

FOR SALE OR LEASE: +/- 9,000 SF OFFICE WAREHOUSE

SH-35 NEAR BROADWAY ST. | 3221 S. MAIN STREET, PEARLAND, TX 77581



S&P INTERESTS

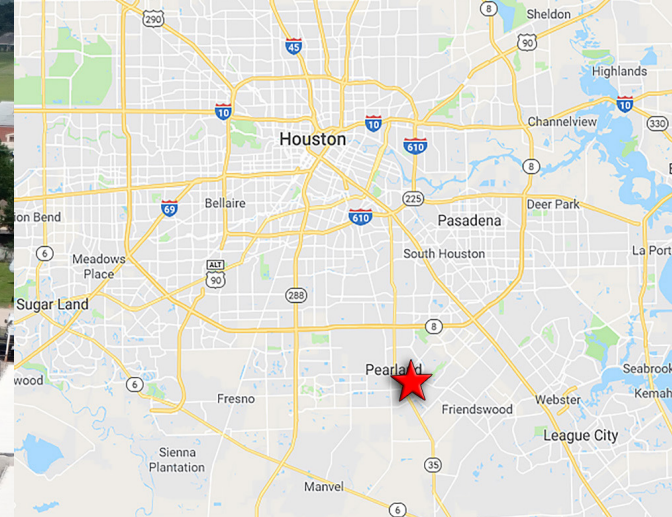
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5353 W. Alabama St., Ste. 602 | Houston, TX 77056



16,713 VPD ('22)



PROPERTY FEATURES:

- Location: SH-35 near Broadway St. | Pearland, TX 77581
- Land Size: 22,477 SF
- Building Size: 9,000 SF
- Outside Storage
- Rent: \$10.66/SF
- NNN: \$3.05/SF
- Traffic Count: 16,713 Cars Per Day
- Income: \$115,496 in 3 mile radius

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Pop.	9,992	61,925	157,352
Households	3,670	21,160	51,891
Average HH Income	\$98,846	\$115,496	\$107,720

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	10,319		63,542		159,562	
2023 Estimate	9,992		61,925		157,352	
2010 Census	7,715		50,135		137,766	
Growth 2023 - 2028	3.27%		2.61%		1.40%	
Growth 2010 - 2023	29.51%		23.52%		14.22%	
2023 Population by Age	9,992		61,925		157,352	
Age 0 - 4	648	6.49%	3,946	6.37%	10,067	6.40%
Age 5 - 9	712	7.13%	4,318	6.97%	10,836	6.89%
Age 10 - 14	771	7.72%	4,761	7.69%	11,939	7.59%
Age 15 - 19	734	7.35%	4,624	7.47%	11,849	7.53%
Age 20 - 24	634	6.35%	4,036	6.52%	10,722	6.81%
Age 25 - 29	627	6.28%	3,909	6.31%	10,529	6.69%
Age 30 - 34	717	7.18%	4,235	6.84%	10,906	6.93%
Age 35 - 39	804	8.05%	4,615	7.45%	11,229	7.14%
Age 40 - 44	792	7.93%	4,631	7.48%	11,076	7.04%
Age 45 - 49	715	7.16%	4,335	7.00%	10,502	6.67%
Age 50 - 54	636	6.37%	4,009	6.47%	9,932	6.31%
Age 55 - 59	559	5.59%	3,638	5.87%	9,199	5.85%
Age 60 - 64	489	4.89%	3,267	5.28%	8,406	5.34%
Age 65 - 69	398	3.98%	2,709	4.37%	7,075	4.50%
Age 70 - 74	300	3.00%	2,048	3.31%	5,463	3.47%
Age 75 - 79	196	1.96%	1,339	2.16%	3,626	2.30%
Age 80 - 84	121	1.21%	794	1.28%	2,150	1.37%
Age 85+	139	1.39%	712	1.15%	1,845	1.17%
Age 65+	1,154	11.55%	7,602	12.28%	20,159	12.81%
Median Age	36.00		36.20		35.80	
Average Age	36.00		36.40		36.50	
2023 Population By Race	9,992		61,925		157,352	
White	7,603	76.09%	46,446	75.00%	113,691	72.25%
Black	1,539	15.40%	8,620	13.92%	24,118	15.33%
Am. Indian & Alaskan	73	0.73%	482	0.78%	1,304	0.83%
Asian	515	5.15%	4,858	7.84%	14,854	9.44%
Hawaiian & Pacific Island	20	0.20%	121	0.20%	219	0.14%
Other	243	2.43%	1,398	2.26%	3,167	2.01%
Population by Hispanic Origin	9,992		61,925		157,352	
Non-Hispanic Origin	6,870	68.76%	41,631	67.23%	95,385	60.62%
Hispanic Origin	3,122	31.24%	20,294	32.77%	61,967	39.38%
2023 Median Age, Male	34.50		35.10		34.70	
2023 Average Age, Male	34.80		35.50		35.60	

