

Multi-Tenant Retail Opportunity

Offering
Memorandum

MATTHEWS™

DEERBROOK CORNER

20050 Highway 59 N | Humble, TX 77338



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MATTHEWS™

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Deerbrook Corner

ASSET OVERVIEW



Offering Introduction

Matthews™ is pleased to offer the opportunity to acquire **Deerbrook Corner**, a **±91,078 SF** shopping center located at **20050 Highway 59 N, Humble, TX**. Positioned at the signalized intersection of FM 1960 and the US-59 feeder road, the property offers **excellent visibility along Interstate 69**. The center is anchored by a **top-performing Ashley Furniture** with over 40 years of operating history, alongside long-term national tenants **Chili's and Popeyes**. Located adjacent to Deerbrook Mall and surrounded by major national retailers, the property benefits from strong consumer traffic and continued retail growth. With below-market in-place rents and pricing below replacement cost, Deerbrook Corner presents a compelling **value-add investment opportunity**.

National Tenants



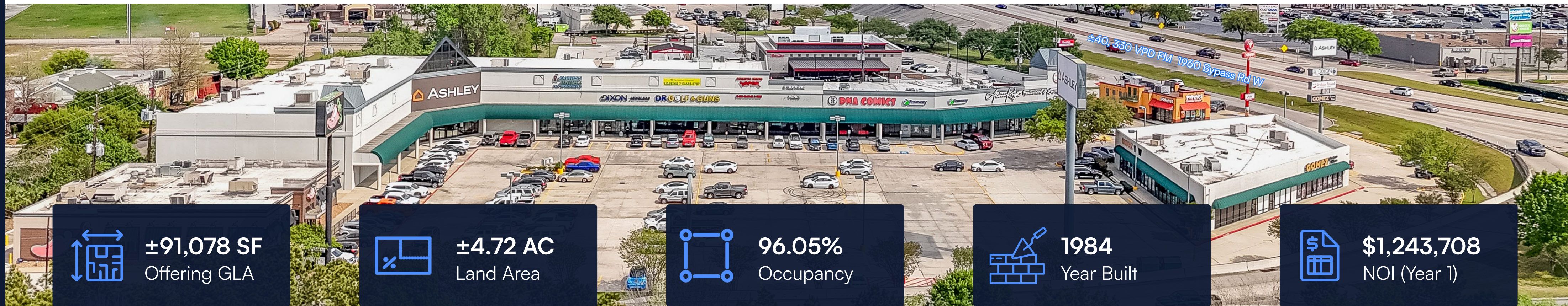

Top 6% of Locations Nationwide
Source: AlphaMap



Lower than a 6.00% Rent to Sales
Top 17% of Locations Nationwide
Source: AlphaMap



±32,000 Monthly Visits
Source: AlphaMap

±91,078 SF
Offering GLA




±4.72 AC
Land Area



96.05%
Occupancy



1984
Year Built



\$1,243,708
NOI (Year 1)

Financials at a Glance

\$16,517,000

List Price

Cap Rate	7.53%
Year 1 NOI	\$1,243,708
Year 5 NOI	\$1,430,587
Year 5 NOI CAGR	4.77%
Earliest Tenant Start Date	1984
Year Built	1984

GLA	±91,078 SF
Tenants without Options	10
Land Area	±205,734 SF or ±4.72 AC
Parking Spaces	±272 Spaces
WALT	4.2 Years
Occupancy	96.05%



Investment Highlights

Adjacent to Deerbrook Mall (±1.2M SF | 1.3M+ Annual Visits) — The property benefits from immediate proximity to one of Northeast Houston’s dominant regional retail destinations, anchored by **Macy’s, Dillard’s, JCPenney, and AMC Theatres**, driving consistent consumer traffic and long-term tenant demand.

Outparcel Presence with Long-Term Tenancy — The Property features two national pad sites occupied by **Chili’s** (27 years) and **Popeyes** (38 years), demonstrating strong site fundamentals and long-term tenant commitment.

Adjacent to Recent Retail Growth (Portillo’s) — Located next to a **newly opened Portillo’s**, further validating the strength of the trade area and continued retail expansion.

Anchored by High-Performing Ashley Furniture — The center is **anchored by Ashley Furniture**, which has operated at this location for over 40 years and ranks 53/854 or 94th percentile nationally (Source: Alpha Map), providing a stable and proven traffic driver.

Hard Signalized Corner Location — Positioned at the signalized intersection of **FM 1960 and the US-59** feeder road, offering excellent ingress/egress and visibility.

High-Exposure Freeway Frontage — Fronting Interstate 69 (US-59) with traffic counts exceeding **118,495 vehicles per day**, providing exceptional visibility and accessibility.

