




**SUNRISE LAKE AT
BROADWAY PEARLAND**

HOUSTON, TEXAS

 JLL



PROPERTY DASHBOARD

PROPERTY SUMMARY

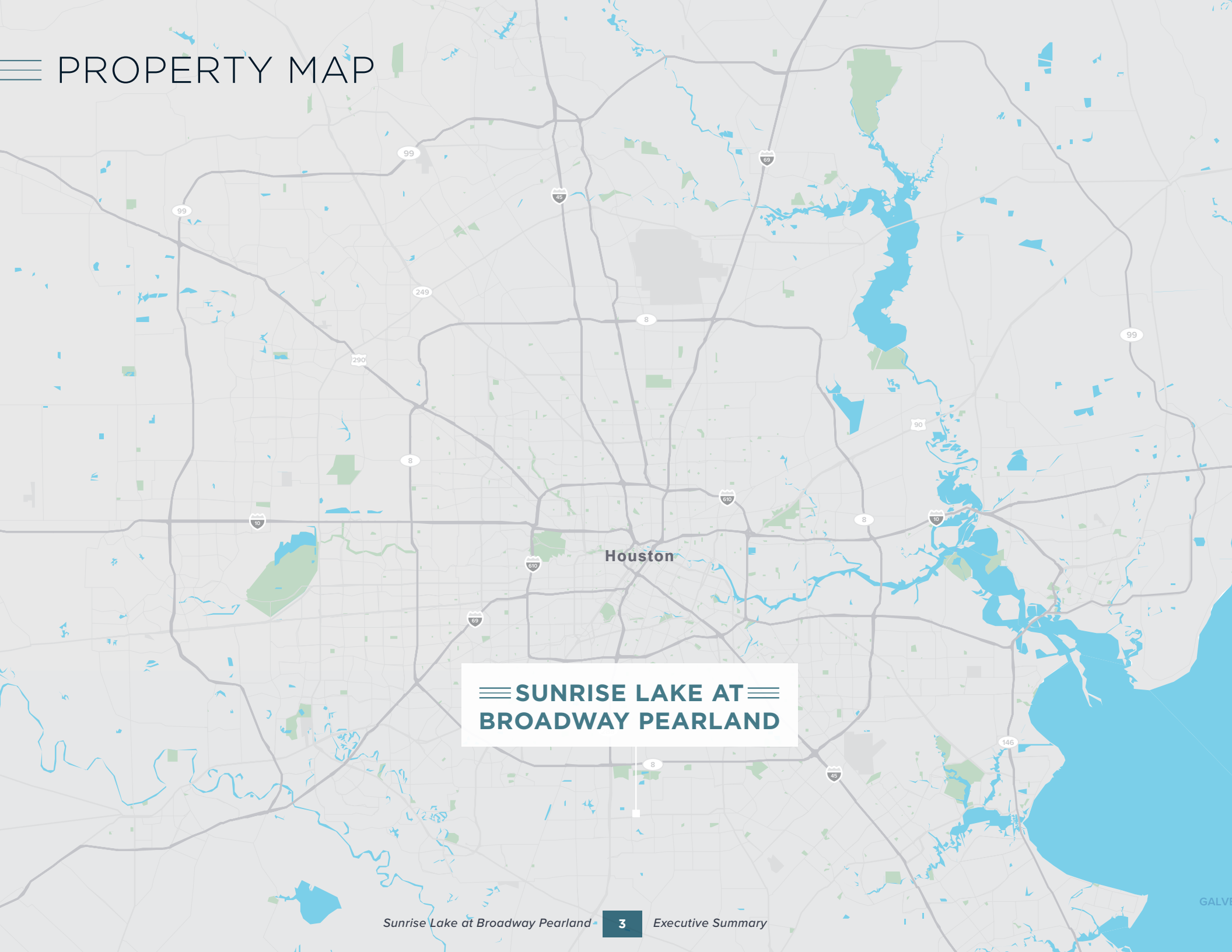
Address	9307 & 9223 Broadway St. Pearland, TX 77584
Year built	2006
Property GLA	74,612
Land Area	5.00 Acres
In-Place Occupancy	83.9%
Parking Spaces	324 Spaces (4.34 / 1,000 SF)

