

Humblewood Center

This aerial photograph shows a large commercial development site, primarily outlined in yellow. The site is situated at the intersection of Eastex Fwy (FM 1960 Business) and Farm to Market 1960 Bypass Rd W. The development is divided into several sections, each with specific retail and service area callouts:

- Top Left:** Callouts for Urban Air, Ford, Rooms To Go, and Floor Decor.
- Top Center:** A red callout indicates "55,000 SF AVAILABLE (Currently Conn's) DIVISIBLE 15-55,000 SF".
- Top Right:** Callouts for Daiso, DSW, and Five Below.
- Center:** A large yellow callout indicates "77,900 ADDT" (Additional Development Time). Other callouts include Chase, Jason's Deli, Cicci's Pizza, and GameStop.
- Bottom Left:** A red callout indicates "2,000 SF AVAILABLE". Other callouts include Pappas, The Vitamin Shoppe, and Smoothie King.
- Bottom Center:** A red callout indicates "50,100 ADDT". Other callouts include at&t, FedEx Office, and Frost Mattress Firm DXL.
- Bottom Right:** Callouts for Wendy's, Taco Bell, and Deerbrook Mall (JCPenney, Macy's, Dick's Sporting Goods, Dillard's, AMC Theatres, Forever 21).

The image also features a traffic light icon and a "FARM TO MARKET 1960 ROAD" sign.

FOR LEASE
750 SF – 55,000 SF

Humblewood Center

19623-19908 Hwy 59 N
Humble TX 77338



AVAILABILITIES

- » 55,000 SF anchor space available (Divisible 15-55,000 SF)
- » 750 – 2,000 SF in small shop space available

PROPERTY HIGHLIGHTS

- » Located on the SW corner of FM 1960 Bypass Rd E and I-69 in Humble, TX which is NE Houston's dominant retail intersection, directly across the street from Deerbrook Mall, a 1,212,000 SF regional mall
- » 2.5 miles east of George Bush Intercontinental Airport which employs more than 35,000 people and is the 4th largest airport in the U.S.
- » The site has 12 points of ingress/egress and has great visibility on both roads

TRAFFIC COUNTS

- » 50,100 AADT on FM 1960 Bypass Rd E
- » 77,900 AADT on I-69

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	5,654	42,136	138,614
Households	2,184	14,133	46,367
Average HH Income	\$51,417	\$68,973	\$87,769
Daytime Population	14,092	49,942	136,754

