



±2.42 AC LAND FOR SALE & LEASE IAH COMMERCE PARK PAD SITES

7501 FM 1960 | Humble, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 7501 FM 1960
Humble, TX 77338

Size: ±2.42 AC

Price: Call For Pricing

HIGHLIGHTS:

- Pad sites available fronting FM 1960 and the IAH Commerce Park Mixed-Use development
- 2025 Tax Rate: 2.507006
- Shovel ready site with off-site drainage
- Strong 24-hour workforce with over 12,000 employees immediately south at IAH Cargo City featuring United Cargo, FedEx, DHL and other major freight forwarders
- Accross from George Bush Intercontinental Airport
- Frontage along FM 1960, a major thoroughfare for the immediate and surrounding trade area

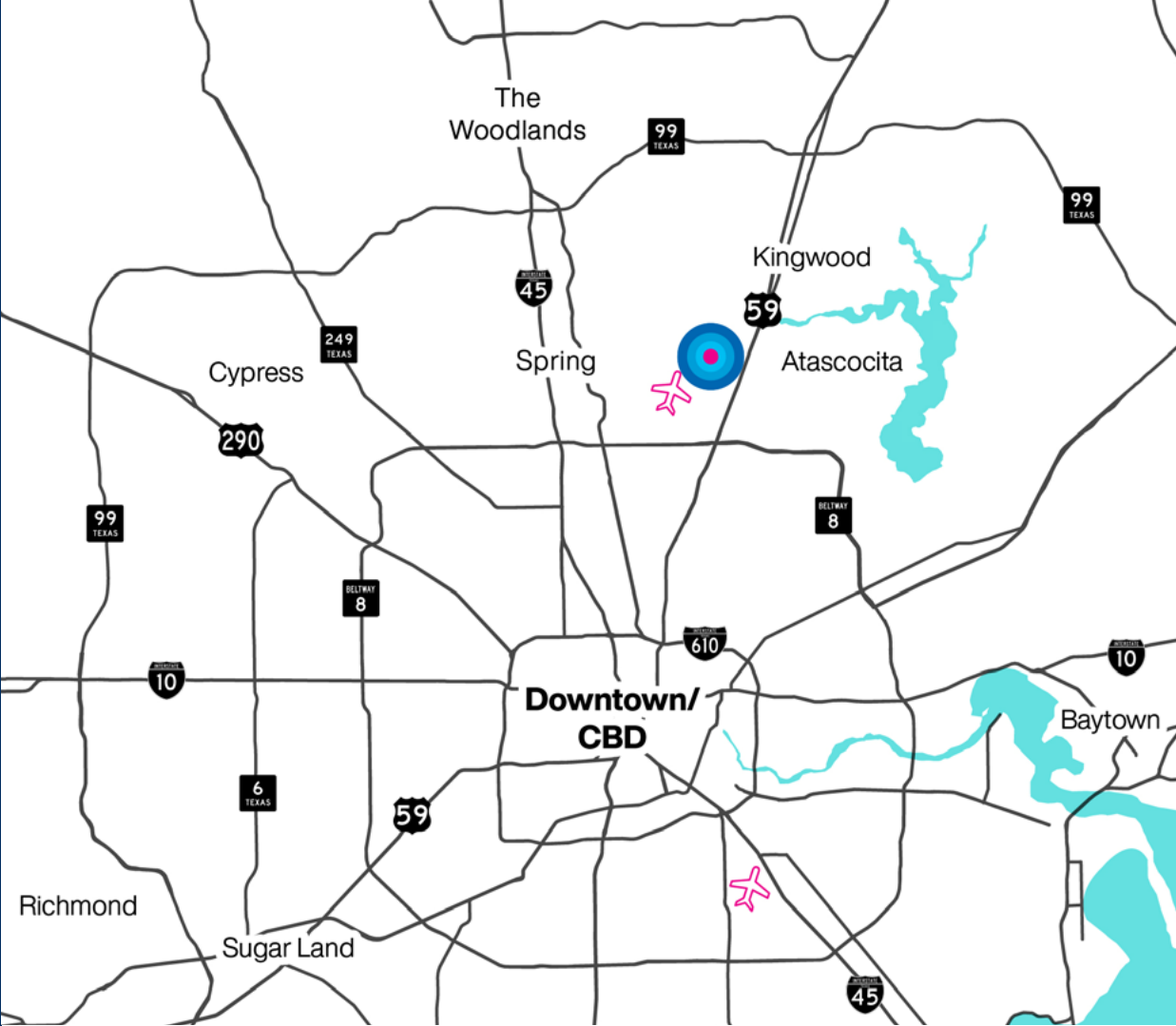
TRAFFIC COUNTS:

