



## Friendswood Business Park

215 FM 2351, Friendswood, TX 77546



Each office is  
independently  
owned and  
operated.



**Jeff Lamb**

RE/MAX Space Center

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□  
Beautiful Modern Design

# Friendswood Business Park

\$22 /SF/Year

Newly Constructed Business Park with an Eclectic Modern Design. Excellent demographics with an affluent residential base, highly educated workforce, top rated school district, low cost of living, and increasing job growth. And don't forget, Friendswood is voted one of the top 100 small cities in America to live by Forbes Magazine. 20% already taken.

- High Traffic Count
- Diverse Area Economy
- Near Major Hospitals

Total Space Available:	15,780 SF
Rental Rate:	\$22 /SF/Year
Min. Divisible:	2,200 SF
Max. Contiguous:	6,102 SF
Property Type:	Office
Property Sub-type:	Medical Office
Construction Status:	Under Construction/Proposed
Building Size:	14,000 SF
Building Class:	A
Year Built:	2016

## Space 1

End Cap with FM 2351 frontage

1

Space Available	6,102 SF
Rental Rate	\$22 /SF/Year
Space / Lot Type	Medical Office
Additional Space / Lot Types	Executive Suite,Office-R&D,Office Building
Lease Type	NNN
Date Available	Mar 2016
Lease Term	36 Months
Pct. Procurement Fee	3.50%

## Space 2

2

Space Available	4,388 SF
Rental Rate	\$22 /SF/Year
Space / Lot Type	Medical Office
Lease Type	NNN
Date Available	Mar 2016

## Space 3

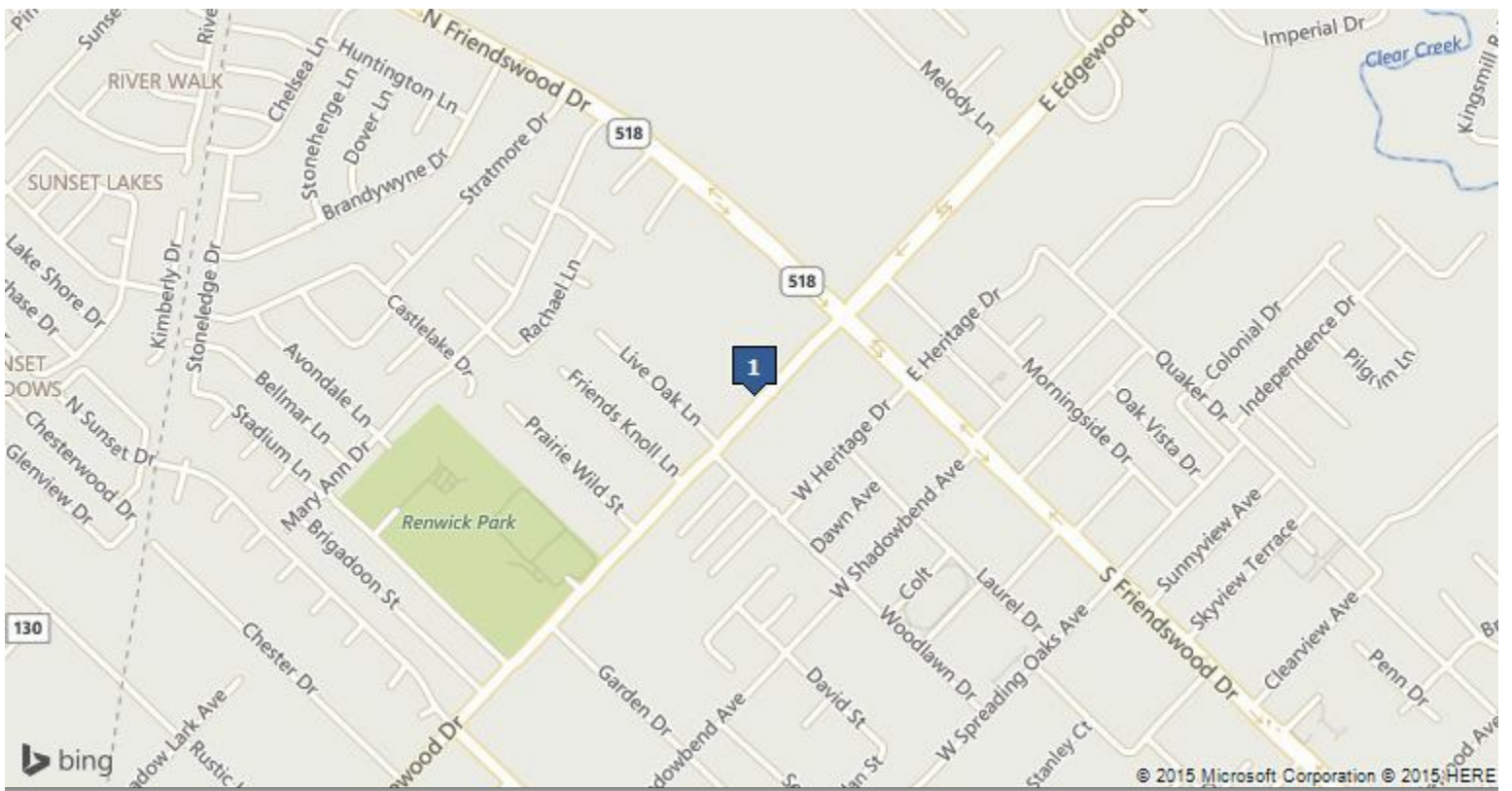
3

Space Available	3,090 SF
Rental Rate	\$22 /SF/Year
Space / Lot Type	Medical Office
Date Available	Mar 2016

## Space 4

4

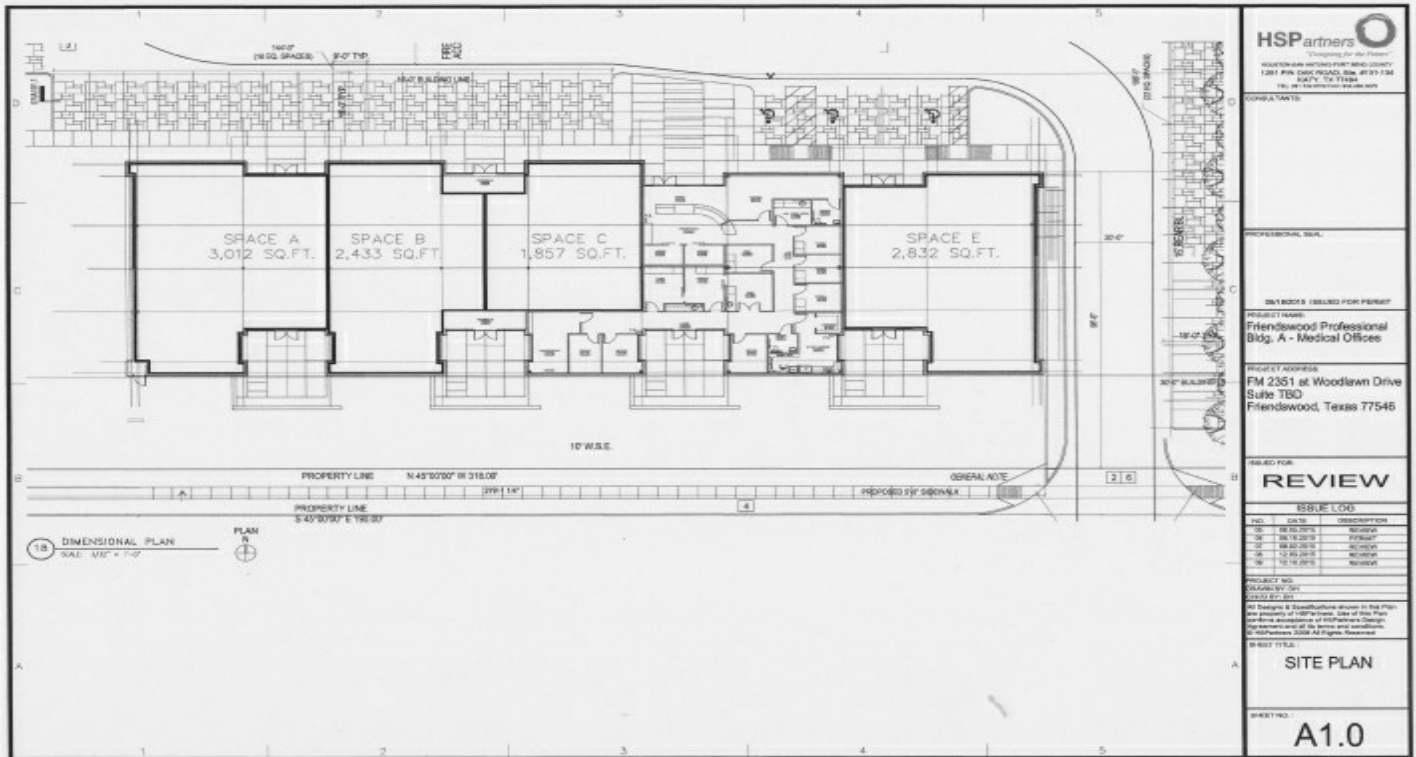
Space Available	2,200 SF
Rental Rate	\$22 /SF/Year
Space / Lot Type	Office-R&D
Date Available	Mar 2016



