

20155 HIGHWAY 59 N

FOR LEASE OR SALE | 10,280 SF SHOWROOM ON 0.96 ACRES | HUMBLE, TX 77338

PLEASE DO NOT DISTURB CURRENT TENANT



PROPERTY HIGHLIGHTS

- **10,280 SF** Showroom on **0.96 AC** For Lease or Sale
- Prominent Highway 59 frontage with signage opportunity providing exceptional visibility
- Anchored by Deerbrook Mall and located amongst numerous national retailers
- Active Disposable Income - **\$101,371** Average Household Income within a 5-mile radius
- **146,147** Total population within a 5-mile radius of property
- **Call broker for pricing**



IAH AIRPORT

sam's club

DEERBROOK SHOPPING CENTER

DEERBROOK MALL
+5M visitors annually

HUMBLE SHOPPING CENTER

20155 HIGHWAY 59 N

chair king
BACKYARD STORE

HOBBY LOBBY

DEERBROOK CORNER

I-10 | 136,729 VPD

DEERBROOK CROSSING

THE HOME DEPOT

FM 1960 RD | 47,593 VPD



LOCATION HIGHLIGHTS



ACTIVE DISPOSABLE INCOME
- **\$101,371** AVERAGE
HOUSEHOLD INCOME
WITHIN A 5-MILE RADIUS



\$271,750 AVERAGE
HOME VALUE WITHIN
A 5-MILE RADIUS OF
PROPERTY



DIRECT FRONTAGE
ON HIGHWAY 59
(136,729 VPD)



ACCESS TO SEVERAL
OF HOUSTON'S MAJOR
THOROUGHFARES VIA
HIGHWAY 59



146,147 TOTAL
POPULATION WITHIN
A 5-MILE RADIUS OF
PROPERTY



ABOUT THE AREA

Like many suburbs in the Houston area, **Humble** has experienced consistent population growth over the years, driven by factors such as proximity to Houston, affordable housing options, and opportunities for employment. Humble has also seen significant commercial development, particularly along major transportation corridors and near retail centers. The area is home to a number of shopping centers, restaurants, entertainment venues, and businesses, attracting both residents and visitors to the area.



| The Houston Economy

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing, and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



