



REALTY SERVICES

Meridiana Retail Center

±10,085 SF New Development

5045 Meridiana Pkwy | Arcola, Texas 77583



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

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

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Available: ± 10,085 SF Building on ±1.5 Acres (Drive-Thru Available)

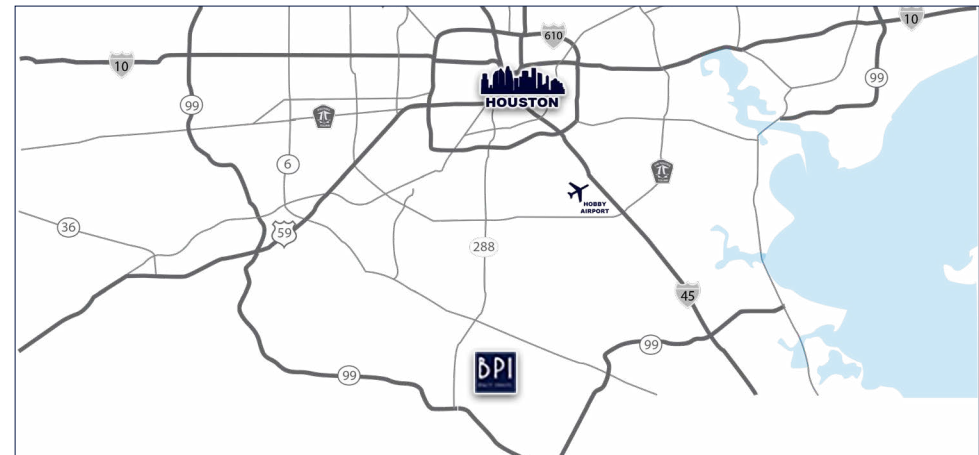
Pricing: Call for Pricing

Parking: 55 spaces (5.45 per 1,000 SF)

Description:

- Located within Meridiana Master Planned Community with approximately 6,500 homes
- New Class A retail center at hard corner, on the going to work side of Meridiana Pkwy & Pursley Pkwy, across from New Meridiana Adventure Cove Recreation Center
- Meridiana is conveniently located 10 minutes from Pearland Town Center, 15 minutes from Sugar Land, 20 minutes from Houston Hobby Airport, 25 minutes from Texas Medical Center, and 30 minutes from Downtown Houston

Demographics:	1 mile	3 mile	5 mile
2024 Population	2,970	13,857	48,858
2029 Proj. Population	3,205	21,318	64,530
Average HH Income	\$165,638	\$148,049	\$120,617



For More Information:

