

FOR SALE

20121 HIGHWAY 59 N

*Freestanding 10,766 SF building on a 40K SF Lot at
Deerbrook Mall, Humble Tx*



FREE STANDING BUILDING *FOR SALE*

PRICE
\$2,200,000

UNIT SIZE
10,766 SF

HIGHLIGHTS

Apex Realtors is proud to present 20121 Highway 59 N, a premier retail asset strategically located in the heart of Humble, TX.

The property consists of a 10,677 SF building on 40,075 SF of land and is currently occupied by Space City Gym, a local fitness operator.

Positioned just off Highway 59 and FM 1960, the site offers exceptional visibility, high traffic counts, and direct access to one of Houston's busiest retail and entertainment corridors.

- Prime Location: Anchored in Humble's thriving retail hub, surrounded by national retailers, dining, and entertainment.
- Repurpose Value-Add Upside: Currently on a month-to-month lease; the property can be repurposed for any business use.
- Strong Market Fundamentals: Dense population base, robust traffic volumes, and proximity to one of Houston's busiest retail sectors.



INVESTMENT HIGHLIGHTS

10,600 SF Freestanding Building | Deerbrook
Mall Outparcel

- Prime Location: 0.92-acre outparcel directly adjacent to Deerbrook Mall with immediate access to FM 1960 & US-59/I-69 (±39K VPD & ±167K VPD).
- Strong Tenant & Value-Add: Occupied by Space City Gym with a month to month lease, offering anyone to come in and completely repurpose the entire building to any business need.
- Retail Power Hub: Surrounded by top national brands including Walmart, Home Depot, Sam’s Club, Total Wine, and Chick-fil-A within a high-density retail corridor.
- Robust Demographics: Household incomes of \$77K-\$90K and total consumer spending up to \$1.3B within a 5-mile radius.
- Market Strength: Centralized commercial hub of Northeast Harris County with 13K-51K daytime employees and proximity to George Bush Intercontinental Airport.





DEERBROOK MALL



DEERBROOK MARKETPLACE



TOWNSEN CROSSING



20121 HIGHWAY 59 N HUMBLE, TX 77338



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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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov