

**FOR LEASE**

# Broadway Plaza

11940 Broadway St., Pearland, TX 77584



**Cobo Fajardoo**

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**Joan Collum**

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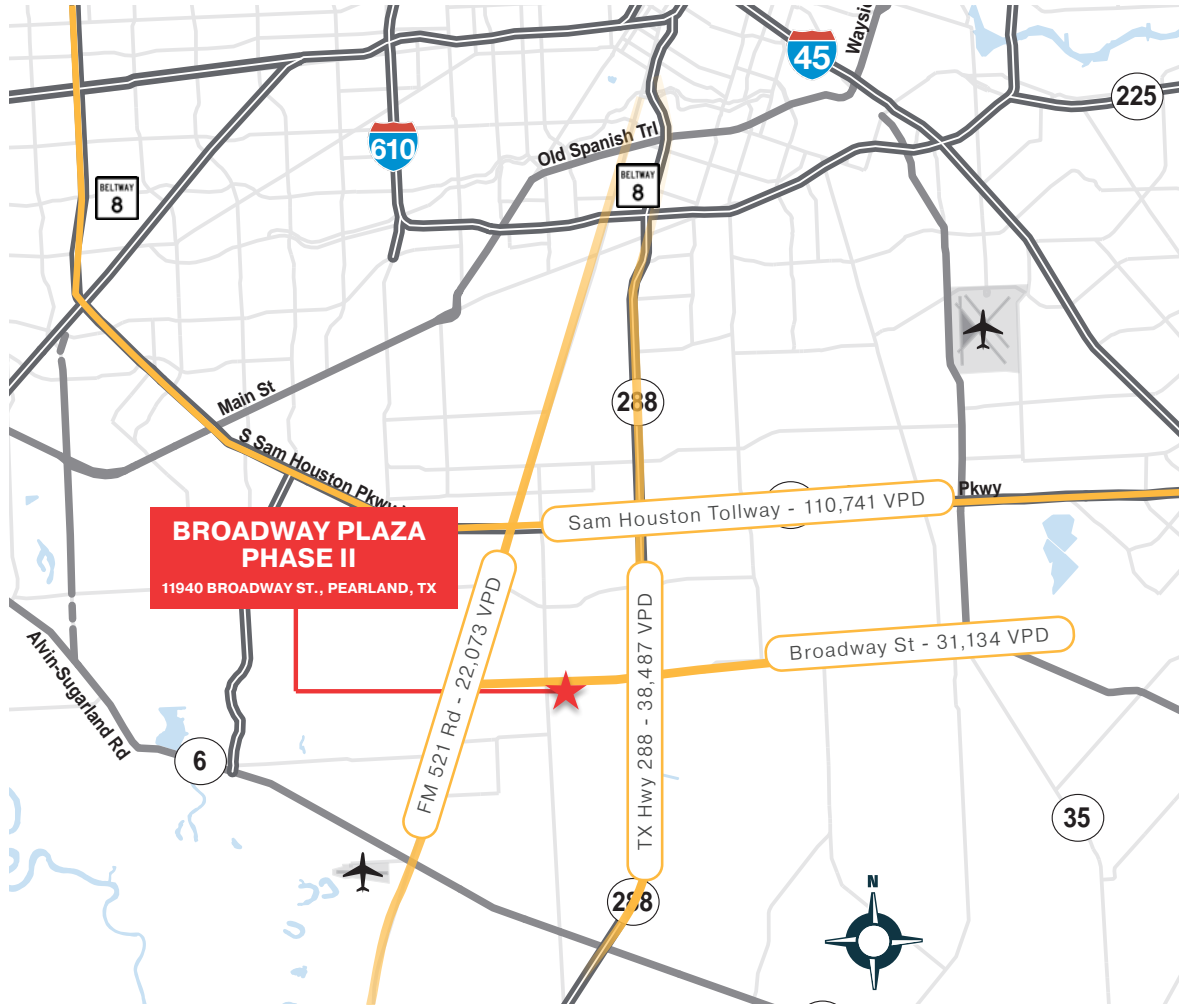
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## Property Highlights

