

EDABC 's IOR 2022 1st Qtr. Summary Report

1



Hwy 288 & SH 6

Manvel Town Center (Phase I)

Manvel, TX 77578

Brazoria County

Building Type: **Retail**

Status: **Proposed, breaks ground Jan 2022**

Building Size: **748,800 SF**

Land Area: **75 AC**

Stories: **1**

Expenses: **2021 Tax @ \$0.00/sf**

For Sale: **Not For Sale**

Space Avail: **748,800 SF**

Max Contig: **748,800 SF**

Smallest Space: **1,500 SF**

Rent/SF/YR: **Withheld**

% Leased: **0%**

Landlord Rep: WeitzmanJames Namken (713) 980-5622 Kyle Knight (713) 335-4532 -- 748,800 SF (1,500-748,800 SF)

Description

Manvel Town Center is a planned regional center that will serve the growing and expanding population of the South Houston/Pearland area. NEQ of Highway 288 and SH-6, 6 miles south of SH 288 & FM 518 the main retail hub of Pearland, Texas.

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4005 Technology Dr
Angleton, TX 77515
Brazoria County

Building Type: **Class B Office/Medical**
 Status: **Built 1991**
 Building Size: **269,770 SF**
 Typical Floor Size: **184,209 SF**
 Stories: **2**
 Expenses: **2021 Tax @ \$0.61/sf; 2011 Combined Est Tax/Ops @ \$7.50/sf**
 Parking: **900 free Surface Spaces are available; Ratio of 3.36/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **257,399 SF**
 Max Contig: **150,000 SF**
 Smallest Space: **150 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **4.6%**

Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 -- 257,399 SF (150-150,000 SF)

Approximately 269,700 Square Feet (SF) one and two-story Office & Light Industrial facility:

- Originally built in 1991 with expansion to current size in mid 1990s
- Approximately 900 lighted concrete parking spaces.
- Over 100,000 square feet of Office Space
- Multiple Large Conference Rooms, Media Rooms and Auditorium
- Large Banquet Facility and Meeting Rooms
- Multiple Certifiable Clean Rooms
- Environmental Controlled Industrial and Warehouse Space
- Key Card Entrances and Access
- 24 Hour Electronic Security

100% Climate-Controlled
 Fully-Sprinklered
 Approximately 13,800 SF of Clean Room area

*12,000 SF - Class 100,000

*1,800 SF - Class 1,000
 Approximate 3,500 SF of Laboratory Space

*Laboratory Furniture

*Fume Hoods

*Special Gas and Water connections
 Clear Height: Capable of providing 15'6"-16'6"
 2 - 8'x10' Dock Doors
 Helium, Argon, Nitrogen, Deionized Water and Compressed Air available
 Auditorium (80 person approximate capacity) with advanced video, sound and lighting capabilities
 7,000 SF fully-serviced Cafeteria

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11025 Discovery Bay Dr

Discovery Bay Medical Plaza

Pearland, TX 77584

Brazoria County

**SWC Business Center Dr &
Discovery Bay Dr**

Building Type: **Class A Office/Medical**

Status: **Proposed, breaks ground Jan 2022**

Building Size: **110,000 SF**

Typical Floor Size: **25,209 SF**

Stories: **4**

Expenses: **2021 Tax @ \$0.71/sf; 2014 Combined Est Tax/Ops @ \$9.17/sf**

Parking: **50 Covered Spaces are available; 423 Surface Spaces are available; Ratio of 4.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **100,000 SF**

Max Contig: **100,000 SF**

Smallest Space: **1,500 SF**

Rent/SF/YR: **Withheld**

% Leased: **0%**

Landlord Rep: Lee & Associates / Patrick Wolford, SIOR, CCIM (713) 744-7436 / Travis Taylor (713) 744-7449 -- 100,000 SF (1,500-25,000 SF)

Stream Realty and AMD Asset Holdings are proud to present Discovery Bay Medical Plaza, a state-of-the-art, energy-efficient 4-story medical office building designed with embedded cutting-edge technology and strategically located in the heart of Pearland's medical district in Shadow Creek Ranch along HWY 288, a major corridor just south of Beltway 8 in Houston. Shadow Creek Ranch is a rapidly growing 3500-acre upscale master planned community. Discovery Bay Medical Plaza will be professionally developed and managed by Stream Realty and AMD Asset Holdings.

Building Features:

Class A Medical Office Suites

Class A Specialized Use Medical Suites

Generous Tenant Improvement Allowances

Curtain Wall Entries

Ample Surface Parking

Perimeter & Interior Security Cameras

Computerized Card-Key Security Access

Rainwater Harvesting System for Landscaping

Hi-Tech Data & Communications Infrastructure

Two (2) Oversized High-Speed Elevators

Emergency Backup Generators

Convenient Pharmacy and Laboratory Services

Class A Entry Lobby w/ Energy-Efficient Glass, Italian Porcelain Flooring, Wood Paneling & Accent Walls

Class A Restrooms w/ High Quality Fixtures, Granite Countertops, & Stainless Steel Partition

4



3810 Magnolia St

Building A

Pearland, TX 77584

Brazoria County

Building Type: **Class C Manufacturing**

Status: **Built 1975**

Building Size: **90,000 SF**

Land Area: **2.94 AC**

Stories: **1**

Expenses: **2021 Tax @ \$0.86/sf**

Parking: **60 Surface Spaces are available; Ratio of 0.67/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **90,000 SF**

Max Contig: **90,000 SF**

Smallest Space: **90,000 SF**

Rent/SF/YR: **\$4.20**

% Leased: **0%**

Landlord Rep: Garver Real Estate / Scott Wilkerson (713) 522-3092 -- 90,000 SF (90,000 SF)

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<div>5</div> 	<p>4351 E Highway 6 Alvin, TX 77511 Brazoria County</p>	<p>Building Type: Class B Warehouse Status: Built Jun 2014 Building Size: 53,761 SF Land Area: 62.84 AC Stories: 1 Expenses: 2021 Tax @ \$3.07/sf Parking: 75 free Surface Spaces are available; Ratio of 2.53/1,000 SF For Sale: For Sale at \$6,500,000 (\$120.91/SF) - Active</p>	<p>Space Avail: 53,761 SF Max Contig: 53,761 SF Smallest Space: 53,761 SF Rent/SF/YR: \$0.95 % Leased: 0%</p> <p>Sales Company: CBRE: Ed Frantz (713) 577-1778, Joseph Smith (713) 577-1847, Lucian M. Bukowski (713) 881-0937 Landlord Rep: CBRE / Joseph Smith (713) 577-1847 / Ed Frantz (713) 577-1778 / Lucian M. Bukowski (713) 881-0937 -- 53,761 SF /14,409 ofc (53,761 SF)</p>
<div>6</div> 	<p>8560 Broadway St Pearland, TX 77584 Brazoria County</p>	<p>Building Type: Class A Office/Medical Status: Proposed, breaks ground Jan 2022 Building Size: 47,500 SF Typical Floor Size: 23,750 SF Stories: 2 Expenses: 2021 Tax @ \$0.28/sf For Sale: Not For Sale</p>	<p>Space Avail: 47,500 SF Max Contig: 47,500 SF Smallest Space: 23,750 SF Rent/SF/YR: \$25.00 % Leased: 0%</p> <p>Landlord Rep: Transwestern Real Estate Services / Heinrich Cronje (832) 408-4067 -- 47,500 SF (23,750 SF)</p>
<div>7</div> 	<p>301 This Way St Lake Jackson, TX 77566 Brazoria County</p>	<p>Building Type: Class A Office/Medical Status: Proposed, breaks ground Jan 2022 Building Size: 48,000 SF Typical Floor Size: 16,000 SF Stories: 3 For Sale: Not For Sale</p>	<p>Space Avail: 45,344 SF Max Contig: 15,468 SF Smallest Space: 3,000 SF Rent/SF/YR: Withheld % Leased: 5.5%</p> <p>Landlord Rep: Transwestern Real Estate Services / Sarah Carter (713) 231-1580 / Elise Pantazis (713) 231-1580 -- 45,344 SF (3,000-15,468 SF)</p>

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410-426 Plantation Dr

Brazosport Village Shopping Center

Lake Jackson, TX 77566

Brazoria County

Building Type: **Retail**

Status: **Built 1962**

Building Size: **56,102 SF**

Land Area: **11.60 AC**

Stories: **1**

Expenses: **2021 Tax @ \$0.92/sf**

Parking: **270 free Surface Spaces are available; Ratio of 2.39/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **43,900 SF**

Max Contig: **29,000 SF**

Smallest Space: **2,400 SF**

Rent/SF/YR: **\$7.00-\$10.00**

% Leased: **21.8%**

Landlord Rep: RE/MAX Lubbock / Landon Cole (806) 730-1353 -- 43,900 SF (2,400-29,000 SF)

This shopping center is located on a busy corner with great traffic counts. Come join the many other successful businesses operating at Brazosport Village!

Corner of Dixie and Plantation drive in Lake Jackson

9



4001 Technology Dr

Angleton, TX 77515

Brazoria County

Building Type: **Class A Office**

Status: **Built 1984, Renov 2011**

Building Size: **58,720 SF**

Typical Floor Size: **19,041 SF**

Stories: **3**

Expenses: **2021 Tax @ \$2.78/sf**

Parking: **1,267 free Surface Spaces are available; Ratio of 4.72/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **40,681 SF**

Max Contig: **20,944 SF**

Smallest Space: **19,737 SF**

Rent/SF/YR: **Withheld**

% Leased: **30.7%**

Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 -- 40,681 SF (19,737-20,944 SF)

3-Story Office Building
58,720 Total NRA

*1st Floor: 18,039 SF

*2nd Floor: 20,944 SF

*3rd Floor: 19,737 SF




Built in 1984

Extensive interior renovation completed in 2011

*Updated Common-Area Lobby

*New Roof

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10		636-734 W Brazos Ave West Columbia Shopping Center West Columbia, TX 77486 Brazoria County	Building Type: Retail Status: Built 1983 Building Size: 42,000 SF Land Area: 6.80 AC Stories: 1 Expenses: 2021 Tax @ \$0.33/sf For Sale: Not For Sale	Space Avail: 39,565 SF Max Contig: 24,700 SF Smallest Space: 1,200 SF Rent/SF/YR: \$5.88-\$14.28 % Leased: 5.8%
Landlord Rep: Harry M. Green Interests / Donald Daum (713) 953-9800 / Harry M. Green (713) 953-9800 -- 39,565 SF (1,200-24,700 SF)				
11		1824 FM-523 Bldg 2 Freeport, TX 77541 Brazoria County	Building Type: Class C Manufacturing Status: Built 1975 Building Size: 42,353 SF Land Area: 5 AC Stories: 1 Expenses: 2021 Tax @ \$0.89/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 39,000 SF Max Contig: 21,000 SF Smallest Space: 18,000 SF Rent/SF/YR: \$5.90-\$6.60 % Leased: 7.9%
Landlord Rep: Chad Peltier / Chad Peltier (979) 482-0220 -- 39,000 SF (18,000-21,000 SF)				
* Sodium and mercury lighting				
* Covered deck area				
12		8101 Fite Rd Pearland, TX 77584 Brazoria County	Building Type: Class B Warehouse Status: Built 1983 Building Size: 81,645 SF Land Area: 4.82 AC Stories: 1 Expenses: 2021 Tax @ \$0.56/sf Parking: 20 free Surface Spaces are available; Ratio of 0.24/1,000 SF For Sale: Not For Sale	Space Avail: 37,500 SF Max Contig: 37,500 SF Smallest Space: 37,500 SF Rent/SF/YR: Withheld % Leased: 54.1%
Landlord Rep: Finial Group / Doc Perrier (832) 752-1608 -- 37,500 SF (37,500 SF)				
81,645 Sq. ft. metal building on 4.82 acres of land. EAVE HEIGHT: 6000 SF at 16 feet and 75,645 SF at 20 feet.; TRUCK DOORS: 10 dock doors/load levelers,2 dock doors/truck well, 2 grade leveldoors.OFFICE: 4000 SQ. FT.(two story)				
4.82 acres out of southwest 1/4 of the northwest 1/4 of Section 17, H.T. & B.R.R. Co. Survey, A-242, Brazoria County Texas.				

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1616 N Main St
1622 N Main St
Pearland, TX 77581
Brazoria County

Building Type: **Class C Manufacturing**
 Status: **Built 1969, Renov 2005**
 Building Size: **37,500 SF**
 Land Area: **3.18 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$0.87/sf**
 For Sale: **For Sale at \$2,900,000 (\$77.33/SF) - Active**

Space Avail: **37,500 SF**
 Max Contig: **37,500 SF**
 Smallest Space: **37,500 SF**
 Rent/SF/YR: **\$8.40**
 % Leased: **0%**

Sales Company: Zann Commercial Brokerage, Inc.: Jason Kieschnick (281) 280-8088, Emily Krone (281) 786-1666
 Landlord Rep: Zann Commercial Brokerage, Inc. / Jason Kieschnick (281) 280-8088 / Emily Krone (281) 786-1666 -- 37,500 SF (37,500 SF)

14



2650 Pearland Pky
The Center at Pearland
Parkway
Pearland, TX 77581
Brazoria County
NWC

Building Type: **Retail/Storefront**
 Status: **Built Jan 2014**
 Building Size: **128,754 SF**
 Land Area: **18.79 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$0.00/sf**
 Parking: **684 Surface Spaces are available**
 For Sale: **Not For Sale**

Space Avail: **33,800 SF**
 Max Contig: **25,000 SF**
 Smallest Space: **2,100 SF**
 Rent/SF/YR: **\$38.00**
 % Leased: **73.8%**

Landlord Rep: Dunhill Partners, Inc. / Andy Crosland (214) 525-6285 / Sarah Landry (214) 525-3527 -- 33,800 SF (2,100-25,000 SF)

New shopping center at Pearland Pkwy & FM-518.

15



1100-1116 E Mulberry St
Angleton Plaza
Angleton, TX 77515
Brazoria County

Building Type: **Retail/(Neighborhood Ctr)**
 Status: **Built 1978**
 Building Size: **78,772 SF**
 Land Area: **6.40 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$0.89/sf**
 Parking: **304 free Surface Spaces are available; Ratio of 3.86/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **33,326 SF**
 Max Contig: **14,995 SF**
 Smallest Space: **900 SF**
 Rent/SF/YR: **\$11.88-\$18.00**
 % Leased: **60.5%**

Landlord Rep: Harry M. Green Interests / Donald Daum (713) 953-9800 / Harry M. Green (713) 953-9800 -- 33,326 SF (900-14,995 SF)

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493-533 N Downing Rd

Angleton Palm

Angleton, TX 77515

Brazoria County

Building Type: **Retail**

Status: **Built 1977**

Building Size: **60,000 SF**

Land Area: **5 AC**

Stories: **1**

Expenses: **2021 Tax @ \$0.23/sf**

Parking: **257 free Surface Spaces are available; Ratio of 4.67/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **30,260 SF**

Max Contig: **19,760 SF**

Smallest Space: **10,500 SF**

Rent/SF/YR: **\$5.88-\$10.80**

% Leased: **49.6%**

Landlord Rep: Harry M. Green Interests / M.Harry M. Green (713) 953-9800 X103 -- 30,260 SF (10,500-19,760 SF)

Located on a major thoroughfare, ample parking, great visibility. Several national credit tenants.
1,722 sq.ft. - 19,760 sq.ft. available

Located on Highway 35 Angleton, TX

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1131 FM 517 Rd

Alvin, TX 77511

Brazoria County

Building Type: **Class B Warehouse**

Status: **Built 1995**

Building Size: **30,000 SF**

Land Area: **4.44 AC**

Stories: **1**

Expenses: **2021 Tax @ \$1.07/sf**

Parking: **53 Surface Spaces are available; Ratio of 1.77/1,000 SF**

For Sale: **For Sale - Active**

Space Avail: **30,000 SF**

Max Contig: **30,000 SF**

Smallest Space: **30,000 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

Sales Company: Fritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, Winston Wegner (713) 275-3813, Dylan Coleman (713) 275-3781

Landlord Rep: Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Winston Wegner (713) 275-3813 / Dylan Coleman (713) 275-3781 -- 30,000 SF /5,000 ofc (30,000 SF)

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Highway 6 & Highway 35

Alvin, TX 77511

Brazoria County

Building Type: **Retail/Freestanding**

Status: **Proposed, breaks ground Jun 2022**

Building Size: **30,000 SF**

Land Area: **5.38 AC**

Stories: **1**

Expenses: **2021 Tax @ \$0.03/sf; 2010 Ops @ \$5.05/sf**

Parking: **227 Surface Spaces are available; Ratio of 4.34/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **30,000 SF**

Max Contig: **30,000 SF**

Smallest Space: **30,000 SF**

Rent/SF/YR: **Withheld**

% Leased: **0%**

Landlord Rep: Property Commerce / Chad Moss (832) 804-8526 -- 30,000 SF (30,000 SF)

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4303-4307 Chance Ln

Rosharon, TX 77583

Brazoria County

Building Type: **Class B Warehouse**

Status: **Built Oct 2021**

Building Size: **29,425 SF**

Land Area: **-**

Stories: **1**

Expenses: **2021 Tax @ \$0.06/sf**

For Sale: **Not For Sale**

Space Avail: **29,425 SF**

Max Contig: **29,425 SF**

Smallest Space: **29,425 SF**

Rent/SF/YR: **\$12.58**

% Leased: **0%**

Landlord Rep: KW Commercial Signature / Chris Abel (281) 552-8423 -- 29,425 SF (29,425 SF)

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401-443 This Way St

Plantation Village

Lake Jackson, TX 77566

Brazoria County

Plantation Village

Building Type: **Retail/Convenience Store**

Status: **Built Nov 1985**

Building Size: **57,167 SF**

Land Area: **5 AC**

Stories: **1**

Expenses: **2021 Tax @ \$1.54/sf; 2017 Ops @ \$2.58/sf**

Parking: **242 Surface Spaces are available; Ratio of 4.21/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **29,175 SF**

Max Contig: **12,600 SF**

Smallest Space: **900 SF**

Rent/SF/YR: **Withheld**


% Leased: **49.0%**


Landlord Rep: WPW Realty Advisors / David Werlin (713) 627-2711 X109 -- 29,175 SF (900-12,600 SF)


Plantation Village Shopping Center, a 57,525 square foot retail shopping center on a five acre site in the heart of Lake Jackson Texas, offers an appealing location with easy access and desirable frontage along the busy intersection of This Way Street and SH 332/288. The Brazosport region services an estimated shopping population of 200,000 in a four county area and is amidst one of the largest petrochemical complexes in Texas.

The center is located next door to the new Dow Chemical Research Center and is locally managed by owner. Improvements include: a newly painted exterior, updated landscaping, and re-striping of the parking lot. Some of the center's merchants include: Andy's Kitchen Restaurant, WINGSTOP, Martial Arts of America, Top China Buffet, AT &T, Headwaves, Brazoria County Dialysis, LA Nails, and Farmer's Insurance. Rents are competitive with other Lake Jackson Properties.

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21		8201 Broadway St Orchard Plaza Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 2005 Building Size: 60,187 SF Land Area: 6.74 AC Stories: 1 Expenses: 2021 Tax @ \$3.63/sf, 2012 Est Tax @ \$2.25/sf; 2007 Ops @ \$6.27/sf, 2012 Est Ops @ \$3.04/sf Parking: 355 free Surface Spaces are available; Ratio of 5.00/1,000 SF For Sale: Not For Sale	Space Avail: 29,059 SF Max Contig: 11,974 SF Smallest Space: 1,300 SF Rent/SF/YR: Withheld % Leased: 71.6%
Landlord Rep: Criss Cross Commercial GroupCorinne Agrella (713) 956-6625 -- 29,059 SF (1,300-11,974 SF)				

22		1701 Fairway Dr Fairway Plaza Alvin, TX 77511 Brazoria County	Building Type: Retail/Freestanding (Community Ctr) Status: Built 1982 Building Size: 91,360 SF Land Area: 14.30 AC Stories: 1 Expenses: 2021 Tax @ \$0.92/sf; 2016 Combined Est Tax/Ops @ \$3.00/sf Parking: 200 Surface Spaces are available; Ratio of 2.19/1,000 SF For Sale: Not For Sale	Space Avail: 28,990 SF Max Contig: 10,574 SF Smallest Space: 1,301 SF Rent/SF/YR: \$9.00-\$15.00 % Leased: 68.3%
Landlord Rep: CC Management, Ltd. / Randy Fertitta (713) 963-0963 X5 -- 28,990 SF (1,301-10,574 SF)				
91,360 SF plaza located on the northwest corner of State Highway 35 and Fairway Street. 28,000 vehicles per day (State Highway 35).				

23		702 Dixie Dr Clute, TX 77531 Brazoria County	Building Type: Retail/Freestanding Status: Built 1972 Building Size: 25,976 SF Land Area: 1.09 AC Stories: 1 Expenses: 2021 Tax @ \$0.37/sf; 2014 Ops @ \$0.72/sf Parking: 22 Surface Spaces are available; Ratio of 0.84/1,000 SF For Sale: For Sale at \$1,050,000 (\$40.42/SF) - Active	Space Avail: 25,976 SF Max Contig: 25,976 SF Smallest Space: 25,976 SF Rent/SF/YR: Withheld % Leased: 0%
Sales Company: Anchor Commercial Real Estate Services: Rob Giesecke (281) 335-8889				
Landlord Rep: Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889 -- 25,976 SF (25,976 SF)				

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10970 Shadow Creek Pky
Pearland, TX 77584
Brazoria County

Building Type: **Class B Office/Medical**
 Status: **Built May 2006**
 Building Size: **81,500 SF**
 Typical Floor Size: **27,166 SF**
 Stories: **3**
 Expenses: **2021 Tax @ \$3.32/sf, 2013 Est Tax @ \$2.59/sf; 2013 Est Ops @ \$8.62/sf**
 Parking: **350 Surface Spaces are available; Ratio of 4.29/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **25,900 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **1,300 SF**
 Rent/SF/YR: **\$22.00-\$26.00**
 % Leased: **68.2%**

Landlord Rep: HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452 -- 25,900 SF (1,300-5,000 SF)

Medical office building, primarily leased out only to Health Care Facilities Corp. physicians.

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22535 N Highway 288B
Schlumberger
Angleton, TX 77515
Brazoria County

Building Type: **Class C Warehouse**
 Status: **Built 1995**
 Building Size: **25,780 SF**
 Land Area: **10 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$0.68/sf**
 Parking: **100 Surface Spaces are available; Ratio of 3.88/1,000 SF**
 For Sale: **For Sale - Active**

Space Avail: **25,780 SF**
 Max Contig: **25,780 SF**
 Smallest Space: **8,750 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

Sales Company: Fritsche Anderson Realty Partners, LLC: Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781

Landlord Rep: Fritsche Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781 -- 20,530 SF (8,750-11,780 SF)

Special features of this building include weight scales, compressors, 2 O.H. cranes, full kitchen, category five wiring, steam cleaner, concrete drivers, furniture, locker room.

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26		7002 Bissell Rd Manvel, TX 77578 Brazoria County	Building Type: Class C Manufacturing Status: Built 1969 Building Size: 25,290 SF Land Area: 10 AC Stories: 1 Expenses: 2021 Tax @ \$0.73/sf Parking: 1,000 free Surface Spaces are available; Ratio of 10.00/1,000 SF For Sale: Not For Sale	Space Avail: 25,290 SF Max Contig: 25,290 SF Smallest Space: 25,290 SF Rent/SF/YR: \$7.80 % Leased: 0%
Landlord Rep: Thomas Mathew Padavil / M.Thomas M. Padavil (469) 408-6543 -- 25,290 SF /1,250 ofc (25,290 SF)				
27		3730 S Main St Pearland, TX 77581 Brazoria County	Building Type: Class B Distribution Status: Built Feb 2017 Building Size: 225,000 SF Land Area: 40.39 AC Stories: 1 Expenses: 2021 Tax @ \$0.19/sf For Sale: Not For Sale	Space Avail: 25,000 SF Max Contig: 25,000 SF Smallest Space: 5,000 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: FloWorks International / (713) 948-8858				
Sublet Contact: Pipeline Realty Brokerage / Christopher Powell (713) 799-5973 -- 25,000 SF /5,000 ofc (5,000-25,000 SF)				
28		1200-1232 FM 1462 Rd Alvin Shopping Center Alvin, TX 77511 Brazoria County	Building Type: Retail/Storefront Status: Built 1980 Building Size: 90,316 SF Land Area: 8 AC Stories: 1 Expenses: 2021 Tax @ \$0.39/sf; 2011 Ops @ \$1.44/sf Parking: 377 free Surface Spaces are available; Ratio of 4.17/1,000 SF For Sale: Not For Sale	Space Avail: 24,781 SF Max Contig: 14,026 SF Smallest Space: 3,455 SF Rent/SF/YR: Withheld % Leased: 72.6%
Landlord Rep: Blossom Dev Inc / Doreen Hill (713) 785-6272 X320				
Leasing Company: Silvestri Investments, Inc / Doreen Hill (713) 785-6272 -- 24,781 SF (3,455-14,026 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

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1201 N Velasco St
Angleton, TX 77515
Brazoria County

Building Type: **Retail**
 Status: **Built 1981**
 Building Size: **62,171 SF**
 Land Area: **6.79 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$0.67/sf; 2016 Ops @ \$3.28/sf**
 Parking: **280 free Surface Spaces are available; Ratio of 6.36/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **24,651 SF**
 Max Contig: **14,348 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **60.4%**

Landlord Rep: WeitzmanJames Namken (713) 980-5622 -- 24,651 SF (1,500-14,348 SF)

PROPERTY HIGHLIGHTS

Highly visible neighborhood shopping center with excellent signage in the heart of Angleton
 Located two blocks south of Angleton Recreation Center, Kroger, and Walmart.

