



BENDER SQUARE

NEC HWY 59 N & FM 1960 | HUMBLE, TX 77338



PROPERTY OVERVIEW

- **Location:** NEC Hwy 59 N & FM 1960 | Humble, TX 77338
- **Gross GLA:** 193,293 sq. ft.
- **Quick access to the City of Atascocita**
- **10 minutes to George Bush Intercontinental Airport**
- **Gordon Food Services to open Q1 2024.**
- **Anchor tenants:** Gordon Food Services, Harbor Freight Tools, Dollar General, Pizza Hut, Subway, Firestone, Walgreens, Citi Trends and Wells Fargo

LOCATOR MAP



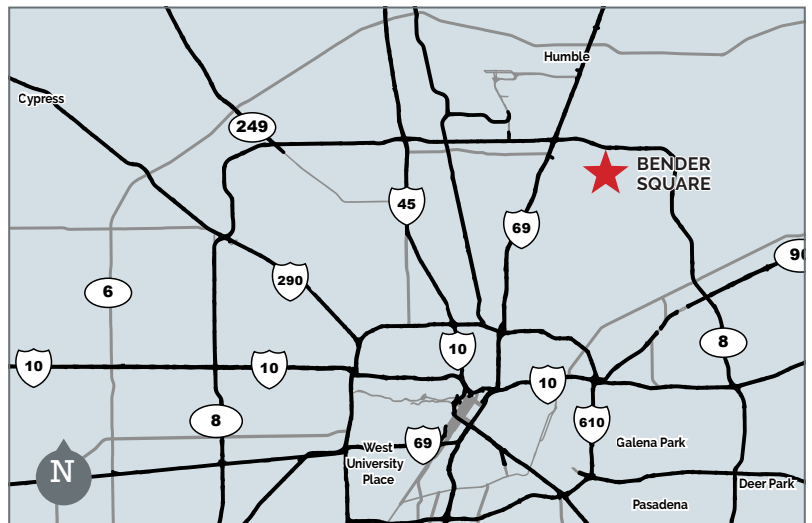
TRAFFIC COUNTS

VEHICLES/DAY

HWY 59 HOV + Freeway	599,843
FM 1960 E	75,832
Bender Avenue @ 1st Street	30,110
Bender Avenue @ FM 1960	20,200

DEMOGRAPHICS

	1 MI.	3 MI.	5 MI.
Population	7,100	42,341	142,950
Households	2,750	70,243	87,363
Average HH Income	\$50,632	\$70,243	\$87,363

