



FOR SALE OR LEASE | FORMER TOYS R US | HUMBLE | 20450 US-59, HUMBLE, TX 77338

Features

- Stand-alone outparcel building located within Deerbrook Marketplace Shopping Center
- 46,683 SF building on approximately four acres
- Located across the highway from Deerbrook Mall
- 223 parking spaces with 198 feet of frontage
- Great visibility and access from US-59

FOR SALE OR LEASE

**AVAILABLE SF: 46,683
CONTACT FOR MORE INFORMATION**

Traffic Counts

I-69	172,149 VPD
TOWNSEN BLVD	20,969 VPD

Demographics

	YEAR: 2020	1-MILE	3-MILE	5-MILE
POPULATION		2,969	39,629	137,166
POPULATION GROWTH 2019-2024		16.2 %	9.9 %	9.2%
DAYTIME POPULATION		9,208	50,866	133,491
AVERAGE HOUSEHOLD INCOME		\$69,774	\$71,986	\$87,875

James Namken

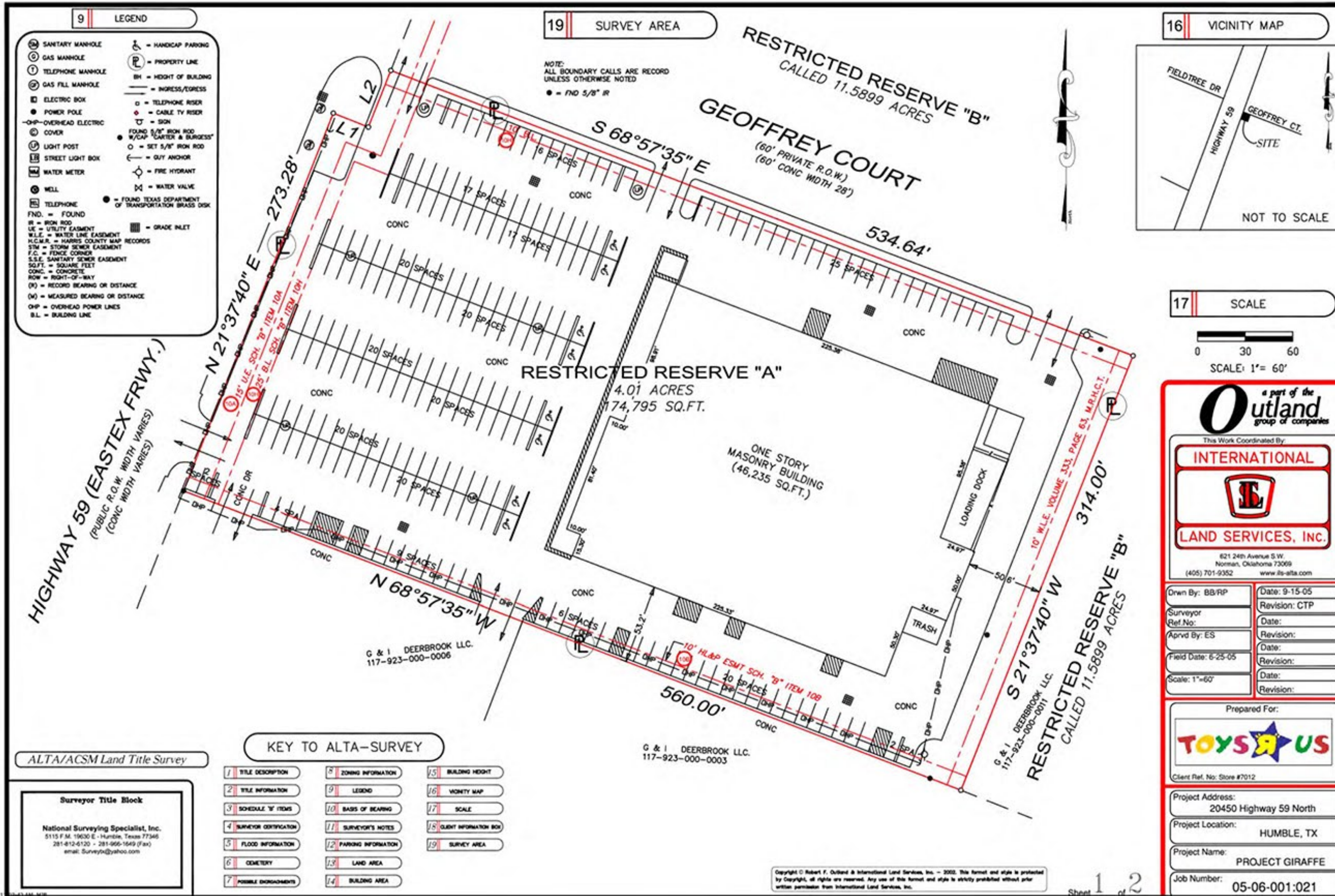
Senior Vice President
713.781.7111
jnamken@weitzmangroup.com

Kyle Knight

Senior Vice President
713.781.7111
kknight@weitzmangroup.com

Area Retailers & Businesses





a part of the
Outland
group of companies

This Work Coordinated By:

INTERNATIONAL

LAND SERVICES, INC.

