

FOR LEASE

Friendswood Plaza Parkway

26 Acre Mixed-Use Corporate Campus | Friendswood Parkway and FM 528



Property Highlights

- The 26-acre proposed office/retail mixed-use development is located at the NWC of FM 528 and Friendswood Parkway, Friendswood, TX 77546.
- Signalized intersection on FM 528 and Friendswood Parkway.
- 80,000 SF class A office building with weekday employee count of approximately 400.
- 1,080 feet of frontage on FM 528 serviced by 2 curb cuts.
- The surrounding area features retailers such as HEB, Chase Bank, Moody Bank, Popeyes, Smoothie King, Grease Monkey, Starbucks, Seven Eleven, Walgreens, and Chick-Fil-A.
- The site is located 4.9 miles from I-45, 5.3 miles from Downtown Friendswood, and 14.8 miles from William P. Hobby Airport.
- Median Household Income \$149,053, Average Household Income \$193,917, Per Capita Income \$70,312 within 3 miles.
- Retail space and pads present an ideal opportunity for quick-service restaurants (QSR), Medical, Dental, Health Care, and daily needs retailers.

Major Area Retailers



Joan Collum

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partners

Office Building Completion 2025



Retail



Restaurants

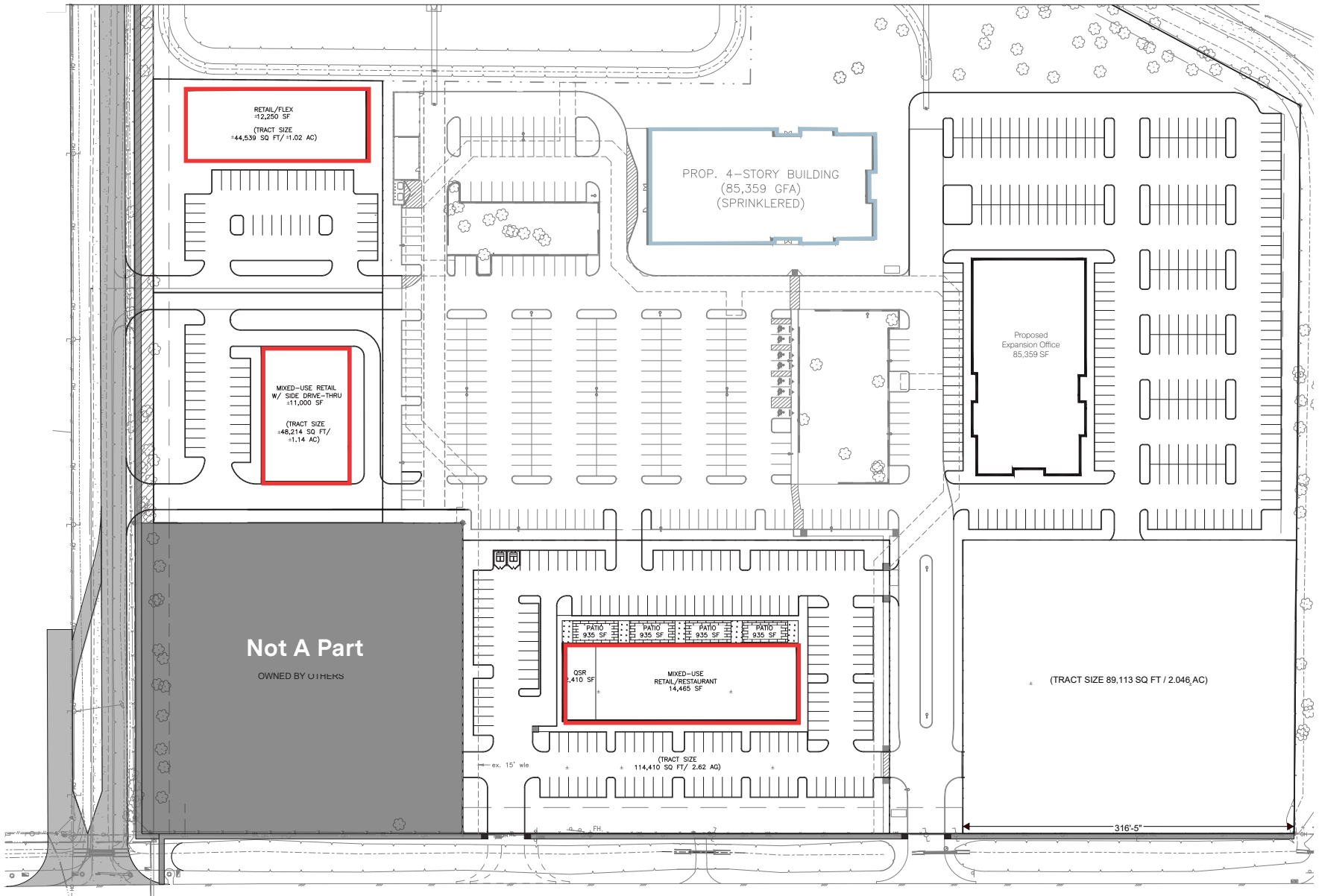
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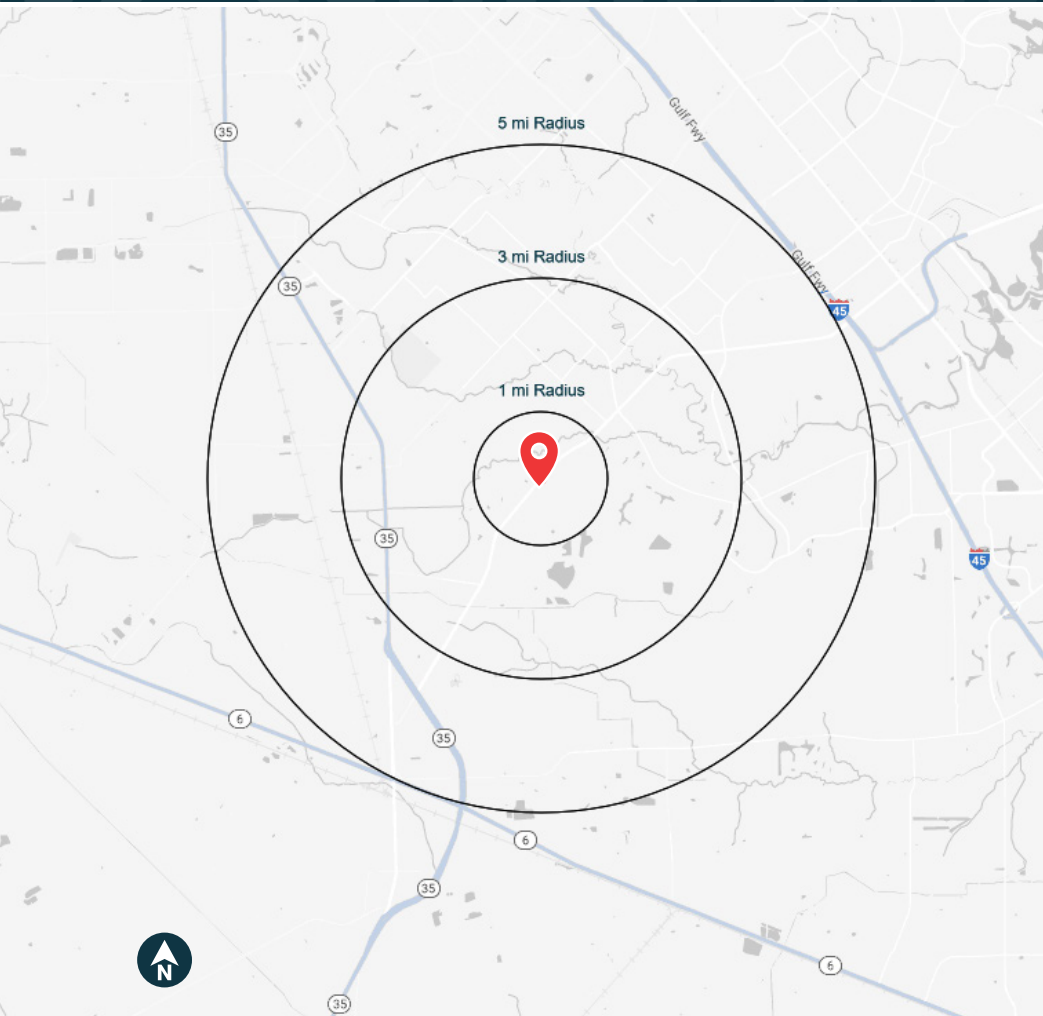
Signalized Intersection FM 528

- Retail Spaces
- 80,000 SF Corporate Headquarters

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	1 MILES	3 MILES	5 MILES
Population			
Estimated Population (2024)	6,834	39,432	114,783
Projected Population (2029)	7,129	41,001	120,175
Census Population (2020)	7,222	40,218	118,117
Projected Annual Growth (2024-2029)	6,379	31,744	99,823
Historical Annual Growth (2020-2024)	295	1,569	5,393
Households			
Estimated Households (2024)	2,243	13,500	39,867
Projected Households (2029)	2,334	14,032	41,843
Projected Annual Growth (2024-2029)	91	531	1,976
Historical Annual Change (2010-2024)	216	2,493	5,620
Household Income			
Estimated Average Household Income	\$206,913	\$169,968	\$148,786
Estimated Median Household Income	\$156,784	\$129,515	\$115,430
Daytime Employment			
Total Businesses	228	1,946	4,738
Total Employees	1,379	11,460	30,992

