

BPI

REALTY SERVICES

Silverlake Shopping Center

2nd Generation Learning Center/Office Space Available

10228 Broadway Street | Pearland, Texas 77584



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

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For More Information:

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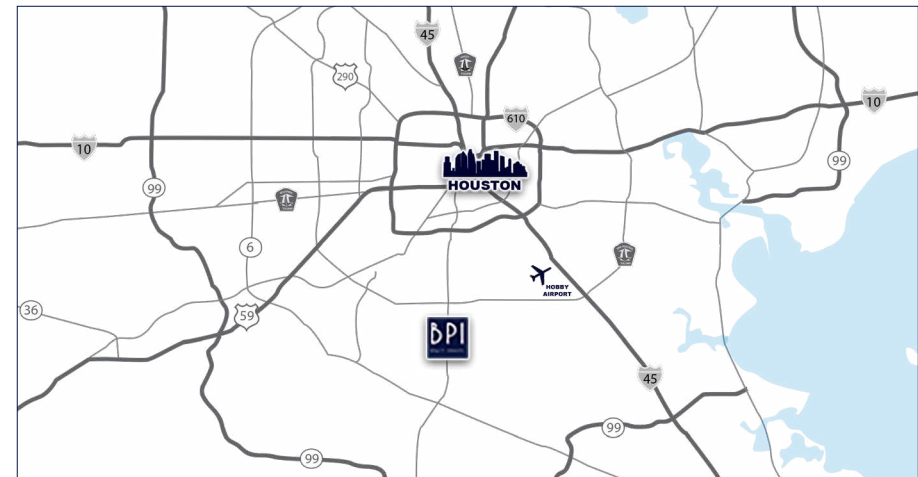
Available: 1,050 SF & 2,450 SF Spaces (9 2nd Gen Retail)
2,800 SF (2nd Gen Learning Center/Office Space)

Pricing: Call for Pricing

Description:

- Silverlake Shopping Center is a Randalls Grocery anchored center at the southwest corner of FM 518 (Broadway St) and CR-94
- Tenants include Smashburger, Sallys, Palm Beach Tan, Beltone, and Avis Budget
- The property is adjacent to Silverlake Village, a regional power center that features a large anchor lineup including HomeGoods, Marshalls, Ross, PetSmart, Michaels, Super Target, Kohls, and Cinemark, to name a few

Demographics:	1 mile	3 mile	5 mile
2024 Population	11,175	82,393	173,188
Daytime Population	16,048	70,743	134,027
Average HH Income	\$143,356	\$150,868	\$137,032



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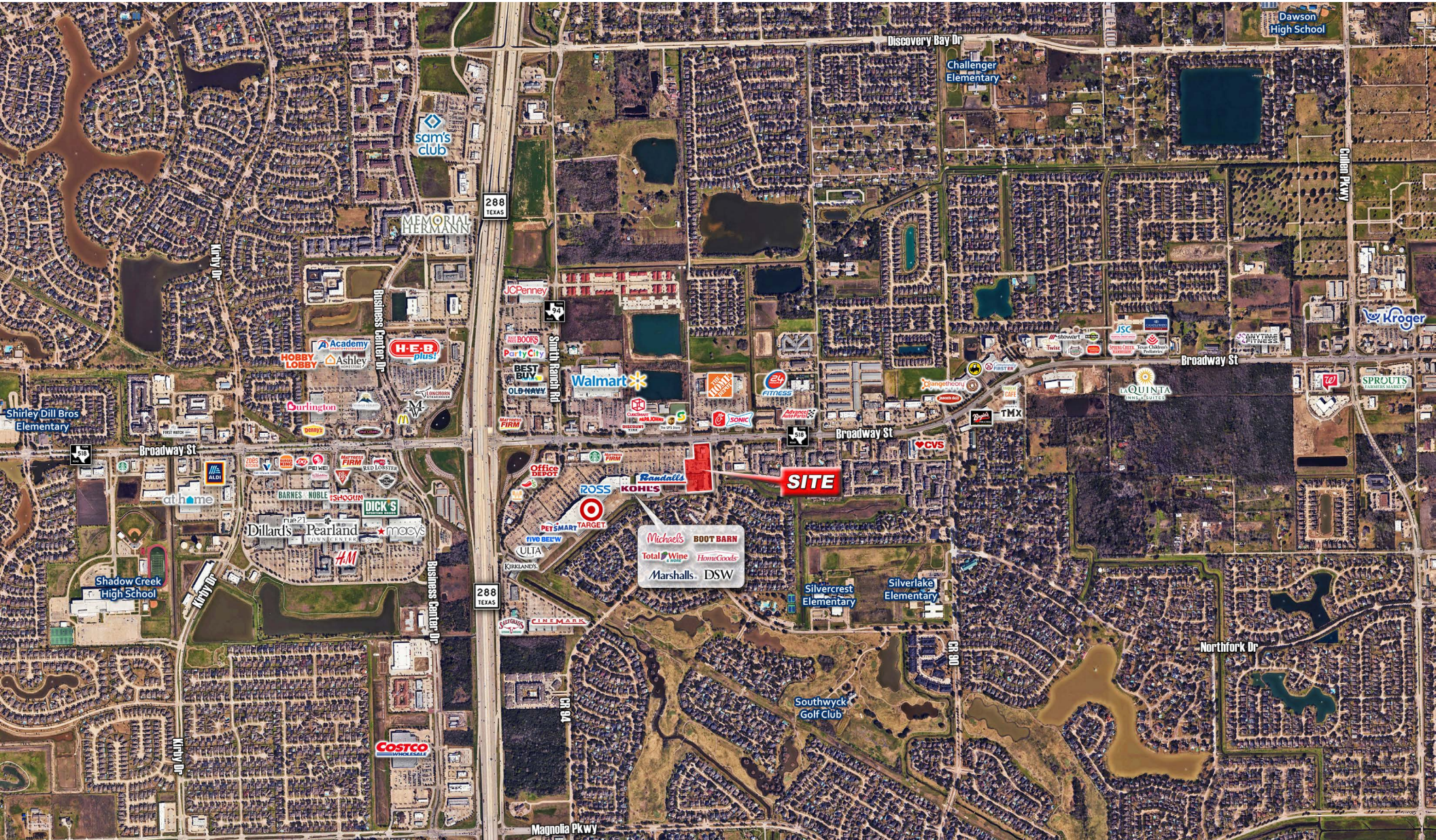


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2024 Population
(3 mi Radius)
82,393

