



CHASE BANK BUILDING

19747 U.S. Highway 59 N., Humble, TX

Value-add investment opportunity
chase-bank-building.com

**AVISON
YOUNG**

Property highlights



Atrium style lobby building



Full-service bank & an eight-lane drive-up motor bank with freestanding ATM



Stair step architectural design with balconies on the freeway facing side of the building



Settled within the Class A shopping center, Humblewood Shopping Center



Ample parking



Manicured landscaping

Property statistics

Address	Chase Bank Building 19747 U.S. Highway 59 N. Humble, TX
Property Size	+/- 46,883 sf
Site Size	+/- 2.81 acres
Class	B
Number of Stories	4
Year Built/Renovated	1983/2003/2023
Percent Leased	89.9%
Parking	4.57/1,000
Submarket	Kingwood/Humble



Value-add investment opportunity

- Anchored by a long term, credit anchored tenant, J.P. Morgan Chase Bank, with options to renew through 2041.
- Currently 89.9% occupied by nineteen tenants with a remaining weighted average lease term of +/- 2.64 years.
- Strong lease-up potential as indicated by new leases, renewals, and/or expansions signed for all tenants since 2018.
- Assured cash flow growth through \$0.50+ PSF contractual rent increases in 70% of the leases.



Prime Northeast Houston location



Excellent visibility and freeway exposure with a traffic count over 170,000 cars per day.



Premier location at the area's major north-south and east-west traffic arteries intersection of U.S. Highway 59 N. (Eastex Freeway) and FM 1960.



Located directly across from Deerbrook Mall.

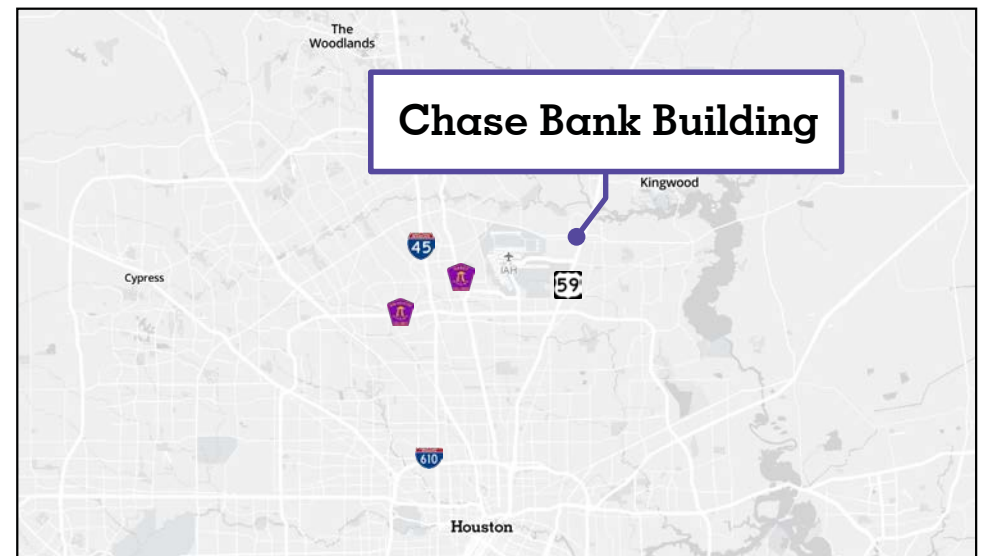
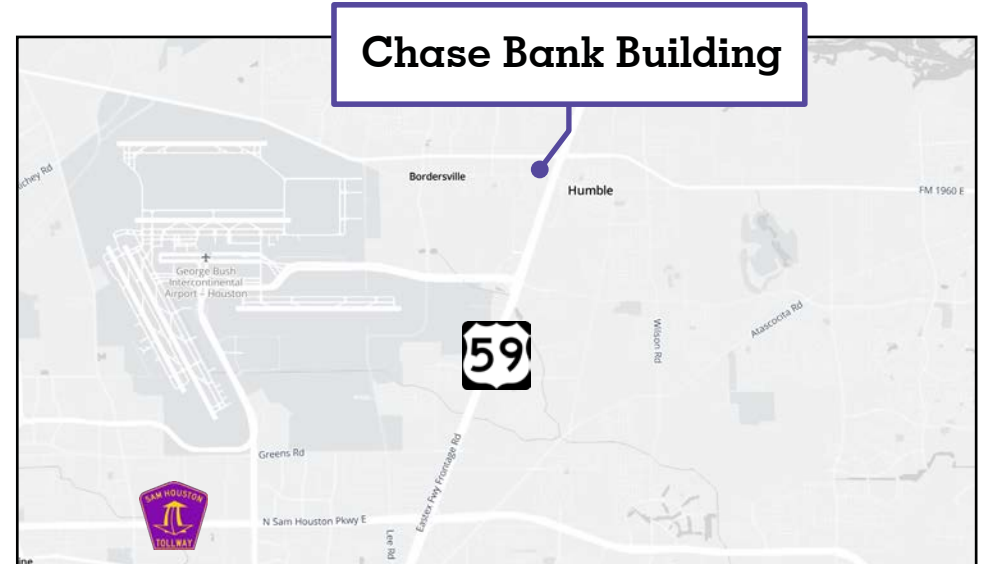