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1001 W Plantation Dr
Clute, TX 77531
Brazoria County

Building Type: **Retail/Storefront**
 Status: **Built 1974, Renov 2020**
 Building Size: **83,496 SF**
 Land Area: **10.28 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$0.85/sf**
 Parking: **400 free Surface Spaces are available; Ratio of 4.03/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **24,200 SF**
 Max Contig: **20,000 SF**
 Smallest Space: **4,200 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **71.0%**

Landlord Rep: Williamsburg EnterprisesLauren Shepperd (713) 804-1030 -- 24,200 SF (4,200-20,000 SF)

31







1033 Dixie Dr
Clute, TX 77531
Brazoria County

Building Type: **Retail/Storefront Retail/Office**
 Status: **Built 1973**
 Building Size: **43,000 SF**
 Land Area: **3.11 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$1.32/sf**
 For Sale: **Not For Sale**


Space Avail: **24,000 SF**
 Max Contig: **13,000 SF**
 Smallest Space: **5,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **44.2%**

Landlord Rep: PMD, LLC / Barry Pulaski (832) 867-0974 -- 24,000 SF (5,000-13,000 SF)

EDABC 's IOR 2022 1st Qtr. Summary Report

32		1920 Country Place Pky Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical (Strip Ctr) Status: Built 2008 Building Size: 67,500 SF Typical Floor Size: 17,000 SF Stories: 4 Expenses: 2021 Tax @ \$1.58/sf, 2012 Est Tax @ \$2.46/sf; 2011 Ops @ \$5.80/sf, 2012 Est Ops @ \$5.80/sf Parking: Free Surface Spaces; Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 23,700 SF Max Contig: 20,000 SF Smallest Space: 1,653 SF Rent/SF/YR: \$21.00 % Leased: 64.9%
Landlord Rep: Tribble & Associates / Tom Tribble (281) 461-4474 -- 23,700 SF (1,653-20,000 SF) Pre-leasing 64,000SF four-story medical/office building with excellent visibility on Hwy 288 and Beltway 8.				
33		2941 Broadway Bend Dr Primeline Pro Office Building Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Built 2020 Building Size: 33,320 SF Typical Floor Size: 16,255 SF Stories: 2 Expenses: 2021 Tax @ \$2.95/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 23,252 SF Max Contig: 15,436 SF Smallest Space: 1,192 SF Rent/SF/YR: \$23.00 % Leased: 30.2%
Landlord Rep: NAI Partners / Zach Leger (713) 275-9605 -- 23,252 SF (1,192-15,436 SF)				
34		4023 Technology Dr Biomedical Testing Building Angleton, TX 77515 Brazoria County	Building Type: Class B Flex/R&D Status: Built 1991 Building Size: 22,866 SF Land Area: 119.80 AC Stories: 1 Expenses: 2021 Tax @ \$7.15/sf Parking: 42 free Surface Spaces are available; Ratio of 1.97/1,000 SF For Sale: Not For Sale	Space Avail: 22,866 SF Max Contig: 22,866 SF Smallest Space: 22,866 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 -- 22,866 SF (22,866 SF)				
35		825 Industrial St Clute, TX 77531 Brazoria County	Building Type: Class C Warehouse Status: Built 1981 Building Size: 25,000 SF Land Area: 3.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.14/sf For Sale: Not For Sale	Space Avail: 22,500 SF Max Contig: 15,000 SF Smallest Space: 7,500 SF Rent/SF/YR: \$6.10 % Leased: 10.0%
Landlord Rep: Gary Brown & Associates, Inc. / S.Gary S. Brown (713) 468-1010 -- 22,500 SF /2,500 ofc (7,500-15,000 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

<div data-bbox="102 191 131 216">36</div> 	<p>7713 Broadway St Pearland, TX 77581 Brazoria County</p>	<p>Building Type: Retail Status: Proposed, breaks ground Nov 2022 Building Size: 21,000 SF Land Area: 2.25 AC Stories: 1 Expenses: 2021 Tax @ \$0.36/sf For Sale: Not For Sale</p>	<p>Space Avail: 21,000 SF Max Contig: 21,000 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 0%</p> <p>Landlord Rep: Veekay Commercial / Jeremy Roberts (713) 851-4982 -- 21,000 SF (1,500-21,000 SF)</p>
<div data-bbox="102 600 131 625">37</div> 	<p>3501 Galaznik Rd Angleton, TX 77515 Brazoria County</p>	<p>Building Type: Class B Warehouse Status: Built 2012 Building Size: 20,000 SF Land Area: 2.76 AC Stories: 1 Expenses: 2021 Tax @ \$2.05/sf Parking: 27 Surface Spaces are available; Ratio of 1.35/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 20,000 SF Max Contig: 20,000 SF Smallest Space: 20,000 SF Rent/SF/YR: Withheld % Leased: 0%</p> <p>Landlord Rep: Clay & Co. / Kevin Dalrymple (713) 722-1250 X3 / Amy Silvey (713) 722-1250 -- 20,000 SF /6,500 ofc (20,000 SF)</p>
<div data-bbox="102 1026 131 1052">38</div> 	<p>456 Brazosport Blvd S Clute, TX 77531 Brazoria County</p>	<p>Building Type: Class B Industrial Status: Built 2014 Building Size: 19,894 SF Land Area: 2.37 AC Stories: 1 Expenses: 2021 Tax @ \$3.00/sf Parking: 31 Surface Spaces are available; Ratio of 1.56/1,000 SF For Sale: For Sale at \$1,500,000 (\$75.40/SF) - Under Contract</p>	<p>Space Avail: 19,894 SF Max Contig: 19,894 SF Smallest Space: 19,894 SF Rent/SF/YR: \$7.80 % Leased: 100%</p> <p>Sales Company: Avison Young: Josh J. LaRocca (713) 993-7171 Avison Young: Andrew Meyers (858) 519-3242 Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 -- 19,894 SF (19,894 SF)</p>

EDABC 's IOR 2022 1st Qtr. Summary Report

39		1111 Fm 517 Rd Alvin, TX 77511 Brazoria County	Building Type: Class B Warehouse Status: Built 1994, Renov 2019 Building Size: 19,000 SF Land Area: 4.70 AC Stories: 1 Expenses: 2021 Tax @ \$0.78/sf Parking: Ratio of 0.00/1,000 SF For Sale: For Sale - Active	Space Avail: 19,000 SF Max Contig: 19,000 SF Smallest Space: 19,000 SF Rent/SF/YR: Withheld % Leased: 0%
Sales Company: Fritsche Anderson Realty Partners, LLC: Brandon Wuntch (713) 275-3784, Winston Wegner (713) 275-3813, Dylan Coleman (713) 275-3781 Landlord Rep: Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Winston Wegner (713) 275-3813 / Dylan Coleman (713) 275-3781 -- 19,000 SF (19,000 SF)				
40		165 Oyster Creek Dr Lake Jackson, TX 77566 Brazoria County	Building Type: Retail/Freestanding Status: Built 2000 Building Size: 33,670 SF Land Area: 2.76 AC Stories: 1 Expenses: 2021 Tax @ \$0.99/sf For Sale: Not For Sale	Space Avail: 18,355 SF Max Contig: 18,355 SF Smallest Space: 8,000 SF Rent/SF/YR: \$9.00 % Leased: 45.5%
Landlord Rep: Kin Properties, Inc. / Beth Calay (561) 620-9200 X121 / Jeff M. Ross (561) 620-9200 -- 18,355 SF (8,000-18,355 SF)				
41		23199 Highway 6 Martha Vineyard's Retail Alvin, TX 77511 Brazoria County	Building Type: Retail/Storefront Status: Proposed, breaks ground Dec 2021 Building Size: 17,952 SF Land Area: 2.22 AC Stories: 1 Expenses: 2021 Tax @ \$0.00/sf Parking: 93 Surface Spaces are available; Ratio of 5.18/1,000 SF For Sale: Not For Sale	Space Avail: 17,952 SF Max Contig: 17,952 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00-\$27.00 % Leased: 0%
Landlord Rep: Ausmus Premier Properties / Faye Ausmus (832) 563-4157 -- 17,952 SF (1,200-12,752 SF)				
42		403 S Gulf Blvd Freeport, TX 77541 Brazoria County	Building Type: Class C Warehouse Status: Built 1963 Building Size: 17,200 SF Land Area: 0.79 AC Stories: 1 Expenses: 2021 Tax @ \$1.00/sf Parking: 15 Surface Spaces are available; Ratio of 0.87/1,000 SF For Sale: Not For Sale	Space Avail: 17,200 SF Max Contig: 17,200 SF Smallest Space: 17,200 SF Rent/SF/YR: \$6.00 % Leased: 100%
Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 17,200 SF (17,200 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

43



11233 Shadow Creek Pky

**11233 Shadow Creek
Parkway**

Pearland, TX 77584

Brazoria County

Building Type: **Class A Office/Medical**
 Status: **Built 2009**
 Building Size: **80,000 SF**
 Typical Floor Size: **20,000 SF**
 Stories: **4**
 Expenses: **2021 Tax @ \$3.03/sf; 2018 Ops @ \$8.48/sf**
 Parking: **200 Surface Spaces are available; 60 Covered Spaces are available; Reserved Spaces @ \$40.00/mo; Ratio of 3.25/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **16,016 SF**

Max Contig: **5,556 SF**

Smallest Space: **1,715 SF**

Rent/SF/YR: **\$19.50-\$21.50**

% Leased: **86.9%**

Landlord Rep: Moody RambinKurt Kistler (713) 773-5590 Kevin Nolan (713) 773-5572 -- 16,016 SF (1,715-5,556 SF)

- Available building signage
- Glass curtain wall exterior with architectural precast concrete spandrel panels
- Large open floor plates providing efficient and flexible space planning
- Class A office finishes
- Sustainable energy efficient design
- Fully sprinklered building
- Computerized card-key security access
- Ample surface parking
- Office and medical suites available
- Child care facility within walking distance
- 15 Miles to downtown, 12 Miles to Medical Center
- Perimeter security cameras
- Professionally managed

44



1013 N Main St

Building A

Pearland, TX 77581

Brazoria County

Building Type: **Retail/Storefront Retail/Office**
 Status: **Built 1977**
 Building Size: **15,750 SF**
 Land Area: **1.84 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$3.30/sf**
 Parking: **30 free Surface Spaces are available; Ratio of 1.90/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **15,750 SF**

Max Contig: **15,750 SF**

Smallest Space: **5,000 SF**





Rent/SF/YR: **Withheld**

% Leased: **0%**





Landlord Rep: AskOzzie.Com Real Estate Services / (281) 617-7459

Leasing Company: KW Commercial / Americo Mendez (713) 409-5527 -- 15,750 SF (5,000-15,750 SF)

EDABC 's IOR 2022 1st Qtr. Summary Report

45		0 Reflection Bay The Shops at Reflection Bay Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Status: Under Construction, delivers Apr 2022 Building Size: 15,500 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$2.06/sf For Sale: Not For Sale	Space Avail: 15,500 SF Max Contig: 15,500 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: NextGen Real Estate / Michael Stavinoha (979) 320-4303 -- 15,500 SF (1,000-15,500 SF)				
46		25471 Highway 288 Rosharon, TX 77583 Brazoria County	Building Type: Industrial Status: Built 1980, Renov 2010 Building Size: 15,400 SF Land Area: 2 AC Stories: 1 Expenses: 2021 Tax @ \$1.08/sf For Sale: Not For Sale	Space Avail: 15,400 SF Max Contig: 15,400 SF Smallest Space: 15,400 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: Company information unavailable at this time				
Sublet Contact: Savills / Grant Hortenstine (713) 237-5542 -- 15,400 SF /6,400 ofc (15,400 SF)				
47		2309 Zapata St Freeport, TX 77541 Brazoria County	Building Type: Class C Industrial Status: Built 1961, Renov 1973 Building Size: 16,500 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.98/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 14,812 SF Max Contig: 14,812 SF Smallest Space: 14,812 SF Rent/SF/YR: \$9.00 % Leased: 10.2%
Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 14,812 SF (14,812 SF)				
48		Bailey Rd & County Rd Manvel, TX 77578 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Under Construction, delivers Apr 2022 Building Size: 14,789 SF Land Area: 7.25 AC Stories: 1 Expenses: 2021 Tax @ \$3.09/sf Parking: 59 Surface Spaces are available; Ratio of 3.99/1,000 SF For Sale: Not For Sale	Space Avail: 14,789 SF Max Contig: 4,487 SF Smallest Space: 1,418 SF Rent/SF/YR: \$30.00-\$32.00 % Leased: 0%
Landlord Rep: Ardent Hardcastle Real Estate / Lee Hernandez (832) 713-1158 / Stephan Robinson (281) 485-6000 -- 16,164 SF (1,418-4,487 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

49		1201 N Avenue H Petro Freeport, TX 77541 Brazoria County	Building Type: Class B Office/Medical Status: Built 1989, Renov 2017 Building Size: 21,920 SF Typical Floor Size: 10,960 SF Stories: 2 Expenses: 2021 Tax @ \$1.11/sf Parking: 38 Surface Spaces are available; Ratio of 1.73/1,000 SF For Sale: Not For Sale	Space Avail: 14,360 SF Max Contig: 10,960 SF Smallest Space: 1,000 SF Rent/SF/YR: \$15.00 % Leased: 34.5%
Landlord Rep: AMS Commercial Real Estate / Dustin Graf (512) 970-4303 Leasing Company: Agilis Commercial Real Estate / Dustin Graf (512) 970-4303 -- 14,360 SF (1,000-10,960 SF) LOCATED TWO BLOCKS OFF HWY 288B IN FREEPORT.				
50		12006 Shadow Creek Pky Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2008 Building Size: 21,335 SF Land Area: 13.50 AC Stories: 1 Expenses: 2021 Tax @ \$18.95/sf; 2009 Ops @ \$7.15/sf Parking: 175 free Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 14,345 SF Max Contig: 14,345 SF Smallest Space: 14,345 SF Rent/SF/YR: \$26.50 % Leased: 32.8%
Landlord Rep: Tarantino Properties, Inc. / Eric Drymalla (713) 974-4292 X126 -- 14,345 SF (14,345 SF)				
51		11200 Broadway St Building 900 Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Status: Built 2008 Building Size: 31,204 SF Land Area: 1.40 AC Stories: 1 Expenses: 2021 Tax @ \$5.68/sf For Sale: Not For Sale	Space Avail: 14,116 SF Max Contig: 14,116 SF Smallest Space: 3,016 SF Rent/SF/YR: Withheld % Leased: 54.8%
Landlord Rep: Evergreen Commercial Realty / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 / Blair Golden (713) 664-3634 -- 14,116 SF (3,016-5,600 SF)				
52		12280 Broadway St Pearland, TX 77584 Brazoria County	Building Type: Class A Office/Medical Status: Built 2021 Building Size: 25,456 SF Typical Floor Size: 25,456 SF Stories: 1 Expenses: 2021 Tax @ \$2.29/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 13,794 SF Max Contig: 1,326 SF Smallest Space: 1,010 SF Rent/SF/YR: Withheld % Leased: 45.8%
Landlord Rep: NextGen Real Estate / Michael Stavinocha (979) 320-4303 -- 10,764 SF (1,014-1,326 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

53



2508-2754 Smith Ranch Rd
Retail C-D
Pearland, TX 77584
Brazoria County

Building Type: **Retail/Storefront (Community Ctr)**
 Status: **Built 2004**
 Building Size: **82,000 SF**
 Land Area: -
 Stories: **1**
 Expenses: **2021 Tax @ \$3.20/sf**
 Parking: **1,628 free Surface Spaces are available; Ratio of 5.43/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **13,747 SF**
 Max Contig: **3,894 SF**
 Smallest Space: **1,838 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **83.2%**

Landlord Rep: WeitzmanJames Namken (713) 980-5622 Kyle Knight (713) 335-4532 -- 13,747 SF (1,838-3,894 SF)

The property is located near Baybrook Mall, Meyerland Plaza, and First Colony Mall.

54



10905 Memorial Hermann Dr
Pearland Medical Plaza 1
Pearland, TX 77584
Brazoria County

Building Type: **Class B Office/Medical**
 Status: **Built 2006**
 Building Size: **79,925 SF**
 Typical Floor Size: **39,962 SF**
 Stories: **2**
 Expenses: **2021 Tax @ \$3.28/sf; 2008 Ops @ \$9.01/sf**
 Parking: **175 free Surface Spaces are available; Ratio of 2.19/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **13,644 SF**
 Max Contig: **5,582 SF**
 Smallest Space: **1,498 SF**
 Rent/SF/YR: **\$19.50**
 % Leased: **84.8%**

Landlord Rep: Transwestern Real Estate Services / M.Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605 -- 13,644 SF (1,498-5,582 SF)

Located just off Highway 288 and minutes from I-45 or Sam Houston Tollway, Pearland Medical Plaza 1 is a 2-story Class A medical office building conveniently located on the campus of the Memorial Hermann Peraland Hospital. The MOB offers an amenity rich environment including an on-site pharmacy, excellent tenant mix, and an abundance of restaurants and shopping centers in the surrounding area.

BUILDING SPECS

2-Story Class A Office Building
 On-Campus of the Memorial Hermann Pearland Hospital
 Over 566,876 Households within 20 Minutes
 Free Surface Parking

55



Oyster Creek & Oak Drive
Lake Jackson, TX 77566
Brazoria County

Building Type: **Retail**
 Status: **Proposed, breaks ground Jan 2022**
 Building Size: **13,552 SF**
 Land Area: -
 Stories: **1**
 Expenses: **2021 Tax @ \$0.45/sf**
 For Sale: **Not For Sale**

Space Avail: **13,552 SF**
 Max Contig: **13,552 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: Ironbridge Realty Partners / Thomas Holdsworth (346) 701-5703 X1003 -- 13,552 SF (1,500-13,552 SF)

EDABC 's IOR 2022 1st Qtr. Summary Report

56



11200 Broadway St

Building 700

Pearland, TX 77584

Brazoria County

Building Type: **Retail/Storefront Retail/Office**

Status: **Built 2008**

Building Size: **71,096 SF**

Land Area: **2.42 AC**

Stories: **2**

Expenses: **2021 Tax @ \$25.48/sf, 2013 Est Tax @ \$0.16/sf; 2012 Ops @ \$1.26/sf, 2013 Est Ops @ \$3.57/sf**

Parking: **40 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **13,475 SF**

Max Contig: **5,963 SF**

Smallest Space: **100 SF**

Rent/SF/YR: **Withheld**

% Leased: **88.1%**

Landlord Rep: CBL Properties, Inc. / J.Michael J. Stanley (409) 898-2224
Leasing Company: Evergreen Commercial Realty / Haley Golden (713) 664-3634 Lilly Golden (713) 664-3634 Blair Golden (713) 664-3634 -- 8,475 SF (2,512-5,963 SF)
Sublet Contact: Regus / Eric Fletcher (972) 764-8882 -- 5,000 SF (100-5,000 SF)

57



102 Oak Park Dr

Clute, TX 77531

Brazoria County

Building Type: **Class B Office**

Status: **Built 1983**

Building Size: **13,224 SF**

Typical Floor Size: **6,612 SF**

Stories: **2**

Expenses: **2021 Tax @ \$1.02/sf**

Parking: **55 Surface Spaces are available; Ratio of 4.15/1,000 SF**

For Sale: **For Sale at \$1,050,000 (\$79.40/SF) - Active**

Space Avail: **13,224 SF**

Max Contig: **13,224 SF**

Smallest Space: **3,306 SF**

Rent/SF/YR: **Withheld**

% Leased: **50.0%**

Sales Company: Research In Progress: Research In Progress
Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 6,612 SF (3,306-6,612 SF)

"Marcus & Millichap is pleased to present 102 Oak Park Drive. It is located in Clute, Texas. The property is approximately 50 miles south of Houston, Texas. This property offers an excellent opportunity for an owner/user to acquire a well maintained two-story office building that was built in 1983. The 13,224 square foot brick building is situated on 1.05 acres and is currently 28 percent leased by Lone Star Legal Aid whose lease expires on August 31, 2019.

The building's highlights include ample parking, the current in-place tenant, and finally, the building's premier location. There are a total of 58 parking spaces on the property offering a competitive parking ratio of 4.39/1000 square feet. The building's current vacant space allows an owner/user to occupy the majority of the building while having the existing tenant conveniently cover the majority of the building's operating expenses. Finally, the building's location in Clute, Texas provides close proximity to the rapidly growing industrial centers of downtown Clute, Lake Jackson, and Freeport, Texas.

Clute is a city in Brazoria County, Texas. It is within the Houston metropolitan area of more than 6.4 million people. The Houston MSA is the second fastest growing major MSA in the United States. In the next 10 years, there is expected to be a \$30 billion of industrial investment in Brazoria County due to the petrochemical business (which contrarily benefits from cheaper oil prices making the area more stable and immune to the fluctuation of oil prices) as well as the prevalence of shale gas in the Eagle Ford Shale and Permian Basin and the strategic Gulf of Mexico port location.





Dow recently announced an additional four billion dollar investment in the region including new research and development facilities, a new ethylene cracker, a new propylene plant, and more upgrades to what was already the largest chemical plant in the western hemisphere. There are other companies such as BASF, LyondellBasell and Freeport LNG also having large scale projects which could collectively add approximately 7,000 new high paying jobs to the region.

102 Oak Park offers an owner/user a rare opportunity to strategically place themselves in the heart of Clute, Texas and take advantage of this industrial boom in this premier property at well below replacement cost. The building also has close proximity to Brazosport Boulevard, a major north/south artery that runs through the heart of Clute, Texas and offers a quick, convenient commute to all of the region's major communities' business and industrial centers."