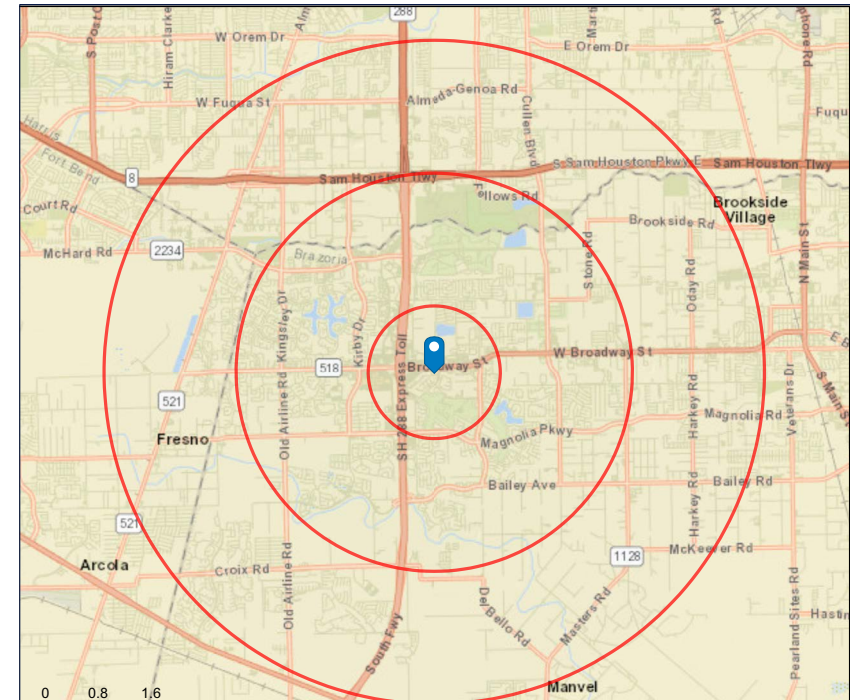
Households
(3 mi Radius)
28,311

Daytime Population
(3 mi Radius)
70,743

Avg HH Income
(3 mi Radius)
\$150,868

Avg Home Value
(3 mi Radius)
\$376,509

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,495	57,047	108,562
2020 Total Population	11,009	79,283	160,611
2020 Group Quarters	41	403	519
2024 Total Population	11,175	82,393	173,188
2024 Group Quarters	37	365	472
2029 Total Population	11,290	83,357	180,909
2024-2029 Annual Rate	0.20%	0.23%	0.88%
2024 Total Daytime Population	16,048	70,743	134,027
Workers	10,905	29,851	49,399
Residents	5,143	40,892	84,628
Household Summary			
2010 Households	2,966	19,670	36,296
2010 Average Household Size	2.84	2.89	2.98
2020 Total Households	4,098	27,157	53,318
2020 Average Household Size	2.68	2.90	3.00
2024 Total Households	4,177	28,311	57,438
2024 Average Household Size	2.67	2.90	3.01
2029 Households	4,255	28,844	60,408
2029 Average Household Size	2.64	2.88	2.99
2024-2029 Annual Rate	0.37%	0.37%	1.01%
2010 Families	2,247	15,272	28,105
2010 Average Family Size	3.30	3.32	3.41
2024 Families	2,800	21,047	43,474
2024 Average Family Size	3.42	3.46	3.54
2029 Families	2,829	21,258	45,442
2029 Average Family Size	3.41	3.46	3.54
2024-2029 Annual Rate	0.21%	0.20%	0.89%
Housing Unit Summary			
Vacant Housing Units	4.8%	6.1%	6.4%
2020 Housing Units	4,380	28,532	55,994
Owner Occupied Housing Units	45.5%	65.7%	69.3%
Renter Occupied Housing Units	48.0%	29.4%	25.9%
Vacant Housing Units	6.5%	4.9%	4.8%
2024 Housing Units	4,472	29,808	60,493
Owner Occupied Housing Units	45.6%	66.0%	70.5%
Renter Occupied Housing Units	47.8%	29.0%	24.5%
Vacant Housing Units	6.6%	5.0%	5.1%
2029 Housing Units	4,561	30,435	63,657
Owner Occupied Housing Units	45.8%	66.6%	70.8%
Renter Occupied Housing Units	47.5%	28.1%	24.1%
Vacant Housing Units	6.7%	5.2%	5.1%
Median Household Income			
2024	\$102,181	\$117,823	\$107,218
2029	\$112,732	\$133,471	\$119,379
Median Home Value			
2024	\$373,444	\$355,762	\$327,095
2029	\$391,988	\$377,440	\$358,748
Per Capita Income			
2024	\$52,592	\$51,757	\$45,603
2029	\$59,024	\$58,378	\$51,701
Median Age			
2020	33.5	36.1	34.9
2024	34.4	36.8	35.7



	1 mile	3 miles	5 miles
2024 Population 25+ by Educational Attainment			
Total	7,158	53,151	110,521
Less than 9th Grade	1.6%	2.6%	3.9%
9th - 12th Grade, No Diploma	1.3%	2.4%	3.4%
High School Graduate	15.3%	10.7%	15.0%
GED/Alternative Credential	0.3%	1.5%	2.4%
Some College, No Degree	12.4%	16.4%	18.0%
Associate Degree	7.4%	8.6%	8.5%
Bachelor's Degree	34.0%	33.3%	29.0%
Graduate/Professional Degree	27.6%	24.3%	19.9%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	6,242	43,110	93,170
Population 16+ Employed	97.9%	97.2%	96.3%
Population 16+ Unemployment rate	2.1%	2.9%	3.7%
Population 16-24 Employed	7.5%	8.4%	10.4%
Population 16-24 Unemployment rate	8.6%	13.1%	13.6%
Population 25-54 Employed	68.4%	71.8%	70.8%
Population 25-54 Unemployment rate	1.8%	1.7%	2.3%
Population 55-64 Employed	19.6%	15.3%	14.3%
Population 55-64 Unemployment rate	0.1%	0.8%	1.7%
Population 65+ Employed	4.6%	4.4%	4.5%
Population 65+ Unemployment rate	4.1%	6.5%	6.0%



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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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 written to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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