

# Freestanding Office Buildings for Sale

NEQ of Broadway St/FM 518 & Sunrise Meadow Dr in Pearland, Texas



**SUMMIT WEST**  
PROFESSIONAL OFFICE PARK



**Presented By: See Tim Sell Property Group | Tim Sojka | tsojka@seetimsell.com | 877.381.SELL**  
**Developed by: BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com**

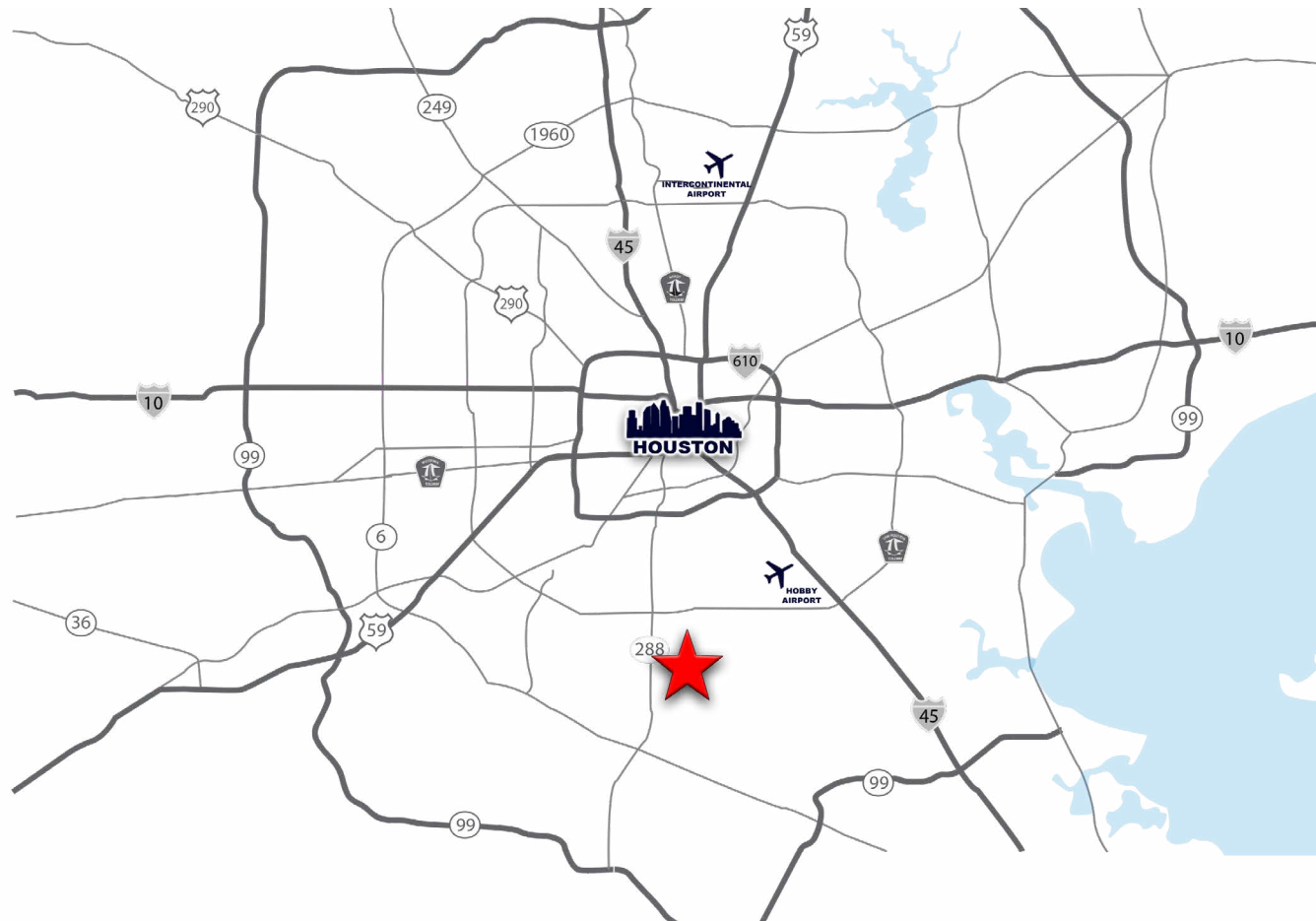
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# SUMMIT WEST

PROFESSIONAL OFFICE PARK

Your **Office** is Your Best **Investment!**

- Pearland's proximity to Houston and Medical Facilities rivals any suburb.
- Established builder that has overseen 400+ medical/professional offices.
- Close to dining & shopping.
- Growing population base to deliver additional clients opportunities.
- Loyal customer base has returned to builder.
- Funded by community lender BPI Real Estate Group. Loyal customer base has returned to builder.



