

±13,092 SF - FOR SUBLEASE

3140 FM 1960 RD W, HOUSTON, TX 77068

SHOP^{CO.}



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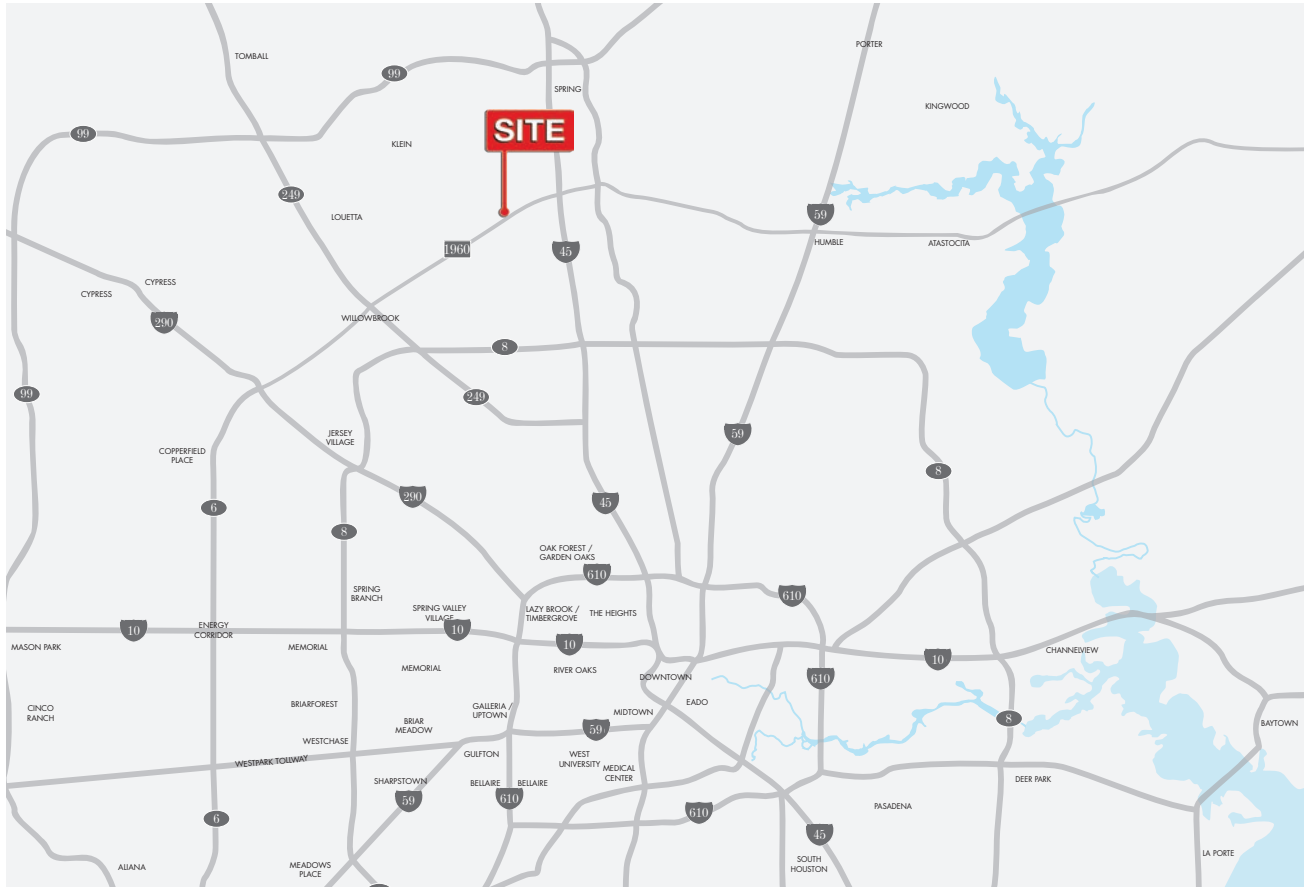
Clayton Medlenka / **CLAYTON@SHOPCOMPANIES.COM** / **281.845.3488**

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PROJECT SCOPE

Ideally situated at 3140 FM 1960 Road West in Houston, TX, this high-visibility site presents a prime opportunity for retail, medical, or professional use. Located on a busy corridor with strong traffic counts, it benefits from excellent frontage and easy access to surrounding residential and commercial areas. The property features ample parking and a flexible layout, making it suitable for a variety of service-oriented businesses. With a dense population and vibrant neighborhood, this site is well positioned for long-term success and growth.

DETAILS

- Building Size: ±13,092 SF
- Parcel Size: ±1.89 AC
- CVS Lease Expiration Date: 01.31.2029
- Tenant to Pay Utilities and Maintenance
- Call Broker for Pricing

TRAFFIC COUNTS

- o FM 1960 W: 57,078 VPD '25
- o Terrace Oaks Dr: 2,739 VPD '25

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	12,997	132,496	332,810
Avg. HH Income	\$95,265	\$97,141	\$102,585
Total Housing Units	4,883	47,629	117,551
Daytime Population	13,206	118,248	305,383
Medium Home Value	\$315,154	\$281,686	\$286,817

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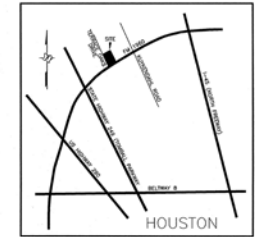
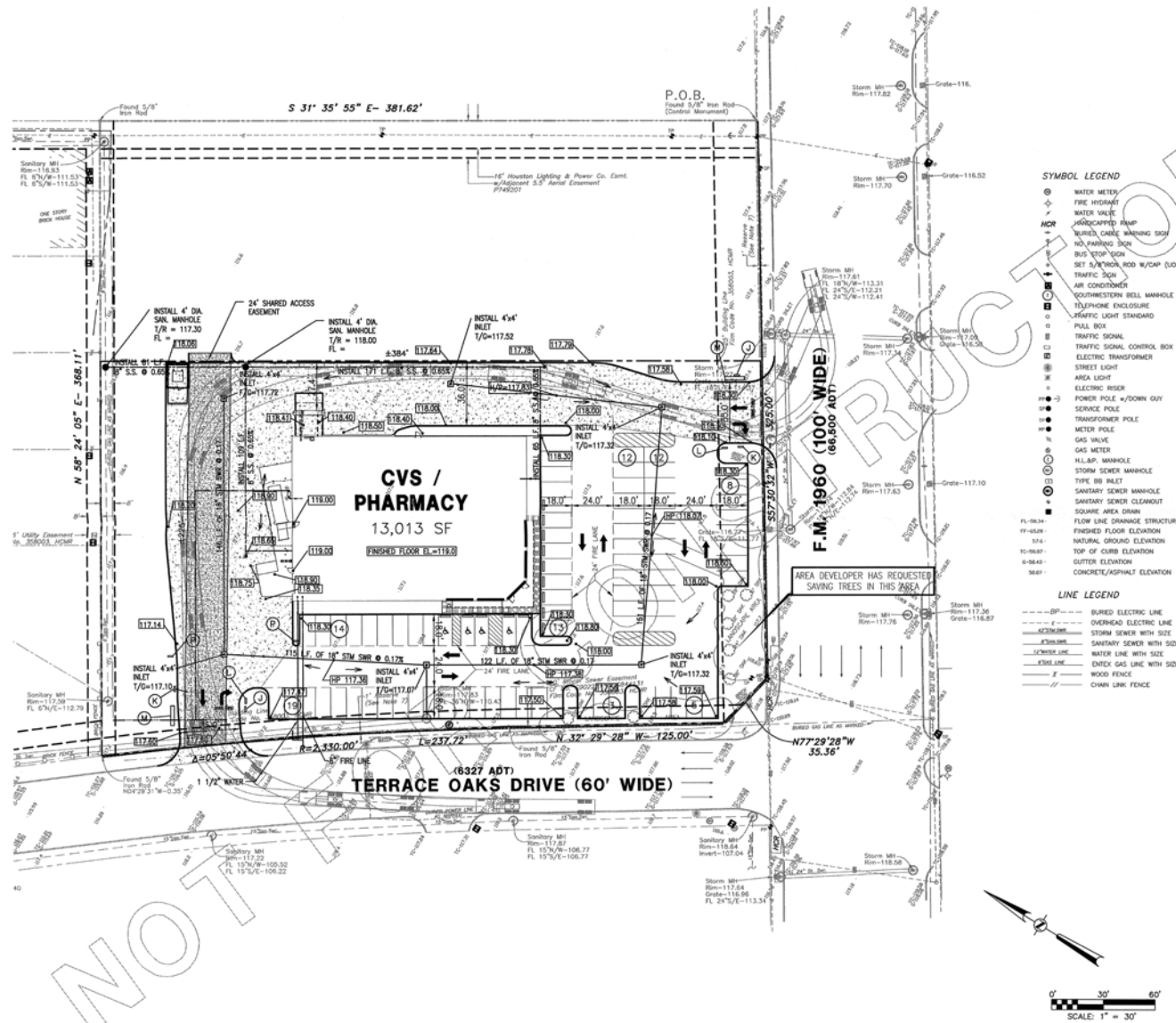
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VICINITY MAP
KEY MAP NO. 331U

