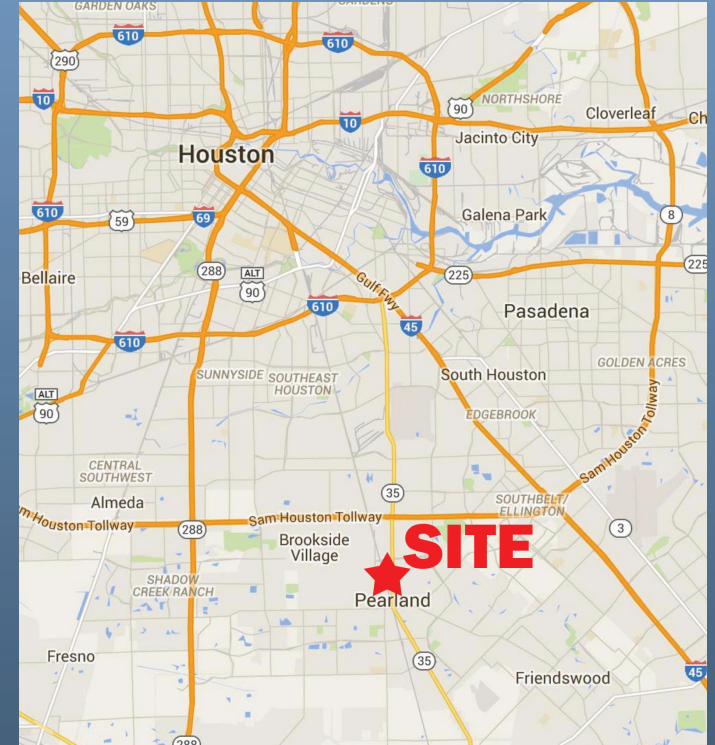


# PEARLAND SHOPPING CENTER

2004-2032 Main Street / Highway 35, Pearland, TX 77581



## PROPERTY DATA

- Located at the northwest corner of Main St (Hwy 35) and W Orange St in Pearland
- Signalized intersection
- 1,800 SF built out restaurant available soon
- 3,600 SF potentially available
- Sky Zone opening Spring 2026
- Across Main St / Highway 35 from Walmart Supercenter
- Monument signage available

## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>			
2025 Estimate	6,972	65,851	190,591
<b>Avg HH Income</b>			
2025 Estimate	\$116,374	\$137,931	\$124,194
<b>Traffic Counts</b>			
N Main St (Hwy 35)	23,782 cars per day		
W Orange St	7,639 cars per day		

## CONTACT

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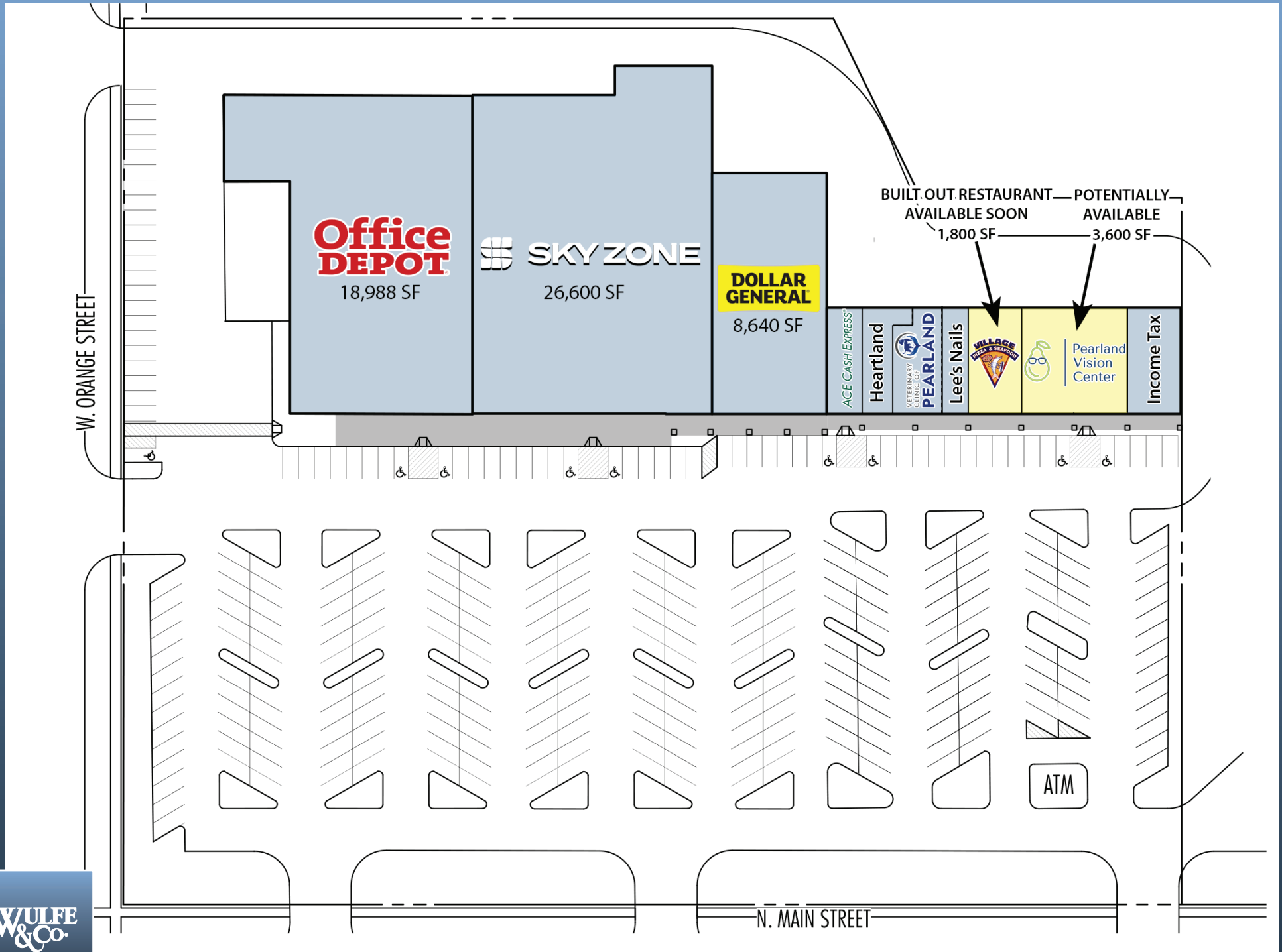














## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5709/-95.2873

2004 N Main St Pearland, TX 77581	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	6,972	65,851	190,591
2030 Projected Population	7,239	67,252	195,013
2020 Census Population	6,727	65,313	184,643
2010 Census Population	5,717	51,375	158,486
Projected Annual Growth 2025 to 2030	0.8%	0.4%	0.5%
Historical Annual Growth 2010 to 2025	1.5%	1.9%	1.4%
2025 Median Age	35.0	35.0	35.2
<b>Households</b>			
2025 Estimated Households	2,550	21,976	62,917
2030 Projected Households	2,734	23,125	65,823
2020 Census Households	2,460	21,669	60,791
2010 Census Households	2,036	16,978	51,901
Projected Annual Growth 2025 to 2030	1.4%	1.0%	0.9%
Historical Annual Growth 2010 to 2025	1.7%	2.0%	1.4%
<b>Race and Ethnicity</b>			
2025 Estimated White	50.6%	43.5%	37.7%
2025 Estimated Black or African American	15.1%	17.9%	19.8%
2025 Estimated Asian or Pacific Islander	8.7%	9.9%	10.7%
2025 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.8%
2025 Estimated Other Races	25.0%	27.9%	31.0%
2025 Estimated Hispanic	33.0%	37.1%	41.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$116,374	\$137,931	\$124,194
2025 Estimated Median Household Income	\$96,441	\$112,067	\$100,921
2025 Estimated Per Capita Income	\$42,631	\$46,043	\$41,018
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.5%	5.4%	8.0%
2025 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.5%	6.1%
2025 Estimated High School Graduate	34.2%	23.3%	23.5%
2025 Estimated Some College	23.0%	22.5%	21.0%
2025 Estimated Associates Degree Only	12.1%	10.2%	10.0%
2025 Estimated Bachelors Degree Only	14.8%	22.2%	19.8%
2025 Estimated Graduate Degree	10.0%	13.0%	11.6%
<b>Business</b>			
2025 Estimated Total Businesses	617	2,855	6,743
2025 Estimated Total Employees	4,883	18,568	48,546
2025 Estimated Employee Population per Business	7.9	6.5	7.2
2025 Estimated Residential Population per Business	11.3	23.1	28.3

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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Designated Broker of Firm	License No.	Email	Phone
<u>Katherine Wildman</u>	<u>326662</u>	<u>kwildman@wulfe.com</u>	<u>713-621-1700</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Devon Irby</u>	<u>478511</u>	<u>dirby@wulfe.com</u>	<u>713-621-1700</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date