

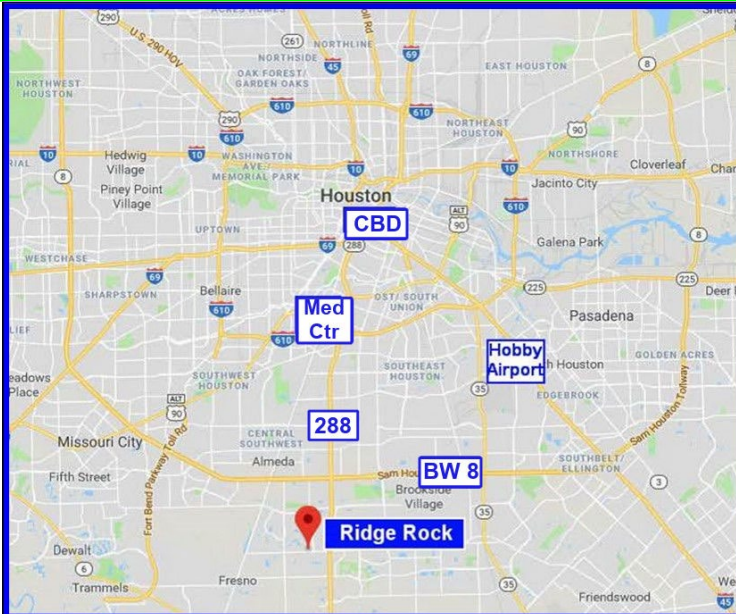
CENTRE AT RIDGE ROCK RETAIL CENTER

11710 Broadway Suite 110 & 120
Pearland, TX 77584
(Suburban - South of Houston)

RETAIL FOR LEASE
1,245 +/- SF and 1,577 +/- SF
\$31.00 SF BASE RENT
\$13.45 / SF NNN



2 BUILDINGS – 47,355 SF - 94% LEASED TO 10 TENANTS

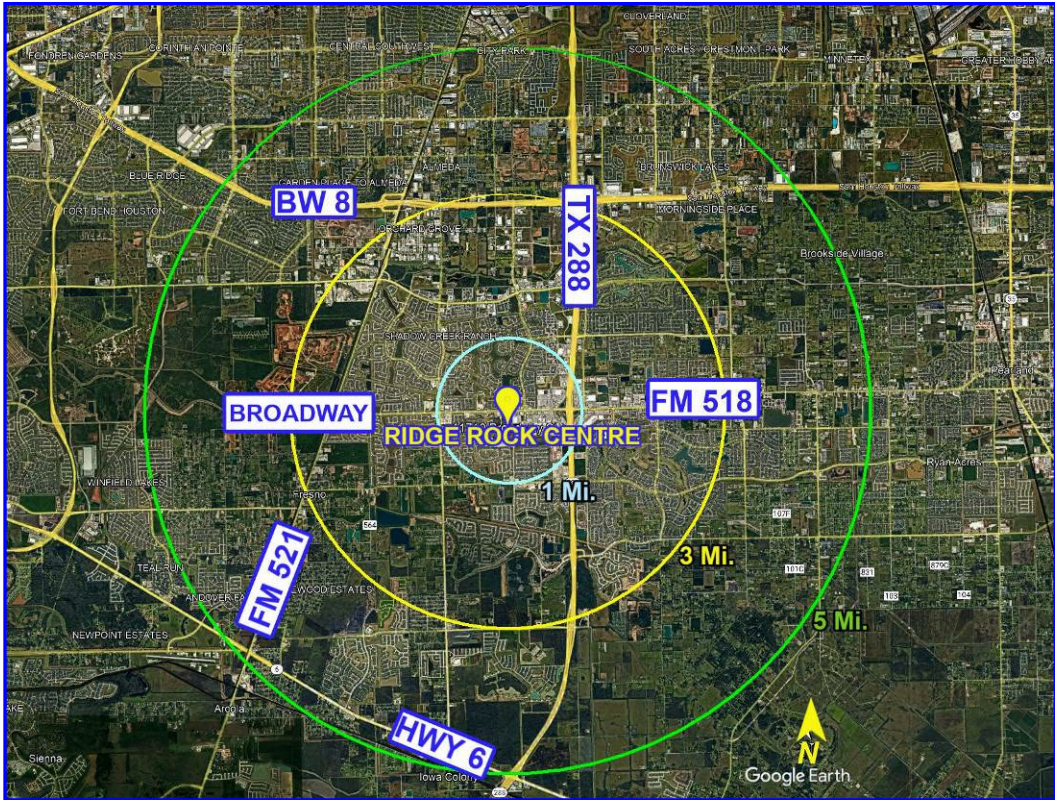


EXCLUSIVELY LEASED BY
VALERIE STAPLES
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MARTY MCADAMS
MCADAMS ASSOCIATES

- 2-BUILDING RETAIL IN PEARLAND'S STRONG WEST SIDE – BUILT 2017
- ON BROADWAY-THE MAIN EAST-WEST CORRIDOR IN PEARLAND
+ NEXT TO NEW HIGH SCHOOL
+ IN STRONG, GROWING WEST-SIDE
- 10 TENANTS
+ 2 RESTAURANTS
+ DESSERT CAFE
+ FAMILY ENTERTAINMENT VENUE
+ GYMNASTICS
+ TUTORING, PRE-SCHOOL
+ CHIROPATOR
+ NAILS, CLEANERS
- 8 OF 10 TENANTS MULTI-LOCATIONS
OR FRANCHISEES
- CONCRETE, WELL-LIT PARKING
+ 300 SPACES, 6.3 / 1,000SF Ratio
- STRONG DEMOGRAPHICS – 3 MILES
+ 79,000 POPULATION; 27,000 HH
+ \$157,000 AVG. &
\$119,000 MEDIAN INCOME

MAY 30, 2024

CENTRE AT RIDGE ROCK IN HEART OF SOLID SUBURBAN HOUSTON GROWTH



- HIGHLIGHTS:**
- Pearland continues in the top growth communities surrounding Houston, adding 56% in 13 years.
 - The Centre's location is at the heart of the newer homes in Pearland; next to new High School.
 - Families are 75% of households