621 24th Avenue S.W.
Norman, Oklahoma 73069
(405) 701-9352 www.its-ata.com

Drawn By: BB/RP	Date: 9-15-05
Surveyor	Revision: CTP
Ref No:	Date:
Apvd By: ES	Revision:
Field Date: 6-25-05	Date:
Scale: 1"=60'	Revision:
	Date:
	Revision:

Prepared For:

TOYS R US

Client Ref. No: Store #7012

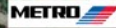
Project Address: 20450 Highway 59 North
Project Location: HUMBLE, TX
Project Name: PROJECT GIRAFFE
Job Number: 05-06-001:021

Single Family
Residential
225 Homes



KOHL'S

20,969 VPD



17,114 VPD

Eastway Vig Dr

Townsen Blvd

N Houston Ave



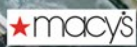
Eastex Fwy

172,149 VPD

SITE



Deerbrook Mall



HOBBY LOBBY

chairking

Hampton

FAIRFIELD

COUNTRY

Pier1

ULTA

KIRKLAND'S

PartyCity

Champs

JoJo's

PETSMART

BED BATH & BEYOND

OLD NAVY

SHOE CARNIVAL

rue21

FRIDAYS

AMERICA'S BEST

LifeWay

Deerbrook Marketplace

Marshalls

WORLD MARKET

buybuy BABY

Office DEPOT

RED LOBSTER

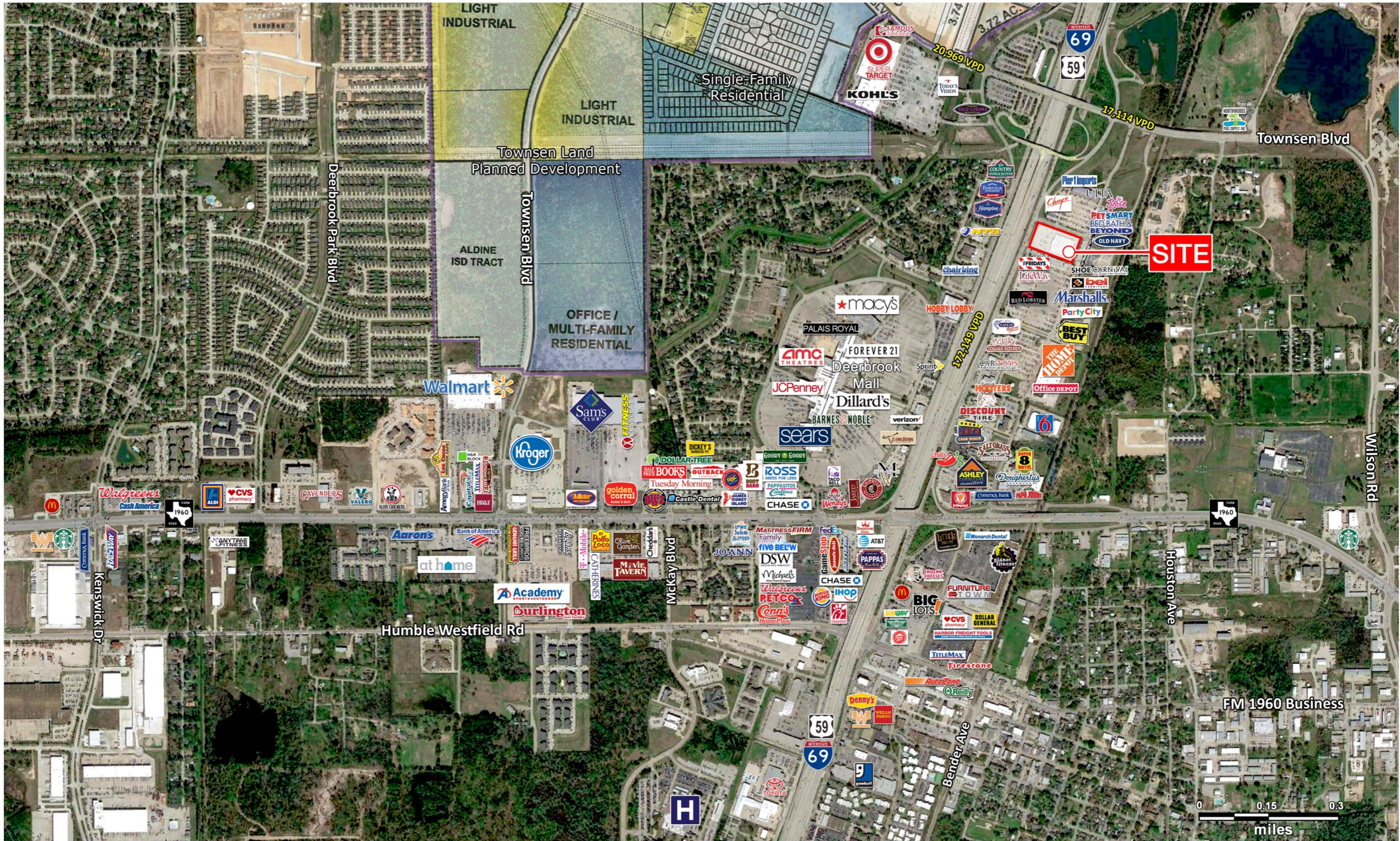
CAFEAL

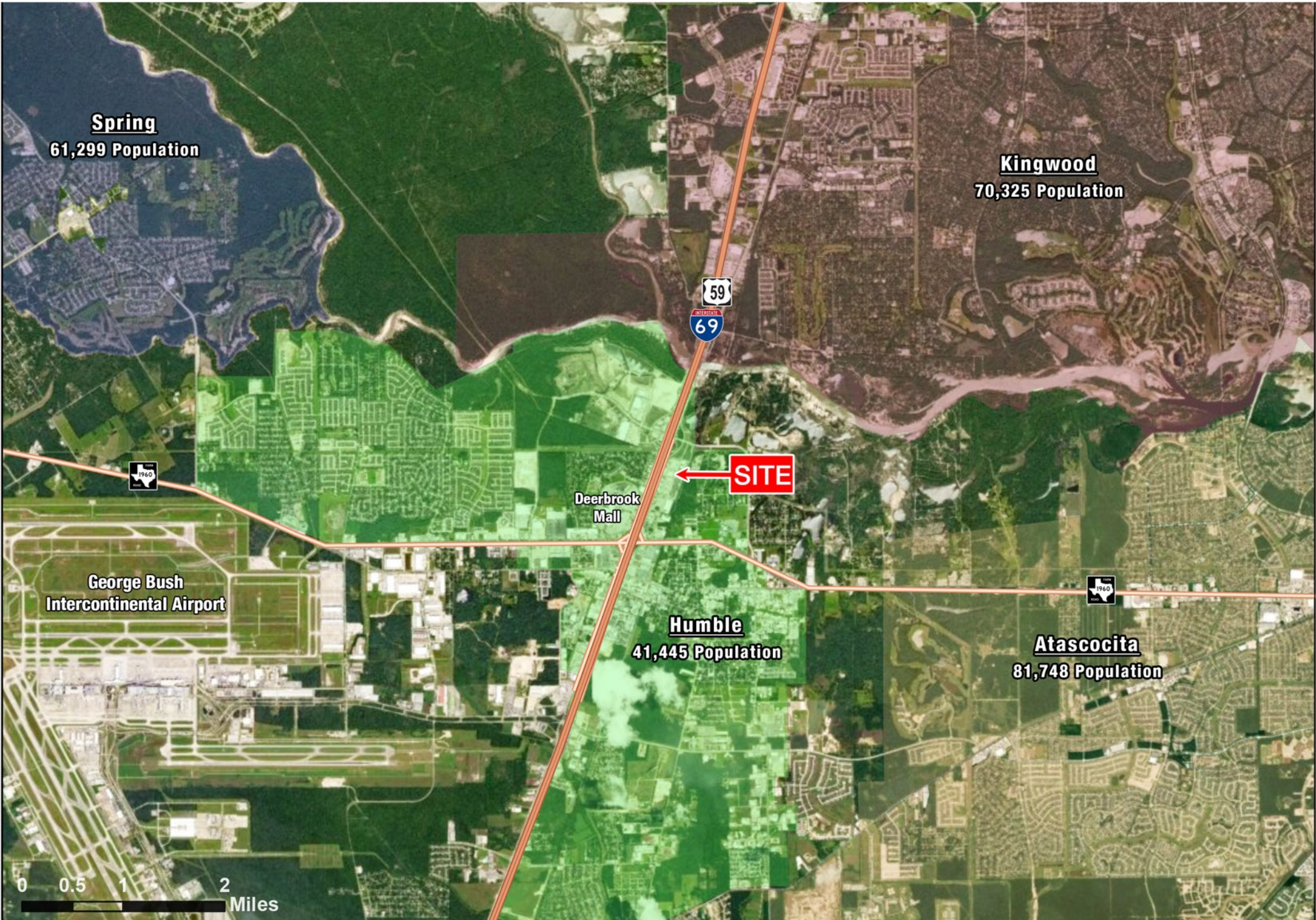
Dimassi's

BEST BUY

THE HOME DEPOT

0 0.05 0.1 0.2 Miles





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 on 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

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Robert E. Young, Jr.

Designated Broker of Firm

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713-980-5622

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date