



SUNRISE LAKE AT BROADWAY PEARLAND

HOUSTON, TEXAS



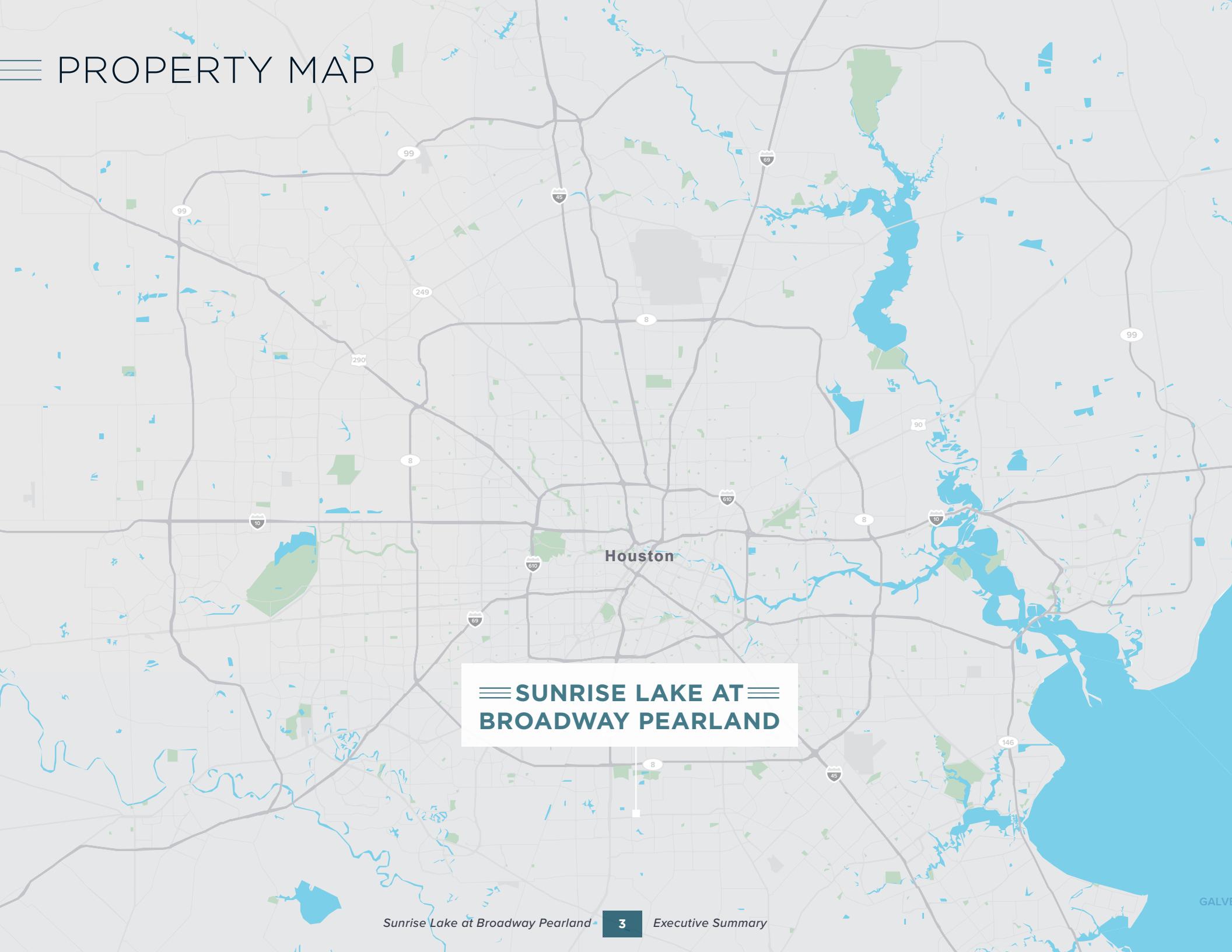
PROPERTY DASHBOARD

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)

1991 Net \$	\$115,000
1992 Average in Plus Net	\$21,000
Recent Better Month	\$1,000
1993 Average Net	\$115,000
1994 Average Recovery Loss Net	\$17,000
<u>Midterm Summary</u>	
1995-12 Years of Operation	\$1,000
1996-5 Years of Operation	\$50,000
<u>1997-1998</u>	\$1,000
1998-1999	\$1,000

