

FOR LEASE

NewQuest

±1.1627 ACRES - 3801 ATASCOCITA ROAD

3801 Atascocita Road | Humble, Texas 77396

4,451-SF Former Chase Bank - Pad Site or Building Available for Lease

Sara Allen
281.955.3857 | sallen@newquest.com

Project Highlights

- 1.1627 acre pad on the hard corner of Will Clayton and Atascocita Road
- Located across from a fully leased Kroger-anchored shopping center
- Over 47K VPD at the intersection of Will Clayton Parkway North and Atascocita Road East

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24% POPULATION GROWTH
within 3 miles from 2020 to 2025

$138K AVERAGE HOUSEHOLD INCOME
within 5 miles

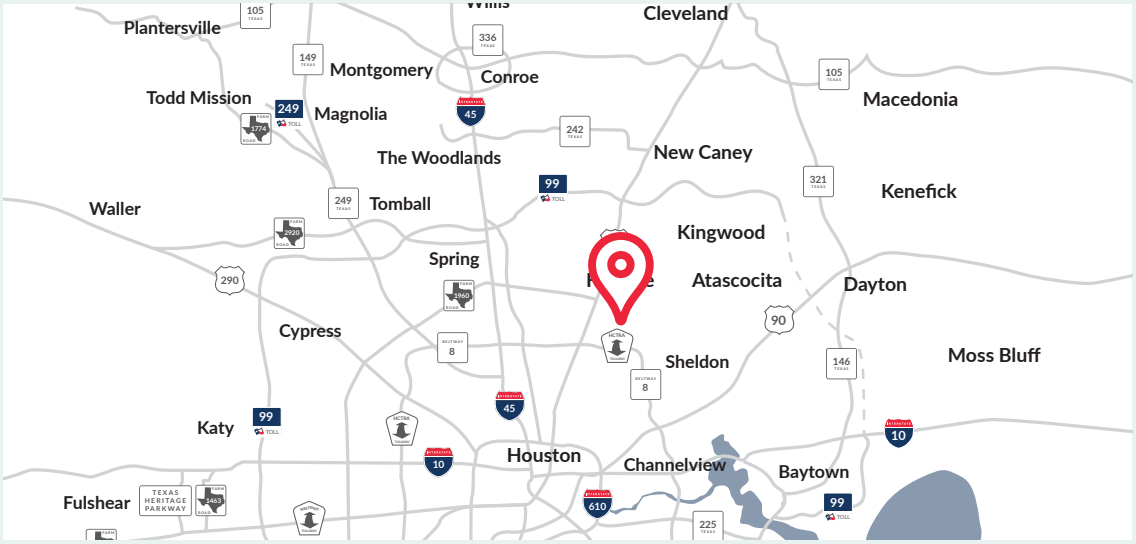
201,945 POPULATION
within 5 miles

2020 Census, 2025 Estimates with Delivery Statistics as of 04/26

MAJOR AREA RETAILERS

BURGER KING, SUBWAY, SONIC, Kroger, AutoZone

Approximate Size:	±1.1627 acres with 4,451 SF former bank building
Price:	Contact Broker for pricing
School District:	Humble ISD
Traffic Counts:	Approx. 26,020 VPD on Will Clayton Parkway North Approx. 21,641 VPD on Atascocita Road East



