

# FOR SALE

## DEERBROOK FREESTANDING BUILDING

20210 Highway 59 N  
Humble, Texas 77338



**FOR SALE**



**10,714 RSF**



**\$3,265,724.00**



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**THE PROPERTY**

**SITE PLAN**

**DEMOGRAPHICS AND LOCATION MAP**

11111 Katy Freeway  
Suite 535 | Houston, Texas  
713.464.1001 | [Investarinc.com](http://Investarinc.com)



GARY WARNER  
[GWARNER@INVESTARINC.COM](mailto:GWARNER@INVESTARINC.COM)  
713.408.8585

# Site Plan

**Suite****SQ****List Price**

20210 Eastex Freeway

10,714

\$3,265,724.00

Investar Real Estate Services Inc. is pleased to offer this outstanding retail opportunity in the highly acclaimed Deerbrook trade area. Surrounded by national and regional retailers this site features freeway visibility to Highway 59. With traffic counts of nearly 200,000 vehicles per day and excellent household income and population growth to the north of the county, this site offers an outstanding retail opportunity. The property is leased to Paradise Grills that is midway through its 10 year lease term. Tenant pays property taxes and insurance, and provides its own property maintenance.

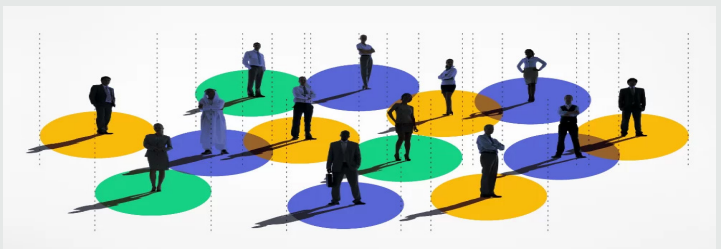
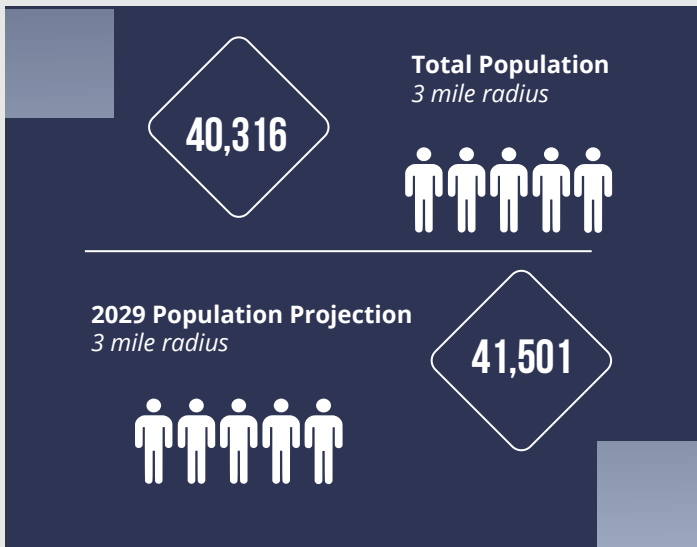
THE PROPERTY

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## Demographics and Location Map



