

DEERBROOK MALL RING ROAD RETAIL

20135 US-59, Humble, TX 77338



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Read King
Commercial Real Estate

Deerbrook Mall Ring Road Retail – Property Information

Property Highlights

- **100% LEASED RETAIL CENTER**
- Located at the entrance of the Deerbrook Mall at the intersection of I-69/US 59 & FM 1960 with ± 167,124 VPD
- Easy access from I-69/US 59 (via southbound feeder road) and FM 1960 (via Deerbrook Mall ring road)
- Monument signage available (double sided)
- Approximately 5 miles from George Bush Intercontinental Airport (IAH)
- Surrounded by national resellers including Walmart, Sam's Club, Academy, Target, Best Buy, and more
- Dense surrounding residential population with continued growth throughout the Northeast Houston Market



	1 MILE	3 MILES	5 MILES
 2026 Population	4,994	43,409	111,397
 2026 Households	2,124	15,366	49,929
 Est. Average HH Income	\$72,092	\$87,275	\$105,847
 2026 Total Daytime Pop.	19,771	58,684	43,933

TOWNSEN
7,395 PROPOSED UNITS
1,456 ACTIVE DEVELOPMENTS

KENSWICK
1,355 UNITS

NORTHSHIRE
348 UNITS

Deerbrook Mall Ring Road Retail

50,068 VPD

167,124 VPD

523 UNITS LAKEWOOD/FORREST COVE

340 UNITS KINGWOOD PLACE

41 UNITS BELLEAU WOOD

928 UNITS WOODLAND PINES

348 UNITS BLACKSTONE CREEK

1,999 UNITS ATASCOCITA FOREST

2,202 RESIDENTS LAKELAND

124 UNITS MEMORIAL GLEN

428 UNITS HARMONY COVE

192 UNITS NORTH HOLLOW ESTATES

289 UNITS LAUREL PLACE

180 UNITS VILLAGES AT TROUP

134 UNITS RAMBLEWOOD

2,223 UNITS DEERBROOK ESTATES

449 UNITS SADDLE RIDGE

2,114 UNITS FOXWOOD

869 UNITS CYPRESSWOOD POINT

95 UNITS OAK HILL ESTATES

95 UNITS AMBERWOOD

348 UNITS BARRINGTON

340 UNITS KINGWOOD LAKES VILLAGE

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Shadow-Anchored by Deerbrook Mall | ±4.9 Million Visits (2025)



Visibility & Signage

Front Visibility



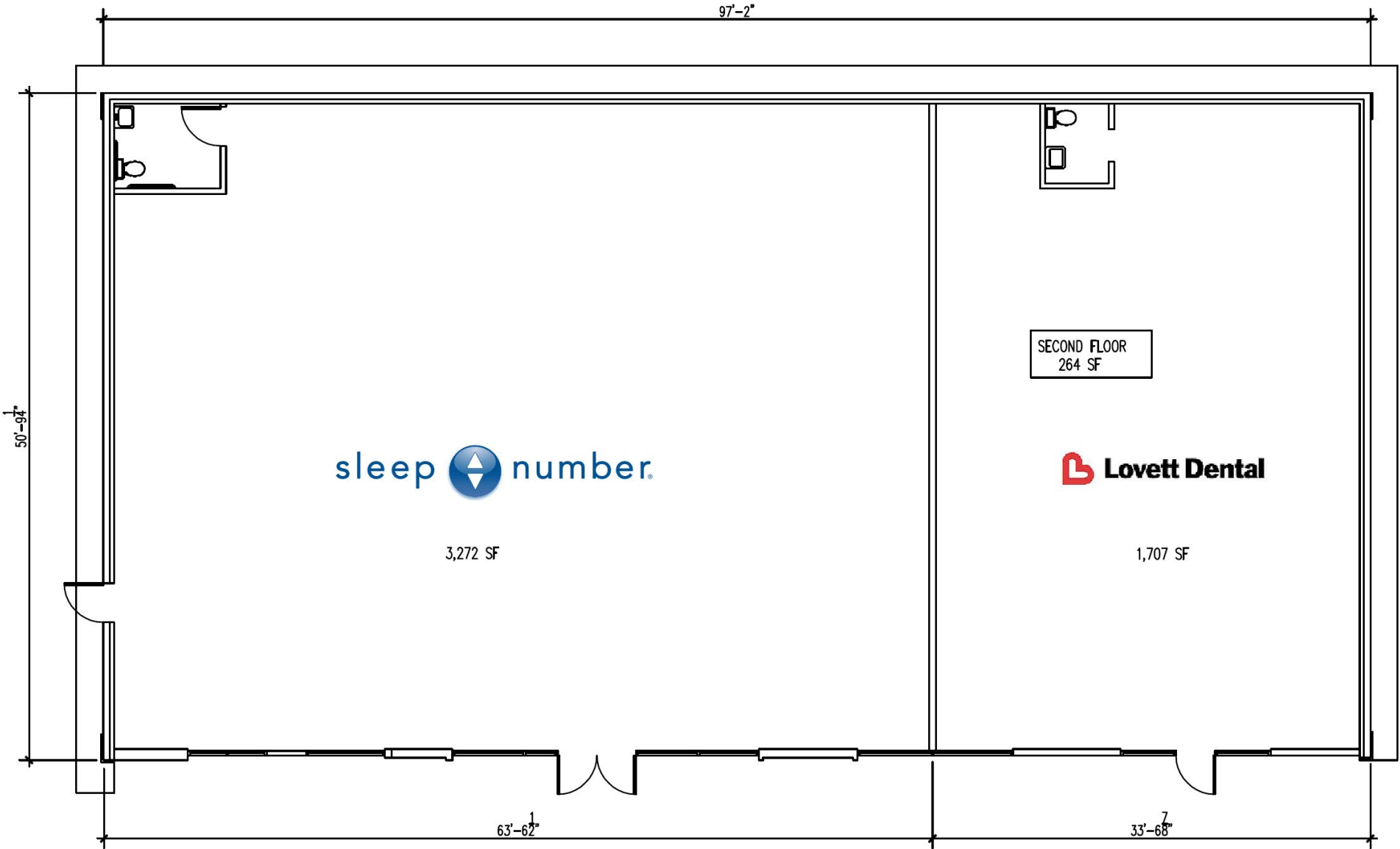
Monument Signage (Double-Sided)



Back Visibility from I-69/US 59



Deerbrook Mall Ring Road Retail – Site Plan





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
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

IABS 1-0

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