The Houston Story



LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



FAVORABLE TAX CLIMATE

0% State & Local income tax



HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



CRITICAL MASS OF HQS AND REGIONAL OFFICES

50+ corporate headquarters relocations since 2017



MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

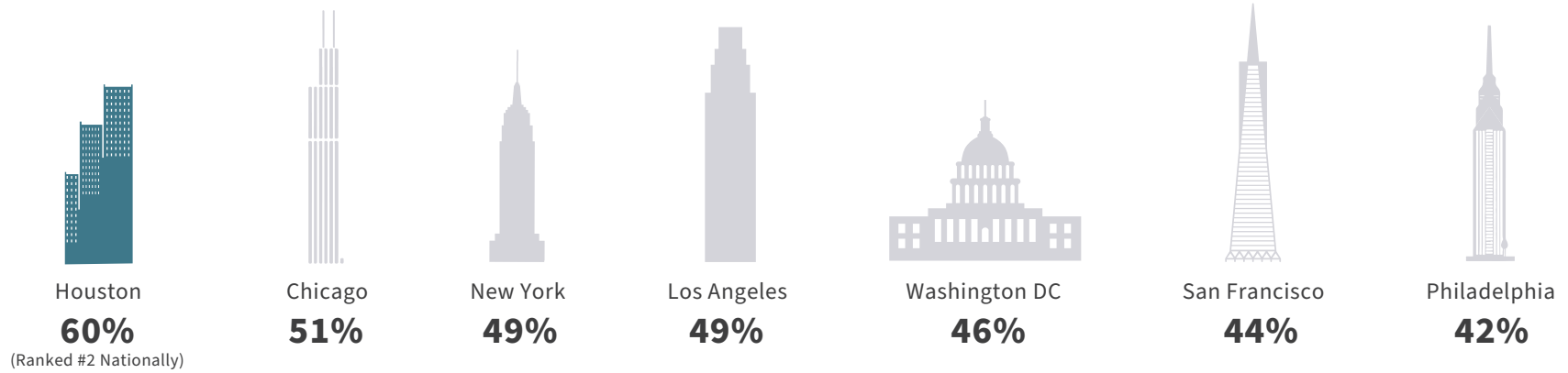


LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year

Employment

BACK TO WORK % ACROSS MAJOR METROS

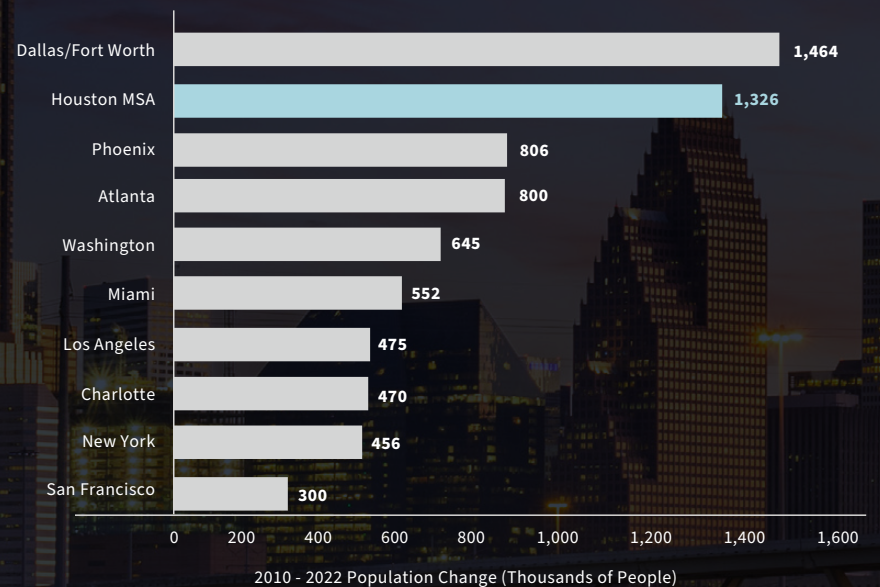


HOUSTON EMPLOYMENT BY INDUSTRY (2022)

- Mining and Logging - 2.1%
- Construction - 6.7%
- Manufacturing - 6.9%
- Trade, Transportation, & Utilities - 20.8%
- Information - 1.0%
- Financial Activities - 5.6%
- Professional & Business Services - 16.5%
- Educational & Health Services - 13.2%
- Leisure & Hospitality - 10.3%
- Other Services - 3.6%
- Government - 13.4%



#2 METRO FOR POPULATION GROWTH



Top-Ranked Population Growth



257 RESIDENTS MOVE TO HOUSTON DAILY

One new resident moves to Houston every seven minutes

Source: US Census Bureau



20.8% POPULATION GROWTH

from 2010 – 2022 outpacing the U.S. average

Source: US Census Bureau



1.2 MILLION PROJECTED NEW RESIDENTS BY 2030

Representing a 17.2% population growth

Source: US Census Bureau

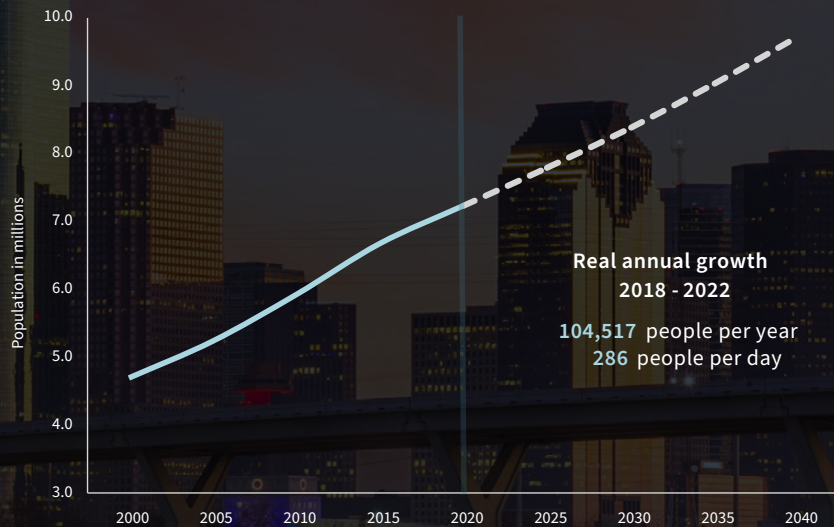


TOP 5 IN THE COUNTRY

For Total Job Growth

Source: U.S. Bureau of Labor Statistics

HOUSTON'S ROBUST POPULATION GROWTH RATES



NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



Nation-Leading Employment Growth



179,000

New jobs added in 2022



+152,900

Net change in total
non-farm employment

(From Jan 2022 to Jan 2023)



3,500,000

Person workforce, nearing all
time high for Houston



79%

Of Houston's higher education
graduates stay and work in the region

The sixth highest retention rate in the U.S.



#2

In the country for
percent job growth

(6.1% in 2022)



#2

In the nation in office
re-entry levels in the country after
the pandemic

Nation-Leading Employment Growth

#2 MSA

For Projected Population Growth

Houston is Home to

25 Fortune 500 Companies &

44 Fortune 1000 Companies

50+

Corporate Headquarters Relocations
to Houston Since 2017

5

New Fortune 500 Relocations
since 2021

Hewlett Packard Enterprise, NRG Energy, KBR,
Academy Sports & Outdoors, Exxon Mobil

Leading

Pro Business Environment



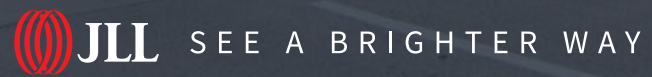
CONTACT FOR MORE INFORMATION:

MARK RAINES

Executive Vice President - Managing Director

+1 713 888 4037

mark.raines@jll.com



JLL disclaimer (universal): Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.

