



3,368 SF 2nd Generation Medical Space Available
1,070 - 4,022 SF Office Space Available



PEARLAND ENTREPRENEUR CENTER

9223 W Broadway St
Pearland, TX 77584

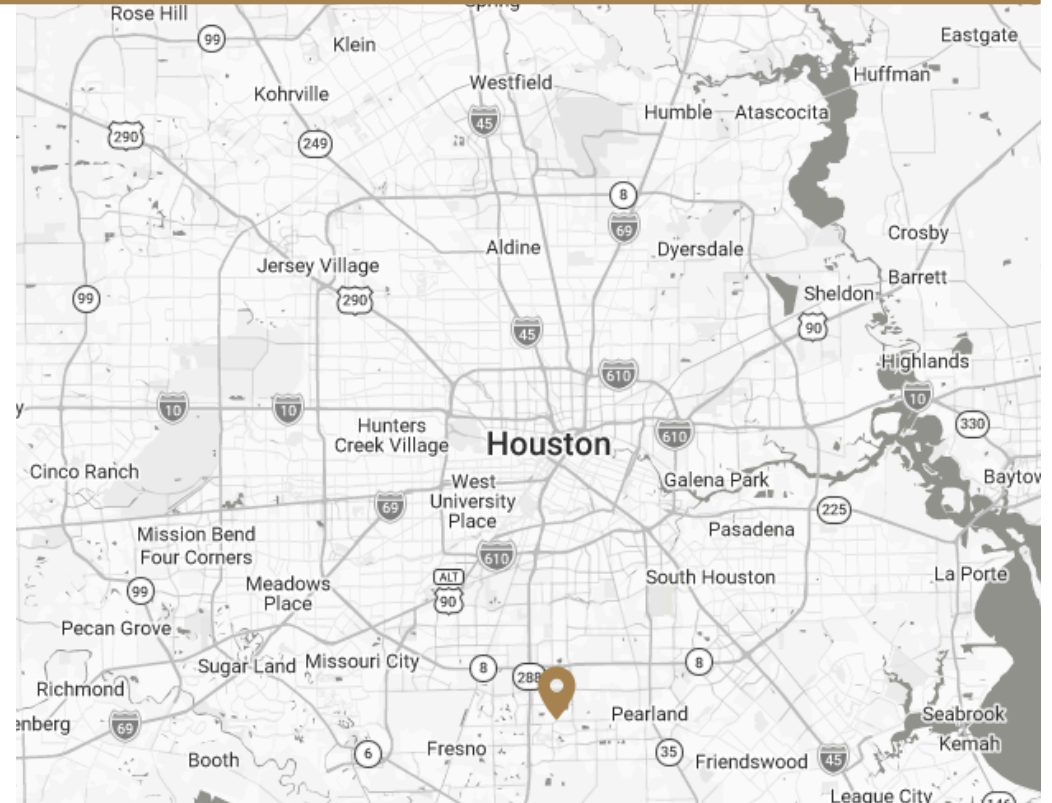
**RETAIL & OFFICE
SPACES FOR LEASE**

PEARLAND ENTREPRENEUR CENTER | **SITE PHOTOS**



PEARLAND ENTREPRENEUR CENTER | **PROPERTY INFORMATION**

Pearland Entrepreneur Center occupies a strategic position along one of Pearland's most trafficked corridors — **just under 1.5 miles from Texas State Highway 288, with 477 feet of direct frontage on Broadway Street.**



- Combined corridor traffic exceeding **141,000 vehicles per day** across **Broadway Street** and **Highway 288**
- Positioned in Pearland, the **8th fastest growing city in the United States**, with **9% population growth** from 2020 within 5 miles
- **7.73% increase in new rooftops** since 2020 within 5 miles, reflecting sustained demand from a rapidly expanding consumer base



TRAFFIC COUNTS

43,679 VPD on Broadway St
98,083 VPD on Highway 288



TOTAL POPULATION

237K CURRENT POPULATION
within 5 miles



HOUSEHOLD INCOME

\$152K AVG HHI
within 3 miles



POPULATION GROWTH

9% GROWTH
since 2020

PEARLAND ENTREPRENEUR CENTER | **NEARBY RETAILERS**



PEARLAND ENTREPRENEUR CENTER | **NEARBY RETAILERS**



PEARLAND ENTREPRENEUR CENTER | **SITE PLAN**

1ST FLOOR:

1,070 SF OFFICE (2ND GEN)

2ND FLOOR:

4,022 SF OFFICE (SHELL)



1,600 SF

RETAIL/MEDICAL



NERVO
TRAINING CENTER



SPACE AVAILABLE FOR LEASE

1,768 SF RETAIL/MEDICAL

PEARLAND ENTREPRENEUR CENTER | **RETAIL/MEDICAL SPACE**



1,768 SF RETAIL/MEDICAL

3,368 SF MAX CONTIGUOUS

PEARLAND ENTREPRENEUR CENTER | **RETAIL/MEDICAL SPACE**



1,600 SF RETAIL/MEDICAL

3,368 SF MAX CONTIGUOUS

PEARLAND ENTREPRENEUR CENTER | **OFFICE SPACE**



2ND FLOOR
4,022 SF OFFICE (SHELL)

1ST FLOOR:
1,070 SF OFFICE
(2ND GEN)

PEARLAND ENTREPRENEUR CENTER | **OFFICE SPACE**





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Gold Properties, LLC	9016001	contact@goldproperties.info	(281) 202-2677
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sudershan Jambulapati	537413	contact@goldproperties.info	(832) 877-6564
Designated Broker of Firm	License No.	Email	Phone
Sudershan Jambulapati	537413	contact@goldproperties.info	(832) 877-6564
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ahmad Umer	838849	contact@goldproperties.info	(832) 335-2310
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date