EDABC 's IOR 2022 1st Qtr. Summary Report

<div>58</div> 	<p>1701 Fairway Dr Fairway Plaza Alvin, TX 77511 Brazoria County</p>	<p>Building Type: Retail/Storefront Retail/Office (Community Ctr) Status: Built 1980 Building Size: 91,360 SF Land Area: 9.10 AC Stories: 1 Expenses: 2021 Tax @ \$1.54/sf; 2009 Ops @ \$1.62/sf Parking: 200 free Surface Spaces are available; Ratio of 3.53/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 12,838 SF Max Contig: 12,838 SF Smallest Space: 12,838 SF Rent/SF/YR: Withheld % Leased: 86.0%</p> <p>Landlord Rep: Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X303 -- 12,838 SF (12,838 SF)</p>
<div>59</div> 	<p>300 E Brazos St 300 E Brazos Industrial Park Freeport, TX 77541 Brazoria County</p>	<p>Building Type: Class C Warehouse Status: Built 2007, Renov 2016 Building Size: 14,000 SF Land Area: 0.76 AC Stories: 2 Expenses: 2021 Tax @ \$1.48/sf For Sale: Not For Sale</p>	<p>Space Avail: 12,800 SF Max Contig: 12,800 SF Smallest Space: 6,400 SF Rent/SF/YR: \$6.09 % Leased: 8.6%</p> <p>Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 12,800 SF (6,400 SF)</p>
<div>60</div> 	<p>15003 Highway 6 Savannah Retail Center Rosharon, TX 77583 Brazoria County</p>	<p>Building Type: Retail Status: Built 2020 Building Size: 16,800 SF Land Area: 2.79 AC Stories: 1 Expenses: 2021 Tax @ \$3.16/sf Parking: 93 Surface Spaces are available; Ratio of 5.54/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 12,500 SF Max Contig: 12,500 SF Smallest Space: 12,500 SF Rent/SF/YR: \$28.00 % Leased: 25.6%</p> <p>Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 / Rafael Melara (713) 623-6944 / Abdul Sabha (713) 623-6944 -- 12,500 SF (12,500 SF)</p>
<div>61</div> 	<p>905 Industrial St Clute, TX 77531 Brazoria County</p>	<p>Building Type: Class B Industrial Status: Built 2010 Building Size: 12,500 SF Land Area: 0.50 AC Stories: 1 Expenses: 2021 Tax @ \$0.68/sf For Sale: Not For Sale</p>	<p>Space Avail: 12,500 SF Max Contig: 12,500 SF Smallest Space: 12,500 SF Rent/SF/YR: \$6.24 % Leased: 100%</p> <p>Landlord Rep: NAI Partners / Joel Michael (713) 985-4619 X119 -- 12,500 SF (12,500 SF)</p>

EDABC 's IOR 2022 1st Qtr. Summary Report

62		1830 CR 341 Rt Angleton 288 Industrial Park Angleton, TX 77515 Brazoria County	Building Type: Class B Warehouse Status: Built 2020 Building Size: 12,000 SF Land Area: 1.75 AC Stories: 1 Expenses: 2020 Tax @ \$0.30/sf Parking: 16 Surface Spaces are available; Ratio of 1.33/1,000 SF For Sale: Not For Sale	Space Avail: 12,000 SF Max Contig: 12,000 SF Smallest Space: 12,000 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: JLL / Mark Nicholas (713) 888-4024 / Joseph Berwick (713) 425-5842 / Will Clay (713) 425-1810 -- 12,000 SF /1,200 ofc (12,000 SF)				
63		9500 Bissell Rd Manvel, TX 77578 Brazoria County	Building Type: Class C Industrial Status: Built 1999, Renov Dec 2000 Building Size: 11,000 SF Land Area: 1 AC Stories: 1 Expenses: 2021 Tax @ \$1.74/sf For Sale: Not For Sale	Space Avail: 11,000 SF Max Contig: 11,000 SF Smallest Space: 11,000 SF Rent/SF/YR: \$5.00 % Leased: 0%
Landlord Rep: Re/Max Top Realty / Rosie Cardenas (281) 652-1206 / LORENA PEREZ (281) 652-1206 -- 11,000 SF (11,000 SF)				
64		4901 Shank Rd Pearland, TX 77581 Brazoria County	Building Type: Class C Industrial Status: Built 1978 Building Size: 11,800 SF Land Area: 5.38 AC Stories: 1 Expenses: 2021 Tax @ \$1.44/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 11,000 SF Max Contig: 11,000 SF Smallest Space: 11,000 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: South Texas Sheet Metal / Jorge Moreno (281) 818-5335 -- 11,000 SF /4,800 ofc (11,000 SF)				
65		19300 Morris Ave Manvel, TX 77578 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Proposed, breaks ground Feb 2022 Building Size: 11,500 SF Land Area: 1.09 AC Stories: 1 Expenses: 2021 Tax @ \$0.36/sf Parking: 48 Surface Spaces are available; Ratio of 6.84/1,000 SF For Sale: Not For Sale	Space Avail: 10,825 SF Max Contig: 10,825 SF Smallest Space: 1,512 SF Rent/SF/YR: \$30.00 % Leased: 5.9%
Landlord Rep: Champions Real Estate Group LLC / Ryan Oommen (832) 535-0552 -- 10,825 SF (1,512-2,785 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

66



135 E Hospital Dr
Angleton, TX 77515
Brazoria County

Building Type: **Class C Office/Medical**
Status: **Built 1970**
Building Size: **10,796 SF**
Typical Floor Size: **10,796 SF**
Stories: **1**
Expenses: **2021 Tax @ \$1.08/sf; 2015 Ops @ \$3.41/sf**
Parking: **60 Surface Spaces are available; Ratio of 5.56/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **10,796 SF**
Max Contig: **10,796 SF**
Smallest Space: **10,796 SF**
Rent/SF/YR: **\$15.00**
% Leased: **0%**

Landlord Rep: Leopold & Strahan Realty Group / Rick Wade (713) 806-4758 -- 10,796 SF (10,796 SF)

67



2950 Cullen Pky
Pearland Medical Office I
Pearland, TX 77584
Brazoria County

Building Type: **Class B Office/Medical**
Status: **Built Jan 2008**
Building Size: **35,120 SF**
Typical Floor Size: **17,507 SF**
Stories: **2**
Expenses: **2021 Tax @ \$2.05/sf, 2016 Est Tax @ \$3.74/sf; 2016 Ops @ \$4.02/sf**
Parking: **200 Surface Spaces are available; Ratio of 5.71/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **10,729 SF**
Max Contig: **4,398 SF**
Smallest Space: **1,568 SF**
Rent/SF/YR: **\$21.00-\$23.00**
% Leased: **87.2%**

Landlord Rep: Healthcare Trust of America / Michael Moulton (713) 795-9000 -- 10,729 SF (1,568-4,398 SF)

68



2734 W Sunrise Blvd
Bldg B
Pearland, TX 77584
Brazoria County
FM 518

Building Type: **Class B Office/(Neighborhood Ctr)**
Status: **Built 2006**
Building Size: **42,000 SF**
Typical Floor Size: **10,500 SF**
Stories: **4**
Expenses: **2021 Tax @ \$2.28/sf, 2012 Est Tax @ \$3.08/sf; 2011 Ops @ \$4.09/sf, 2012 Est Ops @ \$6.21/sf**
Parking: **190 Surface Spaces are available; 24 Covered Spaces are available; Ratio of 5.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **10,629 SF**
Max Contig: **2,565 SF**
Smallest Space: **972 SF**
Rent/SF/YR: **\$15.00-\$15.50**
% Leased: **74.7%**

Landlord Rep: CC Management, Ltd. / Randy Fertitta (713) 963-0963 X5 -- 10,629 SF (972-2,565 SF)

Great Location!

EDABC 's IOR 2022 1st Qtr. Summary Report

69



1740 W 4th St
Freeport, TX 77541
Brazoria County

Building Type: **Class B Warehouse**
 Status: **Built 1982**
 Building Size: **25,000 SF**
 Land Area: **4.25 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$1.81/sf**
 Parking: **Ratio of 3.00/1,000 SF**
 For Sale: **For Sale at \$3,200,000 as part of a portfolio of 2 properties - Active**

Space Avail: **10,400 SF**
 Max Contig: **8,000 SF**
 Smallest Space: **900 SF**
 Rent/SF/YR: **\$12.00**
 % Leased: **58.4%**

Sales Company: Greg Flaniken and Associates: Ben Miller (979) 299-9457
 Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 10,400 SF (900-8,000 SF)

This industrial complex is well built and is efficiently laid out with good access, ample parking and good mix of office and warehouse space. Property has multiple dock high doors sufficient clear height, and good combination of factors for most industrial type businesses.

BUSINESS PARK WITH DOCK HIGH AND PARKING IN THE BACK OF EACH SPACE, TOTAL 48,000 SQ. FT. IN THE BUILDING, BUILDING IS AVAILABLE FOR PURCHASE ALSO.

SOUTH FROM HOUSTON ON HIGHWAY 288 TO FREEPORT, TURN LEFT OFF 288 TO 1744 W. 4TH. STREET

70



SWC Meridiana Parkway (CR Blvd)
Iowa Colony, TX 77583
Brazoria County

Building Type: **Retail/Freestanding**
 Status: **Proposed, breaks ground Jan 2022**
 Building Size: **10,225 SF**
 Land Area: **4 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$3.75/sf**
 Parking: **Ratio of 0.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **10,225 SF**
 Max Contig: **10,225 SF**
 Smallest Space: **1,460 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: Transaction Real Estate, LLC / Brian Harbuck (281) 394-0070 -- 10,225 SF (1,460-10,225 SF)

71



1122 N Main St
Pearland, TX 77581
Brazoria County


Building Type: **Class C Flex/R&D**
 Status: **Built 1995**
 Building Size: **10,000 SF**
 Land Area: **1.25 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$2.08/sf**
 Parking: **80 free Surface Spaces are available; Ratio of 8.00/1,000 SF**
 For Sale: **For Sale at \$1,400,000 (\$140.00/SF) - Active**


Space Avail: **10,000 SF**
 Max Contig: **10,000 SF**
 Smallest Space: **10,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**


Sales Company: Colliers: Christopher Klein (713) 830-2141
 Landlord Rep: Colliers / Christopher Klein (713) 830-2141 -- 10,000 SF (10,000 SF)

Fenced & stabilized, heavy security, underground sump system protects against 100 year flood event, 2,000 SF P-32 radioactive isotope laboratory, HVAC- 3/5 ton units; 1/10 ton unit 100% make-up & 1/10 ton auxiliary unit, 12' eave, public access throughout property, redundant power system-20KW.

EDABC 's IOR 2022 1st Qtr. Summary Report

72		2631 Miller Ranch Rd Pearland, TX 77584 Brazoria County	Building Type: Class B Flex Status: Proposed, breaks ground May 2022 Building Size: 10,000 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$3.67/sf For Sale: Not For Sale	Space Avail: 10,000 SF Max Contig: 10,000 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: HC Commercial Leasing, LLC / Tom Amundsen (281) 468-8521 -- 10,000 SF (1,500-10,000 SF)				

73		457-491 This Way St Plantation Village Lake Jackson, TX 77566 Brazoria County Intersection of This Way and Abner Jackson Blvd	Building Type: Class B Office Status: Built 1992 Building Size: 36,830 SF Typical Floor Size: 36,830 SF Stories: 1 Expenses: 2021 Tax @ \$0.01/sf Parking: 163 Surface Spaces are available; Ratio of 4.24/1,000 SF For Sale: Not For Sale	Space Avail: 9,727 SF Max Contig: 7,381 SF Smallest Space: 2,346 SF Rent/SF/YR: \$15.00 % Leased: 73.6%
Landlord Rep: CMI Brokerage / Victor Vacek (713) 961-4666 / Trent Vacek (713) 961-4666 -- 9,727 SF (2,346-7,381 SF)				
This professional multi-tenant building has a good accessible location and is well taken care of. Current tenants include: Great AmericanTitle, Workforce Solutions, RD Clinical, Total Body Performance to name a few.				

74		1200 N Avenue H Freeport, TX 77541 Brazoria County	Building Type: Retail/Freestanding Status: Built 1963 Building Size: 9,593 SF Land Area: 0.87 AC Stories: 1 Expenses: 2021 Tax @ \$1.67/sf For Sale: Not For Sale	Space Avail: 9,593 SF Max Contig: 9,593 SF Smallest Space: 9,593 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Company information unavailable at this time				

EDABC 's IOR 2022 1st Qtr. Summary Report

75



10907 Memorial Hermann Dr
Pearland Medical Plaza 2
Pearland, TX 77584
Brazoria County
@ Hwy 288

Building Type: **Class A Office/Medical**
 Status: **Built 2015**
 Building Size: **98,000 SF**
 Typical Floor Size: **24,500 SF**
 Stories: **4**
 Expenses: **2021 Tax @ \$2.67/sf; 2015 Combined Est Tax/Ops @ \$11.22/sf**
 Parking: **500 Surface Spaces are available; Ratio of 5.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **9,138 SF**
 Max Contig: **4,888 SF**
 Smallest Space: **1,366 SF**
 Rent/SF/YR: **\$23.00**
 % Leased: **90.7%**

Landlord Rep: Transwestern Real Estate Services / M.Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605 -- 9,138 SF (1,366-4,888 SF)

Desirable location just off Highway 288 and minutes from the Texas Medical Center and Downtown Houston, Pearlland Medical Plaza 2 is a 4-story Class A medical office building anchored in one of the fastest growing suburb communities. The MOB offers high-end finishes and neighbors a new 64 bed, 4 operating room hospital.

Was not flooded in Hurricane Harvey and has move in ready/temporary space available

New 4-Story Class A Office Building
 Located next to Memorial Hermann Pearland Hospital
 Over 566,876 Households within 20 Minutes
 Free Surface Parking
 Generous Tenant Improvement Allowance
 5/1,000 Parking Ratio

@ Hwy 288

76



3523 S Main St
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
 Status: **Built Oct 2021**
 Building Size: **25,000 SF**
 Land Area: -
 Stories: **1**
 Parking: **Free Surface Spaces**
 For Sale: **Not For Sale**

Space Avail: **9,132 SF**
 Max Contig: **3,960 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/YR: **\$26.00-\$28.00**
 % Leased: **63.5%**

Landlord Rep: Guzel Commercial Group, LLC / Lisa Moguel (832) 892-1899 -- 9,132 SF (1,500-3,960 SF)

77






1926 FM 523 Rd
Oyster Creek, TX 77541
Brazoria County

Building Type: **Class C Warehouse**
 Status: **Built 1960**
 Building Size: **9,000 SF**
 Land Area: **1.20 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$0.96/sf**
 For Sale: **Not For Sale**

Space Avail: **9,000 SF**
 Max Contig: **9,000 SF**
 Smallest Space: **9,000 SF**
 Rent/SF/YR: **\$10.65**
 % Leased: **0%**

Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 9,000 SF /2,000 ofc (9,000 SF)

EDABC 's IOR 2022 1st Qtr. Summary Report




78		11720 Broadway St The Center at Ridge Rock Bldg B Pearland, TX 77584 Brazoria County	Building Type: Retail/Freestanding Status: Built Nov 2017 Building Size: 25,441 SF Land Area: 1.25 AC Stories: 1 Expenses: 2021 Tax @ \$3.99/sf Parking: 153 Surface Spaces are available; Ratio of 6.00/1,000 SF For Sale: Not For Sale	Space Avail: 8,931 SF Max Contig: 4,930 SF Smallest Space: 4,001 SF Rent/SF/YR: \$19.00 % Leased: 64.9%
Landlord Rep: McAdams & Associates / Marty McAdams (281) 358-0799 / Valerie Staples (281) 464-0800 -- 8,931 SF (4,001-4,930 SF)				
79		9515 W Broadway St Pearland, TX 77584 Brazoria County	Building Type: Retail/Freestanding Status: Built 2007, Renov 2014 Building Size: 29,000 SF Land Area: - Stories: 2 Expenses: 2021 Tax @ \$1.77/sf, 2012 Est Tax @ \$0.37/sf; 2012 Est Ops @ \$13.50/sf Parking: 220 free Surface Spaces are available; Ratio of 7.86/1,000 SF For Sale: Not For Sale	Space Avail: 8,800 SF Max Contig: 7,000 SF Smallest Space: 1,800 SF Rent/SF/YR: \$17.00 % Leased: 69.7%
Landlord Rep: Vista Management Company / Courtney Lavender (281) 531-5300 X120 / Christina Kurt (281) 560-7307 -- 8,800 SF (1,800-7,000 SF)				
80		9430 W Broadway St Silverlake Plaza Pearland, TX 77584 Brazoria County	Building Type: Retail/Freestanding Status: Built 1999 Building Size: 21,958 SF Land Area: 2.08 AC Stories: 1 Expenses: 2021 Tax @ \$2.69/sf, 2012 Est Tax @ \$2.66/sf; 2011 Ops @ \$3.24/sf, 2012 Est Ops @ \$3.24/sf Parking: 50 free Surface Spaces are available; Ratio of 2.28/1,000 SF For Sale: Not For Sale	Space Avail: 8,762 SF Max Contig: 8,762 SF Smallest Space: 8,762 SF Rent/SF/YR: Withheld % Leased: 60.1%
Landlord Rep: Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Kathy Jones (713) 464-1001 -- 8,762 SF (8,762 SF)				

21,958 square foot Shopping Center located at 9430 Broadway Street in Pearland.

Tenants include Kelsey-Seybold Clinic, Super Dry Cleaners, Dr. Ronald C. Gee, Silver Star Realty, Domino's Pizza, and Best Donuts.

The tax ID # of this property is R498598 and the key map # is 613Q.

EDABC 's IOR 2022 1st Qtr. Summary Report

81		640 W Brazos Ave West Columbia Shopping Center West Columbia, TX 77486 Brazoria County	Building Type: Retail Status: Built 1976 Building Size: 23,000 SF Land Area: 1.09 AC Stories: 1 Expenses: 2021 Tax @ \$0.23/sf For Sale: Not For Sale	Space Avail: 8,640 SF Max Contig: 8,640 SF Smallest Space: 8,640 SF Rent/SF/YR: \$11.88 % Leased: 62.4%
Landlord Rep: Harry M. Green Interests / M.Harry M. Green (713) 953-9800 X103 -- 8,640 SF (8,640 SF)				
82		2510-2540 Broadway St Country Club Plaza Bldg 1 Pearland, TX 77581 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built 1980, Renov 2004 Building Size: 42,557 SF Land Area: 6.17 AC Stories: 1 Expenses: 2021 Tax @ \$2.50/sf, 2012 Est Tax @ \$2.22/sf; 2011 Ops @ \$3.69/sf, 2012 Est Ops @ \$3.69/sf Parking: 100 free Surface Spaces are available; Ratio of 5.00/1,000 SF For Sale: Not For Sale	Space Avail: 8,535 SF Max Contig: 4,575 SF Smallest Space: 540 SF Rent/SF/YR: Withheld % Leased: 79.9%
Landlord Rep: ICO Commercial / Daniel Myers (281) 207-3711 / Larry Indermuehle, CCIM (281) 207-3701 -- 8,535 SF (540-4,575 SF)				
83		11161 Shadowcreek Pl Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Built 2019 Building Size: 24,229 SF Typical Floor Size: 12,115 SF Stories: 2 Expenses: 2021 Tax @ \$5.99/sf Parking: 80 Surface Spaces are available; Ratio of 3.30/1,000 SF For Sale: Not For Sale	Space Avail: 8,314 SF Max Contig: 7,214 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 65.7%
Landlord Rep: TIG Real Estate Services, Inc. / Joel Dalak (832) 326-1992 X7139 Leasing Company: Coldwell Banker United, Realtors / Joel Dalak (832) 326-1992 -- 8,314 SF (1,000-7,214 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

84



1890A Highway 35 Byp N
Alvin, TX 77511
Brazoria County

Building Type: **Industrial**
 Status: **Built 2003**
 Building Size: **10,000 SF**
 Land Area: -
 Stories: **2**
 Expenses: **2021 Tax @ \$0.43/sf**
 For Sale: **Not For Sale**

Space Avail: **8,250 SF**
 Max Contig: **8,250 SF**
 Smallest Space: **8,250 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

Landlord Rep: Bridge Commercial Real Estate / Hunter Johnston (713) 589-3534 -- 8,250 SF (8,250 SF)

85



101-324 E House St
Alvin, TX 77511
Brazoria County

Building Type: **Retail/Freestanding**
 Status: **Built 1964**
 Building Size: **76,468 SF**
 Land Area: **5.51 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$0.81/sf, 2012 Est Tax @ \$0.45/sf; 2011 Ops @ \$1.72/sf, 2012 Est Ops @ \$1.80/sf**
 Parking: **262 free Surface Spaces are available; Ratio of 3.42/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **8,200 SF**
 Max Contig: **4,400 SF**
 Smallest Space: **3,800 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **89.3%**

Landlord Rep: Thien Thuy Realty LLC / Tim Nguyen (832) 717-1108 -- 8,200 SF (3,800-4,400 SF)

76,468 square foot Shopping Center located at 101 - 324 E. Houston Street in Alvin.

Tenants include Premiere Cinema, Jeter Chiropractic, UTMB, Heavenly Scents, US Army, and Classic Wok Chinese.

Shopping Center is located at Northeast corner of E. House Street and S. Gordon Street in Alvin.

This is anchored by Welborn Movie Theater. It's in the heart of Alvin, Texas. Alvin High school is just down the street from this shopping center.

This property is located at E. House Street and Business Hwy 35.

86



109-221 W Coombs St
Alvin, TX 77511
Brazoria County

Building Type: **Retail**
 Status: **Built 1958**
 Building Size: **44,501 SF**
 Land Area: **4.14 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$1.00/sf**
 Parking: **Free Surface Spaces; Ratio of 6.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **8,000 SF**
 Max Contig: **6,000 SF**
 Smallest Space: **2,000 SF**
 Rent/SF/YR: **\$6.00**
 % Leased: **82.0%**




Landlord Rep: Texan Preferred Realty / Vallerie Davis (713) 515-9004 / Raul Ramos (832) 418-6066 / Benjamin Pechianu (832) 770-9059 -- 8,000 SF (2,000-6,000 SF)

-Alvin is a US city located in Brazoria County, Texas with a population of 24,236. It is in the Houston-Sugar Land-Baytown metropolitan area.

-Alvin is located 30 miles south of Houston, TX, the fourth most populous city in the US, and the most populous city in Texas with more than 2.1 million people

-Houston is the economic center of the Houston-The Woodlands-Sugar Land metropolitan area, the fifth-largest in the US with over 6 million people.

EDABC 's IOR 2022 1st Qtr. Summary Report

87		1309 N Brazosport Blvd Freeport, TX 77541 Brazoria County	Building Type: Class B Warehouse Status: Built 1968, Renov 2020 Building Size: 7,780 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.88/sf For Sale: Not For Sale	Space Avail: 7,780 SF Max Contig: 7,780 SF Smallest Space: 7,780 SF Rent/SF/YR: \$7.80 % Leased: 0%
			Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 7,780 SF /6,822 ofc (7,780 SF)	
88		7650 County Road 48 Building B Rosharon, TX 77583 Brazoria County	Building Type: Class B Warehouse Status: Existing Building Size: 7,700 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$14.46/sf For Sale: Not For Sale	Space Avail: 7,700 SF Max Contig: 7,700 SF Smallest Space: 3,000 SF Rent/SF/YR: \$11.06 % Leased: 100%
			Landlord Rep: Dalton Invs Inc / Traci Mendoza (832) 606-6152 / Dianne Brown (281) 343-0876 -- 7,700 SF (3,000-7,700 SF)	
89		12004 Shadow Creek Pky Retail IV Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2008 Building Size: 21,593 SF Land Area: 13.50 AC Stories: 1 Expenses: 2021 Tax @ \$18.72/sf, 2010 Est Tax @ \$0.75/sf; 2009 Ops @ \$6.58/sf, 2010 Est Ops @ \$6.02/sf Parking: 100 free Surface Spaces are available; Ratio of 4.63/1,000 SF For Sale: Not For Sale	Space Avail: 7,595 SF Max Contig: 2,500 SF Smallest Space: 1,200 SF Rent/SF/YR: \$26.50 % Leased: 64.8%
			Landlord Rep: Tarantino Properties, Inc. / Eric Drymalla (713) 974-4292 X126 -- 7,595 SF (1,200-2,500 SF)	

Shadow Creek Crossing is a 146,719 SF master planned Class A retail complex and premier business destination in Pearland. It has large open floor plans providing efficient and flexible space planning. The retail centers traffic count exceeds 24,000 cars per day.