Demographics:	1 mile	3 mile	5 mile
2021 Population	11,114	74,938	166,802
Daytime Population	10,451	69,900	146,365
Average HH Income	\$146,044	\$128,797	\$116,008



Starting the journey to your new office? Contact our Project manager to **GET STARTED.**

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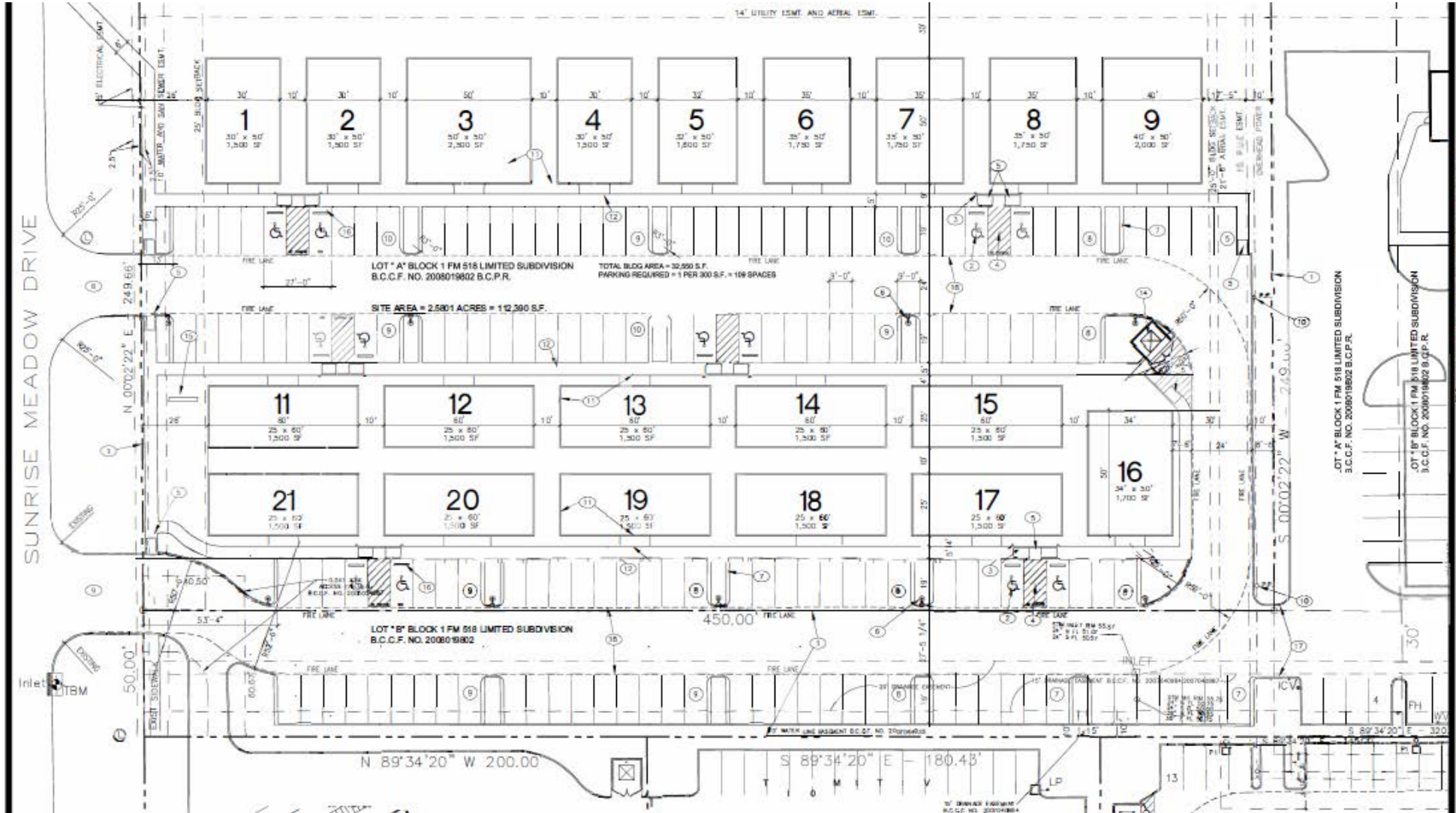
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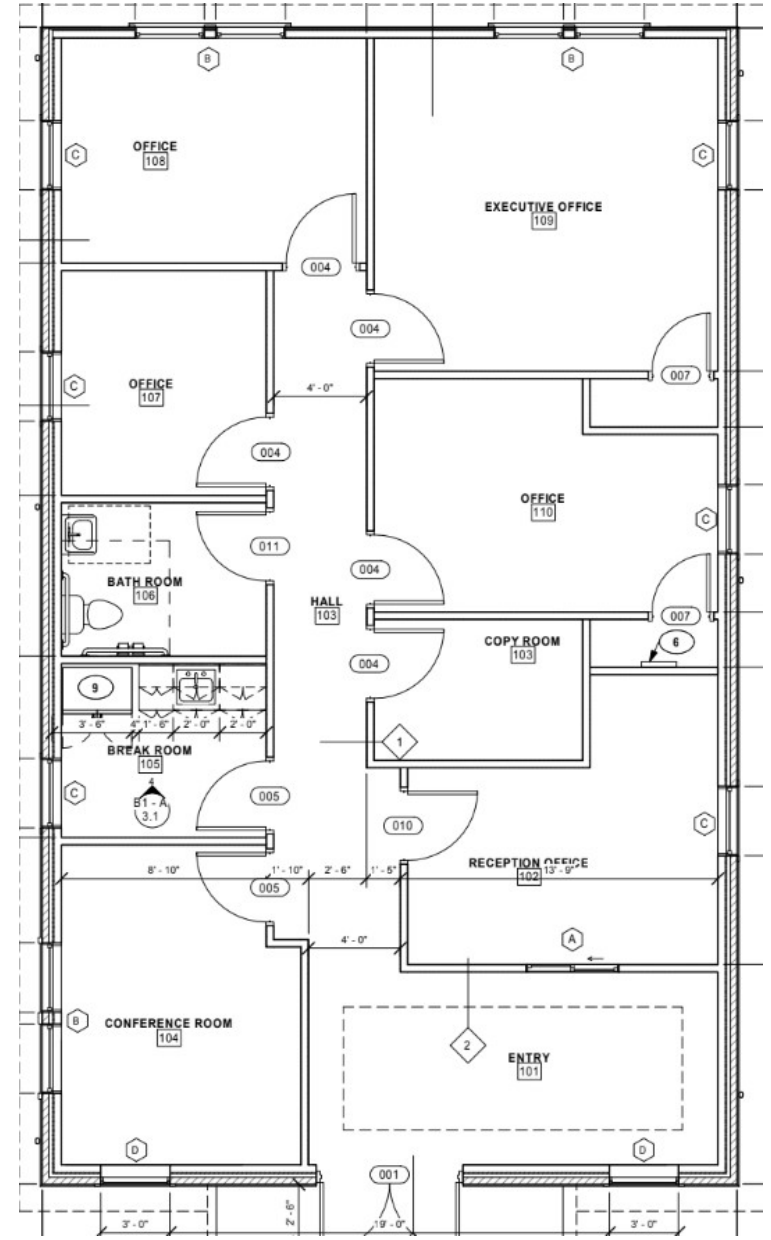
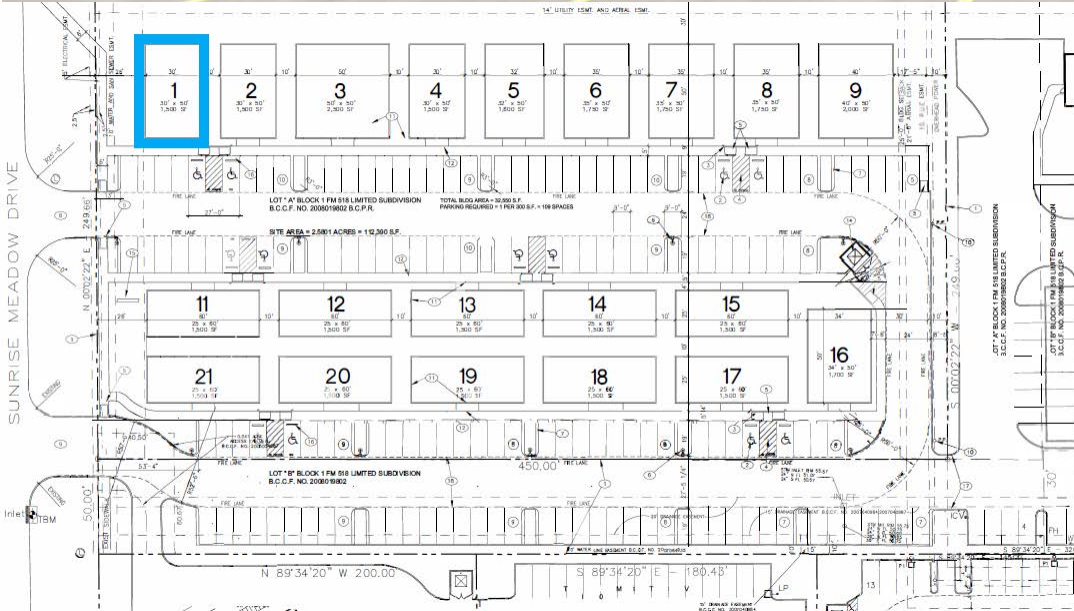
## STANDARD FINISHES INCLUDE:

- Brick exteriors with stone accents on front elevation
- Built-in reception desk with raised granite check-writing surfaces
- Break room with granite counter tops
- Designer cabinetry from top manufacturers (paint and stain finishes available) included
- Real, solid wood interior wood work and trim materials with painted finish
- Solid core interior doors (6'8"). Choose from several different architectural profiles
- Tall baseboards at 6" height
- 2-piece, painted crown molding installed where applicable in foyer or waiting areas enhances aesthetics
- Commercial, ADA compliant restrooms with wall-mounted lavatories (Drop-in lavatories with cabinetry are available as an upgrade option). Restrooms equipped with easy loading paper towel and soap dispensers
- Wide selection of ceramic and porcelain tile for all wet areas including rest rooms and break rooms
- High-end commercial carpets selectable for all other areas (wood flooring, vinyl wood plank or other flooring types are subject to vendor pricing and are available for selection as well)
- Double pane, Low-E windows mounted in lightweight-aluminum commercial frames drastically reduce heat transmission (heavy duty, store-front systems are available as upgrade option)
- Touchscreen display thermostats for energy efficiency
- Central HVAC systems with the latest SEER ratings

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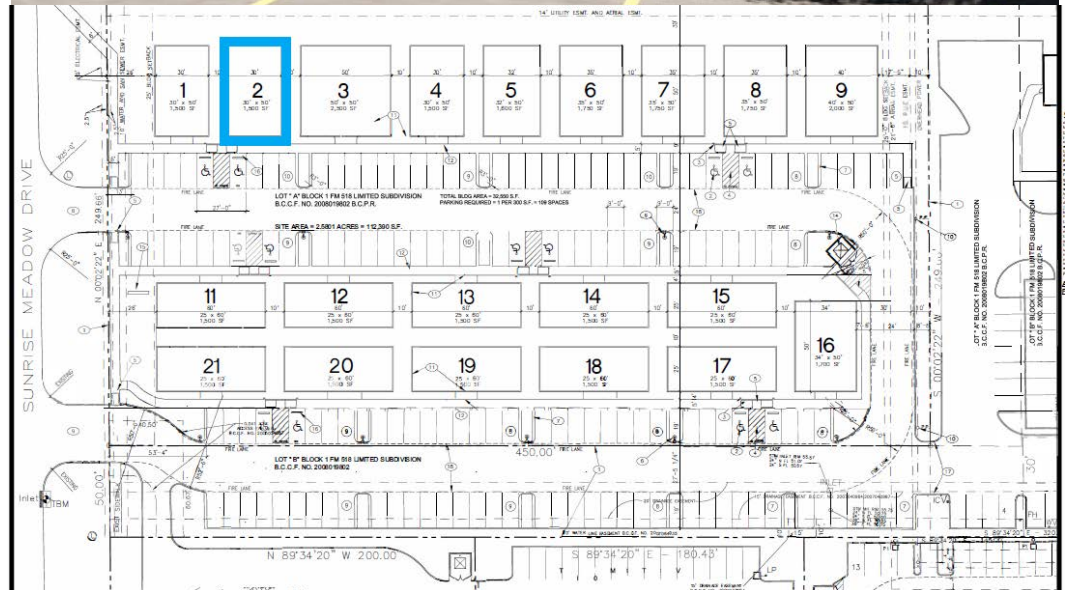
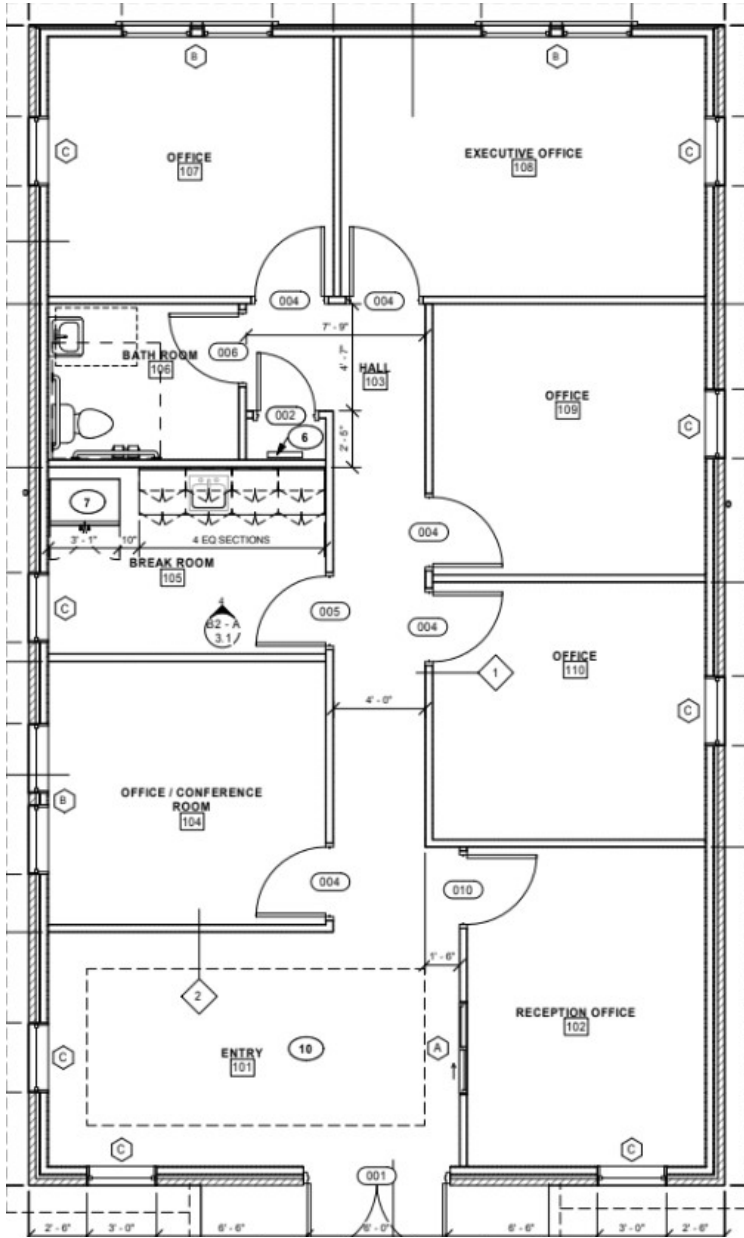


