

**CENTRE AT RIDGE ROCK
RETAIL CENTER**

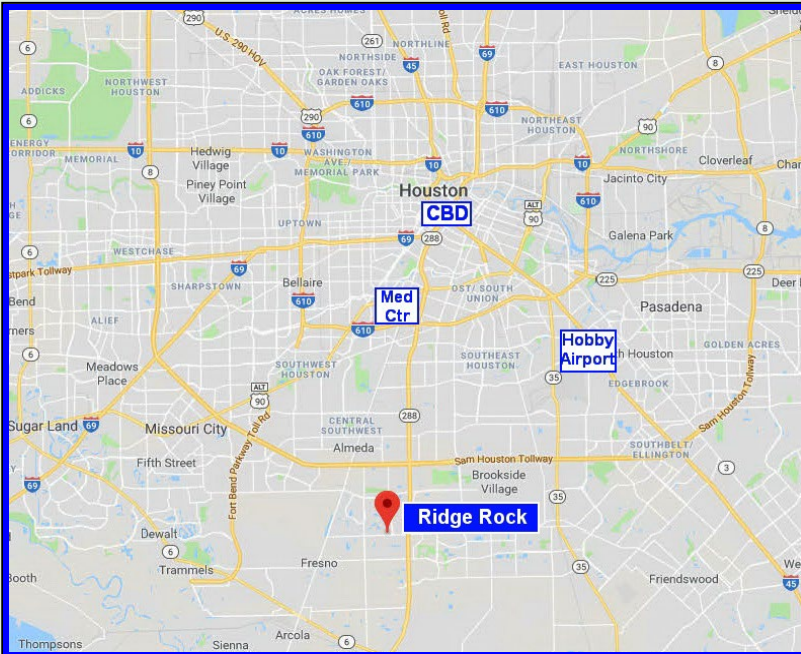
**11710 & 11720 Broadway
Pearland, TX 77584
(Suburban - South of Houston)**