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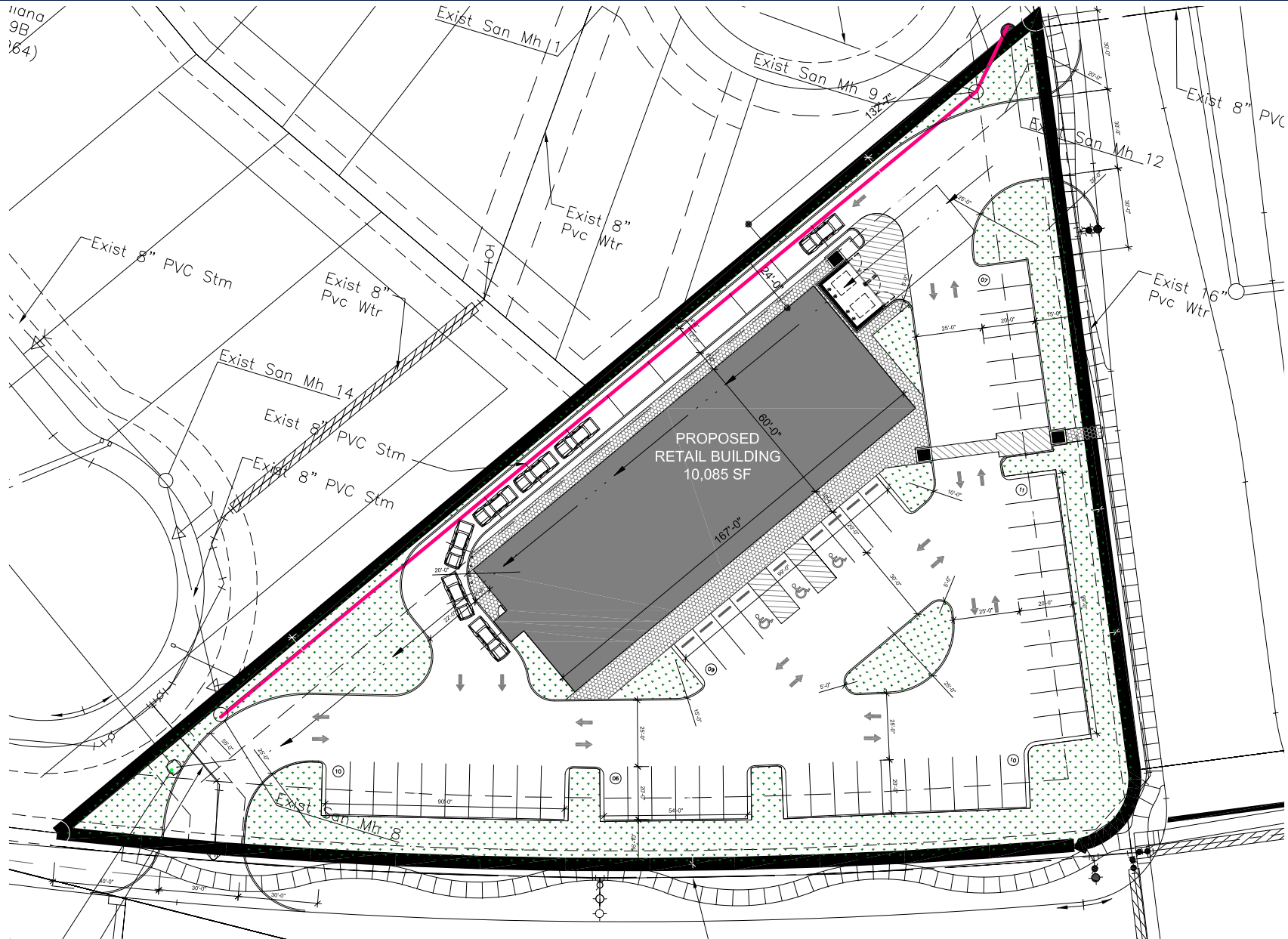


