



Clarion Properties, Ltd.

# For Lease - Office and Retail Space Sunrise Lake Village, Pearland, Texas 77584



## PROPERTY DATA

- Located at the lighted intersection of FM 518 (Broadway) and CR 90, Pearland, TX 77584
- Office building address: 2734 Sunrise Blvd, Pearland, TX 77584
- Retail address: 9415 Broadway, Pearland, TX 77584
- Four story office building with a variety of square footages available for immediate occupancy
- Second floor retail space perfect for a salon concept, office suites or medical

## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2015 Estimate	12,484	68,415	128,652
<b>Ave HH Income</b> 2015 Estimate	\$157,009	\$119,049	\$103,210
<b>Traffic Counts</b> FM 518 C.R. 90	32,121 cars per day 7,387 cars per day		

## CONTACT

**Randy Fertitta**  
 rfertitta@earthlink.net  
 713-963-0963 Ext: 5

**Office Location:**  
 2501 Central Parkway B-10  
 Houston, TX 77092  
 8:00am - 5:00 pm





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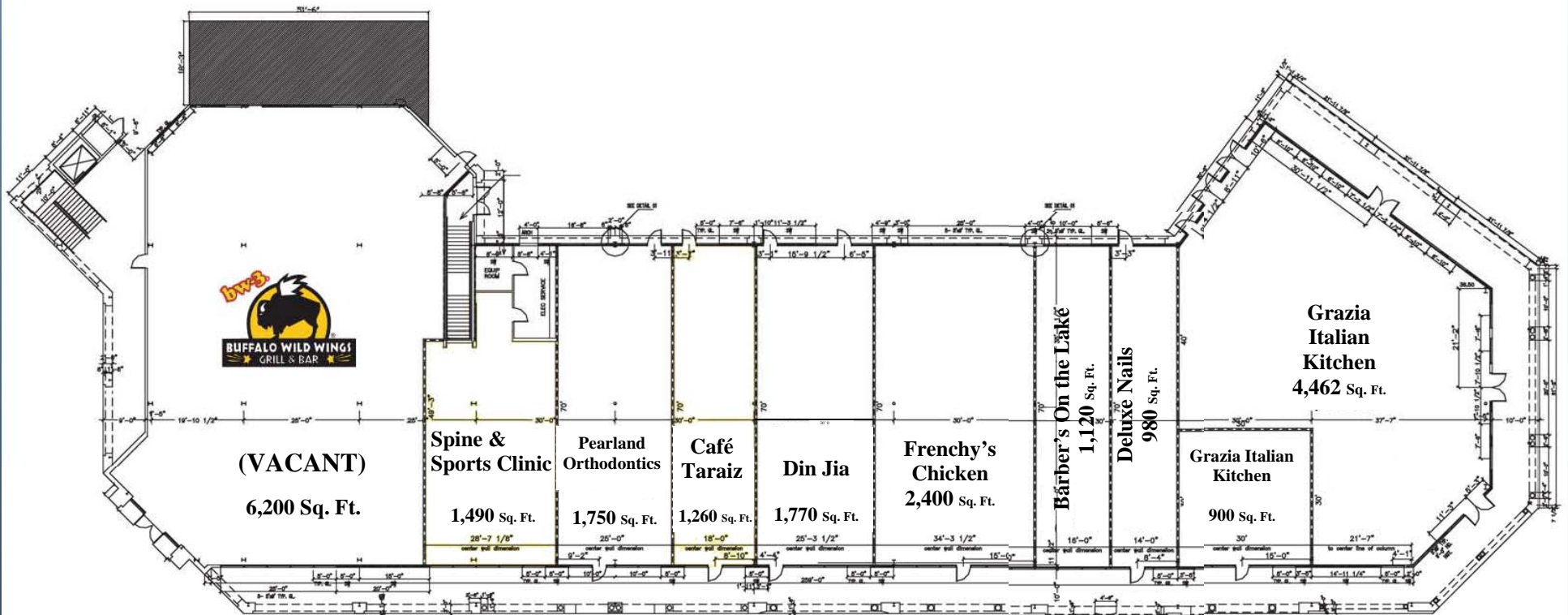