 - Very educated and with \$119,000 median HH incomes.
 - The Centre at Ridge Rock is on Broadway in Pearland, just ¼ mile west of TX 288.
 - Broadway is the major, east-west thoroughfare in Pearland.
 - TX 288 is the main connector to three major Houston employment centers:
+ Central Business District
+ Texas Medical Center
+ Galleria/Uptown
 - TX 288 added toll lanes to speed commutes to these job centers.
 - BW 8 Toll Road gives access to west Houston, Hobby Airport, and major Ship Channel employers.

RADIUS FROM: 11710 BROADWAY PEARLAND, TX 77584	1-Mile	3-Mile	5-Mile
2023 Population →	16,052	79,659	195,037
2010-2023 Population Growth →	94%	56%	52%
2023 Population Density per Sq. Mile	4,043	3,475	2,629
2023 Households	5,654	27,786	64,875
2023 Total Families	4,306	20,819	48,388
2023 Families as % of HH →	76%	75%	75%
2023 Median HH Income →	\$105,971	\$119,514	\$94,981
2023 Average HH Income	\$178,376	\$157,964	\$129,358
2023 Owner Occupied Homes	3,987	20,285	47,821
2023 Owner Occupied Homes %	71%	73%	74%
2023 Renter Occupied Housing %	29%	27%	26%
2023 Owner Home Value Median	\$333,988	\$310,742	\$243,577
2023 % Homes Built Since 2010	45%	47%	42%
2023 % HH Moved in 2010 or later	82%	84%	82%
2023 Daytime Population →	12,018	65,552	151,686
Pop. > 25 Y.O. Bachelor's Degree +	68%	61%	44%
White Collar Jobs %	77%	82%	68%

