

# Broadway Square Shopping Center

2800 E. Broadway Street  
Pearland, Texas 77581

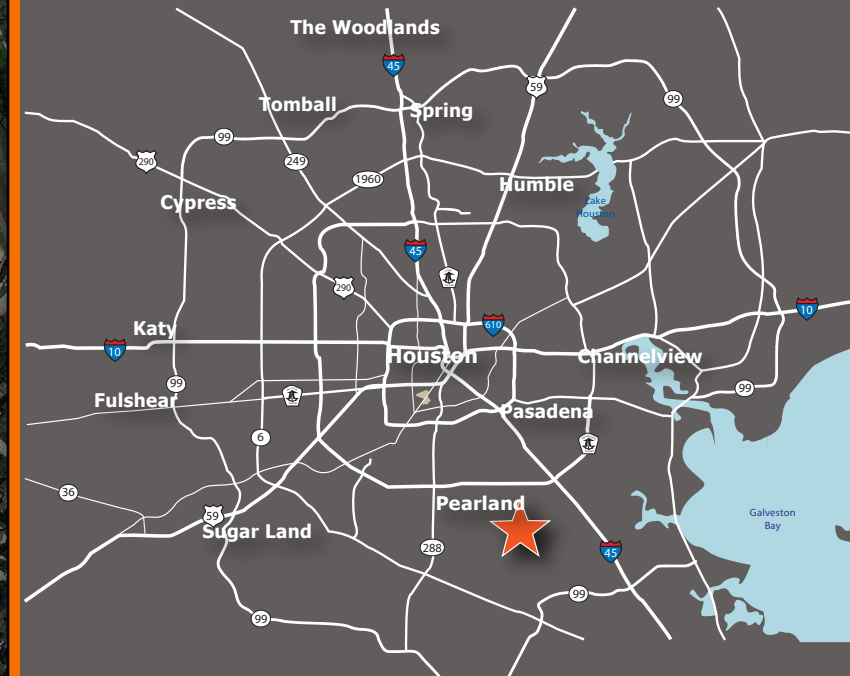
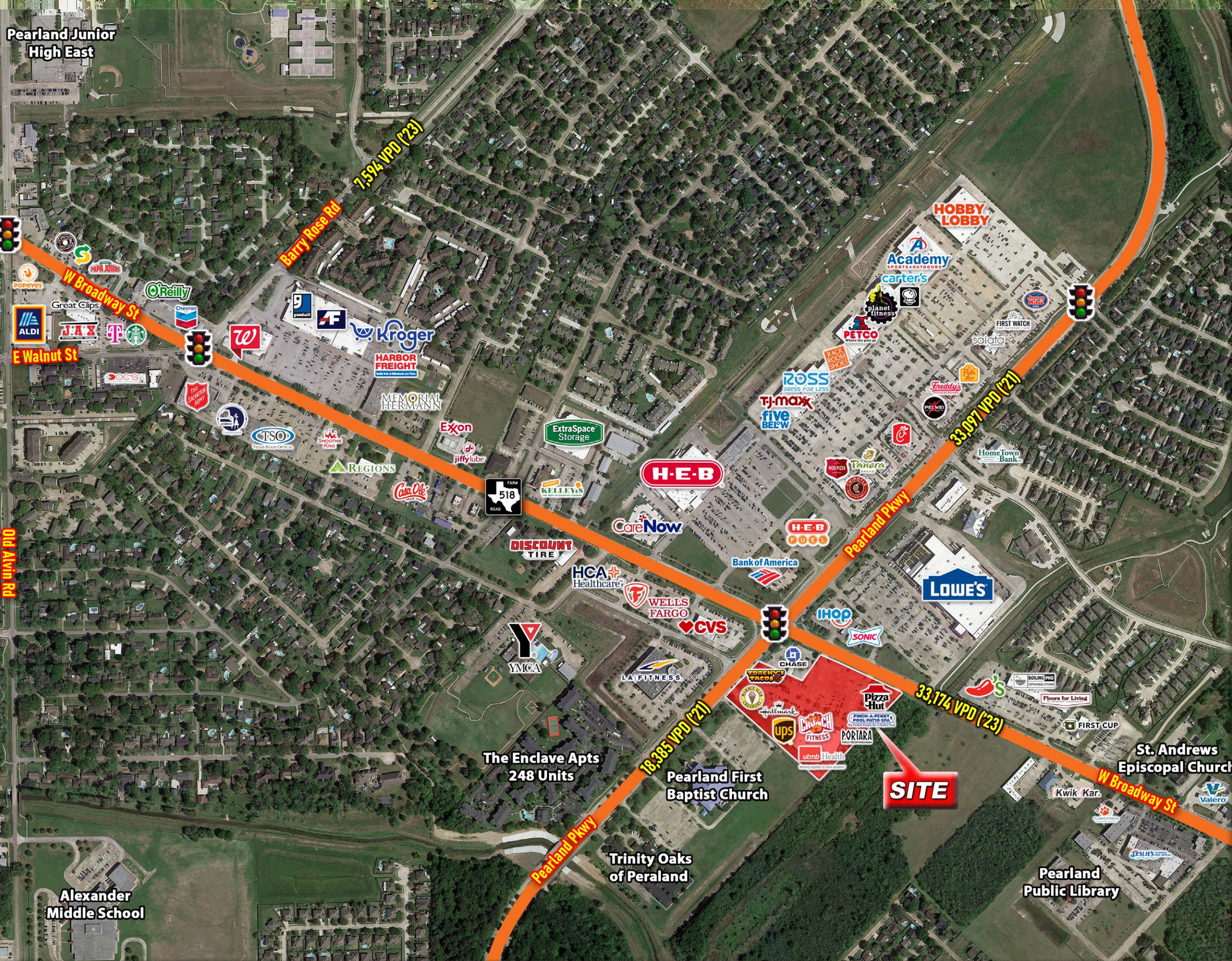
6,200 SF Expansion