## 215 FM 2351, Friendswood, TX 77546

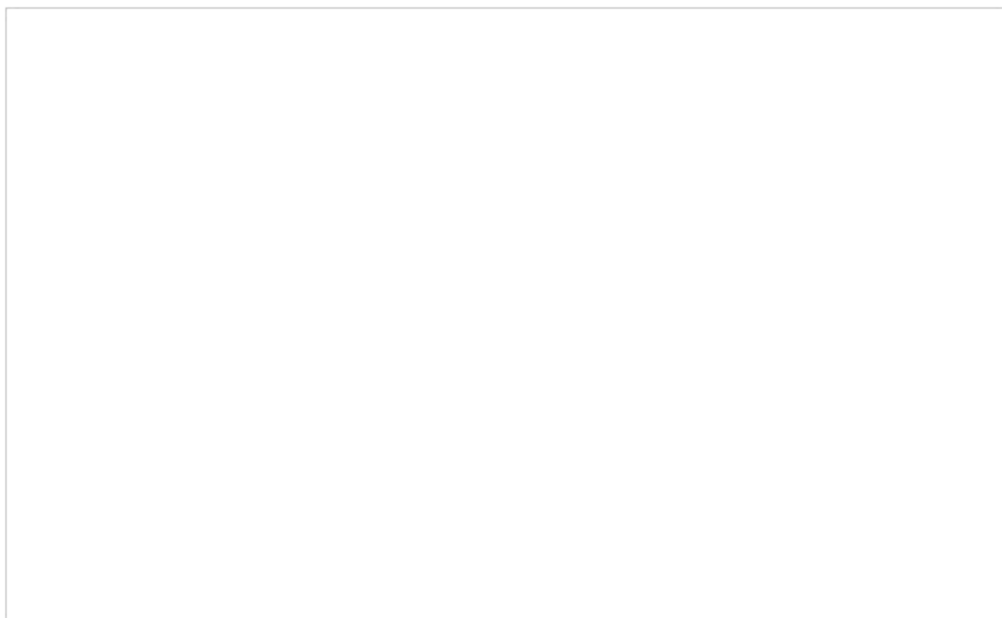
Conveniently Located just 3 miles west of I45, plus a few miles from Clear Lake Regional Med Center & Memorial Hermann Southeast Hospital. From downtown, take I45 south, then turn right on FM 2351 and drive 3 miles. Building on the left just after FM 518.

# Property Photos



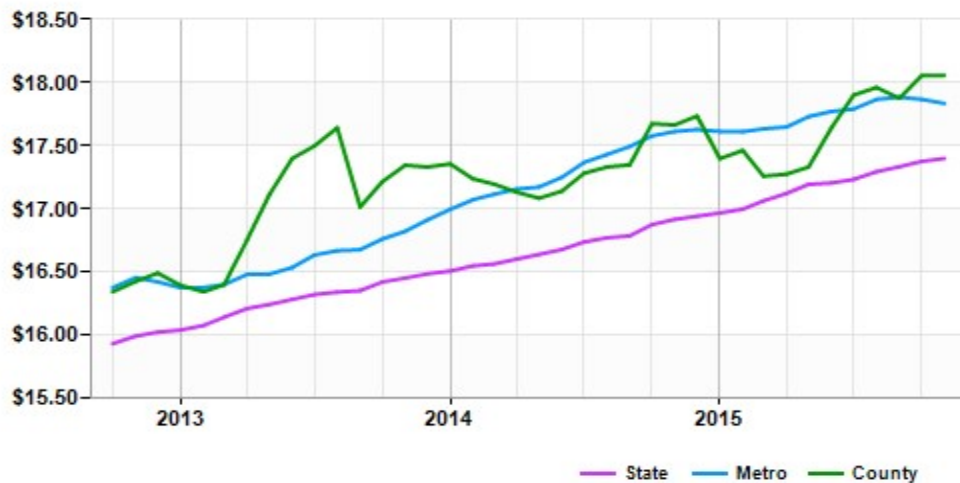
Flexible Floor Plan

# Market Trends



	Nov 15	vs. 3 mo. prior	Y-O-Y
State	\$121	+0.7%	+4.5%
Metro	\$133	+1.5%	+8.0%
County	\$95	+0.1%	+9.0%

Asking Rent Office for Lease Friendswood, TX (\$/SF/Year)



	Nov 15	vs. 3 mo. prior	Y-O-Y
State	\$17.40	+0.6%	+2.9%
Metro	\$17.83	-0.2%	+1.3%
County	\$18.06	+0.5%	+2.2%

# Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,834	35,532	84,389
2015 Female Population	2,123	37,449	87,768
% 2015 Male Population	46.35%	48.69%	49.02%
% 2015 Female Population	53.65%	51.31%	50.98%
2015 Total Population: Adult	3,031	53,625	126,318
2015 Total Daytime Population	5,123	59,503	148,719
2015 Total Employees	2,800	20,693	59,599
2015 Total Population: Median Age	43	38	36
2015 Total Population: Adult Median Age	53	48	46
2015 Total population: Under 5 years	200	4,368	11,400
2015 Total population: 5 to 9 years	255	5,398	12,957
2015 Total population: 10 to 14 years	301	6,297	13,988
2015 Total population: 15 to 19 years	251	5,312	12,128
2015 Total population: 20 to 24 years	189	4,027	10,904
2015 Total population: 25 to 29 years	219	3,669	11,003
2015 Total population: 30 to 34 years	222	4,301	12,059
2015 Total population: 35 to 39 years	202	4,826	12,162
2015 Total population: 40 to 44 years	225	5,673	12,968
2015 Total population: 45 to 49 years	252	5,602	12,275
2015 Total population: 50 to 54 years	313	5,672	12,279
2015 Total population: 55 to 59 years	265	5,102	11,261
2015 Total population: 60 to 64 years	235	4,044	9,050
2015 Total population: 65 to 69 years	216	3,187	6,730
2015 Total population: 70 to 74 years	215	2,139	4,310
2015 Total population: 75 to 79 years	168	1,338	2,718
2015 Total population: 80 to 84 years	107	983	1,950
2015 Total population: 85 years and over	122	1,043	2,015
% 2015 Total population: Under 5 years	5.05%	5.99%	6.62%
% 2015 Total population: 5 to 9 years	6.44%	7.40%	7.53%
% 2015 Total population: 10 to 14 years	7.61%	8.63%	8.13%
% 2015 Total population: 15 to 19 years	6.34%	7.28%	7.04%
% 2015 Total population: 20 to 24 years	4.78%	5.52%	6.33%
% 2015 Total population: 25 to 29 years	5.53%	5.03%	6.39%
% 2015 Total population: 30 to 34 years	5.61%	5.89%	7.00%
% 2015 Total population: 35 to 39 years	5.10%	6.61%	7.06%
% 2015 Total population: 40 to 44 years	5.69%	7.77%	7.53%
% 2015 Total population: 45 to 49 years	6.37%	7.68%	7.13%
% 2015 Total population: 50 to 54 years	7.91%	7.77%	7.13%
% 2015 Total population: 55 to 59 years	6.70%	6.99%	6.54%
% 2015 Total population: 60 to 64 years	5.94%	5.54%	5.26%
% 2015 Total population: 65 to 69 years	5.46%	4.37%	3.91%
% 2015 Total population: 70 to 74 years	5.43%	2.93%	2.50%
% 2015 Total population: 75 to 79 years	4.25%	1.83%	1.58%