CENTER AT RIDGE ROCK



**TWO BUILDINGS WITH 11 TENANTS – IN FRONT AND 3 IN REAR BUILDING – 47,385 SF
300 PARKING SPACES – 6.3 / 1000 SF RATIO**



**LOOKING SOUTH TOWARD CONTINUING NEW HOME BUILDING
TRAFFIC LIGHT AT BROADWAY & HIGH SCHOOL ACCESS ROAD**

CENTER AT RIDGE ROCK – SURROUNDED BY NEW HOMES



LOOKING NORTH - ON BROADWAY, PEARLAND'S MAJOR EAST-WEST CORRIDOR
JUST WEST OF KIRBY, NEW, 4-LANE NORTH-SOUTH THOROUGHFARE
SURROUNDED BY NEWER HOMES; ADJACENT TO NEWER SHADOW CREEK HIGH SCHOOL



CENTER AT RIDGE ROCK – PRIME ACCESS LOCATION



BUILDING A - FRONT – 11710 BROADWAY – 7 TENANTS IN 21,944 SF



SUITES 110 AND 120 – LOCATED IN FRONT BUILDING A



CONCRETE, WELL-LIT PARKING - 300 SPACES, 6.3 / 1,000SF RATIO

CENTRE AT RIDGE ROCK – TENANT BACKGROUND

BLDG B
25,441 SF
3 TENANTS



BLDG A
21,994 SF
7 TENANTS

STE A 100

ITALIANO'S RESTAURANT

This is the third suburban Houston location for this family owned and operated Italian restaurant. 25 years in Houston serving large portions at very affordable prices; among tops in customers served in their markets. www.italianosrestaurant.net

4,565 SF

SUITE A 110 AVAILABLE – 1,245 SF

STE A 112

TUSCAN VILLA NAILS & SPA

Houston-area nail salon operator for 10+ years; two other, large-store locations. Each location employs 40+ nail stylists.

4,150 SF

STE A 118

ALPHA DESSERTS JUICE CAFE

Fusion food, juice and dessert shop. This unique restaurant offers, fresh juices, signature milkshakes, in-house crafted ice cream, fresh custom juices and Tex-Mex, Indo-American fusion treats. Alphadesserts.com

1,245 SF

SUITE A 120 AVAILABLE – 1,577 SF

STE A 124

IDEA LAB KIDS

Franchisee of a major educational tutoring operator with 17 location in the Houston area. Offers classes and tutoring events in critical science, technology, engineering, math and now art skills. <https://pearland.idealabkids.com/>

2,903 SF

STE A 126

TC CLEANERS

This is a drop-only location. Tenant is a very experienced operator, has owned a freestanding building in Friendswood for 15 years for flourishing first store.

1,245 SF

STE A 128

LOTUS SEAFOOD RESTAURANT

Tenant has three other thriving Houston-area locations since 2006. Cajun / Asian fusion seafood restaurant. <http://www.lotus-seafood.com/>

2,075 SF

STE A 130

ELITE FAMILY CHIROPRACTIC

This is the tenant's second location, having a successful practice on Pearland Parkway for 12 years. Staffed by two chiropractors.

2,939 SF

STE B 102

KID N PLAY INDOOR PLAY CENTER

Community-focused entertainment venue brings a whole new level of fun to the Greater Houston Area. Designed to entertain people of all ages, plus a restaurant and full-service bar. knpsocial.com

8,931 SF

STE B 120

STAR KIDS PRESCHOOL

This is the third Houston-area location for this Montessori-based pre-school operator. Open from 6 AM to 6 PM and focusing on children from infants thru about 7 years old.

