

FOR LEASE
5,000 SF 2ND GEN MEDICAL

NEC KIRBY DR & CR 59
11555 MAGNOLIA PARKWAY | PEARLAND, TX 77584



AVAILABLE
5,000 SF

S&P INTERESTS

SHAN PATEL
281.948.5352
spatel@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW

ADDRESS
11555 Magnolia Pkwy | Pearland, TX 77584

AVAILABLE
5,000 SF

PARKING
83 Spaces

HH INCOME
\$128,836 within 3 miles

TRAFFIC COUNT
13,509 Cars Per Day

POPULATION
82,621 in 3 mile radius

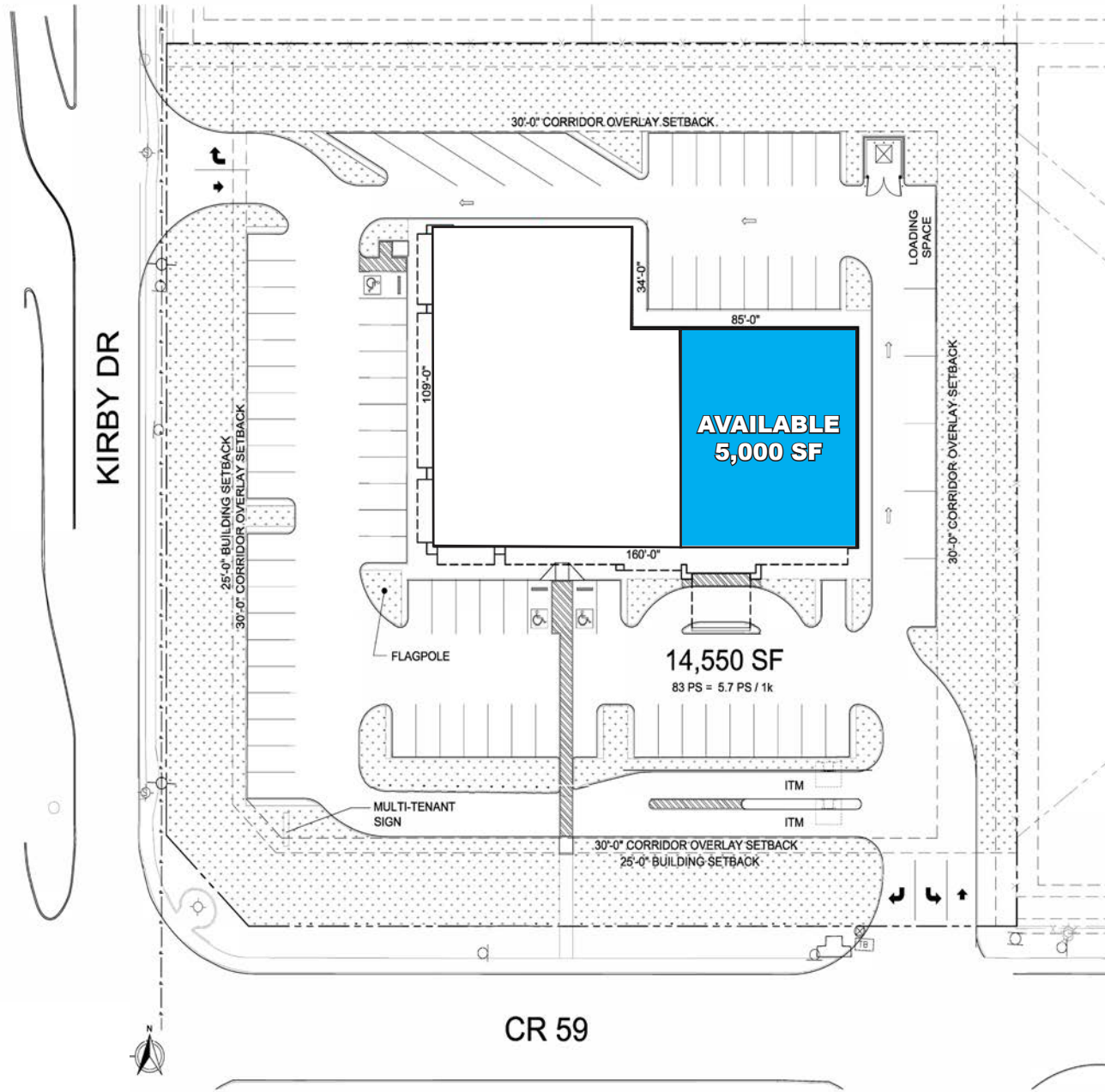
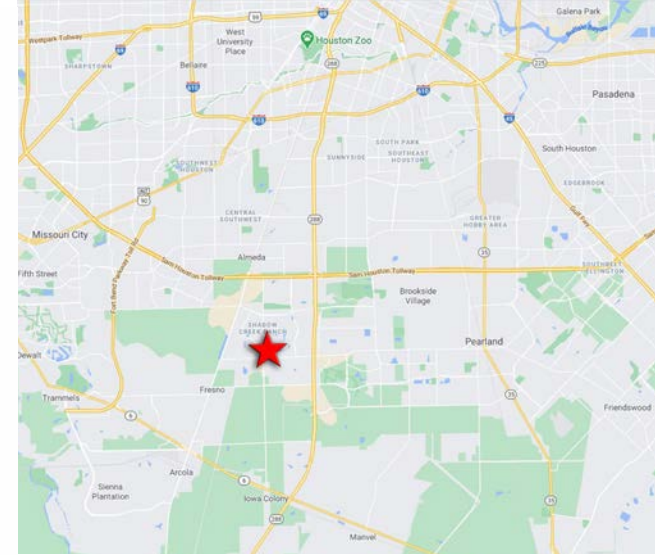