EDABC 's IOR 2022 1st Qtr. Summary Report

90



1102 N Brazosport Blvd

U.S. HealthWorks

Freeport, TX 77541

Brazoria County

Building Type: **Class B Office/Medical**

Status: **Built 1960**

Building Size: **10,326 SF**

Typical Floor Size: **10,326 SF**

Stories: **1**

Expenses: **2021 Tax @ \$0.96/sf**

Parking: **30 Surface Spaces are available; Ratio of 2.91/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **7,500 SF**

Max Contig: **7,500 SF**

Smallest Space: **7,500 SF**

Rent/SF/YR: **\$6.00**

% Leased: **27.4%**

Landlord Rep: Lee & Associates / Stephen Hazen CCIM (281) 316-9990

Leasing Company: Lucas Properties & Investments LLP / Stephen Hazen CCIM (281) 316-9990 -- 7,500 SF (7,500 SF)

91



903 Industrial St

Clute, TX 77531

Brazoria County

Building Type: **Class B Industrial**

Status: **Built 2010**

Building Size: **7,500 SF**

Land Area: **-**

Stories: **1**

Expenses: **2021 Tax @ \$0.77/sf**

For Sale: **Not For Sale**

Space Avail: **7,500 SF**

Max Contig: **7,500 SF**

Smallest Space: **7,500 SF**

Rent/SF/YR: **\$6.24**

% Leased: **100%**

Landlord Rep: NAI Partners / Joel Michael (713) 985-4619 X119 -- 7,500 SF (7,500 SF)

92



2720-2800 Broadway St

Future Expansion

Pearland, TX 77581

Brazoria County

Building Type: **Retail**

Status: **Proposed, breaks ground Feb 2022**

Building Size: **7,440 SF**

Land Area: **-**

Stories: **-**

Expenses: **2021 Tax @ \$5.35/sf**

For Sale: **Not For Sale**

Space Avail: **7,440 SF**

Max Contig: **7,440 SF**

Smallest Space: **7,440 SF**

Rent/SF/YR: **Withheld**

% Leased: **0%**

Landlord Rep: Frankel Development Group Inc / Bruce Frankel (713) 661-0440 -- 7,440 SF (7,440 SF)

EDABC 's IOR 2022 1st Qtr. Summary Report

93



2707 Hillhouse Rd

Building 1

Pearland, TX 77584

Brazoria County

Building Type: **Class B Office/Medical**

Status: **Deferred**

Building Size: **7,205 SF**

Typical Floor Size: **7,205 SF**

Stories: **1**

Expenses: **2021 Tax @ \$10.37/sf**

Parking: **26 Surface Spaces are available; Ratio of 3.61/1,000 SF**

For Sale: **For Sale - Active**

Space Avail: **7,205 SF**

Max Contig: **7,205 SF**

Smallest Space: **1,000 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

Sales Company: Huffman Builders: Cinco Cocke (512) 659-4917

Landlord Rep: Huffman Builders / Cinco Cocke (512) 659-4917

Leasing Company: Huffman Builders / Cinco Cocke (512) 659-4917 -- 7,205 SF (1,000-7,205 SF)

94



2707 Hillhouse Rd

Building 2

Pearland, TX 77584

Brazoria County

Building Type: **Class B Office/Medical**

Status: **Deferred**

Building Size: **7,205 SF**

Typical Floor Size: **7,205 SF**

Stories: **1**

Expenses: **2021 Tax @ \$10.37/sf**

Parking: **26 Surface Spaces are available; Ratio of 10.00/1,000 SF**

For Sale: **For Sale - Active**

Space Avail: **7,205 SF**

Max Contig: **7,205 SF**

Smallest Space: **1,000 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

Sales Company: Huffman Builders: Cinco Cocke (512) 659-4917

Landlord Rep: Huffman Builders / Cinco Cocke (512) 659-4917 -- 7,205 SF (1,000-7,205 SF)


EDABC 's IOR 2022 1st Qtr. Summary Report


95		9330 W Broadway St Bldg A Pearland, TX 77584 Brazoria County	Building Type: Retail/Restaurant Status: Built 2000 Building Size: 21,697 SF Land Area: 6.08 AC Stories: 1 Expenses: 2021 Tax @ \$8.36/sf, 2012 Est Tax @ \$6.73/sf; 2011 Ops @ \$4.52/sf, 2012 Est Ops @ \$4.28/sf Parking: 80 free Surface Spaces are available; Ratio of 3.69/1,000 SF For Sale: Not For Sale	Space Avail: 7,200 SF Max Contig: 5,400 SF Smallest Space: 1,800 SF Rent/SF/YR: \$24.00 % Leased: 66.8%
Landlord Rep: LandPark Commercial / Shazib Iqbal (713) 993-7169 / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200 -- 7,200 SF (1,800-5,400 SF)				
96		7930 Broadway St Pearland, TX 77581 Brazoria County	Building Type: Class B Office Status: Built 2003 Building Size: 17,849 SF Typical Floor Size: 17,849 SF Stories: 1 Expenses: 2021 Tax @ \$7.56/sf Parking: 50 free Surface Spaces are available; Ratio of 1.72/1,000 SF For Sale: Not For Sale	Space Avail: 7,160 SF Max Contig: 1,960 SF Smallest Space: 1,300 SF Rent/SF/YR: \$16.20 % Leased: 74.5%
Landlord Rep: JK Properties / Jung Kwak (281) 997-6626 -- 7,160 SF (1,300-1,960 SF)				
97		2707 Hillhouse Rd Building 3 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Deferred Building Size: 6,812 SF Typical Floor Size: 6,812 SF Stories: 1 Expenses: 2021 Tax @ \$10.97/sf Parking: 36 Surface Spaces are available; Ratio of 5.28/1,000 SF For Sale: For Sale - Active	Space Avail: 6,812 SF Max Contig: 6,812 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 100%
Sales Company: Huffman Builders: Cinco Cocke (512) 659-4917				
Landlord Rep: Huffman Builders / Cinco Cocke (512) 659-4917 -- 6,812 SF (1,000-6,812 SF)				


EDABC 's IOR 2022 1st Qtr. Summary Report

<div>98</div> 	8619 Broadway St Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Built 2003 Building Size: 19,698 SF Typical Floor Size: 9,849 SF Stories: 2 Expenses: 2021 Tax @ \$2.21/sf; 2011 Est Ops @ \$7.57/sf Parking: 89 free Surface Spaces are available; Ratio of 4.52/1,000 SF For Sale: Not For Sale	Space Avail: 6,703 SF Max Contig: 2,498 SF Smallest Space: 2,091 SF Rent/SF/YR: \$19.75 % Leased: 66.0%
Landlord Rep: Transwestern Real Estate Services / Sarah Carter (713) 231-1580 -- 6,703 SF (2,091-2,498 SF)			
<div>99</div> 	1708 N Velasco St Angleton, TX 77515 Brazoria County	Building Type: Retail/Restaurant Status: Built 1985 Building Size: 6,700 SF Land Area: 0.83 AC Stories: 1 Expenses: 2021 Tax @ \$2.49/sf Parking: 45 free Surface Spaces are available; Ratio of 6.72/1,000 SF For Sale: Not For Sale	Space Avail: 6,700 SF Max Contig: 6,700 SF Smallest Space: 6,700 SF Rent/SF/YR: \$10.50 % Leased: 0%
Landlord Rep: Toke Properties, LLC / Toke Ettehadieh (713) 398-5009 -- 6,700 SF (6,700 SF)			
<div>100</div> 	18202 Timothy St Pearland, TX 77584 Brazoria County	Building Type: Class C Warehouse Status: Built 1978 Building Size: 6,144 SF Land Area: 1 AC Stories: 1 Expenses: 2021 Tax @ \$3.67/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 6,144 SF Max Contig: 6,144 SF Smallest Space: 6,144 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: Cunningham Ventures / Billi Davis (281) 489-8800 / Preston Cunningham (281) 489-8800 -- 6,144 SF (6,144 SF)			
<p>Industrial warehouse building with 5 covered commercial doors. Total building size is 3,000 SF with additional fenced lot area in the rear to accommodate for extra outdoor use. Easy access to Roy Long Rd/County Rd 113. Great investment, available for lease or sale!</p> <p>Room to add Tailor in back as an option!</p> <p>For detailed measurement please refer to pictures</p> <p>An additional 18,000 sq. ft. of grass pasture is available for lease, if desired, e.g. keep livestock on the property.</p> <p>Unrestricted County Property</p> <p>School District = Alvin ISD</p> <p>Pearland ETJ (extra territorial jurisdiction)</p> <p>House is approximately 2,244 sq. ft. (3 bedroom & 2 bath)</p> <p>Large garage apartment (Living room + loft bedroom + 1 bathroom) approximately 900 sq. ft.</p> <p>3 car garage attached to the house.</p> <p>Home square footage is 2,244</p> <p>Land area is approximately 1-1.25 acres</p>			




EDABC 's IOR 2022 1st Qtr. Summary Report

101		SWC FM 518 & Shadow Creek Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Status: Under Construction, delivers Jun 2022 Building Size: 21,400 SF Land Area: 3.12 AC Stories: 1 Expenses: 2021 Tax @ \$2.52/sf For Sale: Not For Sale	Space Avail: 6,090 SF Max Contig: 2,392 SF Smallest Space: 1,321 SF Rent/SF/YR: Withheld % Leased: 71.5%
Landlord Rep: NAI Partners / Jason Gaines (713) 410-8910 / Shaffer Braun (713) 275-9653 -- 6,090 SF (1,321-2,392 SF)				




102		7918 Broadway St Pearland, TX 77581 Brazoria County	Building Type: Class B Office/Loft/Creative Space Status: Built 2007 Building Size: 7,305 SF Typical Floor Size: 7,305 SF Stories: 2 Expenses: 2021 Tax @ \$18.48/sf, 2012 Est Tax @ \$13.87/sf; 2012 Ops @ \$9.96/sf, 2011 Est Ops @ \$9.96/sf Parking: 40 free Surface Spaces are available; Ratio of 5.48/1,000 SF For Sale: Not For Sale	Space Avail: 6,053 SF Max Contig: 3,653 SF Smallest Space: 2,400 SF Rent/SF/YR: Withheld % Leased: 17.1%
Landlord Rep: JK Properties / Jung Kwak (281) 997-6626 -- 6,053 SF (2,400-3,653 SF)				
Tranquility Center is a multi-tenant office park located in one of the fastest growing communities in the nation, Pearland, Texas. Located on the affluent west side of Pearland, this property is positioned to sustain above market occupancy and lends itself to substantial pride of ownership.				

103		8321-8325 W Broadway St Cullen Crossing Shopping Center Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 2000 Building Size: 34,730 SF Land Area: 11.50 AC Stories: 1 Expenses: 2021 Tax @ \$5.91/sf; 2009 Ops @ \$12.97/sf, 2011 Est Ops @ \$8.94/sf Parking: 420 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 6,031 SF Max Contig: 2,021 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 82.6%
Landlord Rep: WeitzmanJames Namken (713) 980-5622 Sarah Thobae (713) 781-7111 -- 6,031 SF (1,200-2,021 SF)				


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104		4616 Broadway Blvd Pearland, TX 77581 Brazoria County	Building Type: Retail/Freestanding Status: Built 1985 Building Size: 20,000 SF Land Area: 2.50 AC Stories: 1 Expenses: 2021 Tax @ \$0.68/sf, 2012 Est Tax @ \$0.63/sf; 2011 Ops @ \$1.00/sf, 2012 Est Ops @ \$3.60/sf Parking: 85 free Surface Spaces are available; Ratio of 4.25/1,000 SF For Sale: Not For Sale	Space Avail: 6,000 SF Max Contig: 5,000 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 70.0%
Landlord Rep: NRE Realty / Mike Nassif (713) 253-3862 / Michael Nassif Jr (281) 300-7189 -- 6,000 SF (1,000-5,000 SF)			Retail Center with high visibility on BROADWAY ST/FM 518. Lots of growth and development coming from both directions of FM 518.	
			Located on the corner of Broadway/FM 518 and South Austin St in the center of Pearland.	
105		1712 N Velasco St Angleton, TX 77515 Brazoria County	Building Type: Retail Status: Built Jun 2006 Building Size: 8,500 SF Land Area: 0.69 AC Stories: 1 Expenses: 2021 Tax @ \$1.50/sf For Sale: Not For Sale	Space Avail: 6,000 SF Max Contig: 3,800 SF Smallest Space: 1,100 SF Rent/SF/YR: \$12.00-\$18.00 % Leased: 29.4%
Landlord Rep: Toke Properties, LLC / Toke Ettehadieh (713) 398-5009 -- 6,000 SF (1,100-3,800 SF)				
106		5010-5096 W Broadway St Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 1985 Building Size: 55,751 SF Land Area: 5.04 AC Stories: 1 Expenses: 2021 Tax @ \$1.59/sf; 2012 Ops @ \$3.78/sf, 2014 Est Ops @ \$4.70/sf Parking: 225 free Surface Spaces are available; Ratio of 4.04/1,000 SF For Sale: Not For Sale	Space Avail: 5,961 SF Max Contig: 3,602 SF Smallest Space: 1,253 SF Rent/SF/YR: Withheld % Leased: 91.6%
Landlord Rep: NAI PartnersZach Leger (713) 275-9605 -- 5,961 SF (1,253-2,359 SF)			West Side Plaza is a neighborhood retail center right in the heart of Pearland in the Old Town District. It is home to the largest Goodwill Store and Donation Center in the area and also home to one of Pearland's long time movie theaters, Premier Cinema 6. Both tenants bring plenty of foot traffic to the center. Pearland is a continually growing city and the Old Town District is one of Pearland's new plans to revitalize. There is a former restaurant space available and also a former medical space. The end cap offers highly visible large showroom space fronting FM 518. FM 518/Broadway is one of the most heavily traveled roads in Pearland. 25,000 plus cars per day.	


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107		SWC Highway 288 & CR 56 Rosharon, TX 77583 Brazoria County	Building Type: Retail/Freestanding Status: Built Aug 2020 Building Size: 17,125 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.95/sf Parking: Ratio of 6.19/1,000 SF For Sale: Not For Sale	Space Avail: 5,925 SF Max Contig: 3,400 SF Smallest Space: 2,525 SF Rent/SF/YR: \$32.00 % Leased: 65.4%
Landlord Rep: The Blue Ox Group / Jack Savery (713) 814-4930 / Joshua Jacobs (713) 230-8882 -- 5,925 SF (2,525-3,400 SF)				
108		8540 Broadway St Pearland Medical Commons Building 2 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Built 2018 Building Size: 25,000 SF Typical Floor Size: 12,500 SF Stories: 2 Expenses: 2021 Tax @ \$6.70/sf Parking: 100 Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 5,847 SF Max Contig: 5,847 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 76.6%
Landlord Rep: Transwestern Real Estate Services / Heinrich Cronje (832) 408-4067 -- 5,847 SF (1,500-5,847 SF)				
The Pearland Medical Commons campus has its first tenant occupying its building with Methodist System taken possession of their Comprehensive Care unit space leasing 100% of phase 1.				
The location is in the heart of Pearland. The site is located at the intersection of Broadway/518 and Cullen Blvd. Phase II and III has begun and will be delivered Q4.				
109		824 E Adoue St Mustang Bayou Plaza Alvin, TX 77511 Brazoria County	Building Type: Retail Status: Built May 2020 Building Size: 5,824 SF Land Area: 1.96 AC Stories: 1 Expenses: 2021 Tax @ \$2.43/sf For Sale: Not For Sale	Space Avail: 5,824 SF Max Contig: 5,824 SF Smallest Space: 5,824 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Precious Pro Realty / Thoa Nguyen (713) 988-1425 -- 5,824 SF (5,824 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

110		4453 S Main St Pearland, TX 77581 Brazoria County	Building Type: Retail/Freestanding Status: Built 1989 Building Size: 5,730 SF Land Area: 0.73 AC Stories: 1 Expenses: 2021 Tax @ \$1.82/sf Parking: 12 Surface Spaces are available; Ratio of 2.09/1,000 SF For Sale: For Sale at \$950,000 (\$165.79/SF) - Active	Space Avail: 5,730 SF Max Contig: 5,730 SF Smallest Space: 4,000 SF Rent/SF/YR: \$13.44 % Leased: 30.2%
Sales Company: R Realty and Property Management: Vicki Lam (281) 741-7389 Landlord Rep: R Realty and Property Management / Vicki Lam (281) 741-7389 -- 4,000 SF (4,000 SF)				

111		6302 W Broadway St Pearland Office Building Pearland, TX 77581 Brazoria County	Building Type: Class B Office Status: Built 1998 Building Size: 25,098 SF Typical Floor Size: 12,549 SF Stories: 2 Expenses: 2021 Tax @ \$2.77/sf, 2012 Est Tax @ \$1.78/sf; 2011 Ops @ \$7.37/sf, 2012 Est Ops @ \$9.05/sf Parking: 113 Surface Spaces are available; Ratio of 4.50/1,000 SF For Sale: Not For Sale	Space Avail: 5,717 SF Max Contig: 2,419 SF Smallest Space: 879 SF Rent/SF/YR: \$24.00-\$26.00 % Leased: 77.2%
Landlord Rep: Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460 -- 5,717 SF (879-2,419 SF)				
Wells Fargo Bank Building is a stabilized asset with a diverse tenant mix including medical/dental, bank facilities and various other professional tenants all on strong and staggered leases. With minimal to no competition in the immediate area, future stability and profitability is likely.				

112		202 S Avenue A Freeport, TX 77541 Brazoria County	Building Type: Class C Warehouse Status: Built 1975 Building Size: 5,600 SF Land Area: 2 AC Stories: 1 For Sale: For Sale at \$560,000 (\$100.00/SF) - Active	Space Avail: 5,600 SF Max Contig: 5,600 SF Smallest Space: 5,600 SF Rent/SF/YR: \$12.00 % Leased: 0%
Sales Company: Greg Flaniken and Associates: Ben Miller (979) 299-9457 Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 5,600 SF (5,600 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

113



2720-2800 E Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
 Status: **Built 1999**
 Building Size: **71,219 SF**
 Land Area: **8.85 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$3.90/sf; 2017 Ops @ \$7.44/sf**
 Parking: **350 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **5,600 SF**
 Max Contig: **2,450 SF**
 Smallest Space: **1,050 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **95.1%**

Landlord Rep: Frankel Development Group Inc / Bruce Frankel (713) 661-0440 -- 5,600 SF (1,050-2,450 SF)

Great visibility with 2 major Anchor Tenants- Randalls Food Store and Washington Mutual Bank. Suites Built out, ready for move-in.

114



120 Circle Way St
Four Corners Shopping Center
Lake Jackson, TX 77566
Brazoria County

Building Type: **Retail**
 Status: **Built 1979**
 Building Size: **57,567 SF**
 Land Area: **7.25 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$2.88/sf, 2010 Est Tax @ \$0.06/sf; 2011 Ops @ \$3.92/sf**
 Parking: **360 free Surface Spaces are available; Ratio of 4.78/1,000 SF**
 For Sale: **Not For Sale**



Space Avail: **5,560 SF**
 Max Contig: **4,560 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **90.3%**

Landlord Rep: Sona Development LLC / J.Robert J. Naggar (713) 523-4988 -- 5,560 SF (1,000-4,560 SF)


Located on the east side of Highway 288, south of Highway 332, Four Corners Shopping Center features:

- Direct visibility and signage opportunities along Highway 288
- Excellent ingress and egress via the center with multiple access points along the Highway 288 feeder road
- Approximately 4 miles from the area chemical plants and major employer base
- Approximately 0.5 miles from Brazos Mall
- Newly renovated facade

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115		4015 Technology Dr Angleton, TX 77515 Brazoria County	Building Type: Class B Service Status: Built 1993 Building Size: 19,210 SF Land Area: 119.80 AC Stories: 1 Expenses: 2021 Tax @ \$8.51/sf Parking: 25 free Surface Spaces are available; Ratio of 1.33/1,000 SF For Sale: Not For Sale	Space Avail: 5,514 SF Max Contig: 5,514 SF Smallest Space: 5,514 SF Rent/SF/YR: Withheld % Leased: 71.3%
Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 -- 5,514 SF (5,514 SF)				
Single-Story Service Center Building 18,696 Total NRA Built in 1993 Features:				
*100% Climate-Controlled and approximately 50% Drop-Ceiling				
*Roughly 42% of the Building is Drop-Ceiling Office				
*Fully Sprinklered				
*Clear Height: 14'6" Minimum, up to 17'2" at Peak				
*Truck Loading: 2 - 10'x10' Semi-Dock Truck Doors (Rear Load) 1 - 10'x10' Grade Level Ramp Door (Rear Load) 25' x 40' Column Spacing / 120' Building Depth				
*Tiltwall Construction with Stucco & Brick Office Façade				
116		10904 Memorial Hermann Dr Shadow Creek Ranch Town Center - Pad B Pearland, TX 77584 Brazoria County NWC at Hwy 288 & FM 518 (Broadway)	Building Type: Retail Status: Built Jan 2008 Building Size: 12,008 SF Land Area: 2.91 AC Stories: 1 Expenses: 2021 Tax @ \$11.97/sf, 2011 Est Tax @ \$3.16/sf; 2012 Est Ops @ \$5.94/sf Parking: 69 free Surface Spaces are available; Ratio of 5.75/1,000 SF For Sale: Not For Sale	Space Avail: 5,488 SF Max Contig: 5,488 SF Smallest Space: 5,488 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: EDENS / Brandon Schawe (713) 860-4953 X4953 -- 5,488 SF (5,488 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

117		810 Dixie Dr	Building Type: Retail/Storefront	Space Avail: 5,450 SF
		Woodshore Marketplace	Status: Built Aug 2016	Max Contig: 2,850 SF
		Clute, TX 77531	Building Size: 140,000 SF	Smallest Space: 1,200 SF
		Brazoria County	Land Area: -	Rent/SF/YR: Withheld
		Kroger	Stories: 1	% Leased: 96.1%
			Expenses: 2021 Tax @ \$0.02/sf	
			Parking: 84 Surface Spaces are available	
			For Sale: Not For Sale	

Landlord Rep: Weitzman / Kyle Knight (713) 335-4532 -- 5,450 SF (1,200-2,850 SF)

DESCRIPTION

New 123,000-sf grocery-anchored retail center with 16,450 sf of retail space & 5 pad sites for ground lease located in the growing community of Clute / Lake Jackson, Texas

AREA HIGHLIGHTS

Dow Chemical, the 2nd-largest global manufacturer of chemicals, has a 4,200 employee facility in the immediate area, with plans to add another 2,000 jobs in 2016 and 500 in 2017
Woodshore Marketplace Shopping Center is located

118		1468 S Bypass 35 Hwy	Building Type: Retail/Storefront	Space Avail: 5,347 SF
		Shoppes at Alvin	Status: Built Feb 2021	Max Contig: 5,347 SF
		Alvin, TX 77511	Building Size: 23,660 SF	Smallest Space: 5,347 SF
		Brazoria County	Land Area: 6.07 AC	Rent/SF/YR: \$21.00
			Stories: 1	% Leased: 77.4%
			Expenses: 2021 Tax @ \$1.11/sf	
			For Sale: Not For Sale	


Landlord Rep: NAI Partners / Jason Gaines (713) 410-8910 -- 5,347 SF (5,347 SF)

Area Retailers:
Wal-Mart Supercenter
The Home Depot
H-E-B
Family Dollar
O'Reilly
Auto Zone
Walgreen's

119		209 E Park Ave	Building Type: Retail/Freestanding	Space Avail: 5,346 SF
		Freeport, TX 77541	Status: Built 1920	Max Contig: 5,346 SF
		Brazoria County	Building Size: 5,346 SF	Smallest Space: 4,000 SF
			Land Area: 0.22 AC	Rent/SF/YR: Withheld
			Stories: 1	% Leased: 100%
			Expenses: 2021 Tax @ \$0.28/sf	
			For Sale: Not For Sale	

Landlord Rep: *Company information unavailable at this time*

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120		12810 Broadway St Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2017 Building Size: 14,451 SF Land Area: 1.75 AC Stories: 1 Expenses: 2021 Tax @ \$4.37/sf For Sale: Not For Sale	Space Avail: 5,215 SF Max Contig: 3,207 SF Smallest Space: 2,008 SF Rent/SF/YR: Withheld % Leased: 63.9%
			Landlord Rep: Shop Companies / Thad Mai (832) 520-2027 / Lindsey McKean (713) 814-4700 -- 5,215 SF (2,008-3,207 SF)	
121		3300 Business Center Dr Pearland Town Plaza Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Status: Under Construction, delivers Jan 2022 Building Size: 13,650 SF Land Area: 1.50 AC Stories: 1 Expenses: 2021 Tax @ \$1.21/sf Parking: 75 Surface Spaces are available; Ratio of 7.21/1,000 SF For Sale: Not For Sale	Space Avail: 5,200 SF Max Contig: 5,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$31.00 % Leased: 61.9%
			Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 / Rafael Melara (713) 623-6944 / Abdul Sabha (713) 623-6944 -- 5,200 SF (1,200-5,200 SF)	
122		30-36 Lack Ln Lacks Plantation Center Clute, TX 77531 Brazoria County	Building Type: Retail/Storefront Status: Built 1969, Renov 2014 Building Size: 58,745 SF Land Area: 3.40 AC Stories: 1 Expenses: 2021 Tax @ \$0.78/sf Parking: 193 Surface Spaces are available; Ratio of 3.25/1,000 SF For Sale: For Sale - Active	Space Avail: 5,180 SF Max Contig: 3,740 SF Smallest Space: 1,440 SF Rent/SF/YR: \$12.00 % Leased: 97.6%
			Sales Company: Vandaveer Commercial: Mike Vandaveer (720) 726-7878, Mark McCrummen (720) 726-7878	
			Landlord Rep: Vandaveer Commercial / Mark McCrummen (720) 726-7878 -- 5,180 SF (1,440-3,740 SF)	




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123		9415 Broadway St Bldg C Pearland, TX 77584 Brazoria County	Building Type: Retail/Freestanding (Neighborhood Ctr) Status: Built 2005 Building Size: 32,199 SF Land Area: 2.98 AC Stories: 2 Expenses: 2021 Tax @ \$2.87/sf, 2012 Est Tax @ \$2.36/sf; 2011 Ops @ \$2.48/sf, 2012 Est Ops @ \$3.09/sf Parking: 250 free Surface Spaces are available; Ratio of 7.76/1,000 SF For Sale: Not For Sale	Space Avail: 5,064 SF Max Contig: 2,682 SF Smallest Space: 882 SF Rent/SF/YR: \$18.00 % Leased: 84.3%
Landlord Rep: CC Management, Ltd. / Randy Fertitta (713) 963-0963 X5 -- 5,064 SF (882-2,682 SF)			This is a build to suit pad site.	
124		10498 County Road 190 Alvin, TX 77511 Brazoria County	Building Type: Class B Industrial Status: Built 2010 Building Size: 5,000 SF Land Area: 1 AC Stories: 1 Expenses: 2021 Tax @ \$1.84/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 5,000 SF Rent/SF/YR: \$9.00 % Leased: 0%
Landlord Rep: APEX Realtors / Farid Chatur (832) 685-2739 / Daniel Bekele (713) 377-4391 -- 5,000 SF (5,000 SF)				
125		12234 Shadow Creek Pky Building 6 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Built 2017 Building Size: 5,000 SF Typical Floor Size: 2,854 SF Stories: 1 Expenses: 2021 Tax @ \$5.85/sf, 2012 Est Tax @ \$16.01/sf; 2012 Est Ops @ \$10.93/sf Parking: Ratio of 0.00/1,000 SF For Sale: For Sale at \$499,000 (\$99.80/SF) - Active	Space Avail: 5,000 SF Max Contig: 2,854 SF Smallest Space: 710 SF Rent/SF/YR: \$21.00-\$23.00 % Leased: 0%
Sales Company: RE/MAX Legacy Living - Commercial Division: Jemila Winsey (281) 671-6288				
Landlord Rep: RE/MAX Legacy Living - Commercial Division / Jemila Winsey (281) 671-6288 -- 2,854 SF (710-717 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