5,667 SF

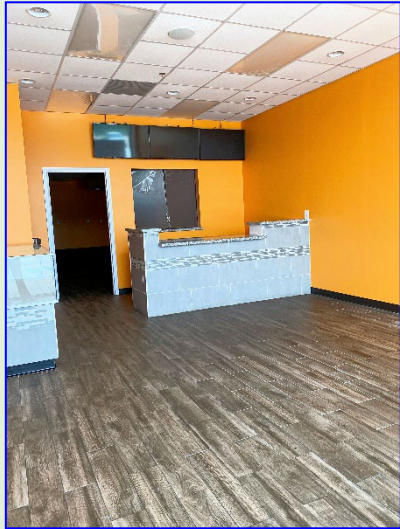
STE B 120

LAERAL DANCE ACADEMY & ALPHA OMEGA GYMNASTICS

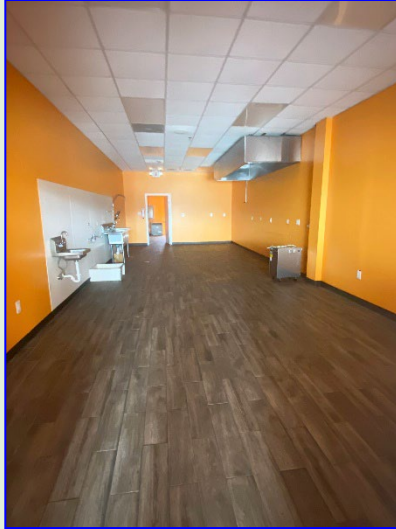
This is the fourth Texas location for this tenant, with two other, large centers in the Houston area, including a 10,000 SF gym for its competition teams, and one in Frisco, Texas. Tenant is a national gymnastics judge. <https://pearland.alphaomegagymnastics.com/>

10,843 SF

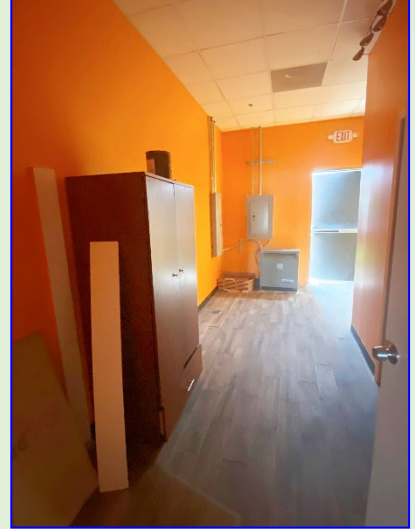
CENTRE AT RIDGE ROCK SUITE 110 – 1,245 SQFT