- Prominently positioned retail plaza, constructed in 2022 with one remaining vacancy
- Sought after location in Shadow Creek Ranch offering excellent exposure to 44,760 daily drivers.
- Located at the signalized intersection of Broadway St. & Shadow Creek High School access road, less than 1 mile from Hwy 288
- Shadow Creek High School is home to 2,584 Students

## Premises

- Total square footage: ±21,400 SF
- Phase I Availability: 100% Occupied
- **Phase II Availability: 1,165 SF**
- Building depth: 75'

## Leasing Highlights

- New Class A retail development
- ±400' frontage along Broadway St. with great access and visibility
- Ideal for Restaurant, Nail Salon, Medical, and Professional Service Users

## Traffic Counts

- FM 518 at Kirby Dr.: 27,910 vpd
- Hwy 288 at FM 518: 45,343 vpd

## Location

- SWC FM 518 and Shadow Creek H.S. Access Rd

## Pricing

- Base rent: \$34.00 psf
- NNN: \$11.56 psf
- Generous Tenant Improvement Package Available

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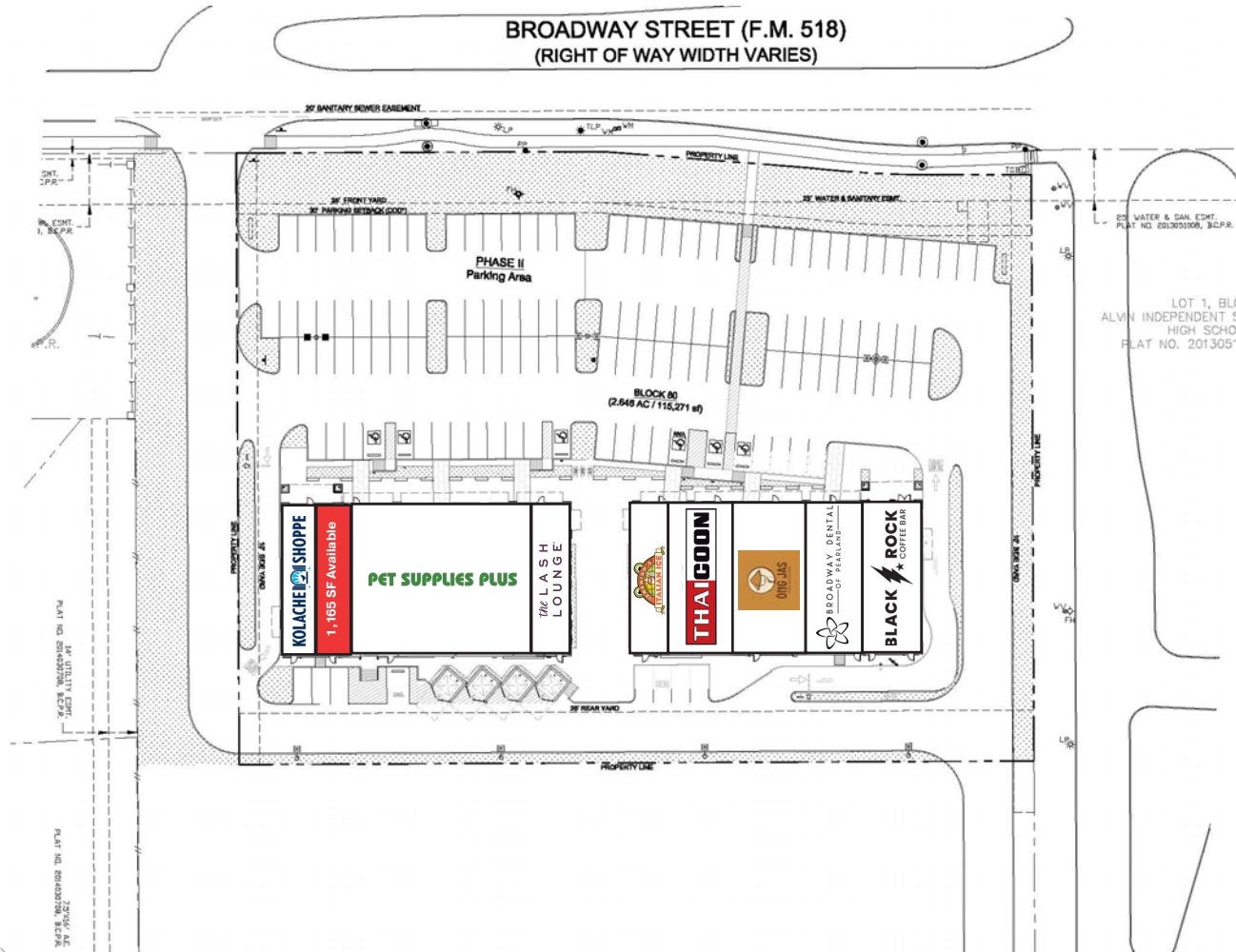
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Moody Bank  
HOUSTON Methodist LEADING MEDICINE CARE CENTER  
FIRST WATCH THE DAYTIME CAFE  
PROSPERITY BANK

