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PROPERTY **SUMMARY**

O Deerbrook Park Blvd Humble, TX 77338

This ±6.7-acre property is prominently positioned at a high-visibility, signalized intersection along FM 1960 West and Deerbrook Park Blvd—right in the heart of Humble's thriving retail and commercial corridor. Boasting exceptional frontage and easy connectivity to 1-59, Beltway 8, and the FM 1960 Bypass, the site delivers unmatched exposure and accessibility for a wide range of commercial or mixed-use development opportunities.

The property is surrounded by national retailers—including Walmart just down the road—as well as medical offices, hotels, and other established commercial anchors. It also sits just minutes from Deerbrook Mall, one of Northeast Houston's most active shopping, dining, and entertainment destinations.

SALE PRICE: \$3,300,000

PROPERTY TYPE: Residential/Industrial

LOT SIZE: 6.72 Acres





PROPERTY HIGHLIGHTS

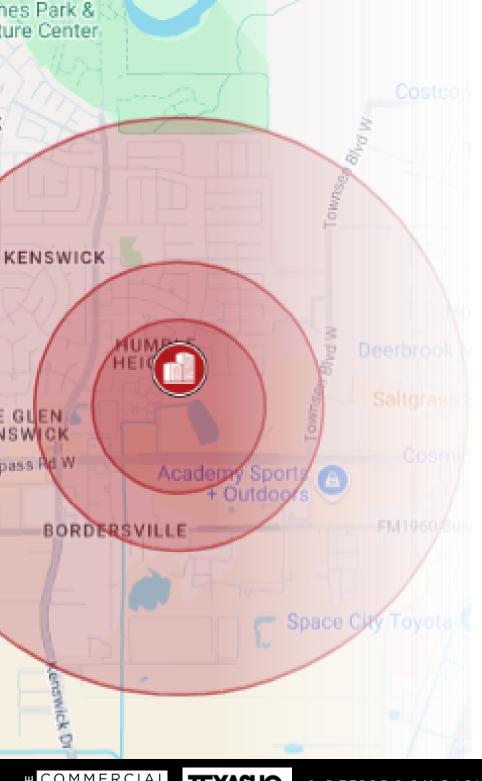
FM 1960 W Corridor/ Deerbrook Park Blvd – ±6 Acres Ready for Commercial or Mixed

With over 30,000 residents within a 3-mile radius and continued growth in both population and household income, this area offers a strong consumer base. The site is especially well-suited for retail users, quick-service restaurants, medical practices, service-based businesses, or even an experiential or lifestyle concept.

- Two separate adjoining lots also available for sale offering expanded development potential
- Prime location in the heart of Humble's rapidly growing retail and commercial corridor
- Excellent frontage and easy access to I-59, Beltway 8, and FM 1960 Bypass
- Surrounded by national retailers, medical offices, hotels, and commercial developments
- Strong demographics with over 30,000 residents within
 a 3-mile radius and rising household income
- Ideal for retail, QSR, medical, service-based, or experiential/lifestyle development
- Exceptional long-term value in a high-growth market with ongoing commercial investment







AREA **OVERVIEW**

The property is located at the signalized intersection of FM 1960 West and Deerbrook Park Blvd in Humble, TX—just west of Deerbrook Mall.

From I-69/US-59, take the exit for FM 1960 and head west for approximately 0.8 miles. Turn right onto Deerbrook Park Blvd, and the property will be immediately visible at the corner.

	0.3 Miles	0.5 Miles	1 Miles
Total households	1,018	2,082	4,312
Total population	2,927	6,207	13,159
Persons per household	2.9	3	3.1
Average household income	\$74,684	\$76,832	\$63,503
Average house value	\$197,492	\$203,349	\$202,391
Average age	36	36	36
Average age male	34	34	34
Average age female	38	38	38



RETAILER/LOCATION MAP