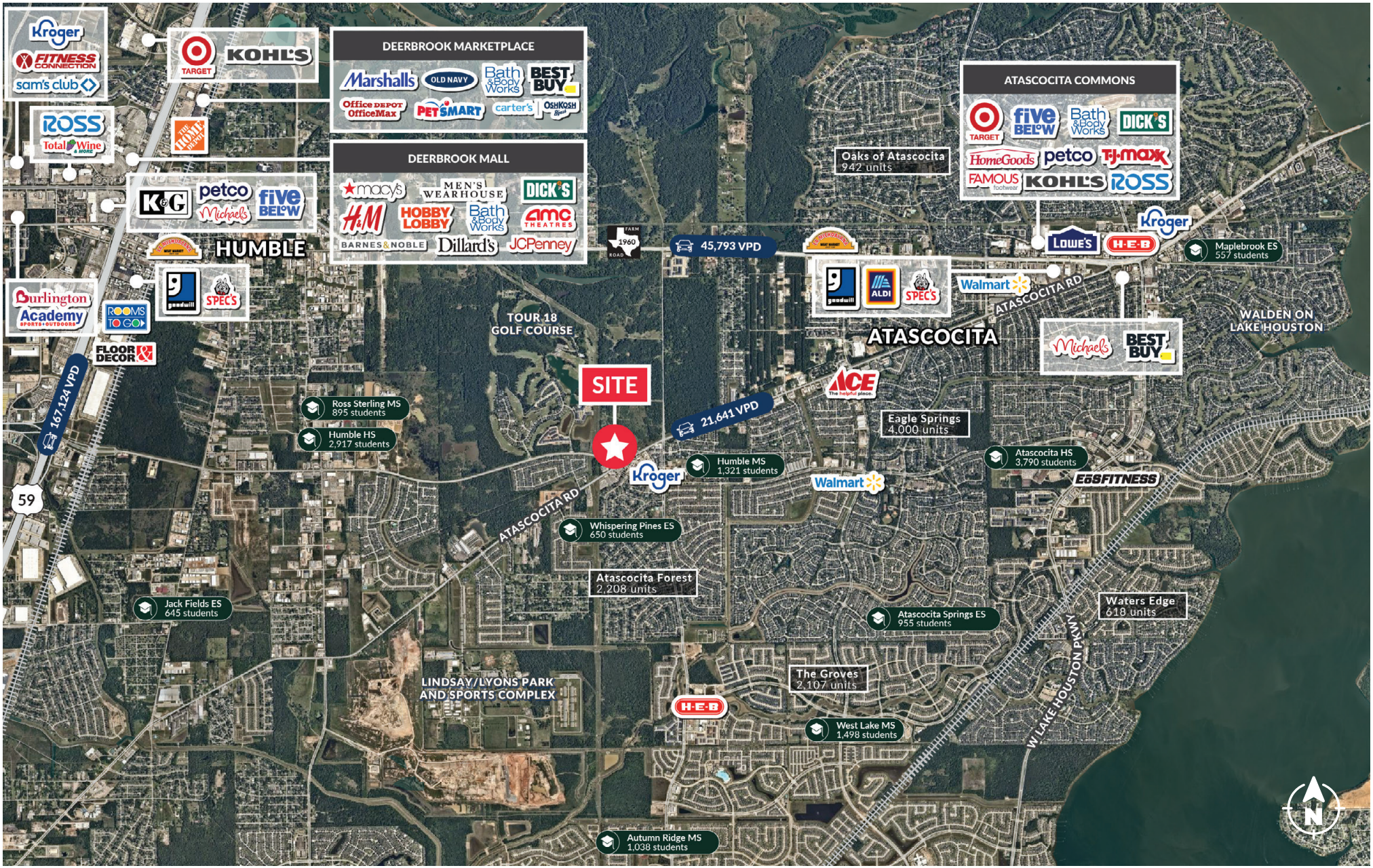
Aerial



TxDOT Traffic Counts as of 2024

05.26 | 05.26

