BIG V PROPERTY GROUP

Tenant Focused. People Powered.

Deerbrook Marketplace

20440 US 59, Humble, TX 77338



Best in class anchor lineup including Crunch Fitness, Rally House, Best Buy, PetsMart, Ulta, Cost Plus, Office Depot, Old Navy, Marshalls, Shoe Carnival. Excellent sit down, casual dining offerings on site : Chuy's andRed Lobster.

Strategically located along Interstate 69 (117,589 VPD) at FM 1960 (40,434 VPD), the site offers three large pylon signs located along the I-45 Northbound feeder road.

Significant growth in the nearby Atascocita, Humble, Kingwood and Spring communities has lead to massive population growth in Northwest Houston, resulting in a 24.2% population increase over the last decade (within 5-miles of the property).

Solid demographics with continued growth in the 5 mile trade area: Population: 137,505

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	34511	137505	481148
AVERAGE HH INCOME	69622	87941	87092

LEASING

Pat Kelly
877-244-8532

Highlighted Availability

20430	5,600 SF
20506_2	4,424 SF
20440_5	2,809 SF
20450_C	1,765 SF
20506_3	1,694 SF
20440_4	1,579 SF

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20408	Best Buy	45,928 SF
20412	Office Max	23,500 SF
20414	Red Lobster	7,400 SF
20416	2nd & Charles	34,875 SF
20418	World Market	20,775 SF
20420	Marshalls	30,600 SF
20424	Slick City Action Park	39,618 SF
20430	**Available**	**5,600 SF**
20440_1	America's Best	3,201 SF
20440_2	Menchies	1,269 SF
20440_3	Deerbrook Family Dentistry	2,200 SF
20440_4	**Available**	**1,579 SF**
20440_5	**Available**	**2,809 SF**
20450_A	Nightlight Pediatrics	4,770 SF
20450_B	James Avery	3,018 SF
20450_C	**Available**	**1,765 SF**
20506_1	Shoe Carnival	10,000 SF
20506_2	**Available**	**4,424 SF**
20506_3	**Available**	**1,694 SF**
20506_4	Carter's	3,698 SF
20510	Old Navy	15,000 SF
20514	Crunch Fitness	35,000 SF
20518	PetSmart	22,823 SF
20520	Bath & Body Works-White Barn	4,415 SF
20524	Rally House	8,899 SF
20530	Ulta	10,400 SF
20536	Kirkland's	6,240 SF