**CRUNCH**  
FITNESS  
Coming Soon

RETAIL LEASING OPPORTUNITIES

Bruce W. Frankel  
713-661-0440  
bfrankel@frankeldev.com





**AVAILABLE SPACE**  
6,200 SF Expansion Small Shop Space

- PROPERTY HIGHLIGHTS**
- Major Retail Hub - East Pearland
  - Strong Demographics/Strong Density & Incomes
  - Strong Traffic Generators (HEB, LA Fitness, Lowe's, Power Center, City Offices)
  - Strong Traffic
  - High Growth Area
  - Signalized Intersection
  - Pylon Signage

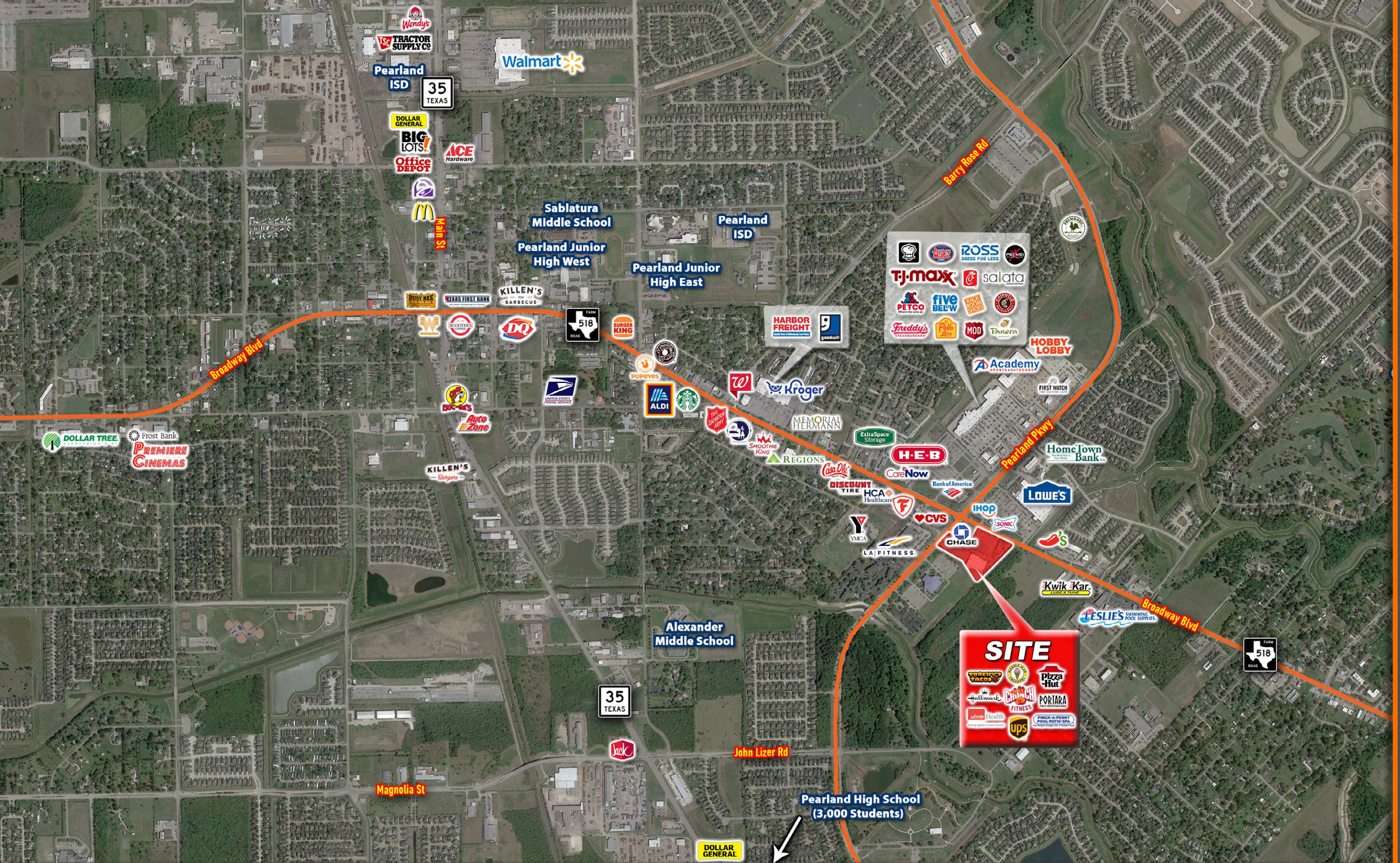
**DEMOGRAPHIC SNAPSHOT**

POPULATION	AVG HH INCOME
1-mi: 8,994	1-mi: \$134,021