S&P INTERESTS

SHAN PATEL
281.948.5352
spatel@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



PROPERTY FEATURES:

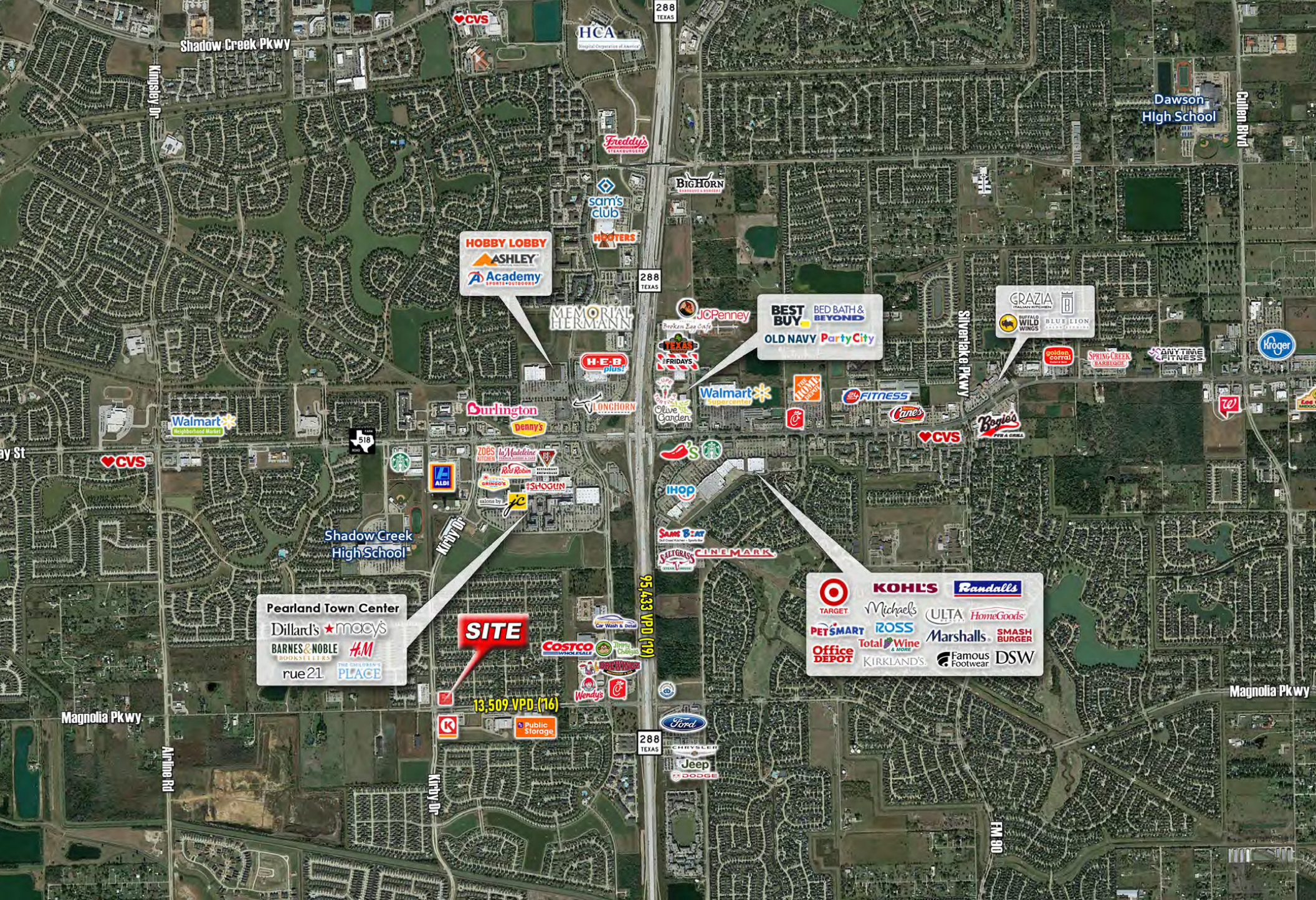
- 14,450 SF shopping center located at the northeast corner of Kirby Dr & CR 59 / Magnolia Pkwy in Pearland, Texas
- 5,000 SF End Cap Available
- Signalized Intersection
- Easy Access to SH 288
- Call Broker for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	9,218	82,621	151,293
Households	3,004	27,730	49,845
Daytime Employment	4,053	18,411	33,509
Average HH Income	\$116,025	\$128,836	\$114,410

