Freestanding Office Buildings for Sale

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





For More Information:

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**Available:** 1,500+ SF Freestanding Office Buildings

**Pricing:** Call for Pricing

**Description:** - Freestanding professional office buildings for sale

- Attractive building exteriors

- Office buildings range from 1,500+ square feet

- Each building includes offices, a breakroom, and bathroom

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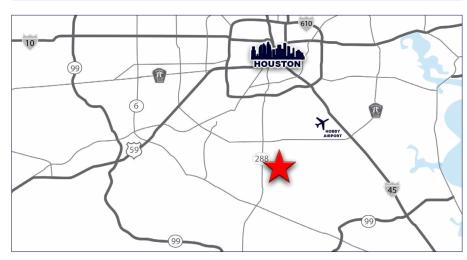
- 10 different style elevations to choose from

- Located on Broadway Street (FM 518) ±1.5 miles

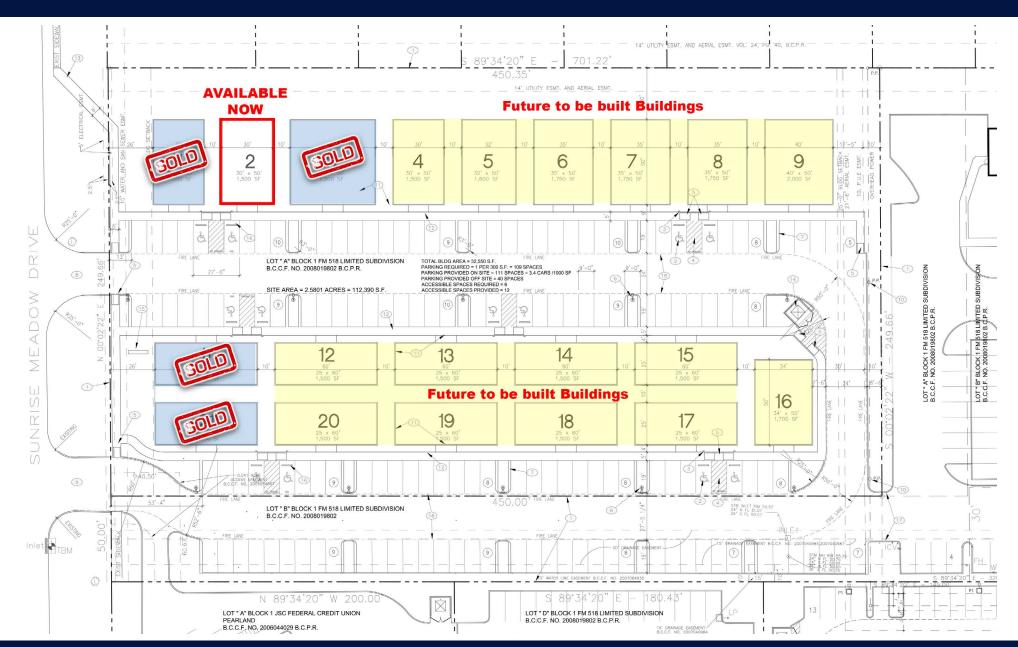
from Highway 288

**Traffic Counts:** Hwy 288: 155,749 VPD | Broadway St: 33,541 VPD (TXDOT 2023)

Demographics:	1 mile	3 mile	5 mile
2020 Population	11,311	75,565	165,629
Daytime Population	10,931	70,336	148,854
Average HH Income	\$140,612	\$122,285	\$111,740



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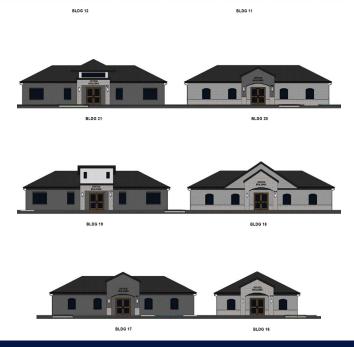


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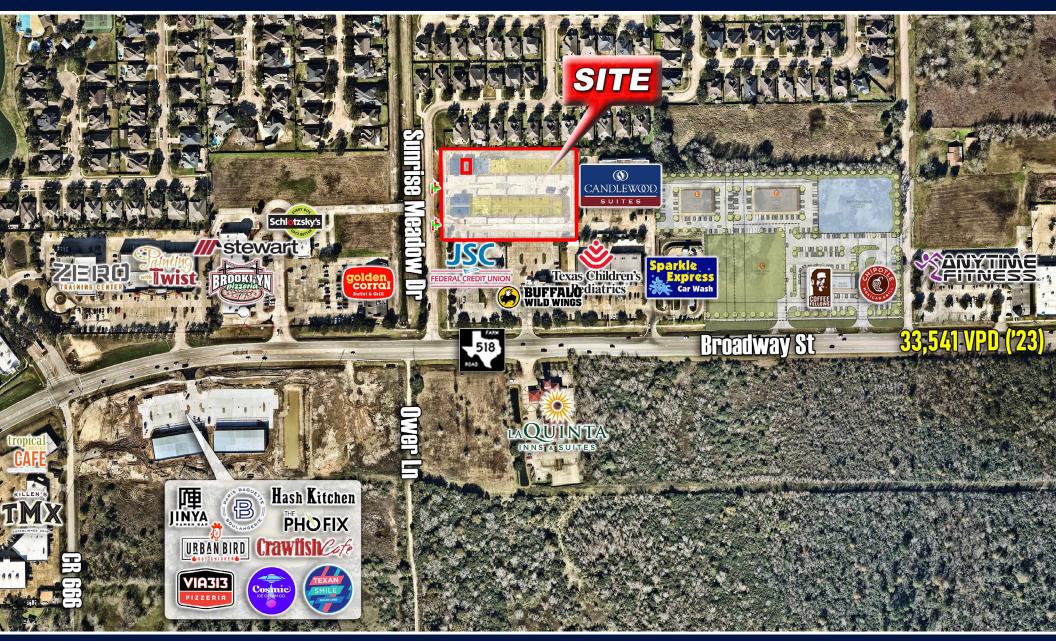








