

deerbrook MARKETPLACE

DEERBROOK MARKETPLACE OFFERS A VALUE-ADD OPPORTUNITY
INTO A HIGH QUALITY POWER CENTER



INVESTMENT SUMMARY

JLL is pleased to offer the opportunity to acquire **Deerbrook Marketplace**, an institutionally owned and operated regional power center strategically positioned in the heart of Humble, Texas. Placed at the intersection of two of Northeast Houston's major thoroughfares, U.S. Highway 59 and FM 1960, Deerbrook Marketplace is located within the epicenter of one of Houston's strongest retail submarkets. Surrounded by a strong demographic base, the center has attracted a dedicated base of nationally recognized tenants. Deerbrook Marketplace benefits from being one of only three Power Centers in the Humble/Kingwood area, enhancing its presence in the submarket with an extremely diverse and sticky tenant base.

Deerbrook Marketplace is located within the greater Humble area at the corner of FM 1960 and U.S. Highway 59, the main and main intersection of Northeast Houston. This intersection serves the upper middle-class master-planned communities of Kingwood, Atascocita, and Humble. FM 1960 is the area's main east/west corridor and serves as a major outer loop to the Greater Houston MSA.



PROPERTY DASHBOARD

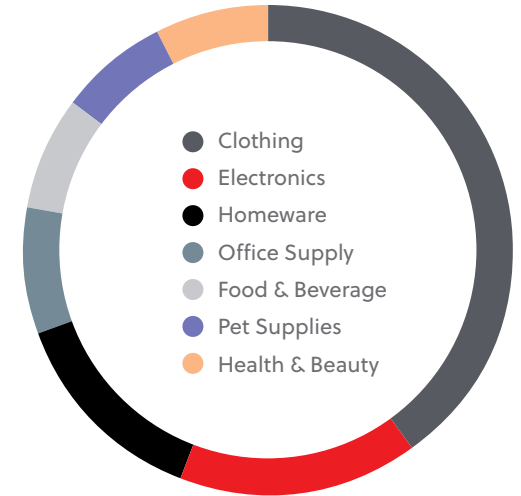
PROPERTY SUMMARY

LOCATION:	20440 U.S. 59, Humble, TX 77338
YEAR BUILT:	1994-2015
GROSS LEASABLE AREA:	360,250 SF
LAND AREA:	43.17 Acres
OCCUPANCY:	82.2%
PARKING	2,350 Spaces (6.52/1,000SF)
TRAFFIC COUNTS:	U.S. 59: 174,683 VPD
BUILDINGS	7

FINANCIAL SUMMARY

WTD. AVG. TENURE:	18.0 Years
WTD. AVG. REMAINING LEASE TERM:	5.5 Years
5-YEAR CAGR:	9.4%
10-YEAR CAGR:	5.0%
ROLLOVER SUMMARY:	
Within 3 Years of Operation:	15.2%
Within 5 Years of Operation:	33.4%