TRAFFIC COUNTS:

Magnolia Pkwy @ SH 288: 13,509 VPD
 SH 288/South Fwy: 95,433 VPD ('19)



Pearland Town Center
 Dillard's ★ macy's
 BARNES & NOBLE BOOKSELLERS H&M
 rue21 THE CHILDREN'S PLACE

SITE
 13,509 VPD (16)
 95,433 VPD (19)

BEST BUY BED BATH & BEYOND
 OLD NAVY PartyCity

GRAZIA BUFFALO WILD WINGS
 BLUE LILION

Target **KOHL'S** **Randalls**
 Michaels **ULTA** HomeGoods
PET SMART **ROSS** **Marshall's** **SMASH BURGER**
Office DEPOT **Total Wine & More** **Famous Footwear** **DSW**
KIRKLAND'S

HOBBY LOBBY
ASHLEY
Academy SPORTS + OUTDOORS

MEMORIAL HERMANN

JCPenney

Walmart Supercenter

Burlington

LONGHORN

ihop

SAM'S CLUB
CLINEMARK

SHAN PATEL
 281.948.5352
 spatel@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
 5353 W. Alabama St., Ste. 602 | Houston, TX 77056

S&P INTERESTS

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	9,982	87,284	158,954
2023 Estimate	9,218	82,621	151,293
2010 Census	4,244	52,208	105,257
Growth 2023 - 2028	8.29%	5.64%	5.06%
Growth 2010 - 2023	117.20%	58.25%	43.74%

