

Pearland West Office Park

Freestanding Office Buildings for Sale

NEQ of Broadway St/FM 518 & Sunrise Meadow Dr in Pearland, Texas



Available: 1,500+ SF Freestanding Office Buildings

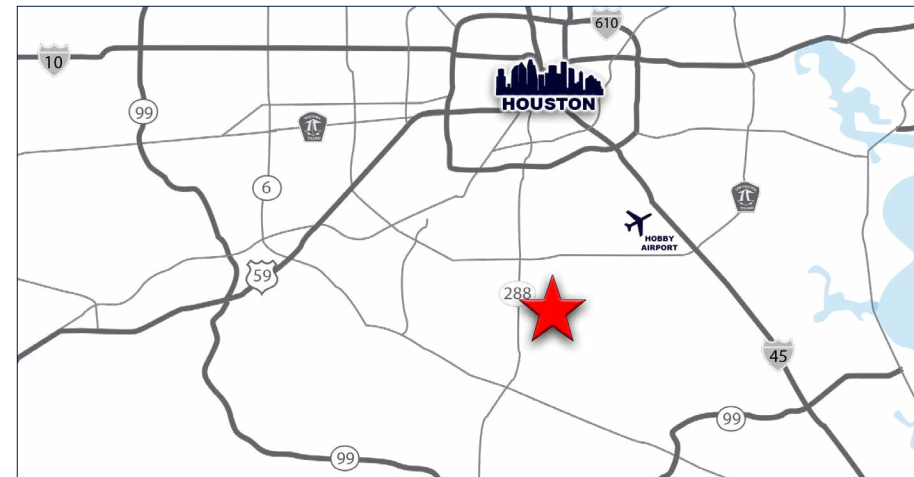
Pricing: Call for Pricing

Description:

- Freestanding professional office buildings for sale
- Attractive building exteriors
- Office buildings range from 1,500+ square feet
- Each building includes offices, a breakroom, and bathroom
- 10 different style elevations to choose from
- Located on Broadway Street (FM 518) ±1.5 miles from Highway 288

Traffic Counts: Hwy 288: 155,749 VPD | Broadway St: 33,541 VPD (TXDOT 2023)

Demographics:	1 mile	3 mile	5 mile
2020 Population	11,311	75,565	165,629
Daytime Population	10,931	70,336	148,854
Average HH Income	\$140,612	\$122,285	\$111,740



For More Information:

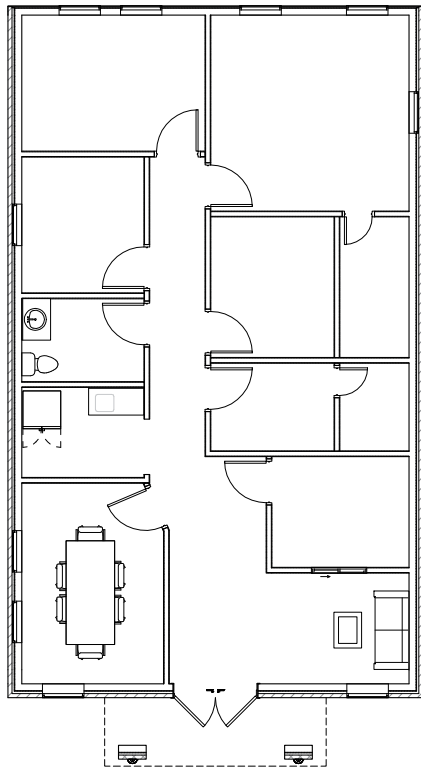
David K. Ferguson | 713.350.2783

3800 Southwest Fwy, Suite 304, Houston, Texas 77027

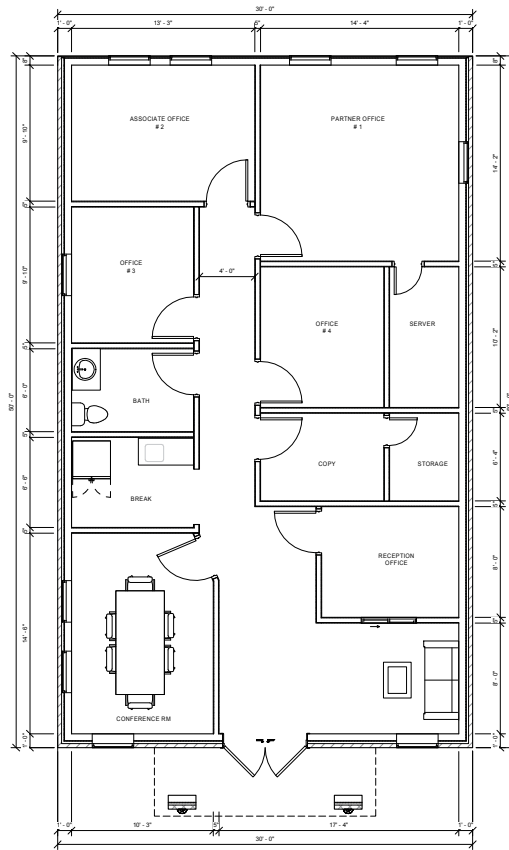
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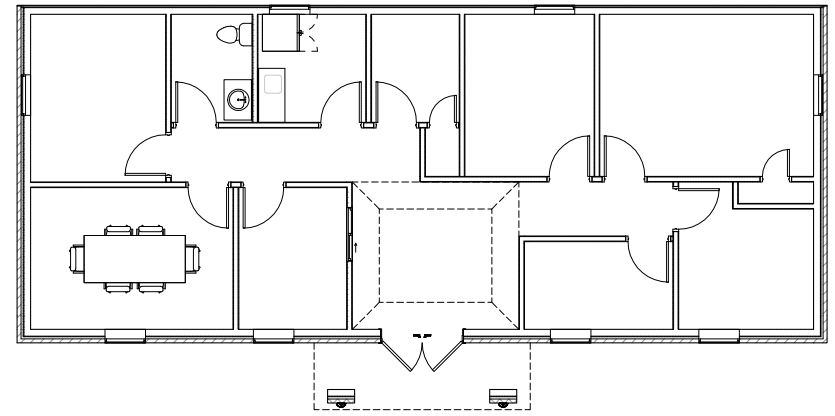
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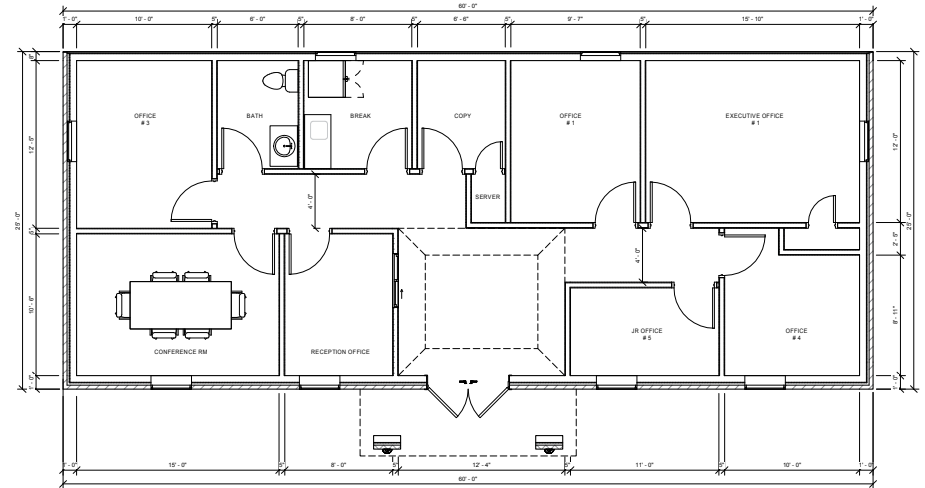
FOUNDATION PLAN - TYP. 1-10
RE: A 2.0-1 | 1/4" = 1'-0" 2