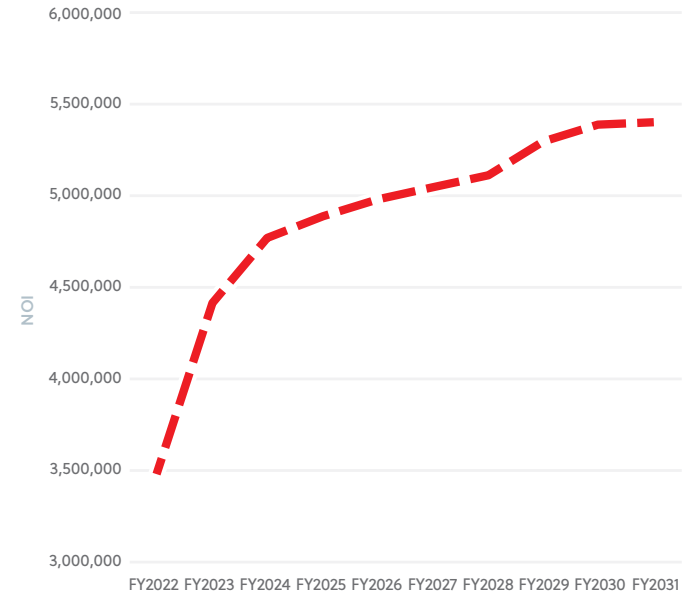
TENANT MIX



TENANT SUMMARY

TENANT	NRA	% OF PROPERTY
Amazing Lash	1,579	0.4%
America's Best	3,201	0.9%
Bed Bath & Beyond	35,000	9.7%
Best Buy	45,928	12.7%
Carter's	3,698	1.0%
Chuy's	6,500	1.8%
Cost Plus/Buy Buy Baby	55,650	15.4%
Deerbrook Dentistry	2,200	0.6%
Kirkland's	6,240	1.7%
Marshalls	30,600	8.5%
Menchie's	1,269	0.4%
Nightlight Pediatric	2,809	0.8%
OfficeMax	23,500	6.5%
Old Navy	15,000	4.2%
PetSmart	22,823	6.3%
Red Lobster	7,400	2.1%
Rue 21	4,424	1.2%
Shoe Carnival	10,000	2.8%
TGI Fridays	7,850	2.2%
Ulta Cosmetics	10,400	2.9%
VACANT	39,618	11.0%
VACANT	4,281	1.2%
VACANT	5,272	1.5%
VACANT	1,694	0.5%
VACANT	4,415	1.2%
VACANT	8,899	2.5%

TOTAL: **360,250**



INVESTMENT HIGHLIGHTS



5.5 years of in-place WALT



96% Historical Avg. Occupancy since 2013



Diverse Rent Roll of National & Regional Retailers



2.5 Million Shopping Center Visits in 2020



Opportunity to add value via lease-up



Highest Traffic Intersection in Northeast Houston with +174,000 Vehicles Per Day



The Humble/Kingwood retail market is extremely well leased with a 10-year average occupancy of 94.4%