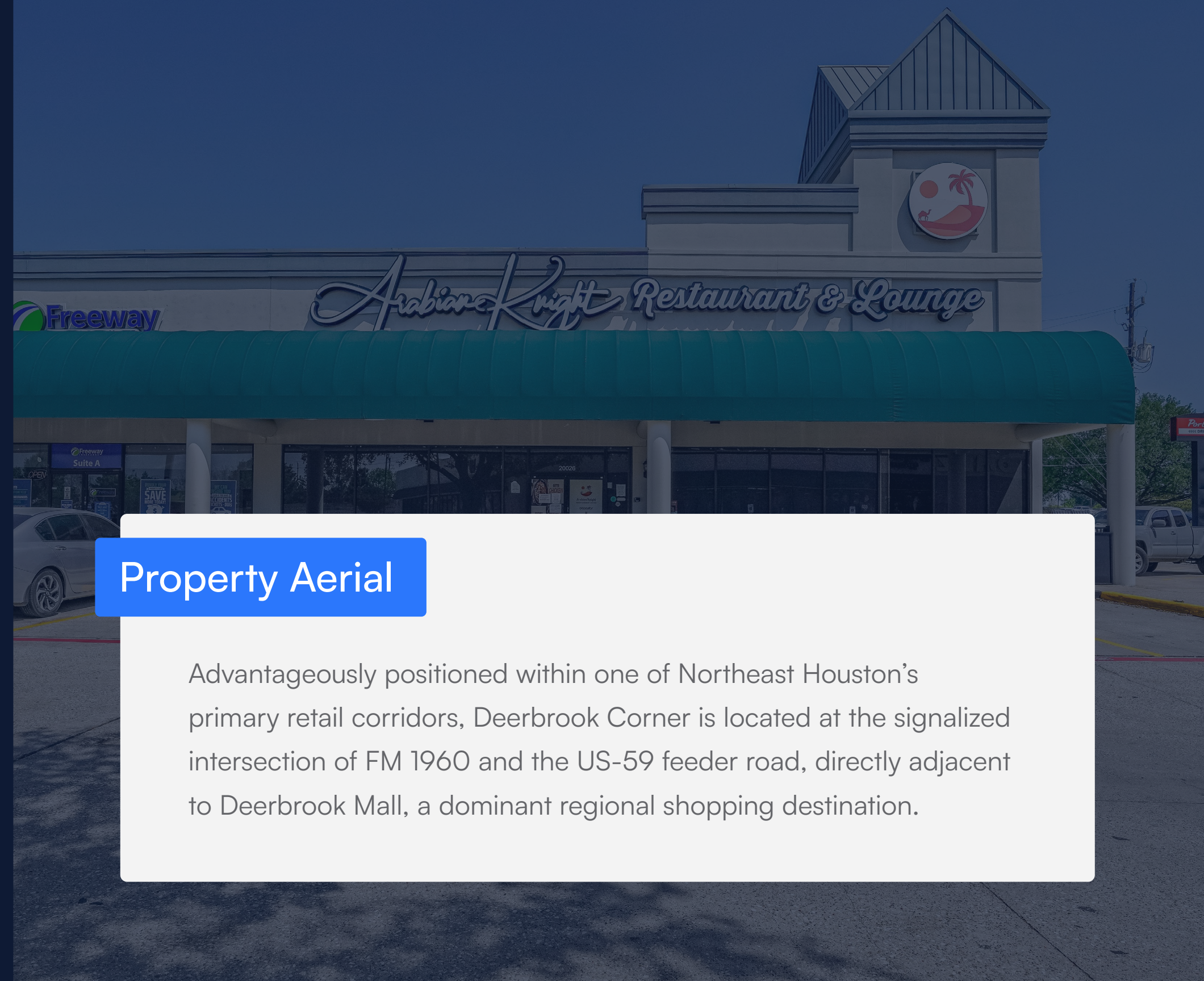
Mark-to-Market Opportunity — In-place rents are **below current market levels** at \$14 PSF, presenting investors with the opportunity to increase cash flow through re-leasing or tenant rollover.

Low Casual Dining Pad Rent To Sales — Less than a 6.00% Rent to Sales Ratio. In 2025 the **Chili’s did \$3,698,000 in sales**.

Priced Below Replacement Cost — Offered at approximately **\$181 PSF**, significantly below the cost to acquire land and construct comparable improvements in today’s environment.

Surrounded by National Retailers — Located within a dominant retail corridor **supported by Best Buy, Marshalls, Ulta Beauty, PetSmart, Old Navy, Office Depot, and Crunch Fitness**, reinforcing strong consumer draw and tenant demand.





Property Aerial

Advantageously positioned within one of Northeast Houston's primary retail corridors, Deerbrook Corner is located at the signalized intersection of FM 1960 and the US-59 feeder road, directly adjacent to Deerbrook Mall, a dominant regional shopping destination.



