



**Deerbrook Mall**

BARNES & NOBLE   zumiez   CHAMPS SPORTS  
 VICTORIA'S SECRET   Dillard's  
 sears   ALDO  
 JAMES AVERY   aerie   salons by jc  
 JOURNEYS   AMERICAN EAGLE  
 CHARLEYS   FOREVER 21   DICK'S SPORTSWEAR  
 T   sunglass hut   VITAMIN WORLD

LAZBOY  
 verizon  
 sleep number

LONGHORN STEAKHOUSE

HOOTERS  
 DISCOUNT TIRE

SALT GRASS STEAK & HOUSERS

Super 8 BY WYNDHAM

PAPA JOHN'S

**Humblewood Center**

MATTRESS FIRM  
 five BELOW  
 Conn's HomePlus   petco

JARED

SMOOTHIE KING

PAPPAS BAR-B-Q

**Deerbrook Corner**

Pepperoni's   Ashley HOMESTORE  
 POPEYES

SITE

**Deerbrook Crossing**

SUPERCUTS   pf  
 FASTSIGNS   CHUCK E. CHEESE   99¢ ONLY STORES

FARM ROAD 685

50,653 VPD

Service King COLLISION

Dominos

# 2.87 AC PAD SITE - HUMBLE

NWC OF FM 1960 ROAD E AND EASTWAY VILLAGE DRIVE | HUMBLE, TEXAS

**2.87-ACRE PAD SITE AVAILABLE**



# PROJECT HIGHLIGHTS

## 2.87 AC Pad Site - Humble

NWC OF FM 1960 ROAD E AND EASTWAY VILLAGE DRIVE  
HUMBLE, TEXAS

- 2.87-AC pad site available
- Existing building on site can be used
- Surrounded by strong retailers and Deerbrook Mall
- Near intersection of Hwy 59 and FM 1960
- Ideal for bank, restaurant, medical or retail



### TRAFFIC COUNTS

**50,653 VPD** on FM 1960 Bypass Road  
**178,423 VPD** on I-69



### \$94K AVG HHI

within 5 miles



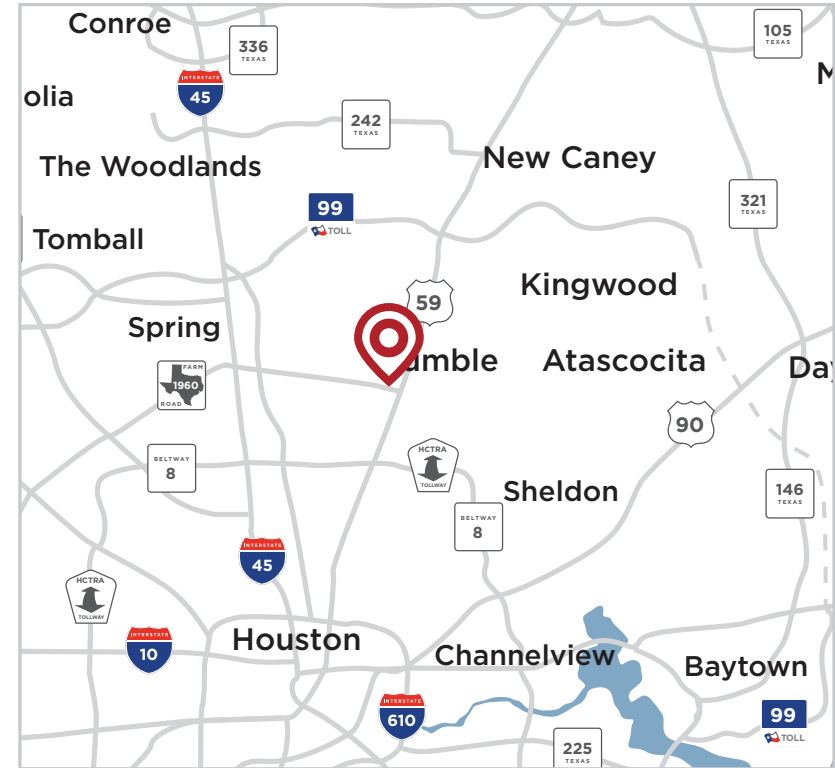
### 148,820 CURRENT POPULATION

within 5 miles



### 17% POPULATION GROWTH

from 2020 - 2022 within 3 miles



### MAJOR AREA RETAILERS

DEERBROOK  
MALL



HUMBLEWOOD CENTER | DEERBROOK MARKETPLACE  
DEERBROOK CROSSING | DEERBROOK CORNER

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# DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 09/22



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POPULATION	2 MILES	3 MILES	5 MILES
Current Households	9,265	17,342	51,769
Current Population	24,194	48,655	148,820
2020 Census Population	20,980	41,642	142,090
Population Growth 2020 to 2022	15.32%	16.84%	4.74%
2022 Median Age	32.6	32.5	32.9

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$63,889	\$75,898	\$94,031
Median Household Income	\$55,092	\$65,657	\$79,193
Per Capita Income	\$24,186	\$26,865	\$32,474

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	29.96%	30.40%	37.28%
Black or African American	34.76%	32.12%	29.37%
Asian or Pacific Islander	4.98%	4.49%	4.42%
Hispanic	38.05%	41.10%	36.49%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	29.78%	24.41%	20.72%
2 Person Households	29.93%	29.69%	30.39%
3+ Person Households	40.30%	45.90%	48.89%
Owner-Occupied Housing Units	42.73%	56.61%	62.17%
Renter-Occupied Housing Units	57.27%	43.39%	37.83%

# 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.

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

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Kevin Sims</b>	<b>515478</b>	<b>ksims@newquest.com</b>	<b>(281)477-4366</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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