

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 | 7,850 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 | 20450_C Available | | 1,765 SF |
| 20414 | Red Lobster | 7,400 SF | 20506_1 | Shoe Carnival | 10,000 SF |
| 20416 Available | | 34,875 SF | 20506_2 Available | | 4,424 SF |
| 20418 | World Market | 20,775 SF | 20506_3 Available | | 1,694 SF |
| 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 |
| 20430 Available | | 7,850 SF | 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 |
| 20440_4 Available | | 1,579 SF | 20530 | Ulta | 10,400 SF |
| 20440_5 Available | | 2,809 SF | 20536 | Kirkland's | 6,240 SF |
| 20450_A | Nightlight Pediatrics | 4,770 SF | | | |