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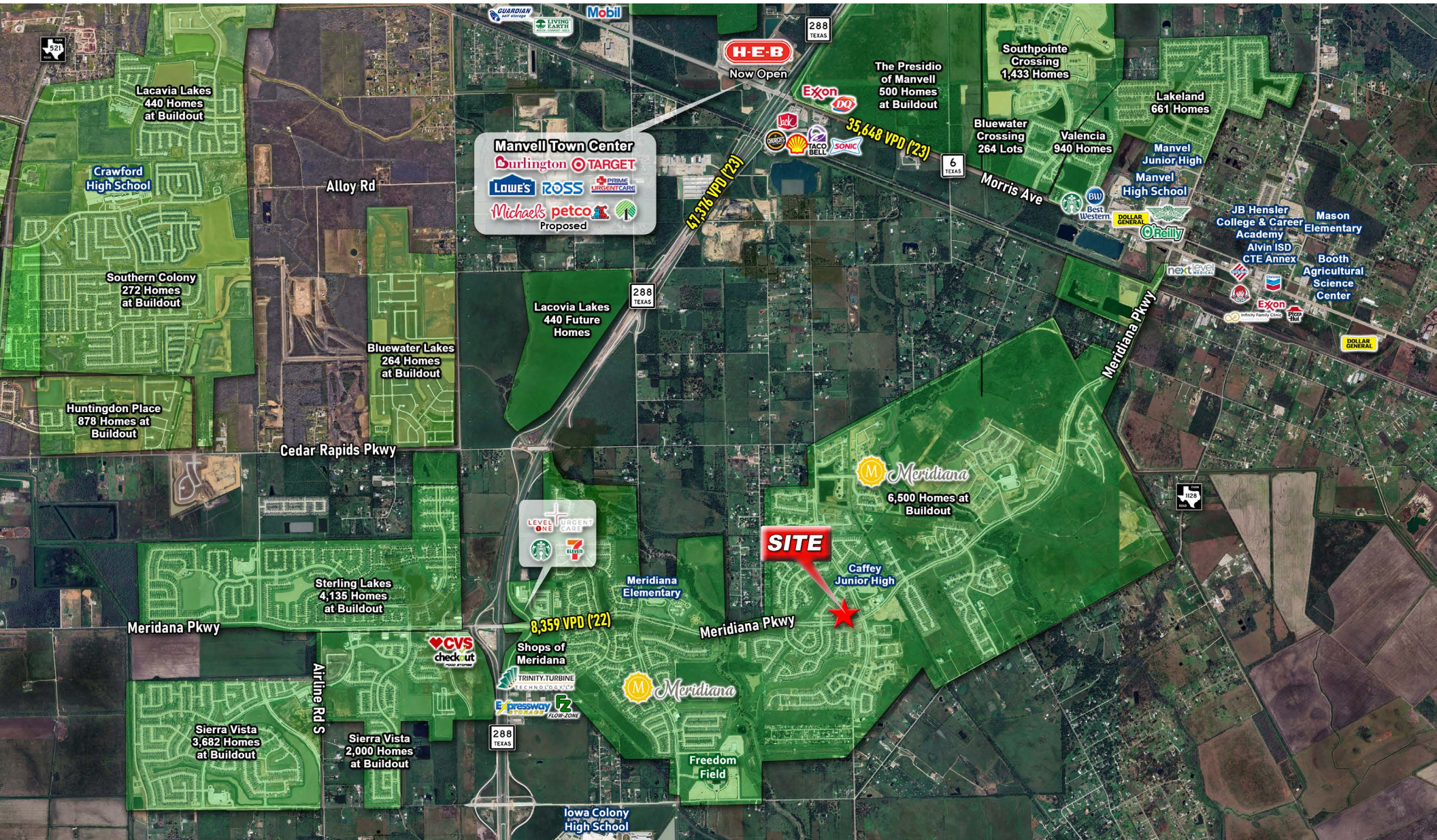


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2024 Population
(3 mi Radius)

13,857

Households
(3 mi Radius)

4,790

2029 Projected Pop.
(3 mi Radius)

21,318

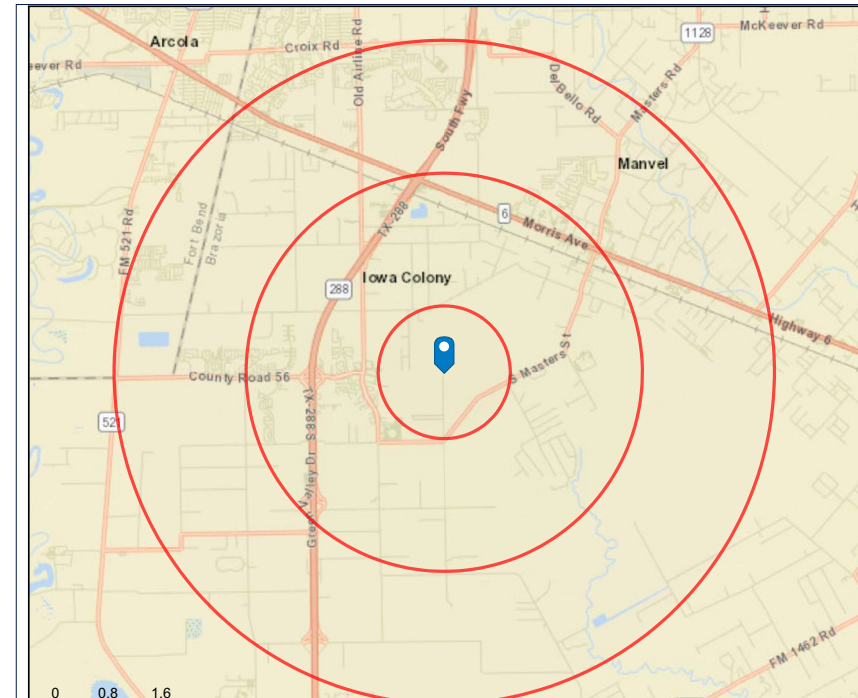
Avg HH Income
(3 mi Radius)

