

frankel

DEVELOPMENT GROUP

SPACE FOR LEASE



Broadway Square Shopping Center

2800 E. Broadway Street | Pearland, Texas 77581

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PROPERTY HIGHLIGHTS

- Major Retail Hub - East Pearland
- 2,450 SF 2nd Generation Retail Space Available
- 1,050 SF Available
- 2,100 SF Available (can be divided)
- Strong Demographics/Strong Density & Incomes
- Strong Traffic Generators (HEB, LA Fitness, Lowe's, Power Center, City Offices)
- Strong Traffic
- High Growth Area
- Signalized Intersection
- Pylon Signage

DEMOGRAPHIC SNAPSHOT

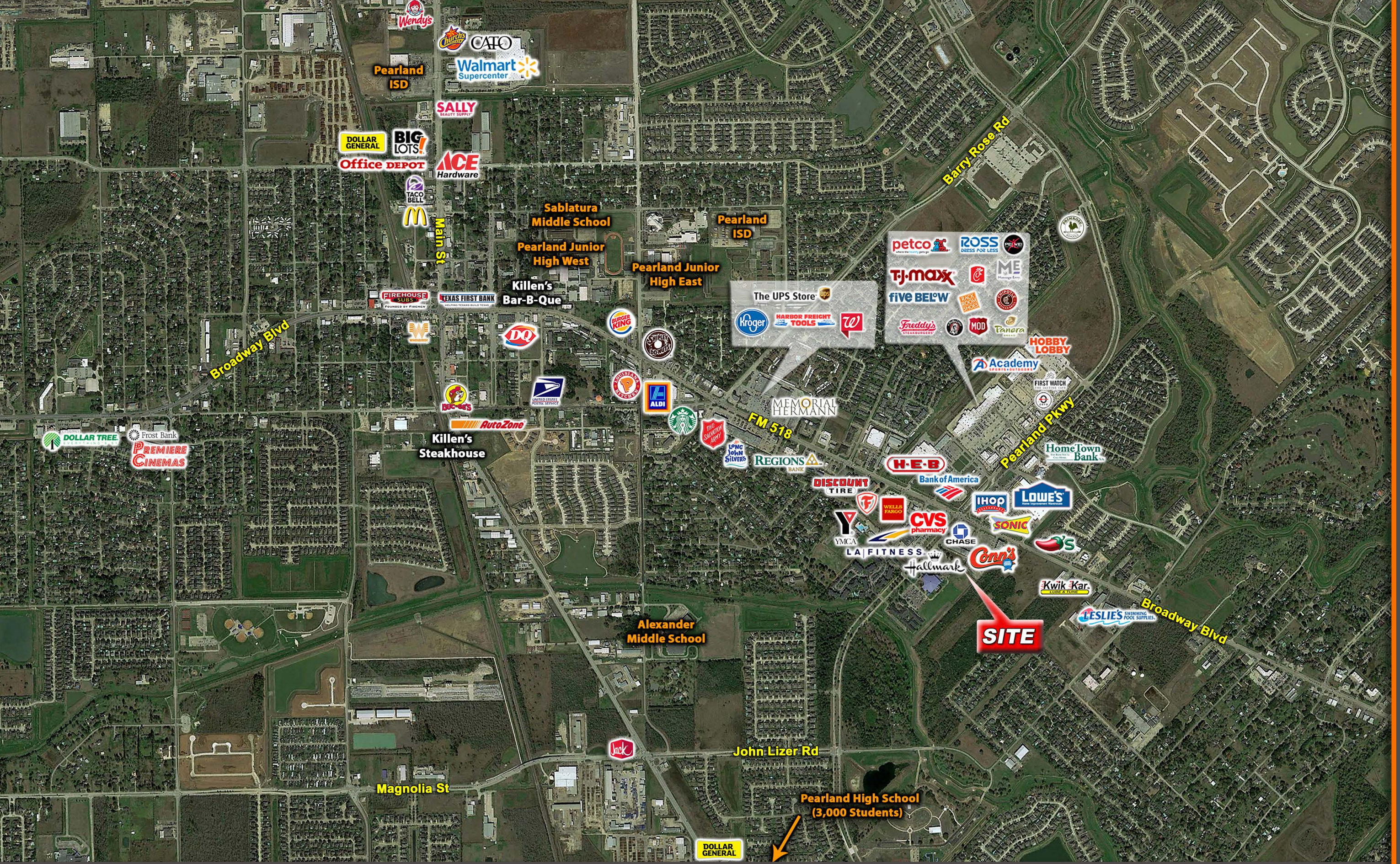
POPULATION	AVG HH INCOME
1-mi: 8,328	1-mi: \$100,277
3-mi: 68,248	3-mi: \$109,837
5-mi: 179,396	5-mi: \$95,127