Houston
±20 Miles Away

**Memorial Hermann
Northeast Hospital**
±257 Beds

Humblewood Shopping Center
five BELOW petco
Michael's Chick-fil-A
Walgreens IHOP BURGER KING

**The Henry at
Deerbrook Apartments**
±360 Units

±164,249 Monthly Visitors
Alphamap Source

Deerbrook Mall
macy's Dillard's
DICK'S SPORTING GOODS AMC JCPenney
BARNES & NOBLE Bath & Body Works HOLLISTER

**George Bush
Intercontinental Airport**
±4 Miles Away

Humble Memorial Gardens
±75 Units

CHIPOTLE

**O'Reilly
AUTO PARTS**
**CHUCK E.
CHEESE.**

**Walmart
Supercenter** sam's club
Kroger **BOOT
BARN** Total Wine & More
FITNESS CONNECTION

Subject Property

± 121,135 VPD



Property Aerial

Conveniently located just minutes from George Bush Intercontinental Airport (IAH), Deerbrook Corner is well-positioned to capture demand from both travelers and local residents, benefiting from strong population growth and continued economic expansion in the surrounding Humble and Northeast Houston submarkets.



Top Performing Anchor



Top 6% of Locations Nationwide



Tenant Overview



Ashley Home Furniture
AshleyFurniture.com

Company Type: Furniture & Home Decor Retail
Locations: 1,000+

Ashley Home Furniture is one of the largest furniture manufacturers and retailers in the world, offering a wide range of affordable, stylish home furnishings including living room, bedroom, dining, and home office collections. Known for its vertically integrated supply chain and value-driven pricing, Ashley provides customers with accessible design solutions for every room in the home. With a strong national presence and large-format showrooms, Ashley Home Furniture serves as a major destination retailer that drives consistent traffic to shopping centers.



Popeyes Louisiana Kitchen
Popeyes.com

Company Type: Quick-Service Restaurant (QSR)
Locations: 4,000+

Popeyes Louisiana Kitchen is a globally recognized quick-service restaurant brand specializing in New Orleans-style fried chicken, seafood, and Southern-inspired sides. Known for its bold flavors and signature chicken sandwich, Popeyes has built a loyal customer base and strong brand identity. Its efficient service model and high-volume sales make it a popular dining option for both dine-in and drive-thru customers, contributing steady traffic and strong co-tenancy synergy in retail and outparcel locations.



Chili's Grill & Bar
Chilis.com

Company Type: Casual Dining Restaurant
Locations: 1,500+

Chili's Grill & Bar is a well-established casual dining chain offering a diverse menu of American favorites with a Tex-Mex influence, including burgers, fajitas, ribs, and signature cocktails. Known for its family-friendly atmosphere and value-oriented promotions, Chili's appeals to a broad demographic for both dine-in and takeout occasions. As a recognizable national brand with strong evening and weekend traffic, Chili's serves as a reliable anchor for restaurant pads and shopping center outparcels.



Gomez Western Wear
GomezWesternWear.com

Company Type: Western Apparel & Footwear Retail
Locations: 20+

Gomez Western Wear is a specialty retailer offering a wide selection of authentic western apparel, footwear, and accessories for men, women, and children. Its product mix includes cowboy boots, hats, belts, denim, and workwear from leading brands, catering to both lifestyle and occupational needs. Popular within regional markets, Gomez Western Wear attracts a loyal customer base seeking quality western fashion and durable gear, making it a strong niche retailer that adds unique character and diversity to retail centers.



02

Deerbrook Corner

FINANCIAL OVERVIEW



Financial Overview

\$16,517,000

List Price



Offering GLA	±91,078 SF
Occupancy	96.05%
Cap Rate	7.53%
NOI (Year 1)	\$1,243,708

Income	Year 1	PSF
Potential Base Rent (+)	\$1,378,397	\$15.13
Available Space (-)	-\$99,667	-\$1.09
Gross Potential Rent	\$1,278,730	\$14.04
Expense Reimbursements		
CAM	\$124,318	\$1.36
Insurance	\$112,787	\$1.24
Real Estate Taxes	\$272,367	\$2.99
Management Fee	\$62,595	\$0.69
Total Expense Reimbursements	\$572,067	\$6.28
Gross Potential Income	\$1,850,797	\$20.32
Vacancy Factor (5.0% of GPI)	\$0	\$0.00
Effective Gross Revenue	\$1,850,797	\$20.32
Expenses		
CAM	\$284,835	\$3.13
Insurance	\$120,228	\$1.32
Real Estate Taxes	\$130,249	\$1.43
Management Fee (4.0% of EGR)	\$71,777	\$0.79
Total Operating Expenses	\$607,089	\$6.67
Net Operating Income	\$1,243,708	\$13.66