Traffic Count

**174,133**



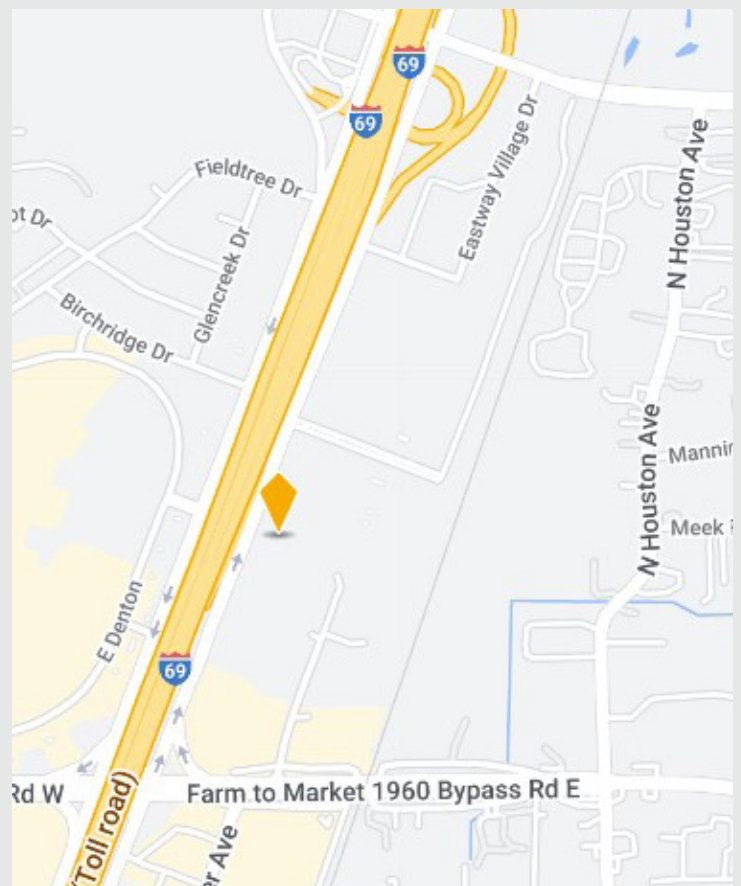
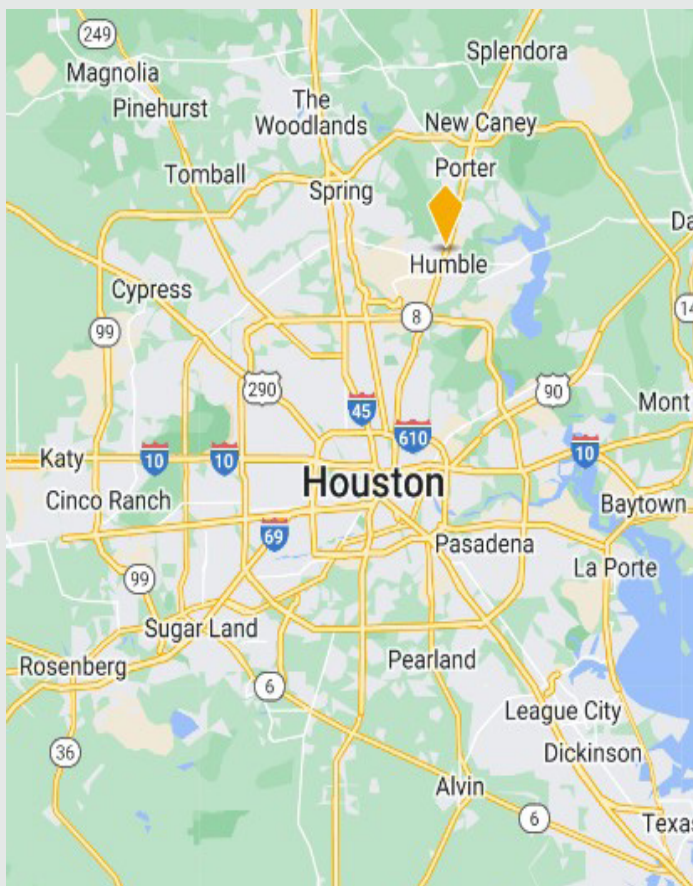
Total Household Units  
3 mile radius

**14,196**



Avg Household Income  
3 mile radius

**\$74,144**



THE PROPERTY

SITE PLAN

DEMOGRAPHICS AND LOCATION MAP



# 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.*

11-2-2015



## 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 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.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

## PROPERTY SUMMARY

<b>Property:</b>	<b>Deerbrook Freestanding Building</b>
<b>Location:</b>	<b>20210 Eastex Freeway Humble, Texas 77338</b>
<b>Year Built:</b>	<b>Approximately 1980</b>
<b>Building Area:</b>	<b>10,714 square feet</b>
<b>Land Area:</b>	<b>.7925 acres (34,521 SF)</b>
<b>Construction:</b>	<b>Foundation: Concrete Slab Framing: Steel Exterior: Block with EFIS fascia and glass curtainwall (office component) Roof: Built up 3 ply Parking: Concrete</b>
<b>Signage:</b>	<b>Channel Letters, raceway mounted Monument Sign: One pole sign facing 59 North</b>
<b>Mechanical:</b>	<b>HVAC: Roof mounted, package units Utilities: City of Humble (Water)</b>
<b>Net Operating Income:</b>	<b>\$ 236,765.04</b>
<b>Price:</b>	<b>\$ 3,265,724.00</b>
<b>CAP Rate:</b>	<b>7.25%</b>
<b>Tenant's Remaining Term:</b>	<b>Through 03/20/2030</b>
<b>Tenant's Expenses:</b>	<b>Tenant pay Real Estate Taxes and Insurance as a pass-through and is currently paying \$4,928.44 per month</b>