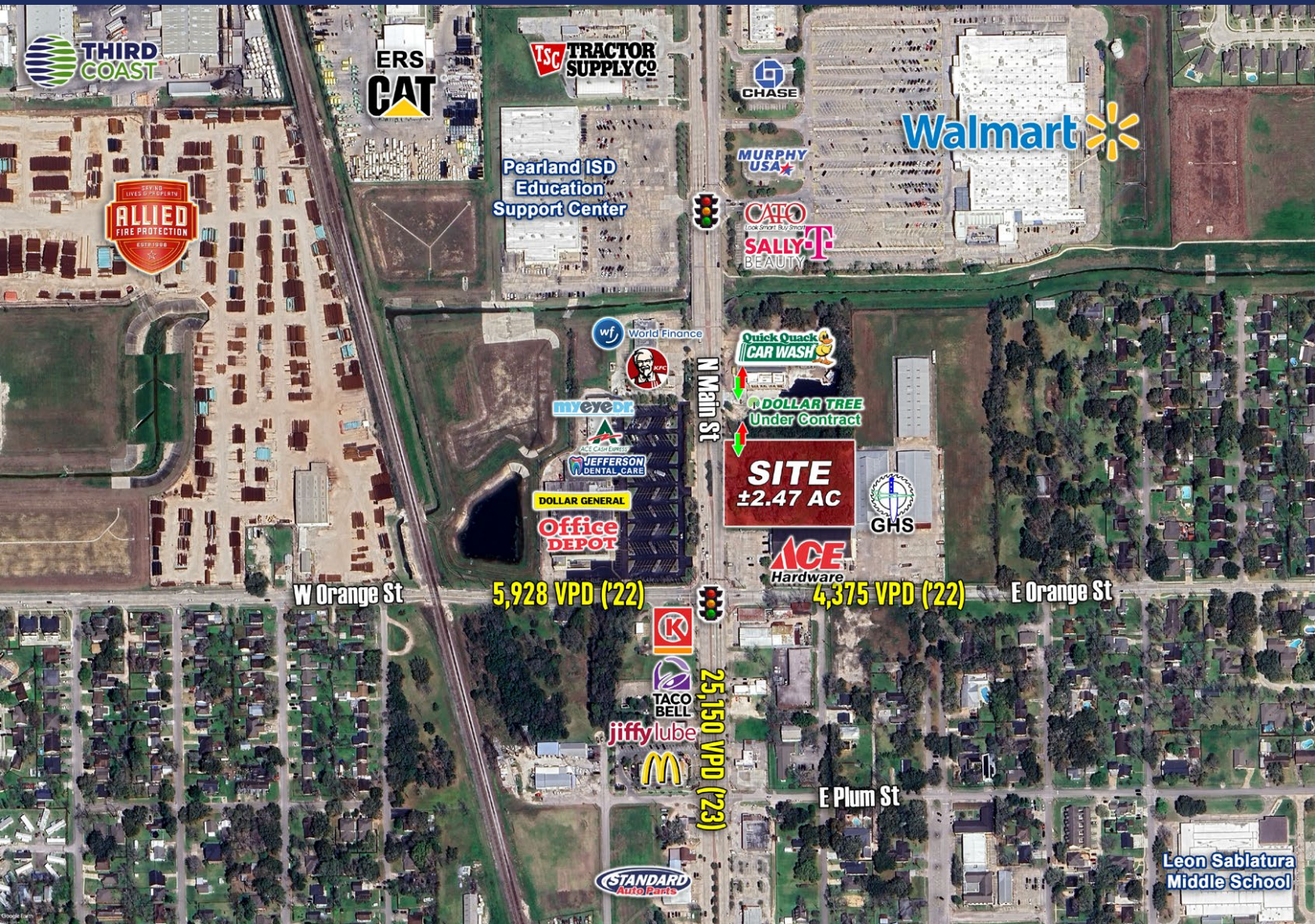




CAPITAL RETAIL

P R O P E R T I E S



## 2.47 Acres Available Retail Development Opportunity

NEQ of Main St & E Orange St, Pearland, Texas 77581

Clay Albers

832-875-1644 | [www.capitalretailproperties.com](http://www.capitalretailproperties.com)



