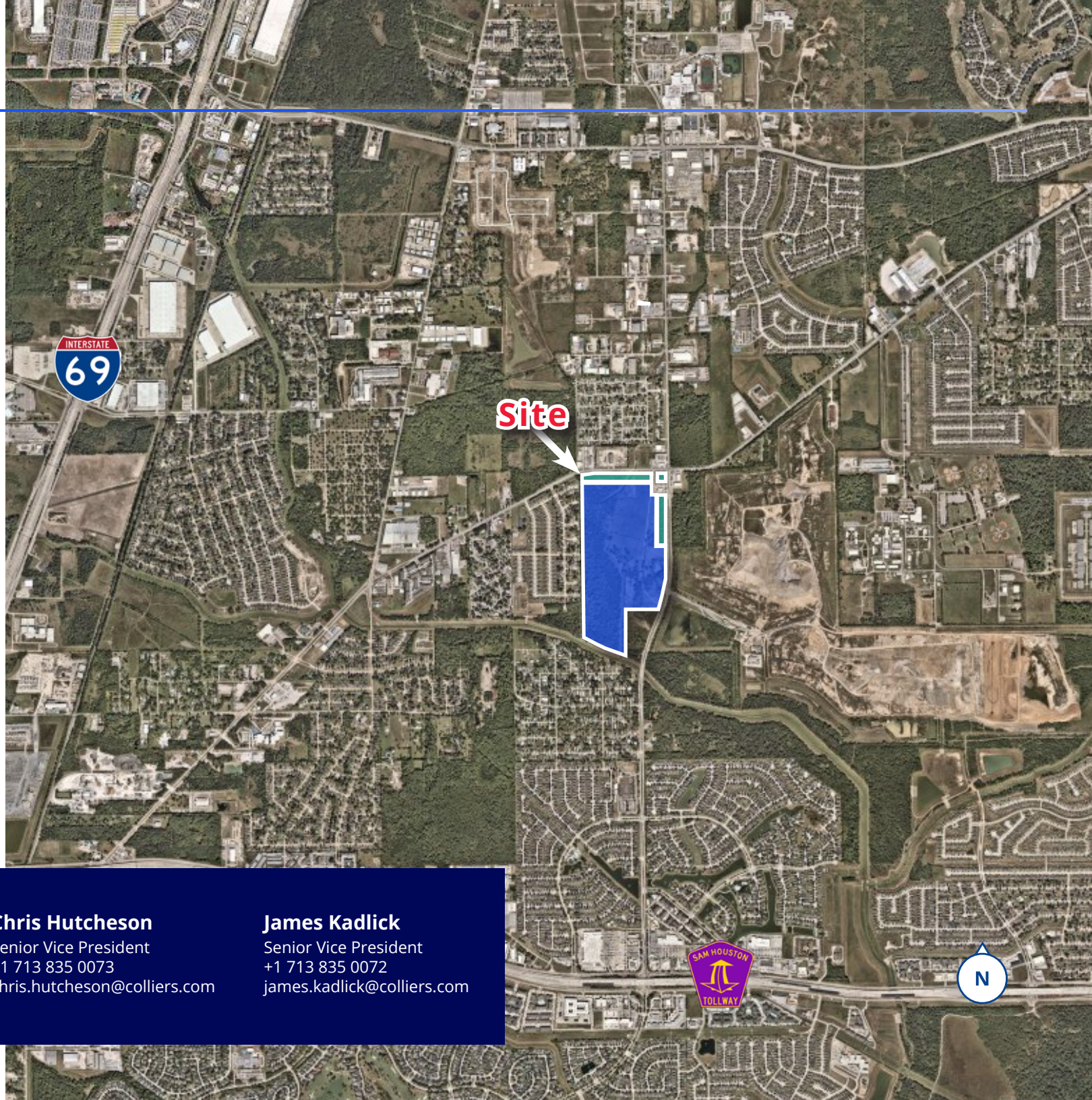
FOR SALE

±94 Acres

1414 Atascocita Road
Humble, TX 77396



Harrison Kane
Senior Vice President
+1 713 835 0074
harrison.kane@colliers.com

Chris Hutcheson
Senior Vice President
+1 713 835 0073
chris.hutcheson@colliers.com

