

RETAIL PROPERTY FOR LEASE

Friendswood City Center



OFFERING SUMMARY

Building SqFt	56,000 SqFt
Year Built	2025
Lot Size (acres)	9.25
Zoning Type	Retail
County	Harris
Frontage	1,917.00 Ft

PROPERTY OVERVIEW

The Friendswood City Center will be a mixed-use development combining commercial, retail, hospitality, office, civic/municipal, mixed-use buildings, and multi-family residential (500 units), and recreation/open space to create a vibrant, walkable neighborhood.

PROPERTY HIGHLIGHTS

- Anchored by a national brand hotel as well as 500+ luxury apartments.
- One of the fastest growing cities in TX.
- 2022 Median Income \$120,000+
- One of the strongest and most desirable retail trade areas within Friendswood.
- Excellent access, frontage and visibility.

UTR Texas Realtors
820 S Friendswood Dr Suite 102
Friendswood, TX 77546
Office: 2819478037
TheRowseyGroup.com



Marketing package created by www.CREBuilder.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#3711 FM 528	Retail	Negotiable	NNN	3,344 - 8,600 SF	5 - 10 Yrs
#3715 FM 528	Retail	Negotiable	NNN	1,400 - 14,000 SF	5 - 10 Yrs
#3727 FM 528	Retail	Negotiable	NNN	1,400 - 10,500 SF	5 - 10 Yrs
#4001 FM 528	Retail	Negotiable	NNN	1,400 - 14,000 SF	5 - 10 Yrs



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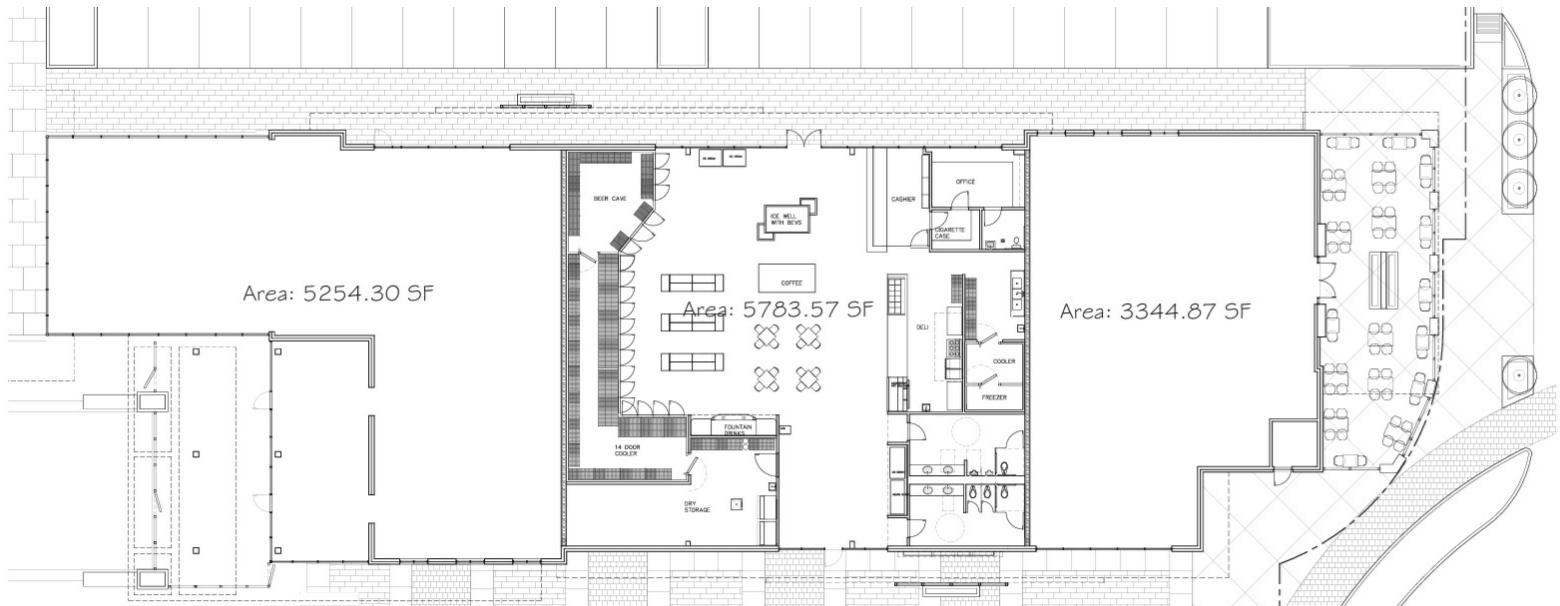
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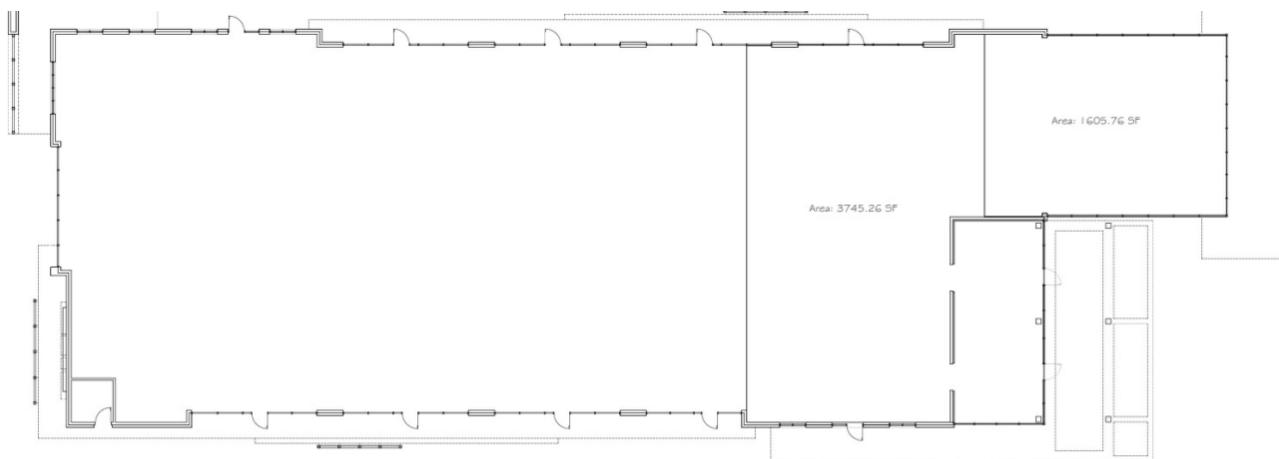
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3711 FM 528