T-Mobile  
McDonald's  
H-E-B  
HOBBY LOBBY  
Denny's  
WELLS FARGO  
LONGHORN STEAKHOUSE

macys  
Dillard's  
DICK'S SPORTING GOODS  
BARNES & NOBLE  
GOODYEAR  
H&M  
la Madeleine  
Freebirds WORLD BURRITO  
pet supplies  
MATTRESS FIRM  
Krispy Kreme  
Red Robin  
Bath & Body Works  
CAVA  
GRINGOS  
PEI WEI  
Dairy Queen  
POPEYES

Pearland TOWN CENTER  
60+ STORES

ALDI  
Davita Kidney Care

at home  
The Home Décor Superstore

SHADOW CREEK HIGH SCHOOL

idealab kids  
LOTUS SEAFOOD  
alpha omega gymnastics & dance

STARBUCKS COFFEE  
CareNow

**BROADWAY PLAZA  
PHASE II**  
11940 BROADWAY ST., PEARLAND, TX

BROADWAY STREET 44,760 VPD

288 TEXAS 87,007 VPD

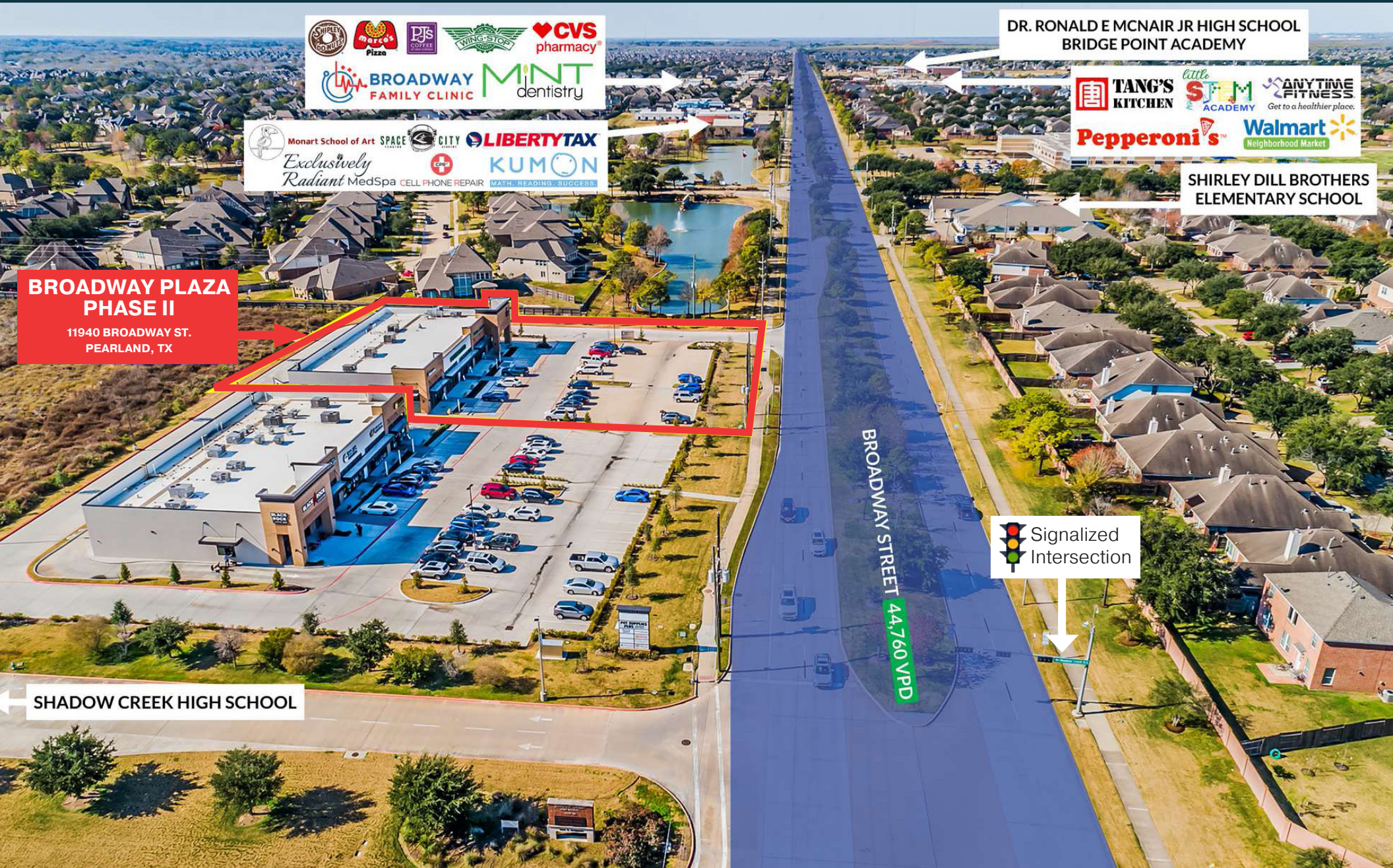
Signalized Intersection



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## BROADWAY PLAZA PHASE II

11940 BROADWAY ST.  
PEARLAND, TX

SHADOW CREEK HIGH SCHOOL

DR. RONALD E MCNAIR JR HIGH SCHOOL  
BRIDGE POINT ACADEMY

TANG'S KITCHEN  
Pepperoni's  
Little STEM ACADEMY  
ANYTIME FITNESS  
Walmart  
Neighborhood Market