## 2.47 Acres Available – Retail Development Opportunity

NEQ of Main St & E Orange St, Pearland, Texas 77581



### PROPERTY DESCRIPTION:

- Located at the northeast quadrant of North Main Street and East Orange Street in Pearland, TX
- Adjacent to new Quick Quack Car Wash and Dollar Tree (Under Contract)
- ±266' of Main Street frontage
- Cross access with adjacent Quick Quack Car Wash
- Shared access to dedicated left-turn lane at median break
- Zoning: General Commercial (per city records – to be confirmed by buyer)

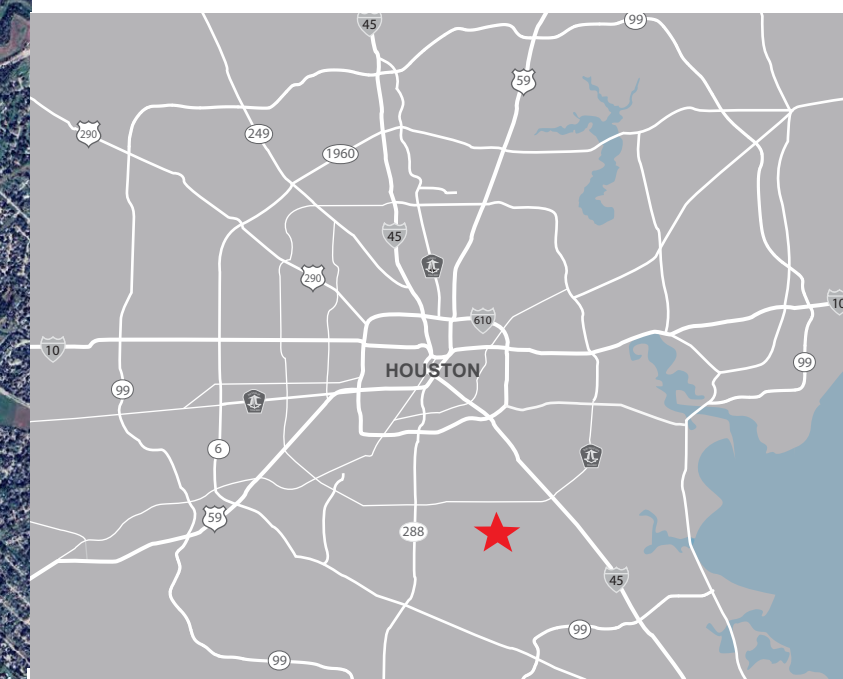
### AVAILABLE:

- ±2.47 Acres (will divide)

### PRICE:

- \$1.61 Million (\$15 PSF)