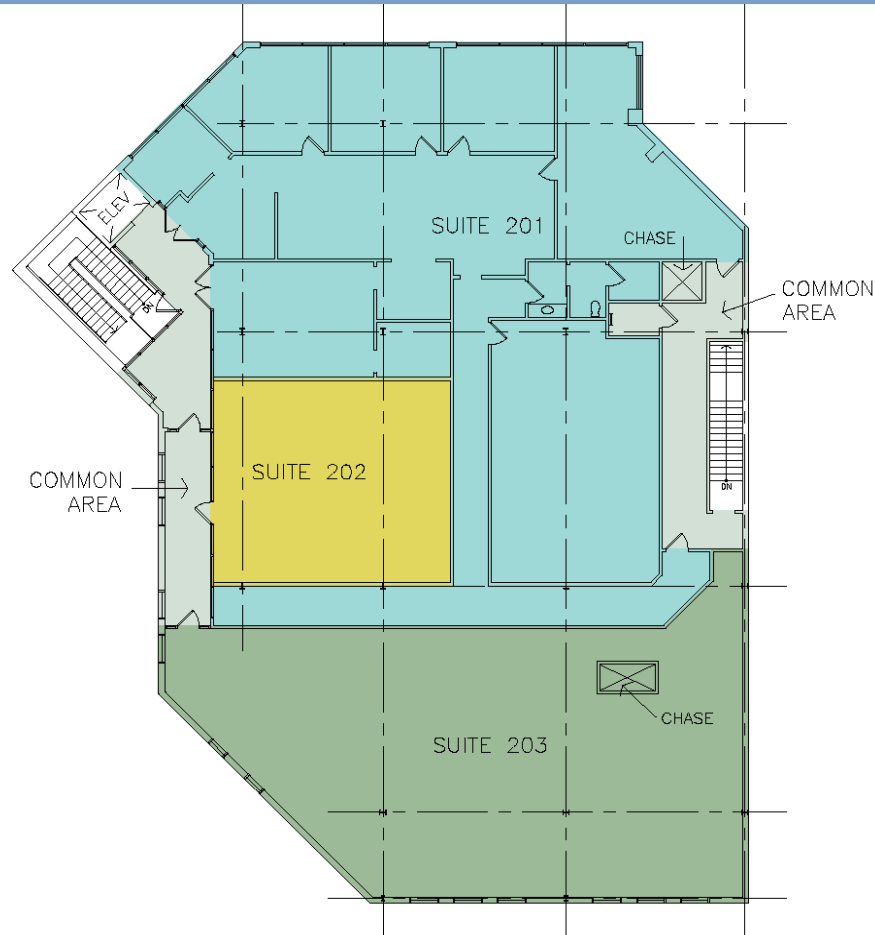
# SUNRISE LAKE VILLAGE

## FIRST FLOOR RETAIL

9415 Broadway Blvd. Pearland, TX 77584



**RETAIL**

