



JUNCTION AT DEER PARK | NEC SPENCER HWY & EAST BLVD, DEER PARK, TX 77536

Features

- PAD SITES AVAILABLE
- Located in the heart of Deer Park across from 204,000-SF Walmart
- Anchored by an 83,000-SF H-E-B, 14,600-SF retail space and 5 available pad sites

- Major regional retail intersection with heavy commuter traffic
- Direct corridor access for high visibility and convenience

thejunctionatdeerpark.com

FOR LEASE

TOTAL SF: 14,600

CONTACT FOR MORE INFORMATION

Traffic Counts

East Blvd (N of Spencer Hwy)	16,574 VPD
East Blvd (S of Spencer Hwy)	13,088 VPD
Spencer Hwy (W of East Blvd)	26,083 VPD
Spencer Hwy (E of East Blvd)	23,772 VPD

Demographics

YEAR: 2025

	1 MILE	3 MILE	5 MILE
Population	9,961	73,757	139,829
Households	3,646	26,883	50,905
Average HH Income	\$121,344	\$128,278	\$122,679
Daytime Population	8,954	67,443	154,260

Area Retailers & Businesses



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Kyle Knight
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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

weitzman®

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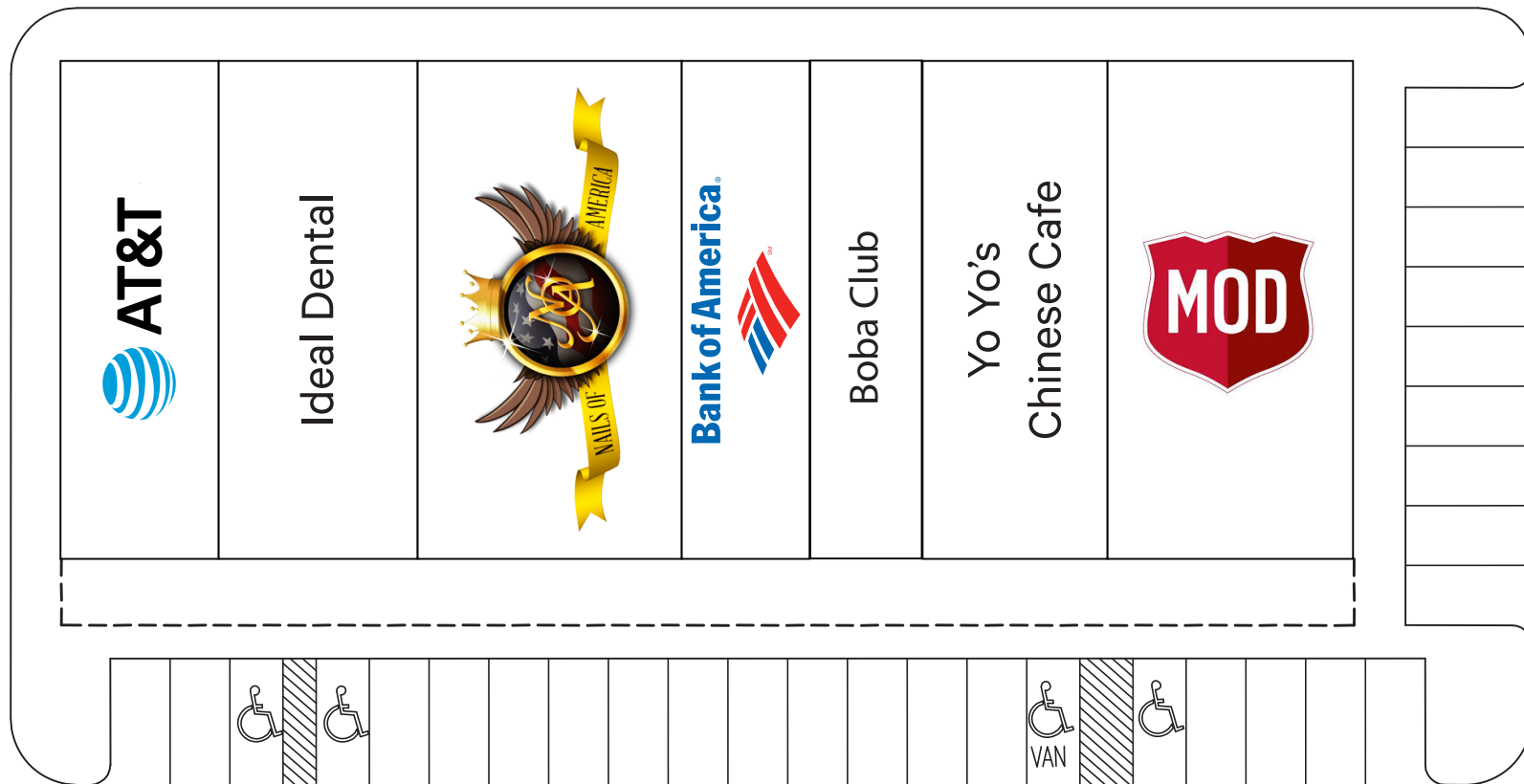