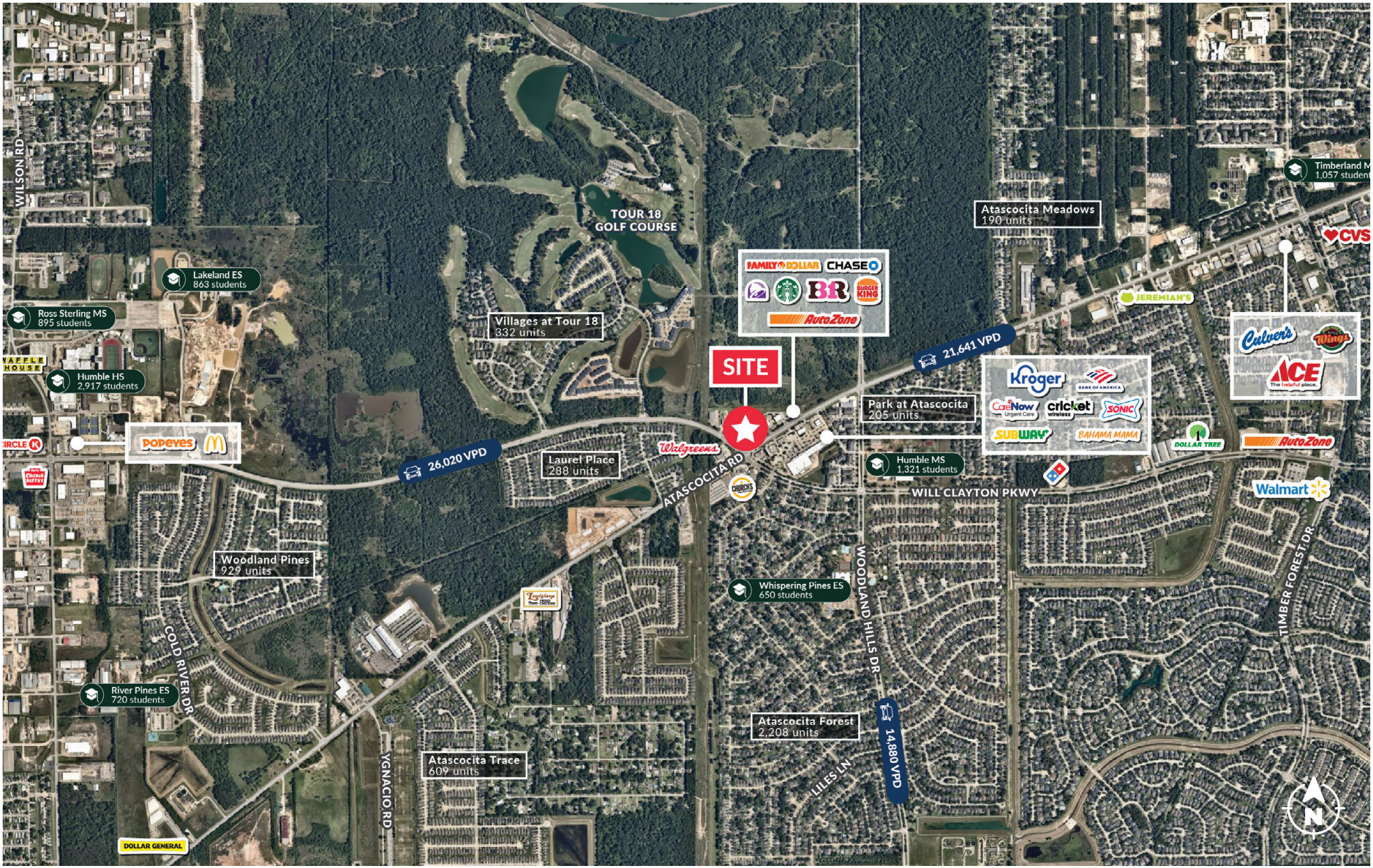
Aerial



TxDOT Traffic Counts as of 2024

05.26 | 05.26

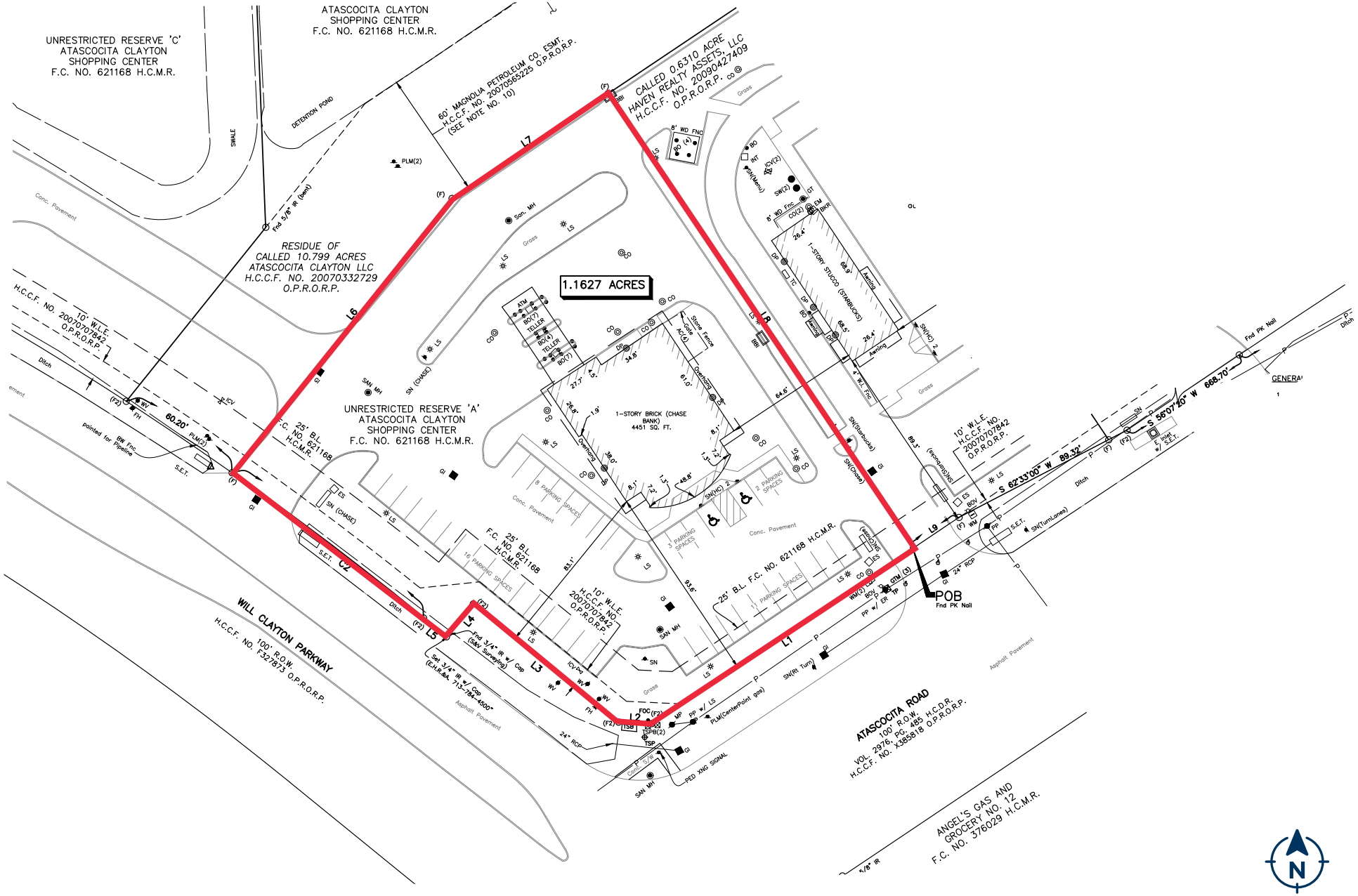