James Kadlick
Senior Vice President
+1 713 835 0072
james.kadlick@colliers.com

DETAILS

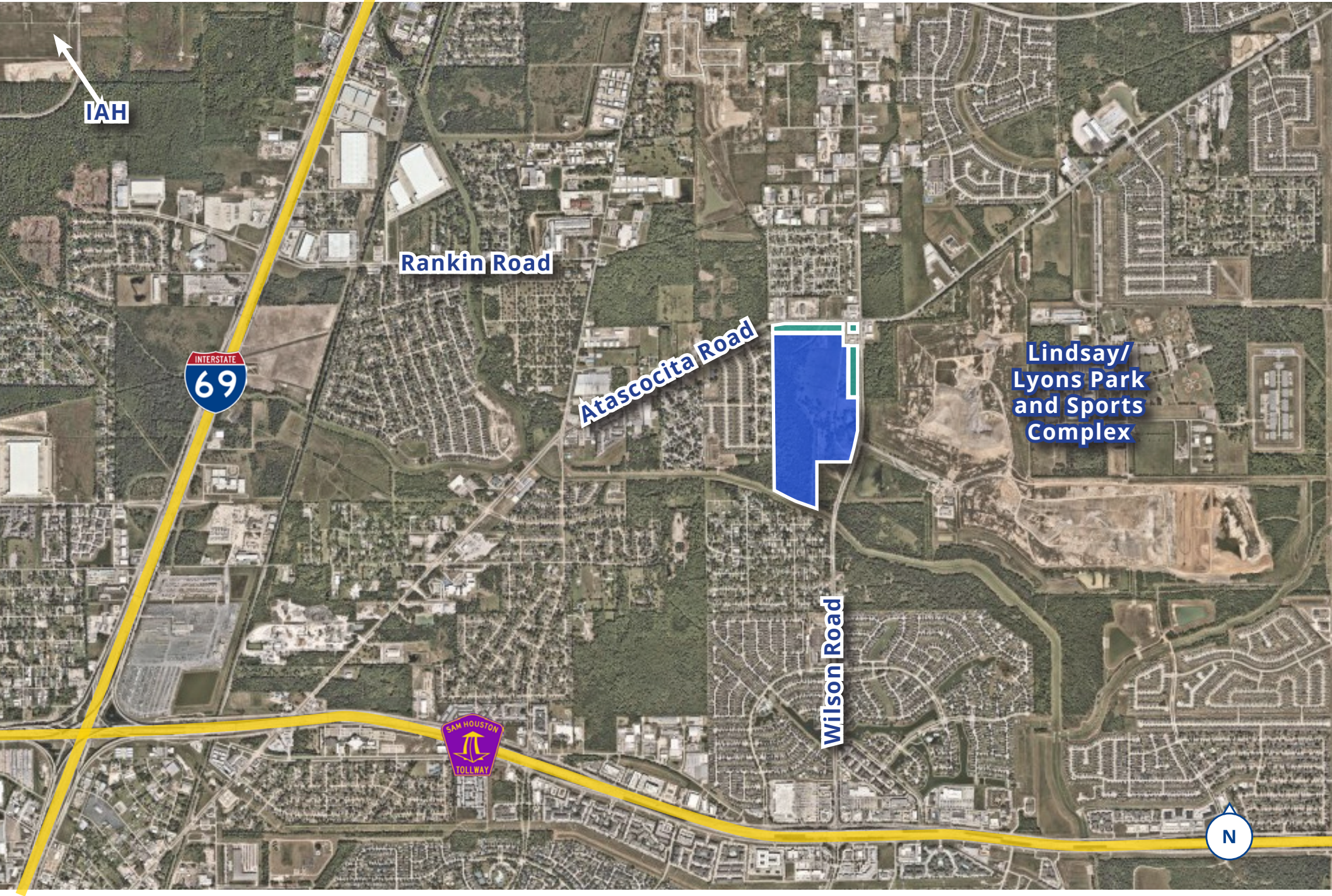
Address	1414 Atascocita Rd
City, State, Zip	Humble, TX 77396
Size	±94 acres
County	Harris
APN	0450060000002
School District	Humble ISD
Zoning	None
Utilities	Next door
Access	Atascocita Rd
Floodplain	Partial 100-year
Jurisdiction	Houston ETJ
Potential uses	Single family development, BTR, industrial
Price	Contact Brokers

