

OFFICE BUILDING FOR SALE



USER/INVESTMENT OPPORTUNITY

2947 E BROADWAY STREET • PEARLAND, TX 77581



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PROPERTY SUMMARY



Texas Overland is proud to present the exclusive listing of 2947 E Broadway St. This premier 10,588 SF office building occupies a prominent 1-acre site at the signalized intersection of FM 518 and Westminster Rd. Ideally positioned within the heart of the Pearland market, the property offers exceptional visibility and accessibility, located just one mile from Highway 35 and 0.3 miles from Pearland Parkway. This office building is strategically situated amidst rapid commercial expansion, including a major HEB-anchored regional shopping center.

PROPERTY DETAILS

Property is currently configured as a multi- tenant space with five (5) office suites ranging from 967 NRA to 3,162 NRA. The building would be well suited for a single tenant occupier.

Ample parking including a covered and secured parking area.

Dedicated monument sign

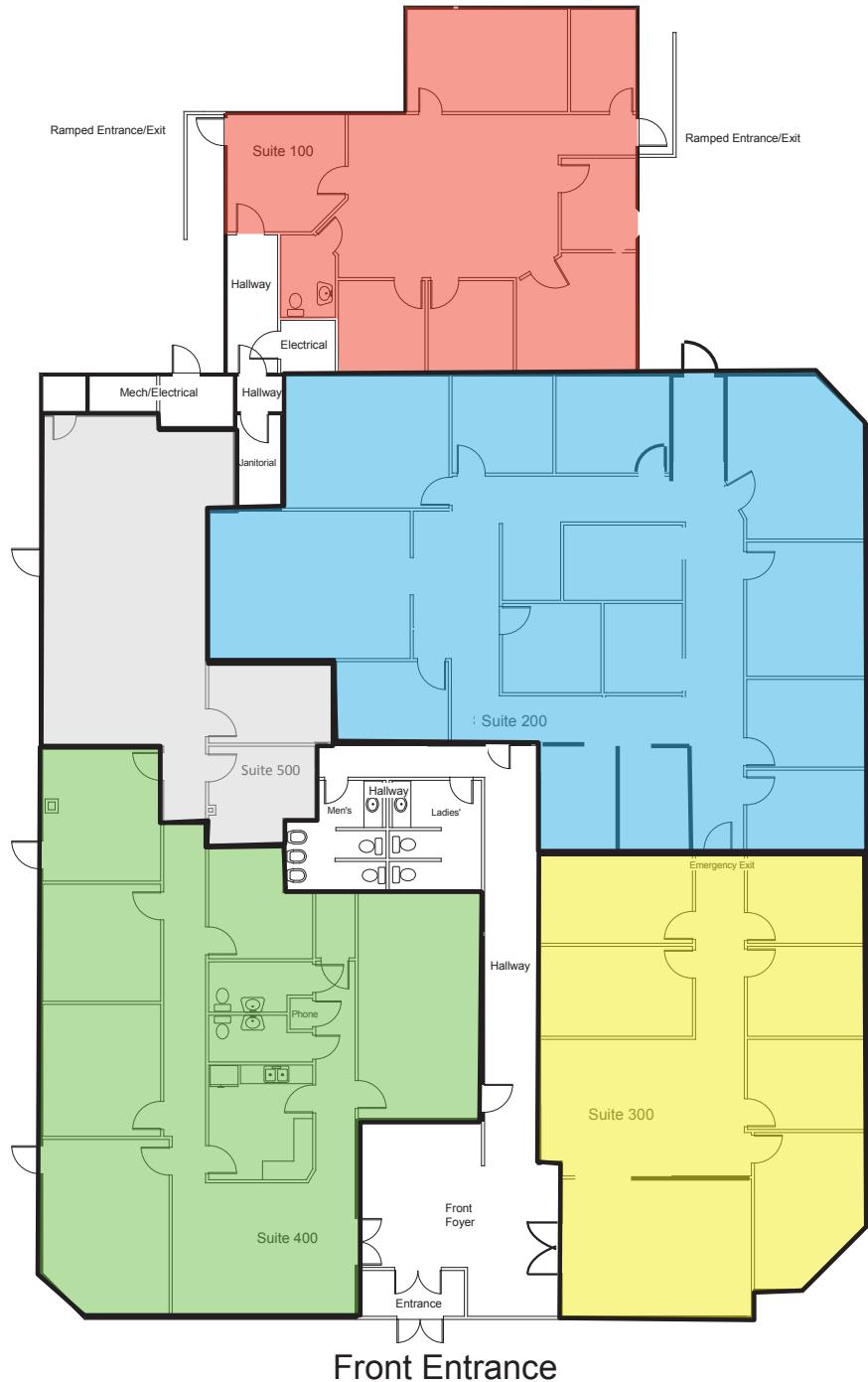
Built:	1985
Construction:	Steel
Buildomg Class:	B
Occupancy:	19%
Total Improvements: <small>(per Brazoria County Appraisal District)</small>	10,588 SF
Land:	.997 Acres
Pricing:	Call Broker

PROPERTY SUMMARY

2947 East Broadway is situated in the Old Townsite of Pearland, one of the Houston area's fastest-growing and most affluent suburbs. As of 2026, the area is a thriving professional hub offering easy access to the Texas Medical Center and downtown Houston via State Highway 288. This prime location blends a "town and country" atmosphere with proximity to popular local dining, top-rated schools, and a high median household income exceeding \$112,000. The market in total has almost 1.15 million square feet of office space with an average lease rate of \$31.83 PSF. (*CoStar)

Building Size:	Approximately 10,700 SF
Lot Size	.997 acres (43,429 SF)
Configuration:	Single-Story Existing Office Structure
Parking:	45 Dedicated Surface Parking Spaces

Suite 100:	1,700 SF	1,902 NRA
Suite 200:	3,162 SF	3,539 NRA
Suite 300:	1,700 SF	1,902 NRA
Suite 400:	2,154 SF	2,390 NRA
Suite 500:	846 SF	967 NRA



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AERIAL VIEW



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INTERIOR PHOTOS



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Texas Overland®



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.

11-2-2015



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 counteroffer 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.

Buyer/Tenant/Seller/Landlord Initials

Date

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