Rent Roll

Unit #	Tenant	GLA	% of GLA	Term Start	Term End	Annual Rent (\$)	Rent PSF Ann.	Rent PSF Mon.	Monthly Rent (\$) ²	Renewal Options	Lease Type
306-20020-CU	Gomez Western Wear	5,000 SF	5.49%	9/3/13	10/31/26	\$100,000	\$20.00	\$1.67	\$8,333	N/A	NNN
306-20022-CU	59 Investment Ideas, LLC	3,000 SF	3.29%	4/1/22	3/31/27	\$50,250	\$16.75	\$1.40	\$4,188	Yes - \$16.75 PSF \$0.50 escalation yearly for 5 years	NNN
306-20026-CU	Arabians Knight, Inc.	4,400 SF	4.83%	2/1/23	4/30/28	\$68,200	\$15.50	\$1.29	\$5,683	Yes - 5 Year Renewal @ Market Rate	NNN
306-20028-CU	Gomez Western Wear	1,128 SF	1.24%	5/1/16	10/31/26	\$22,560	\$20.00	\$1.67	\$1,880	N/A	NNN
306-20030-CU	Freeway Insurance Svcs of TX	2,320 SF	2.55%	8/1/05	9/30/26	\$46,392	\$20.00	\$1.67	\$3,866	Yes - Negotiable	NNN
306-20032-CU	SRM Collectibles, LLC	3,300 SF	3.62%	1/1/11	12/31/28	\$49,500	\$15.00	\$1.25	\$4,125	N/A	NNN
306-20034-CU	Dlux Vivre, LLC	2,200 SF	2.42%	9/1/23	8/31/28	\$30,600	\$13.91	\$1.16	\$2,550	N/A	NNN
306-20036-CU	PRV Enterprises, LLC	1,600 SF	1.76%	10/1/20	12/31/27	\$24,400	\$15.25	\$1.27	\$2,033	N/A	NNN
306-20040-CU	*** VACANT ***	3,600 SF	3.95%	-	-	\$0	\$0.00	\$0.00	\$0	N/A	-
306-20044-CU	Dixon Jewelers	2,000 SF	2.20%	8/1/04	9/30/43	\$40,320	\$20.16	\$1.68	\$3,360	N/A	NNN
306-20046-CU	Express Specialists	2,400 SF	2.64%	3/1/20	3/31/30	\$44,400	\$18.50	\$1.54	\$3,700	N/A	NNN
306-20050-CU	Ashley Furniture ³	52,360 SF	57.49%	11/9/84	2/28/30	\$570,200	\$10.89	\$0.91	\$47,517	Two (5) Year Options \$11.43 and \$12 PSF	NNN
306-20070-CU	Chili's, Inc. ⁴	6,120 SF	6.72%	1/1/00	12/31/29	\$199,650	\$32.62	\$2.72	\$16,638	One, 5 Year Renewal at \$35.88	NNN
306-20103-CU	Popeye's	1,650 SF	1.81%	8/1/89	12/31/26	\$35,100	\$21.27	\$1.77	\$2,925	N/A	NN
Occupied Total	13 Suites	87,478 SF	96.05%	WALT (Rent):	3.4 Years	\$1,281,572	\$14.65 PSF	\$1.22 PSF	\$106,798		
Vacant Total	1 Suites	3,600 SF	3.95%								
Total (100%)	14 Suites	91,078 SF	100.00%			\$1,281,572	\$14.07 PSF	\$1.17 PSF	\$106,798		

1 - Tenants which either have expired prior to the Analysis Start or expire during the first Analysis Year are assumed to continue through the first Year, unless otherwise noted. Month to Month tenants are assumed to continue through the first Year, unless otherwise noted.
 2 - Increases in Base Rent occurring during the first 6 months of the first Analysis Year are annualized.
 3- Has a 5% CAP on CAM expenses
 4 - Chili's has a 10% admin fee on CAM (CAM inclusive of Management fee)

Financials (Historical)

Financials (Historical)	2025		Year 1 - Pro Forma		Notes
Income	Total	\$ PSF	Total	\$ PSF	
Rental Income	\$1,400,812	\$15.38	\$1,278,730	\$14.04	
Reimbursement Revenue	\$527,495	\$5.79	\$572,067	\$6.28	
Reimbursement Revenue (PY)	\$18,662	\$0.20	\$0	\$0.00	
Other Income	\$12,500	\$0.14	\$0	\$0.00	No Proforma assumption made
Vacancy Factor	\$0	\$0.00	\$0	\$0.00	Analysis assumes 5.0% Vacancy Factor, adjusted for occupancy
Effective Gross Revenue	\$1,959,469	\$21.51	\$1,850,797	\$20.32	
Expenses					
Real Estate Taxes	\$258,941	\$2.84	\$284,835	\$3.13	Assumes a 10.0% increase over 2025. Assessed at \$16M.
Insurance	\$114,503	\$1.26	\$120,228	\$1.32	Assumes a 5.0% increase over 2025
Repairs & Maintenance	\$25,491	\$0.28	\$26,256	\$0.29	Assumes a 3.0% increase over 2025.
Landscaping	\$8,891	\$0.10	\$9,158	\$0.10	Assumes a 3.0% increase over 2025.
Roof Repairs	\$1,306	\$0.01	\$1,345	\$0.01	Assumes a 3.0% increase over 2025.
Parking Lot R&M	\$21,093	\$0.23	\$21,726	\$0.24	Assumes a 3.0% increase over 2025.
Trash Removal	\$27,964	\$0.31	\$28,803	\$0.32	Assumes a 3.0% increase over 2025.
Water & Sewer	\$11,216	\$0.12	\$11,552	\$0.13	Assumes a 3.0% increase over 2025.
Electric	\$8,514	\$0.09	\$8,769	\$0.10	Assumes a 3.0% increase over 2025.
Security/Porter	\$13,855	\$0.15	\$14,271	\$0.16	Assumes a 3.0% increase over 2025.
Fire/Life Safety	\$5,513	\$0.06	\$5,678	\$0.06	Assumes a 3.0% increase over 2025.
Other Operating Expense	\$2,233	\$0.02	\$2,300	\$0.03	Assumes a 3.0% increase over 2025.
General & Administrative	\$45,293	\$0.50	\$0	\$0.00	Removed.
Non-Recoverable Expenses	\$379	\$0.00	\$390	\$0.00	Assumes a 3.0% increase over 2025.
Property Management Fee	\$72,645	\$0.80	\$71,777	\$0.79	Assumes 4.0% Property Management Fee
Total Operating Expenses	\$617,837	\$6.78	\$607,089	\$6.67	
Net Operating Income	\$1,341,632	\$14.73	\$1,243,708	\$13.66	