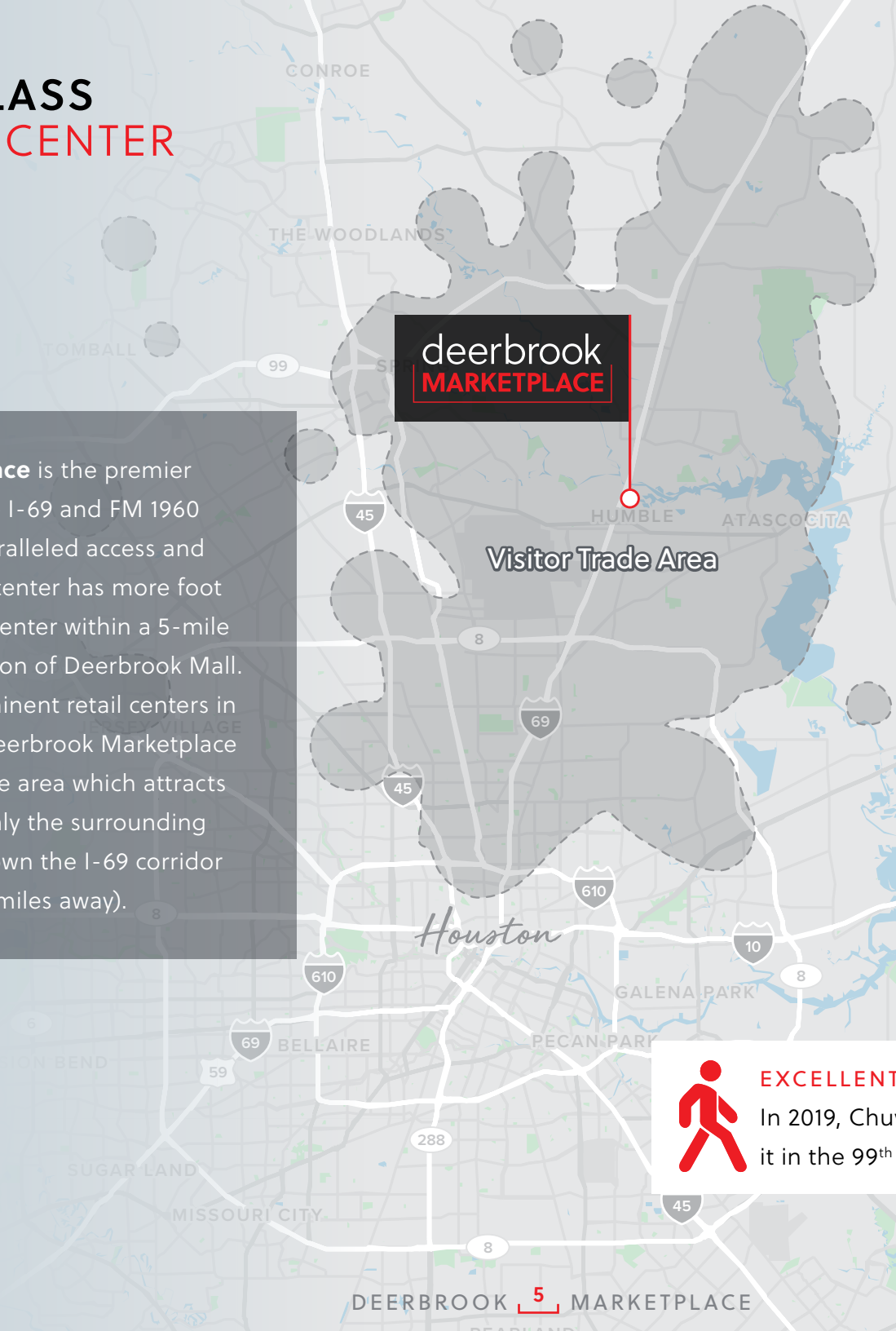


Proximity to over 142,000 residents within a 5-mile radius, up 25% since 2010



BEST-IN-CLASS SHOPPING CENTER

Deerbrook Marketplace is the premier shopping center at the I-69 and FM 1960 retail node. With unparalleled access and highway visibility, the center has more foot traffic than any other center within a 5-mile radius with the exception of Deerbrook Mall. Given the lack of prominent retail centers in Northeast Houston, Deerbrook Marketplace has an impressive trade area which attracts customers from not only the surrounding area, but also as far down the I-69 corridor as Loop 610 (nearly 14 miles away).