# Demographics

<b>Population (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2015 Total population: 80 to 84 years	2.70%	1.35%	1.13%
% 2015 Total population: 85 years and over	3.08%	1.43%	1.17%
2015 White alone	3,415	55,835	120,966
2015 Black or African American alone	39	5,091	16,365
2015 American Indian and Alaska Native alone	12	310	766
2015 Asian alone	135	6,680	16,301
2015 Native Hawaiian and OPI alone	8	64	135
2015 Some Other Race alone	258	2,970	12,180
2015 Two or More Races alone	90	2,031	5,444
2015 Hispanic	736	13,421	44,744
2015 Not Hispanic	3,221	59,560	127,413
% 2015 White alone	86.30%	76.51%	70.26%
% 2015 Black or African American alone	0.99%	6.98%	9.51%
% 2015 American Indian and Alaska Native alone	0.30%	0.42%	0.44%
% 2015 Asian alone	3.41%	9.15%	9.47%
% 2015 Native Hawaiian and OPI alone	0.20%	0.09%	0.08%
% 2015 Some Other Race alone	6.52%	4.07%	7.07%
% 2015 Two or More Races alone	2.27%	2.78%	3.16%
% 2015 Hispanic	18.60%	18.39%	25.99%
% 2015 Not Hispanic	81.40%	81.61%	74.01%
2015 Not Hispanic: White alone	3,285	39,472	82,264
2015 Not Hispanic: Black or African American alone	12	2,328	8,207
2015 Not Hispanic: American Indian and Alaska Native alone	18	147	344
2015 Not Hispanic: Asian alone	86	2,407	7,962
2015 Not Hispanic: Native Hawaiian and OPI alone	1	12	38
2015 Not Hispanic: Some Other Race alone	3	74	192
2015 Not Hispanic: Two or More Races	65	647	1,817
% 2015 Not Hispanic: White alone	84.30%	78.25%	68.52%
% 2015 Not Hispanic: Black or African American alone	0.31%	4.62%	6.84%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.46%	0.29%	0.29%
% 2015 Not Hispanic: Asian alone	2.21%	4.77%	6.63%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.03%	0.02%	0.03%
% 2015 Not Hispanic: Some Other Race alone	0.08%	0.15%	0.16%
% 2015 Not Hispanic: Two or More Races	1.67%	1.28%	1.51%

<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	3,957	72,981	172,157
2015 Households	1,510	24,490	58,469



# Demographics

## Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	91	6,950	15,096
Household Change 2010-2015	4	1,460	2,896
% Population Change 2010-2015	2.35%	10.53%	9.61%
% Household Change 2010-2015	0.27%	6.34%	5.21%
Population Change 2000-2015	60	22,539	52,103
Household Change 2000-2015	64	6,803	15,703
% Population Change 2000 to 2015	1.54%	44.68%	43.40%
% Household Change 2000 to 2015	4.43%	38.46%	36.72%

## Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,487	18,340	44,474
2015 Occupied Housing Units	1,446	17,688	42,766
2015 Owner Occupied Housing Units	1,099	13,767	29,892
2015 Renter Occupied Housing Units	347	3,921	12,874
2015 Vacant Housings Units	41	652	1,708
% 2015 Occupied Housing Units	97.24%	96.44%	96.16%
% 2015 Owner occupied housing units	76.00%	77.83%	69.90%
% 2015 Renter occupied housing units	24.00%	22.17%	30.10%
% 2000 Vacant housing units	2.76%	3.56%	3.84%

## Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$81,462	\$88,110	\$77,432
2015 Household Income: Average	\$124,343	\$113,241	\$100,413
2015 Per Capita Income	\$48,366	\$38,155	\$34,203
2015 Household income: Less than \$10,000	103	814	2,262
2015 Household income: \$10,000 to \$14,999	51	445	1,451
2015 Household income: \$15,000 to \$19,999	26	476	1,616
2015 Household income: \$20,000 to \$24,999	29	556	1,581
2015 Household income: \$25,000 to \$29,999	61	736	2,064
2015 Household income: \$30,000 to \$34,999	76	817	2,352
2015 Household income: \$35,000 to \$39,999	50	621	1,865
2015 Household income: \$40,000 to \$44,999	54	1,052	2,714
2015 Household income: \$45,000 to \$49,999	39	840	2,602
2015 Household income: \$50,000 to \$59,999	85	1,728	4,168
2015 Household income: \$60,000 to \$74,999	128	2,186	5,685
2015 Household income: \$75,000 to \$99,999	205	3,764	8,986
2015 Household income: \$100,000 to \$124,999	105	2,955	6,350
2015 Household income: \$125,000 to \$149,999	71	2,178	4,832
2015 Household income: \$150,000 to \$199,999	154	2,734	5,267
2015 Household income: \$200,000 or more	273	2,588	4,674
% 2015 Household income: Less than \$10,000	6.82%	3.32%	3.87%
% 2015 Household income: \$10,000 to \$14,999	3.38%	1.82%	2.48%