Pro Forma - 10 Year Cash Flow

For the Years Ending	Year 1 Mar 2027	Year 2 Mar 2028	Year 3 Mar 2029	Year 4 Mar 2030	Year 5 Mar 2031	Year 6 Mar 2032	Year 7 Mar 2033	Year 8 Mar 2034	Year 9 Mar 2035	Year 10 Mar 2036	Reversion Mar 2037	
Gross Rental Income Per SF	\$20.32	\$22.13	\$22.93	\$24.35	\$25.15	\$24.68	\$26.09	\$26.50	\$27.58	\$28.16	\$28.31	
Effective Gross Revenue Per SF	\$19.70	\$20.56	\$21.54	\$22.40	\$23.25	\$23.33	\$24.38	\$24.85	\$25.46	\$26.04	\$26.30	
Total Operating Expense Per SF	\$6.67	\$6.88	\$7.10	\$7.32	\$7.55	\$7.75	\$7.99	\$8.22	\$8.46	\$8.71	\$8.95	
Average Occupancy	95.62%	99.16%	98.19%	100.00%	99.56%	96.93%	98.65%	98.34%	99.70%	99.56%	99.22%	
Gross Revenue												
Potential Base Rent (+)	\$1,378,397	\$1,422,590	\$1,506,028	\$1,559,878	\$1,626,502	\$1,642,243	\$1,701,917	\$1,730,390	\$1,758,768	\$1,795,089	\$1,801,492	
Absorption and Turnover Vacancy (-)	(\$99,667)	(\$19,742)	(\$43,762)	\$0	(\$11,255)	(\$69,740)	(\$36,817)	(\$46,376)	(\$8,709)	(\$13,048)	(\$24,851)	
Scheduled Base Rent (+)	\$1,278,730	\$1,402,848	\$1,462,266	\$1,559,878	\$1,615,247	\$1,572,503	\$1,665,100	\$1,684,014	\$1,750,059	\$1,782,041	\$1,776,641	
Reimbursement Revenue (+)	\$572,067	\$612,462	\$626,071	\$657,893	\$675,451	\$675,628	\$711,406	\$729,744	\$761,768	\$783,058	\$802,037	
Gross Rental Income	\$1,850,797	\$2,015,310	\$2,088,337	\$2,217,771	\$2,290,698	\$2,248,131	\$2,376,506	\$2,413,758	\$2,511,827	\$2,565,099	\$2,578,678	
General Vacancy - 5.00%	(\$56,371)	(\$143,063)	(\$126,806)	(\$177,422)	(\$172,901)	(\$123,162)	(\$156,249)	(\$150,434)	(\$192,934)	(\$193,204)	(\$183,431)	
Effective Gross Revenue	\$1,794,426	\$1,872,247	\$1,961,531	\$2,040,349	\$2,117,797	\$2,124,969	\$2,220,257	\$2,263,324	\$2,318,893	\$2,371,895	\$2,395,247	
Operating Expenses PSF												
CAM	\$1.43	\$130,249	\$134,156	\$138,181	\$142,326	\$146,596	\$150,994	\$155,524	\$160,189	\$164,995	\$169,945	\$175,043
Insurance	\$1.32	\$120,228	\$123,835	\$127,550	\$131,377	\$135,318	\$139,377	\$143,559	\$147,865	\$152,301	\$156,870	\$161,577
Real Estate Taxes	\$3.13	\$284,835	\$293,380	\$302,182	\$311,247	\$320,584	\$330,202	\$340,108	\$350,311	\$360,821	\$371,645	\$382,795
Management Fee (4.0% of EGR)	\$0.79	\$71,777	\$74,890	\$78,461	\$81,614	\$84,712	\$88,999	\$88,810	\$90,533	\$92,756	\$94,876	\$95,810
Total Operating Expense	\$6.67	\$607,089	\$626,261	\$646,374	\$666,564	\$687,210	\$705,572	\$728,001	\$748,898	\$770,873	\$793,336	\$815,225
Net Operating Income	\$1,187,337	\$1,245,986	\$1,315,157	\$1,373,785	\$1,430,587	\$1,419,397	\$1,492,256	\$1,514,426	\$1,548,020	\$1,578,559	\$1,580,022	
NOI Growth (CAGR)	-	4.94%	5.25%	4.98%	4.77%	3.63%	3.88%	3.54%	3.37%	3.22%	-	
Tenant Improvements	\$6,380	\$31,570	\$28,883	\$0	\$7,428	\$17,113	\$42,568	\$27,734	\$11,496	\$8,612	\$11,265	
Leasing Commissions	\$10,875	\$50,019	\$49,232	\$0	\$12,662	\$28,636	\$63,807	\$47,273	\$19,595	\$14,679	\$18,581	
Capital Reserves - \$0.25 PSF	\$22,770	\$23,453	\$24,156	\$24,881	\$25,627	\$26,396	\$27,188	\$28,004	\$28,844	\$29,709	\$30,600	
Total Capital Expenditures	\$40,025	\$105,042	\$102,271	\$24,881	\$45,717	\$72,145	\$133,563	\$103,011	\$59,935	\$53,000	-	