126		2004 Victoria St Freeport, TX 77541 Brazoria County	Building Type: Class C Warehouse Status: Built 1977, Renov Jun 2020 Building Size: 5,000 SF Land Area: 1 AC Stories: 1 Expenses: 2021 Tax @ \$0.62/sf Parking: 40 free Surface Spaces are available; Ratio of 10.00/1,000 SF For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 5,000 SF Rent/SF/YR: \$9.60 % Leased: 0%
Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 5,000 SF (5,000 SF)				
127		1809 Yellowstone St Freeport, TX 77541 Brazoria County	Building Type: Class C Warehouse Status: Built 1960 Building Size: 5,000 SF Land Area: 0.48 AC Stories: 1 Expenses: 2021 Tax @ \$2.71/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 7,500 SF Smallest Space: 5,000 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 5,000 SF /2,000 ofc (5,000 SF)				
128		1913 S Gordon St Alvin, TX 77511 Brazoria County	Building Type: Retail Status: Built 1969 Building Size: 7,200 SF Land Area: 0.54 AC Stories: 1 Expenses: 2021 Tax @ \$1.39/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 4,800 SF Max Contig: 4,800 SF Smallest Space: 4,800 SF Rent/SF/YR: \$7.80 % Leased: 33.3%
Landlord Rep: Ardent Hardcastle Real Estate / Michael Gage (281) 382-5460 Leasing Company: Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460 -- 4,800 SF (4,800 SF)				
129		2743 Smith Ranch Rd Bldg 6 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Built Apr 2020 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1 Expenses: 2021 Tax @ \$6.50/sf For Sale: Not For Sale	Space Avail: 4,800 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00 % Leased: 25.0%
Landlord Rep: King Fay Realty Inc. / Jacqueline Shao (713) 392-8918 / Fei Jin (832) 539-6468 -- 2,400 SF (1,200 SF) Leasing Company: Sugar Land Properties LLC / Holly Yu (832) 341-0241 -- 1,200 SF (1,200 SF)				

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130		3129 Kingsley Dr Building 16 Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Under Construction, delivers Apr 2022 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 For Sale: Not For Sale	Space Avail: 4,786 SF Max Contig: 2,336 SF Smallest Space: 1,225 SF Rent/SF/YR: \$25.45-\$26.00 % Leased: 2.3%
Landlord Rep: SHB Development LLC / Fleming Lester (832) 772-6866 X103 Leasing Company: Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 Brandon Avedikian (713) 602-3754 Skyler Seidman (713) 602-3767 -- 1,225 SF (1,225 SF)				
131		1515 N Main St Pearland, TX 77581 Brazoria County	Building Type: Retail/Freestanding Status: Built 1947 Building Size: 4,775 SF Land Area: 10 AC Stories: 1 Expenses: 2021 Tax @ \$1.87/sf Parking: 15 Surface Spaces are available; Ratio of 3.14/1,000 SF For Sale: Not For Sale	Space Avail: 4,775 SF Max Contig: 4,775 SF Smallest Space: 4,775 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: <i>Company information unavailable at this time</i>				
132		4101 Rice Drier Rd Bayou Service Center Pearland, TX 77581 Brazoria County	Building Type: Class C Warehouse Status: Built 1982 Building Size: 22,316 SF Land Area: 1.81 AC Stories: 1 Expenses: 2021 Tax @ \$1.40/sf; 2011 Est Ops @ \$1.44/sf Parking: 40 Surface Spaces are available; Ratio of 1.79/1,000 SF For Sale: Not For Sale	Space Avail: 4,750 SF Max Contig: 3,500 SF Smallest Space: 1,250 SF Rent/SF/YR: \$8.64-\$9.77 % Leased: 78.7%
Landlord Rep: Bernell & Associates / John Harrison (713) 526-1094 X223 / Ron Bernell (713) 526-1094 -- 4,750 SF (1,250-3,500 SF)				
Property Features: Business Park fronts on Rice Drier Road , off corner with N. Main St. aka Telephone Road, in Pearland Texas . Close to Wal-Mart and intersection with FM 518. A typical 1250 SF office/warehouse has approx 288 SF of office and 1 bathroom, with approx. 962 SF warehouse. Warehouse has a 10x12 overhead door. Inquire about occupancy. Located in Pearland, Texas this business park has office/warehouse space available. No automotive or motorcycle-related business please.				

EDABC 's IOR 2022 1st Qtr. Summary Report

133 	5730 W Broadway St West Pearland Plaza Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 2006 Building Size: 21,988 SF Land Area: 1.51 AC Stories: 1 Expenses: 2021 Tax @ \$1.95/sf; 2012 Ops @ \$3.29/sf Parking: 100 free Surface Spaces are available; Ratio of 4.55/1,000 SF For Sale: Not For Sale	Space Avail: 4,672 SF Max Contig: 3,172 SF Smallest Space: 1,500 SF Rent/SF/YR: \$18.00 % Leased: 78.8%
	Landlord Rep: Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363 / Joe Bayne (713) 464-1001 -- 4,672 SF (1,500-3,172 SF)		
134 	8703 Broadway St Silver Pear Plaza Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2005 Building Size: 16,074 SF Land Area: 1.74 AC Stories: 1 Expenses: 2021 Tax @ \$4.65/sf Parking: 80 free Surface Spaces are available; Ratio of 6.02/1,000 SF For Sale: Not For Sale	Space Avail: 4,550 SF Max Contig: 4,550 SF Smallest Space: 2,250 SF Rent/SF/YR: \$19.00 % Leased: 71.7%
	Landlord Rep: Oliver Commercial Real Estate / Tara Oliver (281) 558-1111 / Karl Oliver (281) 558-1111 -- 4,550 SF (2,250-4,550 SF)		
135 	120 Circle Way St Bldg 2 Lake Jackson, TX 77566 Brazoria County	Building Type: Retail/Freestanding Status: Built 1979, Renov 2015 Building Size: 8,000 SF Land Area: 6.12 AC Stories: 1 Expenses: 2021 Tax @ \$2.25/sf For Sale: Not For Sale	Space Avail: 4,550 SF Max Contig: 2,000 SF Smallest Space: 800 SF Rent/SF/YR: Withheld % Leased: 43.1%
	Landlord Rep: Sona Development LLC / J.Robert J. Naggar (713) 523-4988 -- 4,550 SF (800-2,000 SF)		
136 	11200 Broadway St Building 100 Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Status: Built 2007 Building Size: 15,598 SF Land Area: 1.02 AC Stories: 1 Expenses: 2021 Tax @ \$11.37/sf Parking: Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 4,538 SF Max Contig: 2,517 SF Smallest Space: 803 SF Rent/SF/YR: Withheld % Leased: 83.9%
	Landlord Rep: Evergreen Commercial Realty / Lilly Golden (713) 664-3634 X1 / Haley Golden (713) 664-3634 -- 4,538 SF (803-2,517 SF)		



EDABC 's IOR 2022 1st Qtr. Summary Report

137		3414 Business Center Dr Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built Jan 2021 Building Size: 8,800 SF Land Area: 1.03 AC Stories: 1 Expenses: 2021 Tax @ \$2.73/sf Parking: 57 Surface Spaces are available; Ratio of 5.52/1,000 SF For Sale: Not For Sale	Space Avail: 4,400 SF Max Contig: 4,400 SF Smallest Space: 1,200 SF Rent/SF/YR: \$31.00 % Leased: 50.0%
Landlord Rep: Garbo Construction LLC / Peter Wood (713) 269-3058 -- 4,400 SF (1,200-2,000 SF)				
138		206 Highway 332 E Aldi Lake Jackson, TX 77566 Brazoria County	Building Type: Retail/Freestanding Status: Built 1998, Renov Jan 2017 Building Size: 23,500 SF Land Area: 1.93 AC Stories: 1 Expenses: 2021 Tax @ \$3.33/sf; 2006 Combined Est Tax/Ops @ \$3.18/sf Parking: 100 Surface Spaces are available; Ratio of 4.26/1,000 SF For Sale: Not For Sale	Space Avail: 4,362 SF Max Contig: 4,362 SF Smallest Space: 4,362 SF Rent/SF/YR: Withheld % Leased: 81.4%
Landlord Rep: Streetwise Retail Advisors / Chris Pitts (713) 773-5558 / Joe Silver (713) 595-9500 -- 4,362 SF (4,362 SF)				
139		1483 E Tx-6 Hwy Alvin, TX 77511 Brazoria County	Building Type: Retail/Restaurant Status: Built 1993 Building Size: 4,286 SF Land Area: 1.03 AC Stories: 1 Expenses: 2020 Tax @ \$4.66/sf Parking: 87 free Surface Spaces are available; Ratio of 10.00/1,000 SF For Sale: Not For Sale	Space Avail: 4,286 SF Max Contig: 4,286 SF Smallest Space: 4,286 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: Streetwise Retail Advisors / Joe Silver (713) 595-9500 X5579 -- 4,286 SF (4,286 SF)				
140		1635 Broadway St Bldg. B Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 2003 Building Size: 22,495 SF Land Area: 6.08 AC Stories: 1 Expenses: 2021 Tax @ \$4.47/sf, 2016 Est Tax @ \$2.51/sf; 2016 Est Ops @ \$3.92/sf Parking: 120 free Surface Spaces are available; Ratio of 5.38/1,000 SF For Sale: Not For Sale	Space Avail: 4,206 SF Max Contig: 2,170 SF Smallest Space: 2,036 SF Rent/SF/YR: \$18.00-\$20.00 % Leased: 81.3%
Landlord Rep: Global Fund Investments / Edward Le (832) 203-0606 X106 -- 4,206 SF (2,036-2,170 SF)				




38,042 square foot Retail Center located at the Northwest corner of FM 518 and Dixie Farm Road in Pearland.

Tenants include CiCi's Pizza, Subway, and Sports Clips

EDABC 's IOR 2022 1st Qtr. Summary Report

<div>141</div> 	<p>1205-1223 N Velasco St Angleton, TX 77515 Brazoria County</p>	<p>Building Type: Retail Status: Existing Building Size: 17,285 SF Land Area: 6.79 AC Stories: 1 Expenses: 2021 Tax @ \$2.42/sf For Sale: Not For Sale</p>	<p>Space Avail: 4,200 SF Max Contig: 2,700 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 75.7%</p> <p>Landlord Rep: WeitzmanJames Namken (713) 980-5622 -- 4,200 SF (1,500-2,700 SF)</p>
<div>142</div> 	<p>9330 W Broadway St Bldg B Pearland, TX 77584 Brazoria County</p>	<p>Building Type: Class B Office Status: Built 2000 Building Size: 22,200 SF Typical Floor Size: 11,100 SF Stories: 2 Expenses: 2021 Tax @ \$8.17/sf, 2011 Est Tax @ \$1.00/sf; 2011 Ops @ \$8.24/sf Parking: 50 free Surface Spaces are available; Ratio of 2.25/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 4,199 SF Max Contig: 2,819 SF Smallest Space: 1,380 SF Rent/SF/YR: \$17.00 % Leased: 81.1%</p> <p>Landlord Rep: LandPark Commercial / Shazib Iqbal (713) 993-7169 / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200 -- 4,199 SF (1,380-2,819 SF)</p>
<div>143</div> 	<p>815 Dixie Dr Dixie Shopping Center Clute, TX 77531 Brazoria County</p>	<p>Building Type: Retail Status: Built 1980 Building Size: 30,000 SF Land Area: 2.75 AC Stories: 1 Expenses: 2021 Tax @ \$1.09/sf, 2012 Est Tax @ \$0.71/sf; 2014 Ops @ \$2.16/sf, 2012 Est Ops @ \$1.32/sf Parking: 130 free Surface Spaces are available; Ratio of 4.33/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 4,100 SF Max Contig: 4,100 SF Smallest Space: 1,100 SF Rent/SF/YR: \$12.00 % Leased: 86.3%</p> <p>Landlord Rep: Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889 -- 4,100 SF (1,100-4,100 SF)</p>
<p>Description Highly visible shopping center on one of the principal commercial thoroughfares in fast-growing southern Brazoria County, where local industry has announced \$30 Billion in plant expansions over the next few years. Space available ranges from a 1700 sq ft restaurant up to 10,000 sq ft total, with wide flexibility to tailor the size to a tenant's needs. Located less than 1/4 mile from one of the main entrances to Dow Chemical, the largest employer in Brazoria County. Highly visible shopping center on one of the principal commercial thoroughfares in fast-growing southern Brazoria County, where local industry has announced \$30 Billion in plant expansions over the next few years. Space available ranges from a 1700 sq ft restaurant up to 10,000 sq ft total, with wide flexibility to tailor the size to a tenant's needs. Located less than 1/4 mile from one of the main entrances to Dow Chemical, the largest employer in Brazoria County.</p>			




EDABC 's IOR 2022 1st Qtr. Summary Report

144		2625 S Loop 35 Meadow Park Alvin, TX 77511 Brazoria County SM1462 & Loop 35	Building Type: Retail/Freestanding Status: Built 1976, Renov 2008 Building Size: 117,492 SF Land Area: 10.81 AC Stories: 1 Expenses: 2021 Tax @ \$1.23/sf; 2013 Ops @ \$2.59/sf Parking: 546 free Surface Spaces are available; Ratio of 4.30/1,000 SF For Sale: Not For Sale	Space Avail: 4,100 SF Max Contig: 1,400 SF Smallest Space: 1,300 SF Rent/SF/YR: \$12.00 % Leased: 96.5%
Landlord Rep: Cass Shewbart / Cass Shewbart (281) 331-6695 -- 4,100 SF (1,300-1,400 SF)				
145		2010 Broadway St Pearland, TX 77581 Brazoria County	Building Type: Class C Office Status: Built 1964 Building Size: 4,073 SF Typical Floor Size: 4,073 SF Stories: 1 Expenses: 2019 Tax @ \$1.04/sf Parking: 15 free Surface Spaces are available; Ratio of 2.86/1,000 SF For Sale: Not For Sale	Space Avail: 4,073 SF Max Contig: 2,500 SF Smallest Space: 200 SF Rent/SF/YR: \$25.20 % Leased: 0%
Landlord Rep: Absolute Realty Group, Inc. / Diem Vu (832) 243-1548 / Kevin Duc Nguyen (832) 243-1548 -- 5,000 SF (200-2,500 SF)				
146		173 Tovrea Rd Alvin, TX 77511 Brazoria County	Building Type: Retail Status: Built 2004 Building Size: 14,687 SF Land Area: 1.85 AC Stories: 1 Expenses: 2021 Tax @ \$3.36/sf; 2006 Combined Est Tax/Ops @ \$4.03/sf Parking: 76 free Surface Spaces are available; Ratio of 5.17/1,000 SF For Sale: Not For Sale	Space Avail: 4,060 SF Max Contig: 2,500 SF Smallest Space: 1,560 SF Rent/SF/YR: Withheld % Leased: 72.4%
Landlord Rep: MRP Capital Group / Paul Redel (636) 707-1273 / John Cusumano (314) 628-8499 -- 4,060 SF (1,560-2,500 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

147		SH288 Frontage Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built May 2021 Building Size: 14,250 SF Land Area: 1.65 AC Stories: 1 Expenses: 2021 Tax @ \$2.75/sf For Sale: Not For Sale	Space Avail: 4,036 SF Max Contig: 2,180 SF Smallest Space: 1,200 SF Rent/SF/YR: \$31.00 % Leased: 71.7%
Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 / Rafael Melara (713) 623-6944 / Abdul Sabha (713) 623-6944 -- 4,036 SF (1,200-2,180 SF)				
148		113 Oyster Creek Dr Lake Jackson, TX 77566 Brazoria County	Building Type: Retail Status: Built 1975, Renov Sep 2021 Building Size: 4,036 SF Land Area: 0.60 AC Stories: 1 Expenses: 2021 Tax @ \$1.39/sf Parking: 41 Surface Spaces are available; Ratio of 10.00/1,000 SF For Sale: Not For Sale	Space Avail: 4,036 SF Max Contig: 1,178 SF Smallest Space: 489 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Realm Real Estate Professionals / Murad Hemani (713) 471-0375 -- 4,036 SF (489-1,178 SF)				
149		6516 W Broadway St West Oaks Centre Pearland, TX 77581 Brazoria County	Building Type: Retail/Freestanding (Strip Ctr) Status: Built 1999 Building Size: 22,000 SF Land Area: 3.11 AC Stories: 1 Expenses: 2021 Tax @ \$2.85/sf, 2012 Est Tax @ \$2.13/sf; 2011 Ops @ \$0.53/sf, 2012 Est Ops @ \$2.57/sf Parking: 115 free Surface Spaces are available; Ratio of 5.23/1,000 SF For Sale: Not For Sale	Space Avail: 3,982 SF Max Contig: 2,232 SF Smallest Space: 1,750 SF Rent/SF/YR: \$15.60 % Leased: 81.9%
Landlord Rep: Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363 -- 3,982 SF (1,750-2,232 SF)				




EDABC 's IOR 2022 1st Qtr. Summary Report

150		2225 CR 90 Silverlake Professional Building Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Built 2002 Building Size: 19,393 SF Typical Floor Size: 9,697 SF Stories: 2 Expenses: 2021 Tax @ \$3.03/sf; 2007 Ops @ \$8.03/sf Parking: 60 Surface Spaces are available; Ratio of 3.09/1,000 SF For Sale: Not For Sale	Space Avail: 3,900 SF Max Contig: 1,457 SF Smallest Space: 1,155 SF Rent/SF/YR: \$18.00-\$24.00 % Leased: 79.9%
Landlord Rep: Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Kathy Jones (713) 464-1001 -- 3,900 SF (1,155-1,457 SF)				
19,393 square foot Medical Professional Building located at 2225 County Road 90 in Pearland. Tenants include Johnston and Harrington P.C., Counseling Connections for Change, K-Del's Salon, Advance Eye Care, Pearland ENT, and Dr. Mark Moss.				
APN:7583-0101-003				
151		23147 W Highway 6 Alvin, TX 77511 Brazoria County	Building Type: Class C Warehouse Status: Built 1978, Renov 2000 Building Size: 58,824 SF Land Area: 6.57 AC Stories: 1 Expenses: 2021 Tax @ \$0.60/sf Parking: 16 Surface Spaces are available; Ratio of 0.27/1,000 SF For Sale: Not For Sale	Space Avail: 3,850 SF Max Contig: 3,850 SF Smallest Space: 3,850 SF Rent/SF/YR: Withheld % Leased: 93.5%
Landlord Rep: Pat Griffin Realty / Becky Cornelius (713) 208-1814 -- 3,850 SF (3,850 SF)				
152		10645 Broadway St Retail B Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Status: Built 2002 Building Size: 21,855 SF Land Area: 2.31 AC Stories: 1 Expenses: 2021 Tax @ \$4.51/sf Parking: 110 free Surface Spaces are available; Ratio of 4.80/1,000 SF For Sale: Not For Sale	Space Avail: 3,781 SF Max Contig: 2,604 SF Smallest Space: 1,177 SF Rent/SF/YR: Withheld % Leased: 82.7%
Landlord Rep: Weitzman / James Namken (713) 980-5622 / Kyle Knight (713) 335-4532 -- 3,781 SF (1,177-2,604 SF)				





EDABC 's IOR 2022 1st Qtr. Summary Report

153		1109 W Tx-6 Hwy Alvin, TX 77511 Brazoria County	Building Type: Retail/Freestanding Status: Built 2012 Building Size: 6,250 SF Land Area: 1.35 AC Stories: 1 Expenses: 2021 Tax @ \$2.49/sf; 2013 Combined Est Tax/Ops @ \$4.20/sf Parking: 12 free Surface Spaces are available; Ratio of 1.92/1,000 SF For Sale: Not For Sale	Space Avail: 3,750 SF Max Contig: 3,750 SF Smallest Space: 3,750 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: SRS Real Estate Partners / Lori Brown (281) 661-3228 / Logan Taylor (281) 661-3224 / Jonathan W. Hicks (281) 661-3225 -- 3,750 SF (3,750 SF)				
154		10015 Broadway St Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Built 2000 Building Size: 24,397 SF Typical Floor Size: 24,397 SF Stories: 1 Expenses: 2021 Tax @ \$2.07/sf, 2010 Est Tax @ \$2.06/sf; 2010 Est Ops @ \$2.76/sf Parking: 45 Surface Spaces are available; Ratio of 1.84/1,000 SF For Sale: Not For Sale	Space Avail: 3,720 SF Max Contig: 3,720 SF Smallest Space: 1,770 SF Rent/SF/YR: \$24.00 % Leased: 84.8%
Landlord Rep: Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460 -- 3,720 SF (1,770-3,720 SF)				
155		3129 Kingsley Dr Building 500 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Built Apr 2021 Building Size: 4,900 SF Typical Floor Size: 1,225 SF Stories: 1 Expenses: 2021 Tax @ \$13.39/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 3,675 SF Max Contig: 1,225 SF Smallest Space: 1,225 SF Rent/SF/YR: \$24.00 % Leased: 25.0%
Landlord Rep: Realty Associates / Praful Shah (832) 428-1602 -- 1,225 SF (1,225 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

156		7103 Broadway St Pearland Plaza Shopping Center Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 1997 Building Size: 76,821 SF Land Area: 3.50 AC Stories: 1 Expenses: 2021 Tax @ \$0.77/sf; 2011 Ops @ \$6.02/sf Parking: 225 free Surface Spaces are available; Ratio of 2.93/1,000 SF For Sale: Not For Sale	Space Avail: 3,600 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$18.00 % Leased: 95.3%
Landlord Rep: CBRE / Jazz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-1857 -- 3,600 SF (1,200 SF) Anchored by Food Town. Located on the northeast corner of FM 518 and FM 1128 in Pearland, Texas (20 minutes southeast of Downtown Houston).				
157		2743 Smith Ranch Rd Bldg 7 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Built Apr 2021 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1 Expenses: 2021 Tax @ \$2.64/sf For Sale: Not For Sale	Space Avail: 3,600 SF Max Contig: 3,600 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00 % Leased: 25.0%
Landlord Rep: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413 -- 3,600 SF (1,200-3,600 SF)				
158		120 E Plum St Angleton, TX 77515 Brazoria County	Building Type: Class B Office/Medical Status: Built 1993 Building Size: 3,506 SF Typical Floor Size: 3,506 SF Stories: 1 Expenses: 2021 Tax @ \$1.14/sf Parking: 13 Surface Spaces are available; Ratio of 3.71/1,000 SF For Sale: For Sale at \$350,000 (\$99.83/SF) - Active	Space Avail: 3,506 SF Max Contig: 3,506 SF Smallest Space: 3,506 SF Rent/SF/YR: \$14.00 % Leased: 0%
Sales Company: FIT Properties: Luciano Aires (713) 470-8980 Lifestyles Unlimited: Moon Kim (713) 782-0018 Landlord Rep: FIT Properties / Luciano Aires (713) 470-8980 -- 3,506 SF (3,506 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

159		101 Dixie Dr Pad A Clute, TX 77531 Brazoria County	Building Type: Retail/Storefront Status: Proposed, breaks ground Mar 2022 Building Size: 4,300 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$4.97/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 3,500 SF Max Contig: 3,500 SF Smallest Space: 3,500 SF Rent/SF/YR: Withheld % Leased: 18.6%
Landlord Rep: Williamsburg EnterprisesLauren Shepperd (713) 804-1030 -- 3,500 SF (3,500 SF)				
160		726 Main St Clute, TX 77531 Brazoria County	Building Type: Class C Warehouse Status: Built 1966 Building Size: 3,500 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$1.13/sf Parking: 8 Surface Spaces are available; Ratio of 2.29/1,000 SF For Sale: Not For Sale	Space Avail: 3,500 SF Max Contig: 3,500 SF Smallest Space: 3,500 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: Coldwell Banker Commercial NRT / Harold Cox (979) 299-2700 -- 3,500 SF /1,500 ofc (3,500 SF)				
161		4205 W Broadway St Magnolia Building Pearland, TX 77581 Brazoria County	Building Type: Class B Office/Loft/Creative Space Status: Built 1963 Building Size: 14,800 SF Typical Floor Size: 7,400 SF Stories: 2 Expenses: 2021 Tax @ \$1.05/sf Parking: 100 Surface Spaces are available; Ratio of 6.76/1,000 SF For Sale: Not For Sale	Space Avail: 3,496 SF Max Contig: 1,993 SF Smallest Space: 114 SF Rent/SF/YR: \$12.00-\$25.92 % Leased: 76.4%
Landlord Rep: Capital Trust Realty / Domenic Santilli (281) 282-9999 -- 3,496 SF (114-1,614 SF)				
162		5517 W Broadway St Pearland Center West Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 1990 Building Size: 21,017 SF Land Area: 2.14 AC Stories: 1 Expenses: 2021 Tax @ \$1.23/sf Parking: 100 Surface Spaces are available; Ratio of 4.76/1,000 SF For Sale: Not For Sale	Space Avail: 3,470 SF Max Contig: 2,070 SF Smallest Space: 1,400 SF Rent/SF/YR: \$13.20 % Leased: 83.5%
Landlord Rep: CC Management, Ltd. / Randy Fertitta (713) 963-0963 X5 -- 3,470 SF (1,400-2,070 SF)				

The tax ID # of this property is R237446 and the key map # is 614R.

