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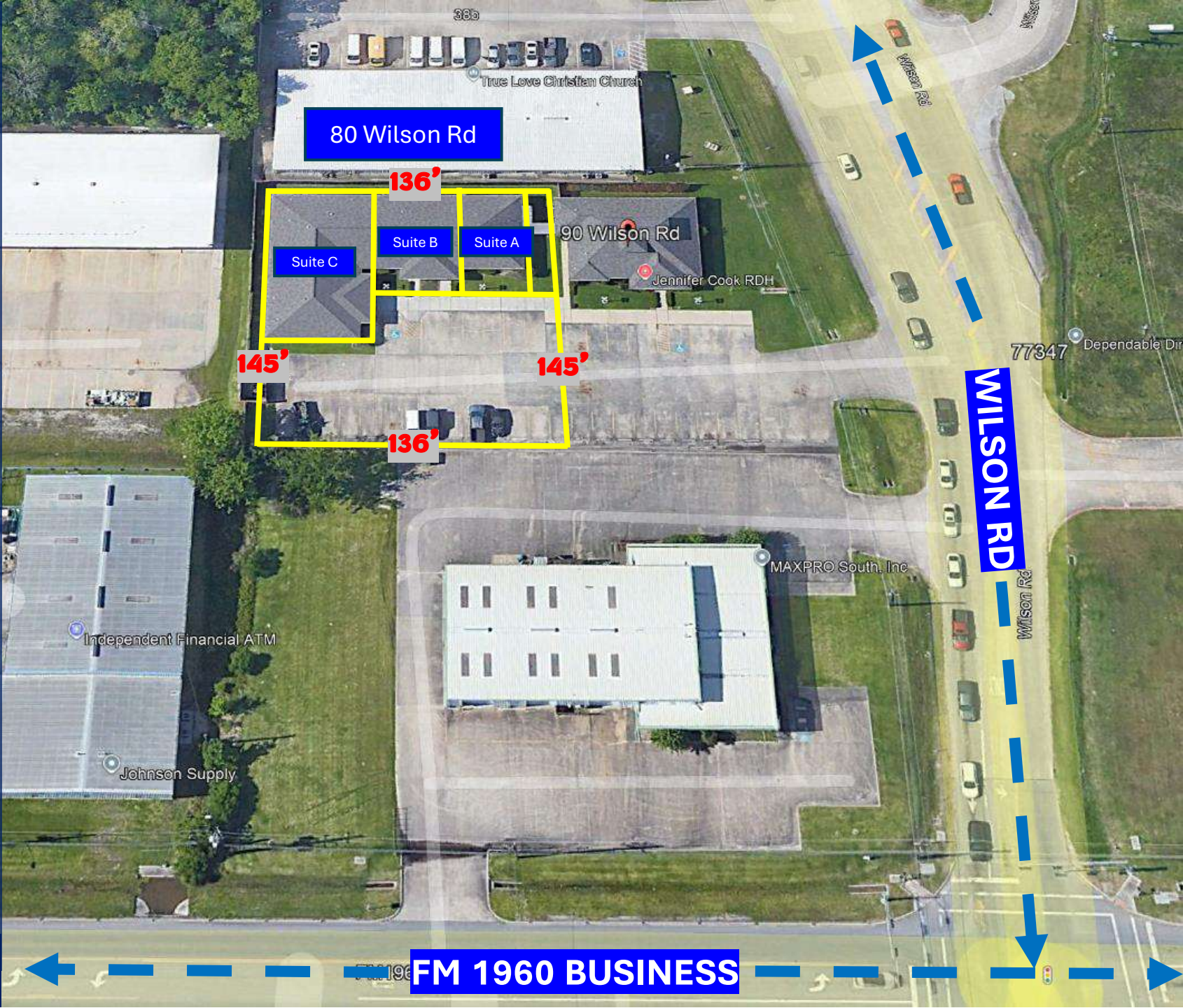
80 WILSON RD HUMBLE, TX 77338

Rent: \$1.75/SF/Mo.
CAM: \$0.47/SF/Mo.

