

**AVAILABLE  
1,459 SF**



# PEARLAND PARKWAY SHOPPING CENTER

**2ND GEN RETAIL SPACE FOR LEASE**

SEQ Beltway 8 & Pearland Pkwy | Pearland, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)

# PROPERTY INFORMATION:

**Address:** 10501 Pearland Pkwy  
Pearland, TX 77581

**Availability:** 1,459 SF

**Price:** \$30.00 PSF + \$9.00 NNN

## HIGHLIGHTS:

- 2nd generation retail space available for lease
- Located at the signalized intersection of Pearland Pkwy & Beltway 8
- Starbucks anchored retail center
- Cross access with adjacent property
- Positioned on the going to work side of Pearland Pkwy
- Easy access to Beltway 8
- Major area retailers include: Target, H-E-B, Studio Movie Grill, Burlington, Dollar Tree, James Avery, and several others

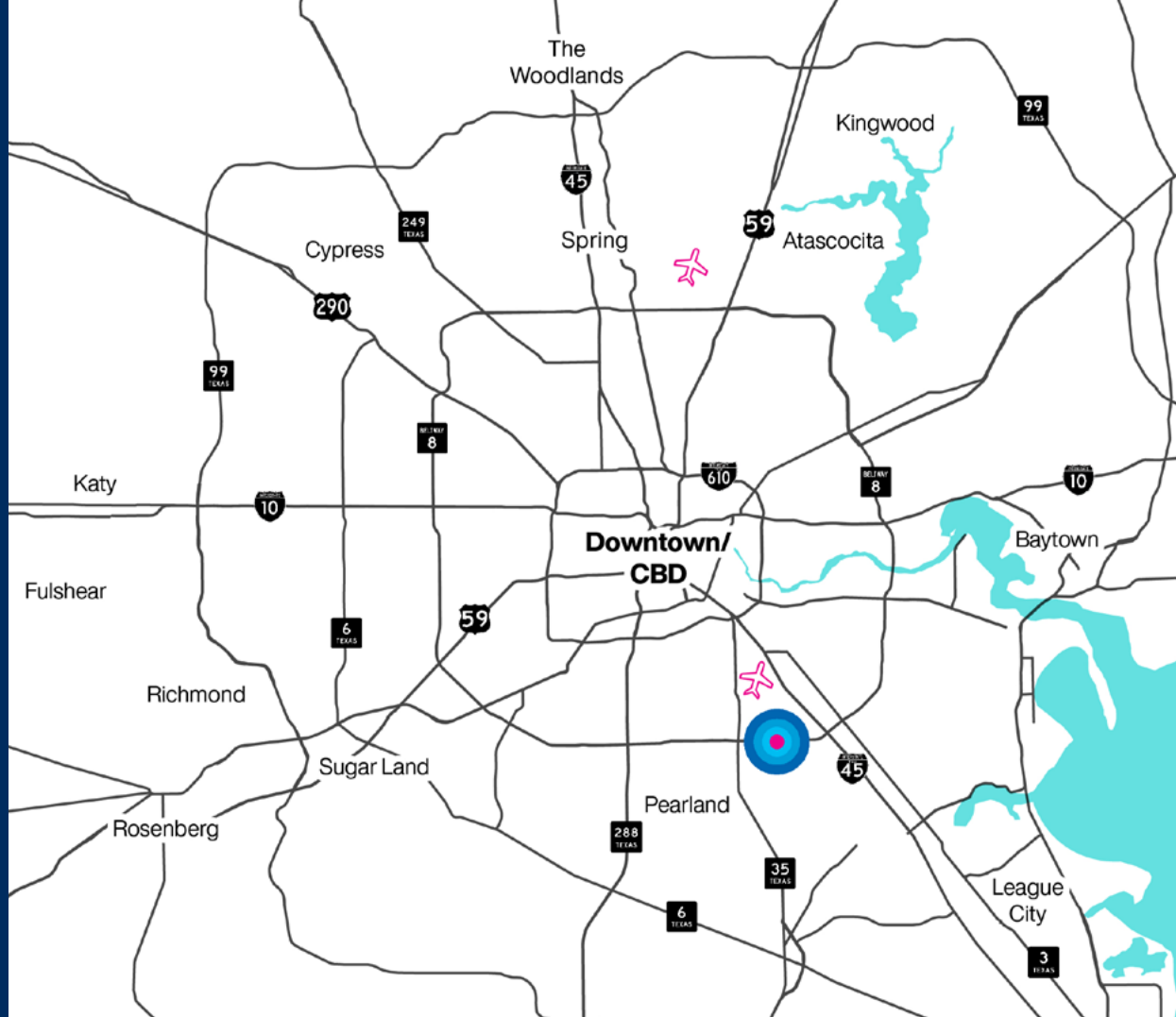
## TRAFFIC COUNTS:

**Beltway 8:** 124,238 CPD '22

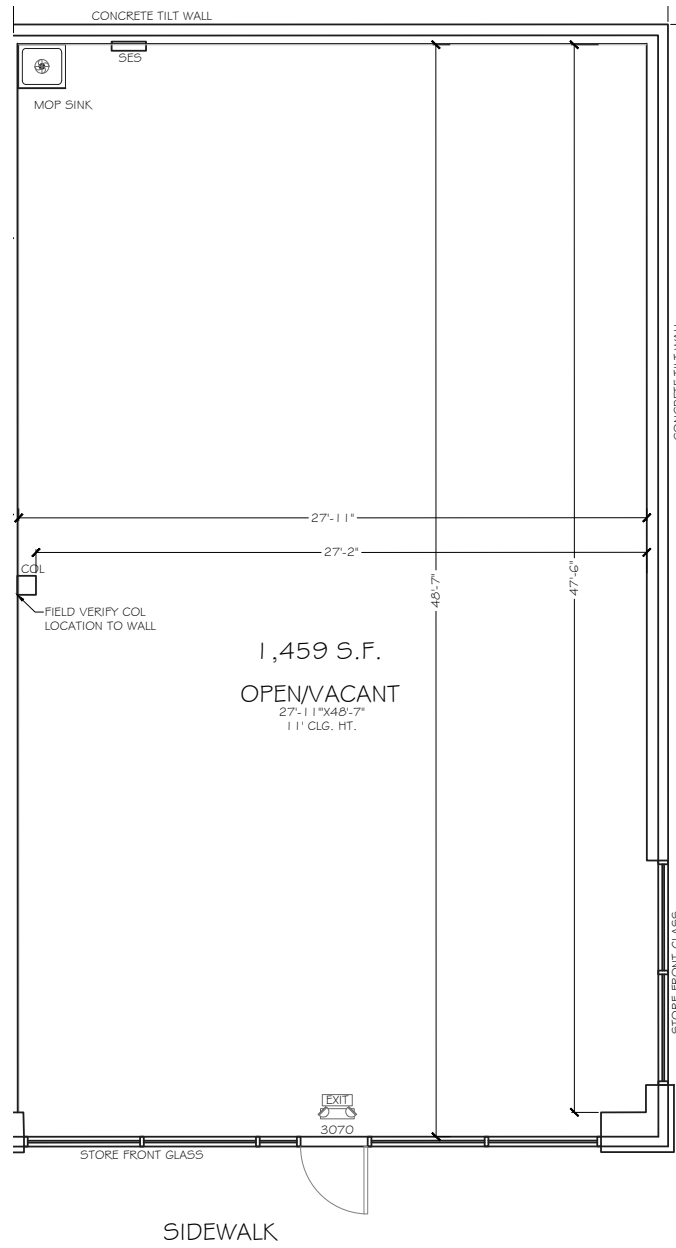
**Pearland Pkwy:** 26,445 CPD '21

## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	8,223	96,260	239,347
Daytime Pop.	3,029	47,376	136,893
Avg HH Income	\$131,809	\$113,044	\$107,516



# FLOOR PLAN





**SITE**

Pearland Pkwy

STUDIO  
MOVIE GRILL

SPEC'S

University  
of Houston  
Clear Lake

35  
TEXAS

McHard Rd

TRACTOR  
SUPPLYCS

Walmart

BIG  
LOTS  
Office  
DEPOT

DOLLAR  
TREE

ALDI

Kroger  
HARBOR FREIGHT

W-E-B

ROSS  
Academy  
TJ-max  
petco  
HOBBY LOBBY  
five BELOW  
Earth  
saver  
works