TRAFFIC COUNTS

Broadway St/FM 518: 32,605 VPD
 Pearlman Pkwy: 14,755 VPD
 (TXDOT 2016)

AREA RETAILERS





RETAIL AERIAL



SITE PLAN

DEMOGRAPHIC OVERVIEW & MAP

POPULATION
(3 mi Radius, 2019)

73,056

DAYTIME
POPULATION
(3 mi Radius, 2019)

58,320

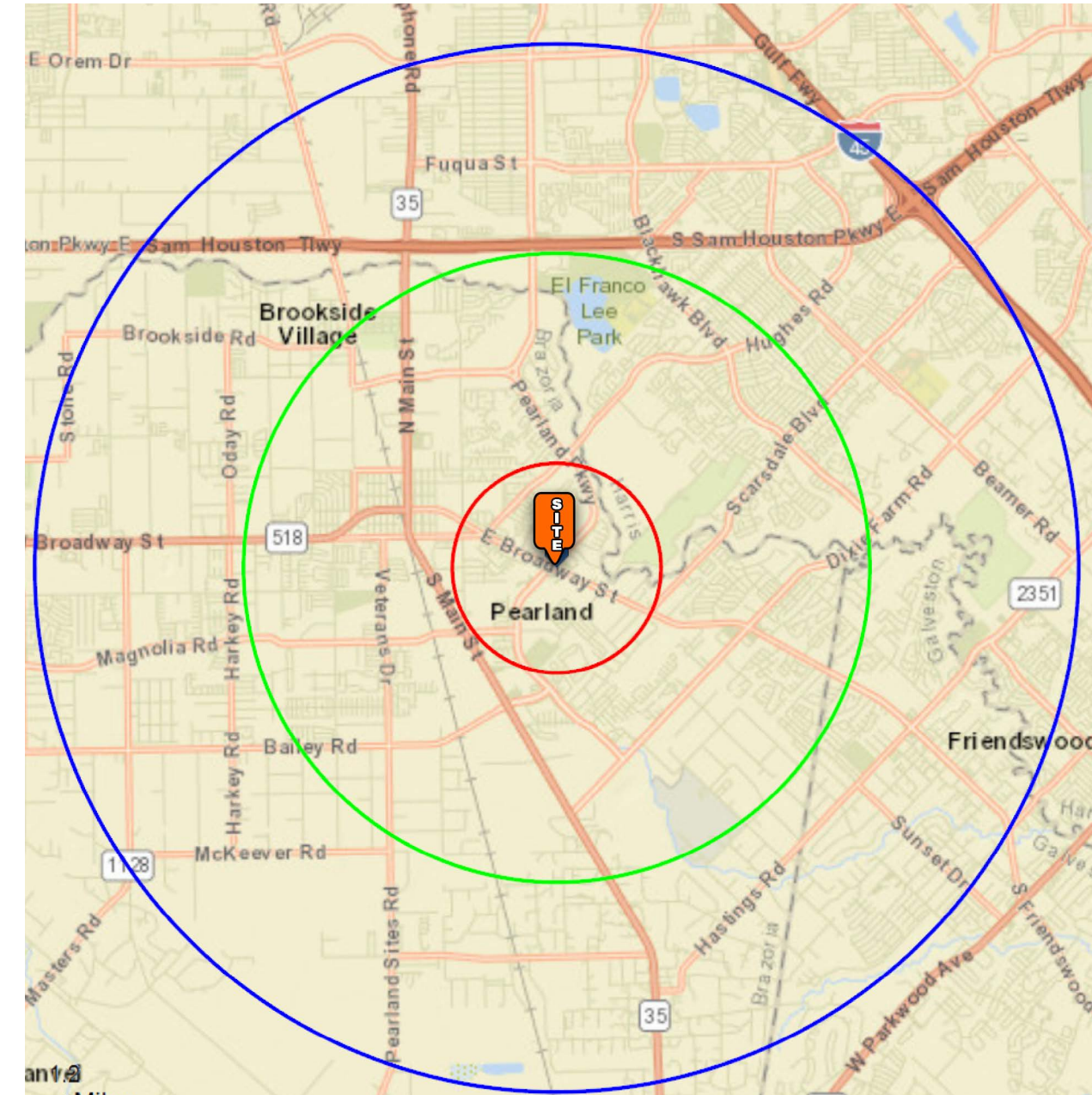
HOUSEHOLDS
(3 mi Radius, 2019)

