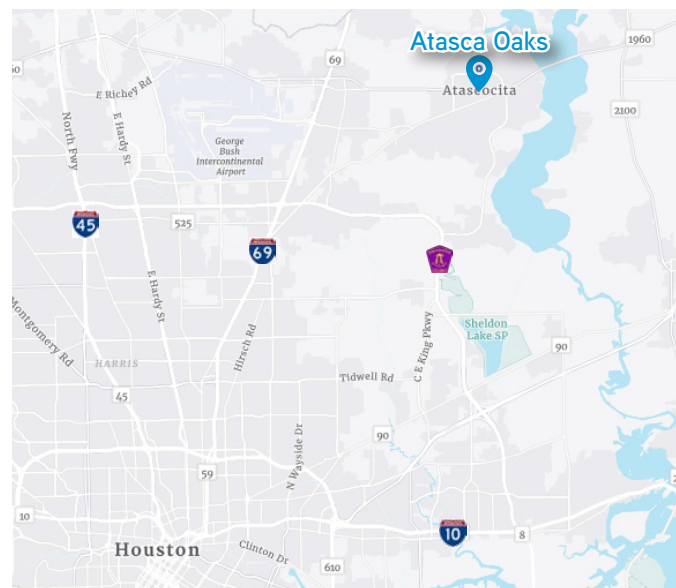
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Location

- › Located on East FM-1960 and Atasca Oaks Dr.
- › Just West of W. Lake Houston Parkway
- › 2.4 miles from Lake Houston
- › 5.4 miles from Interstate 69



Contact Us

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Information About Brokerage Services

Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Buyer/Tenant/Seller/Landlord Initials

Date