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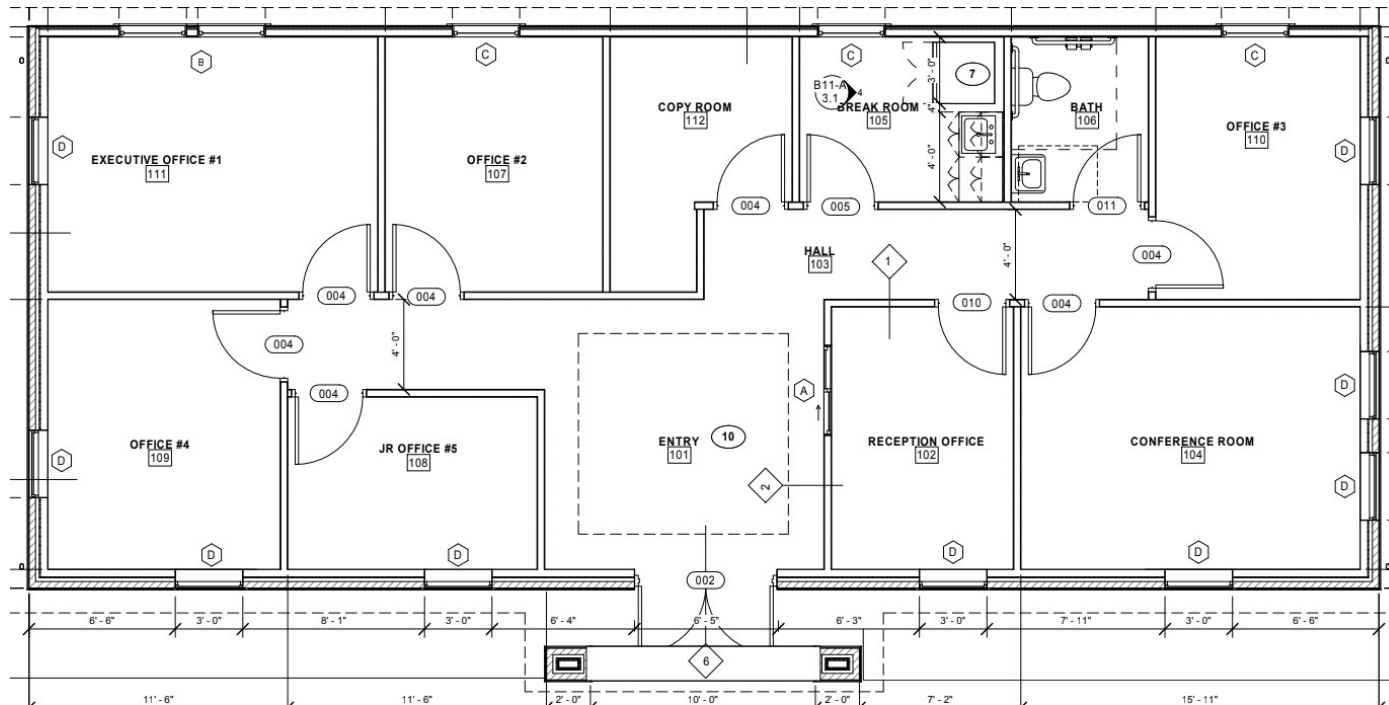
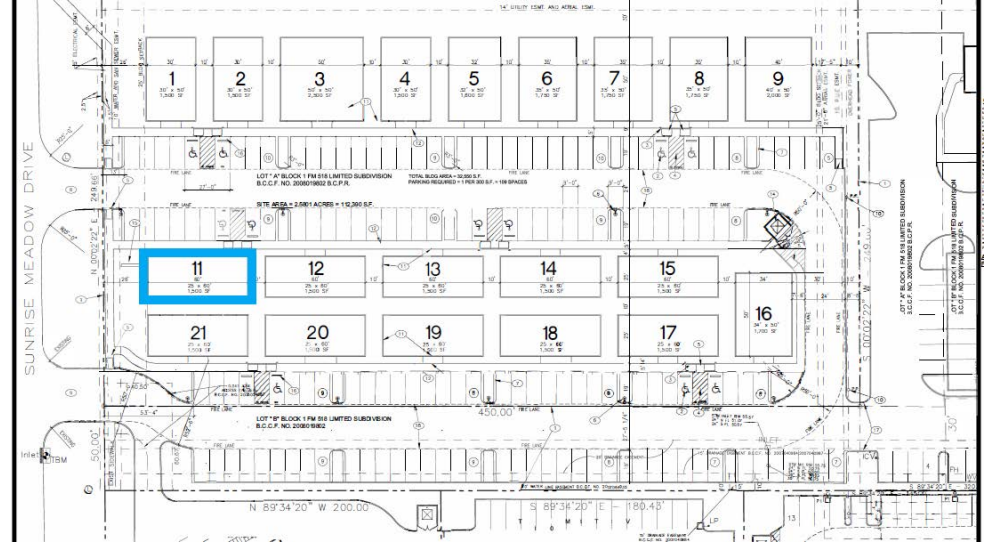