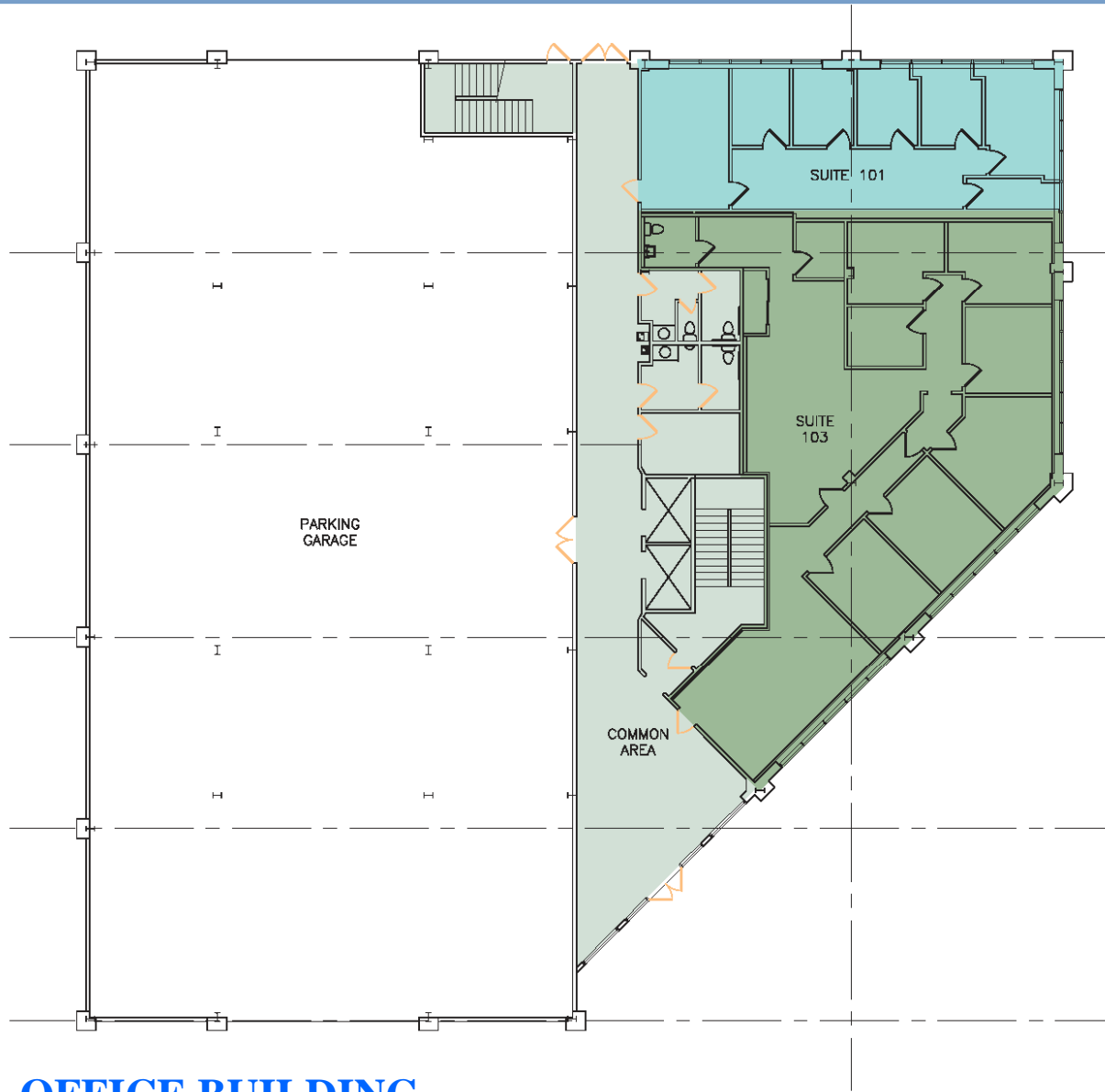


⊗ SECOND FLOOR PLAN

Site Plan		
Suite 201	VACANT	4,329 Sq. Ft.
Suite 202	VACANT	938 Sq. Ft.
Suite 203	VACANT	2,738 Sq. Ft.