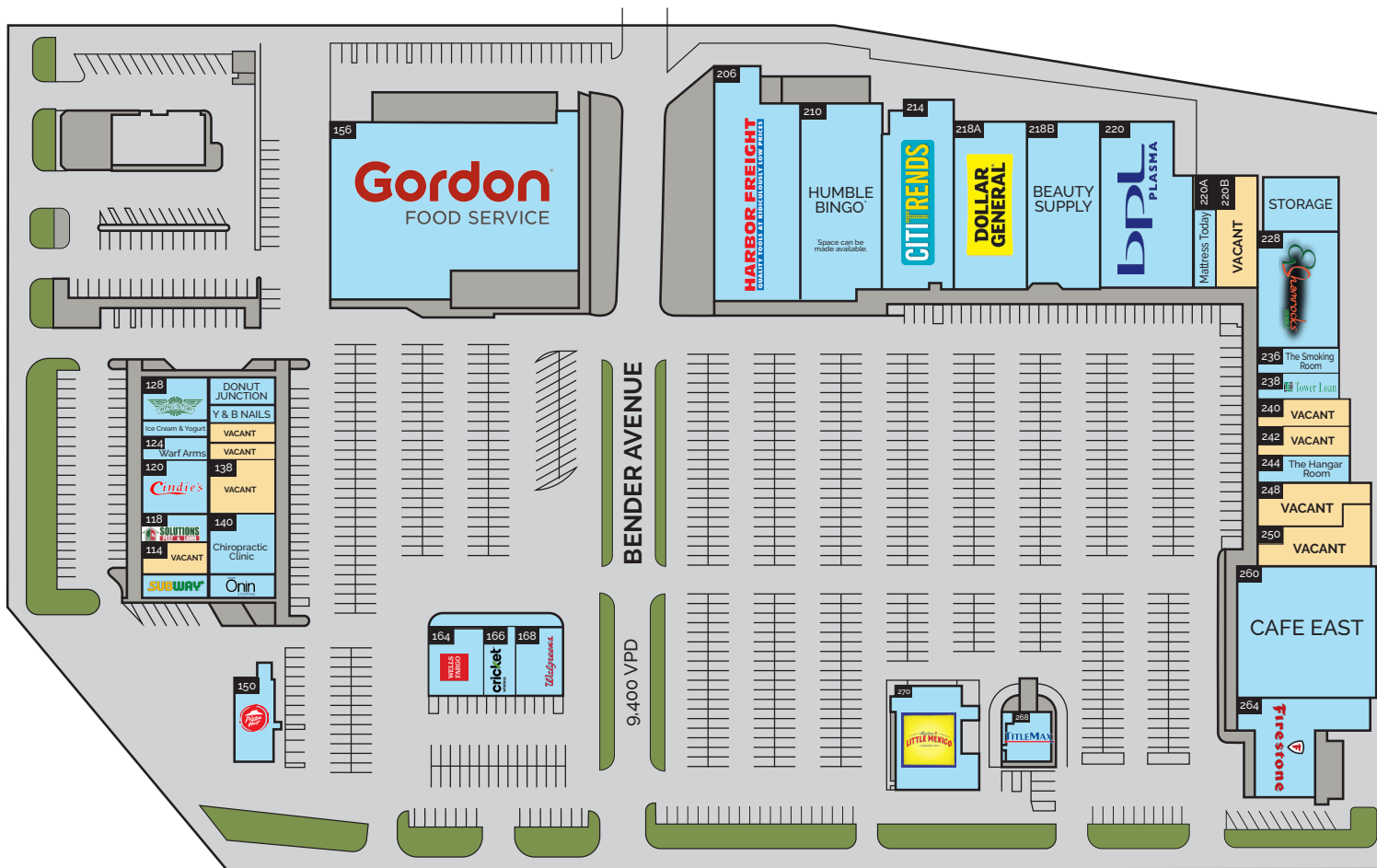


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SUITE #	RETAIL	SQ. FT.
112	Subway	1,200
114	Available	1,800
118	Solutions Stores	1,500
120	Cindie's	3,000
124	Warf Arms	1,200
126	Ice Cream & Yogurt	1,300
128	Wingstop	2,000
130	Donut Junction	1,500
132	Y & B Nails	1,020
134	Available	1,080
136	Available	900
138	Available	3,000
140	Chiropractic Clinic	3,300
144	Onin Staffing	1,200
150	Pizza Hut	2,680
156	Gordon's Food Services	34,160
206	Harbor Freight Tools	15,050
210	Humble Bingo	12,054
214	Citi Trends	10,455
218A	Dollar General	10,500
218B	Beauty Supply	10,000
220	BPL Plasma	11,300
220 A	Mattress Today	1,900
220 B	Available	3,800
228	Shamrock's	7,508
236	The Smoking Room	1,260
238	Tower Loans	1,800
240	Available	2,000
242	Available	2,000
244	The Hangar Room	2,000
248	Available	3,475
250	Available	4,117
260	Cafe East	15,133
264	Firestone	6,800
268	Title Max	1,600
270	Monterey's Tex Mex	6,225
	Storage (Not Retail Space)	1,680

US HIGHWAY 59 (Feeder Road)
179,745 VPD (North & South)



BUSINESS FM 1960 (FIRST STREET)

42,157 VPD

SUITE #	RETAIL	SQ. FT.
164	Wells Fargo	3,500
166	Cricket Wireless	965
168	Walgreens	2,500

