

# 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 and Red 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

Population growth (2010-2020): 24.2%

Future population growth (2020-2025): 9.2%

Households: 46,353

Household Growth (2010-2020): 23.10%

Expected Household growth (2020-2025): 9.10%

Average Household Income: \$87,941

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	34,511	137,505	481,148
AVERAGE HH INCOME (\$)	69,622	87,941	87,092

## LEASING

**Pat Kelly**  
**877-244-8532**

### Highlighted Availability

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