24,317

AVERAGE INCOME
(3 mi Radius)
2019 Average:

\$110,532

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	5,839	38,257	115,304
2010 Total Population	8,133	60,608	162,844
2019 Total Population	9,172	73,056	188,428
2019 Group Quarters	0	182	510
2024 Total Population	9,612	78,073	199,637
2019-2024 Annual Rate	0.94%	1.34%	1.16%
2019 Total Daytime Population	8,653	58,320	146,264
Workers	4,312	20,648	48,854
Residents	4,341	37,672	97,410
Household Summary			
2000 Households	2,252	13,311	39,283
2000 Average Household Size	2.59	2.86	2.93
2010 Households	3,117	20,478	54,108
2010 Average Household Size	2.61	2.95	3.00
2019 Households	3,489	24,317	61,682
2019 Average Household Size	2.63	3.00	3.05
2024 Households	3,655	25,878	65,081
2024 Average Household Size	2.63	3.01	3.06
2019-2024 Annual Rate	0.93%	1.25%	1.08%
2010 Families	2,218	16,423	42,163
2010 Average Family Size	3.12	3.31	3.42
2019 Families	2,447	19,409	47,900
2019 Average Family Size	3.17	3.38	3.48
2024 Families	2,551	20,612	50,459
2024 Average Family Size	3.18	3.40	3.50
2019-2024 Annual Rate	0.84%	1.21%	1.05%
Housing Unit Summary			
2000 Housing Units	2,327	13,793	41,199
Owner Occupied Housing Units	55.9%	77.6%	70.7%
Renter Occupied Housing Units	40.9%	18.9%	24.6%
Vacant Housing Units	3.2%	3.5%	4.7%
2010 Housing Units	3,312	21,471	57,384
Owner Occupied Housing Units	59.5%	79.0%	69.7%
Renter Occupied Housing Units	34.7%	16.4%	24.5%
Vacant Housing Units	5.9%	4.6%	5.7%
2019 Housing Units	3,567	24,839	64,207
Owner Occupied Housing Units	62.6%	81.3%	70.2%
Renter Occupied Housing Units	35.2%	16.6%	25.9%
Vacant Housing Units	2.2%	2.1%	3.9%
2024 Housing Units	3,733	26,402	67,626
Owner Occupied Housing Units	62.0%	81.4%	70.4%
Renter Occupied Housing Units	35.9%	16.6%	25.8%
Vacant Housing Units	2.1%	2.0%	3.8%
Median Household Income			
2019	\$86,737	\$95,613	\$77,980
2024	\$94,380	\$103,096	\$85,326
Median Home Value			
2019	\$207,436	\$212,565	\$191,077
2024	\$232,892	\$236,613	\$216,534
Per Capita Income			
2019	\$37,400	\$36,409	\$31,564
2024	\$40,964	\$40,229	\$35,125
Median Age			
2010	34.6	35.2	33.2
2019	35.6	36.2	34.7
2024	35.3	36.0	35.0





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.

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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_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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