EDABC 's IOR 2022 1st Qtr. Summary Report

163



SH 288 & Bailey Ave
Sedona Lakes Center
Manvel, TX 77578
Brazoria County
Tract 1

Building Type: **Retail**
 Status: **Built Apr 2020**
 Building Size: **14,487 SF**
 Land Area: **4.30 AC**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **3,325 SF**
 Max Contig: **2,100 SF**
 Smallest Space: **1,225 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **77.1%**

Landlord Rep: NewQuest Properties / Austin Alvis (281) 477-4335 / Kevin Sims (281) 477-4366 / Nick Ramsey (281) 477-4359 -- 3,325 SF (1,225-2,100 SF)

164



207 Parking Way
Lake Jackson, TX 77566
Brazoria County

Building Type: **Retail/Storefront Retail/Office**
 Status: **Built 1960**
 Building Size: **3,315 SF**
 Land Area: **0.12 AC**
 Stories: **1**

Space Avail: **3,315 SF**
 Max Contig: **3,315 SF**
 Smallest Space: **3,315 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

For Sale: **For Sale at \$595,000 (\$179.49/SF) - Active**

Sales Company: FIT Properties: Luciano Aires (713) 470-8980
 Lifestyles Unlimited: Moon Kim (713) 782-0018


Landlord Rep: FIT Properties / Luciano Aires (713) 470-8980 -- 3,315 SF (3,315 SF)

EDABC 's IOR 2022 1st Qtr. Summary Report


165		185 Oyster Creek Dr Lake Jackson, TX 77566 Brazoria County	Building Type: Retail/Fast Food Status: Built 1994 Building Size: 3,250 SF Land Area: 2.76 AC Stories: 1 Expenses: 2021 Tax @ \$10.28/sf For Sale: Not For Sale	Space Avail: 3,250 SF Max Contig: 3,250 SF Smallest Space: 3,250 SF Rent/SF/YR: Withheld % Leased: 0%
			Landlord Rep: Kin Properties, Inc. / M.Jeff M. Ross (561) 620-9200 X123 / Beth Calay (561) 620-9200 -- 3,250 SF (3,250 SF)	
166		3609 Business Center Dr Pearland, TX 77584 Brazoria County SH 288 & Country Rd 59	Building Type: Retail Status: Built 2016 Building Size: 22,000 SF Land Area: 3.40 AC Stories: 1 Expenses: 2021 Tax @ \$7.11/sf Parking: 145 Surface Spaces are available; Ratio of 6.59/1,000 SF For Sale: Not For Sale	Space Avail: 3,200 SF Max Contig: 3,200 SF Smallest Space: 1,600 SF Rent/SF/YR: \$36.00 % Leased: 85.5%
			Landlord Rep: Discovery Consultants, Inc. / D.Brantly D. Minor (713) 225-4568 -- 3,200 SF (1,600 SF)	
167		7507 Masters Rd Manvel, TX 77578 Brazoria County	Building Type: Retail/Freestanding Status: Built 1993 Building Size: 3,200 SF Land Area: 1.03 AC Stories: 1 Expenses: 2021 Tax @ \$2.81/sf Parking: 20 free Surface Spaces are available; Ratio of 6.25/1,000 SF For Sale: Not For Sale	Space Avail: 3,200 SF Max Contig: 3,200 SF Smallest Space: 3,200 SF Rent/SF/YR: \$15.60 % Leased: 100%
			Landlord Rep: Manvel Realty / Mark Lowe (281) 489-9444 -- 3,200 SF (3,200 SF)	
168		17725 Pearland Sites Rd Pearland, TX 77584 Brazoria County	Building Type: Class C Office/Medical Status: Built 2016 Building Size: 3,200 SF Typical Floor Size: 3,200 SF Stories: 1 Expenses: 2021 Tax @ \$4.32/sf Parking: 20 Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 3,200 SF Max Contig: 3,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$18.00 % Leased: 100%
			Landlord Rep: Ardent Hardcastle Real Estate / Stephan Robinson (281) 485-6000 X701 / Lee Hernandez (832) 713-1158 -- 3,200 SF (1,200-3,200 SF)	

EDABC 's IOR 2022 1st Qtr. Summary Report

169		804 S Hood St Alvin, TX 77511 Brazoria County	Building Type: Class B Office/Medical Status: Built 1991 Building Size: 3,185 SF Typical Floor Size: 3,185 SF Stories: 1 Expenses: 2021 Tax @ \$1.89/sf Parking: 1 Covered Spaces are available; 16 Surface Spaces are available; Ratio of 5.34/1,000 SF For Sale: For Sale - Active	Space Avail: 3,185 SF Max Contig: 3,185 SF Smallest Space: 3,185 SF Rent/SF/YR: Withheld % Leased: 0%
Sales Company: Belvoir Real Estate Group LLC: Stacey Saathoff (713) 332-8208, Kyle Fischer (713) 332-8215 Landlord Rep: Belvoir Real Estate Group LLC / Stacey Saathoff (713) 332-8208 / Kyle Fischer (713) 332-8215 -- 3,185 SF (3,185 SF)				

170		1807 E Broadway Wood Creek Center Pearland, TX 77581 Brazoria County	Building Type: Retail/Restaurant Status: Built 2003 Building Size: 10,500 SF Land Area: 1.41 AC Stories: 1 Expenses: 2021 Tax @ \$3.02/sf; 2011 Ops @ \$4.51/sf Parking: 75 Surface Spaces are available; Ratio of 7.14/1,000 SF For Sale: Not For Sale	Space Avail: 3,155 SF Max Contig: 2,100 SF Smallest Space: 1,055 SF Rent/SF/YR: Withheld % Leased: 80.0%
Landlord Rep: TIG Real Estate Services, Inc. / Joel Dalak (832) 326-1992 X7139 Leasing Company: Coldwell Banker United, Realtors / Joel Dalak (832) 326-1992 -- 3,155 SF (1,055-2,100 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

171		9821 Broadway St Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2003 Building Size: 8,400 SF Land Area: 2.71 AC Stories: 1 Expenses: 2021 Tax @ \$10.03/sf Parking: 40 free Surface Spaces are available; Ratio of 4.19/1,000 SF For Sale: Not For Sale	Space Avail: 3,150 SF Max Contig: 3,150 SF Smallest Space: 3,150 SF Rent/SF/YR: \$30.00 % Leased: 62.5%
Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 / Jonathan Aron (713) 623-6944 / Todd Carlson (713) 623-6944 -- 3,150 SF (3,150 SF)				
172		1930 Pearland Pky Pearland Parkway Plaza Pearland, TX 77581 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built Jul 2020 Building Size: 21,931 SF Land Area: 2.62 AC Stories: 1 Expenses: 2021 Tax @ \$3.74/sf Parking: 119 Surface Spaces are available; Ratio of 5.43/1,000 SF For Sale: Not For Sale	Space Avail: 3,073 SF Max Contig: 1,965 SF Smallest Space: 1,108 SF Rent/SF/YR: \$27.00 % Leased: 86.0%
Landlord Rep: Showcase Properties of Texas / Allie Peters (832) 875-8008 -- 3,073 SF (1,108-1,965 SF)				
173		1799 Kirby Dr Kirby Retail Center Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built Sep 2019 Building Size: 12,000 SF Land Area: 1.56 AC Stories: 1 Expenses: 2021 Tax @ \$5.55/sf Parking: 85 Surface Spaces are available; Ratio of 7.08/1,000 SF For Sale: Not For Sale	Space Avail: 3,040 SF Max Contig: 3,040 SF Smallest Space: 3,040 SF Rent/SF/YR: \$29.00 % Leased: 74.7%
Landlord Rep: The Seth Brothers Team at eXp Realty / Sonit Seth (855) 738-4276 / Kunal Seth (281) 393-8686 -- 3,040 SF (3,040 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

174



11901 Shadow Creek Pky
Shadow Creek Center
Pearland, TX 77584
Brazoria County
Shadow Creek Center

Building Type: **Retail**
 Status: **Built Jul 2009**
 Building Size: **35,000 SF**
 Land Area: **3.50 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$3.73/sf**
 Parking: **100 free Surface Spaces are available; Ratio of 2.86/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **3,010 SF**
 Max Contig: **3,010 SF**
 Smallest Space: **3,010 SF**
 Rent/SF/YR: **\$28.20**
 % Leased: **91.4%**

Landlord Rep: DN Commercial / Q.Danny Q. Nguyen, CCIM (713) 478-2972 -- 3,010 SF (3,010 SF)

Shadow Creek Centre is approximately a 35,000 SF, class A shopping center situated on 3.5 acres of elevated land offering excellent visibility. This multi-use development is perfect for retail, restaurant and professional/medical tenants. The center has excellent frontage along

*

* Shadow Creek Ranch Subdivision and is less than 1 mile west of Hwy 288 and 1 mile east of FM 521 (Almeda Rd). The unique "fan" layout of the shopping center allows each tenant to have excellent visibility from Shadow Creek Parkway.

*

*There is easy ingress and egress to the property. Continuous cross easement with the Hilton Garden Inn and the Colonnades offer both safe and convenient pedestrian and vehicle traffic flow. National credit tenants surround the center such as Walgreens, CVS, Sherwin Williams, and Kroger are within close proximity to this property. The center is conveniently located near the intersection of Kirby and

*

*Shadow Creek Pkwy. And is approximately less than 1 mile from each of the two major corridors that lead to and from downtown Houston and the Texas Medical Center.

175



1071 Brazosport Blvd N
Richwood, TX 77531
Brazoria County





Building Type: **Flex/Showroom**
 Status: **Built 1978, Renov 2021**
 Building Size: **3,006 SF**
 Land Area: **-**
 Stories: **1**
 Expenses: **2021 Tax @ \$1.14/sf**
 For Sale: **For Sale at \$399,000 (\$132.74/SF) - Active**

Space Avail: **3,006 SF**
 Max Contig: **3,006 SF**
 Smallest Space: **3,006 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Sales Company: Coldwell Banker Realty: Pat Taylor (979) 236-0340

Landlord Rep: Coldwell Banker Realty / Pat Taylor (979) 236-0340 -- 3,006 SF (3,006 SF)

EDABC 's IOR 2022 1st Qtr. Summary Report

<div>176</div> 	<p>3404 S Main St The CarSpot Pearland, TX 77581 Brazoria County</p>	<p>Building Type: Retail/Auto Dealership Status: Built 1990, Renov 2003 Building Size: 3,000 SF Land Area: 1.11 AC Stories: 2 Expenses: 2021 Tax @ \$1.86/sf Parking: 25 Surface Spaces are available; Ratio of 8.33/1,000 SF For Sale: For Sale at \$975,000 (\$325.00/SF) - Active</p>	<p>Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 3,000 SF Rent/SF/YR: \$20.00 % Leased: 100%</p> <p>Sales Company: Rutledge Commercial Real Estate: Wayne Rutledge (832) 875-2980, Laurie Rutledge (832) 641-9103 Real Estate Options of Texas LLC: John Williams (832) 384-4917 Landlord Rep: Rutledge Commercial Real Estate / Wayne Rutledge (832) 875-2980 / Laurie Rutledge (832) 641-9103 -- 3,000 SF (3,000 SF)</p>
<div>177</div> 	<p>2401 Old Alvin Rd Pearland, TX 77581 Brazoria County</p>	<p>Building Type: Retail/Freestanding Status: Built 1984 Building Size: 4,500 SF Land Area: 0.43 AC Stories: 1 Expenses: 2021 Tax @ \$3.35/sf Parking: 15 free Surface Spaces are available; Ratio of 3.42/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 3,000 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 33.3%</p> <p>Landlord Rep: Coldwell Banker Commercial NRT / Suzanne Dillmann (281) 484-0066 / Joyce Tolliver (281) 484-0066 -- 3,000 SF (1,500 SF)</p>
<div>178</div> 	<p>430 Commerce St Clute, TX 77531 Brazoria County</p>	<p>Building Type: Class C Warehouse Status: Built 1968 Building Size: 2,944 SF Land Area: 0.32 AC Stories: 1 Expenses: 2021 Tax @ \$1.13/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 2,944 SF Max Contig: 2,944 SF Smallest Space: 2,944 SF Rent/SF/YR: \$14.27 % Leased: 0%</p> <p>Landlord Rep: TBT Real Estate / Tammie Bell (979) 299-0001 -- 2,944 SF (2,944 SF)</p>
<div>179</div> 	<p>206 W House St Alvin, TX 77511 Brazoria County</p>	<p>Building Type: Class C Office Status: Built 1955 Building Size: 3,872 SF Typical Floor Size: 3,872 SF Stories: 1 Expenses: 2021 Tax @ \$0.57/sf Parking: 8 Surface Spaces are available; Ratio of 2.07/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 2,932 SF Max Contig: 2,932 SF Smallest Space: 1,440 SF Rent/SF/YR: \$14.00 % Leased: 24.3%</p> <p>Landlord Rep: My Texas Realty / Ernesto Perez (832) 512-9857 -- 2,932 SF (1,440-2,932 SF)</p>

EDABC 's IOR 2022 1st Qtr. Summary Report

180		90 Oak Dr Lake Jackson, TX 77566 Brazoria County	Building Type: Retail Status: Built Oct 2021 Building Size: 17,914 SF Land Area: 11.70 AC Stories: 1 Expenses: 2021 Tax @ \$14.63/sf For Sale: Not For Sale	Space Avail: 2,840 SF Max Contig: 2,000 SF Smallest Space: 840 SF Rent/SF/YR: Withheld % Leased: 95.3%
Landlord Rep: NewQuest Properties / Rebecca Le (281) 477-4327 -- 2,840 SF (840-2,000 SF)				
181		20351 Tx-6 Manvel, TX 77578 Brazoria County	Building Type: Class B Office Status: Built 1975 Building Size: 6,721 SF Typical Floor Size: 6,721 SF Stories: 1 Expenses: 2021 Tax @ \$1.28/sf Parking: 5 free Covered Spaces are available; 14 free Surface Spaces are available; Ratio of 2.83/1,000 SF For Sale: Not For Sale	Space Avail: 2,770 SF Max Contig: 2,770 SF Smallest Space: 1,220 SF Rent/SF/YR: \$16.80 % Leased: 58.8%
Landlord Rep: Manvel Realty / Mark Lowe (281) 489-9444 -- 2,770 SF (1,220-2,770 SF)				
182		2334 N Main St Pearland, TX 77581 Brazoria County	Building Type: Class C Office/Medical Status: Built 1971 Building Size: 3,100 SF Typical Floor Size: 2,730 SF Stories: 1 Expenses: 2021 Tax @ \$2.31/sf Parking: 33 Surface Spaces are available; Ratio of 12.09/1,000 SF For Sale: Not For Sale	Space Avail: 2,730 SF Max Contig: 2,730 SF Smallest Space: 2,730 SF Rent/SF/YR: \$14.00 % Leased: 11.9%
Landlord Rep: Re/Max Top Realty / Arthur de Los Angeles (832) 200-5653 -- 2,730 SF (2,730 SF)				
183		1910 Country Place Pky Trinity Retail Center Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built Apr 2006 Building Size: 9,692 SF Land Area: 1.30 AC Stories: 1 Expenses: 2021 Tax @ \$7.21/sf; 2009 Ops @ \$0.30/sf Parking: Free Surface Spaces; Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 2,520 SF Max Contig: 2,520 SF Smallest Space: 2,520 SF Rent/SF/YR: \$21.00 % Leased: 74.0%
Landlord Rep: Tribble & Associates / Tom Tribble (281) 461-4474 -- 2,520 SF (2,520 SF)				

Highway 288 and Beltway 8 location in Pearland. Located within 1 mile of Kelsey-Seybold clinic headquarters, Memorial Hermann and Pearland HCA Hospital.

EDABC 's IOR 2022 1st Qtr. Summary Report

184



1631 FM 655
Rosharon, TX 77583
Brazoria County

Building Type: **Retail/Freestanding**
 Status: **Built 1985**
 Building Size: **2,500 SF**
 Land Area: **0.45 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$51.38/sf**
 Parking: **13 Surface Spaces are available; Ratio of 5.20/1,000 SF**
 For Sale: **For Sale - Active**

Space Avail: **2,500 SF**
 Max Contig: **2,500 SF**
 Smallest Space: **2,500 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Sales Company: Alms Properties: Greg Gholston (832) 496-5087
 Landlord Rep: Alms Properties / Greg Gholston (832) 496-5087 -- 2,500 SF (2,500 SF)

185



1813 Yellowstone St
Freeport, TX 77541
Brazoria County

Building Type: **Class C Industrial**
 Status: **Existing**
 Building Size: **2,500 SF**
 Land Area: **-**
 Stories: **1**
 Expenses: **2021 Tax @ \$1.30/sf**
 For Sale: **Not For Sale**

Space Avail: **2,500 SF**
 Max Contig: **7,500 SF**
 Smallest Space: **2,500 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 2,500 SF (2,500 SF)

186





1208 N Brazosport Blvd
Freeport, TX 77541
Brazoria County

Building Type: **Retail/Freestanding**
 Status: **Built 1982**
 Building Size: **2,482 SF**
 Land Area: **0.72 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$3.39/sf**
 Parking: **18 Surface Spaces are available; Ratio of 7.25/1,000 SF**
 For Sale: **For Sale - Active**

Space Avail: **2,482 SF**
 Max Contig: **2,482 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Sales Company: Streetwise Retail Advisors: Joe Silver (713) 595-9500 X5579
 Landlord Rep: Streetwise Retail Advisors / Joe Silver (713) 595-9500 X5579 -- 2,482 SF (1,200-2,482 SF)

EDABC 's IOR 2022 1st Qtr. Summary Report

187		3129 Kingsley Dr Building 400 Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Built Mar 2021 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Expenses: 2021 Tax @ \$13.39/sf For Sale: Not For Sale	Space Avail: 2,450 SF Max Contig: 2,450 SF Smallest Space: 2,450 SF Rent/SF/YR: Withheld % Leased: 50.0%
Landlord Rep: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413 -- 2,450 SF (2,450 SF)				
188		1744 W 4th St Freeport, TX 77541 Brazoria County	Building Type: Class C Warehouse Status: Built 1982 Building Size: 25,000 SF Land Area: 4.25 AC Stories: 1 Expenses: 2021 Tax @ \$1.81/sf Parking: Ratio of 3.00/1,000 SF For Sale: For Sale at \$3,200,000 as part of a portfolio of 2 properties - Active	Space Avail: 2,400 SF Max Contig: 2,400 SF Smallest Space: 2,400 SF Rent/SF/YR: \$12.00 % Leased: 90.4%
		Sales Company: Greg Flaniken and Associates: Ben Miller (979) 299-9457		
		Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 2,400 SF (2,400 SF)		

EDABC 's IOR 2022 1st Qtr. Summary Report

189



22023 County Road 143
Alvin, TX 77511
Brazoria County

Building Type: **Class C Warehouse**
 Status: **Built 2006**
 Building Size: **2,400 SF**
 Land Area: **0.46 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$2.43/sf**
 Parking: **20 Surface Spaces are available; Ratio of 8.33/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,400 SF**
 Max Contig: **2,400 SF**
 Smallest Space: **2,400 SF**
 Rent/SF/YR: **\$9.24**
 % Leased: **0%**

Landlord Rep: UTR-Texas Realtors / Sean Dennis (281) 222-6088 -- 2,400 SF /120 ofc (2,400 SF)

190



22057 County Road 143
Alvin, TX 77511
Brazoria County

Building Type: **Class C Warehouse**
 Status: **Built 1980**
 Building Size: **2,400 SF**
 Land Area: **1.20 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$2.43/sf**
 Parking: **9 Surface Spaces are available; Ratio of 3.75/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,400 SF**
 Max Contig: **2,400 SF**
 Smallest Space: **2,400 SF**
 Rent/SF/YR: **\$11.88**
 % Leased: **0%**

Landlord Rep: UTR-Texas Realtors / Sean Dennis (281) 222-6088 -- 2,400 SF /1,400 ofc (2,400 SF)

191



2817 Miller Ranch Rd
Pearland, TX 77584
Brazoria County

Building Type: **Class B Flex/Light Distribution**
 Status: **Built 2001**
 Building Size: **18,000 SF**
 Land Area: **6.63 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$11.68/sf**
 Parking: **50 free Surface Spaces are available; Ratio of 2.25/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,400 SF**
 Max Contig: **2,400 SF**
 Smallest Space: **2,400 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **86.7%**

Landlord Rep: NAI Partners / Andy Parrish (713) 629-0500 / Lesley Rice (713) 275-9611 / Abby Fraher (713) 629-0500 -- 2,400 SF (2,400 SF)

192







19431 Morris Ave
Manvel, TX 77578
Brazoria County

Building Type: **Retail/Storefront Retail/Office**
 Status: **Under Construction, delivers Mar 2022**
 Building Size: **6,450 SF**
 Land Area: **1.13 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$1.09/sf**
 Parking: **33 Surface Spaces are available; Ratio of 5.12/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,400 SF**
 Max Contig: **2,400 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/YR: **\$27.00**
 % Leased: **62.8%**

Landlord Rep: Ardent Hardcastle Real Estate / Michael Gage (281) 382-5460
 Leasing Company: Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460 -- 2,400 SF (1,200-2,400 SF)

EDABC 's IOR 2022 1st Qtr. Summary Report

<div>193</div> 	<p>2743 Smith Ranch Rd Bldg 9 Pearland, TX 77584 Brazoria County</p>	<p>Building Type: Class B Office Status: Built 2021 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1 Expenses: 2021 Tax @ \$6.50/sf For Sale: Not For Sale</p>	<p>Space Avail: 2,400 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00 % Leased: 50.0%</p> <p>Landlord Rep: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413 -- 2,400 SF (1,200 SF)</p>
<div>194</div> 	<p>2743 Smith Ranch Rd Bldg 11 Pearland, TX 77584 Brazoria County</p>	<p>Building Type: Class B Office Status: Built Nov 2021 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1 Expenses: 2021 Tax @ \$6.50/sf For Sale: Not For Sale</p>	<p>Space Avail: 2,400 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00 % Leased: 50.0%</p> <p>Landlord Rep: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413 -- 2,400 SF (1,200 SF)</p>
<div>195</div> 	<p>2743 Smith Ranch Rd Bldg 13 Pearland, TX 77584 Brazoria County</p>	<p>Building Type: Class B Office Status: Built Nov 2021 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1 Expenses: 2021 Tax @ \$6.50/sf For Sale: Not For Sale</p>	<p>Space Avail: 2,400 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00 % Leased: 50.0%</p> <p>Landlord Rep: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413 -- 2,400 SF (1,200 SF)</p>
<div>196</div> 	<p>2805 Pearland Pky HEB Pearland, TX 77581 Brazoria County</p>	<p>Building Type: Retail/Freestanding Status: Built Jun 2014 Building Size: 80,000 SF Land Area: 23 AC Stories: 1 Expenses: 2021 Tax @ \$0.00/sf Parking: Ratio of 5.00/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 2,384 SF Max Contig: 1,300 SF Smallest Space: 1,084 SF Rent/SF/YR: \$30.00-\$32.00 % Leased: 97.0%</p> <p>Landlord Rep: Wulfe & Co. / Kristen Barker (713) 621-1704 -- 2,384 SF (1,084-1,300 SF)</p>

EDABC 's IOR 2022 1st Qtr. Summary Report

197



2705 Broadway St
Province Plaza
Pearland, TX 77581
Brazoria County
@ Pearland Pkwy

Building Type: **Retail**
 Status: **Built 2007**
 Building Size: **27,000 SF**
 Land Area: **2.67 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$2.87/sf, 2012 Est Tax @ \$1.10/sf; 2013 Ops @ \$2.81/sf**
 Parking: **184 free Surface Spaces are available; Ratio of 8.36/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,370 SF**
 Max Contig: **2,370 SF**
 Smallest Space: **2,370 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **91.2%**

Landlord Rep: MADA Properties / Moshe Allon (281) 728-9360 -- 2,370 SF (2,370 SF)

71,363 SF Shopping Center Adjacent to Lowe's. Average HH Income: \$76,375 (3 mi.) Population: 2 mi.-17,665, 3 mi.-44,256, 4 mi.- 79,517.