FM 1960: 58,280 CPD '25

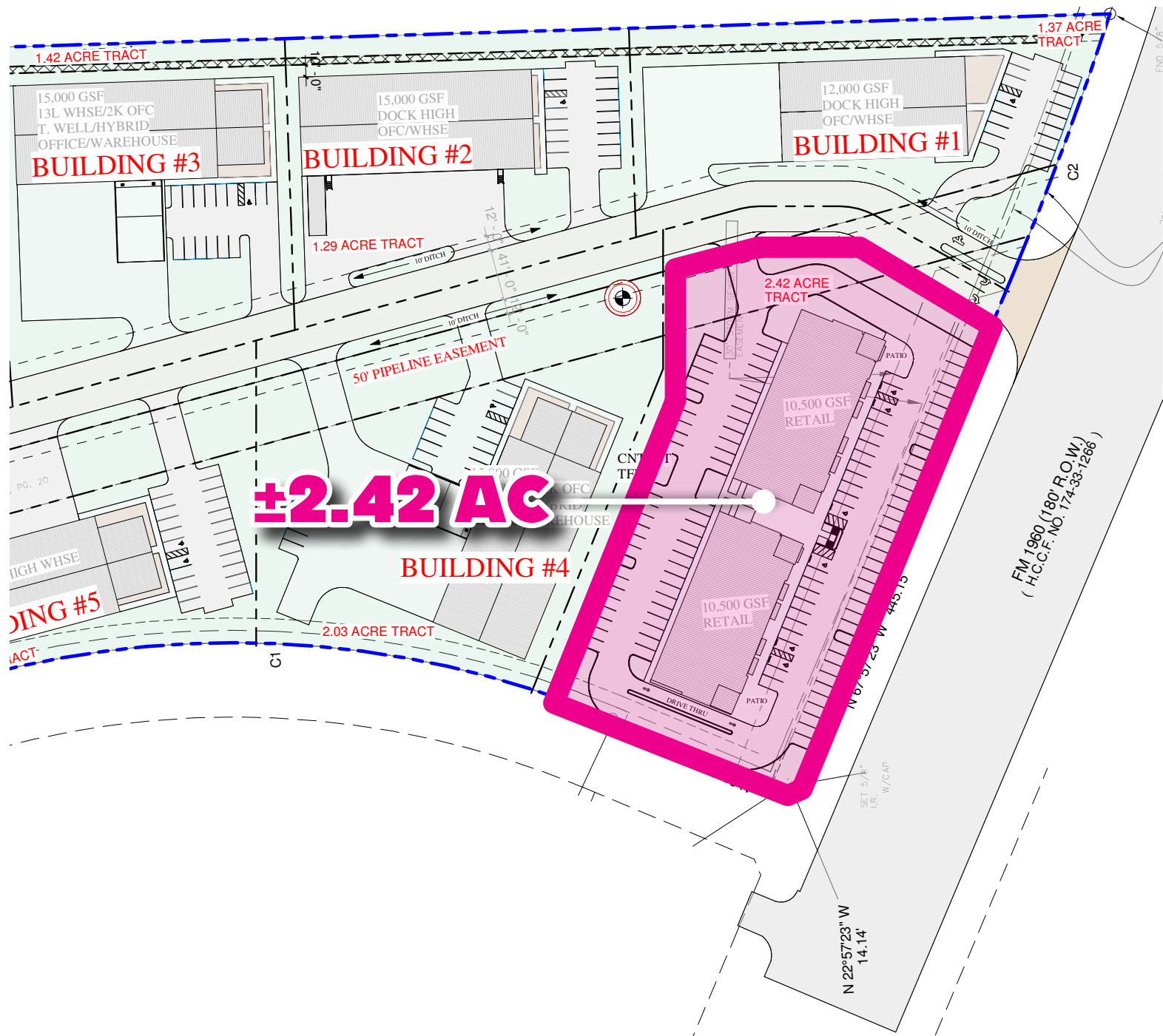
Lee Rd: 12,590 CPD '22

2026 DEMOGRAPHICS:

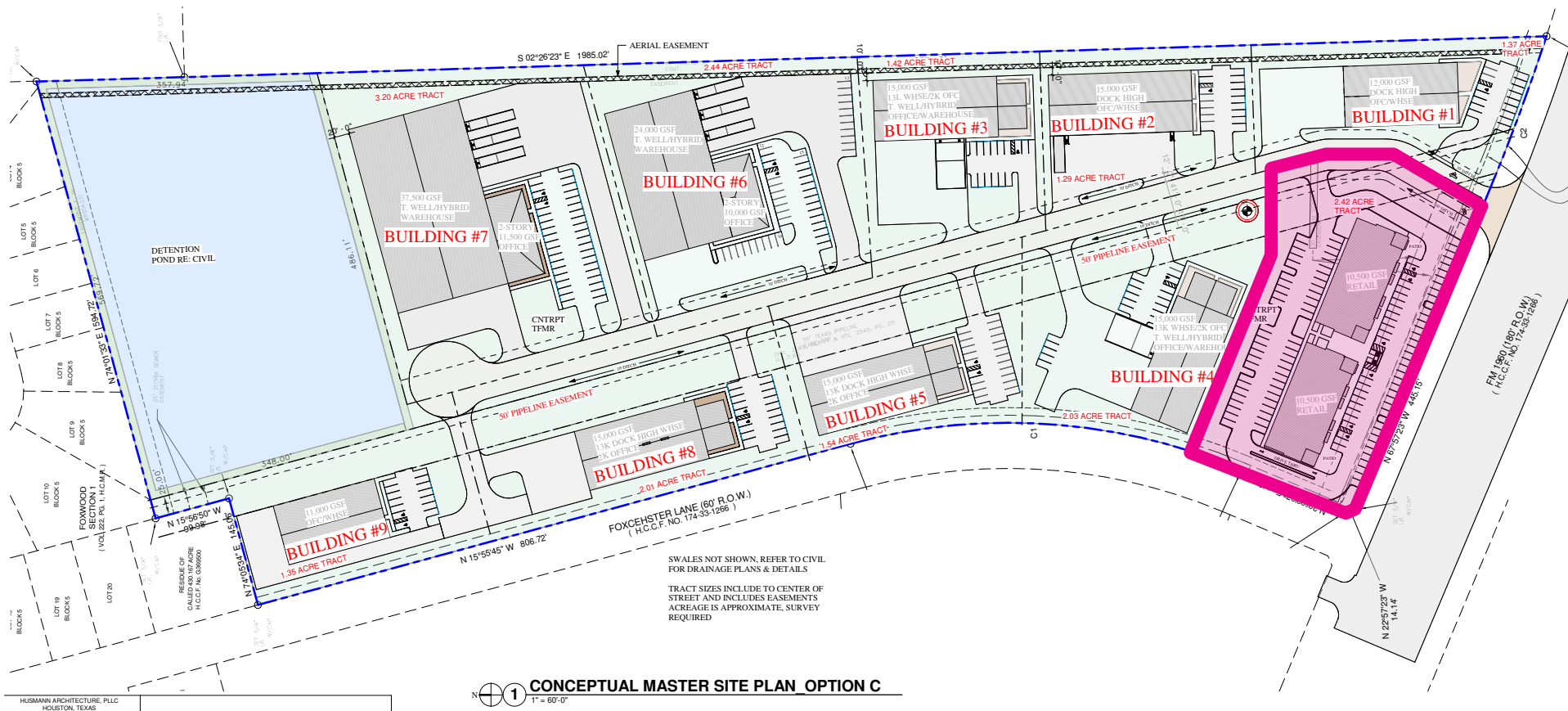
	1 Mile	3 Miles	5 Miles
Population	9,233	41,043	107,310
Daytime Pop.	3,566	32,209	91,552
Avg HH Income	\$98,534	\$95,147	\$92,658



DEVELOPMENT SITE PLAN



IAH COMMERCE PARK DEVELOPMENT



Kenswick Meadows

Kenswick Forest

Kenswick Glen

Saddle Ridge

A.W. Jones Elementary School

Mill Creek

Jones Middle School

Humble Elementary

Foxwood Apts

Villas at Foxbrick

SITE

Planned Signal

Lee Rd 12,590 CPD '22

194,260 CPD '25

53,022 CPD '25

GEORGE BUSH INTERCONTINENTAL AIRPORT

IAH CARGO CITY

DHL

Houston City Office

amazon

DICK'S SPORTING GOODS **MACY'S**
FOREVER 21 **CLAIRE'S**
Dillard's **BARNES & NOBLE**
JCPenney **ANCHOR**

FIREHOUSE SUBS **GNC**
BLACK & ROCK **Capital One**
KFC **SEALSTERS**

Walmart

Kroger

CVS

CAVALIERS

at home

DUNKIN'

roadrunner

7

Concentra
SV

FARMER'S FRIDGE

amazon

RS

PRIMO

Forward

Academy **Cheddar's**
Thrifty **Burlington**
Black Bear Diner **Olive Garden**

Gordon **CHUCK E. CHEESE'S** **DOLLAR TREE**
McDonald's **HARBOR FREIGHT** **UTCH**
Auto Zone **O'Reilly**