**RETAIL FOR LEASE
7,960 +/- SF
WILL DIVIDE**

**4,930 &
3,030
TOTAL
7,960
+/-SF**



2 BUILDINGS- 47,435 SF – 90% LEASED - 11 TENANTS

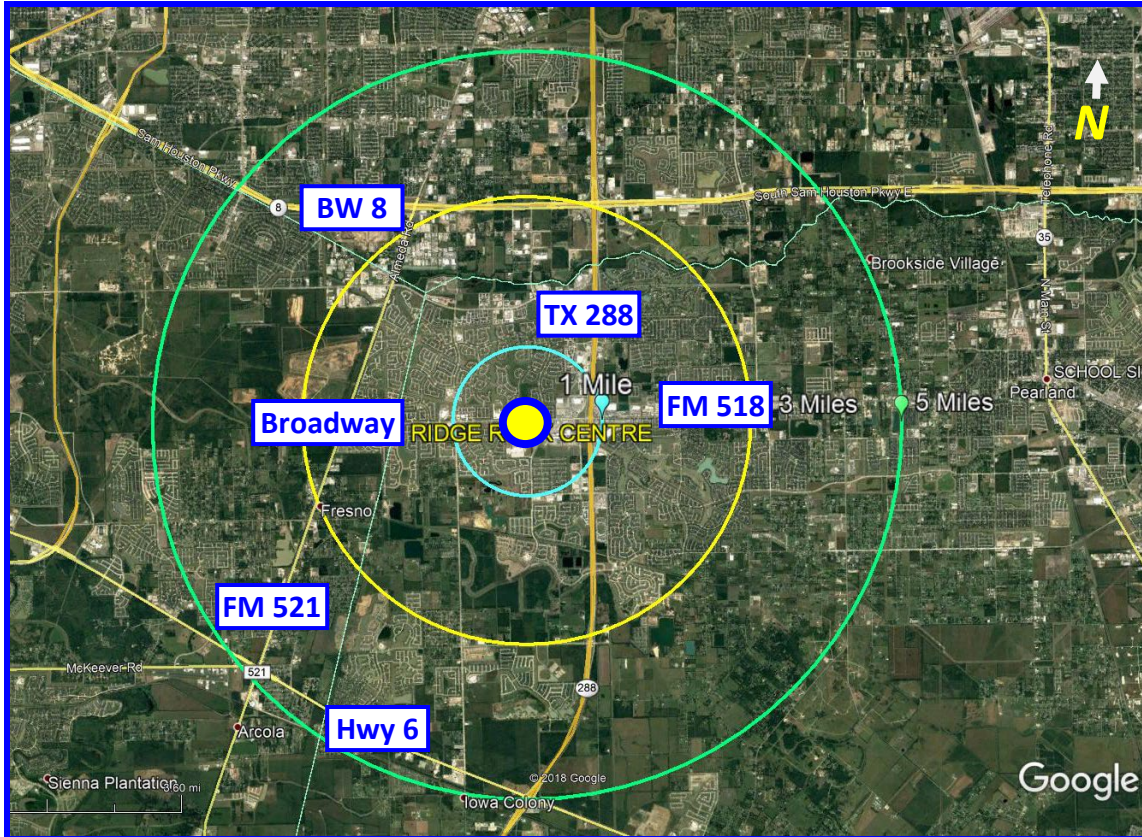


**EXCLUSIVELY LEASED BY
MCADAMS ASSOCIATES - BROKER
VALERIE STAPLES – 281-610-7401
MARTY MCADAMS - 832-483-7393**

- **2-BUILDING RETAIL IN PEARLAND'S STRONG WEST SIDE – BUILT 2017**
- **ON BROADWAY-THE MAIN EAST-WEST CORRIDOR IN PEARLAND + NEXT TO NEW HIGH SCHOOL + IN STRONG, GROWING WEST-SIDE**
- **11 TENANTS
+ 3 RESTAURANTS, POPCORN
+ GYMNASTICS
+ TUTORING, PRE-SCHOOL
+ CHIROPATOR, PHARMACY
+ NAILS, CLEANERS, DONUTS**
- **10 OF 11 TENANTS MULTI-LOCATIONS OR FRANCHISEES**
- **CONCRETE, WELL-LIT PARKING
+ 300 SPACES, 6.3 / 1,000SF Ratio**
- **STRONG DEMOGRAPHICS – 3 MILES
+ 80,000 POPULATION; 27,300 HH
+ \$163,000 AVG. & \$128,000 MEDIAN INC**

JAN 23, 2021

CENTRE AT RIDGE ROCK IN HEART OF SOLID SUBURBAN HOUSTON GROWTH



RADIUS FROM SITE	1-Mile	3-Mile	5-Mile
2020 Population	33,024	80,171	157,473
2010 – 2020 Population Growth ➡	23%	21%	24%
2020 Households	10,779	27,295	50,685
2020 Total Families	8,265	20,233	38,744
2020 Families as % of Households ➡	77%	74%	76%
2020 Median HH Income	\$143,173	\$128,011	\$97,180
2020 Average HH Income ➡	\$169,041	\$163,563	\$128,883
2020 Owner Home Value-Median	\$216,746	\$204,384	\$159,792
Pop. > 25 Y.O. Bachelor's Degree + ➡	57%	57%	40%

- Pearland continues in the top growth communities surrounding Houston, adding 21% in 10 years.
- Families area a high percentage of households; very educated and with \$128,000 median HH incomes.
- The Centre at Ridge Rock is on Broadway in Pearland, just ¾ mile west of TX 288.
- Broadway is the major, 6 & 4 lane east-west thoroughfare in Pearland.
- TX 288 is the main connector to three major Houston employment centers:
 - + Central Business District, Texas Medical Center & Galleria/Uptown.
 - + TX 288 is adding toll lanes to speed commutes to these job centers.
- BW 8 Toll Road gives access to west Houston, Hobby Airport and major Ship Channel employers.
- The Centre's location is at the heart of the newer homes in Pearland; next to new High School