Financial Details & Assumptions

Financial Assumptions	
Analysis Start Date	3/1/27
Operating Expenses	2025 actuals inflated 3%
Taxes	Assumes a 10% Increase over 2025 (Successful Tax Protest)
Insurance	5% Increase over Current Policy
Vacancy Factor	5% Vacancy Factor adjusted for occupancy
Property Management Fee	4% of Effective Gross Revenue

Tenant Assumptions on Argus Run

- Tenant Assumptions on Argus Run
- Ashely's Furniture takes both 5 year options and extends to 2040
- Gomez Western Wear Extends for 5 years at the end of 2026 with a 2% increase in rent yearly
- Chili's takes their last option to extend until 2039
- Popeyes signs a new 5 year lease before lease their lease ends

CAM Expense Breakdown	Current	Per SF
Repairs & Maintenance	\$26,256	\$0.29
Landscaping	\$9,158	\$0.10
Roof Repairs	\$1,345	\$0.01
Parking Lot R&M	\$21,726	\$0.24
Trash Removal	\$28,803	\$0.32
Water & Sewer	\$11,552	\$0.13
Electric	\$8,769	\$0.10
Security/Porter	\$14,271	\$0.16
Fire/Life Safety	\$5,678	\$0.06
Other Operating Expense	\$2,300	\$0.03
Non-Recoverable Expenses	\$390	\$0.00
Total CAM	\$130,249	\$1.43

Investment Summary	
Price	\$16,517,000
Cap Rate	7.53%
Year 1 NOI	\$1,243,708
Year 5 NOI	\$1,430,587
Year 1 CAGR	15.8 Years
Earliest Tenant Start Date	1984
Year Built	1984
GLA	±91,078 SF
Tenants without Options	10
Land Area	±205,734 SF or ±4.72 AC
Parking Spaces	±272 Spaces
WALT	4.2 Years
Occupancy	96.05%

Market Leasing Assumptions				
	Retail Small (SF < 5K)	Retail Medium (5K < SF < 10K)	Retail Large (SF > 10K)	Restaurant
Renewal Probability	75%	50%	75%	85%
Term	5 Years	5 Years	5 Years	5 Years
Market Rent PSF	\$25.00	\$20.00	\$15.00	\$30.00
Rental Escalations	N/A	N/A	N/A	N/A
Expense Recovery Method	NNN	NNN	NNN	NNN
Tenant Improvements				
New	\$5.00 PSF	\$5.00 PSF	\$5.00 PSF	\$10.00 PSF
Renewal	\$2.00 PSF	\$2.00 PSF	\$2.00 PSF	\$2.00 PSF
Weighted Average	\$2.75 PSF	\$3.50 PSF	\$2.75 PSF	\$3.20 PSF
Leasing Commissions				
New	6.00%	6.00%	6.00%	6.00%
Renewal	3.00%	3.00%	3.00%	3.00%
Weighted Average	3.75%	4.50%	3.75%	3.45%
Free Rent				
New	0.06 mos	0.00 mos	0.00 mos	0.00 mos
Renewal	0.03 mos	0.00 mos	0.00 mos	0.00 mos
Weighted Average	0.04 mos	0.00 mos	0.00 mos	0.00 mos
Downtime	9 Months	9 Months	12 Months	6 Months