2025 TAX RATES		
018	Humble ISD	$1.1052
040	Harris County	$0.3810
041	Harris County Flood Cntrl	$0.0497
042	Port of Houston Authy	$0.0060
043	Harris Co. Hosp Dist.	$0.1876
044	Harris Co. Educ Dept.	$0.0048
045	Lone Star College Sys	$0.1060
641	HC Emerg Srv Dist 10	$0.1000
671	HC Emerg Srv Dist 1	$0.0851
Total		**$2.0253**

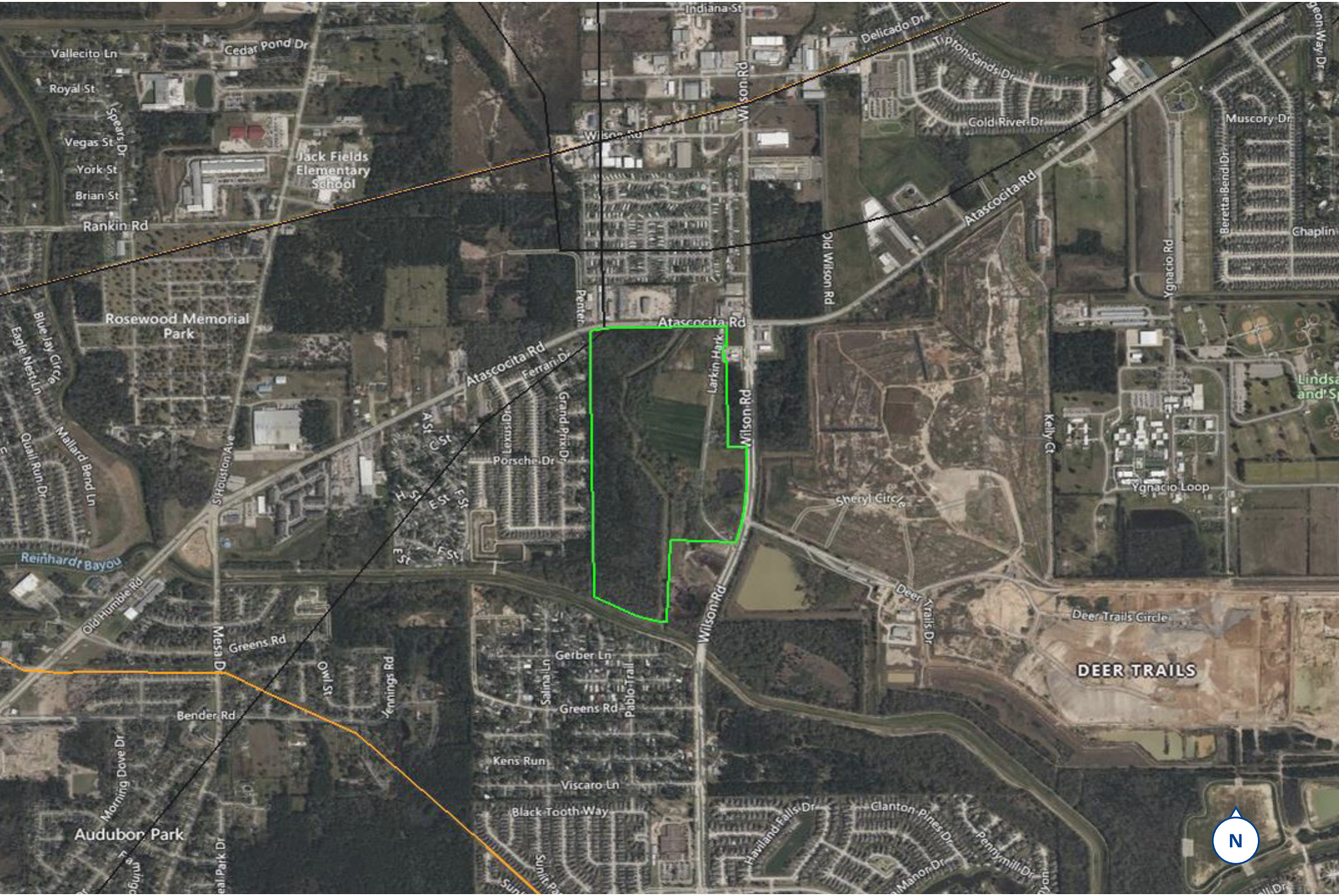


Colliers is pleased to offer qualified developers and end users the opportunity to acquire ±94 acres of land located at the intersection of Atascocita Rd. & Wilson Rd. in Humble, TX. Although it has a Humble address, the site is located in the City of Houston ETJ and does not have to go through Humble City approvals. There are utilities to the West at Atascocita Springs provided by Aqua Texas and there is a potential path to utilities with them. The site is ideal for a single-family development, BTR Development, Industrial and more. Seller would like to retain the commercial tracts with around 300' of depth. Will allow an access drive off of Atascocita Rd and there is already one existing. Will discuss access off of Wilson as well. The site has great outfalls and does also have floodplain associated with that drainage. Humble ISD. The site has quick access to Beltway 8, US 59, IAH, Lake Houston, Generation Park and many other retail uses.

