

Broadway Square Shopping Center

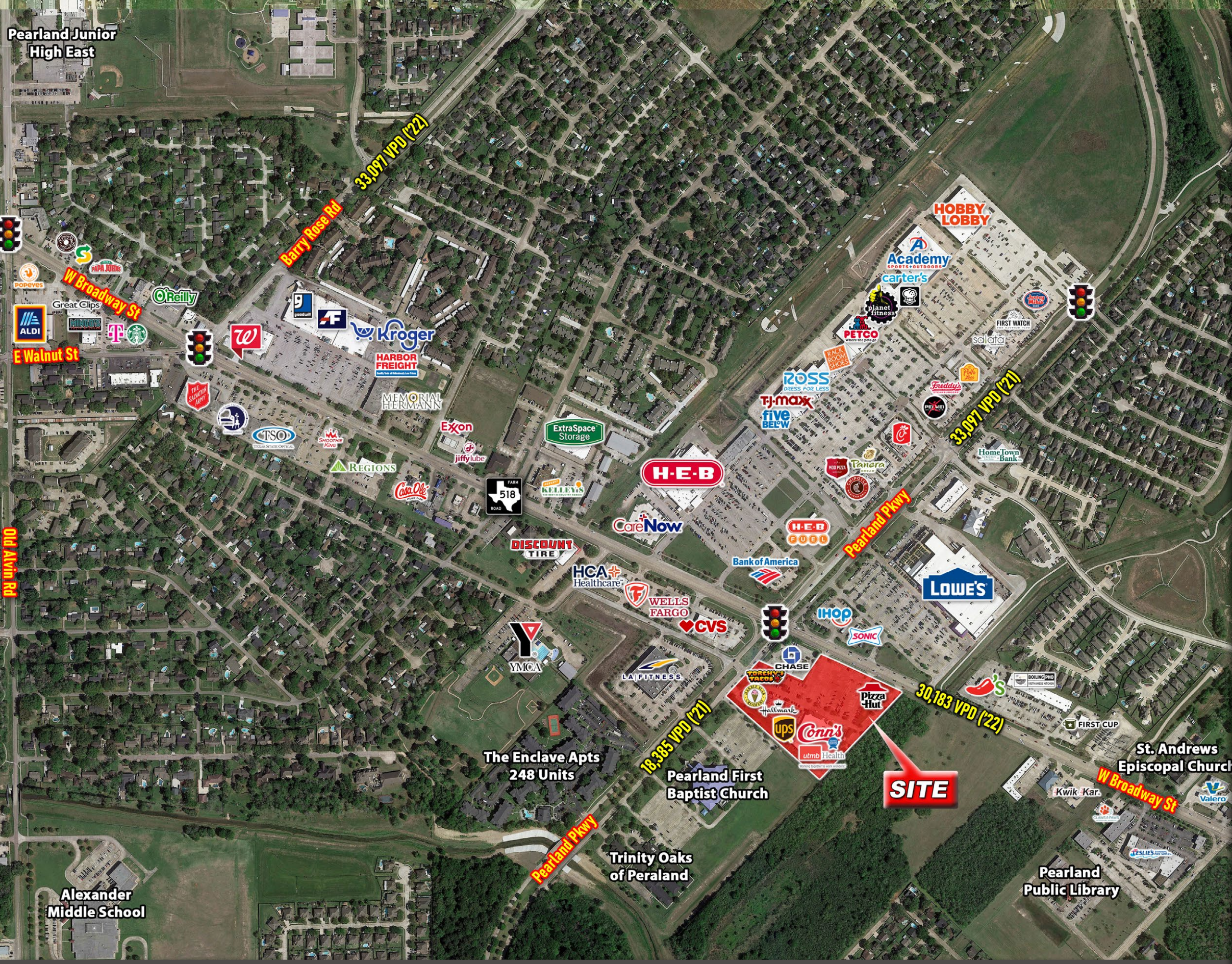
2800 E. Broadway Street
Pearland, Texas 77581

