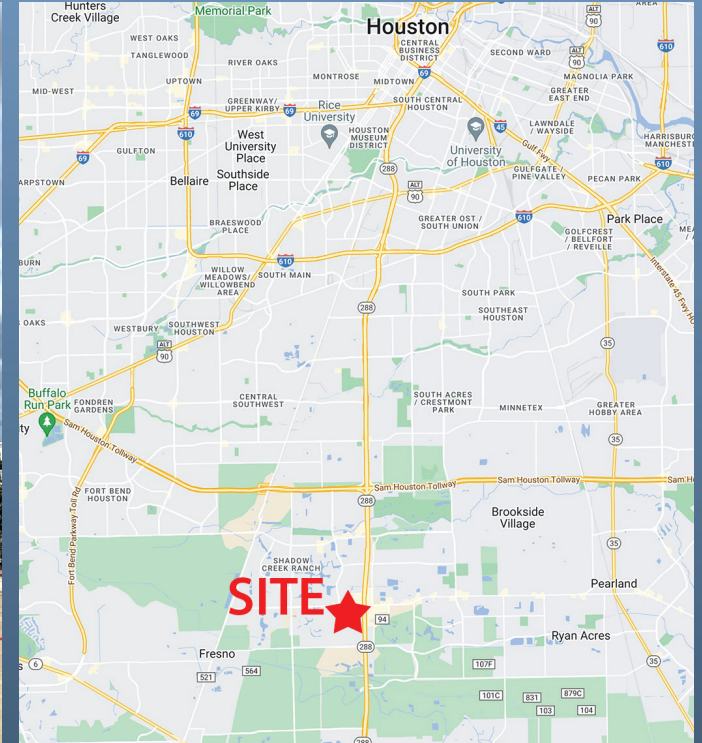


RESTAURANT FOR LEASE

3030 Business Center Dr, Pearland, Texas 77584



PROPERTY DATA

- Located in front of Pearland Town Center at the corner of Broadway St (FM 518) and Business Center Dr
- 3,479 SF freestanding restaurant building with adjacent patio
- Building was originally designed with a drive-thru
- Freestanding monument sign on ring road
- Approximately 48 parking spaces

DEMOGRAPHICS

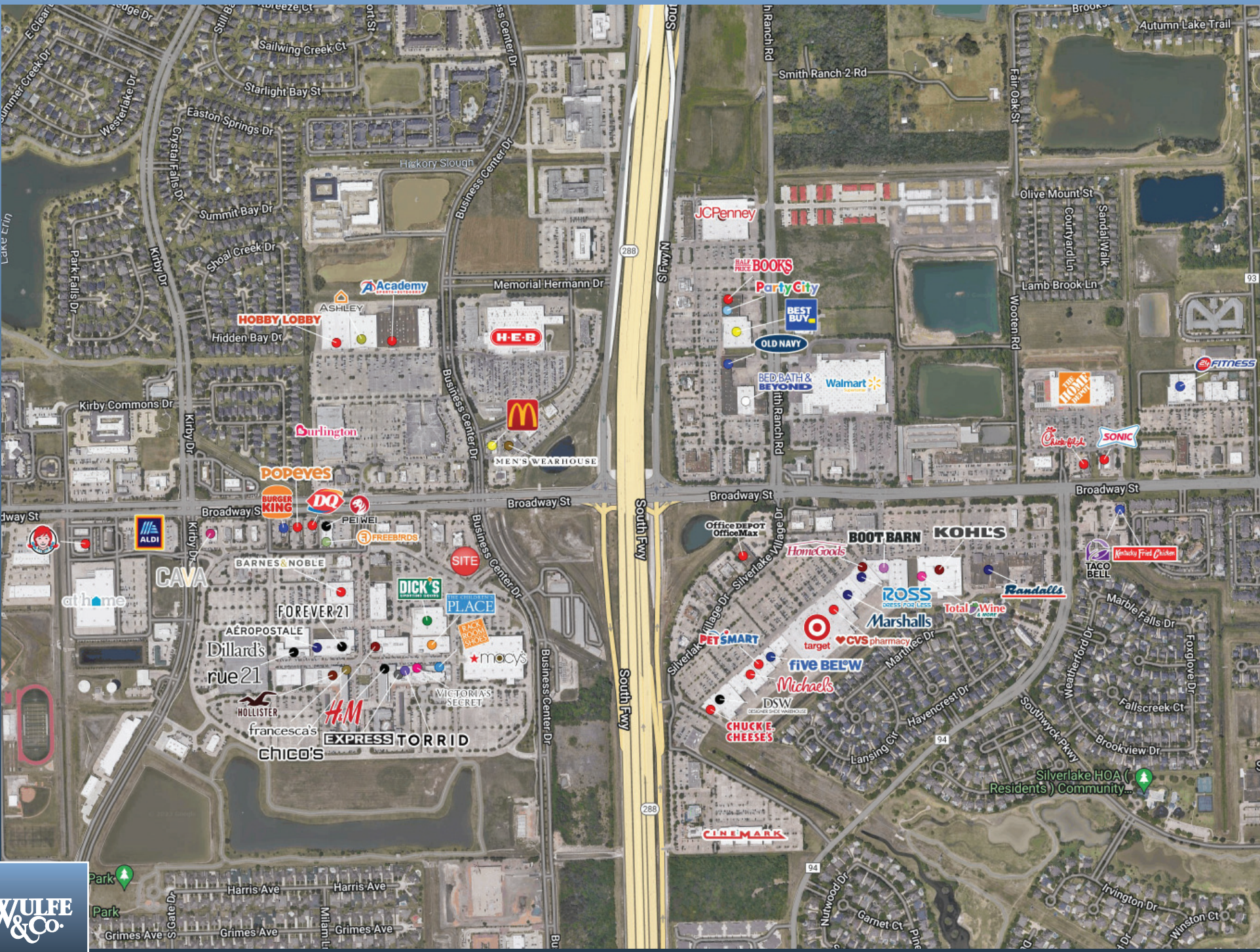
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2022 Estimate	10,781	81,262	169,807
Avg HH Income 2022 Estimate	\$137,040	\$137,138	\$117,094
Traffic Counts			
Broaway St	36,127 cars per day		
Business Center Dr	12,301 cars per day		