TELEGRAMS



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**

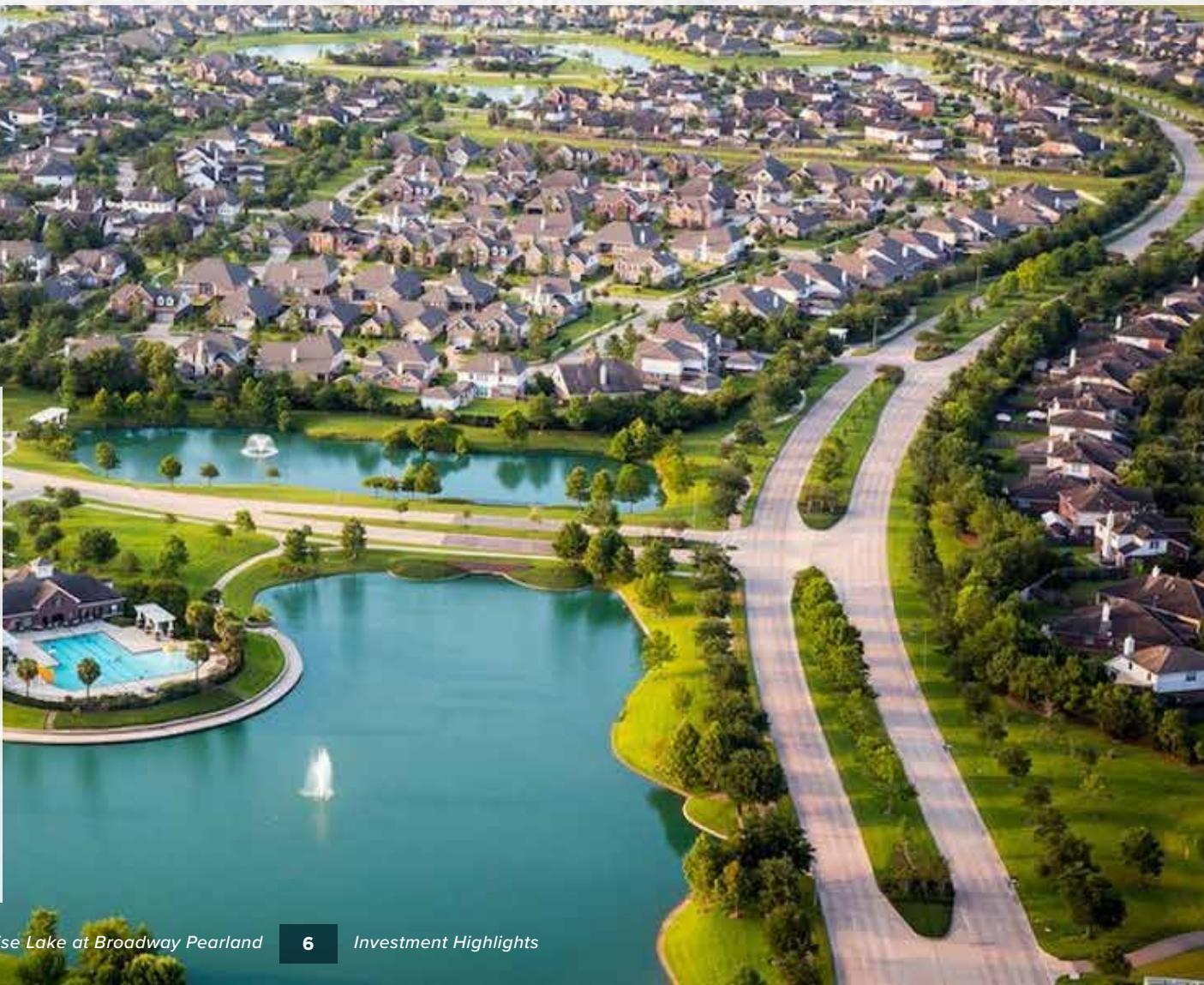
LOCATED IN A HIGHLY TRAFFICKED ESTABLISHED RETAIL ENCLAVE



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



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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