CENTER AT RIDGE ROCK – OPENED 2018

**4,930 &
3,030
TOTAL
7,960
+/-SF**



TWO BUILDINGS WITH 11 TENANTS – 47,385 SF



**DIRECT ENTRY / EXIT FROM BROADWAY; ADDITIONAL ACCESS FROM HIGH SCHOOL ENTRY ROAD
TRAFFIC LIGHT AT BROADWAY & HIGH SCHOOL ACCESS ROAD**

CENTER AT RIDGE ROCK – SURROUNDED BY NEW HOMES



LOOKING NORTH - ON BROADWAY, PEARLAND'S MAJOR 4 & 6 LANE, EAST-WEST CORRIDOR JUST WEST OF KIRBY, NEW, 4-LANE NORTH-SOUTH THOROUGHFARE SURROUNDED BY NEWER HOMES; ADJACENT TO BRAND NEW SHADOW CREEK HIGH SCHOOL



LOOKING SOUTH TOWARD CONTINUING NEW HOME BUILDING

CENTER AT RIDGE ROCK – PRIME ACCESS LOCATION



LOOKING EAST TOWARD MAJOR TX 288 / BROADWAY INTERCHANGE



BUILDING A - FRONT – 11710 BROADWAY – 9 TENANTS IN 21,944 SF



CENTER AT RIDGE ROCK – STANDOUT DESIGN & PARKING

**4,930 &
3,030
TOTAL
7,960
+/-SF**



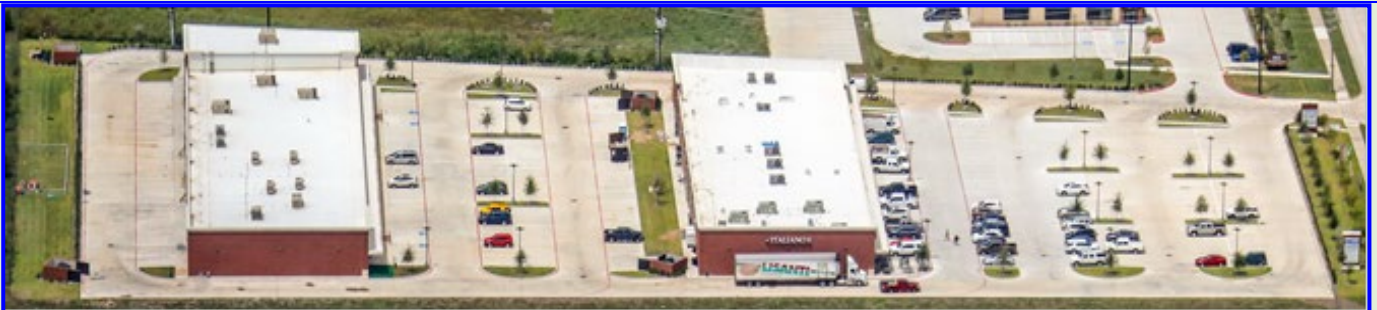
BUILDING B- FRONT – 11720 BROADWAY – 25,441 SF – 4,930 +/- SF AVAILABLE