Suite A: 1,143 SF
Suite B: 1,575 SF



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PROPERTY OVERVIEW

Located in the heart of Humble, TX, 90 Wilson Rd offers excellent visibility and easy access to I-45 and Beltway 8. This prime location is perfect for businesses seeking office space close to local amenities, residential areas, and commercial hubs.

Currently used as a medical office, the property features a layout with exam rooms, a reception area, and private offices, making it ideal for healthcare providers. The space is also adaptable for other professional uses such as legal or financial services.

With nearby shopping centers, restaurants, and George Bush Intercontinental Airport (IAH), this property offers convenience and accessibility for clients and employees alike.



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80 Wilson Rd

Property Summary

80 Wilson Rd, Humble, TX 77338

PROPERTY INFORMATION

Number of Building	1
Stories	1
Year Built	1997
Class	B
Building SF	5,513 SF
Ground Fl SF	5,513 SF
Building Type	Office
Lot Acre	0.45
Lot SF	19,602
Parking	On Site

LOCATION INFORMATION

Market Area	Humble Area East
Neighborhood Code	FM 1960 & 1 st ST-9607-02
Traffic	Paved
Topography	Flat/Level
Zoning Code	NZ

CHARACTERISTICS

Exterior/Interior	Wood/Brick
Elec Svs Type	Y
Cooling Type	Central
Heat Type	Hot Air

Click to tour the property.

- [Suite A](#)
- [Suite C](#)



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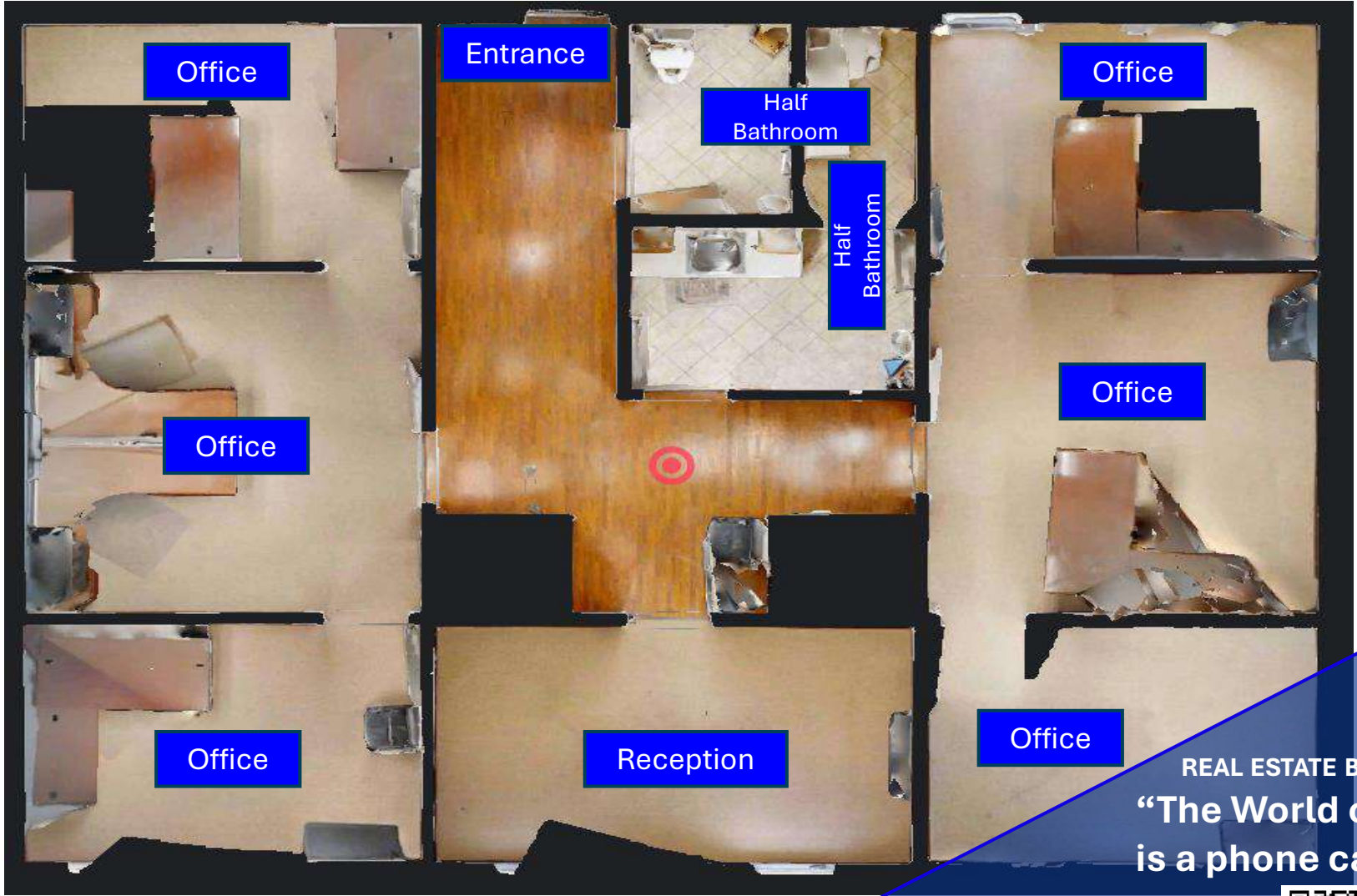
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FLOOR PLAN – SUITE B