SITE SIGNAGE INDEX (UPDATE)

SYMBOL	QTY.	LT. HT.	STD./COST	TYPE	TEXT	DATE	MIN. SETBACK
J	2		STD.	PS	ENTER W/ DIRECTIONAL ARROW	2.5'	0'
K	2		STD.	PS	EXIT W/ DIRECTIONAL ARROW	2.5'	0'
L	3		STD.	PS	DRIVE-THRU PHARMACY W/DIRECT ARROW	2.5'	0'
M	1		STD.	PS	LARGE Pylon	24'	125.00'
P	2		STD.	PS	DO NOT ENTER/THANKS	2.5'	0'

* 0' from R.O.W. - not in Easements & 50' sight triangle if placed on corner.

SITE CRITERIA CHECKLIST

PROJECT DATA	
TOTAL SITE AREA	1.91 ACRES (83,104 S.F.)
CVS PHARMACY SIZE	13,013 SF (18% OF TOTAL SITE)
TOTAL PARKING REQ'D.	60 PARKING SPACES REQUIRED
TOTAL PARKING PROV.	88 PARKING SPACES PROVIDED (INCLUDING HANDICAP)
STD. SIZE OF PARKING SPACE	12' x 18'
TOTAL HANDICAP PARKING REQ'D.	3 HANDICAP SPACES REQUIRED
TOTAL HANDICAP PARKING PROV.	4 HANDICAP SPACES PROVIDED
TOTAL LOADING REQ'D.	0
TOTAL LOADING PROV.	0
TRUCK TYPE	WB-62
IMPERVIOUS COVER ALLOWED	N/A
IMPERVIOUS COVER PROPOSED	XX% OF SITE (XX,XXX S.F.)
LAND INFORMATION	
LAND LOT	PLAT REQUIRED
PARCEL NUMBER	NONE
BOUNDARY SURVEY	BY PRELJEAN & CO.
TOPOGRAPHICAL SURVEY	BY PRELJEAN & CO.
DETENTION EVALUATION	UNDER DETERMINATION
TRAFFIC STUDY	
OFF SITE IMPROVEMENTS	NONE AT THIS TIME
NORTH SETBACK	0'
SOUTH SETBACK	10'
EAST SETBACK	25'
WEST SETBACK	0'
ZONING INFORMATION	
EXISTING ZONING	NA
PROPOSED ZONING	NA
ADJACENT ZONING	NA
CONDITIONS OF ZONING	NA
MINIMUM ROAD FRONTAGE	NA
BUILDING HEIGHT LIMIT	NA
LANDSCAPE INFORMATION	
TREE SURVEY	NONE PROVIDED
NORTH LANDSCAPE STRIP	
SOUTH LANDSCAPE STRIP	
EAST LANDSCAPE STRIP	
WEST LANDSCAPE STRIP	
ESTIMATED CONSTRUCTION QUANTITIES	
CURB AND GUTTER	1856 L.F.
REGULAR DUTY PAVEMENT	2650 S.Y.
HEAVY DUTY PAVEMENT	2363 S.Y.
SIDEWALKS AND PADS	134 S.Y.
SCREENING AND RETAINING WALLS	XX L.F.
EXCAVATION AND FILL	300 C.Y. NET FILL
LANDSCAPING	758 S.Y.

