



JUNCTION AT DEER PARK | NEC SPENCER HWY & EAST BLVD, DEER PARK, TX 77536

Features

- ANCHOR, JR ANCHOR, SMALL SHOP SPACE & PAD SITES AVAILABLE
- Located in the heart of Deer Park across from 204,000-SF Walmart
- Anchored by an 83,000-SF H-E-B, 14,600-SF Retail Space and 6 available pad sites
- Major regional retail intersection
- Directly off corridor with heavy commuter traffic

thejunctionatdeerpark.com

FOR LEASE

TOTAL SF: 14,600
AVAILABLE SF: 1,300
CONTACT FOR MORE INFORMATION

Traffic Counts

East Blvd (N of Spencer Hwy)	16,574 VPD
East Blvd (S of Spencer Hwy)	13,088 VPD
Spencer Hwy (W of East Blvd)	26,083 VPD
Spencer Hwy (E of East Blvd)	23,772 VPD

Demographics

YEAR: 2024	1 MILE	3 MILE	5 MILE
Population	13,959	79,166	169,930
Households	5,139	28,349	59,841
Average HH Income	\$99,547	\$115,740	\$110,846
Daytime Population	14,431	80,344	175,446

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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



THE JUNCTION AT DEER PARK

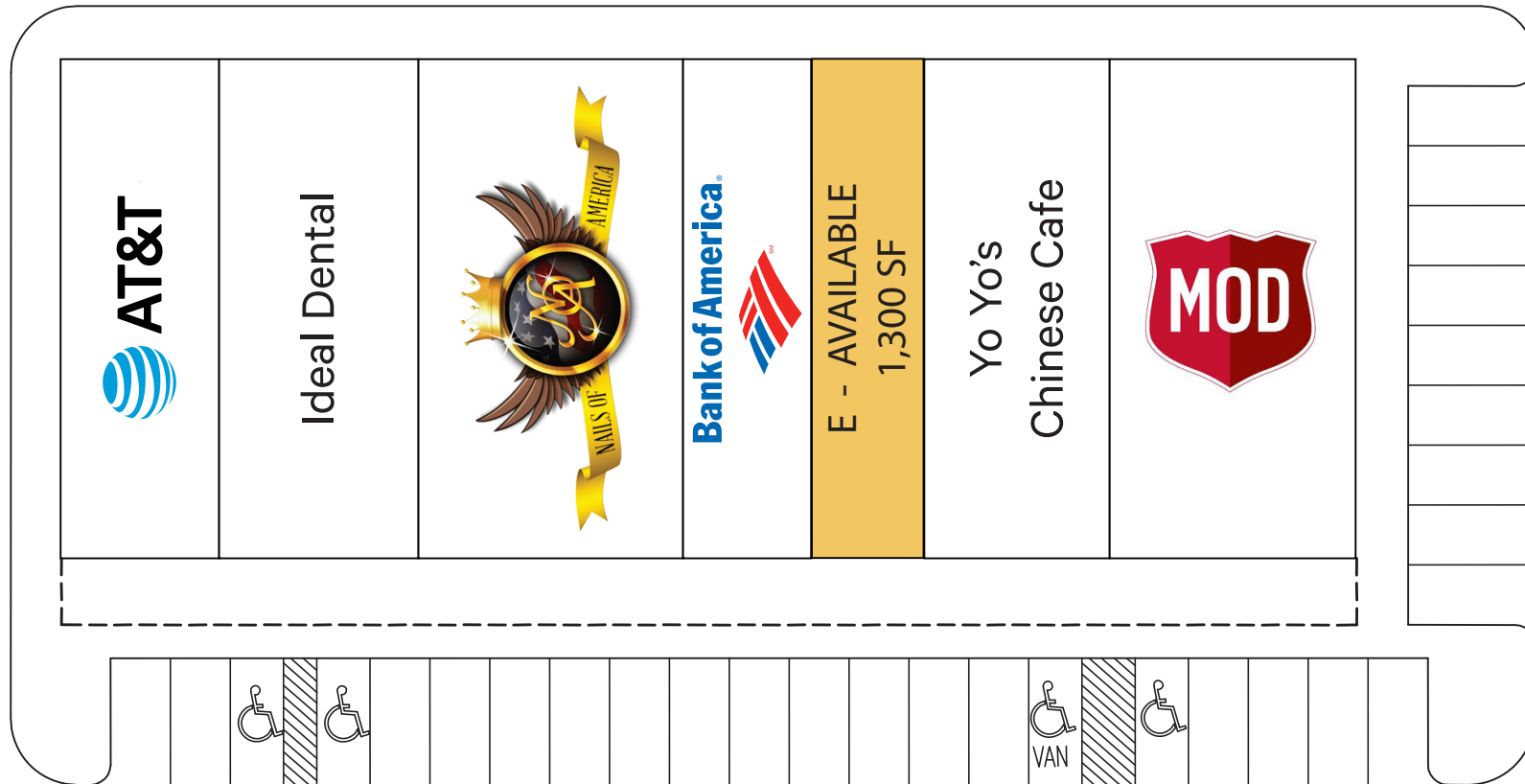
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Current Tenants

A	AT&T	1,800 sf	F	Yo Yo's Chinese Cafe	2,100 sf
B	Ideal Dental	2,200 sf	G	MOD Pizza	2,800 sf
C	Nails of America	3,000 sf			
D	Bank of America	1,400 sf			



Spencer Hwy.



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 on 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.

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.

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.

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