6,200 SF Expansion



NOW LEASING EXPANSION SPACE

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PROPERTY HIGHLIGHTS

- Major Retail Hub - East Pearland
- Available Up To 6,200 SF
- Strong Demographics/Strong Density & Incomes
- Strong Traffic Generators (HEB, LA Fitness, Lowe's, Power Center, City Offices)
- Strong Traffic
- High Growth Area
- Signalized Intersection
- Pylon Signage

DEMOGRAPHIC SNAPSHOT

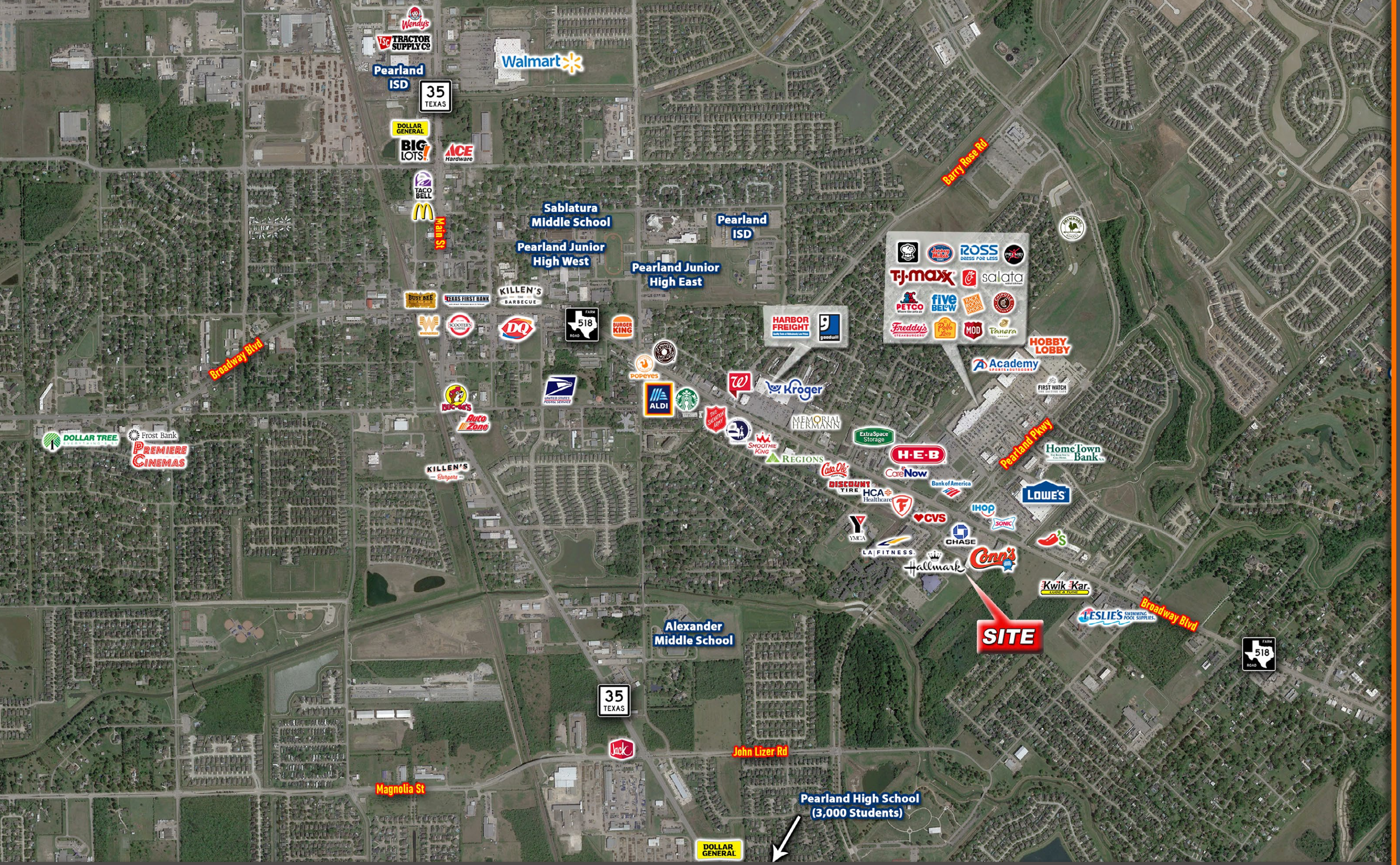
POPULATION	AVG HH INCOME
1-mi: 9,385	1-mi: \$127,936
3-mi: 71,643	3-mi: \$134,391
5-mi: 185,368	5-mi: \$116,469