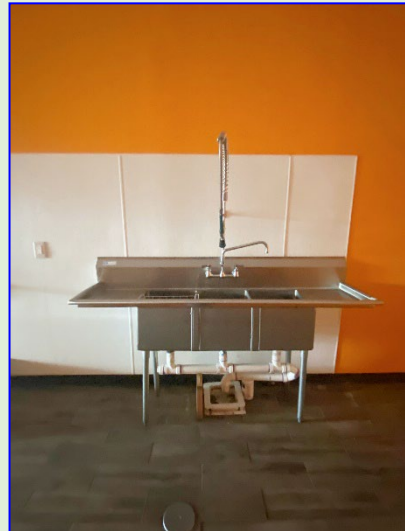
FRONT DINING ROOM



LARGE KITCHEN



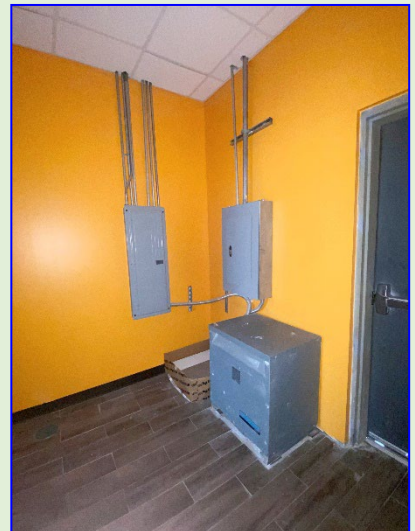
BACK STORAGE ROOM



THREE COMPARTMENT SINK



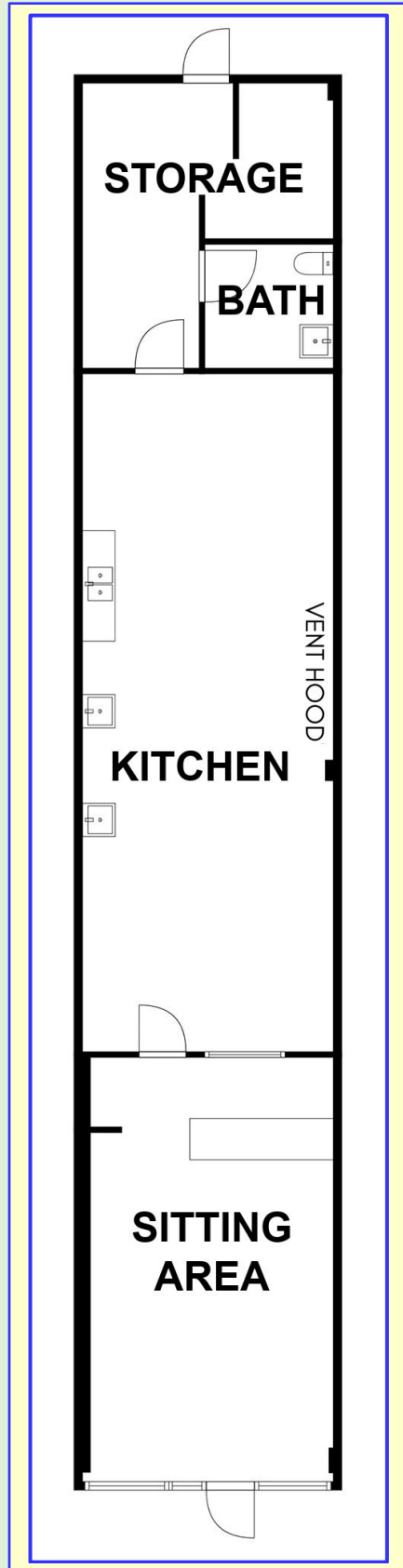
VENT HOOD



BACK ROOM



