

for lease

The Commons at Deerbrook

9550 - 9701 FM 1960 Bypass Road West | Humble, TX 77338

Prime Retail Location on FM 1960 in Humble Across from Deerbrook Mall, Walmart & Kroger



CHANCE ATKINS

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property highlights

The Commons at Deerbrook

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- 25,342 SF former movie theater can be subdivided and/or adapted for other business uses
- Second generation retail and office-service spaces available for immediate occupancy
- High traffic intersection with over 51,000 vehicles per day and surrounded by national retailers including Sam's Club, Kroger, Walmart, Academy, At Home, Burlington & Michael's

Premises

- **Total SF:** 180,000
- **SF Available:** 64,255

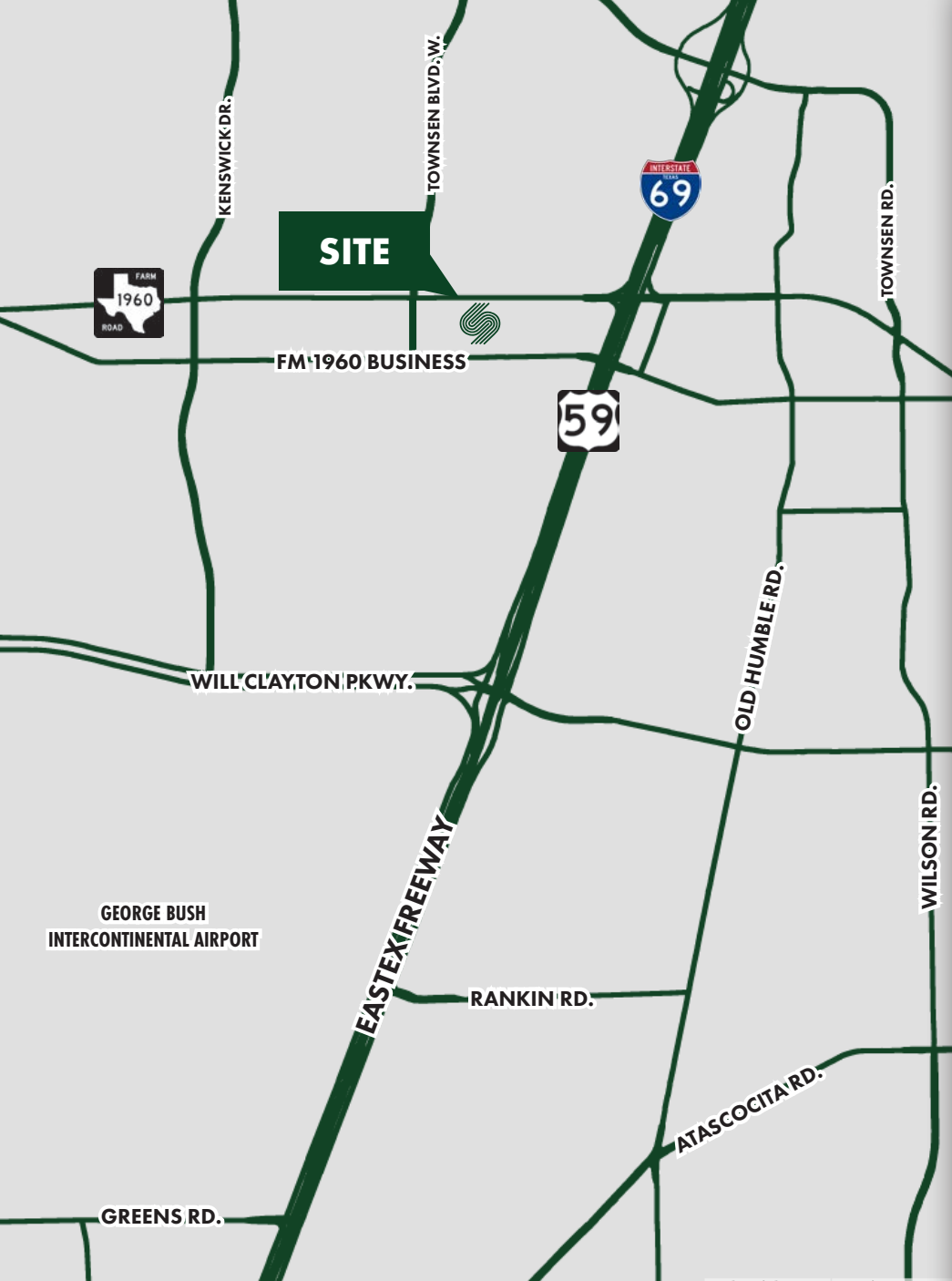
Rent: Call for pricing

NNN Rent: \$5.49 PSF

CAM: \$2.25 PSF

TAX: \$2.57 PSF

INS: \$0.67 PSF



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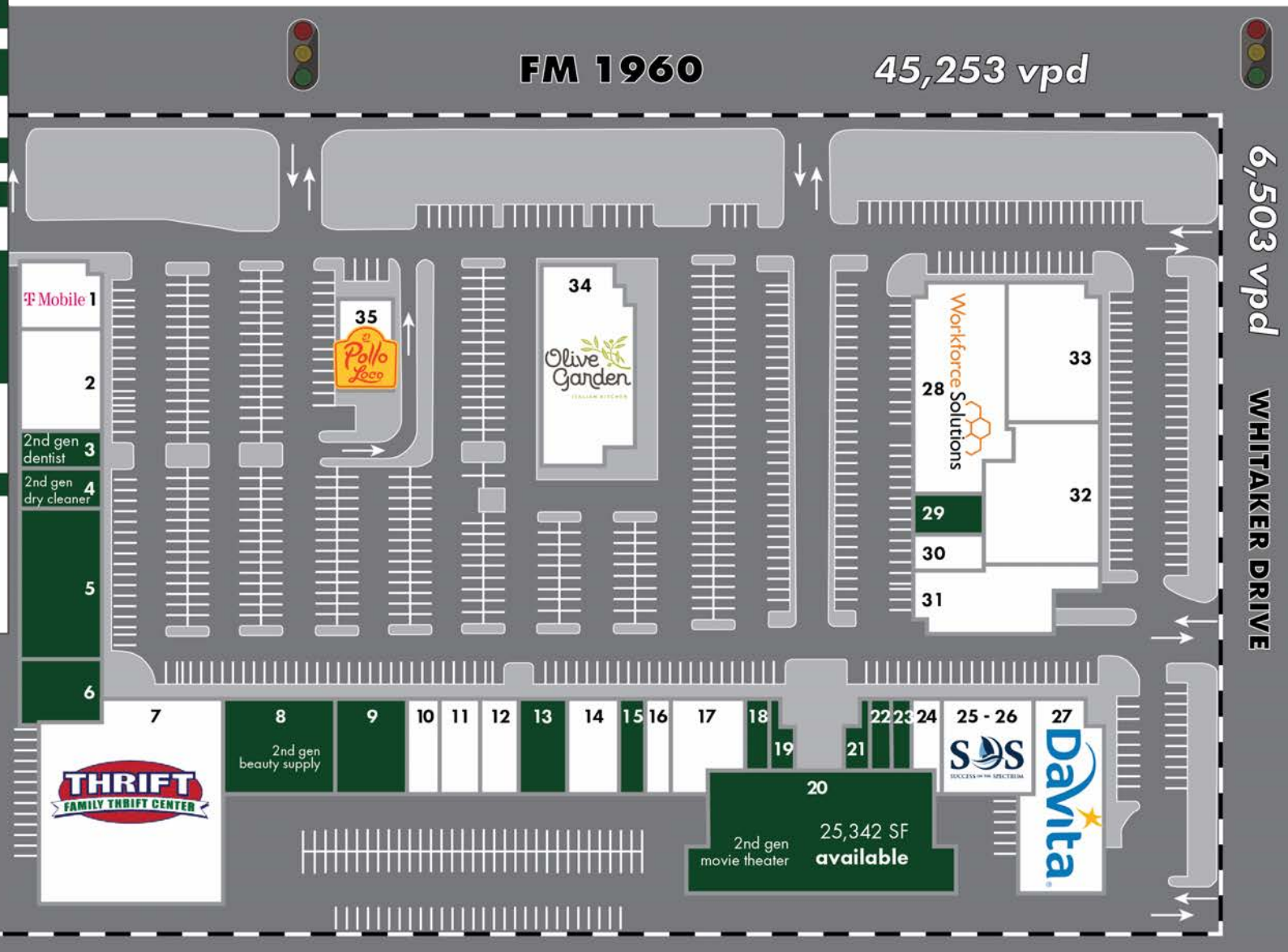
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Suite	Tenant	SF
1	T-Mobile	
2	Japanese Steak House	
3	AVAILABLE - Ste. 9560	2,100
4	AVAILABLE - Ste. 9562	2,110
5	AVAILABLE - Ste. 9574	8,350
6	AVAILABLE - Ste. 9586	3,920
7	Family Thrift Center	
8	AVAILABLE - Ste. 9594/9602	6,416
9	AVAILABLE - Ste. 9604	4,350
10	China River Restaurant	
11	SAS Shoes	
13	AVAILABLE - Ste. 9610	3,300
14	Blood Center	
15	AVAILABLE - Ste. 9616B	1,125
16	Foot Spa	
17	Monk's Indian Bistro	
18	AVAILABLE - Ste. 9628	1,050
19	AVAILABLE - Ste. 9628B	930
20	AVAILABLE - Ste. 9630	25,342
21	AVAILABLE - Ste. 9634	1,180
22	AVAILABLE - Ste. 9636	1,000
23	AVAILABLE - Ste. 9638	982
24	Nail Salon	
25-26	Success on the Spectrum	
27	Davita Dialysis	
28	Workforce Solutions	
39	AVAILABLE - Ste. 9680	2,100
30	Hear USA	
31	CenterWell Primary Care	
32	Medical Supply	
33	Patron Grill	
34	Olive Garden	
35	El Pollo Loco	