2023 Population by Age	9,218	82,621	151,293
Age 0 - 4	627 6.80%	5,342 6.47%	9,971 6.59%
Age 5 - 9	749 8.13%	6,484 7.85%	11,713 7.74%
Age 10 - 14	826 8.96%	7,310 8.85%	13,078 8.64%
Age 15 - 19	735 7.97%	6,579 7.96%	12,104 8.00%
Age 20 - 24	562 6.10%	5,020 6.08%	9,728 6.43%
Age 25 - 29	502 5.45%	4,364 5.28%	8,784 5.81%
Age 30 - 34	591 6.41%	4,959 6.00%	9,742 6.44%
Age 35 - 39	766 8.31%	6,409 7.76%	11,738 7.76%
Age 40 - 44	843 9.15%	7,276 8.81%	12,645 8.36%
Age 45 - 49	761 8.26%	6,865 8.31%	11,759 7.77%
Age 50 - 54	618 6.70%	5,807 7.03%	10,052 6.64%
Age 55 - 59	481 5.22%	4,656 5.64%	8,255 5.46%
Age 60 - 64	385 4.18%	3,765 4.56%	6,875 4.54%
Age 65 - 69	299 3.24%	2,930 3.55%	5,489 3.63%
Age 70 - 74	217 2.35%	2,149 2.60%	4,087 2.70%
Age 75 - 79	134 1.45%	1,362 1.65%	2,618 1.73%
Age 80 - 84	72 0.78%	761 0.92%	1,487 0.98%
Age 85+	51 0.55%	581 0.70%	1,170 0.77%
Age 65+	773 8.39%	7,783 9.42%	14,851 9.82%
Median Age	35.10	36.00	35.20
Average Age	34.00	34.90	34.80

2023 Population By Race	9,218	82,621	151,293
White	4,300 46.65%	38,360 46.43%	75,345 49.80%
Black	2,944 31.94%	23,698 28.68%	49,985 33.04%
Am. Indian & Alaskan	70 0.76%	563 0.68%	1,272 0.84%
Asian	1,676 18.18%	17,781 21.52%	21,054 13.92%
Hawaiian & Pacific Island	10 0.11%	82 0.10%	159 0.11%
Other	217 2.35%	2,137 2.59%	3,477 2.30%

Population by Hispanic Origin	9,218	82,621	151,293
Non-Hispanic Origin	6,322 68.58%	63,122 76.40%	104,603 69.14%
Hispanic Origin	2,896 31.42%	19,498 23.60%	46,689 30.86%

2023 Median Age, Male	33.80	34.60	33.70
2023 Average Age, Male	33.20	34.00	33.80

2023 Median Age, Female	36.00	37.10	36.40
2023 Average Age, Female	34.80	35.80	35.70

Radius	1 Mile	3 Mile	5 Mile
2023 Population by Occupation Classification	6,869	62,169	114,110
Civilian Employed	4,987 72.60%	43,804 70.46%	78,780 69.04%
Civilian Unemployed	172 2.50%	1,644 2.64%	3,312 2.90%
Civilian Non-Labor Force	1,681 24.47%	16,529 26.59%	31,774 27.85%
Armed Forces	29 0.42%	192 0.31%	244 0.21%

Households by Marital Status	1,990	18,339	30,474
Married	1,990	18,339	30,474
Married No Children	790	7,140	12,281
Married w/Children	1,200	11,200	18,193

2023 Population by Education	5,868	53,568	98,421
Some High School, No Diploma	469 7.99%	3,546 6.62%	10,321 10.49%
High School Grad (Incl Equivalency)	1,033 17.60%	6,915 12.91%	17,252 17.53%
Some College, No Degree	1,540 26.24%	13,363 24.95%	26,570 27.00%
Associate Degree	148 2.52%	1,682 3.14%	3,721 3.78%
Bachelor Degree	1,583 26.98%	16,600 30.99%	24,322 24.71%
Advanced Degree	1,095 18.66%	11,462 21.40%	16,235 16.50%