3-mi: 73,227	3-mi: \$139,830
5-mi: 186,359	5-mi: \$120,707

**TRAFFIC COUNTS**  
Broadway St/FM 518: 33,174 VPD (TXDOT 2023)  
Pearland Pkwy: 33,097 VPD (TXDOT 2021)







RETAIL AERIAL





SITE PLAN

**Broadway Square Shopping Center**

2800 E. Broadway Street | Pearland, Texas 77581





OVERHEAD AERIAL



# DEMOGRAPHIC OVERVIEW & MAP

POPULATION  
(3 mi Radius, 2024)

73,227

DAYTIME  
POPULATION  
(3 mi Radius, 2024)

55,428

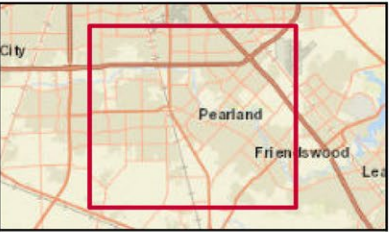
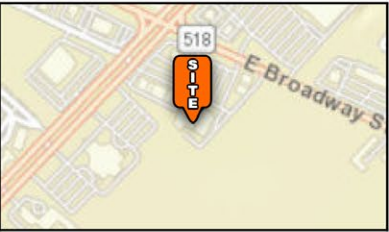
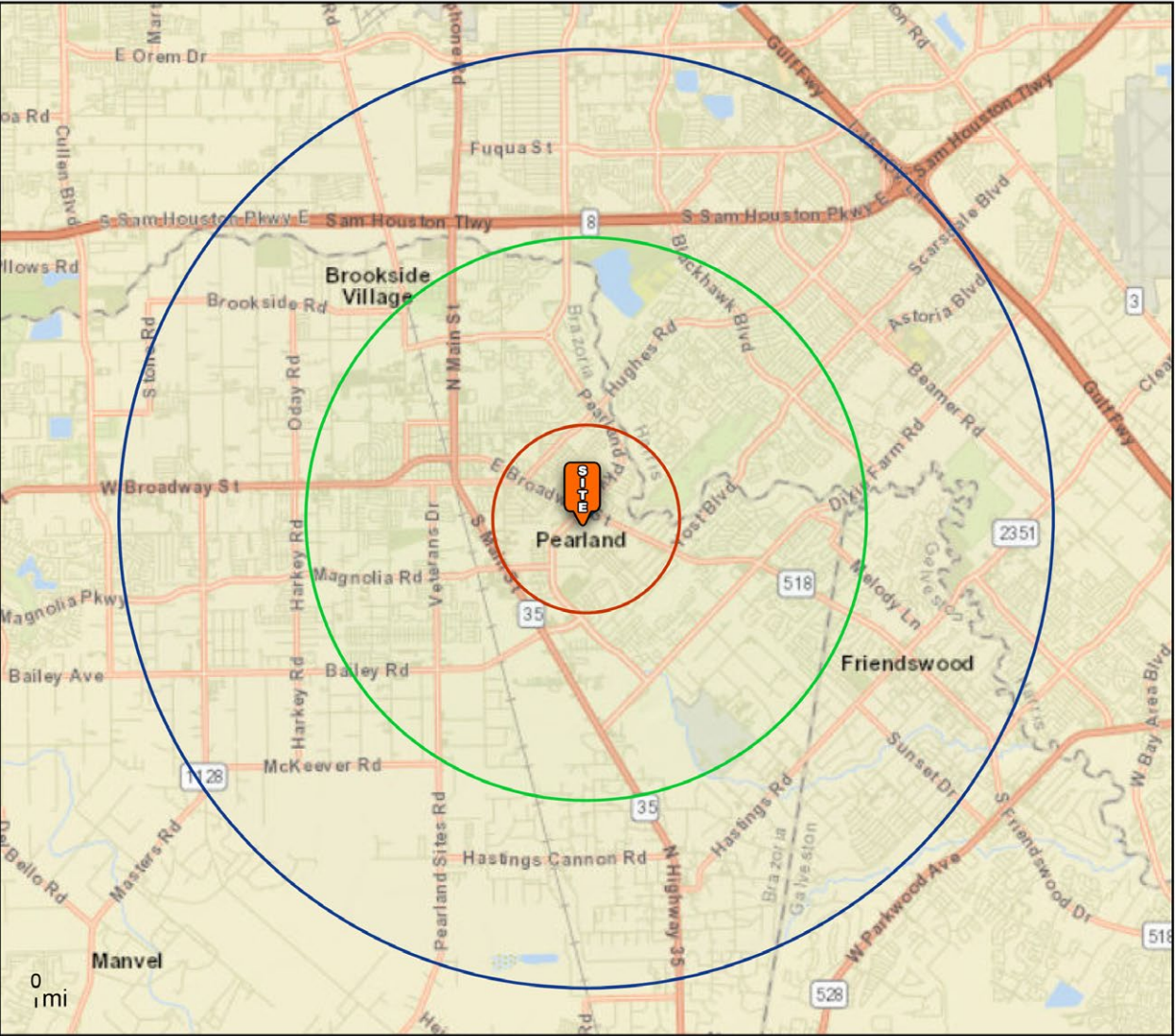
HOUSEHOLDS  
(3 mi Radius, 2024)