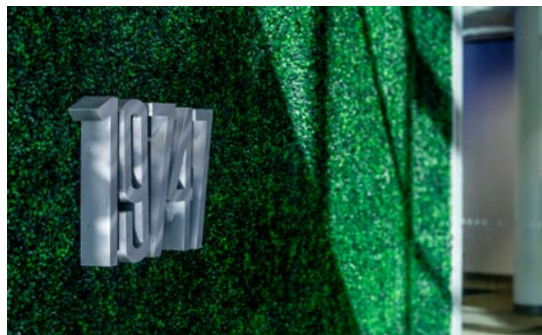
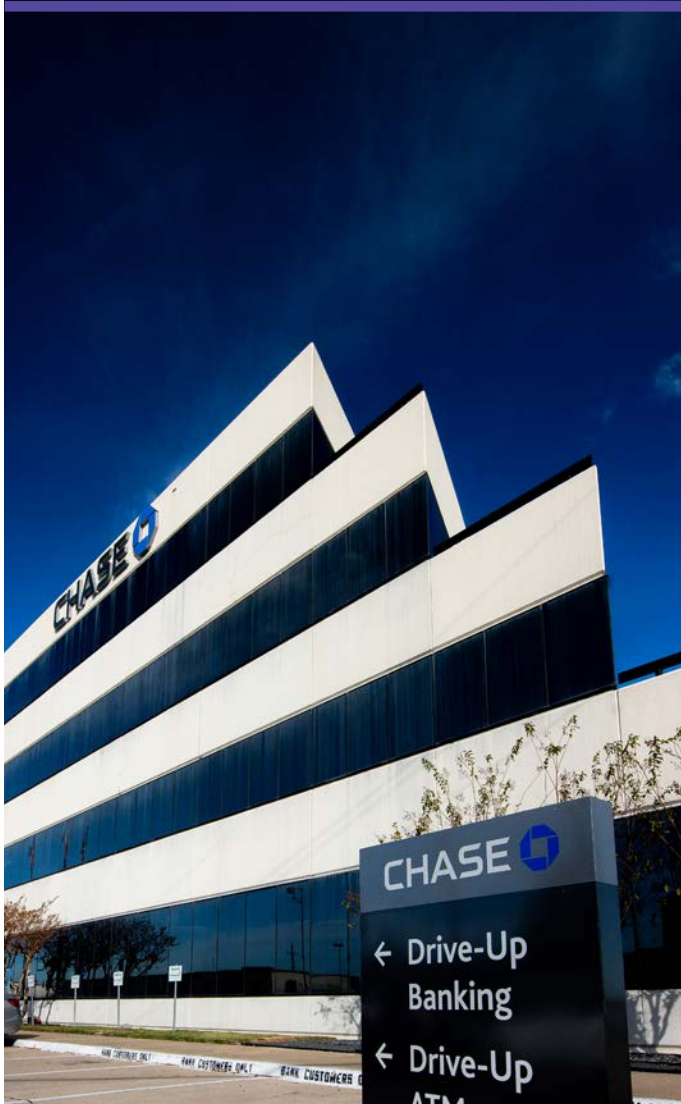
Just ten minutes from Beltway 8 and Bush Intercontinental Airport.



Offers tenants excellent accessibility to the area's revitalized retail and commercial developments including numerous "A" listed national retail stores, restaurants, banks, hotels, movie theaters and residential communities.

Location maps





If you would like more information on this offering, please get in touch.

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Drone video

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