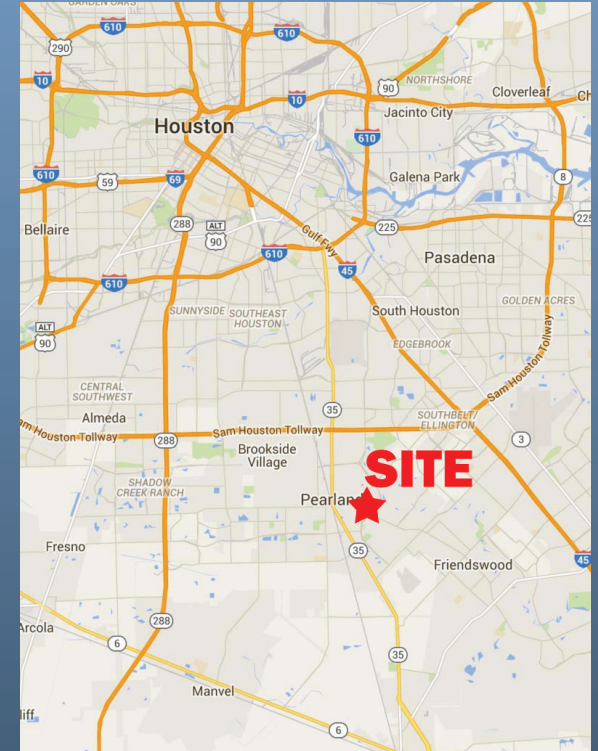


RETAIL SPACE AVAILABLE

HEB Pearland Parkway at FM 518, Pearland, TX 77581



PROPERTY DATA

- 1,084 SF and 1,300 SF inline spaces now available
- HEB anchored center
- Pad tenants include Bank of America and Care Now Urgent Care
- Seeking restaurant or medical uses

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2021 Estimate	8,843	71,689	179,686
Avg HH Income 2021 Estimate	\$103,122	\$118,070	\$104,329
Traffic Counts FM 518	30,409 cars per day		
Pearland Pkwy	31,251 cars per day		

CONTACT

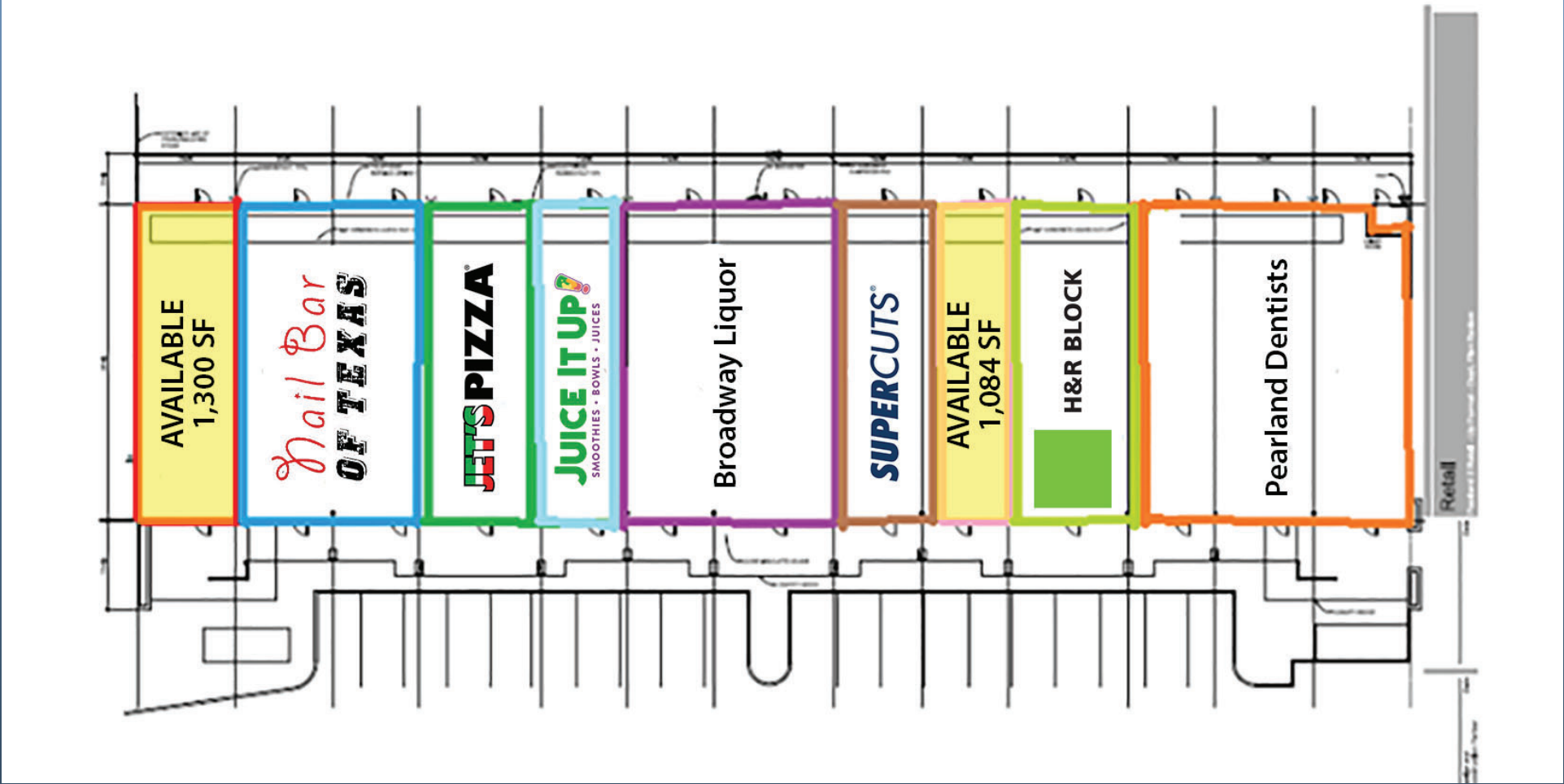
Kristen Barker, CCIM
kbarker@wulfe.com
(713) 621-1704

Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700









SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.5573/-95.2626

RS1

2712 Pearland Pkwy			1 mi radius	3 mi radius	5 mi radius
Pearland, TX 77581					
POPULATION	2021 Estimated Population		8,843	71,689	179,686
	2026 Projected Population		9,530	76,420	187,115
	2010 Census Population		7,959	61,200	162,492
	2000 Census Population		5,759	38,843	114,879
	Projected Annual Growth 2021 to 2026		1.6%	1.3%	0.8%
	Historical Annual Growth 2000 to 2021		2.5%	4.0%	2.7%
	2021 Median Age		34.7	35.4	34.4
HOUSEHOLDS	2021 Estimated Households		3,514	24,840	61,874
	2026 Projected Households		3,847	26,828	65,235
	2010 Census Households		3,047	20,467	54,029
	2000 Census Households		2,225	13,416	39,241
	Projected Annual Growth 2021 to 2026		1.9%	1.6%	1.1%
	Historical Annual Growth 2000 to 2021		2.8%	4.1%	2.7%
RACE AND ETHNICITY	2021 Estimated White		70.7%	65.6%	59.8%
	2021 Estimated Black or African American		11.6%	12.4%	14.6%
	2021 Estimated Asian or Pacific Islander		7.4%	9.6%	9.3%
	2021 Estimated American Indian or Native Alaskan		0.4%	0.5%	0.5%
	2021 Estimated Other Races		9.9%	11.9%	15.8%
	2021 Estimated Hispanic		24.7%	31.0%	39.1%
INCOME	2021 Estimated Average Household Income		\$103,122	\$118,070	\$104,329
	2021 Estimated Median Household Income		\$82,558	\$98,528	\$85,013
	2021 Estimated Per Capita Income		\$40,988	\$40,927	\$35,943
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)		2.8%	4.0%	6.7%
	2021 Estimated Some High School (Grade Level 9 to 11)		3.3%	4.3%	6.3%
	2021 Estimated High School Graduate		20.5%	22.0%	25.2%
	2021 Estimated Some College		25.2%	22.7%	22.8%
	2021 Estimated Associates Degree Only		9.8%	11.7%	10.0%
	2021 Estimated Bachelors Degree Only		26.6%	24.1%	19.6%
	2021 Estimated Graduate Degree		11.7%	11.1%	9.5%
BUSINESS	2021 Estimated Total Businesses		446	2,418	6,088
	2021 Estimated Total Employees		2,965	18,269	47,068
	2021 Estimated Employee Population per Business		6.7	7.6	7.7
	2021 Estimated Residential Population per Business		19.8	29.6	29.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kristen Barker	445518	kbarker@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date