**SECOND FLOOR- BUILDING 'C'**



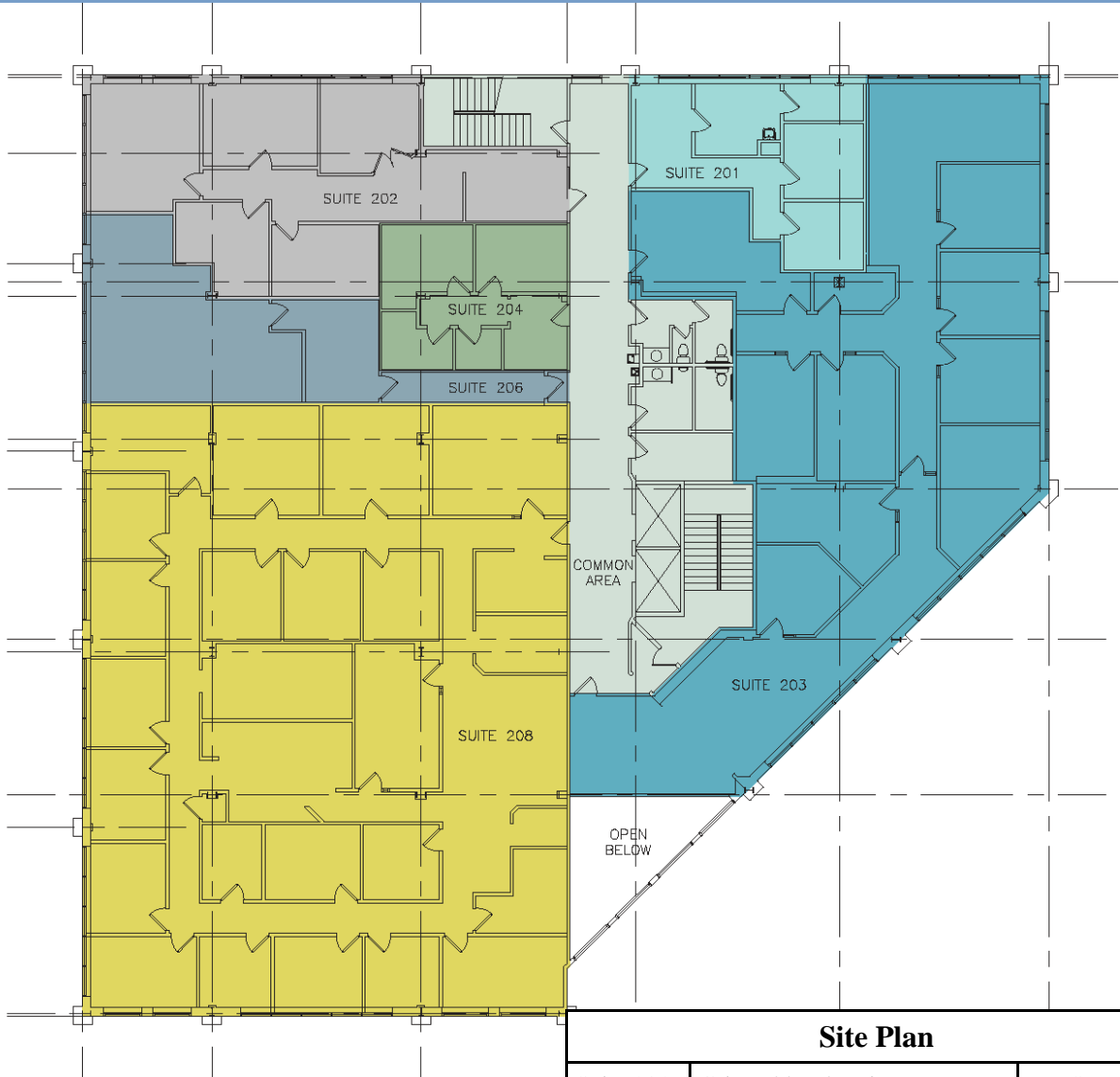


**OFFICE BUILDING**

 **FIRST FLOOR PLAN**

<b>Site Plan</b>		
<b>Suite 101</b>	Smart Choice Chiropractic	1,338 Sq. Ft.
<b>Suite 103</b>	VACANT	3,113 Sq. Ft.