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation Classification	7,713		47,976		122,139	
Civilian Employed	5,341	69.25%	32,550	67.85%	80,503	65.91%
Civilian Unemployed	246	3.19%	1,575	3.28%	4,543	3.72%
Civilian Non-Labor Force	2,111	27.37%	13,776	28.71%	36,986	30.28%
Armed Forces	15	0.19%	75	0.16%	107	0.09%
Households by Marital Status						
Married	1,913		13,089		32,021	
Married No Children	883		6,054		14,936	
Married w/Children	1,031		7,034		17,085	
2023 Population by Education	6,784		42,452		107,844	
Some High School, No Diploma	561	8.27%	2,895	6.82%	11,680	10.83%
High School Grad (Incl Equivalency)	1,444	21.29%	8,826	20.79%	23,486	21.78%
Some College, No Degree	2,103	31.00%	13,502	31.81%	33,390	30.96%
Associate Degree	292	4.30%	2,211	5.21%	5,905	5.48%
Bachelor Degree	1,856	27.36%	10,043	23.66%	22,271	20.65%
Advanced Degree	528	7.78%	4,975	11.72%	11,112	10.30%
2023 Population by Occupation	9,964		60,771		148,989	
Real Estate & Finance	261	2.62%	2,064	3.40%	4,416	2.96%
Professional & Management	3,255	32.67%	18,969	31.21%	42,650	28.63%
Public Administration	170	1.71%	992	1.63%	2,491	1.67%
Education & Health	1,547	15.53%	8,895	14.64%	19,224	12.90%
Services	410	4.11%	3,453	5.68%	11,204	7.52%
Information	43	0.43%	459	0.76%	1,221	0.82%
Sales	1,340	13.45%	7,147	11.76%	17,225	11.56%
Transportation	7	0.07%	133	0.22%	477	0.32%
Retail	450	4.52%	2,711	4.46%	7,677	5.15%
Wholesale	199	2.00%	1,163	1.91%	2,739	1.84%
Manufacturing	633	6.35%	4,021	6.62%	9,687	6.50%
Production	600	6.02%	4,220	6.94%	10,942	7.34%
Construction	422	4.24%	2,393	3.94%	7,261	4.87%
Utilities	378	3.79%	2,009	3.31%	5,320	3.57%
Agriculture & Mining	113	1.13%	895	1.47%	2,101	1.41%
Farming, Fishing, Forestry	15	0.15%	93	0.15%	106	0.07%
Other Services	121	1.21%	1,154	1.90%	4,248	2.85%
2023 Worker Travel Time to Job	5,240		31,430		77,428	
<30 Minutes	2,333	44.52%	13,104	41.69%	33,400	43.14%
30-60 Minutes	2,185	41.70%	14,352	45.66%	33,891	43.77%
60+ Minutes	722	13.78%	3,974	12.64%	10,137	13.09%

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Radius	1 Mile		3 Mile		5 Mile	
2010 Households by HH Size	2,778		16,888		44,903	
1-Person Households	631	22.71%	2,785	16.49%	7,176	15.98%
2-Person Households	788	28.37%	4,960	29.37%	12,553	27.96%
3-Person Households	562	20.23%	3,373	19.97%	8,678	19.33%
4-Person Households	469	16.88%	3,296	19.52%	8,796	19.59%
5-Person Households	219	7.88%	1,565	9.27%	4,563	10.16%
6-Person Households	67	2.41%	551	3.26%	1,879	4.18%
7 or more Person Households	42	1.51%	358	2.12%	1,258	2.80%
2023 Average Household Size	2.70		2.90		3.00	

Households						
2028 Projection	3,800		21,758		52,733	
2023 Estimate	3,670		21,160		51,891	
2010 Census	2,778		16,888		44,904	
Growth 2023 - 2028	3.54%		2.83%		1.62%	
Growth 2010 - 2023	32.11%		25.30%		15.56%	
2023 Households by HH Income	3,668		21,161		51,891	
<\$25,000	356	9.71%	1,824	8.62%	5,162	9.95%
\$25,000 - \$50,000	556	15.16%	2,337	11.04%	7,225	13.92%
\$50,000 - \$75,000	724	19.74%	3,371	15.93%	8,396	16.18%
\$75,000 - \$100,000	608	16.58%	3,102	14.66%	8,040	15.49%
\$100,000 - \$125,000	416	11.34%	2,966	14.02%	7,085	13.65%
\$125,000 - \$150,000	388	10.58%	2,396	11.32%	5,059	9.75%
\$150,000 - \$200,000	395	10.77%	3,084	14.57%	6,384	12.30%
\$200,000+	225	6.13%	2,081	9.83%	4,540	8.75%
2023 Avg Household Income	\$98,846		\$115,496		\$107,720	
2023 Med Household Income	\$83,141		\$99,568		\$91,052	