Unit: Hour 1	\$176,140
Unit: Average In-Phase Work	\$21.14
Percent Below Budget	1.0%
Unit: Average Transit	\$12.14
Unit: Average Remaining Under Work	\$17.14
Bottom Summary	
Within 2 Hours of Operation	\$1.14
Within 5 Hours of Operation	\$1.14
5-10 Hours	\$1.14
10-15 Hours	\$1.14

1996-1997 1998-1999

Account	SP	2016-2017 Budget - Actual	2017-2018 Budget - Actual	2018-2019 Budget - Actual	2019-2020 Budget - Actual	2020-2021 Budget - Actual	2021-2022 Budget - Actual	2022-2023 Budget - Actual	2023-2024 Budget - Actual
Office Supplies									
Business Cards	1100	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	1.00 Yr. Cap.	20 Hours
State of Texas	11000	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	None	4.00 Hours
State of Texas	11000	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	None	4.00 Hours
Phone Cards	11000	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	None	3.00 Hours
Gas - Wright - South of West	100	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	2.00 Yr. Cap.	4.00 Hours
Off. Misc. & Miscellaneous	11000	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	2.00 Yr. Cap.	10 Hours
Phone - Audio - Bentley	1100	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	None	4.00 Hours
Emergency Financial Services	10	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	None	3.00 Hours
MSD Supplies	11000	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	None	3.00 Hours
Working Note	10								
Receipt	1100								
Receipt	1100								
Grand Total	20,000	\$20.00	\$20.00	\$20.00					3.00 Hours
Receipt	1100								
Office Total	20,000								
Market Research									
Working with a Team	1100	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	2.00 Yr. Cap.	2.00 Hours
Executive Meeting & Analysis	1100	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	2.00 Yr. Cap.	2.00 Hours
Receipt	1100	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	2.00 Yr. Cap.	2.00 Hours
Base Training Center	1100	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	1.00 Yr. Cap.	3.00 Hours
Self-Organizational Market Center	1100	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	None	3.00 Hours
Check PM & Storage	10	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	None	3.00 Hours
Follow Market Grouping	1100	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	2.00 Yr. Cap.	2.00 Hours
Receipt - MSB	1100	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	2.00 Yr. Cap.	2.00 Hours
Check PM & of Payment	1100	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	None	3.00 Hours
Receipt	1100								
Receipt	1100								
Receipt	1100								
Grand Total	20,000	\$20.00	\$20.00	\$20.00					6.00 Hours
Receipt	1100								
Market Total	20,000								
Grand Total	40,000	\$40.00	\$40.00	\$40.00					9.00 Hours
Receipt	1100								
Total	40,000								

PROPERTY MAP



SUNRISE LAKE AT BROADWAY PEARLAND

SITE PLAN | ASSET POSITIONING



**37% of GLA
Expiring Without
Options**

12%

Below Market Rents

16 Tenants

5.0 Years of Weighted
Average Lease Term with
Sticky Tenancy

**Exceptional Visibility
& Accessibility
Via Broadway St,
Pearland's Major
Roadway**



LOCATED IN A HIGHLY TRAFFICKED ESTABLISHED RETAIL ENCLAVE

SILVER LAKE
AVG. HOME VALUE: \$500,000

SOUTHWYCK
GOLF CLUB
1.4 MILES

Floors for Living
The "Flooring Experts" - so you don't have to be.

tropical
SMOOTHIE
CAFE
eat better. live better.

Bogies
Pubs & Grill



#2 IN HTX, #10 IN TX



SHADOW CREEK RANCH
AVG. HOME VALUE: \$457,000

288 (107,353-VPD)

Jason's deli
GRAZIA
silverLake ER
OPEN 24/7
Powered by Aether Health

BROOKSIDE VILLAGE
AVG. HOME VALUE: \$520,000

SUNRISE LAKE AT
BROADWAY PEARLAND

Schlotzsky's

golden
corral

VIA313
PIZZERIA

PHO
PRIME

B
BREAD BAGELS
BROADWAY CAFE

Crawfish

LAQUINTA

BUFFALO
WILD
WINGS

EXCEPTIONAL DEMOS IN THE PEARLAND SUBMARKET

Sunrise Lake is located in Pearland, Texas, a rapidly growing Houston suburb 20 miles south of downtown. Situated on Broadway Street, Pearland's main east-west thoroughfare, the property offers quick access to State Highway 288, connecting residents to regional destinations. Pearland boasts high-quality schools, diverse employment opportunities, and extensive retail options, including nearby Shadow Creek Ranch and Pearland Town Centers. Recently ranked as the third fastest-growing economy in the U.S. by WalletHub, Pearland continues to attract new residents and businesses. The area's economic growth, coupled with its proximity to major employers like Memorial Hermann Pearland, positions The Sunrise Lake in a thriving community with a bright future.

POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	11,556	73,294	162,951
2024 Population	10,668	71,618	166,998
2029 Population Projection	11,619	78,527	182,768
Annual Growth 2020-2024	-1.90%	-0.60%	0.60%
Annual Growth 2024-2029	1.80%	1.90%	1.90%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2020 Households	3,919	25,376	54,863
2024 Households	3,550	24,635	55,907
2029 Household Projection	3,858	27,027	61,232
Annual Growth 2020-2024	0.60%	0.70%	1.80%
Annual Growth 2024-2029	1.70%	1.90%	1.90%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$136,270	\$134,924	\$122,310
Median Household Income	\$116,319	\$109,428	\$97,446

PRIME LOCATION & VISIBILITY ALONG PEARLAND'S MAJOR THOROUGHFARE

GALLERIA | UPTOWN
19.1 Miles / 21 Minutes

DOWNTOWN HOUSTON
16.3 Miles / 25 Minutes

SAW HOUSTON
COLLEGE
- (109,421 VPD) -

BROOKSIDE VILLAGE
AVG. HOME VALUE: \$520,000

== SUNRISE LAKE AT ==
BROADWAY PEARLAND

Jason's deli
GRAZIA
OPEN 24 / 7
silverLakeER
Powered by Author Health

golden
corral®
Schlotzsky's

BROADWAY ST-(32,297 VPD)-

Floors for Living
The Flooring Experts so you don't have to be.

tropical
SMOOTHIE
CAFE
eat better. live better.
Boyle's
Pub & Grill

VIA313
PIZZERIA

PHO
PRIME

THE BAKERY
B
BERRY CAFE

CRAWFISH

PEARLAND SUBMARKET OVERVIEW

Pearland, Texas is a thriving suburb located 20 miles south of Houston. One of the fastest-growing cities in Texas, it has seen rapid expansion since 2000, attracting residents with its high quality of life, excellent schools, and strong economic opportunities. The city offers a mix of suburban comfort and urban amenities, with major retail centers and easy access to Houston's employment hubs. Pearland's strategic location, served by key highways, coupled with its numerous parks and community programs, makes it an attractive destination for families and professionals. The city continues to balance growth with maintaining its community-oriented character, focusing on planned development to sustain its appeal as a desirable residential area in the Houston metropolitan region.



3rd

Largest Suburb
of Houston MSA

31%

Population Growth Rate
(2010-2025)

\$104,504

Median
Household Income

\$382,414

Average Home Value

THE HOUSTON STORY

Leading Retail Estate Market

MOST ACTIVE SINGLE-FAMILY RESIDENTIAL MARKET IN THE COUNTRY FOR THE PAST DECADE

Favorable Tax Climate

0% STATE & LOCAL INCOME TAX

High-Quality of Life

FAVORABLE YEAR-ROUND CLIMATE AND TRAFFIC COMMUTE TIME

Global Trade City

SHIP CHANNEL RANKS #1 IN NATION AND #1 IN DOMESTIC & FOREIGN WATERBORNE TONNAGE | 1.7K FOREIGN OWNED FIRMS

2nd Fastest Growing U.S. Metro Area

HOUSTON MSA'S POPULATION GREW BY 140,000 PEOPLE FROM JULY 2022 TO JULY 2023

Critical Mass of HQs & Regional Offices

50+ CORPORATE HEADQUARTERS RELOCATIONS SINCE 2017

Magnet for Top Talent in the U.S.

STRONG WAGES AND LOW COST OF LIVING CREATE AN ATTRACTIVE EMPLOYMENT BASE

Largest Medical Complex in the World

\$25B IN LOCAL GDP | 8TH LARGEST BUSINESS DISTRICT IN THE U.S. | 10M PATIENT ENCOUNTERS/YEAR



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