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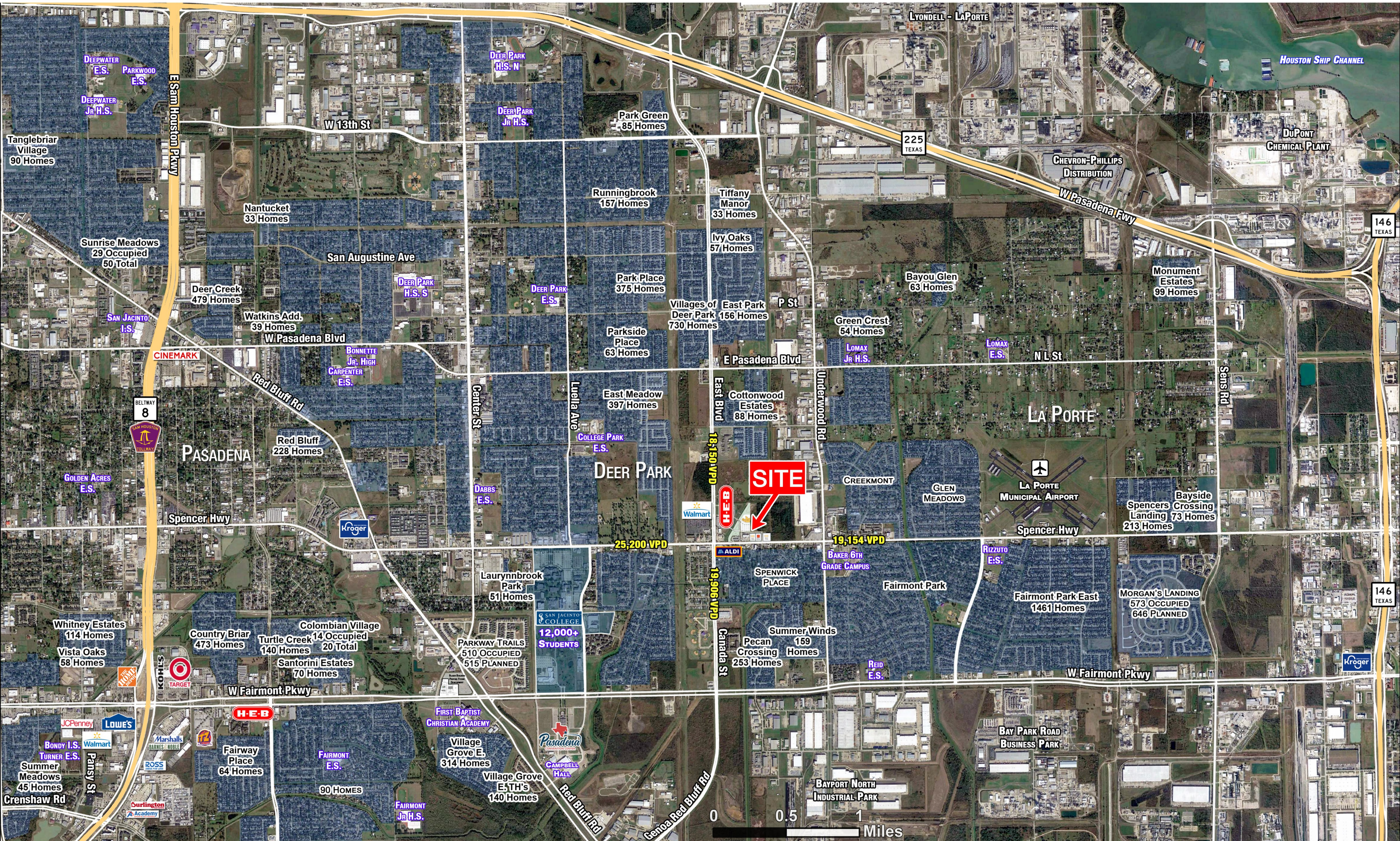
Current Tenants

A	AT&T	1,800 sf	E	Boba Club	1,300 sf
B	Ideal Dental	2,200 sf	F	Yo Yo's Chinese Cafe	2,100 sf
C	Nails of America	3,000 sf	G	MOD Pizza	2,800 sf
D	Bank of America	1,400 sf			



Spencer Hwy.





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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:

- (i) the broker's duties and responsibilities to you and your obligations under the agreement;**
- and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

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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

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Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

James Nathan Namken

Sales Agent/Associate's Name

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