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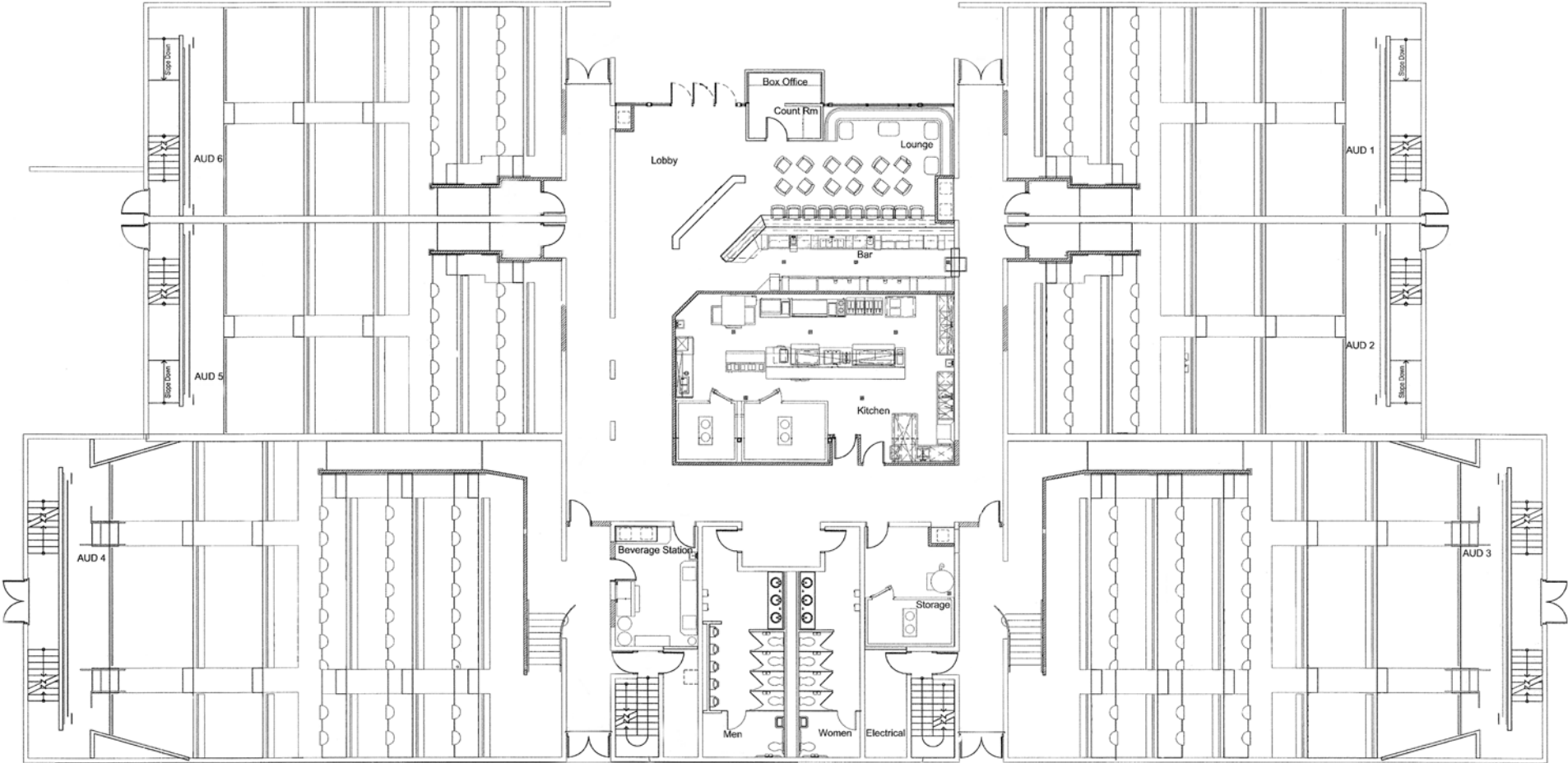
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suite 9630 floorplan