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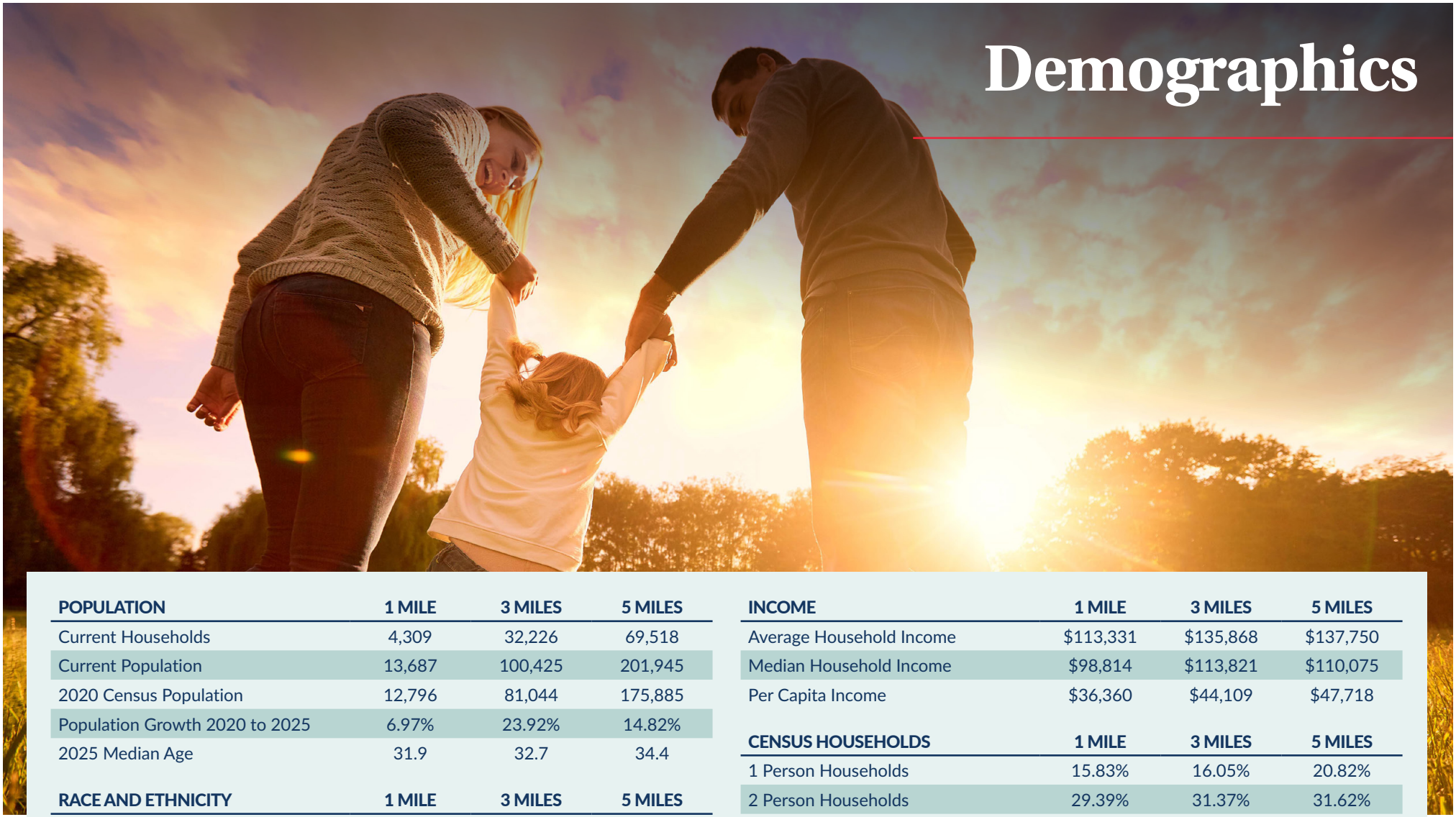


