



DEERBROOK CROSSING

SEC HWY 59 & FM 1960 E BYPASS ROAD | HUMBLE, TX 77338



PROPERTY OVERVIEW

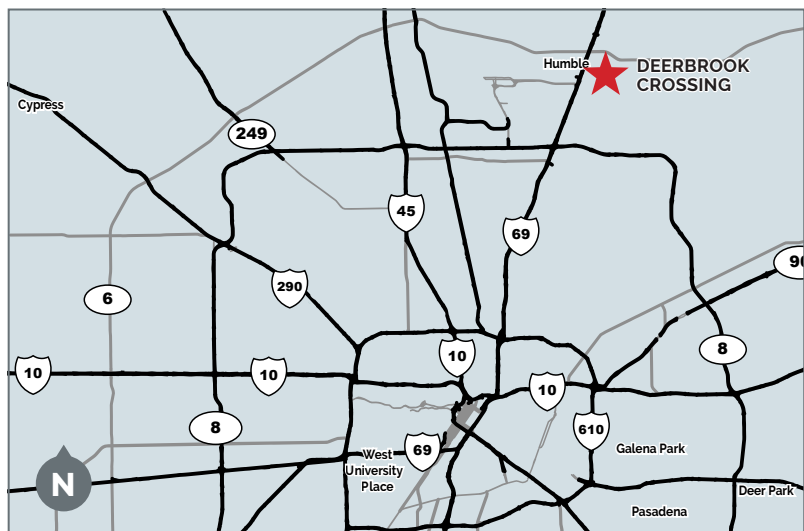
- **Location:** SEC Hwy 59 & FM 1960 E Bypass Road, Humble, TX 77338
- **Gross GLA:** 248,847 sq. ft.
- **Quick access to the City of Atascocita**
- **10 minutes to George Bush Intercontinental Airport**
- **The City of Humble is starting a \$100 million project to widen FM 1960 E from Humble to Atascocita to accommodate an additional 24,500 cars per day.**
- **Anchor tenants:** Planet Fitness, Chuck E. Cheese, 99 Cent and Furniture Town

LOCATOR MAP



TRAFFIC COUNTS	VEHICLES/DAY		
US Highway 59 (North & South)	245,101		
W. 1st Street	30,110		
Bender Avenue at FM 1960	20,200		
FM 1960 (East of US Highway 59)	47,965		

DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
Population	7,436	39,777	135,745
Population Growth	6.29%	8.51%	9.39%
Average HH Incomes	\$58,306	\$66,680	\$81,357
Households	2,923	12,509	45,780



SUITE #	RETAIL	SQ. FT.
122	O'Reilly's Auto Parts	30,706
124	Chuck E. Cheese's	18,700
140	Brick House Tavern & Tap	8,700
202A-1	Curry House	3,200
202A-2	SUPERCUTS	1,600
202C	Available	1,675
202D	Available	2,315
202E	Country Scrambled Cafe 2	3,547
202F	Available	3,120
212	Planet Fitness	30,539
216	99 Cent Only	21,800
224	Furniture Town	39,725
232	Available	13,576
232A	Crazy Hot Buys	10,500
234	Music & Arts (Guitar Center)	2,813
236A	Check N Go	1,400
236B	Available	1,015
238A	First Harvest	1,068
238B	Available	1,450
240	Captain Crawfish	3,550
244	Available	1,340
246	Available	1,065
252	CC Beauty	14,076
254A	Katy Primary Clinic	803
256	Cosmic Air	20,880
258A	Fast Signs	1,837
258	Galaxy Smoothie	1,110
260	Pancho's Mexican Buffet	6,000
262	Available	3,074





Deerbrook Mall

AMC THEATRES ZALES THE DIAMOND STORE™
 JCPenney aerie
 macy's Bath & Body Works
 sears Dillard's
 DICK'S SPORTING GOODS

BEST BUY ULTA
 Marshalls
 Party City
 OLD NAVY
 WORLD MARKET
 BED BATH & BEYOND
 PETSMART
 Office DEPOT

ROSS DRESS FOR LESS™
 Total Wine & MORE
 BOOT BARN

Wendy's
 verizon
 LONGHORN STEAKHOUSE
 T-Mobile

Walmart
 Kroger
 Sams Club
 FITNESS CONCEPT

RAC RESTAURANT & BAR
 Tuesday Morning
 Schlotzsky's Deli
 OUTBACK STEAKHOUSE
 DOLLAR TREE

DEERBROOK CROSSING

Michaels
 five BELOW DSW
 Conn's DXL MEN'S APPAREL
 petco

at home

Academy SPORTS+OUTDOORS
 Burlington

O'Reilly AUTO PARTS
 Planet Fitness
 FASTSIGNS
 FURNITURE TOWN

Gordon FOOD SERVICE
 SUBWAY DOLLAR GENERAL
 Harbor Freight Tools
 Pizza Hut
 Firestone

MEMORIAL HERMANN Northeast

Urban Air Trampoline and Adventure Park

Memorial Hermann Northeast Hospital

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