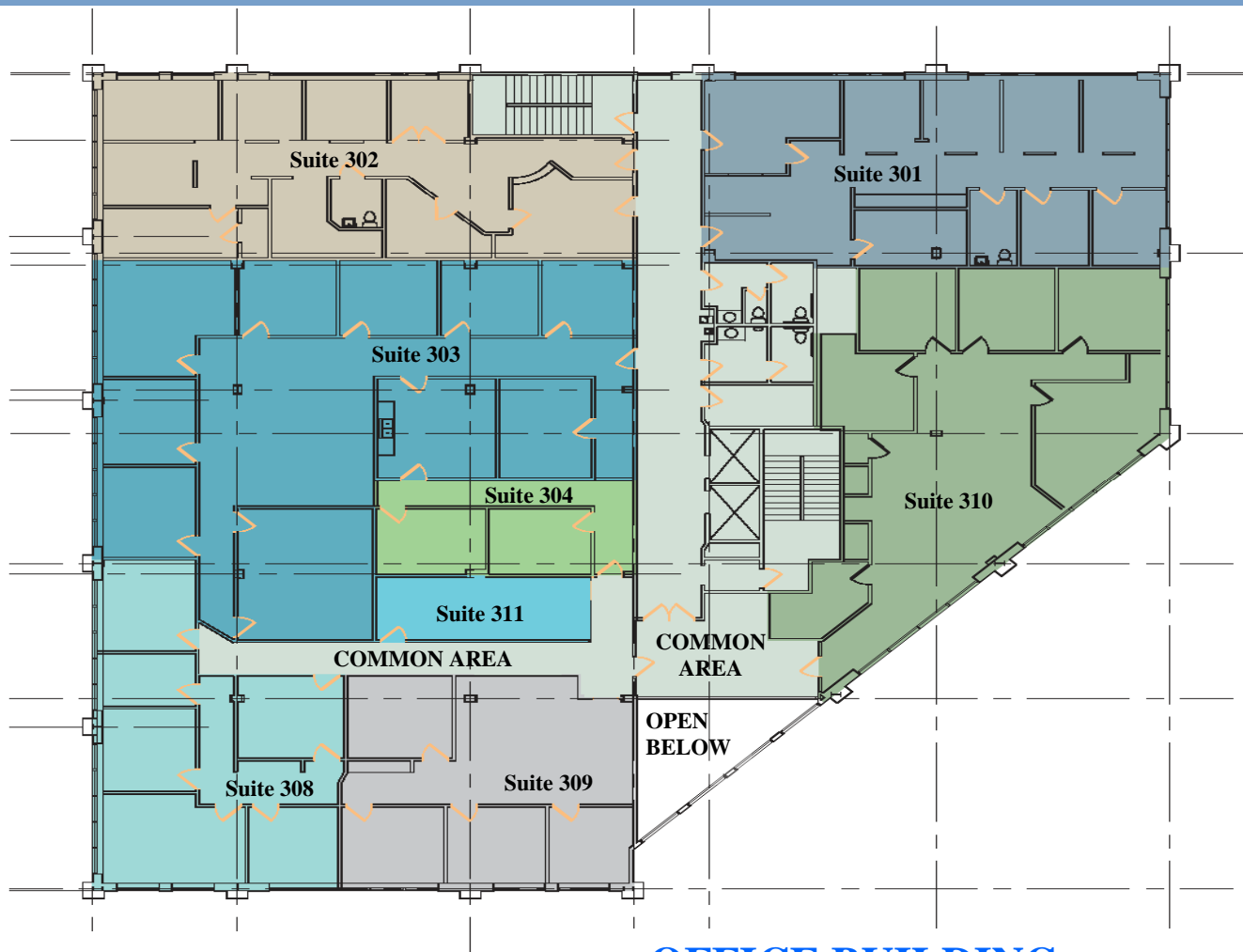
 SECOND FLOOR PLAN

**OFFICE BUILDING**

Site Plan		
Suite 201	Griswold Industries	676 Sq. Ft.
Suite 202	John Powell III, PC	1,619 Sq. Ft.
Suite 203	Keller Williams Realty	4,022 Sq. Ft.
Suite 204	Keller Williams Realty	606 Sq. Ft.
Suite 206	Transforming you Counseling	1,013 Sq. Ft.
Suite 208	Keller Williams Realty	5,901 Sq. Ft.







**OFFICE BUILDING**

 **THIRD FLOOR PLAN**

Site Plan					
Suite 301	Silver Lake Endodontics	1,887 Sq. Ft.	Suite 308	Franklin Engineers & Consultants	1,835 Sq. Ft.
Suite 302	Pearland Periodontics and Dentistry	1,902 Sq. Ft.	Suite 309	Zee Medical	1,328 Sq. Ft.
Suite 303	Retina & Vitreous of Texas	3,165 Sq. Ft.	<b>Suite 310</b>	<b>VACANT</b>	<b>2,341 Sq. Ft.</b>
<b>Suite 304</b>	<b>VACANT</b>	<b>565 Sq. Ft.</b>	Suite 311	City View Church	328 Sq. Ft.





 **FOURTH FLOOR PLAN**

**OFFICE BUILDING**

Site Plan		
<b>Suite 400</b>	<b>VACANT</b>	<b>972 Sq. Ft.</b>
Suite 402	Adult Medicine & Pain Management	2,136 Sq. Ft.
<b>Suite 406</b>	<b>VACANT</b>	<b>3,091 Sq. Ft.</b>
<b>Suite 404</b>	<b>VACANT</b>	<b>1,446 Sq. Ft.</b>
<b>Suite 408</b>	<b>VACANT</b>	<b>1,284 Sq. Ft.</b>