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Click [Here](#) to tour the property.

SUITE B
80 Wilson Rd

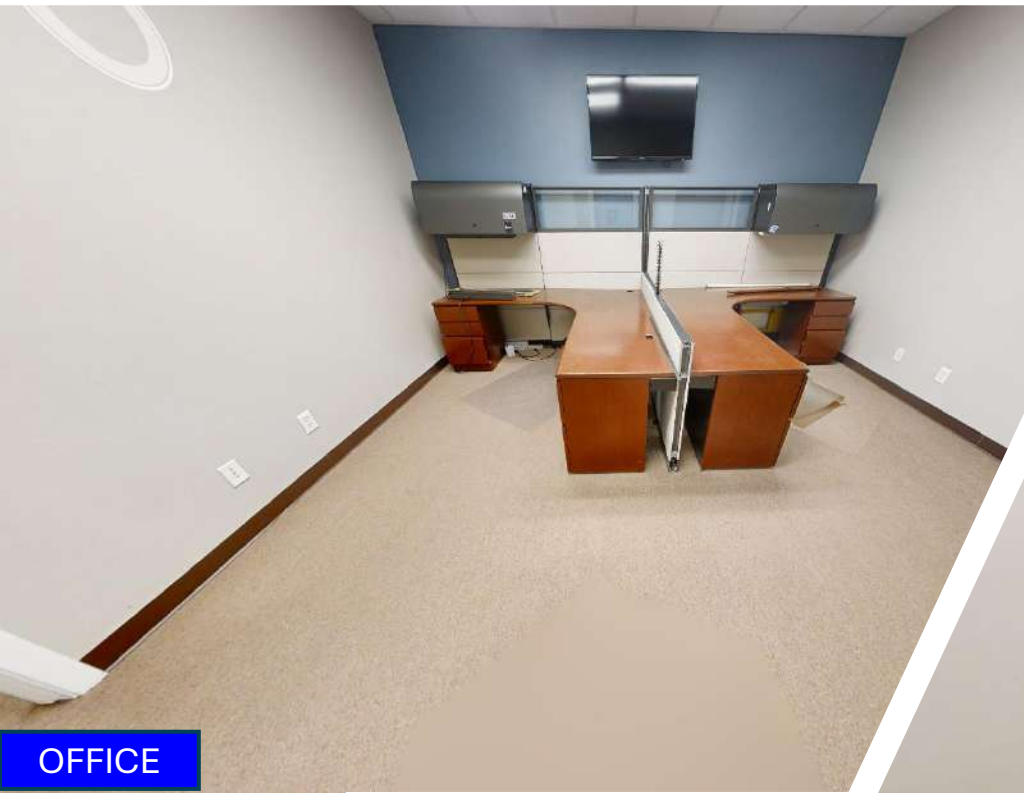


OFFICE



Luxury & Commercial
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OFFICE



OFFICE



OFFICE