### AREA RETAILERS:



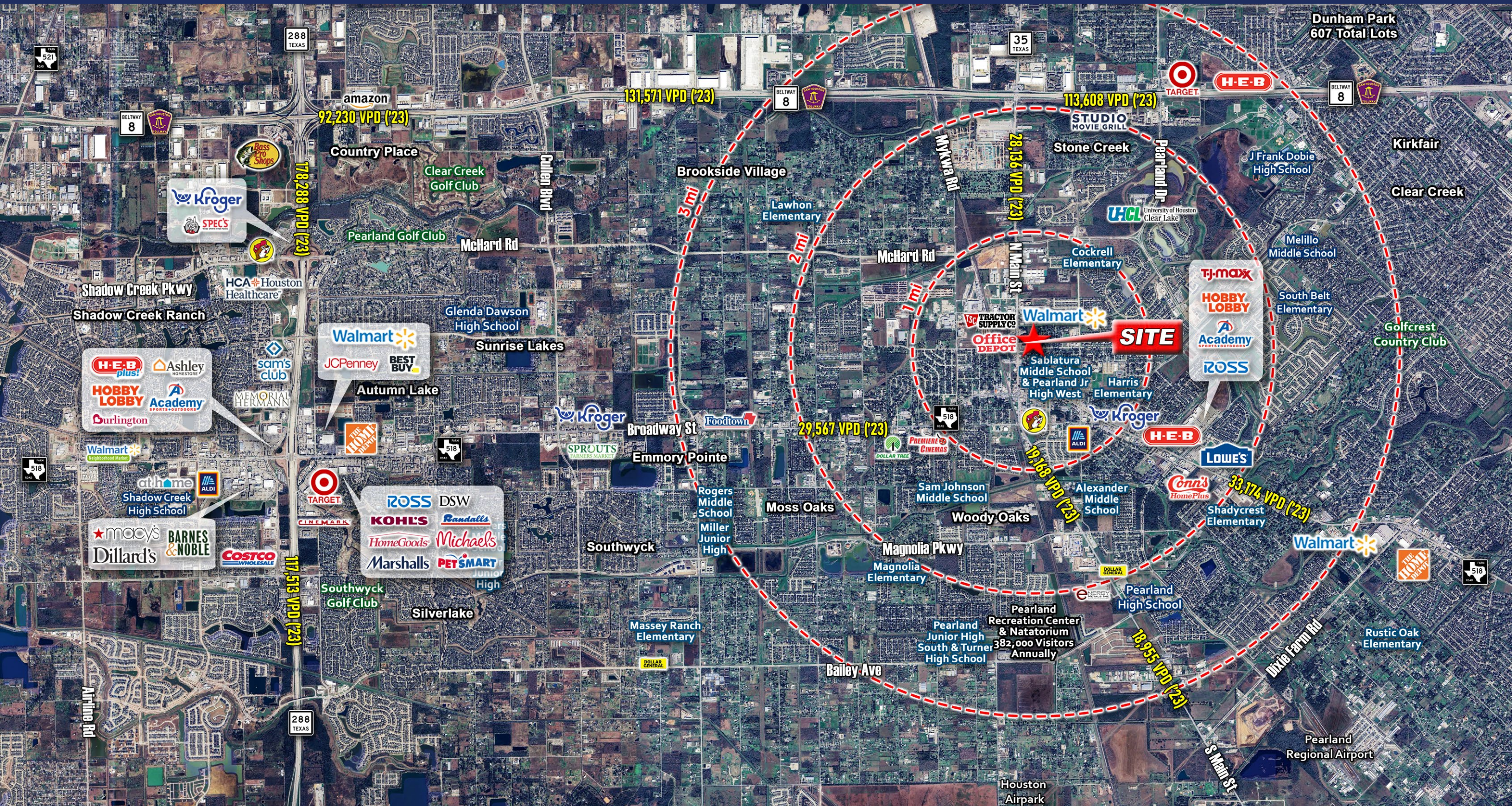
Contacts: Clay Albers



## 2.47 Acres Available – Retail Development Opportunity

NEQ of Main St & E Orange St, Pearland, Texas 77581

## Retail Aerial





## 2.47 Acres Available – Retail Development Opportunity

NEQ of Main St & E Orange St, Pearland, Texas 77581

Survey





Summary Profile



POPULATION  
(3 mi Radius, 2024)

70,470

HOUSEHOLDS  
(3 mi Radius, 2024)

23,516

INCOME  
(3 mi Radius)