BUILDING B- FRONT – 11720 BROADWAY – 3 TENANTS IN 25,441 SF



BUILDING BACK DOORS TO EACH SUITE AND CLOSE IN EMPLOYEE AND SERVICE PARKING



LARGE PARKING LOTS – 6 PARKING SPACES PER 1,000 SF

CENTRE AT RIDGE ROCK – TENANT BACKGROUND – BUILDING A

**BLDG
A** →



BUILDING A / 11710 BROADWAY - 9 TENANTS / 21,944 SF

STE A 100	ITALIANO'S RESTAURANT This is the third suburban Houston location for this family owned and operated Italian restaurant. 20+ years serving large portions at very affordable prices; among tops in customers served in their markets. www.italianosrestaurant.net
4,565 SF	
STE A 110	POPPIN' PERFECTION POPCORN Large selection of flavored popcorn and related treats. Operator has other retail businesses at other locations in the Houston area.
1,245 SF	
STE A 112	TUSCAN VILLA NAILS & SPA Houston-area nail salon operator for 10 years; two other, large-store locations. Each location employs 40+ nail stylists. https://www.facebook.com/TUSCANVILLANAILS/
4,150 SF	
STE A 118	LA PAIRE BAHN MI & DRINKS Successful Pearland-based Vietnamese restaurant and drinks. Offering large selection of traditional Vietnamese dishes.
1,245 SF	
STE A 120	SHADOW CREEK PHARMACY First location for family pharmacy. Owner is experienced in the pharmaceutical business.
1,577 SF	
STE A 124	IDEA LAB KIDS Franchisee of a major educational tutoring operator with 17 location in the Houston area. Offers classes and tutoring events in critical science, technology, engineering, math and now art skills. https://pearland.idealabkids.com/
2,903 SF	
STE A 126	TC CLEANERS This is a <u>drop-only</u> location. Tenant is a very experienced operator who has owned a freestanding building in Friendswood for over 10 years for his plant and successful first store. https://tc-cleaners.business.site/
1,245 SF	
STE A 128	LOTUS SEAFOOD RESTAURANT Tenant has three other successful, Houston-area locations. http://www.lotus-seafood.com/
2,075 SF	
STE A 130	ELITE FAMILY CHIROPRACTIC This is tenant's second location, having a successful practice on Pearland Parkway for 8 years.
2,939 SF	