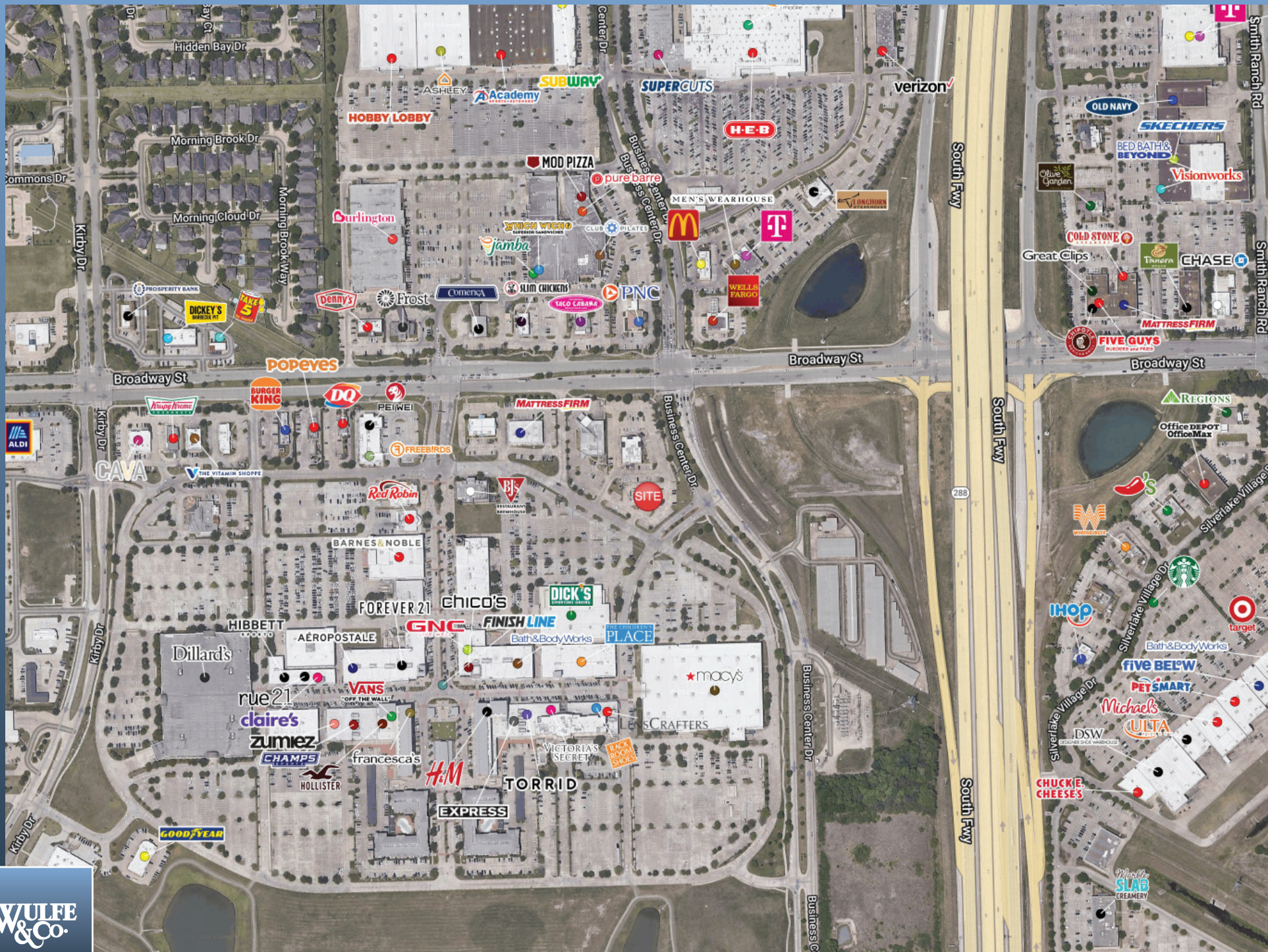
CONTACT

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BROADWAY STREET





Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5546/-95.3916

3030 Business Center Dr	1 mi	3 mi	5 mi
Pearland, TX 77584	radius	radius	radius
Population			
2022 Estimated Population	10,781	81,262	169,807
2027 Projected Population	11,233	87,188	185,076
2020 Census Population	10,119	78,920	165,093
2010 Census Population	6,655	52,965	116,023
Projected Annual Growth 2022 to 2027	0.8%	1.5%	1.8%
Historical Annual Growth 2010 to 2022	5.2%	4.5%	3.9%
2022 Median Age	34.0	34.8	33.1
Households			
2022 Estimated Households	3,570	27,850	56,546
2027 Projected Households	3,822	30,750	62,982
2020 Census Households	3,330	27,097	54,903
2010 Census Households	2,281	18,076	38,001
Projected Annual Growth 2022 to 2027	1.4%	2.1%	2.3%
Historical Annual Growth 2010 to 2022	4.7%	4.5%	4.1%
Race and Ethnicity			
2022 Estimated White	30.9%	33.6%	28.9%
2022 Estimated Black or African American	31.1%	28.3%	32.9%
2022 Estimated Asian or Pacific Islander	22.5%	21.2%	13.3%
2022 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.8%
2022 Estimated Other Races	15.2%	16.6%	24.0%
2022 Estimated Hispanic	18.2%	19.9%	30.9%
Income			
2022 Estimated Average Household Income	\$137,040	\$137,138	\$117,094
2022 Estimated Median Household Income	\$117,272	\$118,023	\$100,142
2022 Estimated Per Capita Income	\$45,436	\$47,033	\$39,015
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.6%	4.9%
2022 Estimated Some High School (Grade Level 9 to 11)	1.0%	3.1%	4.8%
2022 Estimated High School Graduate	4.7%	11.4%	17.4%
2022 Estimated Some College	13.2%	16.6%	19.0%
2022 Estimated Associates Degree Only	6.8%	7.2%	7.9%
2022 Estimated Bachelors Degree Only	41.4%	34.8%	27.1%
2022 Estimated Graduate Degree	31.6%	25.3%	18.8%
Business			
2022 Estimated Total Businesses	894	3,756	6,189
2022 Estimated Total Employees	7,258	24,503	42,077
2022 Estimated Employee Population per Business	8.1	6.5	6.8
2022 Estimated Residential Population per Business	12.1	21.6	27.4



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.

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Designated Broker of Firm	License No.		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katherine Wildman	326662	kwildman@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date