PLACER DATA ANALYSIS

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STATEWIDE RANKING AMONG SHOPPING CENTERS

BED BATH & BEYOND



STATEWIDE WITHIN THE CHAIN

ULTA BEAUTY



LOCALLY WITHIN THE CHAIN



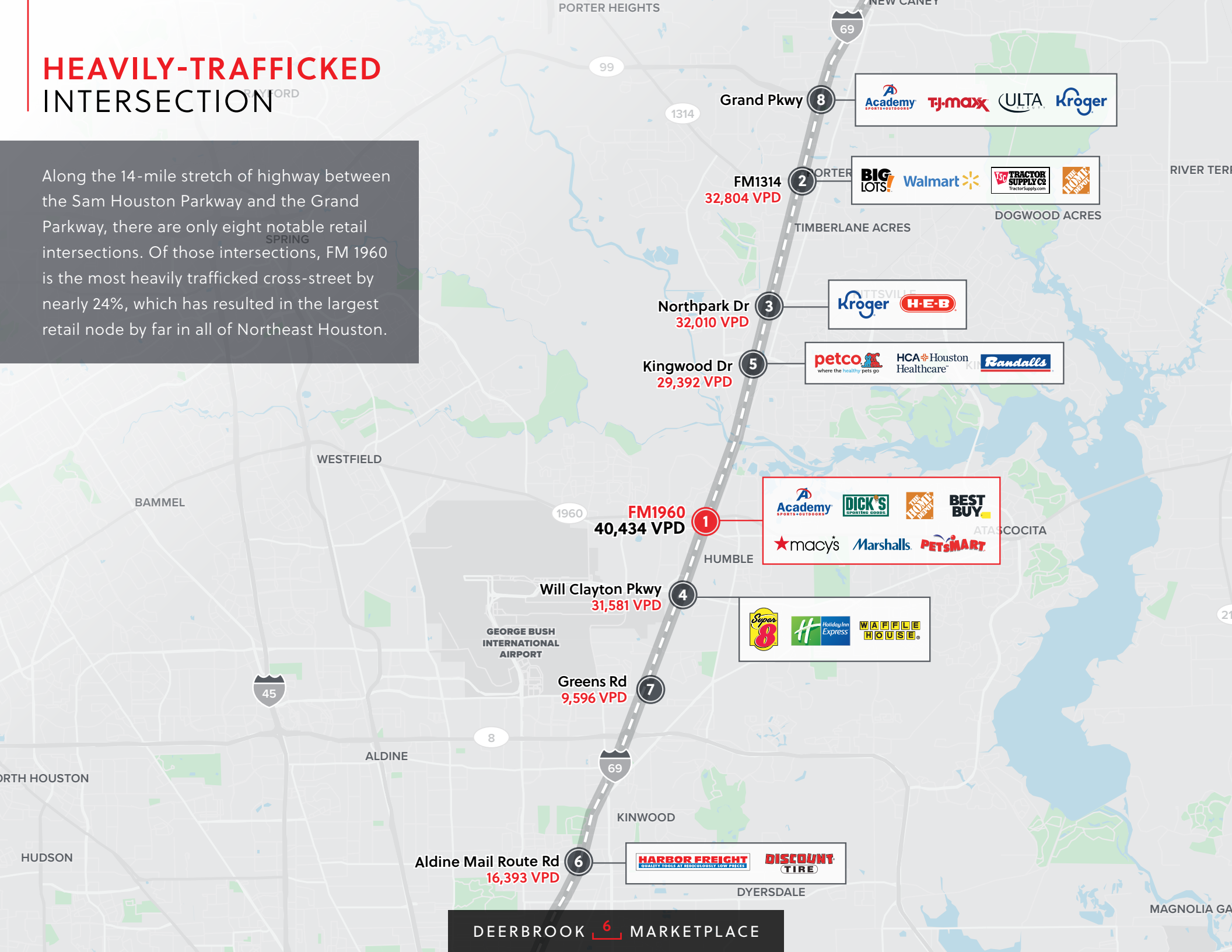
EXCELLENT TENANT FOOT TRAFFIC

In 2019, Chuy's served over 534,000 visitors placing it in the 99th percentile of Houston Restaurants

DEERBROOK **5** MARKETPLACE

HEAVILY-TRAFFICKED INTERSECTION

Along the 14-mile stretch of highway between the Sam Houston Parkway and the Grand Parkway, there are only eight notable retail intersections. Of those intersections, FM 1960 is the most heavily trafficked cross-street by nearly 24%, which has resulted in the largest retail node by far in all of Northeast Houston.



SITE PLAN



Southern Pacific Railroad

6.54 Acres Available
[please inquire]

Party City

PETS^{SMART}
22,823 SF

BED BATH & BEYOND
35,000 SF

OLD NAVY
15,000 SF

SHOE GARNIVAL
10,000 SF

miceli
4,429 SF

center's
1,694 SF

VACANT
39,618 SF

Marshalls
30,600 SF

WORLD MARKET
20,446 SF

buy buy BABY
35,204 SF

OfficeMax
21,500 SF

BEST BUY
45,928 SF

THE HOME DEPOT

KIRKLAND'S
6,240 SF

ULTA
10,400 SF

VACANT
8,899 SF

bel
FURNITURE
(FUTURE)

AMERICA'S BEST
3,207 SF

DEERBROOK
2,500 SF

TENANT
1,579 SF

NIGHTLIGHT
PEDIATRICS
2,809 SF

menchie's

Chuy's
6,500 SF

FRIDAYS
7,850 SF

VACANT
5,272 SF

VACANT
4,281 SF

RED LOBSTER
7,400 SF

ULTA

Dimessis's

RED LOBSTER

- Occupied
- Vacant
- Not A Part

Freeway Service Road



117,589 VPD

RDENS

BARRETT



142,152 Residents
[5-MILE]

BENDER SQUARE

HARBOR FREIGHT
DOLLAR GENERAL

BIG LOTS!

DEERBROOK CROSSING

planet fitness
99¢ only STORES
Office DEPOT
Furniture Town

THE HOME DEPOT

AutoZone
O'Reilly AUTO PARTS

ROOMS TO GO

FLOOR DECOR

MEMORIAL HERMANN

UNIQUE PRODUCTIONS

LONGHORN STEAKHOUSE

verizon

LABOY

Sprint

HOBBY LOBBY

NTB TIRE & SERVICE CENTERS

HUMBLEWOOD SHOPPING CENTER

Michaels petco
five BEL'W
Cruz's

JO-ANN fabrics

Burlington

Academy SPORTS+OUTDOORS

at home

Kroger

FM 1960

sam's club

Total Wine & MORE

FITNESS CONNECTION

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DEERBROOK MALL

JCPenney macy's
Dillard's AMC
BARNES & NOBLE BOOKSELLERS
DICK'S SPORTS+OUTDOORS
Starbucks