CENTRE AT RIDGE ROCK SUITE 110 FLOOR PLAN

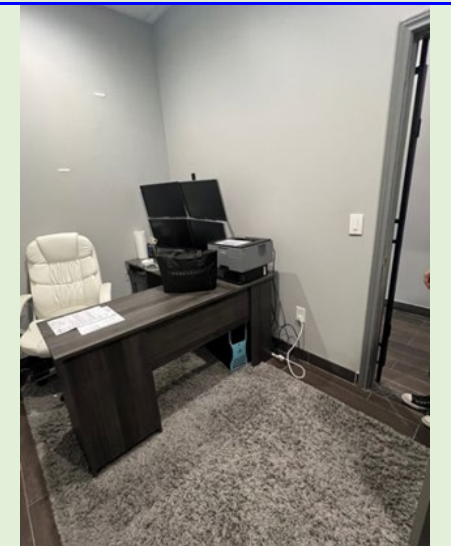
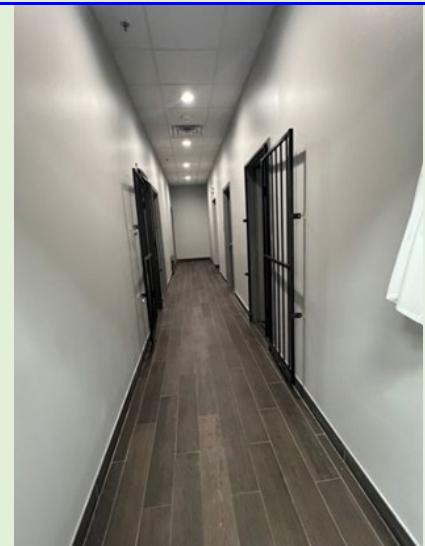
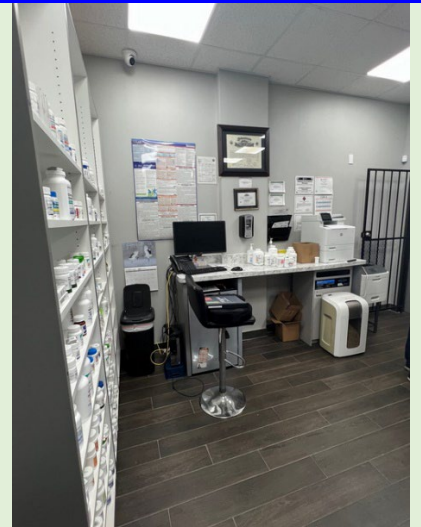
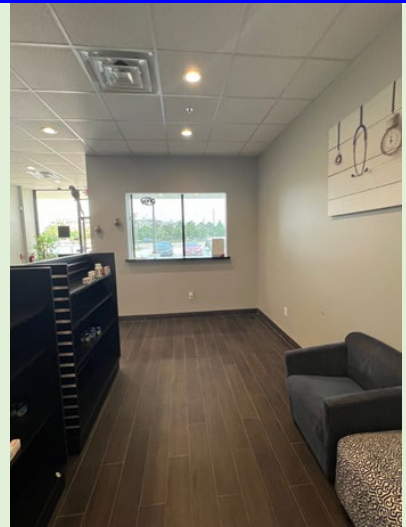
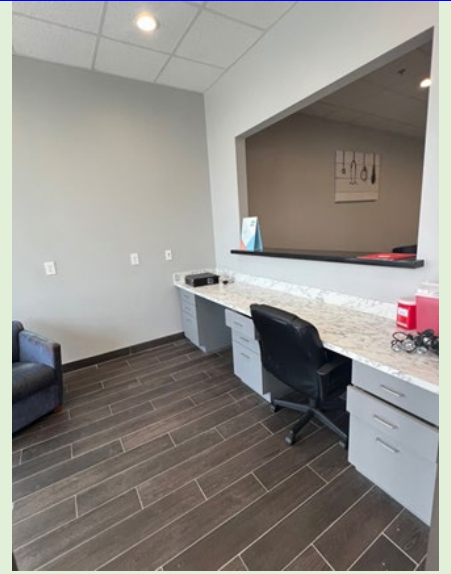


