



FOR LEASE

2404 SMITH RANCH RD

PEARLAND, TX 77584

OFFERING SUMMARY

Available SF:	1,523 SF (Suite 100)
Lease Rate:	\$21.00 SF/yr
Lease Type:	NNN (Est. \$9.50/SF/Year)
Building Size:	6,498 SF
Availability:	January 1, 2026

PROPERTY DESCRIPTION

2404 Smith Ranch Rd is conveniently located just south of Beltway 8 fronting SH 288 in North Pearland. The Premises is accessible from Smith Ranch Rd via Broadway St. or Hughes Ranch Rd. Smith Ranch Rd is currently under construction to become a newly widened major access road which connects two major thoroughfares in Pearland. The Premises also consists of a general pharmacy layout but can be easily transitioned to a variety of office uses, for example small medical services or professional office users. This area of Pearland is densely populated with a booming medical industry and numerous national companies due to its proximity to downtown Houston and the Houston Medical Center. For more information or to schedule a tour, please contact the Listing Broker. *** Please do not disturb current Tenant***

For More Info:

MICHAEL GAGE
Direct: 832.915.1000
Cell: 281.382.5460
mgage@zann.com

Zann Commercial Brokerage, Inc. | 17225 El Camino Real, Suite 446, Houston, TX 77058 | 281.280.8088

zann.com

The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,507	29,297	62,980
Total Population	12,527	79,822	179,175
Average HH Income	\$90,554	\$121,244	\$101,832

TRAFFIC COUNT

SH 288 Freeway: +/- 99,000 VPD
SH 288 Frontage Rd. +/- 26,000 VPD

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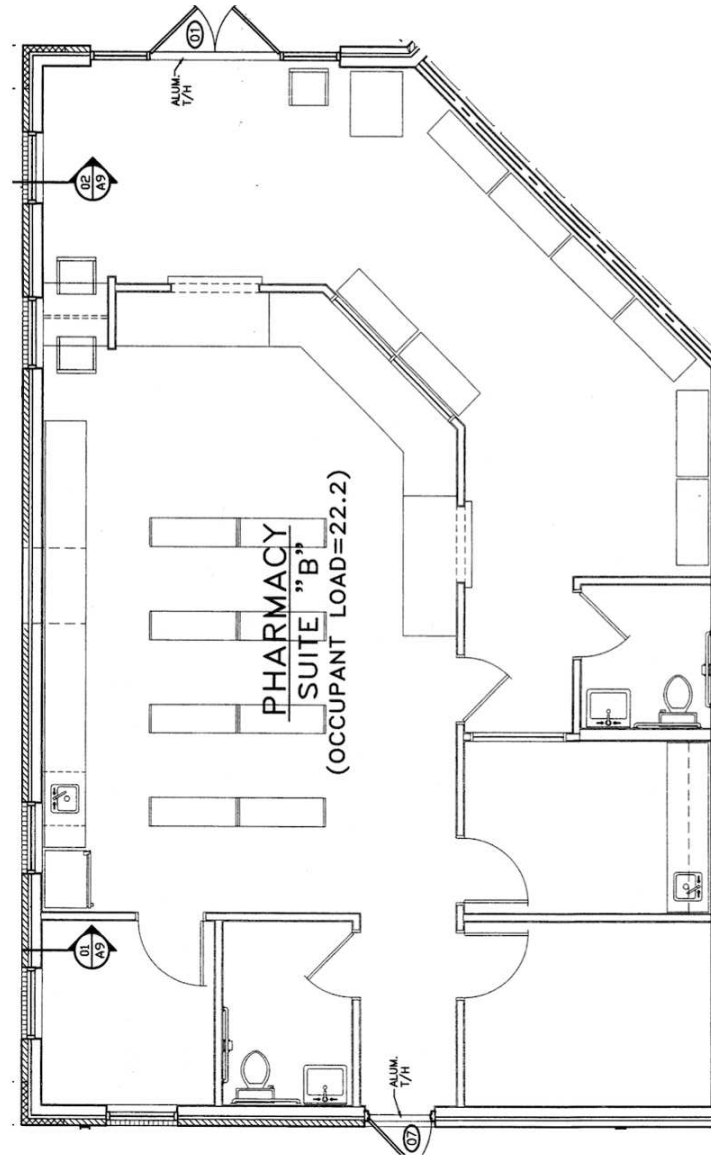
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Information About Brokerage Services

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.

Zann Commercial Brokerage, Inc.	433521	jkieschnick@zann.com	281.280.8088
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jason Kieschnick	433521	jkieschnick@zann.com	281.280.8088
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Gage	614711	mgage@zann.com	281.382.5460
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date