**Demographic Report**  
**FM 518 at County Road 90, Pearland, TX**

Pop Facts: Demographic Quick Facts

Pop Facts: Demographic Quick Facts	FM 518 @ CR 90 1 mile ring		FM 518 @ CR 90 3 mile ring		FM 518 @ CR 90 5 mile ring	
<b>Population</b>						
2020 Projection	13,790		77,034		144,000	
2015 Estimate	12,484		68,415		128,652	
2010 Census	11,148		58,115		109,890	
2000 Census	4,560		22,040		50,969	
Growth 2015-2020	10.46%		12.60%		11.93%	
Growth 2010-2015	11.98%		17.72%		17.07%	
Growth 2000-2010	144.48%		163.69%		115.60%	
<b>Households</b>						
2020 Projection	4,336		25,339		47,110	
2015 Estimate	3,988		22,800		42,499	
2010 Census	3,742		19,980		37,047	
2000 Census	1,717		7,918		17,354	
Growth 2015-2020	8.72%		11.14%		10.85%	
Growth 2010-2015	6.59%		14.12%		14.72%	
Growth 2000-2010	117.92%		152.34%		113.48%	
<b>2015 Estimated Population by Single-Classification Race</b>	<b>12,484</b>		<b>68,415</b>		<b>128,652</b>	
White Alone	5,847	46.84%	32,363	47.30%	59,374	46.15%
Black or African American Alone	3,002	24.05%	17,778	25.98%	37,520	29.16%
American Indian and Alaska Native Alone	44	0.35%	298	0.44%	650	0.51%
Asian Alone	2,675	21.43%	12,217	17.86%	16,529	12.85%
Native Hawaiian and Other Pacific Islander Alone	1	0.01%	16	0.02%	56	0.04%
Some Other Race Alone	427	3.42%	3,467	5.07%	10,499	8.16%
Two or More Races	488	3.91%	2,277	3.33%	4,023	3.13%
<b>2015 Estimated Population by Ethnicity (Hispanic or Latino)</b>	<b>12,484</b>		<b>68,415</b>		<b>128,652</b>	
Hispanic or Latino	1,974	15.81%	12,222	17.86%	31,158	24.22%
Not Hispanic or Latino	10,510	84.19%	56,193	82.14%	97,494	75.78%
<b>2015 Occupied Housing Units by Tenure</b>	<b>3,988</b>		<b>22,800</b>		<b>42,499</b>	
Owner-Occupied	2,942	73.78%	17,804	78.09%	33,707	79.31%
Renter-Occupied	1,046	26.22%	4,996	21.91%	8,792	20.69%
<b>2015 Average Household Size</b>	<b>3.12</b>		<b>2.99</b>		<b>3.02</b>	
<b>2015 Est. Households by Household Income</b>	<b>3,988</b>		<b>22,800</b>		<b>42,499</b>	



**Demographic Report**  
**FM 518 at County Road 90, Pearland, TX**

<b>Pop Facts: Demographic Quick Facts</b>	<b>FM 518 @ CR 90 1 mile ring</b>		<b>FM 518 @ CR 90 3 mile ring</b>		<b>FM 518 @ CR 90 5 mile ring</b>	
Income Less than \$15,000	100	2.50%	1,081	4.74%	2,560	6.02%
Income \$15,000 to \$24,999	159	3.98%	913	4.00%	2,232	5.25%
Income \$25,000 to \$34,999	192	4.82%	1,176	5.16%	2,701	6.36%
Income \$35,000 to \$49,999	371	9.31%	2,155	9.45%	4,715	11.09%
Income \$50,000 to \$74,999	495	12.40%	3,740	16.40%	7,524	17.70%
Income \$75,000 to \$99,999	639	16.03%	3,549	15.57%	6,461	15.20%
Income \$100,000 to \$124,999	469	11.76%	2,951	12.94%	5,313	12.50%
Income \$125,000 to \$149,999	292	7.33%	1,905	8.36%	3,334	7.85%
Income \$150,000 to \$199,999	319	8.01%	2,352	10.32%	3,687	8.68%
Income \$200,000 to \$249,999	175	4.38%	928	4.07%	1,401	3.30%
Income \$250,000 to \$499,999	410	10.29%	1,386	6.08%	1,823	4.29%
Income \$500,000 or more	367	9.19%	663	2.91%	747	1.76%
<b>2015 Est. Average Household Income</b>	<b>\$157,099</b>		<b>\$119,049</b>		<b>\$103,210</b>	
<b>2015 Est. Median Household Income</b>	<b>\$102,040</b>		<b>\$91,446</b>		<b>\$80,870</b>	
<b>2015 Median HH Inc. by Single-Classification Race</b>						
White Alone	\$118,761		\$92,641		\$84,379	
Black or African American Alone	\$82,956		\$85,056		\$74,029	
American Indian and Alaska Native Alone	\$48,405		\$47,990		\$49,367	
Asian Alone	\$117,277		\$113,568		\$112,417	
Native Hawaiian and Other Pacific Islander Alone	\$15,000		\$39,491		\$43,051	
Some Other Race Alone	\$77,130		\$59,337		\$52,362	
Two or More Races	\$67,610		\$70,694		\$75,369	
Hispanic or Latino	\$86,233		\$72,842		\$62,998	
Not Hispanic or Latino	\$104,661		\$95,188		\$85,983	



**Approved by the Texas Real Estate Commission for Voluntary Use**  
*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K