

Deerbrook

SHOPPING CENTER

9715-9785 FM-1960 | HUMBLE, TEXAS



AT A GLANCE

- Deerbrook Plaza is a 220,000 SF regional shopping center located at the NWC of major thoroughfares I-69 and FM 1960, with frontage to FM 1960.
- Two traffic lights provide easy access both eastbound and westbound
- Adjacent to the Deerbrook Mall on its east, Deerbrook Plaza is also shadow anchored by several major retailers including Walmart, Sam's Club, Academy, and Kroger.
- The Shopping Center sits on nearly 18 acres of land in the heart of the Humble/Deerbrook trade area.

2024 Total Population

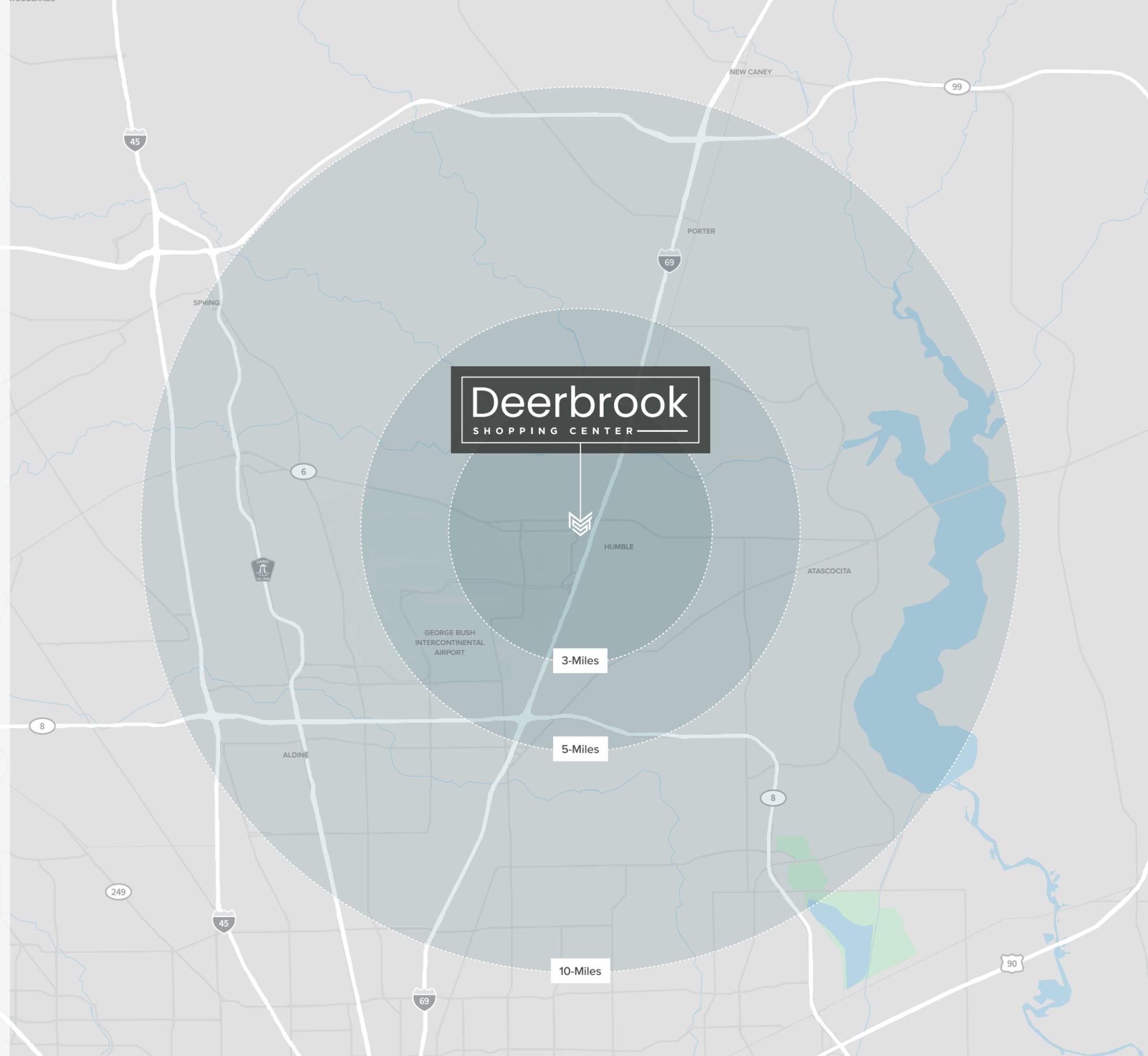
45,307	132,265	663,891
3-Miles	5-Miles	10-Miles

2024 Daytime Population

61,204	138,427	608,134
3-Miles	5-Miles	10-Miles

2024 Median Household Income

\$69,039	\$77,741	\$74,271
3-Miles	5-Miles	10-Miles



INTERSECTION AERIAL



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HELICOPTER AERIAL



Michaels
five BELOW

brident
DENTAL & ORTHODONTICS

MATTRESS FIRM

Frost

LONG JOHN SILVER'S

Pollo Loco

Olive Garden

Cheddar's

Black Bear Diner

Freebirds

TOWNSEN CROSSING
Academy
SPORTS+OUTDOORS
Burlington
The UPS Store

Gulf Coast Regional
Blood Center
THRIFT
FAMILY THRIFT CENTER
Davita
T-Mobile

FM 1960 Bypass Rd (50,068 VPD)

at home

BANK OF AMERICA

TRUIST

Capital One

xfinity

MOD

Mister

Cane's
Coming Soon

IN-N-OUT
Coming Soon

Castle Dental

JAMES CONEY ISLAND

DOLLAR TREE

HALF PRICE BOOKS

OUTBACK STEAKHOUSE

SALLY LEADY SUPPLY

BOOT BARN

Total Wine & MORE

ROSS DRESS FOR LESS

Walmart
Supercenter

Kroger

sam's club

FITNESS CONNECTION

Deerbrook
SHOPPING CENTER

DEERBROOK MALL
Dillard's macys JCPenney
AMC THEATRES STARBUCKS JAMES AVERY
GameStop DICK'S BARNES & NOBLE BOOKSELLERS

PROJECT OVERVIEW



- With the support of Gensler and CultivateLAND, Main Street Commercial Partners is making strategic improvements to Deerbrook Shopping Center

- Exterior renovations, paint, and landscaping improvements will breathe new life into the property and provide an improved experience for both tenants and customers

- This work is to be completed in the next 9-12 months (by EOY 2026)

SITE MAP



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



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SHOPPING CENTER

WWW.MAINSTCP.COM



CONTACTS

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MAIN STREET
COMMERCIAL PARTNERS

ABOUT US

At Main Street Commercial Partners, our mission is to transform the Texas commercial real estate landscape through strategic development, asset management, tenant representation and project leasing.

With a portfolio exceeding \$300 million, another \$100 million in the pipeline, and 60+ years of cumulative experience, we're well-equipped to navigate market cycles and deliver exceptional results.

At the heart of Main Street is a team of entrepreneurs with a genuine passion for real estate. Our extensive experience, strong relationships with national retailers, and agility in the market make us a trusted partner in the industry. Our passion lies in buying income-producing assets, developing shopping centers, and Class A storage facilities, and repositioning high-quality commercial real estate to maximize value for our investors.



VISIT WWW.MAINSTCP.COM FOR MORE INFORMATION

BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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BROKER FIRM NAME SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT			DATE

Approved by the Texas Real Estate Commission for Voluntary Use. Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. Real estate license asks that you acknowledge receipt of this information about brokerage services for the licensee's records. Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.