SUITE B
80 Wilson Rd



OFFICE

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OFFICE



OFFICE

SUITE B
80 Wilson Rd



Half Bathroom



Half Bathroom



SUITE C
80 Wilson Rd

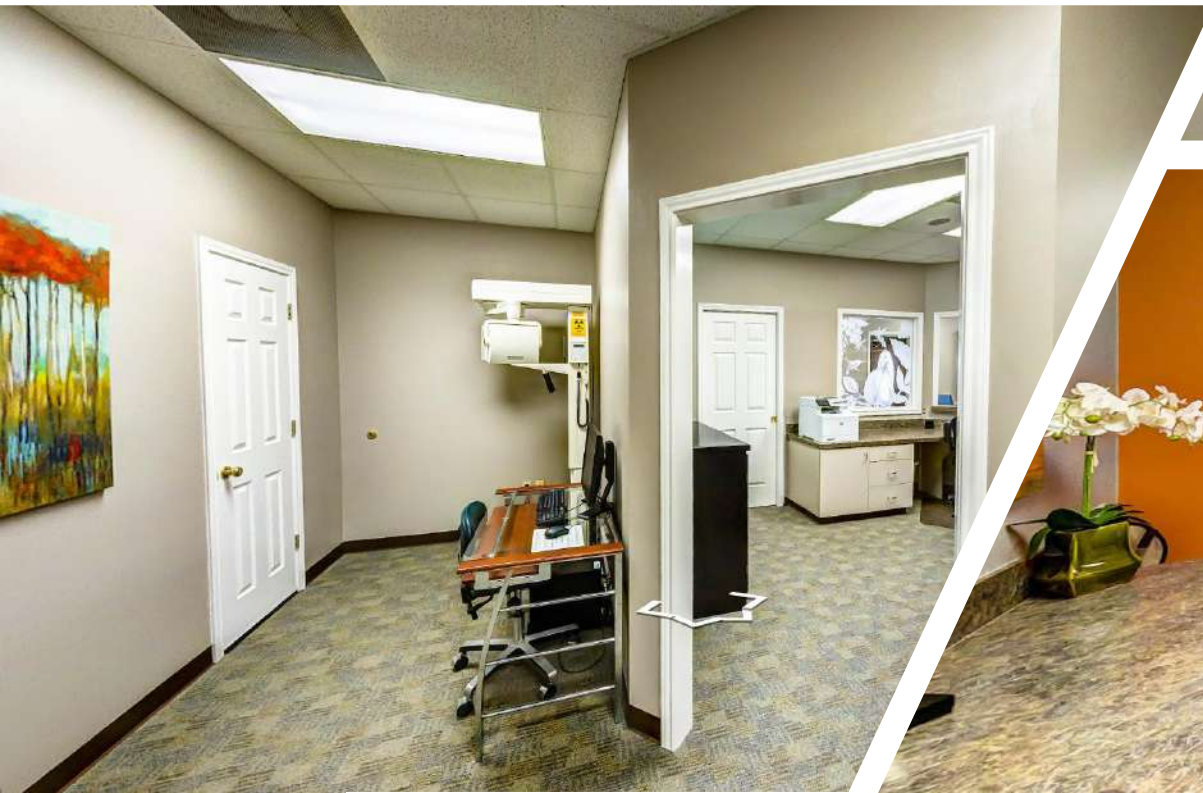
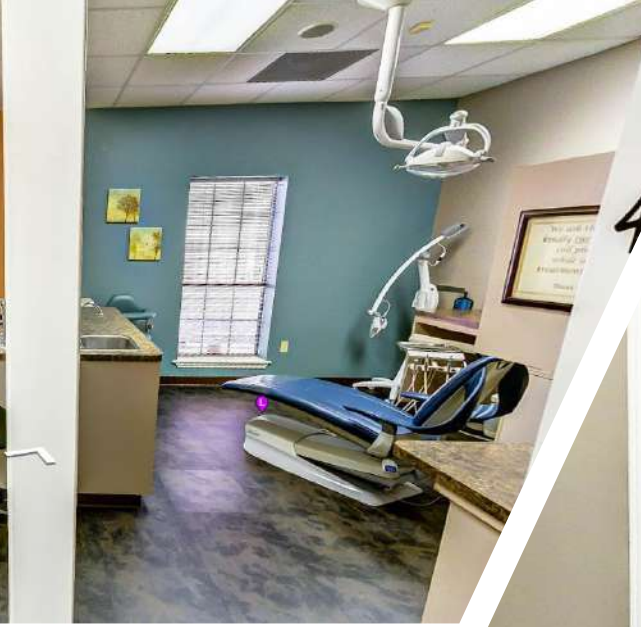