198



1212 N Velasco St
Chenango Office Park
Angleton, TX 77515
Brazoria County



Building Type: **Class B Office/Medical**
 Status: **Built 1984**
 Building Size: **22,764 SF**
 Typical Floor Size: **22,712 SF**
 Stories: **2**
 Expenses: **2021 Tax @ \$1.54/sf**
 Parking: **45 free Surface Spaces are available; Ratio of 1.97/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,300 SF**
 Max Contig: **2,300 SF**
 Smallest Space: **2,300 SF**
 Rent/SF/YR: **\$26.09**
 % Leased: **89.9%**

Landlord Rep: UTR Texas Realtors / Linda Cessac (281) 282-0935

Leasing Company: UTR-Texas Realtors / Bill Havey (281) 282-0935 -- 2,300 SF (2,300 SF)

EDABC 's IOR 2022 1st Qtr. Summary Report

199		<p>2802-2808 Business Center Dr</p> <p>Building B</p> <p>Pearland, TX 77584</p> <p>Brazoria County</p> <p>NWC at Hwy 288 & FM 518 (Broadway)</p>	<p>Building Type: Retail</p> <p>Status: Built Jul 2007</p> <p>Building Size: 214,625 SF</p> <p>Land Area: 33.57 AC</p> <p>Stories: 1</p> <p>Expenses: 2021 Tax @ \$6.07/sf, 2012 Est Tax @ \$2.92/sf; 2012 Est Ops @ \$3.21/sf</p> <p>Parking: 400 free Surface Spaces are available; Ratio of 1.86/1,000 SF</p> <p>For Sale: Not For Sale</p>	<p>Space Avail: 2,250 SF</p> <p>Max Contig: 2,250 SF</p> <p>Smallest Space: 2,250 SF</p> <p>Rent/SF/YR: Withheld</p> <p>% Leased: 100%</p>
Landlord Rep: EDENS / Brandon Schawe (713) 860-4953 -- 2,250 SF (2,250 SF)				
200		<p>2016 N Velasco St</p> <p>Angleton, TX 77515</p> <p>Brazoria County</p>	<p>Building Type: Retail/Auto Repair</p> <p>Status: Built 1965</p> <p>Building Size: 2,250 SF</p> <p>Land Area: 1 AC</p> <p>Stories: 1</p> <p>Expenses: 2021 Tax @ \$4.18/sf</p> <p>Parking: 20 free Surface Spaces are available; Ratio of 8.88/1,000 SF</p> <p>For Sale: Not For Sale</p>	<p>Space Avail: 2,250 SF</p> <p>Max Contig: 2,250 SF</p> <p>Smallest Space: 2,250 SF</p> <p>Rent/SF/YR: \$8.40</p> <p>% Leased: 0%</p>
Landlord Rep: Clyde Cone Company, Inc / Steve Cone (979) 297-1234 X2				
Leasing Company: Clyde Cone Company, Inc. / Brandon Cone (512) 496-1038 -- 2,250 SF (2,250 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

201



3100-3142 S Gordon St
Alvin, TX 77511
Brazoria County

Building Type: **Retail/Freestanding**
 Status: **Built 1989**
 Building Size: **108,438 SF**
 Land Area: **8.89 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$0.94/sf**
 Parking: **386 Surface Spaces are available; Ratio of 3.56/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,200 SF**
 Max Contig: **1,400 SF**
 Smallest Space: **800 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **98.0%**

Landlord Rep: Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X303 -- 2,200 SF (800-1,400 SF)

202



1227 Hwy 332
Clyde Cone Building
Clute, TX 77531
Brazoria County

Building Type: **Class C Office**
 Status: **Built 1960, Renov 2020**
 Building Size: **2,200 SF**
 Typical Floor Size: **1,100 SF**
 Stories: **2**
 Expenses: **2021 Tax @ \$2.57/sf**
 Parking: **10 Surface Spaces are available; Ratio of 4.55/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,200 SF**
 Max Contig: **2,200 SF**
 Smallest Space: **2,200 SF**
 Rent/SF/YR: **\$18.00**
 % Leased: **0%**

Landlord Rep: Vandaveer Commercial / Mark McCrummen (720) 726-7878 -- 2,200 SF (2,200 SF)

203



11601 Shadow Creek Pky
Shadow Creek Ranch
Pearland, TX 77584
Brazoria County

Building Type: **Retail**
 Status: **Built 2006**
 Building Size: **13,300 SF**
 Land Area: **1.63 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$3.60/sf**
 Parking: **65 free Surface Spaces are available; Ratio of 5.80/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,200 SF**
 Max Contig: **2,200 SF**
 Smallest Space: **2,200 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

Landlord Rep: NewQuest Properties / Rebecca Le (281) 477-4327 / Grace La (281) 640-7907 -- 2,200 SF (2,200 SF)

EDABC 's IOR 2022 1st Qtr. Summary Report

204



1506 E Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Class B Office/Medical**
Status: **Built 1978, Renov 1999**
Building Size: **12,799 SF**
Typical Floor Size: **6,250 SF**
Stories: **2**
Expenses: **2021 Tax @ \$2.35/sf**
Parking: **60 free Surface Spaces are available; Reserved Spaces @ \$14.00/mo; Ratio of 4.85/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **2,194 SF**
Max Contig: **1,267 SF**
Smallest Space: **207 SF**
Rent/SF/YR: **\$13.20-\$16.08**
% Leased: **82.9%**

Landlord Rep: Capital Trust Realty / Domenic Santilli (281) 282-9999 -- 2,194 SF (207-1,267 SF)

Located in the city of Pearland, one of the Southeast Houston Area's most exciting business and residential locations, this property features high visibility and monument signage in an area where the average daily traffic count is 24,700 cars a day.

Pearland on FM 518, Broadway, just east of Dixie Farm Road, close to Friendswood

205



12234 Shadow Creek Pky
Building 10
Pearland, TX 77584
Brazoria County

Building Type: **Class B Office**
Status: **Existing**
Building Size: **4,310 SF**
Typical Floor Size: **4,310 SF**
Stories: **1**
Expenses: **2021 Tax @ \$1.09/sf**
For Sale: **Not For Sale**

Space Avail: **2,078 SF**
Max Contig: **2,078 SF**
Smallest Space: **2,078 SF**
Rent/SF/YR: **\$21.50**
% Leased: **51.8%**

Landlord Rep: Newcor Commercial Real Estate / Ryan Dierker (281) 210-2484 X3 -- 2,078 SF (2,078 SF)

206



204 W Highway 332
Lake Jackson, TX 77566
Brazoria County

Building Type: **Retail**
Status: **Built 1994**
Building Size: **12,240 SF**
Land Area: **1.23 AC**
Stories: **1**
Expenses: **2021 Tax @ \$3.10/sf**
For Sale: **Not For Sale**

Space Avail: **2,075 SF**
Max Contig: **2,075 SF**
Smallest Space: **2,075 SF**
Rent/SF/YR: **Withheld**
% Leased: **83.1%**

Landlord Rep: Sona Development LLC / J.Robert J. Naggar (713) 523-4988 -- 2,075 SF (2,075 SF)

EDABC 's IOR 2022 1st Qtr. Summary Report

207



145 Oyster Creek Dr
Oyster Creek Center
Lake Jackson, TX 77566
Brazoria County

Building Type: **Retail**
 Status: **Built 1972**
 Building Size: **31,189 SF**
 Land Area: **6.25 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$2.77/sf**
 Parking: **245 Surface Spaces are available; Ratio of 7.71/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,053 SF**
 Max Contig: **1,053 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **93.4%**

Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 501-5647 / Eric Drymalla (713) 974-4292 -- 2,053 SF (1,000-1,053 SF)

Oyster Creek Center, built in 1972, is a +/-31,769 sf neighborhood shopping center composed of one L-shaped building with a total of 17 lease spaces plus a storage area of 576 sf (non-revenue).

Oyster Creek Center tenants cater to the nearby residents and greater Lake Jackson, offering services and shopping at a convenient, landmark retail location. Several tenants have operated successful businesses at the property for many years including Nowlin Jewelry, a community icon and tenant in the center since 1977. Applesway Restaurant has been a tenant since 1981 and The Strawberry Patch (a woman's clothing store) since 1978.

Oyster Creek Center is immediately adjacent to a +/-34,261 sf Food King grocery operation (formerly a Safeway location prior to Safeway's exit from the greater Houston market) that is owned by others. The adjoining +/-2.76-acre site is also improved with a free-standing Jack In The Box. Oyster Creek Center and the grocery site have a shared parking field with common access governed by an ECR (Easements with Covenants and Restrictions Affecting Land).

208



9517 W Broadway St
Pearland, TX 77584
Brazoria County
NEC of FM 518(Broadway) & CR-90

Building Type: **Retail/Freestanding**
 Status: **Built 2008**
 Building Size: **13,304 SF**
 Land Area: **4.20 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$3.87/sf, 2012 Est Tax @ \$7.19/sf; 2011 Ops @ \$5.13/sf, 2012 Est Ops @ \$14.94/sf**
 Parking: **50 free Surface Spaces are available; Ratio of 3.76/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,045 SF**
 Max Contig: **2,045 SF**
 Smallest Space: **2,045 SF**
 Rent/SF/YR: **\$24.00**
 % Leased: **84.6%**

Landlord Rep: Vista Management Company / Courtney Lavender (281) 531-5300 X120 / Christina Kurt (281) 560-7307 -- 2,045 SF (2,045 SF)

Retail building featuring drive-thru capability.

Property Renovations scheduled in 2013.

209



201 E Brazos Ave
201 EAST BRAZOS
West Columbia, TX 77486
Brazoria County

Building Type: **Class B Office**
 Status: **Built 1945**
 Building Size: **2,034 SF**
 Typical Floor Size: **2,034 SF**
 Stories: **1**
 Expenses: **2021 Tax @ \$3.13/sf**
 For Sale: **For Sale at \$329,900 (\$162.19/SF) - Active**

Space Avail: **2,034 SF**
 Max Contig: **2,034 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/YR: **\$18.00**
 % Leased: **0%**

Sales Company: Provenzano Properties: Dea Provenzano (979) 292-0010
 Landlord Rep: Provenzano Properties / Dea Provenzano (979) 292-0010 -- 2,034 SF (1,500-2,034 SF)


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210		12280 Broadway St	Building Type: Class A Office/Medical	Space Avail: 2,027 SF
		Pearland, TX 77584	Status: Built Mar 2021	Max Contig: 1,014 SF
		Brazoria County	Building Size: 6,000 SF	Smallest Space: 1,013 SF
			Typical Floor Size: 6,000 SF	Rent/SF/YR: \$27.00-\$28.00
			Stories: 1	% Leased: 66.2%
			For Sale: Not For Sale	

Landlord Rep: Re/Max Exclusive / Johnna Johnson (281) 513-9507 -- 2,027 SF (1,013-1,014 SF)




211		202 Parking Way St	Building Type: Retail	Space Avail: 2,022 SF
		Lake Jackson, TX 77566	Status: Built 1980	Max Contig: 2,022 SF
		Brazoria County	Building Size: 2,022 SF	Smallest Space: 2,022 SF
		Land Area: 0.07 AC	Rent/SF/YR: \$18.18	
		Stories: 1	% Leased: 0%	
		Expenses: 2021 Tax @ \$2.03/sf		
		For Sale: Not For Sale		

Landlord Rep: Lake Jackson Mgt--American Apartments / Eric Cortez (979) 299-3121 -- 2,022 SF (2,022 SF)

212		2006 Broadway St	Building Type: Class C Office/Office Building	Space Avail: 2,000 SF
		Pearland, TX 77581	Status: Built 1978	Max Contig: 2,000 SF
		Brazoria County	Building Size: 4,634 SF	Smallest Space: 200 SF
			Typical Floor Size: 4,416 SF	Rent/SF/YR: \$30.00
			Stories: 1	% Leased: 56.8%
			Expenses: 2021 Tax @ \$1.87/sf	
			Parking: 10 Surface Spaces are available; Ratio of 2.26/1,000 SF	
For Sale: Not For Sale				

Landlord Rep: Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 243-1548 -- 2,000 SF (200-2,000 SF)

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213		700 N Front St Angleton, TX 77515 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built 2010 Building Size: 8,000 SF Land Area: 1.15 AC Stories: 1 Expenses: 2021 Tax @ \$2.27/sf Parking: 29 free Surface Spaces are available; Ratio of 3.63/1,000 SF For Sale: Not For Sale	Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 2,000 SF Rent/SF/YR: Withheld % Leased: 75.0%
Landlord Rep: Weitzman / Sarah Thobae (713) 781-7111 / Kyle Knight (713) 335-4532 / Emily Nejedly (713) 781-7111 -- 2,000 SF (2,000 SF)			Description This is a new office development built in 2010 and the available space is efficiently laid out with multiple offices, centralized conference room, nice reception, small kitchen, ADA bathroom. The property is 1 block north of Brazoria County Courthouse and has great visibility and ample parking.	
214		15718 S Highway 288 Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2014 Building Size: 16,350 SF Land Area: 2.33 AC Stories: 1 Expenses: 2021 Tax @ \$5.39/sf Parking: 166 free Surface Spaces are available; Ratio of 10.15/1,000 SF For Sale: Not For Sale	Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 2,000 SF Rent/SF/YR: Withheld % Leased: 87.8%
Landlord Rep: Oldham Goodwin Group, LLC Tyler Reiley (281) 256-2300 -- 2,000 SF (2,000 SF)			High visibility end cap space available. Shadow anchored by Sam's Club. Additional medical and office proposed in the immediate area. Impressive growth rate of nearly 3% per year projected for the next five years. Excellent visibility and access. Located at the southwest corner of Highway 288 Frontage Road & Discovery Bay Boulevard. On the "going home" side of Highway 288.	
215		11619 Shadow Creek Pky Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built Dec 2019 Building Size: 12,000 SF Land Area: 0.57 AC Stories: 1 Expenses: 2021 Tax @ \$6.56/sf Parking: 36 Surface Spaces are available; 36 Surface Tandem Spaces are available; Ratio of 6.30/1,000 SF For Sale: Not For Sale	Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 2,000 SF Rent/SF/YR: \$32.00 % Leased: 83.3%
Landlord Rep: Address Commercial / Inna Radford (713) 817-5030 / Tan Le (713) 817-5030 / James Remperas (832) 877-7779 -- 2,000 SF (2,000 SF)				

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216		711 N Velasco St Angleton, TX 77515 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built 2010 Building Size: 8,000 SF Land Area: 1.04 AC Stories: 1 Expenses: 2021 Tax @ \$2.16/sf Parking: 39 free Surface Spaces are available; Ratio of 5.30/1,000 SF For Sale: Not For Sale	Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 2,000 SF Rent/SF/YR: Withheld % Leased: 75.0%
Landlord Rep: Weitzman / Sarah Thobae (713) 781-7111 / Kyle Knight (713) 335-4532 / Emily Nejedly (713) 781-7111 -- 2,000 SF (2,000 SF)				
217		3520 Broadway St Pearland Strip Center Pearland, TX 77581 Brazoria County	Building Type: Retail/Freestanding Status: Built 1960 Building Size: 7,400 SF Land Area: 0.74 AC Stories: 1 Expenses: 2021 Tax @ \$2.67/sf Parking: 27 free Surface Spaces are available; Ratio of 1.30/1,000 SF For Sale: Not For Sale	Space Avail: 1,950 SF Max Contig: 1,950 SF Smallest Space: 1,950 SF Rent/SF/YR: \$16.80 % Leased: 73.7%
Landlord Rep: Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 243-1548 / Diem Vu (832) 243-1548 -- 1,950 SF (1,950 SF)				
218		2550 Pearland Pky Phase II Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built Apr 2017 Building Size: 88,266 SF Land Area: 3.88 AC Stories: 1 Expenses: 2020 Tax @ \$1.72/sf For Sale: Not For Sale	Space Avail: 1,933 SF Max Contig: 1,933 SF Smallest Space: 1,933 SF Rent/SF/YR: \$38.00 % Leased: 97.8%
Landlord Rep: Dunhill Partners, Inc. / Andy Crosland (214) 525-6285 / Sarah Landry (214) 525-3527 -- 1,933 SF (1,933 SF)				
219		707 Dixie Dr Freestanding restaurant w/Drive-Thru Clute, TX 77531 Brazoria County	Building Type: Retail/Fast Food Status: Built 1975 Building Size: 1,828 SF Land Area: 0.53 AC Stories: 1 Expenses: 2021 Tax @ \$2.74/sf For Sale: Not For Sale	Space Avail: 1,828 SF Max Contig: 1,828 SF Smallest Space: 1,828 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: RESOLUT RE / Brian Clayton (281) 445-0033 -- 1,828 SF (1,828 SF)				

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220



1330 Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
Status: **Built 2013**
Building Size: **6,114 SF**
Land Area: -
Stories: **1**
Parking: **56 Surface Spaces are available; Ratio of 9.16/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,800 SF**
Max Contig: **1,800 SF**
Smallest Space: **1,800 SF**
Rent/SF/YR: **\$22.80**
% Leased: **70.6%**

Landlord Rep: Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460 -- 1,800 SF (1,800 SF)

221



1802-1806 N Velasco St
Four Corners Shopping Center
Angleton, TX 77515
Brazoria County

Building Type: **Retail/Storefront Retail/Office (Neighborhood Ctr)**
Status: **Built 1980, Renov 2000**
Building Size: **86,462 SF**
Land Area: **10.65 AC**
Stories: **1**
Expenses: **2021 Tax @ \$0.13/sf; 2010 Ops @ \$5.89/sf, 2008 Est Ops @ \$3.73/sf**
Parking: **360 free Surface Spaces are available; Ratio of 2.54/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,800 SF**
Max Contig: **1,800 SF**
Smallest Space: **1,800 SF**
Rent/SF/YR: **Withheld**
% Leased: **97.9%**

Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 501-5647 / Eric Drymalla (713) 974-4292 -- 1,800 SF (1,800 SF)

Angleton Four Corners Shopping center is a 141,520 SF center located in Angleton. The center is anchored by Kroger and is across the street from Wal-Mart. It was recently renovated in 2014 and has ample parking and pylon sign exposure.

222



1130 Broadway St
Pearland Plaza
Pearland, TX 77581
Brazoria County

Building Type: **Retail/Restaurant**
Status: **Built 2008**
Building Size: **18,010 SF**
Land Area: **2.55 AC**
Stories: **1**
Expenses: **2021 Tax @ \$3.06/sf; 2009 Ops @ \$2.99/sf**
Parking: **50 free Surface Spaces are available; Ratio of 2.78/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,720 SF**
Max Contig: **1,720 SF**
Smallest Space: **1,720 SF**
Rent/SF/YR: **\$17.00**
% Leased: **90.5%**

Landlord Rep: Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Kathy Jones (713) 464-1001 -- 1,720 SF (1,720 SF)

Pearland Plaza is a 18,010 SF Strip Center at 1130 E. Broadway.

Tenants include: Royal Nails, Forge Fitness, Jenny's Bakery, First Impression Hair Salon, and Tumbling Starz.

Located near Dixie Farm Road and close to Friendswood.

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223



2011 E Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Class B Office/Loft/Creative Space**
Status: **Built Oct 2009**
Building Size: **11,350 SF**
Typical Floor Size: **11,350 SF**
Stories: **1**
Expenses: **2021 Tax @ \$3.79/sf; 2013 Est Ops @ \$2.56/sf**
Parking: **12 Surface Spaces are available; Ratio of 1.06/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,600 SF**
Max Contig: **1,600 SF**
Smallest Space: **1,600 SF**
Rent/SF/YR: **Withheld**
% Leased: **85.9%**

Landlord Rep: UTR-Texas Realtors / Sharon Rowsey (281) 947-8037 -- 1,600 SF (1,600 SF)

224



9330 W Broadway St
Silverlake Plaza II - Building D
Pearland, TX 77584
Brazoria County

Building Type: **Retail/Freestanding**
Status: **Built 2001**
Building Size: **6,218 SF**
Land Area: **6.08 AC**
Stories: **1**
Expenses: **2021 Tax @ \$29.16/sf, 2011 Est Tax @ \$1.00/sf; 2011 Ops @ \$4.52/sf**
Parking: **30 free Surface Spaces are available; Ratio of 4.82/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,530 SF**
Max Contig: **1,530 SF**
Smallest Space: **1,530 SF**
Rent/SF/YR: **\$24.00**
% Leased: **75.4%**

Landlord Rep: LandPark Commercial / Shazib Iqbal (713) 993-7169 / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200 -- 1,530 SF (1,530 SF)

225



1909 N Main St
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
Status: **Built 1994**
Building Size: **5,969 SF**
Land Area: **0.90 AC**
Stories: **1**
Expenses: **2021 Tax @ \$6.53/sf; 2011 Ops @ \$1.35/sf**
Parking: **40 free Surface Spaces are available; Ratio of 6.70/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,500 SF**
Max Contig: **1,500 SF**
Smallest Space: **1,500 SF**
Rent/SF/YR: **Withheld**
% Leased: **74.9%**

Landlord Rep: Charma / Kathrine Lam (713) 772-1664 -- 1,500 SF (1,500 SF)

226






106-204 Dixie Dr
Clute, TX 77531
Brazoria County

Building Type: **Retail**
Status: **Built 1978**
Building Size: **28,957 SF**
Land Area: **2.17 AC**
Stories: **1**
Expenses: **2021 Tax @ \$0.76/sf**
Parking: **50 free Surface Spaces are available; Ratio of 1.73/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,400 SF**
Max Contig: **1,400 SF**
Smallest Space: **1,400 SF**
Rent/SF/YR: **\$14.52**
% Leased: **100%**

Landlord Rep: Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889 -- 1,400 SF (1,400 SF)

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227		1901 Kirby St Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built Dec 2006 Building Size: 15,838 SF Land Area: 2.30 AC Stories: 1 Expenses: 2021 Tax @ \$5.46/sf Parking: 160 free Surface Spaces are available; Ratio of 10.00/1,000 SF For Sale: Not For Sale	Space Avail: 1,400 SF Max Contig: 1,400 SF Smallest Space: 1,400 SF Rent/SF/YR: \$29.00 % Leased: 91.2%
Landlord Rep: NAI Partners / Jason Gaines (713) 410-8910 -- 1,400 SF (1,400 SF) Multi-tenant retail center located in master-planned community of Shadow Creek Ranch. Center currently includes Texas Children's Pediatric Associates and a Pediatric Dentist. Available space was formerly a medical office. Space can be subdivided. Abundant parking available. Property is located adjacent to a CVS Pharmacy and near the intersection of Shadow Creek Parkway and direct access to State Highway 288.				
228		2002 N Main St Golber Investments Pearland Shopping Center Pearland, TX 77581 Brazoria County	Building Type: Retail/Restaurant Status: Built 1994 Building Size: 7,000 SF Land Area: 0.62 AC Stories: 1 Expenses: 2021 Tax @ \$3.08/sf, 2011 Est Tax @ \$2.20/sf; 2012 Est Ops @ \$2.54/sf Parking: 24 free Surface Spaces are available; Ratio of 10.00/1,000 SF For Sale: Not For Sale	Space Avail: 1,400 SF Max Contig: 1,400 SF Smallest Space: 1,400 SF Rent/SF/YR: \$19.50 % Leased: 80.0%
Landlord Rep: Bernstein Investments / Brian Bernstein (713) 961-0751 X4 -- 1,400 SF (1,400 SF)				
229		7126 W Broadway St Pearland, TX 77581 Brazoria County	Building Type: Retail/Freestanding Status: Built 1984 Building Size: 1,380 SF Land Area: 0.78 AC Stories: 1 Expenses: 2021 Tax @ \$6.01/sf Parking: 12 free Surface Spaces are available; Ratio of 8.70/1,000 SF For Sale: Not For Sale	Space Avail: 1,380 SF Max Contig: 1,380 SF Smallest Space: 1,380 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: RESOLUT RE / Brian Clayton (281) 445-0033 / Gustavo Lopez (281) 445-0033 -- 1,380 SF (1,380 SF)				

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230



1346 E Broadway St
Eagle Suites
Pearland, TX 77581
Brazoria County

Building Type: **Class C Office**
 Status: **Built 1999**
 Building Size: **15,925 SF**
 Typical Floor Size: **15,925 SF**
 Stories: **1**
 Expenses: **2021 Tax @ \$2.93/sf, 2020 Est Tax @ \$3.14/sf**
 Parking: **75 free Surface Spaces are available; Ratio of 5.40/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,376 SF**
 Max Contig: **1,376 SF**
 Smallest Space: **1,376 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **91.4%**

Landlord Rep: CBRE / Stephen King (713) 577-1617 / Wesley King (713) 577-1582 -- 1,376 SF (1,376 SF)

231



161 N Bypass 35
Alvin, TX 77511
Brazoria County

Building Type: **Retail**
 Status: **Built 2010**
 Building Size: **8,000 SF**
 Land Area: **1 AC**
 Stories: **-**
 Expenses: **2021 Tax @ \$3.86/sf**
 For Sale: **Not For Sale**

Space Avail: **1,365 SF**
 Max Contig: **1,365 SF**
 Smallest Space: **1,365 SF**
 Rent/SF/YR: **\$21.00**
 % Leased: **82.9%**

Landlord Rep: South Texas Prime Properties / V.Bryan V. Luong, CCIM (281) 843-8069 -- 1,365 SF (1,365 SF)

232



2518-2526 Westminister St
Pearland, TX 77581
Brazoria County

Building Type: **Class C Office/Medical**
 Status: **Built 1985**
 Building Size: **16,120 SF**
 Typical Floor Size: **16,120 SF**
 Stories: **1**
 Expenses: **2021 Tax @ \$1.43/sf**
 Parking: **45 free Surface Spaces are available; Ratio of 2.79/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,320 SF**
 Max Contig: **1,320 SF**
 Smallest Space: **1,320 SF**
 Rent/SF/YR: **\$16.80**
 % Leased: **91.8%**

Landlord Rep: Capital Trust Realty / Domenic Santilli (281) 282-9999 -- 1,320 SF (1,320 SF)

233






3331 Meridiana Pkwy
Shops at Meridiana
Rosharon, TX 77583
Brazoria County

Building Type: **Retail/Storefront Retail/Office**
 Status: **Under Construction, delivers Apr 2022**
 Building Size: **15,250 SF**
 Land Area: **9 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$0.61/sf**
 Parking: **Ratio of 0.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,310 SF**
 Max Contig: **1,310 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **91.4%**

Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 / Jesse Hernandez (713) 623-6944 / Stephen Pheigaru (713) 623-6944 -- 1,310 SF (1,200-1,310 SF)

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234		7902-7904 Broadway St 2 Pearland, TX 77581 Brazoria County	Building Type: Retail/Freestanding Status: Built Feb 2011 Building Size: 2,400 SF Land Area: 1.11 AC Stories: 1 Expenses: 2021 Tax @ \$11.81/sf; 2012 Est Ops @ \$3.97/sf Parking: 14 free Surface Spaces are available; Ratio of 1.30/1,000 SF For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 501-5647 / Eric Drymalla (713) 974-4292 -- 1,200 SF (1,200 SF)				
Neighborhood Retail Center Approximately 10,800 SF Situated in the City of Pearland, TX, one of the fastest growing cities in Texas. Exceptional Street Visibility Ample Parking Recently remodeled in 2013 Strong Ownership Great Location, Medical, Office, Retail				
235		201 Highway 332 W Lake Jackson, TX 77566 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built 2006 Building Size: 35,000 SF Land Area: 3.44 AC Stories: 1 Expenses: 2021 Tax @ \$2.99/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 96.6%
Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 / Jesse Hernandez (713) 623-6944 / Stephen Pheigaru (713) 623-6944 -- 1,200 SF (1,200 SF)				
236		2004-2032 Highway 35 Pearland Shopping Center Pearland, TX 77581 Brazoria County	Building Type: Retail/(Neighborhood Ctr) Status: Built 1987 Building Size: 65,640 SF Land Area: 3 AC Stories: 1 Expenses: 2021 Tax @ \$0.75/sf; 2007 Ops @ \$2.83/sf Parking: 300 free Surface Spaces are available; Ratio of 5.17/1,000 SF For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 98.2%
Landlord Rep: RESOLUT RETaki Dallis (281) 445-0033 Lyle Cowand (281) 445-0033 -- 1,200 SF (1,200 SF)				

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237



1591 E Hwy 6
Alvin Shopping Center
Alvin, TX 77511
Brazoria County

Building Type: **Retail/Storefront Retail/Office** Space Avail: **1,200 SF**
 Status: **Built 2001** Max Contig: **1,200 SF**
 Building Size: **22,397 SF** Smallest Space: **1,200 SF**
 Land Area: **2.25 AC** Rent/SF/YR: **Withheld**
 Stories: **1** % Leased: **94.6%**
 Expenses: **2021 Tax @ \$3.50/sf; 2009 Ops @ \$10.80/sf**
 Parking: **96 Surface Spaces are available; Ratio of 4.29/1,000 SF**
 For Sale: **Not For Sale**

Landlord Rep: Colin Fox & Associates / Colin Fox (281) 333-4692 -- 1,200 SF (1,200 SF)

The tax ID # of this property is R164929 and the key map # is 696N.