DEERBROOK SHOPPING CENTER

RAC Rent-A-Center
ROSS DRESS FOR LESS
BOOT BARN
LESLIE'S SWIMMING POOL SUPPLIES

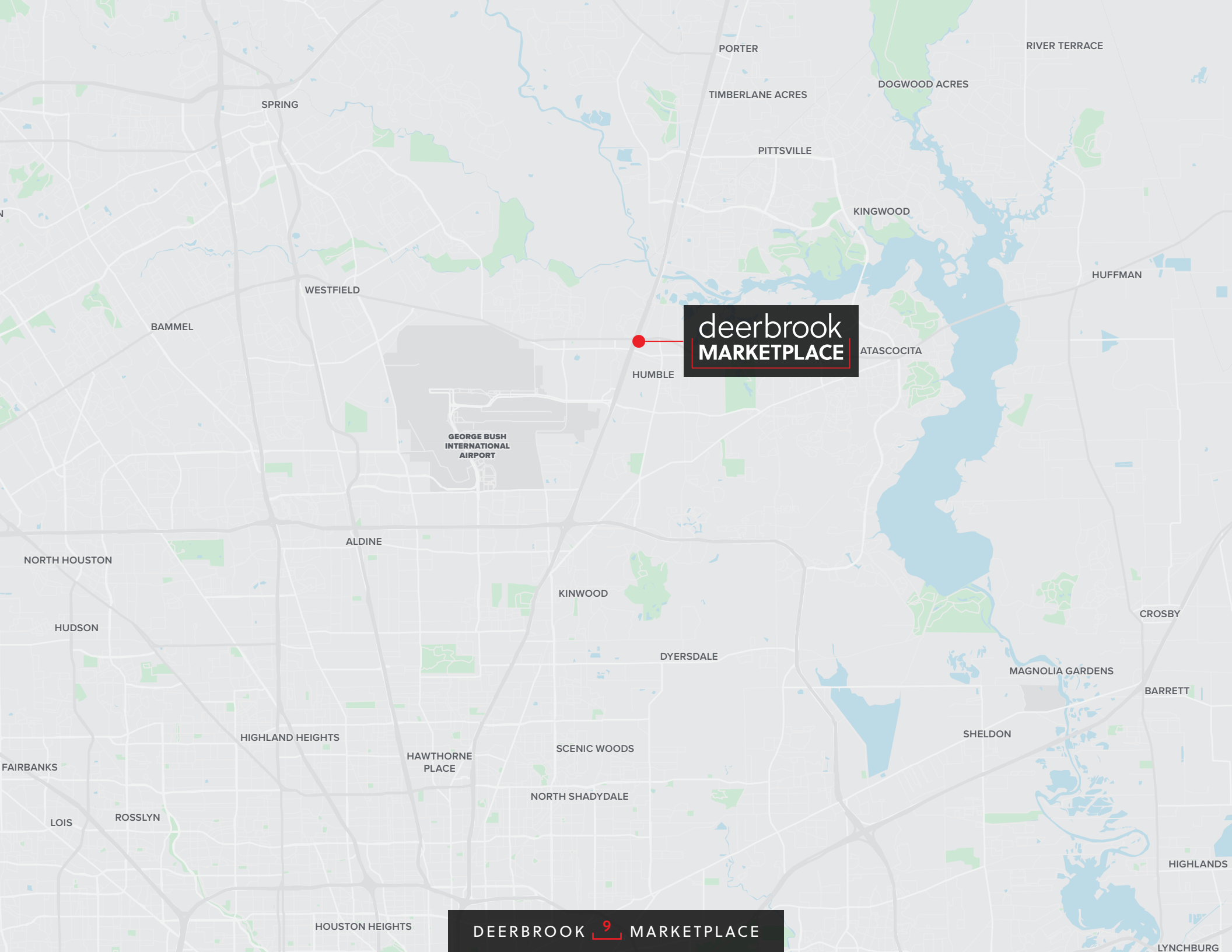


117,589 VPD

Townsen Park & Ride

Townsen-Blvd.

KOHL'S
TARGET



deerbrook
MARKETPLACE

GEORGE BUSH
INTERNATIONAL
AIRPORT

DEERBROOK 9 MARKETPLACE

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