### FORMER BANK FOR SALE

#### PRIME REDEVELOPMENT OPPORTUNITY -TWO CONTIGUOUS TRACTS-

125 W Main St, Humble, TX 77338 (Main Branch)

•11,272 SF Building on 77,384 SF of Land

Strategically located in Downtown Humble, this property offers a high-visibility, high-traffic location with excellent daytime population density. Positioned at the crossroads of a thriving trade area near major regional retail generators, it is ideal for a variety of business uses, including corporate office, retail, storage, or other commercial applications (subject to City of Humble approval).

#### Key Highlights:

- •Great Infill Redevelopment Potential
- Large Pole Sign for Maximum Visibility
- High Traffic on US-59
- Versatile Use Potential

Property is subject to a two year restriction against financial institutions

• For Sale: Asking \$1,500,000

### AREA RETAIL













# Close Up Aerial



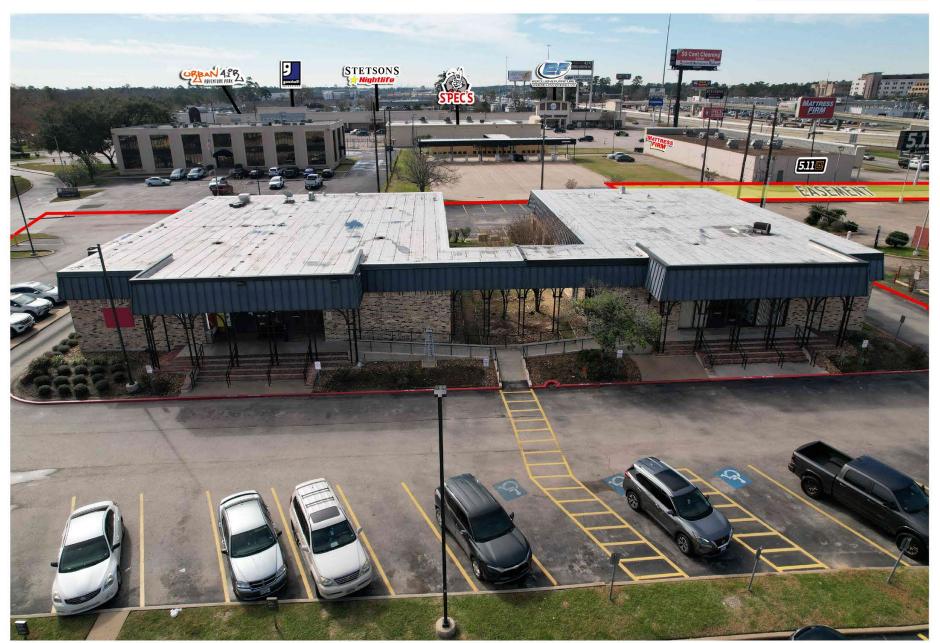
# Medium Aerial



### Overview Aerial



# South View



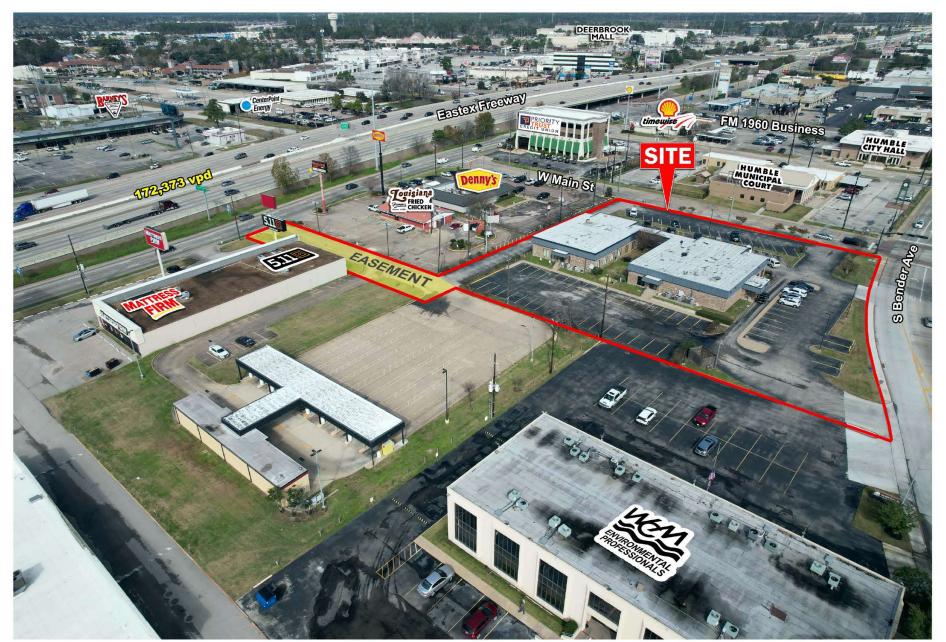
## West View



## East View



### North View

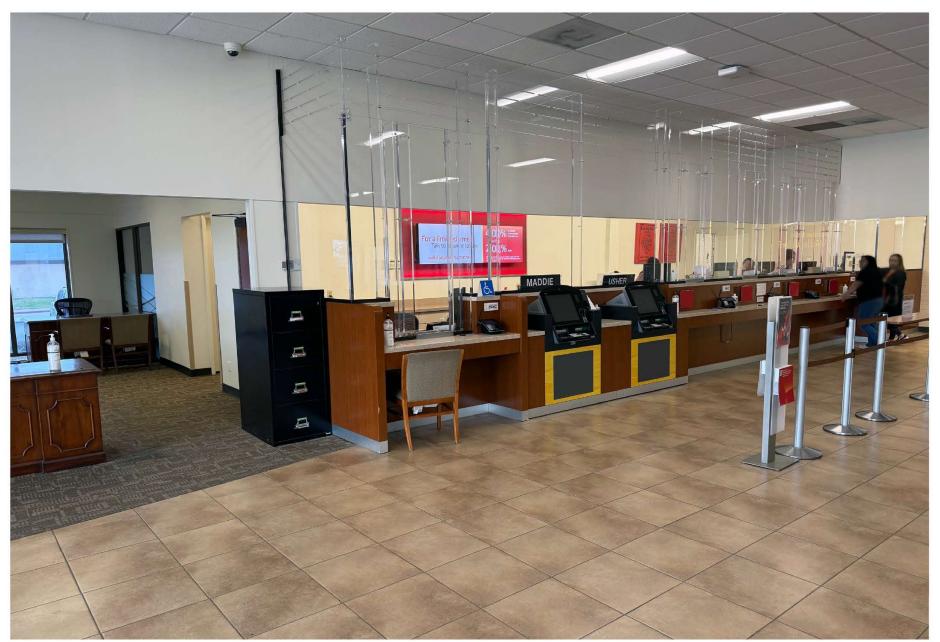


# Office Interior





# Office Interior



# Office Interior





## Site Plan





### **EXECUTIVE SUMMARY**

### 2024 Demographics

W Main St W Main St, Humble, Texas, 77338 Rings: 1, 3, 5 mile radii prepared by : Rod Scarborough Properties

Latitude: 29.99911 Longitude: -95.26817

	1 mile	3 miles	5 miles
2024 Population			
2024 Total Population	6,164	45,406	148,330
2010-2020 Population: Annual Growth Rate	1.05%	2.27%	2.61%
2024 Daytime Population			
2024 Total Daytime Population	19,326	57,035	147,947
2024 Daytime Population: Workers	16,371	34,299	74,976
2024 Daytime Population: Residents	2,955	22,736	72,971