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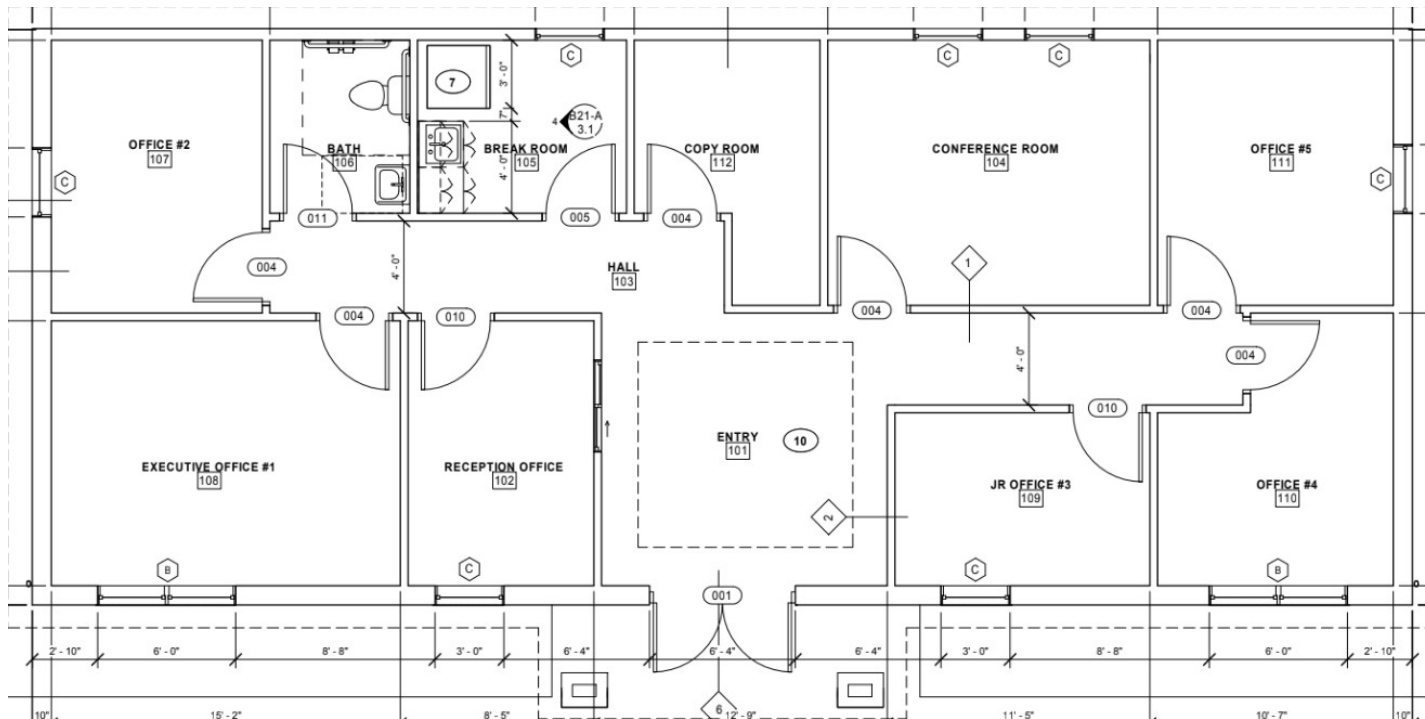
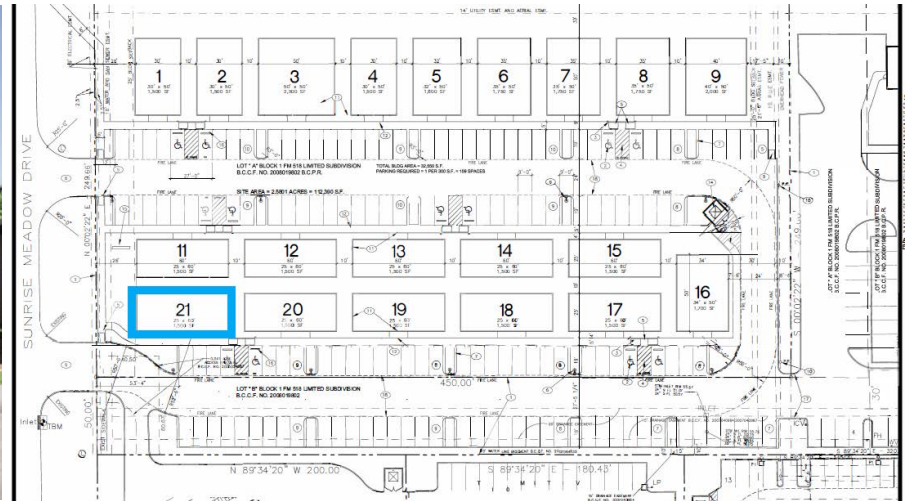
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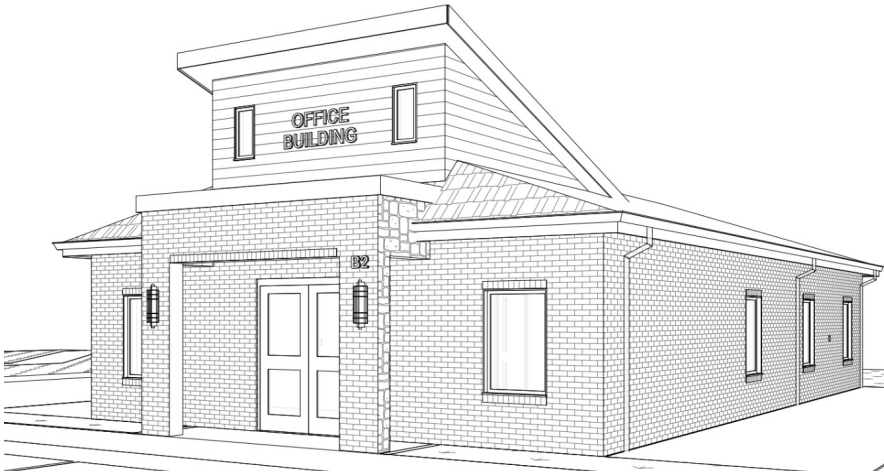
**BUILDING 1**