# Demographics

<b>Income (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2015 Household income: \$15,000 to \$19,999	1.72%	1.94%	2.76%
% 2015 Household income: \$20,000 to \$24,999	1.92%	2.27%	2.70%
% 2015 Household income: \$25,000 to \$29,999	4.04%	3.01%	3.53%
% 2015 Household income: \$30,000 to \$34,999	5.03%	3.34%	4.02%
% 2015 Household income: \$35,000 to \$39,999	3.31%	2.54%	3.19%
% 2015 Household income: \$40,000 to \$44,999	3.58%	4.30%	4.64%
% 2015 Household income: \$45,000 to \$49,999	2.58%	3.43%	4.45%
% 2015 Household income: \$50,000 to \$59,999	5.63%	7.06%	7.13%
% 2015 Household income: \$60,000 to \$74,999	8.48%	8.93%	9.72%
% 2015 Household income: \$75,000 to \$99,999	13.58%	15.37%	15.37%
% 2015 Household income: \$100,000 to \$124,999	6.95%	12.07%	10.86%
% 2015 Household income: \$125,000 to \$149,999	4.70%	8.89%	8.26%
% 2015 Household income: \$150,000 to \$199,999	10.20%	11.16%	9.01%
% 2015 Household income: \$200,000 or more	18.08%	10.57%	7.99%

<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Childrens/Infants clothing stores	\$431,827	\$7,193,929	\$17,023,560
2015 Jewelry stores	\$184,348	\$2,862,746	\$6,514,610
2015 Mens clothing stores	\$539,511	\$8,879,510	\$20,623,147
2015 Shoe stores	\$540,422	\$8,938,545	\$20,794,808
2015 Womens clothing stores	\$942,604	\$15,249,250	\$35,048,926
2015 Automobile dealers	\$7,543,550	\$122,634,553	\$279,920,268
2015 Automotive parts and accessories stores	\$1,423,368	\$23,287,610	\$53,447,766
2015 Other motor vehicle dealers	\$192,048	\$3,141,927	\$7,197,908
2015 Tire dealers	\$634,313	\$10,362,767	\$23,809,292
2015 Hardware stores	\$31,732	\$536,850	\$1,204,161
2015 Home centers	\$333,597	\$5,300,420	\$11,839,305
2015 Nursery and garden centers	\$429,596	\$6,469,375	\$14,258,502
2015 Outdoor power equipment stores	\$170,509	\$2,751,643	\$6,247,121
2015 Paint andwallpaper stores	\$34,785	\$588,076	\$1,337,946
2015 Appliance, television, and other electronics stores	\$1,024,051	\$16,530,193	\$37,581,729
2015 Camera andphotographic supplies stores	\$81,502	\$1,331,866	\$2,994,524
2015 Computer andsoftware stores	\$2,558,400	\$42,052,243	\$97,577,974
2015 Beer, wine, and liquor stores	\$477,971	\$7,629,351	\$17,508,345
2015 Convenience stores	\$1,982,969	\$32,610,013	\$76,347,330
2015 Restaurant Expenditures	\$1,990,766	\$32,022,341	\$73,306,288
2015 Supermarkets and other grocery (except convenience) stores	\$7,222,346	\$118,449,040	\$275,832,979
2015 Furniture stores	\$730,628	\$11,659,451	\$26,572,140
2015 Home furnishings stores	\$2,467,740	\$39,862,804	\$90,923,438
2015 General merchandise stores	\$13,213,075	\$211,660,525	\$481,672,608
2015 Gasoline stations with convenience stores	\$6,188,935	\$102,541,756	\$238,933,263
2015 Other gasoline stations	\$4,431,088	\$73,656,833	\$171,414,228
2015 Department stores (excl leased depts)	\$13,028,727	\$208,797,779	\$475,157,998
2015 General merchandise stores	\$13,213,075	\$211,660,525	\$481,672,608
2015 Other health and personal care stores	\$513,493	\$8,250,700	\$18,751,848

# Demographics

<b>Retail Sales Volume (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Pharmacies and drug stores	\$1,977,767	\$31,859,783	\$72,962,688
2015 Pet and pet supplies stores	\$518,264	\$8,599,147	\$19,745,995
2015 Book, periodical, and music stores	\$89,801	\$1,407,042	\$3,157,884
2015 Hobby, toy, and game stores	\$224,892	\$3,699,977	\$8,545,996
2015 Musical instrument and supplies stores	\$26,069	\$420,342	\$942,330
2015 Sewing, needlework, and piece goods stores	\$42,410	\$718,594	\$1,639,935
2015 Sporting goods stores	\$237,336	\$3,887,567	\$8,804,189