2023 Population by Occupation	9,495	83,852	148,141
Real Estate & Finance	328 3.45%	2,789 3.33%	4,721 3.19%
Professional & Management	3,281 34.56%	30,991 36.96%	47,390 31.99%
Public Administration	158 1.66%	1,642 1.96%	3,265 2.20%
Education & Health	1,906 20.07%	16,705 19.92%	25,639 17.31%
Services	525 5.53%	4,167 4.97%	10,475 7.07%
Information	81 0.85%	1,131 1.35%	1,636 1.10%
Sales	683 7.19%	6,964 8.31%	13,503 9.11%
Transportation	0 0.00%	77 0.09%	320 0.22%
Retail	361 3.80%	2,420 2.89%	6,111 4.13%
Wholesale	80 0.84%	1,060 1.26%	1,857 1.25%
Manufacturing	484 5.10%	4,049 4.83%	7,155 4.83%
Production	522 5.50%	3,205 3.82%	7,830 5.29%
Construction	449 4.73%	2,918 3.48%	7,396 4.99%
Utilities	334 3.52%	3,060 3.65%	5,830 3.94%
Agriculture & Mining	79 0.83%	681 0.81%	1,355 0.91%
Farming, Fishing, Forestry	0 0.00%	3 0.00%	43 0.03%
Other Services	224 2.36%	1,990 2.37%	3,615 2.44%

2023 Worker Travel Time to Job	4,869	42,138	75,678
<30 Minutes	1,740 35.74%	14,582 34.61%	26,663 35.23%
30-60 Minutes	2,458 50.48%	21,875 51.91%	38,863 51.35%
60+ Minutes	671 13.78%	5,681 13.48%	10,152 13.41%

Radius	1 Mile	3 Mile	5 Mile
2010 Households by HH Size	1,358	17,372	34,161
1-Person Households	200 14.73%	2,864 16.49%	5,753 16.84%
2-Person Households	371 27.32%	4,785 27.54%	9,053 26.50%
3-Person Households	269 19.81%	3,448 19.85%	6,611 19.35%
4-Person Households	284 20.91%	3,715 21.38%	6,866 20.10%
5-Person Households	132 9.72%	1,595 9.18%	3,393 9.93%
6-Person Households	61 4.49%	613 3.53%	1,434 4.20%
7 or more Person Households	41 3.02%	352 2.03%	1,051 3.08%

2023 Average Household Size	3.10	3.00	3.10
------------------------------------	-------------	-------------	-------------

Households			
2028 Projection	3,256	29,315	52,421
2023 Estimate	3,004	27,730	49,845
2010 Census	1,359	17,372	34,163
Growth 2023 - 2028	8.39%	5.72%	5.17%
Growth 2010 - 2023	121.04%	59.62%	45.90%

2023 Households by HH Income	3,004	27,731	49,847
<\$25,000	285 9.49%	1,820 6.56%	4,442 8.91%
\$25,000 - \$50,000	263 8.75%	2,872 10.36%	7,088 14.22%
\$50,000 - \$75,000	455 15.15%	3,591 12.95%	7,292 14.63%
\$75,000 - \$100,000	439 14.61%	3,935 14.19%	7,301 14.65%
\$100,000 - \$125,000	431 14.35%	3,935 14.19%	6,630 13.30%
\$125,000 - \$150,000	398 13.25%	3,038 10.96%	4,799 9.63%
\$150,000 - \$200,000	476 15.85%	4,763 17.18%	7,044 14.13%
\$200,000+	257 8.56%	3,777 13.62%	5,251 10.53%

2023 Avg Household Income	\$116,025	\$128,836	\$114,410
2023 Med Household Income	\$103,480	\$110,467	\$95,892

2023 Occupied Housing	3,004	27,730	49,845
Owner Occupied	2,509 83.52%	22,708 81.89%	39,963 80.17%
Renter Occupied	495 16.48%	5,022 18.11%	9,882 19.83%
2010 Housing Units	2,882	28,883	49,512
1 Unit	2,308 80.08%	22,737 78.72%	41,474 83.77%
2 - 4 Units	11 0.38%	123 0.43%	191 0.39%
5 - 19 Units	273 9.47%	2,842 9.84%	3,646 7.36%
20+ Units	290 10.06%	3,181 11.01%	4,201 8.48%