25,342 SF
former 6-screen movie theater with bar & kitchen



first floor

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suite 9630 photos

25,342 SF
former 6-screen movie theater with bar & kitchen



bar area at entrance



main kitchen



1 of 6 auditoriums



behind bar area

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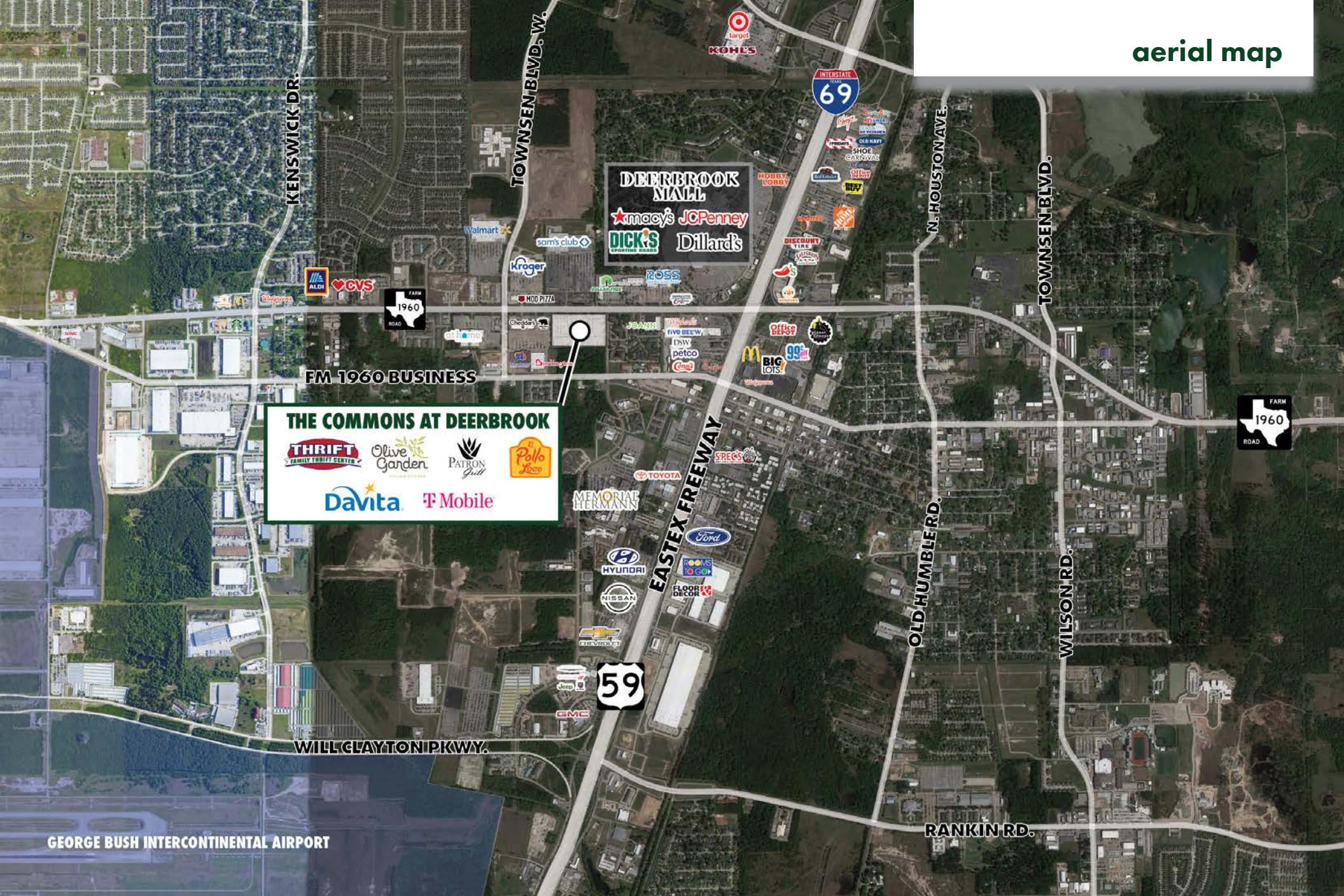
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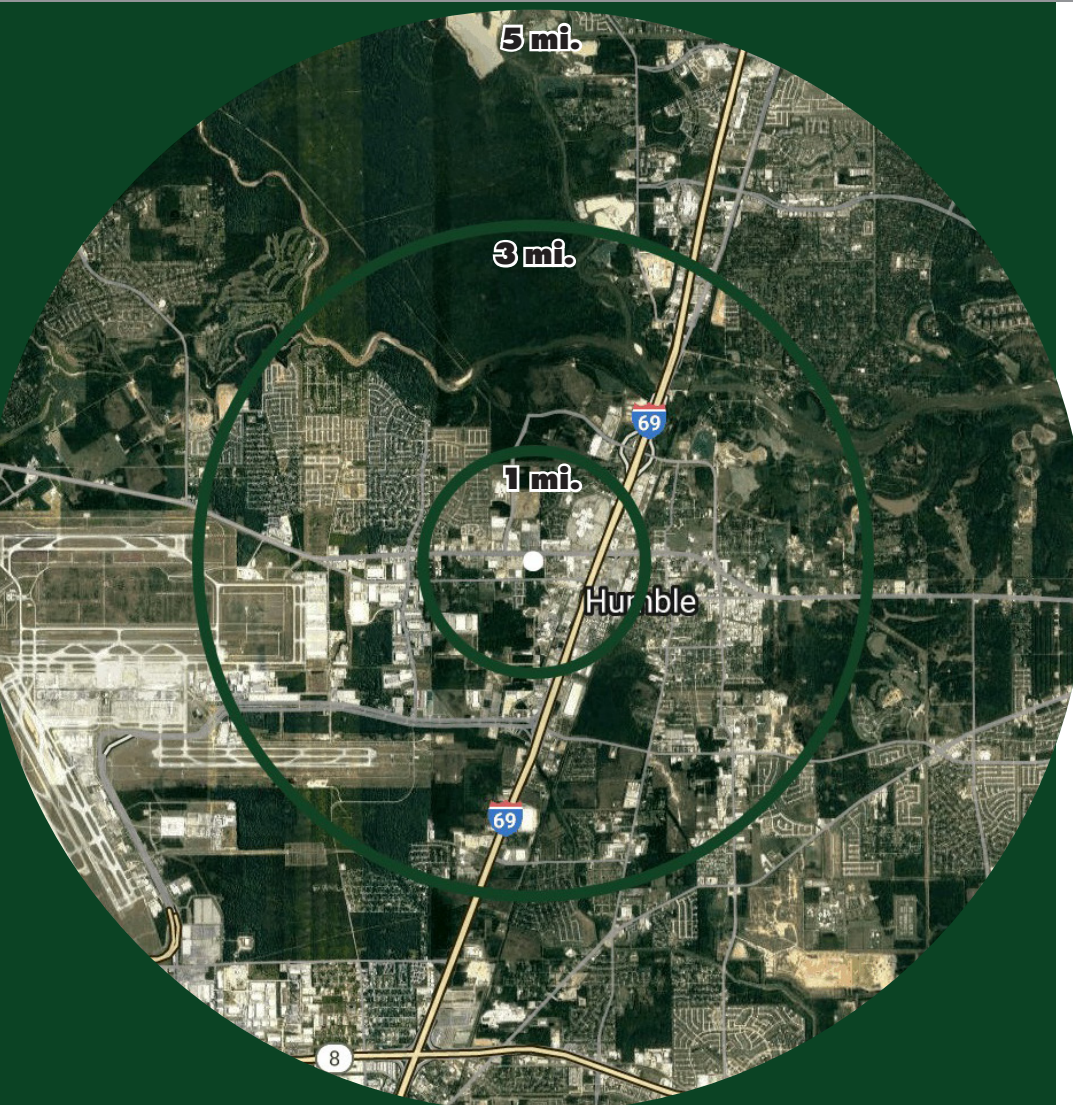
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population	1 mi	3 mi	5 mi
Total Population	8,943	45,507	123,709
Median Age	33.5	32.1	32.6

households	1 mi	3 mi	5 mi
Total Households	3,424	15,566	41,922
Est. Average Household Size	2.52	2.88	2.86
Est. Average Household Income	\$59,084	\$72,879	\$84,655
Median Home Value	\$185,944	\$161,688	\$193,313

race	1 mi	3 mi	5 mi
White	26.4%	26.9%	33.8%
Black or African American	35.3%	32.6%	30.1%
Asian	4.5%	3.3%	3.7%
Hawaiian or Pacific Islander	1.1%	1.1%	0.6%
American Indian or Alaska Native	1.6%	1.1%	1.0%
Other	8.3%	9.7%	7.9%
Two or More	22.7%	25.3%	22.9%

ethnicity	1 mi	3 mi	5 mi
Hispanic	37.4%	42.3%	37.4%

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chance Atkins	667140	chance@sturbridgecre.com	713.543.0025
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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