

FOR LEASE



7713 BROADWAY ST, PEARLAND, TX 77581

PEARLAND PLAZA RETAIL
1,500 SF-28,000 SF DIVISIBLE



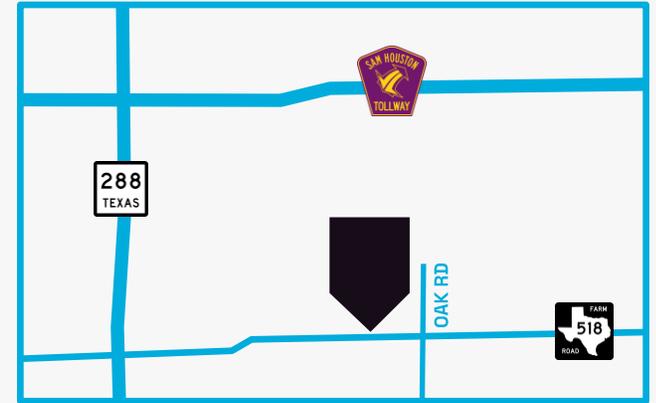
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2409 Commerce St, 1A
Houston, TX 77003

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PROPERTY HIGHLIGHTS

- Traffic Counts (Broadway): 27,500+ VPD
- Adjacent to newly developed Pearland Asian Town
- Fronts Avalon Terrace residential subdivision; side street site access directly serves Avalon Terrace
- Proximity to Hwy 288 / Beltway 8
- Within ¼ mi of 3 grocery stores (Kroger, Sprouts, Food Town)
- Dense commercial and residential area



AREA DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	7.2K	63K	153.6K
Avg HH Income	\$102.1K	\$127.1K	\$120.3K

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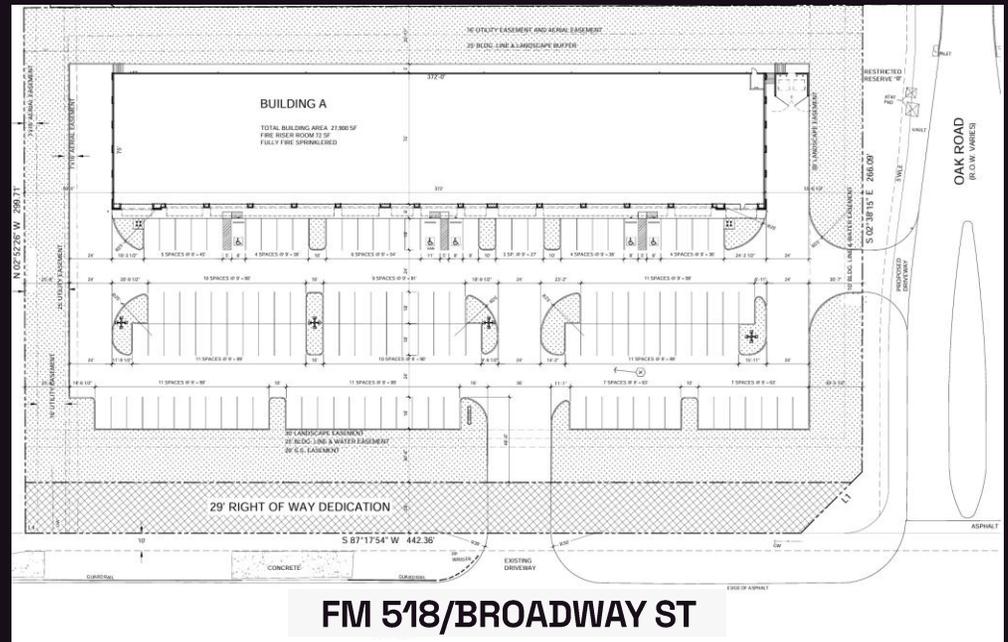
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- 28,000 SF divisible (approximately)
- Located hard corner of Broadway & Oak St
- End cap patios available
- Future traffic signal in TXDOT plan



FM 518/BROADWAY ST

SITE PLAN

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CULLEN BLVD



Avalon Terrace Residential Community (380 Homes)



Multi-Tenant Retail

Pearland Asian Town

FM 518/BROADWAY ST

Multi-Tenant Retail

Multi-Tenant Retail

OAK RD



*LOCATIONS OF SURROUNDING RETAILERS ARE APPROXIMATE AND SIZE NOT TO SCALE

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DISCLAIMER

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by JAR Real Estate, LLC or by any agent, principal or employee of JAR Real Estate, LLC .



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