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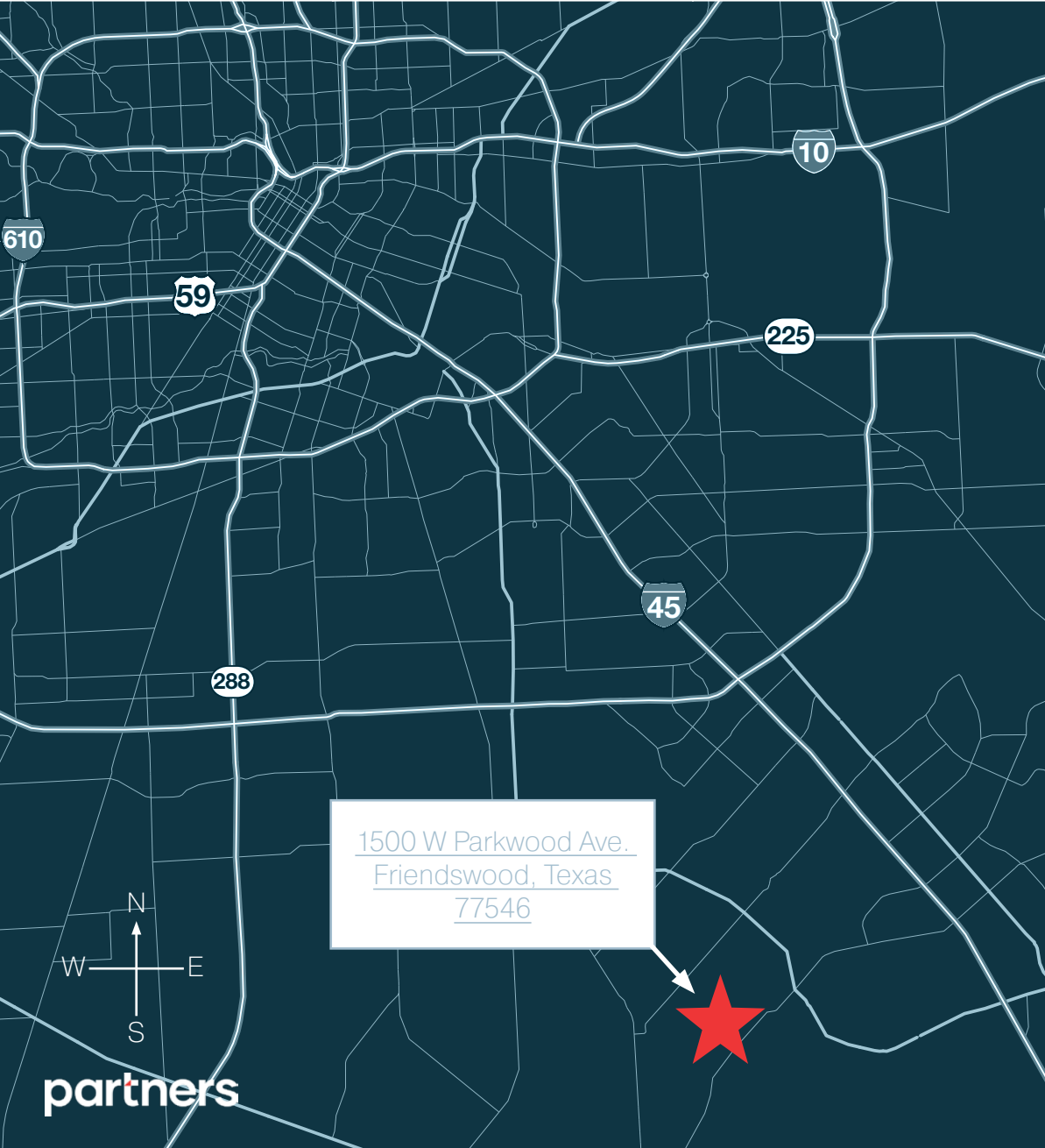


Friendswood, Texas, is an ideal location between Houston and Galveston.

The city boasts a strong local economy, supported by a highly educated workforce and a business-friendly environment with low taxes and incentives for new enterprises.

Quality infrastructure, a vibrant community and high standards of living, makes Friendswood an attractive spot for both businesses and employees.

Additionally, its reputation for safety and excellent schools further enhances its appeal, ensuring a stable and supportive environment for business growth.



1500 W Parkwood Ave.
Friendswood, Texas
77546

MAJOR AREA EMPLOYERS

Atria Assisted Living and Memory Care

City of Friendswood

Clear Creek Independent School District (ISD)

Friendship Haven Healthcare and Rehabilitation

Friendswood ISD

H.E. Butt Grocery Company

Highpoint Insurance Group

Kroger Texas, LP



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.

11-2-2015



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.

PCR Brokerage Houston, LLC dba Partners	9003949	licensing@partnersrealestate.com	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone		
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500		
Designated Broker of Firm	License No.	Email	Phone		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone		
Joan Collum	373465	joan.collum@partnersrealestate.com	713 405 7488		
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

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