**BUILDING 11**

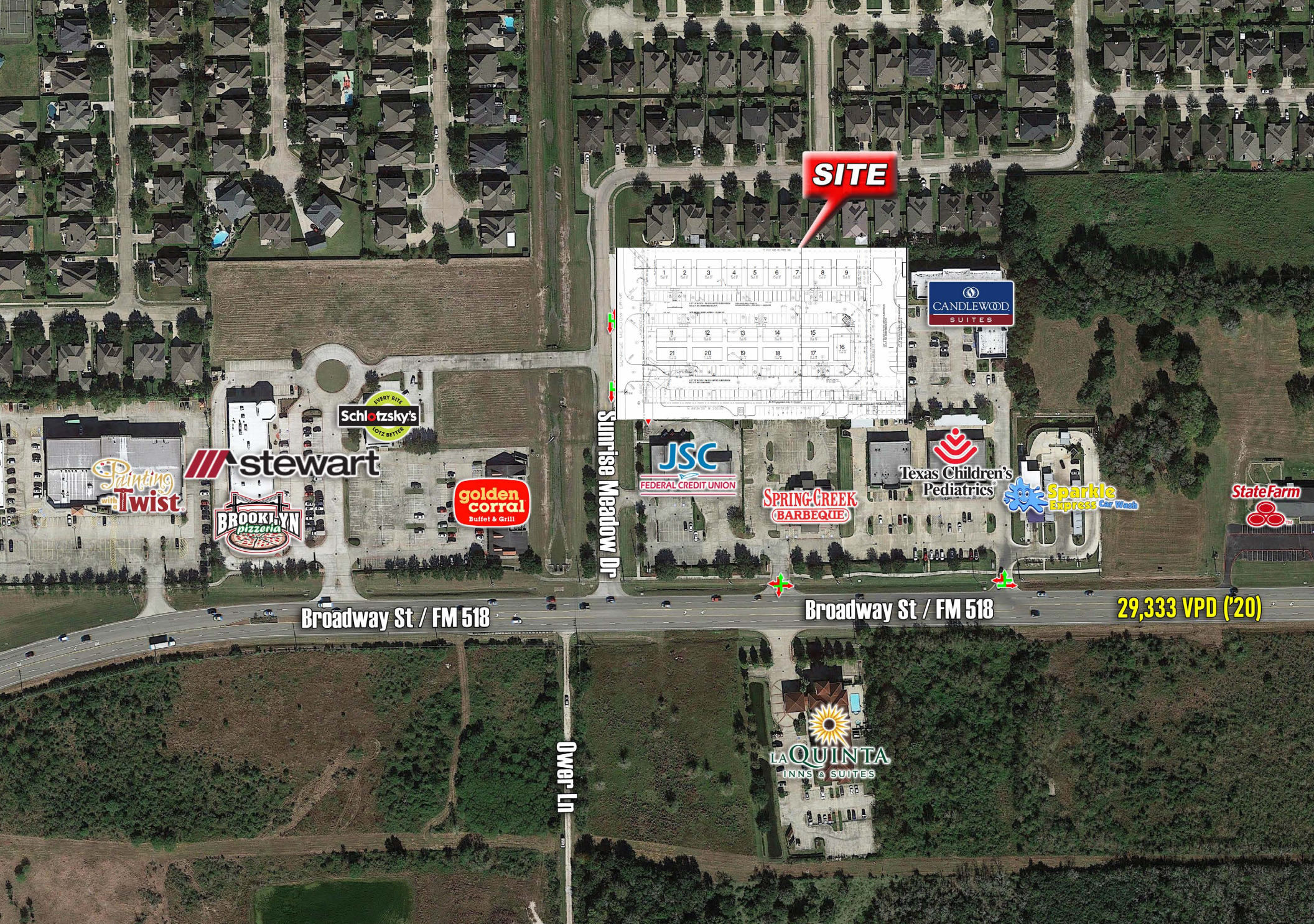


**BUILDING 2**



**BUILDING 21**





**SITE**

**CANDLEWOOD  
SUITES**

**Schlotzsky's**  
EVERY BITE  
LOTS BETTER

**stewart**

**Painting  
with  
Twist**

**BROOKLYN  
pizzeria**

**golden  
corral**  
Buffet & Grill

**Sunrise Meadow Dr**

**JSC  
FEDERAL CREDIT UNION**

**SPRING-CREEK  
BARBEQUE**

**Texas Children's  
Pediatrics**

