RETAIL FOR LEASE
PINE ECHO PLAZA

Rate: $18.00 PSF/YR/NNN

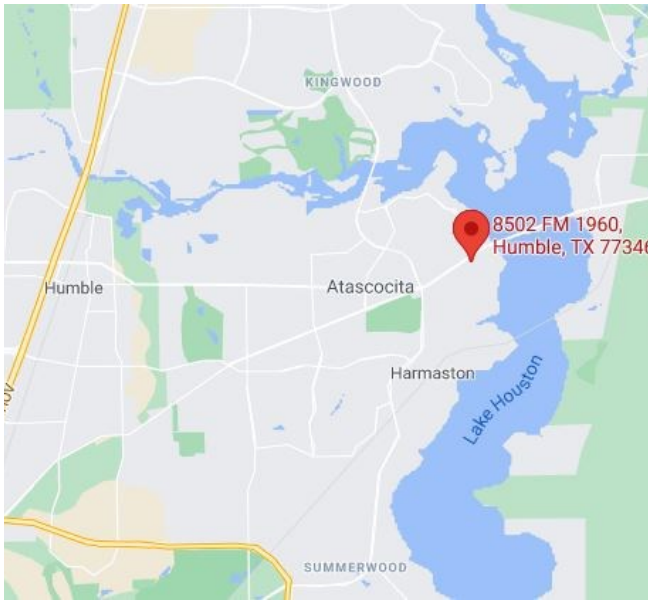
AVAILABLE SPACE

Suite 500 - 1,875 SF





8502 FM 1960
Humble, Texas 77346



Property Information

- Located at the corner of Pine Echo Drive and FM 1960 in Atascocita
- Great visibility
- 2 minutes to Lake Houston
- Easy access
- Population 5 mile radius: ~124,446
- Traffic Count FM 1960: 34,749 VPD

cmi brokerage

For Leasing Inquiries Please Contact:

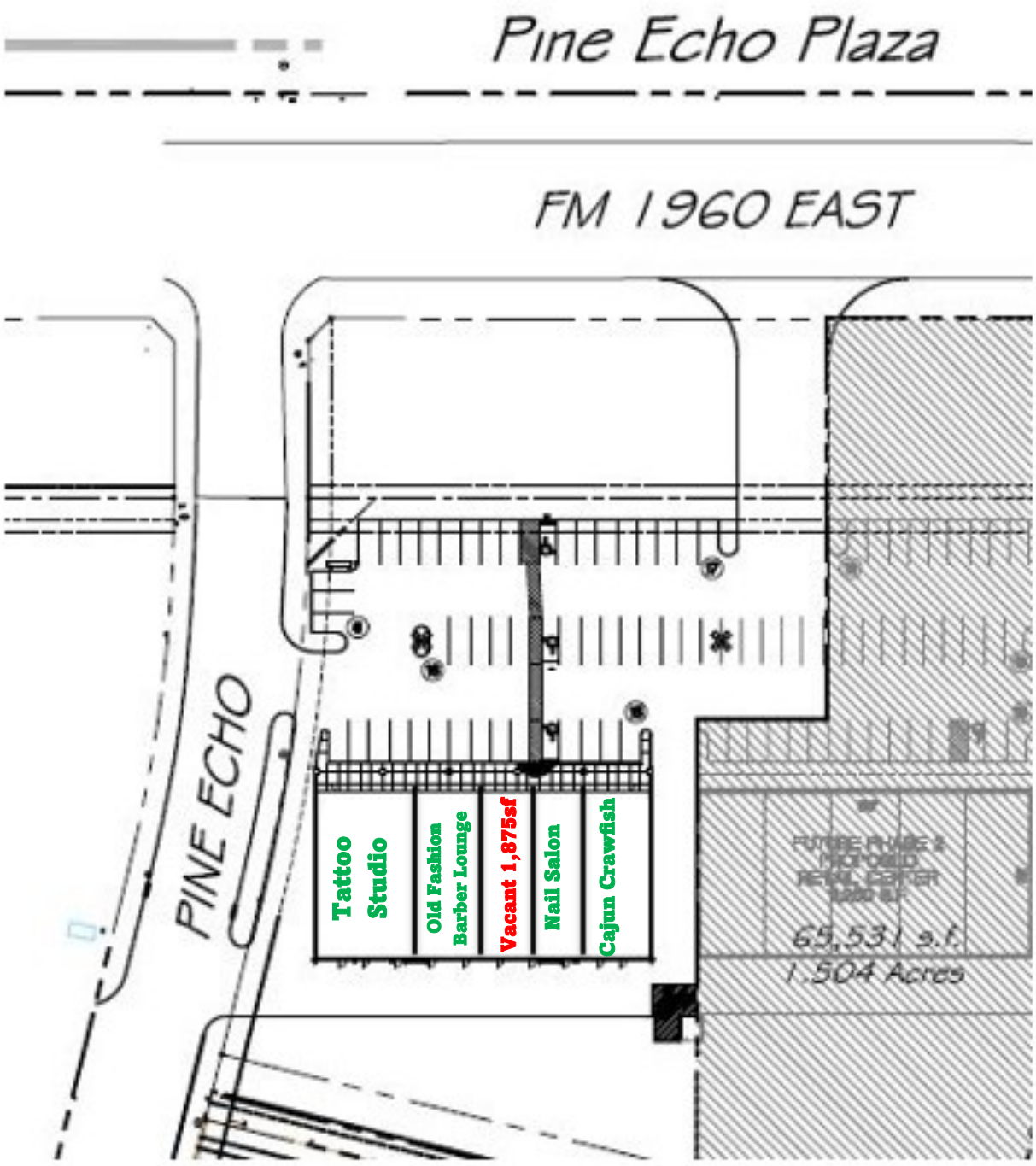
Trent Vacek, CCIM
tvacek@cmirealestate.com
713-961-4666