3715 FM 528



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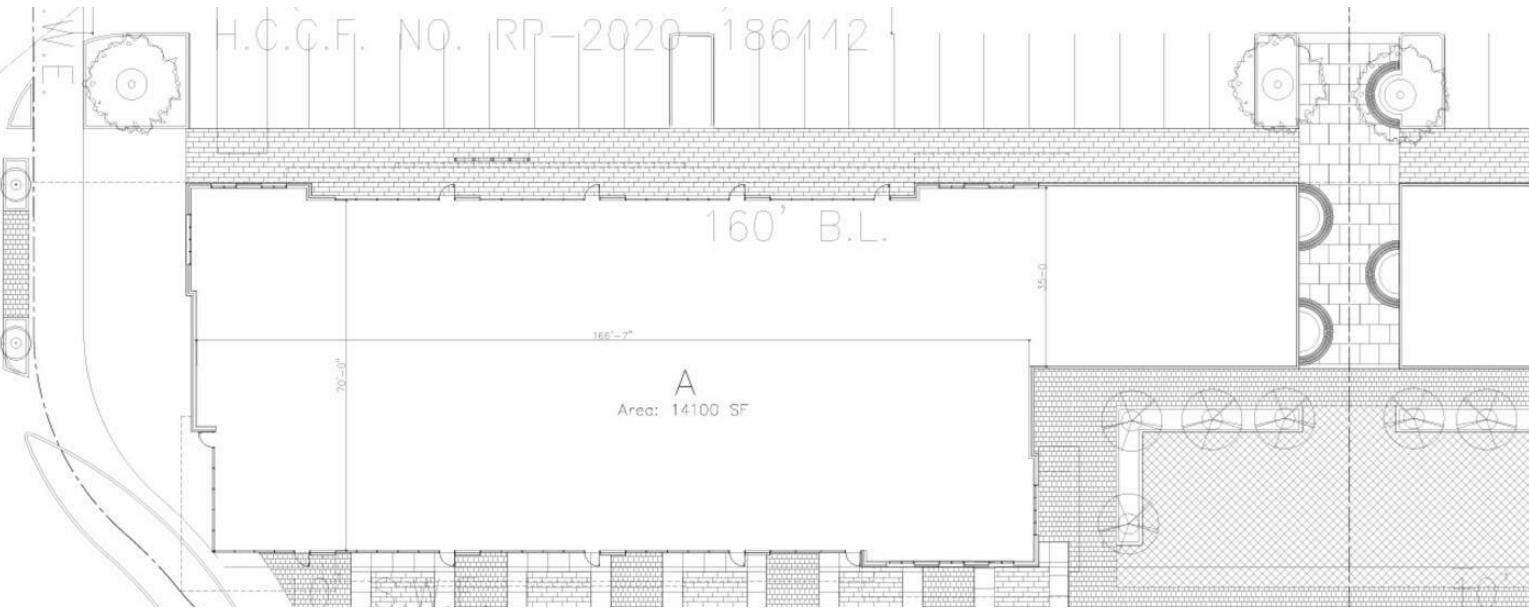
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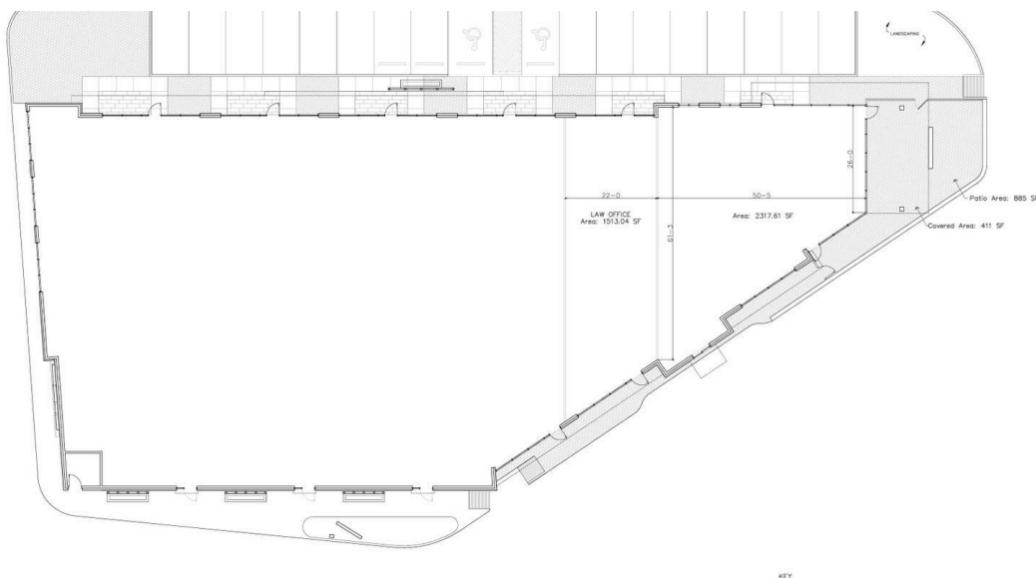
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3727 FM 528