**Sparkle  
Express Car Wash**

**State Farm**

**Broadway St / FM 518**

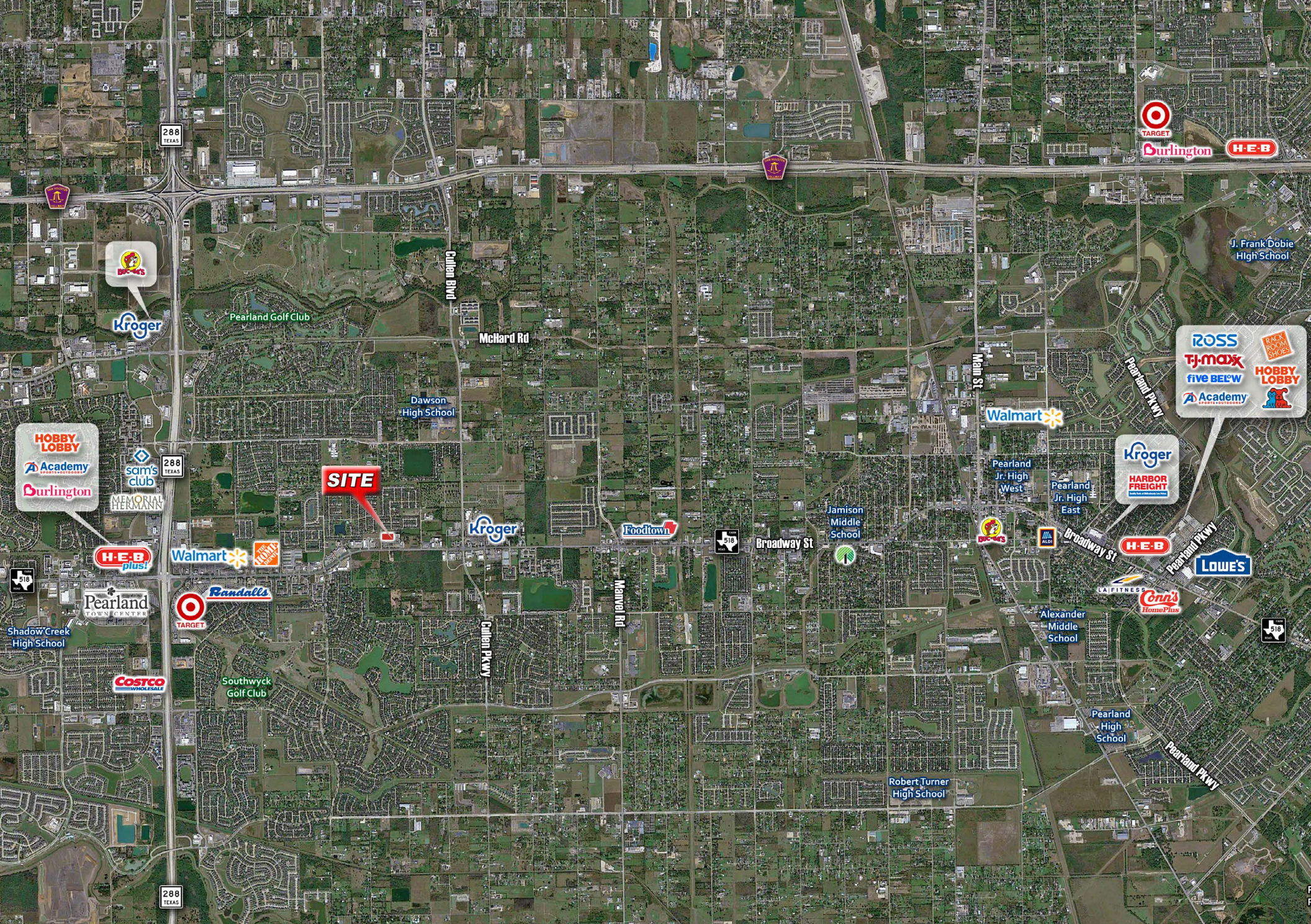
**Broadway St / FM 518**

**29,333 VPD ('20)**

**DWGP Ln**

**LA QUINTA  
INNS & SUITES**

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# 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

_____ 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](http://www.trec.texas.gov)