SHIRLEY DILL BROTHERS  
ELEMENTARY SCHOOL

Signalized  
Intersection

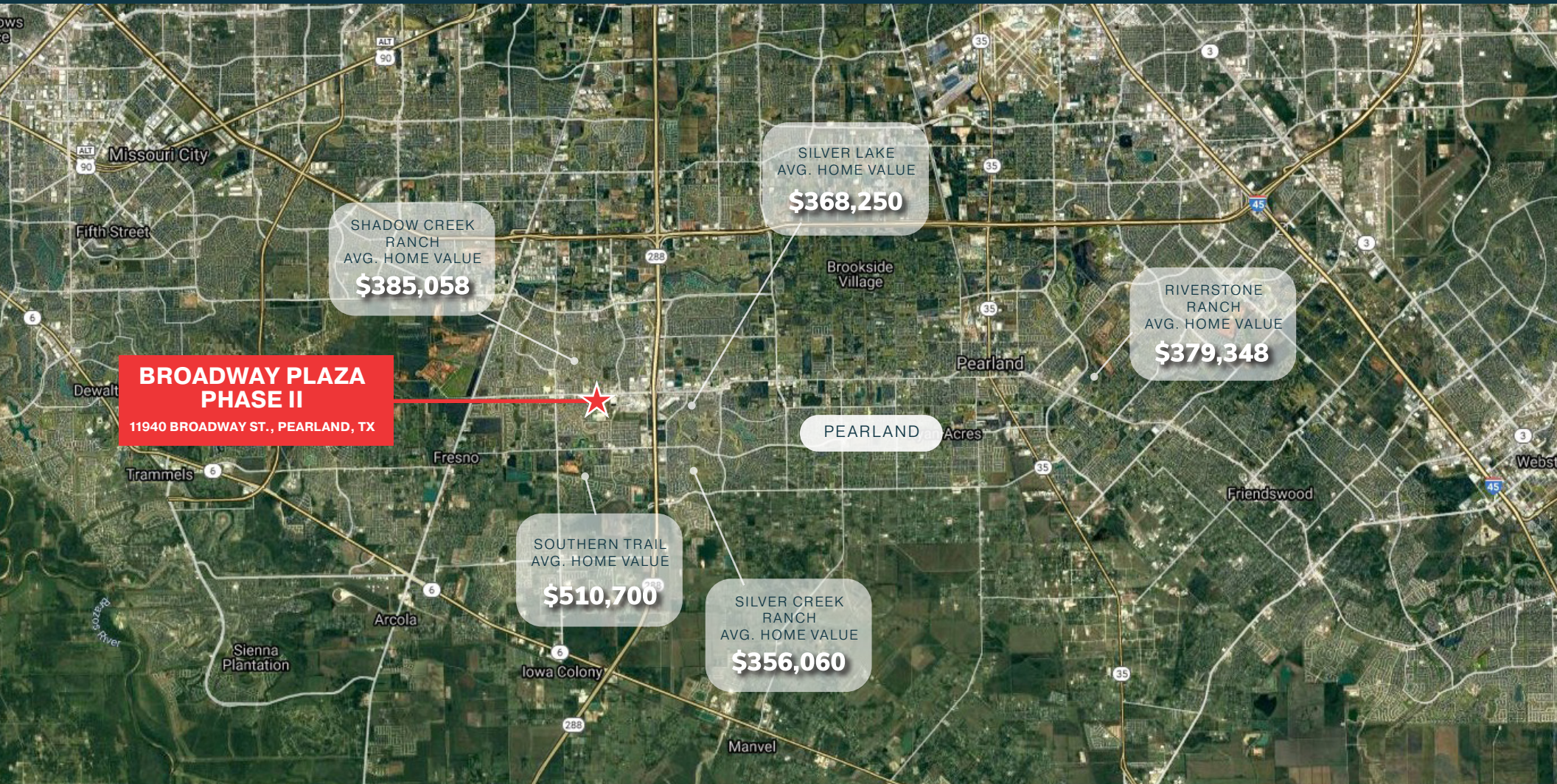
BROADWAY STREET  
44,760 VPD



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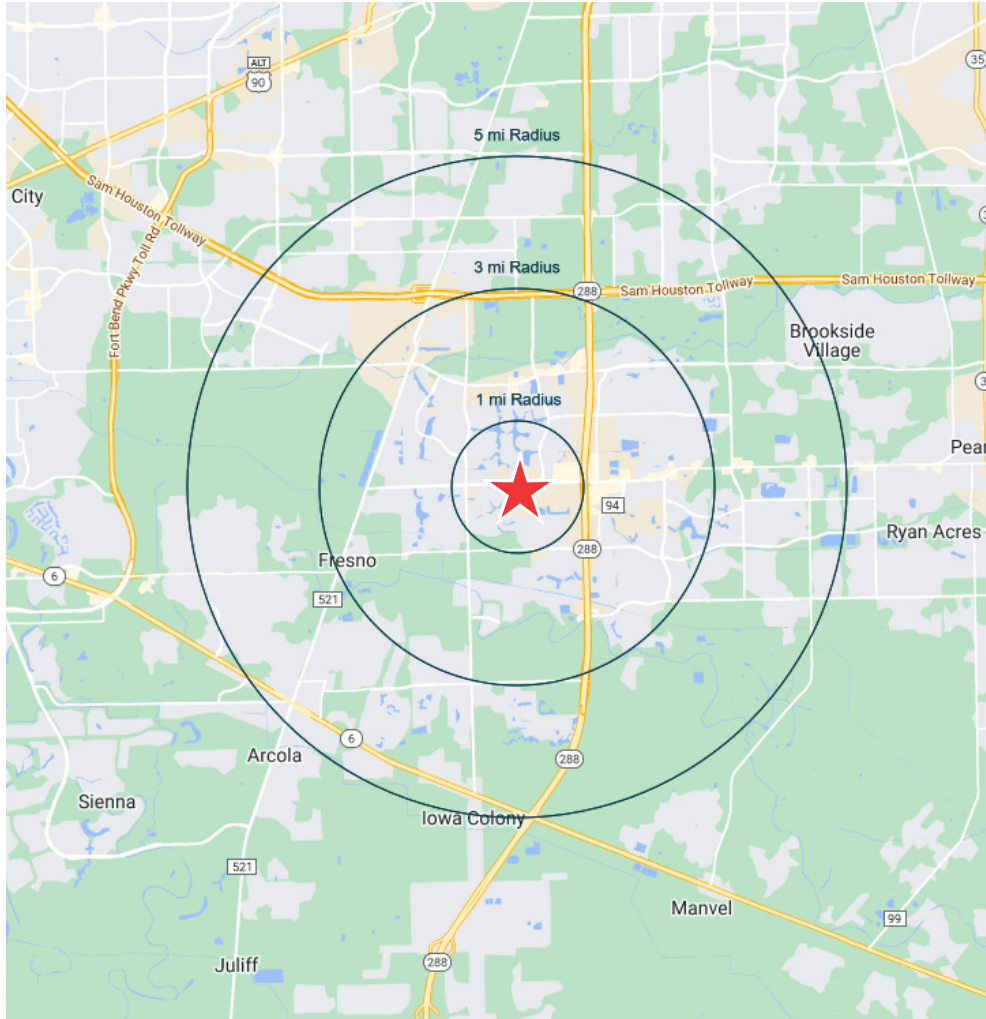
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## POPULATION

	1 MILES	3 MILES	5 MILES
Estimated Population (2024)	14,204	79,030	191,557
Projected Population (2029)	15,451	91,589	215,565
Census Population (2020)	14,936	73,964	181,203
Census Population (2010)	8,174	47,051	130,239
Median Age	36.0	36.0	34.7

## HOUSEHOLDS

2024 Households	5,016	27,867	63,528
2029 Household Projection	5,572	33,047	72,786

## MEDIAN HOUSEHOLD INCOME (MHI)

Estimated MHI (2024)	\$134,038	\$130,908	\$108,241
Projected MHI (2029)	\$136,159	\$132,774	\$110,413