4001 FM 528



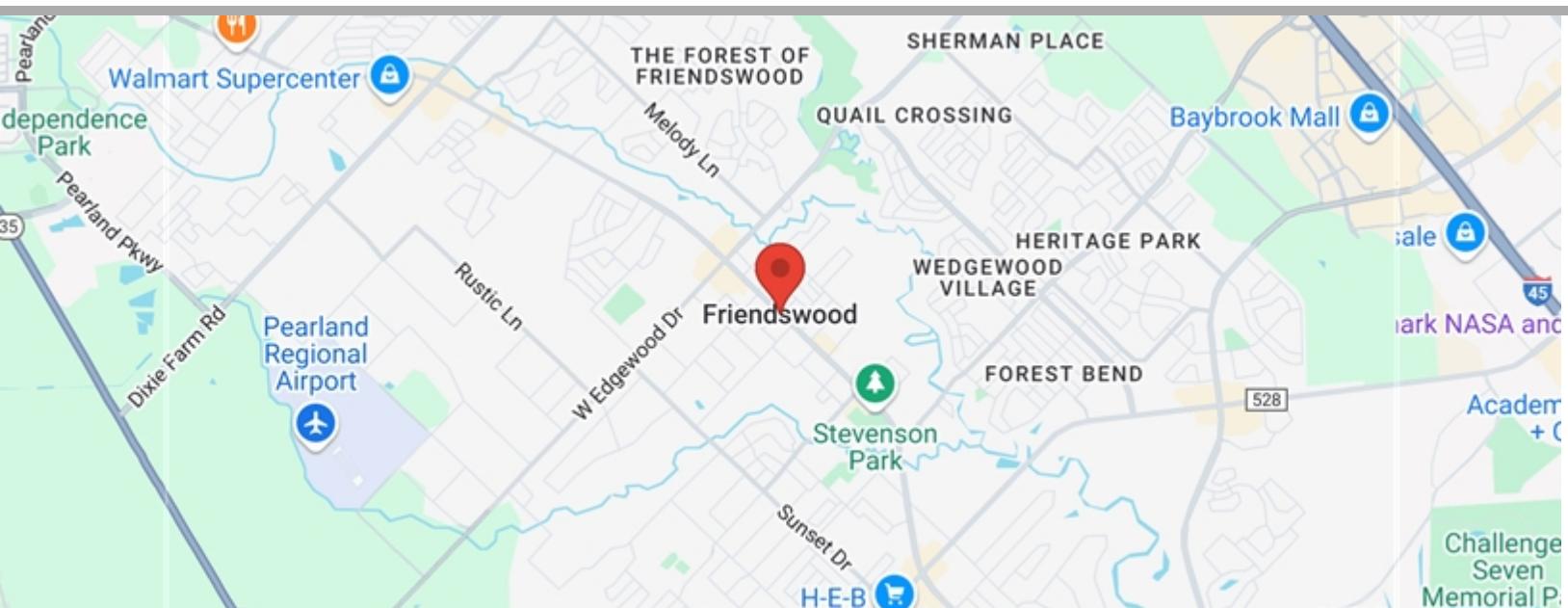
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,412	48,801	119,069
2010 Population	6,250	60,602	155,391
2024 Population	6,513	66,389	180,943
2029 Population	6,661	65,864	183,324
2024-2029 Growth Rate	0.45 %	-0.16 %	0.26 %
2024 Daytime Population	7,033	51,675	160,921

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	145	947	3,016
\$15000-24999	88	950	2,824
\$25000-34999	191	1,213	3,153
\$35000-49999	286	1,784	5,039
\$50000-74999	408	3,545	9,426
\$75000-99999	312	3,256	8,406
\$100000-149999	524	4,420	12,744
\$150000-199999	284	3,154	8,406
\$200000 or greater	349	4,760	11,077
Median HH Income	\$ 87,426	\$ 102,427	\$ 100,456
Average HH Income	\$ 122,157	\$ 141,402	\$ 132,931

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,412	17,089	42,494
2010 Total Households	2,484	21,395	55,123
2024 Total Households	2,586	24,031	64,092
2029 Total Households	2,688	24,215	65,853
2024 Average Household Size	2.49	2.75	2.82
2024 Owner Occupied Housing	1,800	17,907	45,536
2029 Owner Occupied Housing	1,823	18,248	47,205
2024 Renter Occupied Housing	786	6,124	18,556
2029 Renter Occupied Housing	866	5,967	18,648
2024 Vacant Housing	186	1,146	3,702
2024 Total Housing	2,772	25,177	67,794

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ABOUT FRIENDSWOOD

Friendswood is a city in the U.S. state of Texas. It is part of the Greater Houston metropolitan area. The city lies in Galveston and Harris counties.

Friendswood also is known for its extraordinary demographics, including a highly educated, rich resident base and an exceptional public school system, the city of Friendswood offers continuous business relocation and expansion assistance, including economic development incentives.



CITY OF FRIENDSWOOD

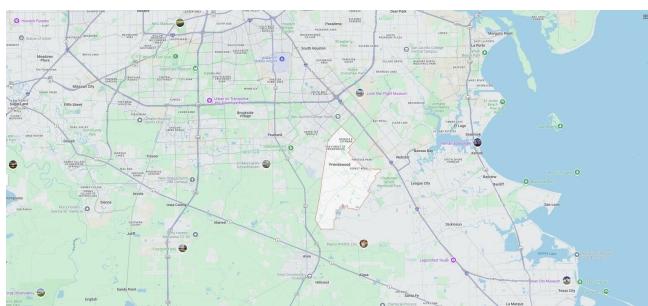
County Harris

AREA

City	20.9 sq mi
Land	20.8 sq mi
Water	0.1 sq mi
Elevation	30 ft

POPULATION

Population	41,213
Density	auto sq mi



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