

FOR LEASE



Silverlake Plaza II

9330 W Broadway St
Pearland, TX 77584

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com



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PROPERTY DESCRIPTION

Retail/Office Development center at prime retail intersection in Pearland's hottest retail district. Located east of the CR 90 and Broadway/ FM 518 intersection close to Smith Rd in the Silverlake subdivision of Pearland. Center has high traffic counts and great visibility.

Introducing an exceptional opportunity to lease a prime piece of land in the highly sought-after city of Pearland, Texas. Located at 9330 W Broadway St, this property boasts an impressive size and strategic location. Spanning over a generous expanse of land, this offering presents endless possibilities for businesses, entrepreneurs, and developers looking for a space to call their own.

Situated in a bustling and growing area, this land offers excellent visibility and accessibility for both customers and employees. With easy access to major highways and thoroughfares, this property is seamlessly connected to the wider metropolitan area, making it an attractive choice for a range of industries.

The flat and well-maintained grounds of this property present a blank canvas for any commercial enterprise or project. From retail stores to manufacturing facilities, the opportunities to create a unique and functional space are endless. The property is zoned for commercial purposes, and tenants have the added benefit of customizing the space to suit their specific requirements.

It is an unparalleled opportunity to lease a prime location in a thriving and growing area, making it a must-see for businesses and commercial developers seeking a prime location in the city of Pearland.

For More Information

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PROPERTY HIGHLIGHTS

- Flexible leases available for office/retail/ restaurant
- Many restaurants, fast food, and shopping nearby
- Five Retail/Office/ Restaurant Buildings
- Ample Open Surface Parking Available
- Move-In Ready Suites
- Excellent Visibility

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SPACE AVAILABILITY

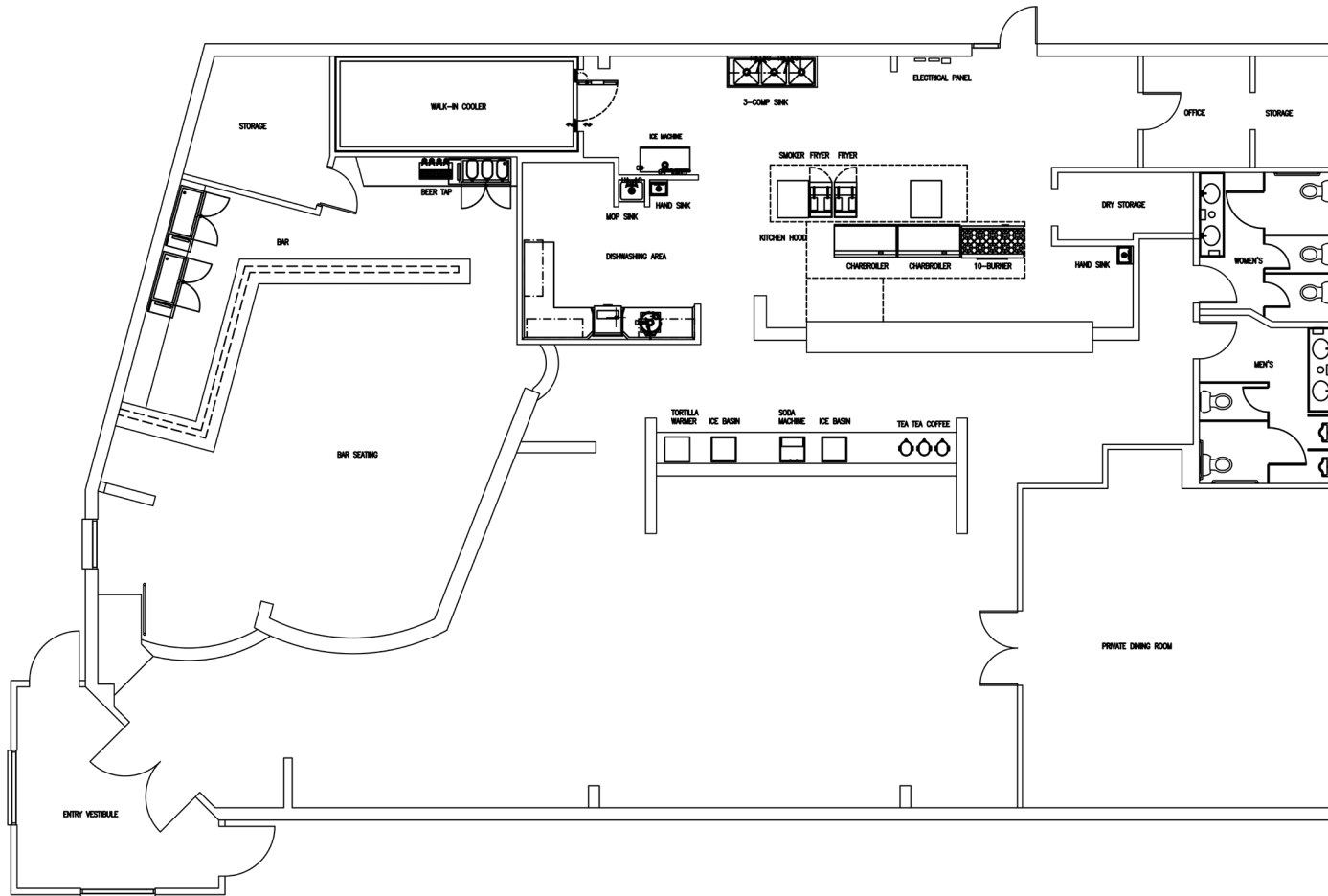
UNIT	SF	RATE (sf/yr)
A-200	5,696 SF	\$24.00 (sf/yr + NNN)
A-212	1,800 SF	\$24.00 (sf/yr + NNN)
B-239	432 SF	\$17.00 (sf/yr + NNN)
D-410	1,785 SF	\$24.00 (sf/yr + NNN)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,635	17,179	36,205
Total Population	10,446	50,030	106,140
Average HH Income	\$129,254	\$110,114	\$95,347

Availability





○ SUITE A-200
5,696 Square Feet

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Silverlake Parkway

W Broadway St

Silverlake Plaza II
9330 W Broadway St
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Site Plan



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Photos

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W BROADWAY STREET

Aerial Map





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.



11-2-2015

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 e 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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____