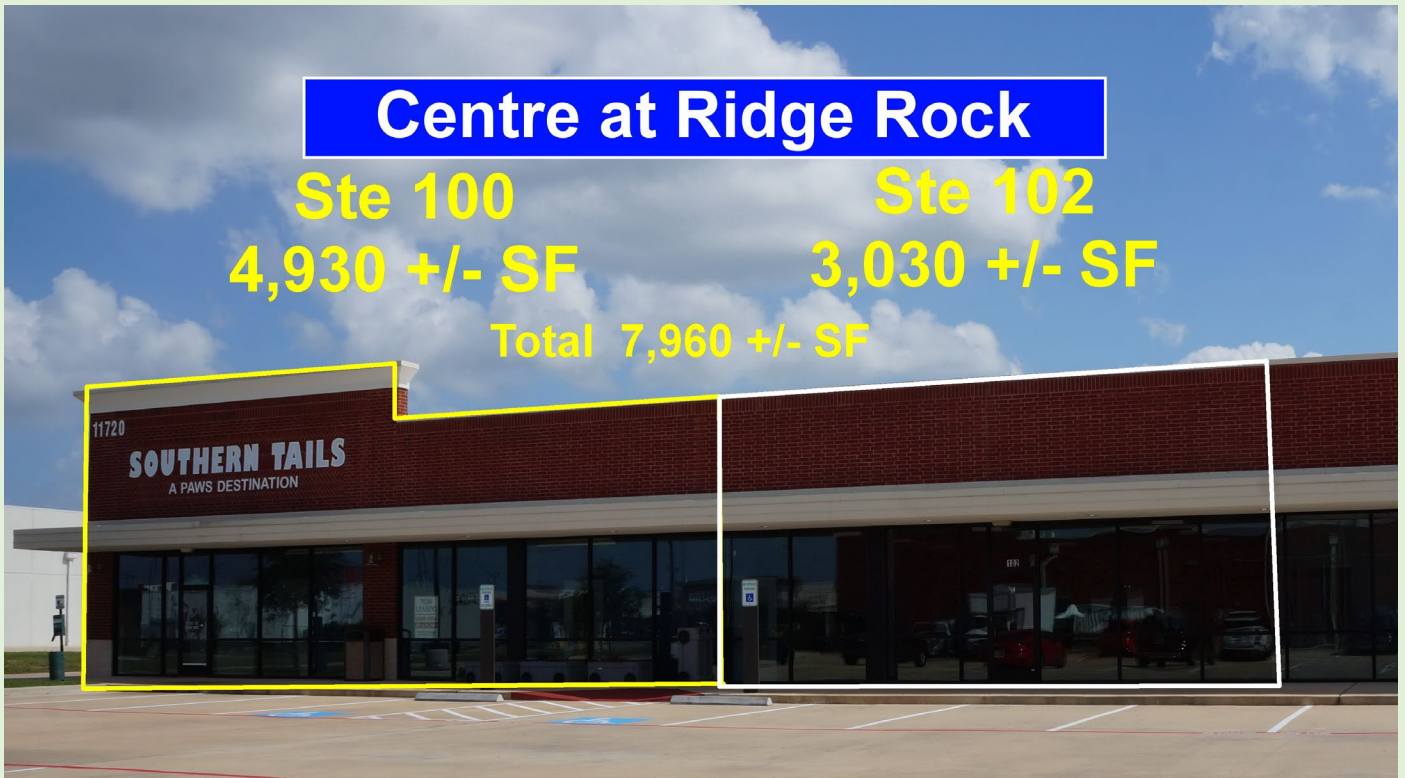
CENTRE AT RIDGE ROCK – TENANT BACKGROUND – BUILDING B

**BLDG
B**



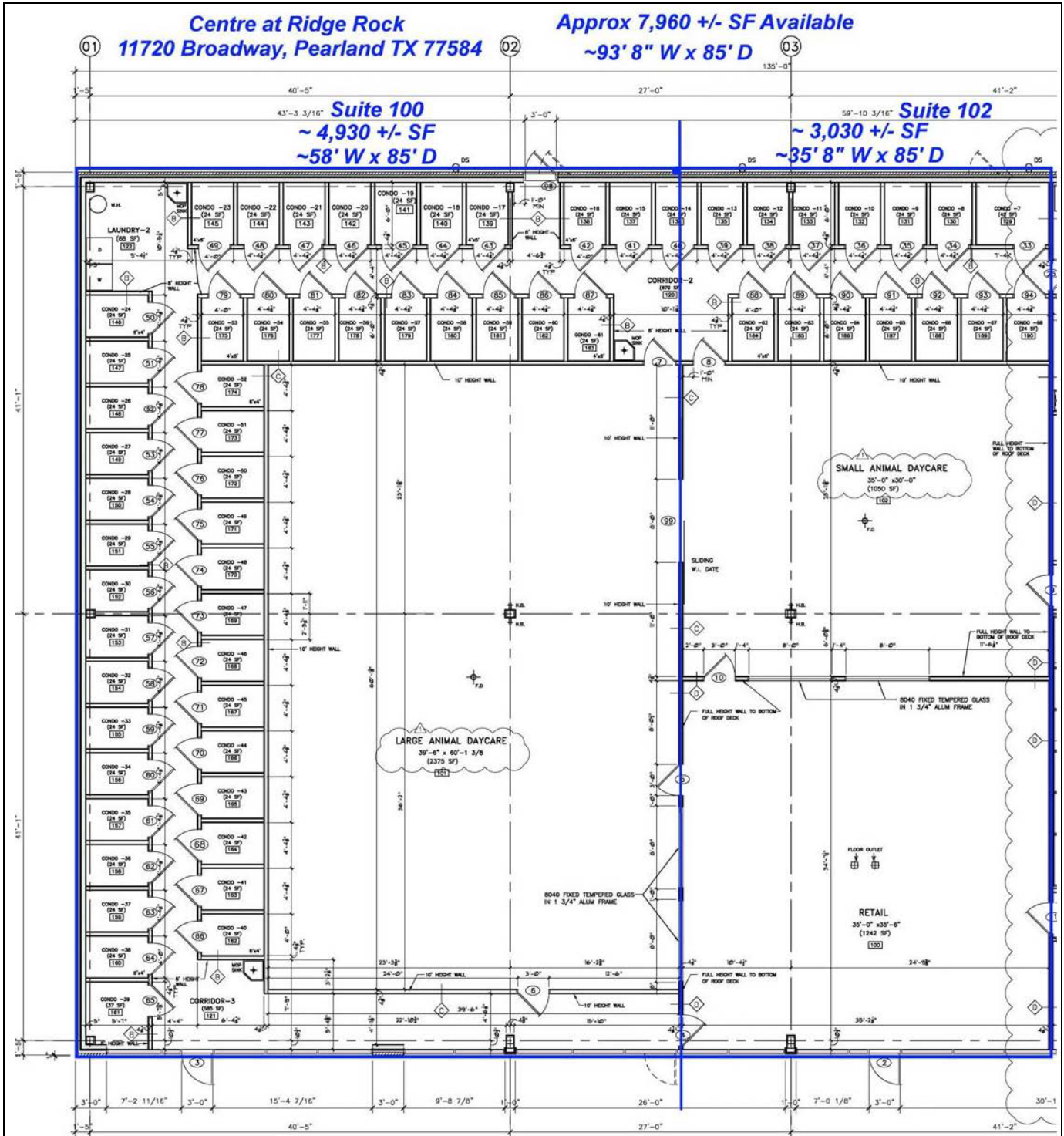
BUILDING B / 11720 BROADWAY - 25,441 SF

STE B 100 & 102	7,930 +/- SF AVAILABLE, AS SHOWN. SUITE IS 85' DEEP X 93'8" +/- WIDE.
11,475 SF	LANDLORD WILL CONSIDER SUB-DIVIDING. MINIMUM 2,000 SF.
STE B 120	STAR KIDS PRESCHOOL This is the third Houston-area location for this Montessori-based pre-school operator. Open from 6 AM to 6 PM and focusing on children from infants thru about 7 years old. Their website is https://starkidspearland.com/
6,668 SF	
STE B 136	LAERAL DANCE ACADEMY & ALPHA OMEGA GYMANSTICS This is the fourth Texas location for this tenant, with two other, large centers in the Houston area, including a 10,000 SF gym for its competition teams, and one in Frisco, Texas. Tenant is a national gymnastics judge. https://pearland.alphaomegagymnastics.com/
10,843 SF	



• Approximately 7,960 +/- SF available. Landlord may sub-divide to 2,000 SF

Existing Floor Plan – Suites 100 & 102 - Approximately 7,960 +/- SF



Suites 100 & 102 – As built floor plan.

This suite is part of a former dog and cat “daycare.” It includes multiple kennels, which will be removed, as well as two large open rooms.