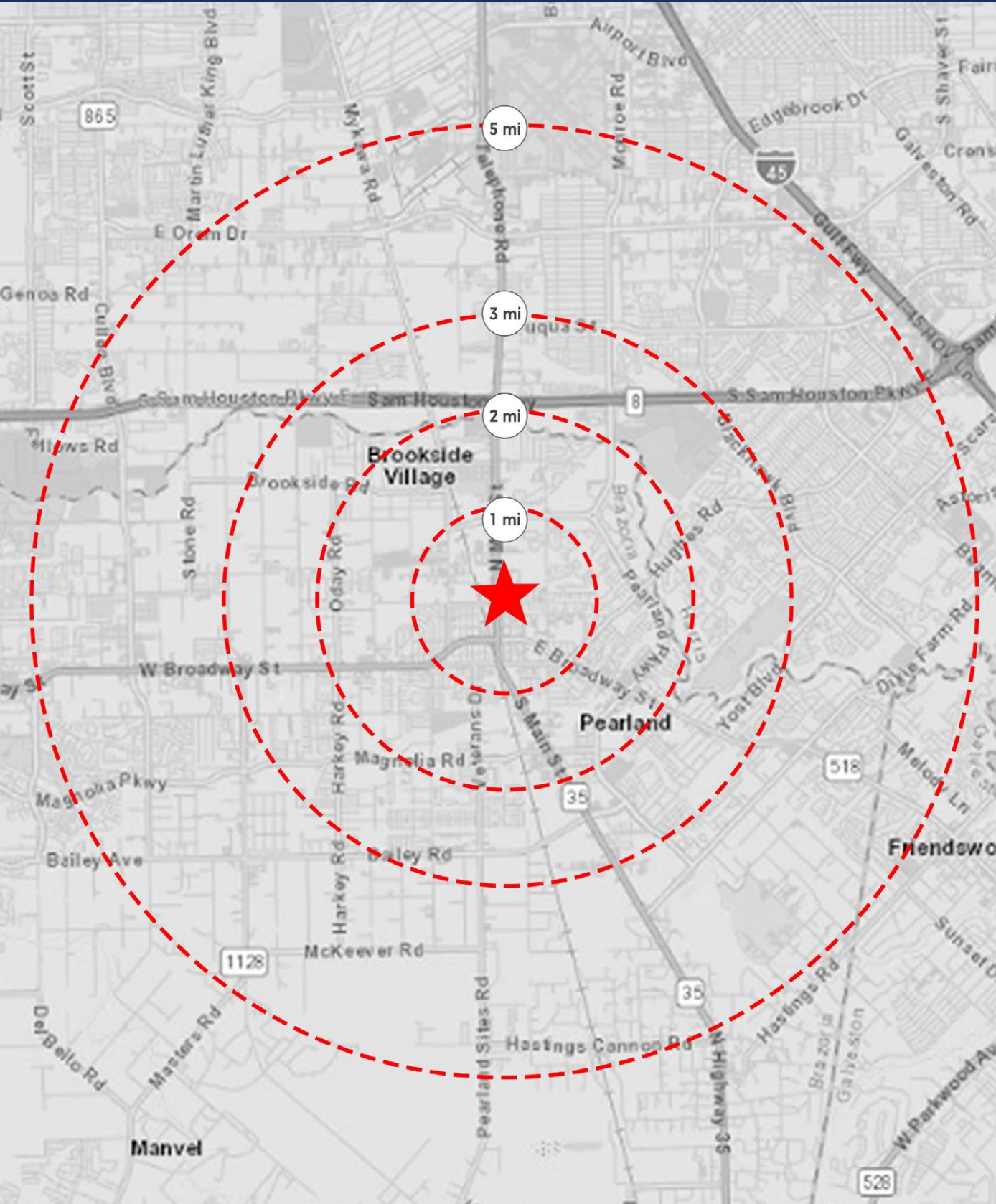
2024 Average:

\$133,702

TOTAL DAYTIME  
POPULATION  
(3 mi Radius, 2024)