FLOOR PLAN - TYP. 1-10
RE: A 2.0-1 | 1/4" = 1'-0" 1



FOUNDATION PLAN - TYP. 11-22
RE: A 2.0-1 | 1/4" = 1'-0" 2

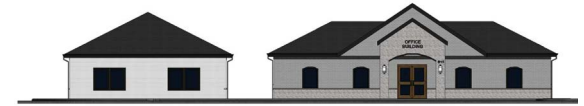


FLOOR PLAN - TYP. 11-22
RE: A 2.0-1 | 1/4" = 1'-0" 1

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BLDG 16

BLDG 15



BLDG 14

BLDG 13



BLDG 12

BLDG 11



BLDG 21

BLDG 20



BLDG 19

BLDG 18



BLDG 17

BLDG 16

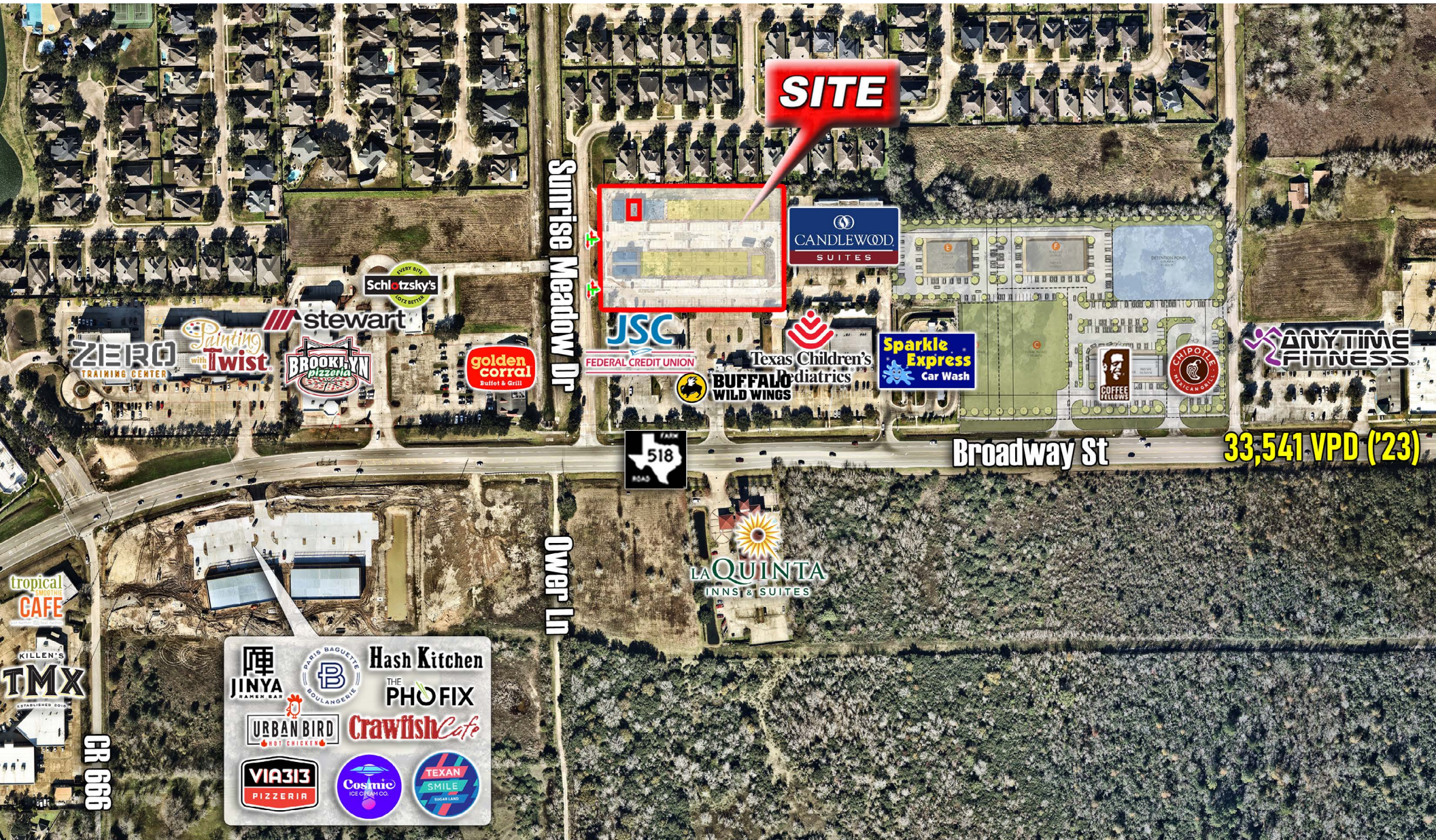
Developed by: BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

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2020 Population
(3 mi Radius)

75,565

Households
(3 mi Radius)

26,002

Daytime Population
(3 mi Radius)

70,336

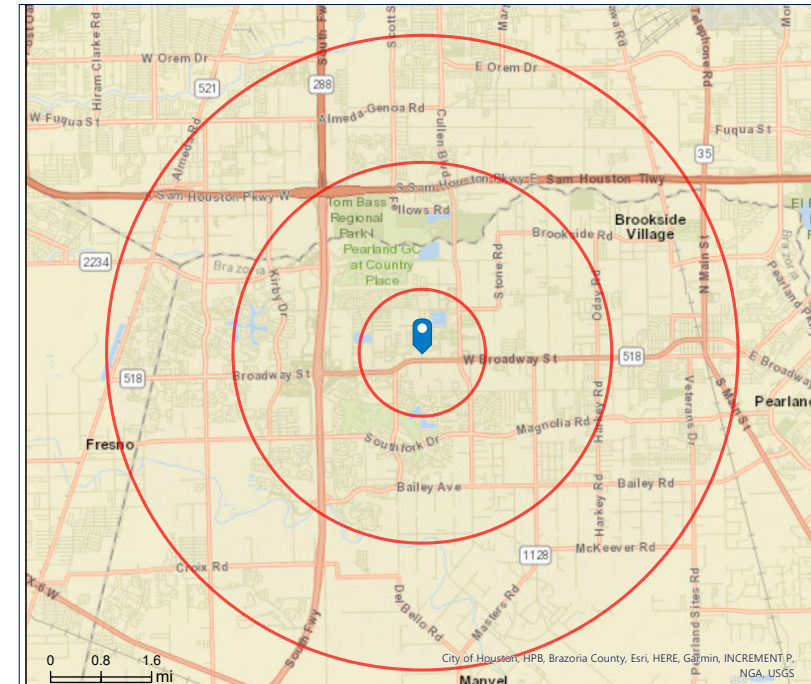
Average HH Income
(3 mi Radius)