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SUITE C
80 Wilson Rd

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Aerial View and Nearby Establishments



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Traffic Count			
FM 1960 Business	9448	AADT 2023	(TxDOT)
Wilson Rd	9,963	AADT 2023	(TxDOT)

Household Income			
Under \$25k	1,275	3,736	10,179
\$25k - \$50k	795	4,984	12,395
\$50k - \$100k	763	9,566	26,917
\$100k - \$150k	501	5,706	17,248
Above \$150k	440	4,929	21,359
2023 Median Income	\$45,259	\$79,975	\$89,321

Age			
Under 20	2,784	23,296	75,483
20 - 25	673	5,757	13,923
25 - 45	2,498	24,415	75,231
45 - 65	1,647	19,970	57,177
Over 65	1,301	8,136	23,772
2023 Median Age	32.6	35.5	35.3

Housing Occupancy			
2023 Ratio	14:01	14:01	18:01
Occupied	3,529	26,985	83,404
Vacant	245	1,936	4,694

Renter To Homeowner			
2023 Ratio	5:02	11:20	1:02
Renters	2,720	10,342	29,749
Homeowners	1,054	18,579	58,349



Employees			
Agriculture	255	1,496	3,845
Construction	656	4,578	10,906
Manufacturing	663	3,631	10,677
Wholesale Trade	76	1,622	3,270
Retail Trade	731	5,875	13,403
Transportation, Warehousing	740	7,155	15,320
Information	269	758	1,795
Finance, Insurance	408	3,428	7,341
Professional Services	794	6,205	17,123
Educational, Health Care	1,427	10,808	27,065
Arts, Entertainment, Food	638	4,606	10,023
Management, Business, Science, Arts	2,404	19,067	53,822
Public Administration	326	2,220	5,862
Other Services	155	1,982	5,110
Total 2023	6,837	65,135	188,643

Tax Rate	
Humble ISD	1.11%
Harris County	0.35%
Hc Flood Control Dist	0.03%
Port Of Houston Authority	0.01%
Hc Hospital Dist	0.14%
Hc Department Of Education	0.00%
Lone Star College Sys	0.11%
Humble City Of	0.25%
Total Estimated Tax Rate	2.00%

DEMOGRAPHICS

Within a 1-to-5-mile radius, property enjoys a diverse population, diverse employment base, healthy household income, educated population, and varied employee base.

Year	Population		
	1 Mile	3 Miles	5 Miles
2023	9,137	83,070	249,700
2022	9,560	85,197	244,762
2021	9,314	82,987	238,636
2020	8,940	83,587	233,795
2019	8,474	102,850	260,191



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Contact me
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