2023 Occupied Housing	3,670		21,160		51,892	
Owner Occupied	2,217	60.41%	16,765	79.23%	41,268	79.53%
Renter Occupied	1,453	39.59%	4,395	20.77%	10,624	20.47%
2010 Housing Units	3,832		21,701		53,457	
1 Unit	2,433	63.49%	18,640	85.89%	46,068	86.18%
2 - 4 Units	70	1.83%	206	0.95%	639	1.20%
5 - 19 Units	760	19.83%	1,737	8.00%	3,932	7.36%
20+ Units	569	14.85%	1,118	5.15%	2,818	5.27%
2023 Housing Value	2,218		16,764		41,268	
<\$100,000	108	4.87%	987	5.89%	3,239	7.85%
\$100,000 - \$200,000	714	32.19%	4,364	26.03%	14,722	35.67%
\$200,000 - \$300,000	941	42.43%	6,925	41.31%	14,569	35.30%
\$300,000 - \$400,000	375	16.91%	3,019	18.01%	5,770	13.98%
\$400,000 - \$500,000	67	3.02%	1,041	6.21%	1,728	4.19%
\$500,000 - \$1,000,000	13	0.59%	358	2.14%	1,068	2.59%
\$1,000,000+	0	0.00%	70	0.42%	172	0.42%
2023 Median Home Value	\$230,499		\$243,769		\$218,347	

Radius	1 Mile		3 Mile		5 Mile	
2023 Housing Units by Yr Built	4,008		22,954		56,679	
Built 2010+	1,028	25.65%	5,102	22.23%	9,164	16.17%
Built 2000 - 2010	939	23.43%	6,493	28.29%	15,285	26.97%
Built 1990 - 1999	640	15.97%	4,014	17.49%	9,775	17.25%
Built 1980 - 1989	584	14.57%	2,267	9.88%	6,235	11.00%
Built 1970 - 1979	437	10.90%	3,145	13.70%	10,543	18.60%
Built 1960 - 1969	272	6.79%	1,404	6.12%	4,312	7.61%
Built 1950 - 1959	60	1.50%	354	1.54%	954	1.68%
Built <1949	48	1.20%	175	0.76%	411	0.73%
2023 Median Year Built	1998		1999		1995	

Demographic Trend Report

Description	2010		2023		2028	
Population	7,715		9,992		10,319	
Age 0 - 4	614	7.96%	648	6.49%	625	6.06%
Age 5 - 9	644	8.35%	712	7.13%	662	6.42%
Age 10 - 14	603	7.82%	771	7.72%	716	6.94%
Age 15 - 19	541	7.01%	734	7.35%	745	7.22%
Age 20 - 24	434	5.63%	634	6.35%	710	6.88%
Age 25 - 29	603	7.82%	627	6.28%	664	6.43%
Age 30 - 34	632	8.19%	717	7.18%	666	6.45%
Age 35 - 39	646	8.37%	804	8.05%	724	7.02%
Age 40 - 44	559	7.25%	792	7.93%	771	7.47%
Age 45 - 49	604	7.83%	715	7.16%	759	7.36%
Age 50 - 54	461	5.98%	636	6.37%	698	6.76%
Age 55 - 59	386	5.00%	559	5.59%	620	6.01%
Age 60 - 64	278	3.60%	489	4.89%	540	5.23%
Age 65 - 69	184	2.38%	398	3.98%	456	4.42%
Age 70 - 74	140	1.81%	300	3.00%	363	3.52%
Age 75 - 79	126	1.63%	196	1.96%	262	2.54%
Age 80 - 84	118	1.53%	121	1.21%	167	1.62%
Age 85+	142	1.84%	139	1.39%	170	1.65%
Age 15+	5,854 75.88%		7,861 78.67%		8,315 80.58%	
Age 20+	5,313 68.87%		7,127 71.33%		7,570 73.36%	
Age 65+	710 9.20%		1,154 11.55%		1,418 13.74%	
Median Age	33		36		38	
Average Age	34.00		36.00		37.60	

Population By Race	7,715		9,992		10,319	
White	6,279	81.39%	7,603	76.09%	7,882	76.38%
Black	911	11.81%	1,539	15.40%	1,568	15.20%
Am. Indian & Alaskan	48	0.62%	73	0.73%	76	0.74%
Asian	321	4.16%	515	5.15%	521	5.05%
Hawaiian & Pacific Islander	6	0.08%	20	0.20%	20	0.19%
Other	141	1.83%	243	2.43%	253	2.45%



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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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