24,999

AVERAGE INCOME  
(3 mi Radius)  
2024 Average:

\$139,830

	1 mile	3 miles	5 miles
Population Summary			
2024 Total Population	8,994	73,227	186,359
2024 Group Quarters	20	178	459
2029 Total Population	9,142	74,292	191,239
2024-2029 Annual Rate	0.33%	0.29%	0.52%
2024 Total Daytime Population	11,585	59,428	150,870
Workers	7,432	23,116	57,163
Residents	4,153	36,312	93,707
Household Summary			
2024 Households	3,479	24,999	62,563
2024 Average Household Size	2.58	2.92	2.97
2029 Households	3,575	25,593	64,840
2029 Average Household Size	2.55	2.90	2.94
2024-2029 Annual Rate	0.55%	0.47%	0.72%
2010 Families	2,269	16,395	42,055
2010 Average Family Size	3.12	3.32	3.41
2024 Families	2,346	19,182	47,139
2024 Average Family Size	3.18	3.34	3.46
2029 Families	2,381	19,522	48,582
2029 Average Family Size	3.17	3.32	3.44
2024-2029 Annual Rate	0.30%	0.35%	0.60%
Housing Unit Summary			
2024 Housing Units	3,746	26,154	66,284
Owner Occupied Housing Units	60.3%	78.8%	68.8%
Renter Occupied Housing Units	32.6%	16.8%	25.5%
Vacant Housing Units	7.1%	4.4%	5.6%
2029 Housing Units	3,850	26,885	68,994
Owner Occupied Housing Units	60.8%	79.5%	69.7%
Renter Occupied Housing Units	32.0%	15.7%	24.3%
Vacant Housing Units	7.1%	4.8%	6.0%
Median Household Income			
2024	\$100,145	\$110,130	\$92,861
2029	\$111,137	\$123,502	\$104,567
Median Home Value			
2024	\$347,014	\$318,256	\$283,641
2029	\$375,756	\$357,822	\$331,865
Per Capita Income			
2024	\$50,983	\$47,647	\$40,506
2029	\$57,706	\$54,475	\$46,552
Median Age			
2024	38.9	38.4	36.5
2029	39.7	39.0	37.2
2024 Households by Income			
Household Income Base	3,479	24,999	62,563
<\$15,000	8.9%	3.7%	5.5%
\$15,000 - \$24,999	2.6%	3.9%	4.6%
\$25,000 - \$34,999	3.6%	3.1%	5.0%
\$35,000 - \$49,999	5.9%	5.6%	8.3%
\$50,000 - \$74,999	18.3%	14.1%	16.3%
\$75,000 - \$99,999	10.8%	13.2%	13.5%
\$100,000 - \$149,999	16.6%	22.3%	20.5%
\$150,000 - \$199,999	15.6%	16.4%	13.1%
\$200,000+	17.8%	17.7%	13.2%
Average Household Income	\$134,021	\$139,830	\$120,707







## 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.

Frankel Development Group	9000477	bfrankel@frankeldev.com	713.661.0440
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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