2023 Housing Value	2,509	22,708	39,964
<\$100,000	109 4.34%	672 2.96%	3,752 9.39%
\$100,000 - \$200,000	186 7.41%	1,996 8.79%	8,127 20.34%
\$200,000 - \$300,000	1,038 41.37%	9,287 40.90%	14,455 36.17%
\$300,000 - \$400,000	905 36.07%	7,664 33.75%	9,702 24.28%
\$400,000 - \$500,000	195 7.77%	2,085 9.18%	2,457 6.15%
\$500,000 - \$1,000,000	76 3.03%	1,001 4.41%	1,465 3.67%
\$1,000,000+	0 0.00%	3 0.01%	6 0.02%
2023 Median Home Value	\$292,436	\$293,528	\$256,056

Radius	1 Mile	3 Mile	5 Mile
2023 Housing Units by Yr Built	3,252	30,707	54,784
Built 2010+	1,783 54.83%	12,150 39.57%	18,210 33.24%
Built 2000 - 2010	1,356 41.70%	13,581 44.23%	21,713 39.63%
Built 1990 - 1999	28 0.86%	3,295 10.73%	8,127 14.83%
Built 1980 - 1989	34 1.05%	1,083 3.53%	3,111 5.68%
Built 1970 - 1979	37 1.14%	392 1.28%	2,225 4.06%
Built 1960 - 1969	7 0.22%	128 0.42%	835 1.52%
Built 1950 - 1959	3 0.09%	36 0.12%	296 0.54%
Built <1949	4 0.12%	42 0.14%	267 0.49%
2023 Median Year Built	2010	2007	2005

Demographic Trend Report

Description	2010	2023	2028
Population	4,244	9,218	9,982
Age 0 - 4	501 11.80%	627 6.80%	606 6.07%
Age 5 - 9	396 9.33%	749 8.13%	679 6.80%
Age 10 - 14	306 7.21%	826 8.96%	774 7.75%
Age 15 - 19	235 5.54%	735 7.97%	805 8.06%
Age 20 - 24	173 4.08%	562 6.10%	729 7.30%
Age 25 - 29	354 8.34%	502 5.45%	619 6.20%
Age 30 - 34	479 11.29%	591 6.41%	582 5.83%
Age 35 - 39	495 11.66%	766 8.31%	656 6.57%
Age 40 - 44	334 7.87%	843 9.15%	769 7.70%
Age 45 - 49	257 6.06%	761 8.26%	811 8.12%
Age 50 - 54	213 5.02%	618 6.70%	748 7.49%
Age 55 - 59	175 4.12%	481 5.22%	624 6.25%
Age 60 - 64	137 3.23%	385 4.18%	495 4.96%
Age 65 - 69	81 1.91%	299 3.24%	385 3.86%
Age 70 - 74	49 1.15%	217 2.35%	288 2.89%
Age 75 - 79	24 0.57%	134 1.45%	199 1.99%
Age 80 - 84	23 0.54%	72 0.78%	120 1.20%
Age 85+	13 0.31%	51 0.55%	95 0.95%
Age 15+	3,042 71.68%	7,017 76.12%	7,925 79.39%
Age 20+	2,807 66.14%	6,282 68.15%	7,120 71.33%
Age 65+	190 4.48%	773 8.39%	1,087 10.89%
Median Age	32	35	37
Average Age	30.30	34.00	36.10

Population By Race	4,244	9,218	9,982
White	2,117 49.88%	4,300 46.65%	4,696 47.04%
Black	1,218 28.70%	2,944 31.94%	3,178 31.84%
Am. Indian & Alaskan	28 0.66%	70 0.76%	76 0.76%
Asian	785 18.50%	1,676 18.18%	1,785 17.88%
Hawaiian & Pacific Islander	2 0.05%	10 0.11%	12 0.12%
Other	86 2.03%	217 2.35%	236 2.36%



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:
 - 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 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.

S&P Interests, LLC 9003291 info@spinterests.com 713.766.4500
Licensed Broker/Broker Firm Name or License No. Email Phone
Primary Assumed Business Name

Joseph Sebesta 591067 jsebesta@spinterests.com 832.455.7355
Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/
Associate Email Phone

Shan Patel spatel@spinterests.com 281.948.5352
Sales Agent/Associate's Name Email Phone

Buyer/Tenant/Seller/Landlord Initials Date