11757 Katy Fwy, Ste 825
Houston, Texas 77079
www.cmirealestate.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without notice.

8502 FM 1960

Humble, TX 77346



Demographic Summary Report

Pine Echo Plaza

8502 FM 1960 Rd, Humble, TX 77346

Building Type:	**General Retail**	Total Available:	**0 SF**
Secondary:	**Storefront**	% Leased:	**100%**
GLA:	**11,250 SF**	Rent/SF/Yr:	**-**
Year Built:	**2005**		



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	10,011		68,909		147,198	
2025 Estimate	9,531		64,529		137,753	
2020 Census	9,712		60,507		128,740	
Growth 2025 - 2030	5.04%		6.79%		6.86%	
Growth 2020 - 2025	-1.86%		6.65%		7.00%	
2025 Population by Hispanic Origin	2,183		16,812		35,276	
2025 Population	9,531		64,529		137,753	
White	5,555	58.28%	35,614	55.19%	75,801	55.03%
Black	1,371	14.38%	10,149	15.73%	22,688	16.47%
Am. Indian & Alaskan	58	0.61%	426	0.66%	891	0.65%
Asian	354	3.71%	2,431	3.77%	4,898	3.56%
Hawaiian & Pacific Island	15	0.16%	114	0.18%	211	0.15%
Other	2,177	22.84%	15,795	24.48%	33,264	24.15%
U.S. Armed Forces	0		72		250	
Households						
2030 Projection	3,894		23,545		49,980	
2025 Estimate	3,704		22,017		46,691	
2020 Census	3,799		20,717		43,713	
Growth 2025 - 2030	5.13%		6.94%		7.04%	
Growth 2020 - 2025	-2.50%		6.28%		6.81%	
Owner Occupied	2,299	62.07%	17,301	78.58%	36,900	79.03%
Renter Occupied	1,405	37.93%	4,716	21.42%	9,791	20.97%
2025 Households by HH Income	3,703		22,018		46,690	
Income: <$25,000	454	12.26%	1,962	8.91%	3,426	7.34%
Income: $25,000 - $50,000	348	9.40%	1,841	8.36%	4,122	8.83%
Income: $50,000 - $75,000	957	25.84%	3,166	14.38%	5,854	12.54%
Income: $75,000 - $100,000	630	17.01%	3,329	15.12%	6,883	14.74%
Income: $100,000 - $125,000	222	6.00%	2,242	10.18%	4,638	9.93%
Income: $125,000 - $150,000	279	7.53%	2,366	10.75%	4,728	10.13%
Income: $150,000 - $200,000	269	7.26%	3,600	16.35%	7,676	16.44%
Income: $200,000+	544	14.69%	3,512	15.95%	9,363	20.05%
2025 Avg Household Income	$111,903		$131,051		$141,206	
2025 Med Household Income	$78,670		$107,928		$116,494	

CMI
CENTRAL MANAGEMENT, INC

© 2026 CoStar Group - Licensed to CMI Brokerage - 1061249.