59,603

Population Summary				
2010 Total Population	7,477	23,581	54,592	160,473
2020 Total Population	9,250	27,922	68,166	185,284
2020 Group Quarters	99	114	136	418
2024 Total Population	9,690	28,410	70,470	190,957
2024 Group Quarters	90	104	126	406
2029 Total Population	9,795	28,703	72,389	198,854
2024-2029 Annual Rate	0.22%	0.21%	0.54%	0.81%
2024 Total Daytime Population	10,194	29,075	59,603	155,746
Workers	5,483	15,259	25,355	59,590
Residents	4,711	13,816	34,248	96,156
Household Summary				
2024 Households	3,385	9,932	23,516	62,903
2024 Average Household Size	2.84	2.85	2.99	3.03
2029 Households	3,442	10,113	24,406	66,089
2029 Average Household Size	2.82	2.83	2.96	3.00
2024-2029 Annual Rate	0.33%	0.36%	0.75%	0.99%
2024 Families	2,446	7,302	18,076	47,978
2024 Average Family Size	3.38	3.36	3.42	3.50
2029 Families	2,462	7,367	18,647	50,133
2029 Average Family Size	3.38	3.36	3.40	3.49
2024-2029 Annual Rate	0.13%	0.18%	0.62%	0.88%
Housing Unit Summary				
2024 Housing Units	3,619	10,552	24,950	66,620
Owner Occupied Housing Units	65.8%	70.1%	73.1%	69.4%
Renter Occupied Housing Units	27.7%	24.0%	21.1%	25.1%
Vacant Housing Units	6.5%	5.9%	5.7%	5.6%
2029 Housing Units	3,685	10,750	25,903	70,190
Owner Occupied Housing Units	66.8%	70.9%	73.3%	70.1%
Renter Occupied Housing Units	26.6%	23.1%	21.0%	24.1%
Vacant Housing Units	6.6%	5.9%	5.8%	5.8%
2024 Households by Income				
Household Income Base	3,385	9,932	23,516	62,903
<\$15,000	3.5%	4.6%	5.0%	5.8%
\$15,000 - \$24,999	6.2%	3.8%	3.6%	4.4%
\$25,000 - \$34,999	6.7%	4.5%	3.0%	5.0%
\$35,000 - \$49,999	5.4%	6.9%	6.5%	8.1%
\$50,000 - \$74,999	20.9%	17.7%	15.1%	16.6%
\$75,000 - \$99,999	15.3%	13.1%	12.5%	13.4%
\$100,000 - \$149,999	15.3%	18.6%	22.2%	21.1%
\$150,000 - \$199,999	13.5%	14.4%	16.1%	13.0%
\$200,000+	13.3%	16.4%	16.1%	12.6%
Average Household Income	\$120,411	\$131,277	\$133,702	\$118,815
2029 Households by Income				
Household Income Base	3,442	10,113	24,406	66,089
<\$15,000	3.0%	4.0%	4.3%	4.9%
\$15,000 - \$24,999	4.7%	2.8%	2.5%	3.1%
\$25,000 - \$34,999	5.4%	3.6%	2.3%	4.1%
\$35,000 - \$49,999	4.5%	5.5%	5.1%	7.2%
\$50,000 - \$74,999	19.7%	16.4%	13.7%	15.5%
\$75,000 - \$99,999	16.4%	12.9%	11.6%	12.8%
\$100,000 - \$149,999	15.5%	18.7%	21.9%	21.2%
\$150,000 - \$199,999	15.6%	17.3%	19.5%	16.1%
\$200,000+	15.2%	18.7%	19.0%	15.1%
Average Household Income	\$135,185	\$148,064	\$152,044	\$135,538
2024 Population 25+ by Educational Attainment				
Total	6,237	18,425	45,760	123,870
Less than 9th Grade	2.1%	2.2%	4.1%	6.4%
9th - 12th Grade, No Diploma	2.9%	2.3%	3.4%	5.6%
High School Graduate	19.5%	20.1%	17.4%	19.0%
GED/Alternative Credential	8.0%	4.6%	3.8%	4.8%
Some College, No Degree	19.1%	22.9%	21.6%	20.6%
Associate Degree	15.5%	10.6%	10.6%	10.4%
Bachelor's Degree	22.7%	24.7%	26.4%	22.6%
Graduate/Professional Degree	10.3%	12.6%	12.6%	10.6%







## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>Clay Albers</b>	<b>509052</b>	<b>calbers@capitalretailproperties.com</b>	<b>832-875-1644</b>
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