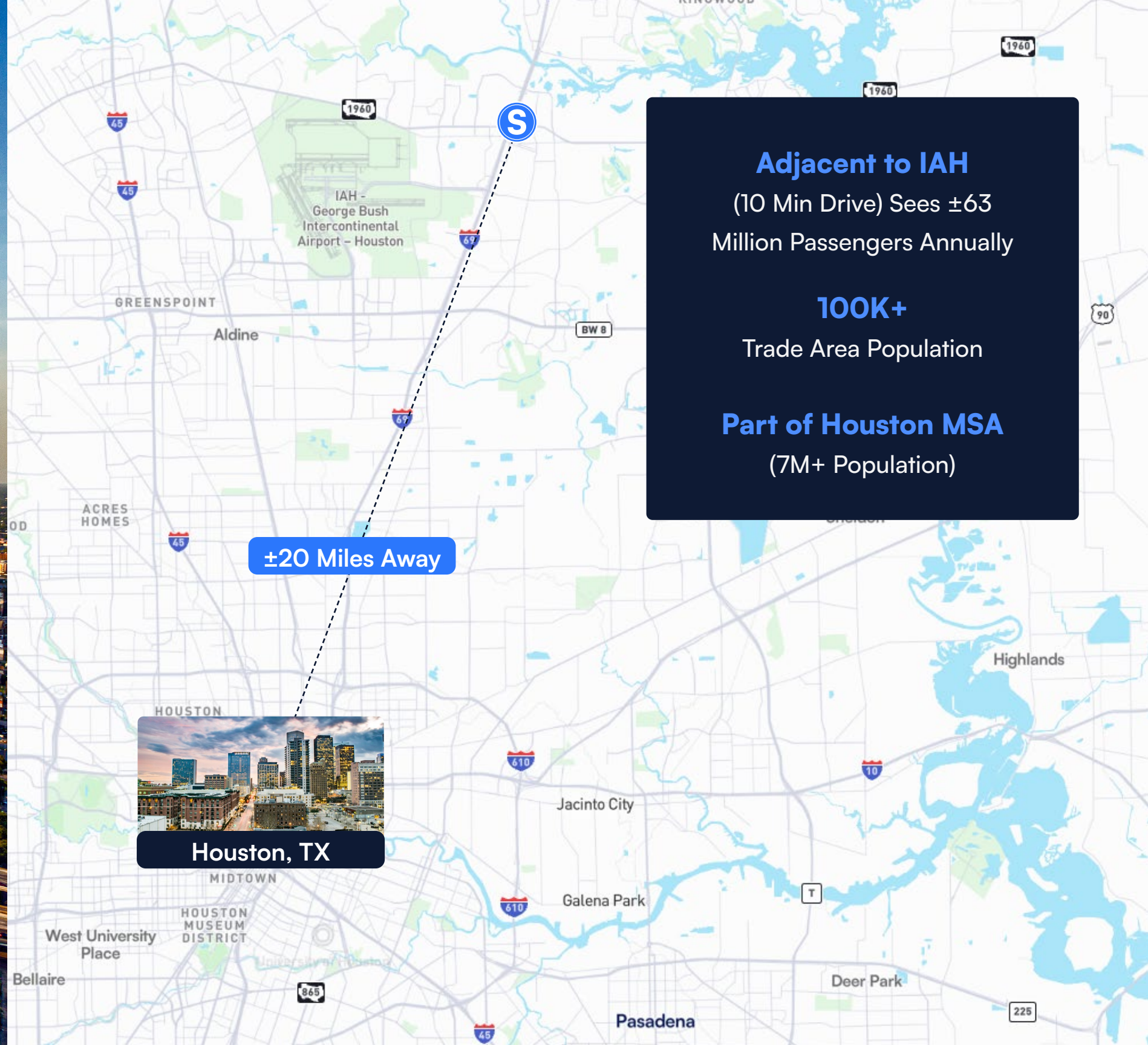
Reimbursements by Tenant

Suite	Tenant	Lease Type	GLA (SF)	PRS	Annual Expense Reimbursements					Total	SPSF
					Taxes	Insurance	CAM	Mgmt Fee			
306-20020-CU	Gomez Western Wear	NNN	5,000	5.49%	\$15,637	\$6,600	\$7,129	\$3,940	\$33,306	\$6.66	
306-20022-CU	59 Investment Ideas, LLC	NNN	3,000	3.29%	\$9,382	\$3,960	\$4,277	\$2,364	\$19,983	\$6.66	
306-20026-CU	Arabians Knight, Inc.	NNN	4,400	4.83%	\$13,760	\$5,808	\$6,273	\$3,468	\$29,309	\$6.66	
306-20028-CU	Gomez Western Wear	NNN	1,128	1.24%	\$3,528	\$1,489	\$1,608	\$889	\$7,514	\$6.66	
306-20030-CU	Freeway Insurance Svcs of TX	NNN	2,320	2.55%	\$6,046	\$2,552	\$2,757	\$1,524	\$12,879	\$5.55	
306-20032-CU	SRM Collectibles, LLC	NNN	3,300	3.62%	\$10,320	\$4,356	\$4,705	\$2,601	\$21,982	\$6.66	
306-20034-CU	Dlux Vivre, LLC	NNN	2,200	2.42%	\$6,880	\$2,904	\$3,137	\$1,734	\$14,655	\$6.66	
306-20036-CU	PRV Enterprises, LLC	NNN	1,600	1.76%	\$5,004	\$2,112	\$2,281	\$1,261	\$10,658	\$6.66	
306-20040-CU	*** VACANT ***	-	3,600	3.95%	\$0	\$0	\$0	\$0	\$0	\$0.00	
306-20044-CU	Dixon Jewelers	NNN	2,000	2.20%	\$6,255	\$2,640	\$2,852	\$1,576	\$13,323	\$6.66	
306-20046-CU	Express Specialists	NNN	2,400	2.64%	\$7,506	\$3,168	\$3,422	\$1,891	\$15,987	\$6.66	
306-20050-CU	Ashley Furniture	NNN	52,360	57.49%	\$163,749	\$69,118	\$74,654	\$35,094	\$342,615	\$6.54	
306-20070-CU	Chili's, Inc.	NNN	6,120	6.72%	\$19,140	\$8,079	\$8,635	\$4,823	\$40,677	\$6.65	
306-20103-CU	Popeye's	NN	1,650	1.81%	\$5,160	\$0	\$2,588	\$1,430	\$9,178	\$5.56	
Occupied Total	14 Unit(s)		91,078	100.00%	\$272,367	\$112,786	\$124,318	\$62,595	\$572,066	\$6.28 PSF	