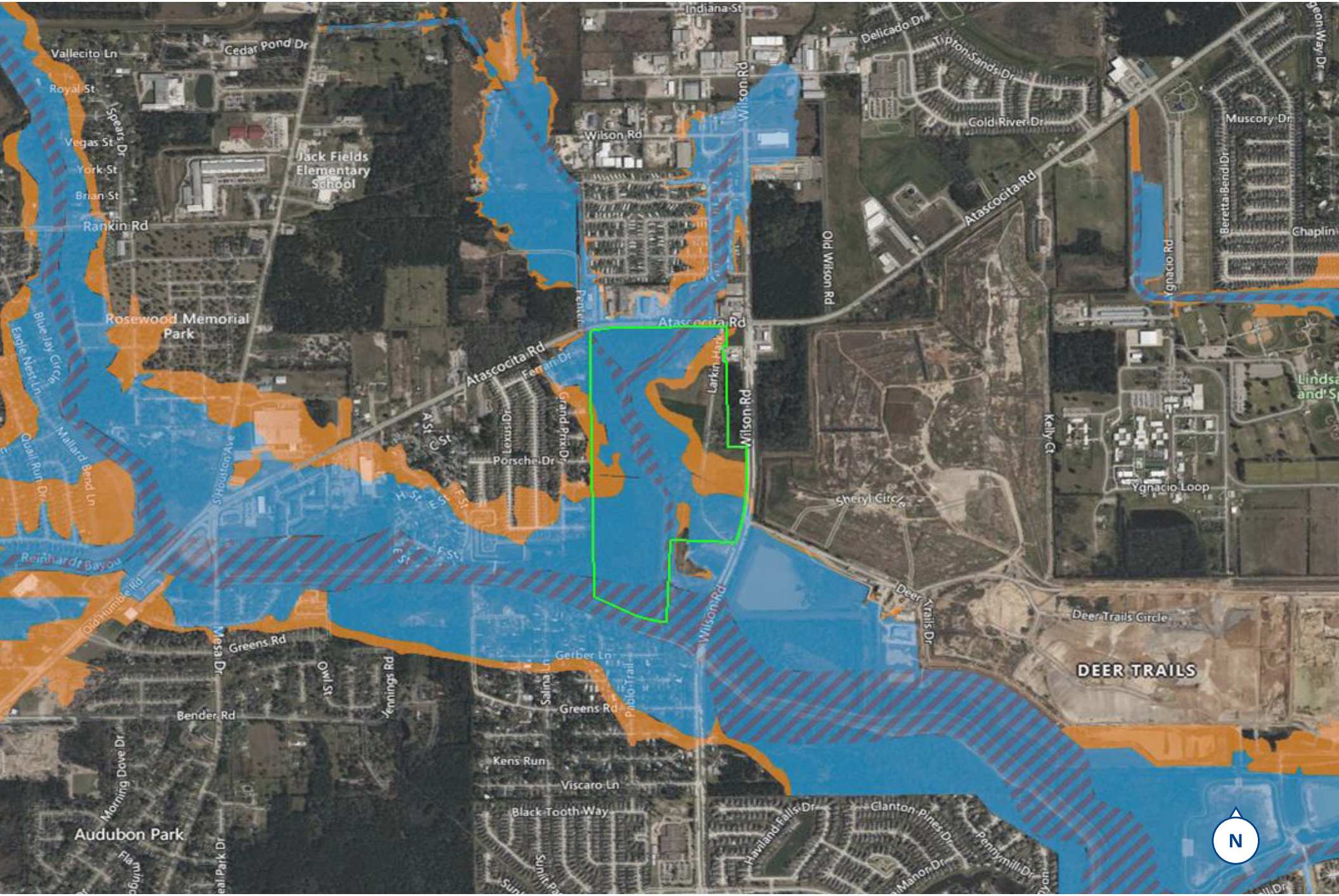
SITE MAP


IAH
Rankin Road
INTERSTATE
69
Atascocita Road
Lindsay/
Lyons Park
and Sports
Complex
Wilson Road
SAM HOUSTON
TOLLWAY
N