TRAFFIC COUNTS

Broadway St/FM 518: 30,183 VPD (TXDOT 2022)
 Pearl and Pkwy: 33,097 VPD (TXDOT 2021)

AREA RETAILERS





RETAIL AERIAL



SITE PLAN

DEMOGRAPHIC OVERVIEW & MAP

POPULATION
(3 mi Radius, 2023)

72,263

DAYTIME
POPULATION
(3 mi Radius, 2023)

57,861

HOUSEHOLDS
(3 mi Radius, 2023)

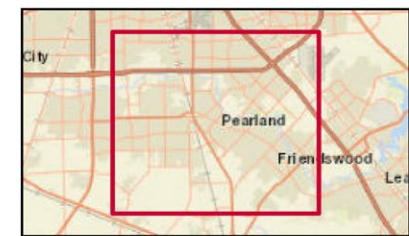
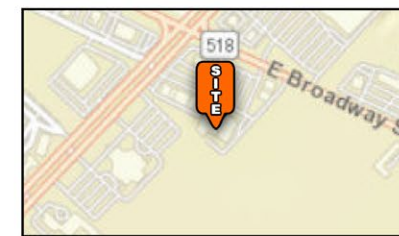
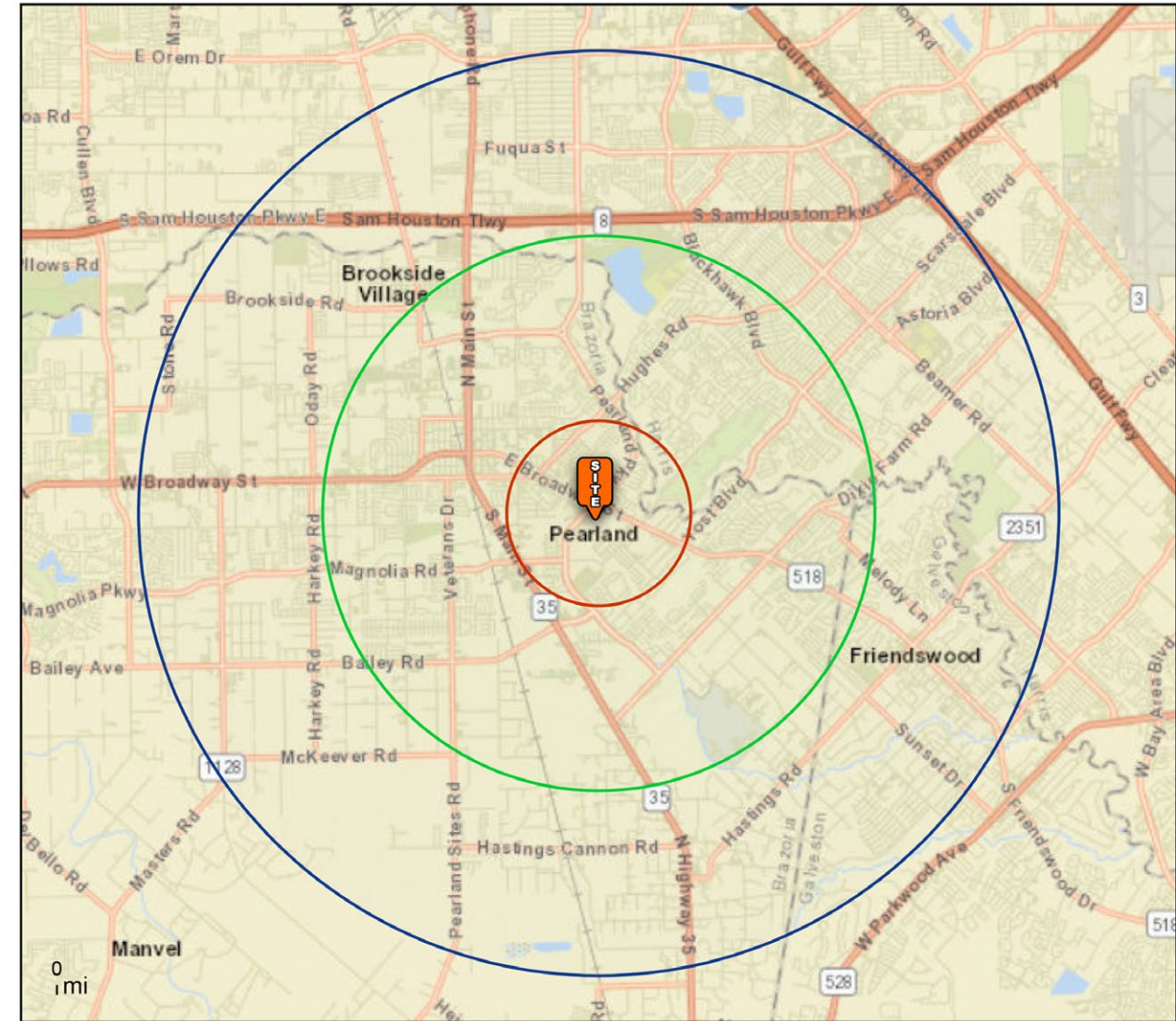
24,667