2029 Population Estimate	1 mile	3 miles	5 miles
2029 Total Population	6,311	47,572	151,943
2023-2028 Population: Annual Growth Rate	0.47%	0.94%	0.48%
2029 Household Population	6,159	46,936	148,035
2029 Family Population	4,682	38,993	126,073
2029 Population Density (Pop per Square Mile)	2,010.5	1,682.9	1,934.9
2024 HH Income			
2024 Median Household Income	\$47,982	\$70,599	\$79,245
2024 Average Household Income	\$58,191	\$84,008	\$103,619
2024 Per Capita Income	\$24,028	\$28,800	\$34,882
2024 Educational Attainment			
Bachelor's Degree & Greater Total %	16%	22%	30%
Bachelor's Degree %	11.91%	16.33%	19.41%
Graduate & Professional Degree %	4.53%	5.30%	10.73%
2024 Race/Ethnicity			
2024 White Population (Esri)	1,846	11,019	47,158
2024 Black/African American Population (Esri)	1,912	14,903	43,962
2024 Asian Population (Esri) 2024 Hispanic Population (Esri)	198 2,335	1,300 20,240	5,319 58,649
2024 Hispanic Population (ESH)	2,333	20,240	36,049
2024 Households			
2024 Total Units	2,529	15,595	50,056
2010 Owner-occupied Housing Units	457	7,270	23,906
2024 Median Home Value	\$241,477	\$235,123	\$260,216
2024 Average Home Value (Esri)	\$259,415	\$278,818	\$308,033
2024 Average Family Size (Esri)	3.27	3.44	3.46
2024 Age			
2024 Median Age	34.3	34.0	34.1

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### **Information About Brokerage Services**

EQUAL HOUSING

11-2-2015

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.

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:
  - o 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
  - o 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.

Rodney Scarborough	432544	rod@rsproperties.org	713-252-6494
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Landlor	rd Initials Date	