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2020 Population (3 mi Radius) 75,565

Households (3 mi Radius) **26,002** 

Daytime Population (3 mi Radius) 70,336

Average HH Income (3 mi Radius) \$122,285

Median Home Value (3 mi Radius) \$243,331

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	4,641	25,076	54,931
2010 Total Population	9,938	59,472	114,741
2020 Total Population	11,311	75,565	165,629
2020 Group Quarters	31	151	389
2025 Total Population	11,951	83,265	184,936
2020-2025 Annual Rate	1.11%	1.96%	2.23%
2020 Total Daytime Population	10,931	70,336	148,854
Workers	4,737	30,626	61,323
Residents	6,194	39,710	87,531
Household Summary			
2000 Households	1,677	8,909	18,877
2000 Average Household Size	2.77	2.81	2.90
2010 Households	3,438	20,583	39,132
2010 Average Household Size	2.88	2.88	2.92
2020 Households	3,855	26,002	56,111
2020 Average Household Size	2.93	2.90	2.94
2025 Households	4,064	28,635	62,573
2025 Average Household Size	2.93	2.90	2.95
2020-2025 Annual Rate	1.06%	1.95%	2.20%
2010 Families	2,761	15,937	30,094
2010 Average Family Size	3.26	3.31	3.35
2020 Families	3,072	19,983	42,940
2020 Average Family Size	3.32	3.34	3.39
2025 Families	3,232	21,944	47,768
2025 Average Family Size	3.34	3.35	3.40
2020-2025 Annual Rate	1.02%	1.89%	2.15%
Housing Unit Summary	1.040	0.600	20.225
2000 Housing Units	1,849	9,609	20,225
Owner Occupied Housing Units	83.3%	83.3%	77.5%
Renter Occupied Housing Units	7.4%	9.4%	15.8%
Vacant Housing Units	9.3%	7.3%	6.7%
2010 Housing Units	3,617	21,833	41,939
Owner Occupied Housing Units	75.2%	73.9% 20.4%	73.0%
Renter Occupied Housing Units	19.9%		20.3%
Vacant Housing Units	4.9%	5.7%	6.7%
2020 Housing Units	4,043	27,060	58,362
Owner Occupied Housing Units	71.6%	71.1% 25.0%	73.9%
Renter Occupied Housing Units Vacant Housing Units	23.7%	3.9%	22.3%
-	4.7%		3.9%
2025 Housing Units	4,257 71.9%	29,750 71.2%	64,952 73.8%
Owner Occupied Housing Units Renter Occupied Housing Units	23.6%	71.2% 25.1%	73.8% 22.5%
Vacant Housing Units	4.5%	3.7%	3.7%
Median Household Income	4.5%	3.7%	3.770
2020	\$110,782	\$98,246	\$88,901
2020	\$117,727	\$103,550	\$94,456
Median Home Value	\$117,727	\$103,330	\$54,430
2020	\$239,053	\$243,331	\$227,022
2025	\$247,087	\$257,377	\$244,488
Per Capita Income	\$247,007	\$237,377	\$244,400
2020	\$45,392	\$41,680	\$37,694
2025	\$50,309	\$45,937	\$41,340
Median Age	Ψ30,303	Ψ13,337	Ψ-1,5+0
2010	34.4	33.5	33.0
2020	35.4	34.8	34.4
2025	35.7	34.8	34.2
LULU	JJ./	37.0	34.2



	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	3,855	26,002	56,111
<\$15,000	2.3%	4.1%	5.3%
\$15,000 - \$24,999	5.9%	4.7%	5.0%
\$25,000 - \$34,999	3.1%	6.3%	6.4%
\$35,000 - \$49,999	4.3%	6.6%	7.9%
\$50,000 - \$74,999	11.7%	14.3%	16.1%
\$75,000 - \$99,999	15.7%	14.8%	14.9%
\$100,000 - \$149,999	22.9%	20.8%	20.8%
\$150,000 - \$199,999	14.8%	15.0%	12.7%
\$200,000+	19.2%	13.4%	10.9%
Average Household Income	\$140,612	\$122,285	\$111,740
2020 Population 25+ by Education	nal Attainment		
Total	7,028	47,429	104,165
Less than 9th Grade	2.8%	2.4%	3.4%
9th - 12th Grade, No Diploma	3.1%	2.7%	3.6%
High School Graduate	8.8%	11.2%	14.8%
GED/Alternative Credential	2.2%	2.3%	2.5%
Some College, No Degree	16.8%	20.3%	21.9%
Associate Degree	6.0%	6.8%	7.4%
Bachelor's Degree	32.4%	29.8%	26.8%
Graduate/Professional Degree	27.9%	24.6%	19.5%



#### 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.



**IABS 1-0** 

#### 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 off er to or counter-off er from the client; and
- Treat all par ties 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wriΣen 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.

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