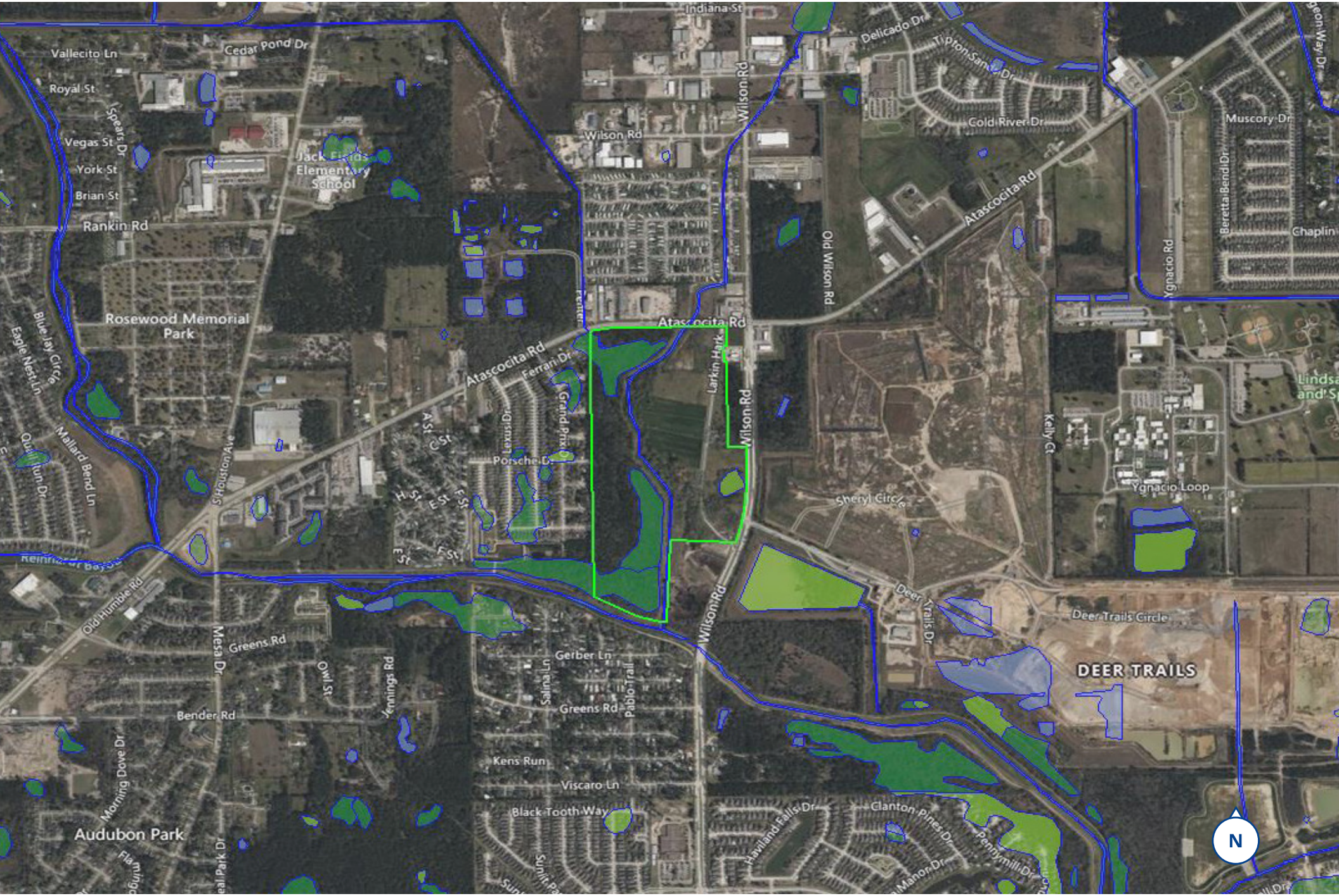
PIPELINE MAP



FLOODPLAIN MAP



WETLANDS MAP



Market Overview

1414 Atascocita Rd, Humble, Texas, 77396
5 mile radius

Household & population characteristics

$87,794
Median household income

$300,775
Median home value

62.0%
Owner occupied housing units

33.7
Median age

50.3%
Female population

51.4%
% Married (age 15 or older)