SUITE 110 INTERIOR HIGHLIGHTS

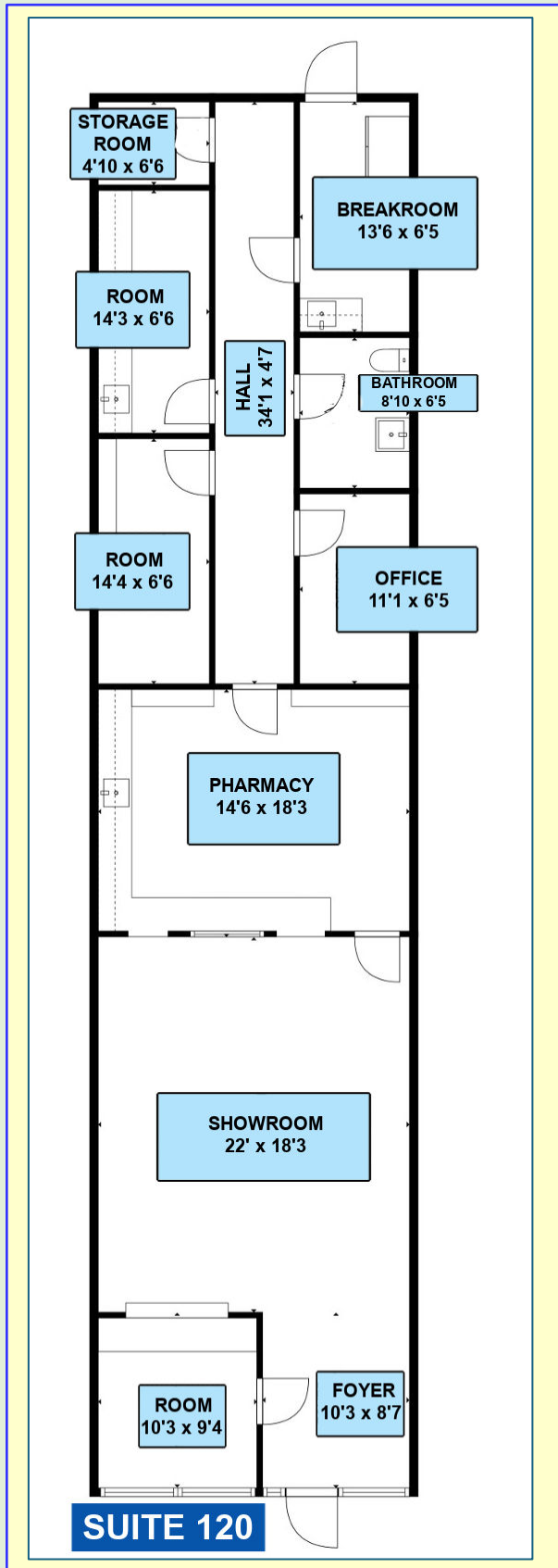
- 1,245 SQ FT
- 83' D x ~14'10" W
(OUTSIDE DIMENSIONS)
- MOVE-IN READY
- LARGE KITCHEN
+ VENT HOOD
+ 48'6" D x 14'2" W
- LARGE THREE
COMPARTMENT SINK
- 3 ADDITIONAL SINKS
(BATHROOM, MOP, AND
HANDWASHING)
- 2 BACK STORAGE
ROOMS
- FRONT AREA
+ PLENTY OF SEATING
+ SERVICE COUNTER
+ 3 ELECTRONIC MENU
BOARDS

*MEASUREMENTS ARE
CALCULATED BY CUBICAS
TECH; DEEMED HIGHLY
RELIABLE, NOT GUARANTEED*

CENTRE AT RIDGE ROCK SUITE 120 – 1,577 SQFT



CENTRE AT RIDGE ROCK SUITE 120 FLOOR PLAN



SUITE 120 INTERIOR HIGHLIGHTS

- 1,577 SQ FT
- 83' D x ~19' W (OUTSIDE DIMENSIONS)
- FLEXIBLE SPACE
 - + FORMER PHARMACY
 - + EASILY CONVERTED TO PROFESSIONAL OFFICE
- SHOWROOM / RECEPTION AREA
 - + ~19'W x 32'D
 - + INCLUDES SMALL OFFICE
- COMPOUNDING AREA
 - + 18'W x 14'D
 - + WITH CUSTOMER SERVICE WINDOW
- PRIVATE OFFICE – 11'1 x 6.5
- SUPPLY ROOM – 14'4 X 6'6
- ROOM WITH SINK & COUNTER
- BREAKROOM / KITCHEN AREA
- STORAGE ROOM
- RESTROOM

MEASUREMENTS ARE CALCULATED BY CUBICAS TECH; DEEMED HIGHLY RELIABLE, NOT GUARANTEED

CENTRE AT RIDGE ROCK - NOTICE

IMPORTANT NOTICE

NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty or representation, expressed or implied, as to its accuracy or completeness.

References to age, rentable areas and land areas are approximate.

*All equipment is not warranted.

User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

McAdams Associates 2024

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**CENTRE IS 94% LEASED TO 10 TENANTS
SERVING SURROUNDING RAPIDLY-GROWING, UPSCALE, WEST PEARLAND
HOMES, APARTMENTS, MEDICAL AND BUSINESSES**

NOTICE



Information About Brokerage Services

11-2-2015

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.

<u>McAdams Associates</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>438677</u> License No.	<u>martymcadams@aol.com</u> Email	<u>(281) 358-0799</u> Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Info Broker

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