Suite 100 - Approximately 4,930 +/- SF, Minimum sub-divide - 2,000 +/- SF

**Ste 100
4,930 +/- SF**

**Ste 102
3,030 +/- SF**

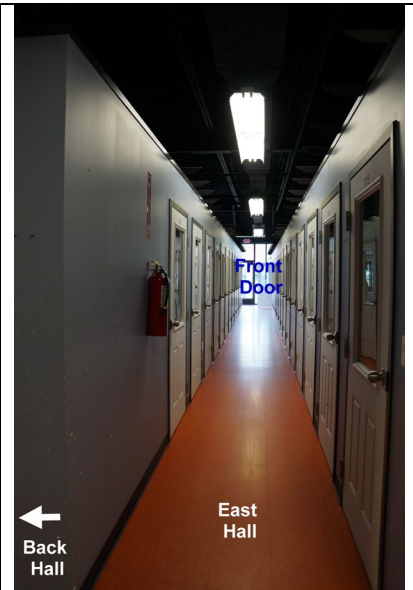
Total 7,960 +/- SF



Front Hall



Front Hall



Back Hall

East Hall

Suite 100 – Front Hall and front door to large room.



Ste. 100 - Looking front to back.



Ste. 100 – Looking back to front.

Suite 102 - Approximately 3,030 +/- SF



Suite 102 – Front room



Suite 102 – Back room

CENTRE AT RIDGE ROCK - NOTICE

IMPORTANT NOTICE

NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty or representation, expressed or implied, as to its accuracy or completeness.

References to age, rentable areas and land areas are approximate and operating / financial projections are for example only.

User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

MCADAMS ASSOCIATES 2021



EXCLUSIVELY LEASED BY MCADAMS ASSOCIATES

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NOTICE



Information About Brokerage Services

11-2-2015

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.

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:
 - 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

TAR 2501

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Info Broker