AVERAGE INCOME
(3 mi Radius)

2023 Average:

\$134,391

	1 mile	3 miles	5 miles
Population Summary			
2023 Total Population	9,385	72,263	185,368
2023 Group Quarters	21	187	468
2028 Total Population	9,482	71,643	185,494
2023-2028 Annual Rate	0.21%	-0.17%	0.01%
2023 Total Daytime Population	11,803	57,861	146,405
Workers	7,425	21,670	51,929
Residents	4,378	36,191	94,476
Household Summary			
2023 Households	3,616	24,667	62,121
2023 Average Household Size	2.59	2.92	2.98
2028 Households	3,695	24,653	62,637
2028 Average Household Size	2.56	2.90	2.95
2023-2028 Annual Rate	0.43%	-0.01%	0.17%
2010 Families	2,421	16,123	42,122
2010 Average Family Size	3.17	3.32	3.41
2023 Families	2,502	19,247	47,396
2023 Average Family Size	3.18	3.35	3.44
2028 Families	2,547	19,202	47,742
2028 Average Family Size	3.15	3.32	3.42
2023-2028 Annual Rate	0.36%	-0.05%	0.15%
Housing Unit Summary			
2023 Housing Units	3,877	25,759	65,565
Owner Occupied Housing Units	58.6%	79.4%	69.9%
Renter Occupied Housing Units	34.7%	16.4%	24.8%
Vacant Housing Units	6.7%	4.2%	5.3%
2028 Housing Units	3,922	25,911	66,464
Owner Occupied Housing Units	59.9%	79.2%	69.5%
Renter Occupied Housing Units	34.4%	15.9%	24.7%
Vacant Housing Units	5.8%	4.9%	5.8%
Median Household Income			
2023	\$91,158	\$104,027	\$86,874
2028	\$100,839	\$112,309	\$97,826
Median Home Value			
2023	\$326,972	\$292,502	\$252,258
2028	\$353,701	\$330,377	\$293,866
Per Capita Income			
2023	\$48,555	\$45,775	\$39,029
2028	\$53,399	\$50,990	\$43,731
Median Age			
2023	36.0	36.4	35.3
2028	36.2	36.2	35.7
2023 Households by Income			
Household Income Base	3,616	24,667	62,121
<\$15,000	8.6%	4.3%	5.9%
\$15,000 - \$24,999	2.8%	3.6%	4.8%
\$25,000 - \$34,999	4.6%	3.6%	5.6%
\$35,000 - \$49,999	6.0%	5.9%	8.8%
\$50,000 - \$74,999	20.5%	16.1%	17.7%
\$75,000 - \$99,999	10.8%	13.6%	13.3%
\$100,000 - \$149,999	17.6%	23.3%	21.3%
\$150,000 - \$199,999	13.1%	13.8%	11.0%
\$200,000+	16.0%	15.8%	11.6%
Average Household Income	\$127,936	\$134,391	\$116,469





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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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