\$148,049

Avg Home Value
(3 mi Radius)

\$390,988

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	218	4,504	14,711
2020 Total Population	437	9,206	29,840
2020 Group Quarters	0	1	9
2024 Total Population	2,970	13,857	48,858
2024 Group Quarters	0	1	10
2029 Total Population	3,205	21,318	64,530
2024-2029 Annual Rate	1.53%	9.00%	5.72%
2024 Total Daytime Population	1,762	9,493	32,481
Workers	309	2,408	6,900
Residents	1,453	7,085	25,581
Household Summary			
2010 Households	75	1,520	4,753
2010 Average Household Size	2.89	2.96	3.09
2020 Total Households	144	3,013	9,483
2020 Average Household Size	3.03	3.06	3.15
2024 Total Households	920	4,790	15,631
2024 Average Household Size	3.23	2.89	3.13
2029 Households	1,000	7,455	21,053
2029 Average Household Size	3.21	2.86	3.06
2024-2029 Annual Rate	1.68%	9.25%	6.14%
2010 Families	60	1,213	3,824
2010 Average Family Size	3.25	3.32	3.45
2024 Families	743	3,838	12,398
2024 Average Family Size	3.64	3.27	3.57
2029 Families	802	5,862	16,523
2029 Average Family Size	3.64	3.27	3.52
2024-2029 Annual Rate	1.54%	8.84%	5.91%
Housing Unit Summary			
Vacant Housing Units	3.8%	7.8%	8.6%
2020 Housing Units	148	3,188	10,324
Owner Occupied Housing Units	89.9%	86.7%	79.8%
Renter Occupied Housing Units	7.4%	7.8%	12.1%
Vacant Housing Units	6.1%	6.0%	7.6%
2024 Housing Units	1,010	5,149	17,303
Owner Occupied Housing Units	87.4%	88.3%	82.8%
Renter Occupied Housing Units	3.7%	4.7%	7.6%
Vacant Housing Units	8.9%	7.0%	9.7%
2029 Housing Units	1,095	8,077	23,184
Owner Occupied Housing Units	85.2%	87.8%	84.5%
Renter Occupied Housing Units	6.1%	4.5%	6.3%
Vacant Housing Units	8.7%	7.7%	9.2%
Median Household Income			
2024	\$130,161	\$108,522	\$91,157
2029	\$161,681	\$121,606	\$102,423
Median Home Value			
2024	\$413,813	\$373,669	\$340,497
2029	\$454,473	\$414,410	\$388,004
Per Capita Income			
2024	\$54,825	\$48,715	\$38,606
2029	\$64,748	\$54,350	\$44,878
Median Age			
2020	36.6	35.0	33.6
2024	38.2	36.8	34.8



	1 mile	3 miles	5 miles
2024 Population 25+ by Educational Attainment			
Total	1,980	9,039	30,760
Less than 9th Grade	2.1%	4.4%	3.1%
9th - 12th Grade, No Diploma	6.5%	6.0%	4.2%
High School Graduate	18.7%	17.3%	18.8%
GED/Alternative Credential	3.4%	3.4%	5.5%
Some College, No Degree	21.3%	21.0%	21.3%
Associate Degree	10.6%	11.1%	7.3%
Bachelor's Degree	26.8%	25.8%	25.1%
Graduate/Professional Degree	10.7%	11.0%	14.7%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,602	7,105	24,419
Population 16+ Employed	96.2%	96.6%	96.6%
Population 16+ Unemployment rate	3.8%	3.4%	3.4%
Population 16-24 Employed	11.0%	11.9%	13.2%
Population 16-24 Unemployment rate	8.6%	7.7%	13.3%
Population 25-54 Employed	68.1%	67.6%	67.6%
Population 25-54 Unemployment rate	1.5%	1.6%	1.1%
Population 55-64 Employed	16.6%	16.0%	14.9%
Population 55-64 Unemployment rate	4.8%	3.3%	2.6%
Population 65+ Employed	4.3%	4.5%	4.4%
Population 65+ Unemployment rate	19.3%	16.0%	7.8%



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 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.

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

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