Quest

SPACE CITY

Encompass Health

HYUNDAI

NISSAN

CHEVROLET

TEXAN

TEXAN

FLOOR DECOR

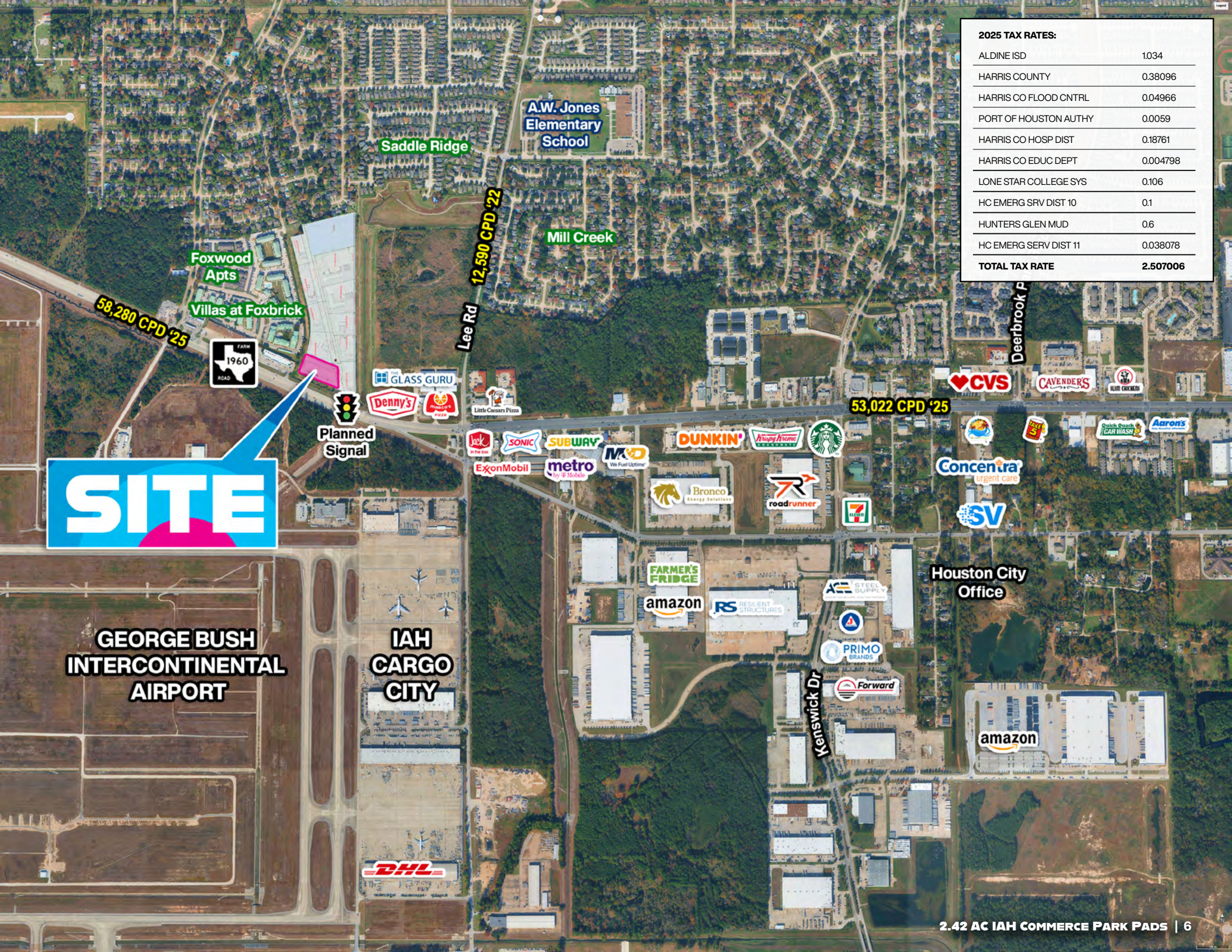
SCP SUPERIOR

VITAL HEART & VEIN

LIVING SPACES

Tim Hortons

2025 TAX RATES:	
ALDINE ISD	1.034
HARRIS COUNTY	0.38096
HARRIS CO FLOOD CNTRL	0.04966
PORT OF HOUSTON AUTHY	0.0059
HARRIS CO HOSP DIST	0.18761
HARRIS CO EDUC DEPT	0.004798
LONE STAR COLLEGE SYS	0.106
HC EMERG SRV DIST 10	0.1
HUNTERS GLEN MUD	0.6
HC EMERG SERV DIST 11	0.038078
TOTAL TAX RATE	2.507006





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 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.

Blue Ox Brokerage, LLC

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Joshua Jacobs

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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