\$122,285

Median Home Value
(3 mi Radius)

\$243,331

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	4,641	25,076	54,931
2010 Total Population	9,938	59,472	114,741
2020 Total Population	11,311	75,565	165,629
2020 Group Quarters	31	151	389
2025 Total Population	11,951	83,265	184,936
2020-2025 Annual Rate	1.11%	1.96%	2.23%
2020 Total Daytime Population	10,931	70,336	148,854
Workers	4,737	30,626	61,323
Residents	6,194	39,710	87,531
Household Summary			
2000 Households	1,677	8,909	18,877
2000 Average Household Size	2.77	2.81	2.90
2010 Households	3,438	20,583	39,132
2010 Average Household Size	2.88	2.88	2.92
2020 Households	3,855	26,002	56,111
2020 Average Household Size	2.93	2.90	2.94
2025 Households	4,064	28,635	62,573
2025 Average Household Size	2.93	2.90	2.95
2020-2025 Annual Rate	1.06%	1.95%	2.20%
2010 Families	2,761	15,937	30,094
2010 Average Family Size	3.26	3.31	3.35
2020 Families	3,072	19,983	42,940
2020 Average Family Size	3.32	3.34	3.39
2025 Families	3,232	21,944	47,768
2025 Average Family Size	3.34	3.35	3.40
2020-2025 Annual Rate	1.02%	1.89%	2.15%
Housing Unit Summary			
2000 Housing Units	1,849	9,609	20,225
Owner Occupied Housing Units	83.3%	83.3%	77.5%
Renter Occupied Housing Units	7.4%	9.4%	15.8%
Vacant Housing Units	9.3%	7.3%	6.7%
2010 Housing Units	3,617	21,833	41,939
Owner Occupied Housing Units	75.2%	73.9%	73.0%
Renter Occupied Housing Units	19.9%	20.4%	20.3%
Vacant Housing Units	4.9%	5.7%	6.7%
2020 Housing Units	4,043	27,060	58,362
Owner Occupied Housing Units	71.6%	71.1%	73.9%
Renter Occupied Housing Units	23.7%	25.0%	22.3%
Vacant Housing Units	4.7%	3.9%	3.9%
2025 Housing Units	4,257	29,750	64,952
Owner Occupied Housing Units	71.9%	71.2%	73.8%
Renter Occupied Housing Units	23.6%	25.1%	22.5%
Vacant Housing Units	4.5%	3.7%	3.7%
Median Household Income			
2020	\$110,782	\$98,246	\$88,901
2025	\$117,727	\$103,550	\$94,456
Median Home Value			
2020	\$239,053	\$243,331	\$227,022
2025	\$247,087	\$257,377	\$244,488
Per Capita Income			
2020	\$45,392	\$41,680	\$37,694
2025	\$50,309	\$45,937	\$41,340
Median Age			
2010	34.4	33.5	33.0
2020	35.4	34.8	34.4
2025	35.7	34.8	34.2



	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	3,855	26,002	56,111
<\$15,000	2.3%	4.1%	5.3%
\$15,000 - \$24,999	5.9%	4.7%	5.0%
\$25,000 - \$34,999	3.1%	6.3%	6.4%
\$35,000 - \$49,999	4.3%	6.6%	7.9%
\$50,000 - \$74,999	11.7%	14.3%	16.1%
\$75,000 - \$99,999	15.7%	14.8%	14.9%
\$100,000 - \$149,999	22.9%	20.8%	20.8%
\$150,000 - \$199,999	14.8%	15.0%	12.7%
\$200,000+	19.2%	13.4%	10.9%
Average Household Income	\$140,612	\$122,285	\$111,740
2020 Population 25+ by Educational Attainment			
Total	7,028	47,429	104,165
Less than 9th Grade	2.8%	2.4%	3.4%
9th - 12th Grade, No Diploma	3.1%	2.7%	3.6%
High School Graduate	8.8%	11.2%	14.8%
GED/Alternative Credential	2.2%	2.3%	2.5%
Some College, No Degree	16.8%	20.3%	21.9%
Associate Degree	6.0%	6.8%	7.4%
Bachelor's Degree	32.4%	29.8%	26.8%
Graduate/Professional Degree	27.9%	24.6%	19.5%



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.



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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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 written 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 written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
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