03

Deerbrook Corner

MARKET OVERVIEW



±20 Miles Away

Houston, TX

Adjacent to IAH
(10 Min Drive) Sees ±63 Million Passengers Annually

100K+
Trade Area Population

Part of Houston MSA
(7M+ Population)

Location Attributes

Humble, TX HOUSTON MSA

Located in the heart of Humble, one of Northeast Houston's most established and expanding submarkets, Deerbrook Corner benefits from a strong mix of residential growth, retail density, and regional accessibility. The area is supported by proximity to George Bush Intercontinental Airport and major thoroughfares, attracting consistent traffic from both residents and travelers. Major employers in the area include United Airlines, ExxonMobil, Memorial Hermann, and the Humble ISD, reflecting a diverse economic base driven by aviation, energy, healthcare, and education. With continued development and a strong roster of national retailers, Humble remains a key commercial hub in the greater Houston area.

Top Employers



Economy

Humble, Texas is a well-established Northeast Houston submarket experiencing steady growth driven by new residential development and ongoing commercial investment. The area attracts a diverse population base supported by attainable housing, quality schools within Humble ISD, and a balance of suburban living with convenient access to the Houston metro.

The market is further supported by a strong presence of distribution, logistics, and service-oriented industries, creating consistent demand for retail and daily-needs shopping. In addition, Humble hosts several annual events such as the Good Oil Days Festival, Humble Rodeo & Cook-Off, and Houston Barbecue Festival, which draw visitors from across the region and contribute to ongoing consumer activity.

Located just 20 miles north of Downtown Houston, Humble offers an ideal blend of accessibility to one of the nation's largest economic centers while maintaining a more affordable, residential-oriented environment—making it a highly desirable location for both residents and retailers alike.

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	7,677	40,404	142,352
2025 Population	7,946	42,972	150,445
2030 Population	8,436	45,921	161,841
Annual Growth 2020-2025	0.7%	1.3%	1.1%
Annual Growth 2025-2030	1.2%	1.4%	1.5%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	3,130	14,914	51,637
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$67,536	\$85,704	\$102,701



TOP 50
Best Places to Live in the U.S.
Source: BestPlaces.net

TOP 15
Lowest Cost of Living Nationwide
Source: BestPlaces.net

TOP 20
Best Weather in the U.S.
Source: BestPlaces.net

HOUSTON

Diverse. Resilient. Expansive.

Houston's pro-business economy continues to demonstrate strong momentum, driven by corporate expansion, population growth, and its position as one of the nation's leading economic centers. As the 4th largest city in the U.S. and home to one of the most diverse economies in the country, Houston has established itself as a premier destination for both businesses and residents. The Houston MSA exceeds 7 million people and continues to rank among the fastest-growing metro areas nationwide, supported by steady in-migration and long-term demographic expansion.

Houston is a global leader in energy, healthcare, logistics, and aerospace, anchored by major employers and institutions such as ExxonMobil, Chevron, NASA's Johnson Space Center, and the Texas Medical



Center—the largest medical complex in the world. The region also ranks among the top U.S. metros for Fortune 500 headquarters, reinforcing its reputation as a major corporate hub.

In recent years, Houston has continued to diversify beyond its traditional energy base, with significant growth in technology, life sciences, and advanced manufacturing. Supported by top-tier universities such as Rice University and the University of Houston, along with increasing venture capital investment, the city is emerging as a key innovation hub. Combined with its strategic location, global connectivity, and business-friendly environment, Houston remains one of the most attractive markets in the nation for investment and long-term growth.



Fortune 500 Companies



Higher Education



2.3 MILLION+

Total Population
Within ±30-Mile City Limits

**#2 FASTEST
GROWING CITY**

In The United States
Houston Chronicle (2025)

5TH LARGEST METRO

In The United States
(7.8M+ Population)

20+ FORTUNE 500 HQS

Are Located in the Houston MSA

#4 LARGEST CITY

In The United States
Houston Business Journal (2025)

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **20050 US-59, Humble, TX 77338** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Multi-Tenant Retail Opportunity

Offering
Memorandum

DEERBROOK CORNER



20050 Highway 59 N | Humble, TX 77338



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Patrick Graham
Broker of Record

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