TxDOT Traffic Counts as of 2024

05.26 | 05.26

Survey


ATASCOCITA CLAYTON SHOPPING CENTER F.C. NO. 621168 H.C.M.R.
UNRESTRICTED RESERVE 'C' ATASCOCITA CLAYTON SHOPPING CENTER F.C. NO. 621168 H.C.M.R.
60' MAGNOLIA PETROLEUM CO. ESMT. H.C.C.F. NO. 20070563225 O.P.R.O.R.P. (SEE NOTE NO. 10)
CALLED 0.6510 ACRE HAVEN REALTY ASSETS, LLC H.C.C.F. NO. 20090427409 O.P.R.O.R.P.
RESIDUE OF CALLED 10.799 ACRES ATASCOCITA CLAYTON LLC H.C.C.F. NO. 20070332729 O.P.R.O.R.P.
1.1627 ACRES
UNRESTRICTED RESERVE 'A' ATASCOCITA CLAYTON SHOPPING CENTER F.C. NO. 621168 H.C.M.R.
1-STORY BRICK (CHASE BANK) 4451 SQ. FT.
1-STORY STUCCO (STARBUCKS)
25' B.L. F.C. NO. 621168 H.C.M.R.
10' W.L.E. H.C.C.F. NO. 20070707842 O.P.R.O.R.P.
WILL CLAYTON PARKWAY 100' R.O.W. H.C.C.F. NO. F327873 O.P.R.O.R.P.
ATASCOCITA ROAD 100' R.O.W. VOL. 2976, PG. 485 H.C.D.R. H.C.C.F. NO. X385818 O.P.R.O.R.P.
ANGEL'S GAS AND GROCERY NO. 12 F.C. NO. 376029 H.C.M.R.
POB Fnd PK Nail
S 62°33'00" W 89.32'
S 56°07'40" W 668.70'
60.20'
SWALE
DETENTION POND
Conc. Pavement
Asphalt Pavement
Grass
Ditch
24" RCP
PLM(2)
Fnd 5/8" IR (bent)
Fnd PK Nail
Fnd 3/4" IR w/ Cap (S&K Surveying)
Set 3/4" IR w/ Cap (Carl R.&A. 713-784-4500)
PED XING SIGNAL
L1
L2
L3
L4
L5
L6
L7
L8
L9
C2



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	4,309	32,226	69,518
Current Population	13,687	100,425	201,945
2020 Census Population	12,796	81,044	175,885
Population Growth 2020 to 2025	6.97%	23.92%	14.82%
2025 Median Age	31.9	32.7	34.4

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	29.95%	36.65%	39.64%
Black or African American	34.20%	29.55%	27.16%
Asian or Pacific Islander	4.49%	4.89%	5.52%
Other Races	30.47%	28.04%	26.84%
Hispanic	39.93%	37.00%	35.49%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$113,331	$135,868	$137,750
Median Household Income	$98,814	$113,821	$110,075
Per Capita Income	$36,360	$44,109	$47,718

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	15.83%	16.05%	20.82%
2 Person Households	29.39%	31.37%	31.62%
3+ Person Households	54.78%	52.58%	47.56%
Owner-Occupied Housing Units	73.84%	72.69%	67.49%
Renter-Occupied Housing Units	26.16%	27.31%	32.51%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/26

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sara Allen	**573241**	**sallen@newquest.com**	**281.955.3857**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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