Estimated Per Capita Income (2024)	\$61,186	\$53,548	\$43,362

## RACE AND ETHNICITY (2024)

White	4,474	26,390	66,063
Black Or African American	4,191	21,331	46,959
American Indian Or Alaska Native	55	278	1,350
Asian	3,399	17,841	35,150
Hispanic	816	5,051	15,628

## HOUSEHOLD SIZE

1 Person Households	977	6,089	11,994
2 Person Households	1,736	9,527	21,829
3 Person Households	1,170	5,524	12,496
Housing Units Owner-Occupied	3,065	19,151	44,827
Housing Units Renter-Occupied	1,952	8,716	18,701

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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.

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:
  - 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.

PCR Brokerage Houston, LLC dba Partners

**9003949**

**licensing@partnersrealestate.com**

**713-629-0500**

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

License No.

Email

Phone

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**389162**

**jon.silberman@partnersrealestate.com**

**713-629-0500**

Designated Broker of Firm

License No.

Email

Phone

**Jon Silberman**

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Licensed Supervisor of Sales Agent/  
Associate

License No.

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**Cobo Fajardo**

**799751**

**cobo.fajardo@partnersrealestate.com**

**713-275-9614**

Sales Agent/Associate's Name

License No.

Email

Phone

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

\_\_\_\_\_  
Date