LOWE'S

LA FITNESS

35  
TEXAS

DOLLAR  
GENERAL

518

Walmart

THE HOME  
DEPOT

Kroger

CARMAX

THE HOME  
DEPOT

AMC  
THEATRES

Kroger

W-E-B

518

DELWAY  
8

CHEVROLET

45

FOODTOWN

enterprise

KONG KONG  
FOOD MARKET  
FAMILY  
DOLLAR

MEMORIAL  
HERMANN

SAN JACINTO  
COLLEGE

Dixie Farm Rd

Mitchell Elementary  
416 Students

Dobie 9th Grade Center

Fuqua St

Monroe Rd

Pearland Pkwy

124,238 CPD '22

26,445 CPD '21

**SITE**

El Franco Lee Park

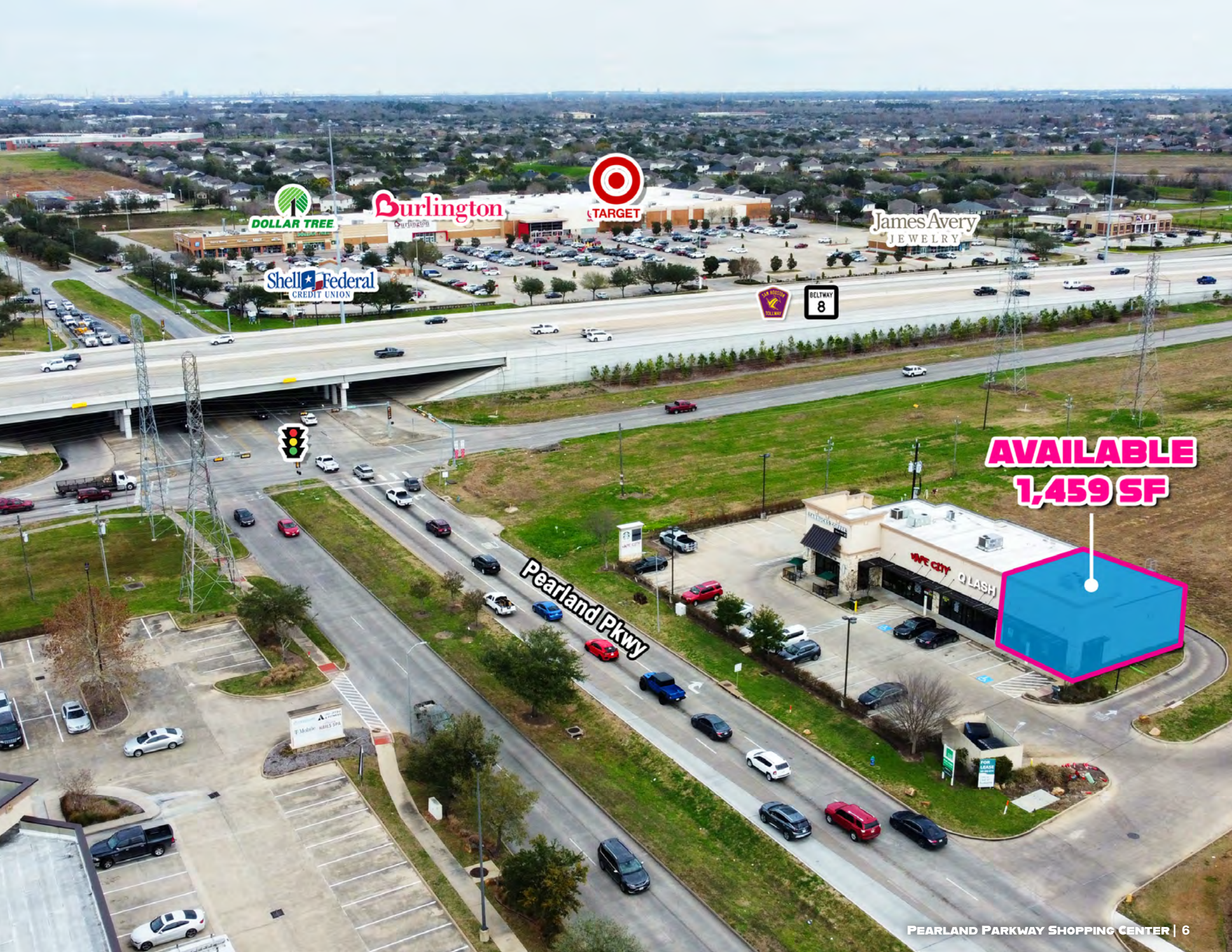
Dobie High School  
3,877 Students

PEARLAND PARKWAY SHOPPING CENTER | 5



STUDIO  
MOVIE GRILL





DOLLAR TREE

Burlington

TARGET

James Avery  
JEWELRY

Shell Federal  
CREDIT UNION

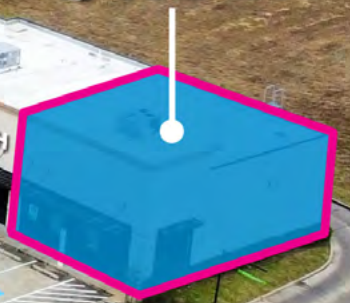
TEXAS  
TOLLWAY

BELTWAY  
8



Pearland Pkwy

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# 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.

<b>Blue Ox Brokerage, LLC</b>	<b>9009549</b>	<b>jj@blueoxgroup.com</b>	<b>713.804.7777</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Jacobs</b>	<b>448255</b>	<b>jj@blueoxgroup.com</b>	<b>713.230.8882</b>
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

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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