Annual lifestyle spending

$3,382
Travel

$39
Tickets to Movies

$103
Theatre/Operas/ Concerts

$96
Admission to Sports Events

$10
Online Gaming Services

Households & population

173,251
Current total population

178,671
5 Year total population

57,736
Current total households

60,688
5 year total households

Education

11%
No high school diploma

25%
High school graduate

31%
Some college

33%
Bachelor's/graduate/prof degree

Annual household spending

$2,489
Apparel & Services

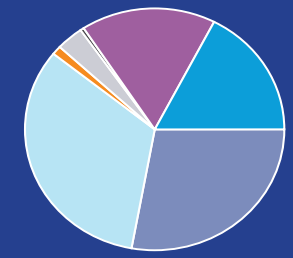
$229
Computers & Hardware

$4,204
Eating Out

$7,221
Groceries

$7,349
Health Care

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business

5,164
Total businesses

57,737
Total employees

Employment

62%
White collar

25%
Blue collar

12%
Services

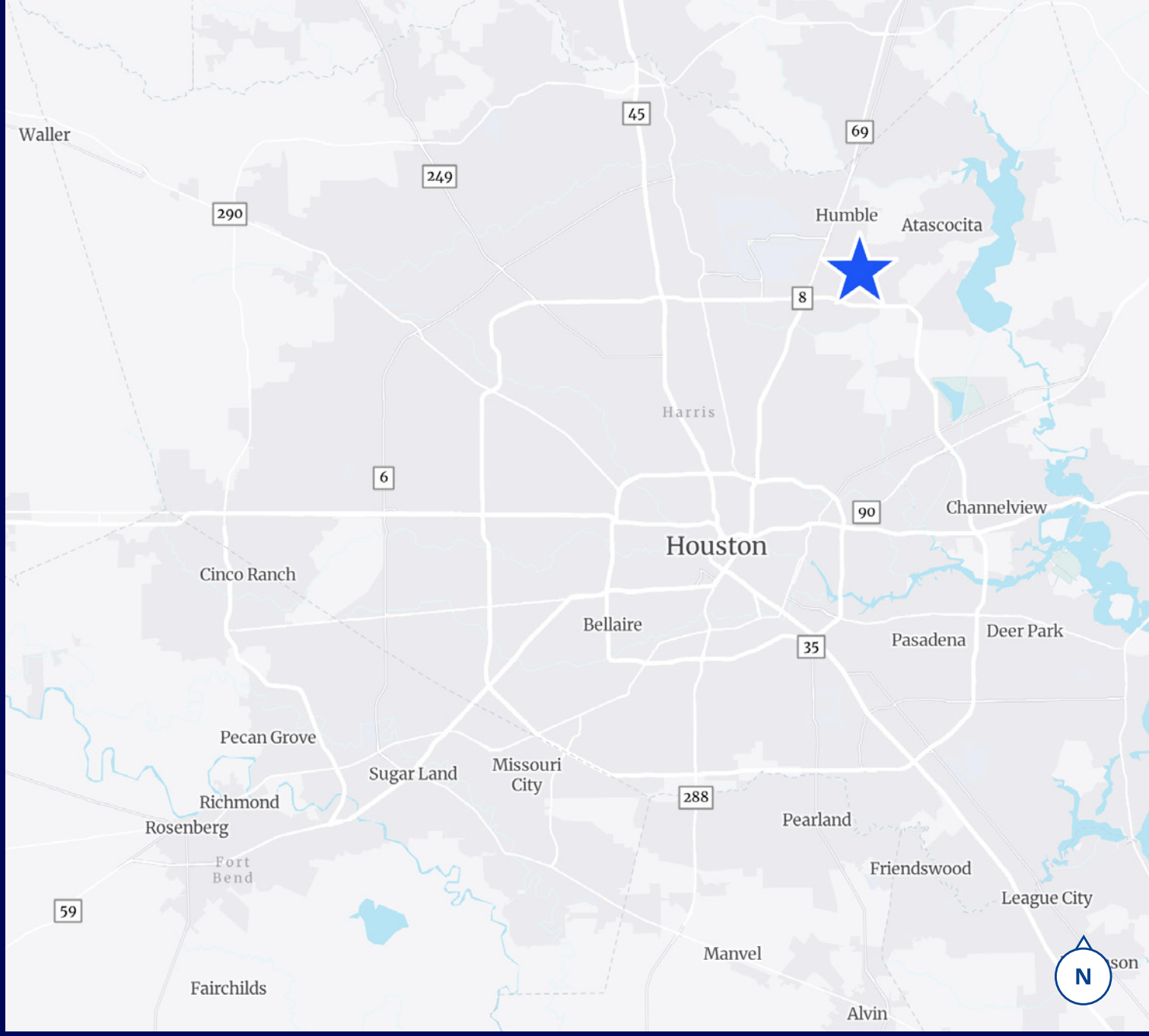
4.1%
Unemployment rate

Harrison Kane
Senior Vice President
+1 713 835 0074
harrison.kane@colliers.com

Chris Hutcheson
Senior Vice President
+1 713 835 0073
chris.hutcheson@colliers.com

James Kadlick
Senior Vice President
+1 713 835 0072
james.kadlick@colliers.com

1233 W. Loop South, Suite 900
Houston, TX 77027
+1 713 222 2111



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

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.

Colliers International Houston, Inc.	29114
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.
houston.info@colliers.com	+1 713 222 2111
Email	Phone
Daniel Patrick Rice	811065
Designated Broker of Firm	License No.
danny.rice@colliers.com	+1 713 830 2134
Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.
Email	Phone
Harrison Kane	644073
Sales Agent/Associate's Name	License No.
harrison.kane@colliers.com	+1 713 835 0074
Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date