LONGWOOD CROSSING - FOR SALE

1427 East Broadway St.
Pearland, Texas 77581

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Address: 1427 E. Broadway
Pearland, TX 77581

GLA: 5,226 SF

Land Area: 0.83 acres

Price: $3,500,000

Price PSF: $669.73/sf

In Place NOI: $168,810.32

Master Lease: Landlord will master-lease 1740 SF for one (1) year at $23.00 PSF + NNN ($67,398.22)

NOI First Year: $236,208.54

Cap Rate: 6.75% with Master Lease

Year Built: 2017

Occupancy: 66.9%

Traffic counts:

Dixie Farm Road and E Broadway -	24,897 cars
E Broadway and Shauntel St -	18,972 cars
Dixie Farm Road and E Broadway -	19,927 cars
Shauntel St and E Broadway -	1,055 cars
Dixie Farm Road and E Broadway -	17,570 cars
Broadway Street and Woodcreek Dr -	31,000 cars
Broadway Street and Dixie Farm Rd -	24,723 cars

Longwood Crossing is an attractive 5,226 square foot Retail Center built in 2017. Located at East Broadway and Longwood Drive, the center is comprised of three suites: Starbucks, Havana Nails, and the available 1,740 square feet.

The center sits one block east of the major intersection of East Broadway (FM 518) and Dixie Farm Road. Tenants adjacent to Longwood Crossing include Walgreens, Home Depot, Walmart Supercenter, Chik-fil-A, Taco Bell, and many other national brands.

Longwood Crossing is equidistant between two thriving trade areas: Pearland, TX and Friendswood, TX. It is on the "going-to-work" side of the street for Friendswood traffic, and connects to the Gulf Freeway (I-45 S) in minutes. The location of this real estate is prime.

Radius - 1427 E. Broadway	1 Mile	3 Mile
Population		
2028 Projection	11,523	68,266
2023 Estimate	11,332	67,454
2023 Population By Age	11,332	67,454
Median Age	39.6	38
Average Age	39.4	38.4
2023 Population By Race	11,332	67,454
White	9,494 - 83.78%	50,693 - 75.15%
Black	799 - 7.05%	7,567 - 11.22%
Asian	746 - 6.58%	7,382 - 10.94%
Hispanic Origin	2,269 - 20.02%	17,735 - 26.29%
2023 Median Age, Male	38.2	36.5
2023 Average Age, Male	38.4	37.4
2023 Median Age, Female	41.1	39.3
2023 Average Age, Female	40.4	39.4
2023 Population by Occupation Classification	9,131	53,500
Civilian Employed	5,643 - 61.80%	34,058 - 63.66%
Civilian Unemployed	421 - 4.61%	1,843 - 3.44%
Civilian Non-Labor Force	3,066- 33.58%	17,571- 32.84%
Armed Forces	1 - 0.01%	28 - 0.05%
2023 Population by Education	7,989	47,437
High School Grad (Incl Equivalency)	1,580 - 19.78%	9,303 - 19.61%
Some College, No Degree	2,591 - 32.43%	15,050 - 31.73%
Bachelor Degree	2,350 - 29.42%	11,774 - 24.82%
2023 Households by HH Income	3,991	23,541
2023 Avg Household Income	$119,862	$117,085
2023 Med Household Income	$95,164	$97,780
2023 Occupied Housing	3,990	23,540
Owner Occupied	3,425 - 85.84%	19,271 - 81.86%
Renter Occupied	565 - 14.16%	4,269 -18.14%
2023 Median Home Value	$234,838	$241,213