9/14/2026

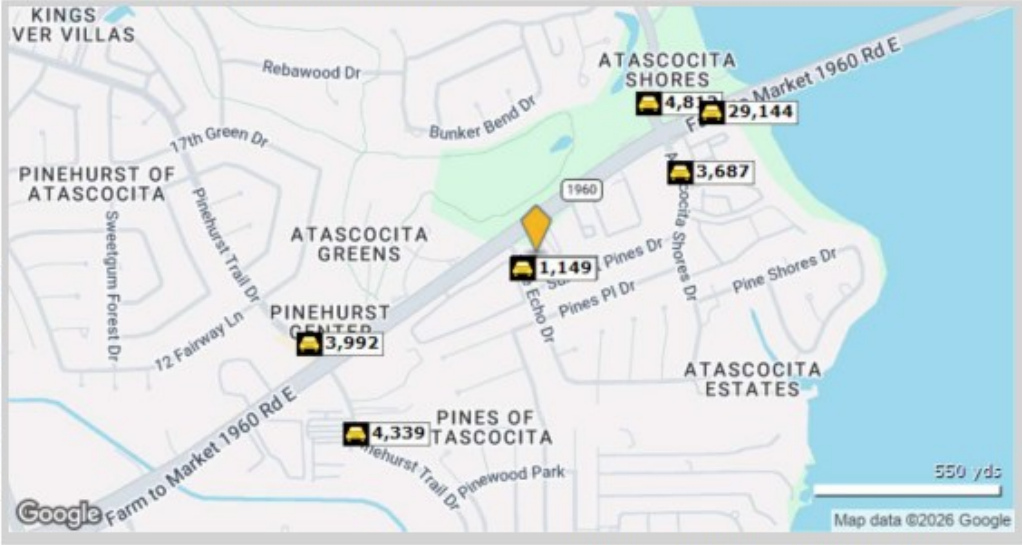
Traffic Count Report

Pine Echo Plaza

8502 FM 1960 Rd, Humble, TX 77346

Building Type: **General Retail**
Secondary: **Storefront**
GLA: **11,250 SF**
Year Built: **2005**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**





	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Pine Echo Dr	Summit Pines Dr	0.04 S	2024	1,137	MPSI	.03
2	Pine Echo Dr	Summit Pines Dr	0.04 S	2026	1,149	MPSI	.03
3	Atascocita Shores Dr	FM 1960 Rd	0.07 NW	2024	3,701	MPSI	.29
4	Atascocita Shores Dr	FM 1960 Rd	0.07 NW	2026	3,687	MPSI	.29
5	Atascocita Shores Dr	FM 1960 Rd	0.06 SE	2023	4,872	MPSI	.33
6	Atascocita Shores Dr	FM 1960 Rd	0.06 SE	2026	4,812	MPSI	.33
7	FM 1960 Rd	Atascocita Shores Dr	0.09 SW	2026	29,144	MPSI	.39
8	Pinehurst Trail Dr	FM 1960 Rd	0.04 SE	2025	4,025	MPSI	.41
9	Pinehurst Trail Dr	FM 1960 Rd	0.04 SE	2026	3,992	MPSI	.41
10	Pinehurst Trls Dr	Pinewood Park	0.20 SE	2026	4,339	MPSI	.43

CMI
CENTRAL MANAGEMENT, INC

© 2026 CoStar Group - Licensed to CMI Brokerage - 1061249.

9/14/2026

2-10-2025

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.

CMI Brokerage	390205	cmi@cmirealestate.com	(713) 961-4666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Victor E. Vacek, Jr.	153348	vvacek@cmirealestate.com	(713) 961-4666
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Trent Vacek	506635	tvacek@cmirealestate.com	(713) 961-4666
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____