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JBL
ASSET MANAGEMENT



Fm 1960 Bypass Road E

50,100 ADDT

19661 US-59 Humble, TX 77338

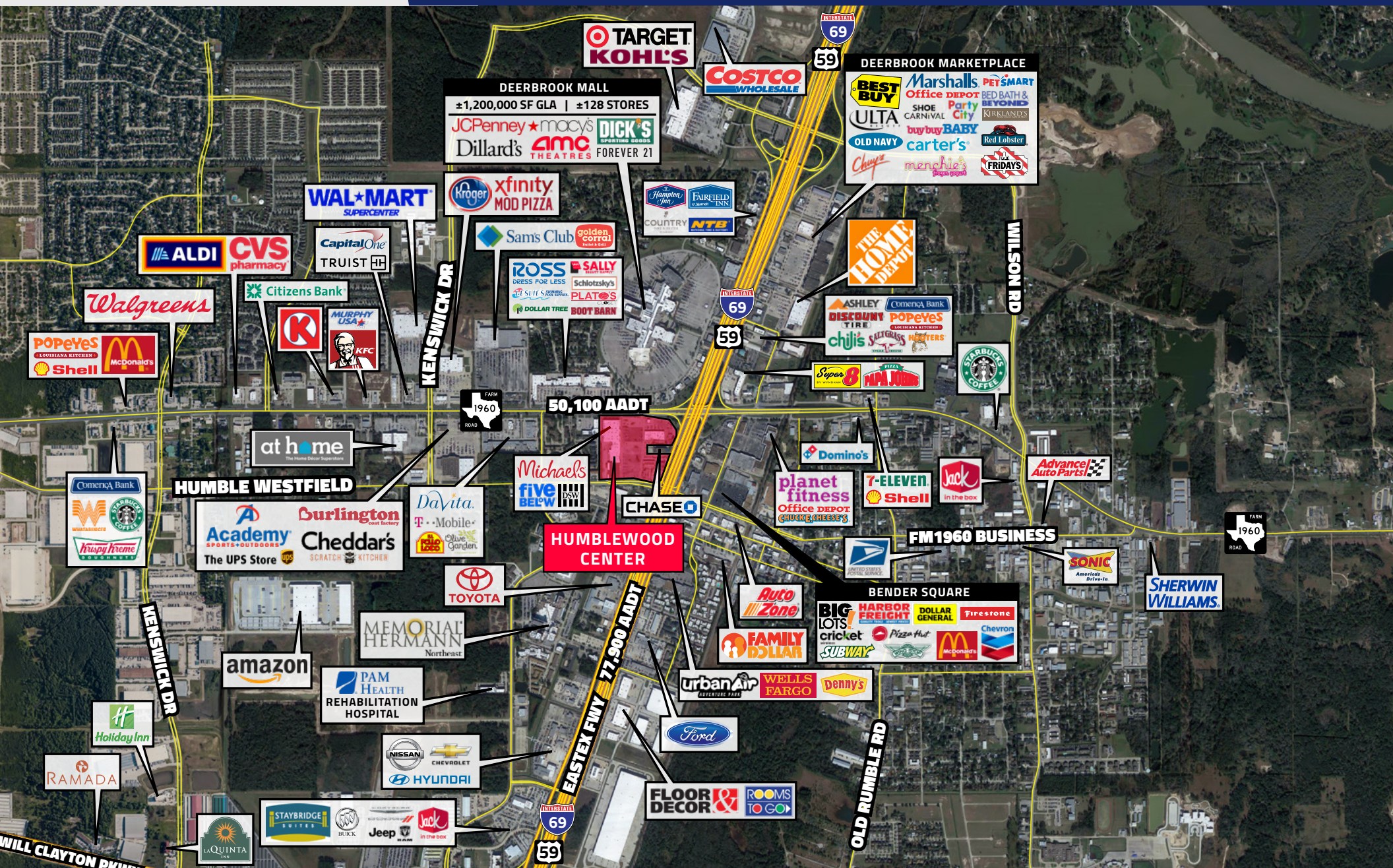
Suite	Tenant	SF
1	Michaels	25,250
2	DSW	18,712
2A	Five Below	9,302
3	Frost	6,000
4	Mattress Firm	6,000
5	DXL Big + Tall	10,558
6	Bijou Nails Lashes & Hair	9,860
19623	Texas State Optical	2,400
19615	Petco	12,500
19630-		
19635-	K&G Fashion Superstore	16,449
19637		
19639	Daiso	10,575
19645	Honey Baked Ham	3,000
19649	Texas Mattress Makers	3,610
19611	AVAILABLE - Divisible (Currently Conn's)	15-55,000
19775	V-Bistro	2,340
19751	Armstrong McCall	2,500
19757	Ace Cash Express	880
19763	Gadget MD	1,200
19759	GameStop	1,080
19771	Humble Nails	1,260
19769	All Star Barber Shop	1,333
19755	Jason's Deli	4,029
19723	The Vitamin Shoppe	3,525
19725	Dental Office	2,528
19727	AT&T	4,125
19739	Skechers	10,250
19731	Kami Ramen	3,190
19705	CiCi's	4,000
19703E	Bella Spa	1,000
19703C	AVAILABLE	750
19703	H&R Block	2,000
19703D	AVAILABLE	1,250
10022	FedEx	1,959
19717	Smoothie King	672
19711	I HOP	5,170
10035	Burger King	3,000
19719	AVAILABLE	2,000

Not a Part Available

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