SITE RISK ASSESSMENT

1. THE LOCAL JURISDICTION RESERVES THE RIGHT TO MAKE ANY CHANGES DEEMED NECESSARY UNTIL THE ISSUE OF THE CERTIFICATE OF OCCUPANCY.
2. THIS SITE PLAN ASSUMES MINIMUM LANDSCAPE, BUFFER, AND SETBACK REQUIREMENTS.
3. DETENTION REQUIREMENTS FOR THE SITE IS CURRENTLY BEING EVALUATED BY HARRIS COUNTY FLOOD CONTROL DISTRICT.
4. SIGNAGE INFORMATION IS NOT VERIFIED BY SIGN CONTRACTOR.

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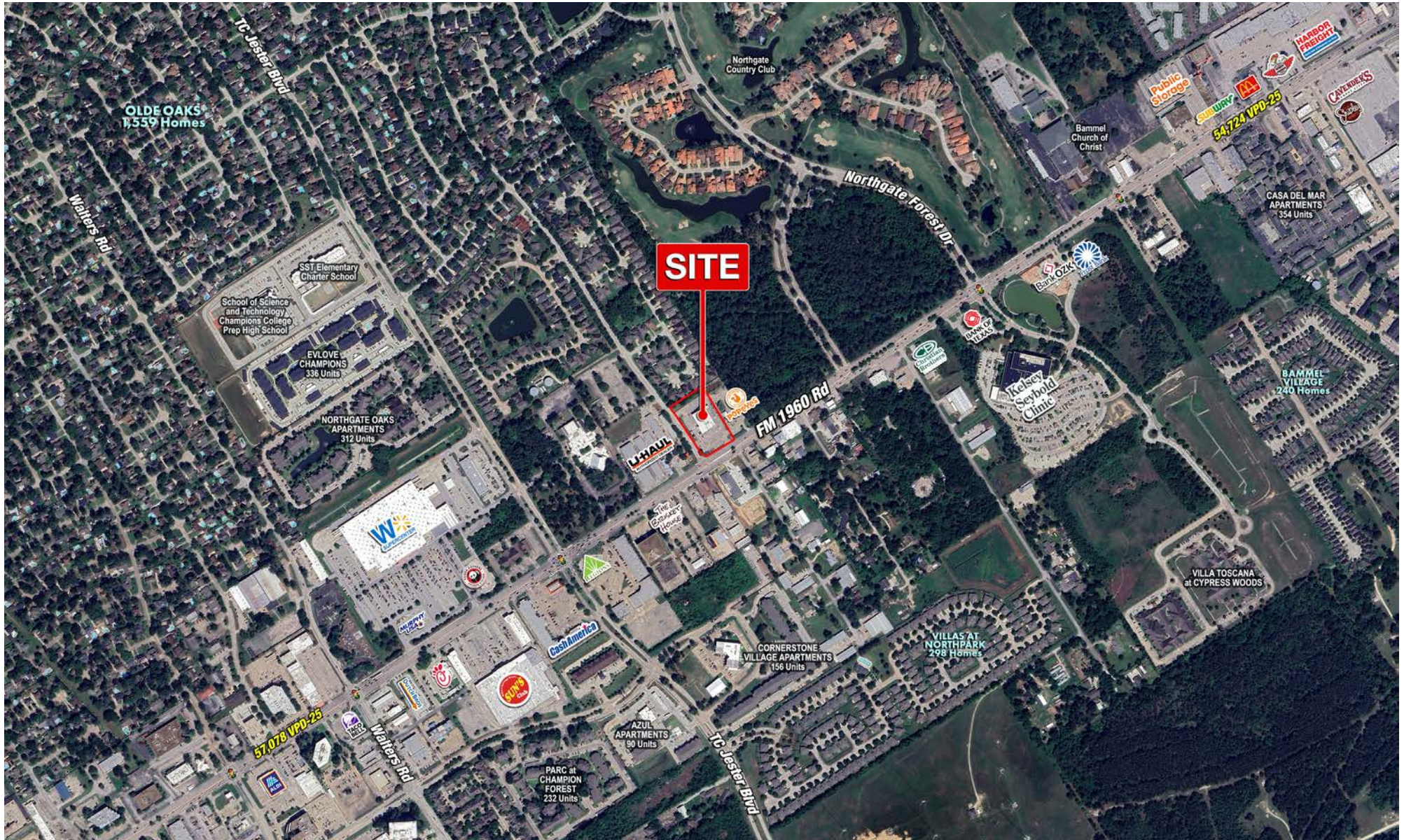
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INFORMATION ABOUT BROKERAGE SERVICES



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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

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RAND HOROWITZ

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