Attractive well designed 3 year old building. Great street visibility within the shadow of a Wal-Mart Superstore. The center is anchored by a highly successful Dollar Tree store. Other credit rated tenants include Payless Shoes, Advance America, Cingular, Subway and Stewart Title. The space is ideal for an insurance agent or other retail user looking for high traffic and visibility.

Average Household Income \$50,434 (3 miles).

Population 40,609 (5 miles).

13,500 cars/day

Near a Walmart. Construction Cost = \$636000. Construction Date is unknown

238



2743 Smith Ranch Rd
Bldg 5
Pearland, TX 77584
Brazoria County

Building Type: **Class B Office/Office Live/Work Unit** Space Avail: **1,200 SF**
 Status: **Built Oct 2020** Max Contig: **1,200 SF**
 Building Size: **4,800 SF** Smallest Space: **1,200 SF**
 Typical Floor Size: **1,200 SF** Rent/SF/YR: **Withheld**
 Stories: **1** % Leased: **100%**
 Expenses: **2021 Tax @ \$2.64/sf**
 For Sale: **Not For Sale**

Landlord Rep: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413

Sublet Contact: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413 -- 1,200 SF (1,200 SF)

239



12567 W Broadway St
Shops at Kingsley Square
Pearland, TX 77584
Brazoria County

Building Type: **Retail/Freestanding** Space Avail: **1,197 SF**
 Status: **Existing** Max Contig: **1,197 SF**
 Building Size: **6,800 SF** Smallest Space: **1,197 SF**
 Land Area: **1.79 AC** Rent/SF/YR: **Withheld**
 Stories: **1** % Leased: **82.4%**
 Expenses: **2021 Tax @ \$9.41/sf**
 For Sale: **Not For Sale**

Landlord Rep: Hunington Properties, Inc. / Jonathan Aron (713) 623-6944 X312 / Sandy P. Aron (713) 623-6944 -- 1,197 SF (1,197 SF)

Situated in high growth Pearland - Shadow Creek Ranch market. High traffic intersection surrounded by new commercial projects to include abutting Wal-Mart Neighborhood Market (now open 2015), CVS (now open 2015), On the Run, Einstein Bagels, Valero, Bridge Point Academy. The subject is located in the Southwest Portion of Shadow Creek where all the new housing development is concentrated with Perry Homes & KB Home developing 440+ acres. Southern Trails & Southern Trails Annex just south of the project are developing & delivering lots as well. This area is experiencing tremendous residential growth & is underserved from a commercial standpoint. Kingsley is being expanded from the south & will soon be 4 lane boulevard with continuous connectivity from Hwy 6 to Shadow Creek Parkway.

EDABC 's IOR 2022 1st Qtr. Summary Report

240		406 Verhalen Rd Alvin, TX 77511 Brazoria County	Building Type: Office Status: Built 1976 Building Size: 2,250 SF Typical Floor Size: 2,250 SF Stories: 1 Parking: 5 Surface Spaces are available; Ratio of 2.22/1,000 SF For Sale: Not For Sale	Space Avail: 1,125 SF Max Contig: 1,125 SF Smallest Space: 1,125 SF Rent/SF/YR: \$10.67 % Leased: 50.0%
Landlord Rep: UTR-Texas Realtors / Juan Ramos (713) 910-0636 -- 1,125 SF (1,125 SF)				
241		3419 Swenson Rd Pearland, TX 77581 Brazoria County	Building Type: Class C Warehouse Status: Built 1995 Building Size: 4,874 SF Land Area: 0.38 AC Stories: 1 Expenses: 2021 Tax @ \$1.65/sf Parking: 12 free Surface Spaces are available; Ratio of 2.46/1,000 SF For Sale: Not For Sale	Space Avail: 1,109 SF Max Contig: 1,109 SF Smallest Space: 1,109 SF Rent/SF/YR: Withheld % Leased: 77.3%
Landlord Rep: Company information unavailable at this time				
242		8633 W Broadway St Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Built 2003 Building Size: 9,624 SF Typical Floor Size: 9,624 SF Stories: 1 Expenses: 2021 Tax @ \$4.01/sf, 2012 Est Tax @ \$3.17/sf; 2011 Ops @ \$5.24/sf, 2012 Est Ops @ \$5.24/sf Parking: 70 free Surface Spaces are available; Ratio of 5.30/1,000 SF For Sale: Not For Sale	Space Avail: 1,069 SF Max Contig: 1,069 SF Smallest Space: 1,069 SF Rent/SF/YR: \$19.75 % Leased: 88.9%
Landlord Rep: Transwestern Real Estate Services / Sarah Carter (713) 231-1580 -- 1,069 SF (1,069 SF)				

EDABC 's IOR 2022 1st Qtr. Summary Report

243



3569 Business Center Dr
Pearland, TX 77584
Brazoria County

Building Type: **Retail/Storefront Retail/Office** Space Avail: **1,000 SF**
Status: **Built 2020** Max Contig: **1,000 SF**
Building Size: **23,000 SF** Smallest Space: **1,000 SF**
Land Area: **2.37 AC** Rent/SF/YR: **Withheld**
Stories: **1** % Leased: **95.7%**
Expenses: **2021 Tax @ \$5.25/sf**
Parking: **133 Surface Spaces are available; Ratio of 5.78/1,000 SF**
For Sale: **Not For Sale**

Landlord Rep: Zann Commercial Brokerage, Inc. / Derek Hughes (281) 280-8088 -- 1,000 SF (1,000 SF)

This is an architecturally appealing shopping center with open-air courtyards connecting the shop and restaurant spaces. Directly across Costco, and enjoying frontage on Highway 288, the center offers an ideal location for retail and restaurants to position themselves in a high traffic location.

Designed as a walkable environment, the center will employ a mix of appealing building elements that set it apart from the typical shopping plaza. Shaded open-air courtyards provide access from one end of the center to the other so visitors can take advantage of all of the shops from any one parking place.

244



1204 N Velasco St
Angleton, TX 77515
Brazoria County

Building Type: **Class C Office/Medical** Space Avail: **950 SF**
Status: **Built 1979** Max Contig: **950 SF**
Building Size: **8,546 SF** Smallest Space: **950 SF**
Typical Floor Size: **8,546 SF** Rent/SF/YR: **\$50.52**
Stories: **1** % Leased: **88.9%**
Expenses: **2021 Tax @ \$1.39/sf**
Parking: **35 free Surface Spaces are available; Ratio of 4.10/1,000 SF**
For Sale: **Not For Sale**

Landlord Rep: UTR-Texas Realtors / Bill Havey (281) 282-0935 -- 950 SF (950 SF)

245



3216-3272 E Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Retail** Space Avail: **917 SF**
Status: **Built 1967, Renov 1991** Max Contig: **917 SF**
Building Size: **80,690 SF** Smallest Space: **917 SF**
Land Area: **7.03 AC** Rent/SF/YR: **Withheld**
Stories: **1** % Leased: **98.9%**
Expenses: **2021 Tax @ \$1.46/sf; 2016 Ops @ \$1.80/sf, 2013 Est Ops @ \$1.20/sf**
Parking: **385 free Surface Spaces are available; Ratio of 4.75/1,000 SF**
For Sale: **Not For Sale**

Landlord Rep: SClay Management, Inc / Bill Mehrens (281) 537-9066 -- 917 SF (917 SF)

EDABC 's IOR 2022 1st Qtr. Summary Report

246



1800 Pearland Pky
Y Shops at Pearland Pkwy
Pearland, TX 77581
Brazoria County

Building Type: **Retail/Storefront**
Status: **Built 2015**
Building Size: **9,750 SF**
Land Area: -
Stories: **1**
Expenses: **2021 Tax @ \$1.32/sf**
For Sale: **Not For Sale**

Space Avail: **760 SF**
Max Contig: **760 SF**
Smallest Space: **760 SF**
Rent/SF/YR: **Withheld**
% Leased: **92.2%**

Landlord Rep: BPI Realty Services, Inc. / Mark Lapeyrouse (713) 350-2771 -- 760 SF (760 SF)

247



200 E Mulberry St
Angleton, TX 77515
Brazoria County

Building Type: **Class C Office**
Status: **Built 1959**
Building Size: **7,000 SF**
Typical Floor Size: **7,000 SF**
Stories: **1**
Expenses: **2021 Tax @ \$0.96/sf**
Parking: **20 Surface Spaces are available; Ratio of 2.86/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **740 SF**
Max Contig: **740 SF**
Smallest Space: **740 SF**
Rent/SF/YR: **\$16.20**
% Leased: **89.4%**

Landlord Rep: Clyde Cone Company, Inc. / Brandon Cone (512) 496-1038 -- 740 SF (740 SF)

1

RETAIL

FOR LEASE

Manvel Town Center (Phase I) - Manvel Town Center
Hwy 288 & SH 6
Manvel, TX 77578

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **748,800 SF**
 Typical Floor: **748,800 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **2022**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **75 AC**
 Zoning: **0052**
 Parcel No: **0560-0037-000**
 Parking: **-**

**Lease**

Total Available: **748,800 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **748,800 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.00/sf**

For Sale Info**Not For Sale****Presented By**

Weitzman / James Namken (713) 980-5622 / Kyle Knight (713) 335-4532

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,500 - 748,800	748,800	748,800	Withheld	08/2022	Negotiable	New

Weitzman / James Namken (713) 980-5622 / Kyle Knight (713) 335-4532

Building Notes**Description**

Manvel Town Center is a planned regional center that will serve the growing and expanding population of the South Houston/Pearland area. NEQ of Highway 288 and SH-6, 6 miles south of SH 288 & FM 518 the main retail hub of Pearland, Texas.

Central Brazoria County Business Pa
4005 Technology Dr
Angleton, TX 77515

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **269,770 SF**
 Typical Floor: **184,209 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1991**
 % Leased: **4.6%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **119.80 AC**
 Zoning: **n/a**
 Parcel No: **0169-1019-115**
 Parking: **900 free Surface Spaces are available**
Ratio of 3.36/1,000 SF

**Lease**

Total Available: **257,399 SF**
 Smallest Space: **150 SF**
 Max Contig: **150,000 SF**
 Space Use: **Flex, Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.61/sf; 2011**
Combined Est Tax/Ops @ \$7.50/sf

For Sale Info**Not For Sale****Presented By**

Avison Young / Josh J. LaRocca (713) 993-7171
 SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103

Amenities

Bio-Tech/ Lab Space, Conferencing Facility, Fenced Lot

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,577	3,577	3,577	Withheld	Vacant	Negotiable	Direct
Avison Young / Josh J. LaRocca (713) 993-7171 SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103							
P 1st	16,565 - 48,822	48,822	48,822	Withheld	Vacant	Negotiable	Direct
Avison Young / Josh J. LaRocca (713) 993-7171 SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103							
Unique technology support facility that features... - Large isolated rooms with HEPA filtered closed air circulation - Extensive exhaust capability for fume handling - House gasses such as Helium, Nitrogen, Argon and compressed air - House Deionized water - House High Vacuum - Extensive 3 phase power, 480V, 240V & 208V available in all areas - Significant number of large power drops for large and sensitive equipment. - Pre-run electrical for isolated, floating and static sensitive applications. - Installed safety showers for wet lab and chemical use applications. - Extensive Cat 6 network infrastructure, fiber service already installed. - New air handler with humidity control							

EDABC's IOR 2022 1st Qtr. 1-Page Report

Central Brazoria County Business Pa -- cont'd 4005 Technology Dr Angleton, TX 77515

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
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P 1st	150 - 150,000	150,000	150,000	Withheld	Vacant	Negotiable	Direct
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Avison Young / Josh J. LaRocca (713) 993-7171

SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103

Max. Contiguous: 100,000 SF

Multiple Space Opportunities: Class 'A' Office, Back-Office, Call-Center, Medical-Manufacturing

CENTRAL BRAZORIA COUNTY BUSINESS PARK:

Approximately 269,700 Total Square Feet (SF) one and two-story Office & Light Industrial facility:

Originally built in 1991 with expansion to current size in mid 1990s-

Approximately 900 lighted concrete parking spaces

80 Person State-of-the-Art Auditorium, including with advanced video, sound and lighting capabilities

7,000 SF Large Banquet/Cafeteria Facility with Full-Service Kitchen

Multiple Certifiable Clean Rooms - Environmental Controlled (Approximate 12,000 SF - Class 100,000 and 1,800 SF - Class 1,000)

Warehouse Space (15'6"-16'6" Clear Height Possible)

Building Features:

* Key Card Entrances and Access

* 24 Hour Electronic Security

* 100% Climate-Controlled

* Fully-Sprinklered

Located along Business 288 / Technology Drive in Angleton, Texas, minutes from State Highway 288.

Ideal central location within Brazoria County -- Convenient drive-times to all locations within the County, including:

* 24 Minutes to Freeport (BASF, Dow Chemical)

* 19 Minutes to Lake Jackson

* 25 Minutes to Alvin (INEOS, Ascend)

* 23 Minutes to Oyster Creek (Freeport LNG)

* 15 Minutes to Sweeny (Chevron-Phillips)

* 22 Minutes to Pearland

* 25 Minutes to Beltway 8

EDABC's IOR 2022 1st Qtr. 1-Page Report

Central Brazoria County Business Pa -- cont'd 4005 Technology Dr Angleton, TX 77515

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	5,000 - 55,000	55,000	55,000	Withheld	Vacant	Negotiable	Direct
<p><i>Avison Young / Josh J. LaRocca (713) 993-7171</i> <i>SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103</i> Max. Contiguous: 45,000 SF</p> <p>CENTRAL BRAZORIA COUNTY BUSINESS PARK:</p> <p>Approximately 269,700 Total Square Feet (SF) one and two-story Office & Light Industrial facility:</p> <p>Originally built in 1991 with expansion to current size in mid 1990s-</p> <p>Approximately 900 lighted concrete parking spaces</p> <p>80 Person State-of-the-Art Auditorium, including with advanced video, sound and lighting capabilities</p> <p>7,000 SF Large Banquet/Cafeteria Facility with Full-Service Kitchen</p> <p>Multiple Certifiable Clean Rooms - Environmental Controlled (Approximate 12,000 SF - Class 100,000 and 1,800 SF - Class 1,000)</p> <p>Warehouse Space (15'6"-16'6" Clear Height Possible)</p> <p>Building Features:</p> <ul style="list-style-type: none"> * Key Card Entrances and Access * 24 Hour Electronic Security * 100% Climate-Controlled * Fully-Sprinklered <p>Located along Business 288 / Technology Drive in Angleton, Texas, minutes from State Highway 288.</p> <p>Ideal central location within Brazoria County -- Convenient drive-times to all locations within the County, including:</p> <ul style="list-style-type: none"> * 24 Minutes to Freeport (BASF, Dow Chemical) * 19 Minutes to Lake Jackson * 25 Minutes to Alvin (INEOS, Ascend) * 23 Minutes to Oyster Creek (Freeport LNG) * 15 Minutes to Sweeny (Chevron-Phillips) * 22 Minutes to Pearland * 25 Minutes to Beltway 8 							

Building Notes

Approximately 269,700 Square Feet (SF) one and two-story Office & Light Industrial facility:

- Originally built in 1991 with expansion to current size in mid 1990s
- Approximately 900 lighted concrete parking spaces.
- Over 100,000 square feet of Office Space
- Multiple Large Conference Rooms, Media Rooms and Auditorium
- Large Banquet Facility and Meeting Rooms
- Multiple Certifiable Clean Rooms
- Environmental Controlled Industrial and Warehouse Space
- Key Card Entrances and Access
- 24 Hour Electronic Security

100% Climate-Controlled
Fully-Sprinklered
Approximately 13,800 SF of Clean Room area

*12,000 SF - Class 100,000

EDABC's IOR 2022 1st Qtr. 1-Page Report

Central Brazoria County Business Pa

-- cont'd

4005 Technology Dr

Angleton, TX 77515

*1,800 SF - Class 1,000

Approximate 3,500 SF of Laboratory Space

*Laboratory Furniture

*Fume Hoods

*Special Gas and Water connections

Clear Height: Capable of providing 15'6"-16'6"

2 - 8'x10' Dock Doors

Helium, Argon, Nitrogen, Deionized Water and Compressed Air available

Auditorium (80 person approximate capacity) with advanced video, sound and lighting capabilities

7,000 SF fully-serviced Cafeteria

Discovery Bay Medical Plaza
11025 Discovery Bay Dr
SWC Business Center Dr & Discovery Bay
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **A**
 RBA: **110,000 SF**
 Typical Floor: **25,209 SF**
 Stories: **4**
 Building Status: **Proposed**
 Year Built: **2023**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **5.66 AC**
 Zoning: **None**
 Parcel No: **7956-0000-000**
 Parking: **50 Covered Spaces are available**
423 Surface Spaces are available
Ratio of 4.00/1,000 SF

**Lease**

Total Available: **100,000 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **100,000 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.71/sf; 2014**
Combined Est Tax/Ops @ \$9.17/sf

For Sale Info**Not For Sale****Presented By**

Lee & Associates / Patrick Wolford, SIOR, CCIM (713) 744-7436 / Travis Taylor (713) 744-7449

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,500 - 25,000	25,000	100,000	Withheld	Vacant	Negotiable	Direct
Lee & Associates / Patrick Wolford, SIOR, CCIM (713) 744-7436 / Travis Taylor (713) 744-7449							
P 2nd	1,500 - 25,000	25,000	100,000	Withheld	Vacant	Negotiable	Direct
Lee & Associates / Patrick Wolford, SIOR, CCIM (713) 744-7436 / Travis Taylor (713) 744-7449							
P 3rd	1,500 - 25,000	25,000	100,000	Withheld	Vacant	Negotiable	Direct
Lee & Associates / Patrick Wolford, SIOR, CCIM (713) 744-7436 / Travis Taylor (713) 744-7449							
P 4th	1,500 - 25,000	25,000	100,000	Withheld	Vacant	Negotiable	Direct
Lee & Associates / Patrick Wolford, SIOR, CCIM (713) 744-7436 / Travis Taylor (713) 744-7449							

Building Notes

Stream Realty and AMD Asset Holdings are proud to present Discovery Bay Medical Plaza, a state-of-the-art, energy-efficient 4-story medical office building designed with embedded cutting-edge technology and strategically located in the heart of Pearland's medical district in Shadow Creek Ranch along HWY 288, a major corridor just south of Beltway 8 in Houston. Shadow Creek Ranch is a rapidly growing 3500-acre upscale master

EDABC's IOR 2022 1st Qtr. 1-Page Report

Discovery Bay Medical Plaza

-- cont'd

11025 Discovery Bay Dr

SWC Business Center Dr & Discovery Bay

Dr

Pearland, TX 77584

planned community. Discovery Bay Medical Plaza will be professionally developed and managed by Stream Realty and AMD Asset Holdings.

Building Features:

Class A Medical Office Suites

Class A Specialized Use Medical Suites

Generous Tenant Improvement Allowances

Curtain Wall Entries

Ample Surface Parking

Perimeter & Interior Security Cameras

Computerized Card-Key Security Access

Rainwater Harvesting System for Landscaping

Hi-Tech Data & Communications Infrastructure

Two (2) Oversized High-Speed Elevators

Emergency Backup Generators

Convenient Pharmacy and Laboratory Services

Class A Entry Lobby w/ Energy-Efficient Glass, Italian Porcelain Flooring, Wood Paneling & Accent Walls

Class A Restrooms w/ High Quality Fixtures, Granite Countertops, & Stainless Steel Partition

Building A
3810 Magnolia St
Pearland, TX 77584

Lease

Total Available: **90,000 SF**
Warehouse Avail: **90,000 SF**
Office Avail: **0 SF**
CAM: **-**
Smallest Space: **90,000 SF**
Max Contig: **90,000 SF**
Space Use: **Industrial**
Rent/SF/yr: **\$4.20**
Expenses: **2021 Tax @ \$0.86/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: 30'0"	Stories: 1
SubType: Manufacturing	Column Spacing: -	Power: 3200a
RBA: 90,000 SF	Drive Ins: 11 - 16'0"h	Const Mat: Metal
Typical Floor: 90,000 SF	Crane: 14/1-3 tons	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1975	Rail Spots: -	Land Area: 2.94 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.70
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Developer/Owner-RGNL	Utilities: Sewer - City, Water - City	
Zoning: C	Tenancy: Multiple Tenant	
Parcel No: 7027-0001-000	Parking: 60 Surface Spaces are available	
	Ratio of 0.67/1,000 SF	

For Sale Info**Features****Not For Sale**

Signage

Presented By

Garver Real Estate / Scott Wilkerson (713) 522-3092

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	90,000	90,000	\$4.20/mg	Vacant	Negotiable	New

Garver Real Estate / Scott Wilkerson (713) 522-3092

**4351 E Highway 6
Alvin, TX 77511**

Lease

Total Available: **53,761 SF**
 Warehouse Avail: **53,761 SF/14,409 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **53,761 SF**
 Max Contig: **53,761 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$0.95**
 Expenses: **2021 Tax @ \$3.07/sf**

**Structure**

Building Type: Class B Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 53,761 SF	Drive Ins: 2 - 14'0" w x 20'0" h	Const Mat: Metal
Typical Floor: 53,761 SF	Crane: None	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 2014	Rail Spots: None	Land Area: 62.84 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.02
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: -	Utilities: -	
Zoning: None	Tenancy: Single Tenant	
Parcel No: 4186-0001-000	Parking: 75 free Surface Spaces are available	
	Ratio of 2.53/1,000 SF	

For Sale Info

For Sale at \$6,500,000 (\$120.91/SF) - Active

Features

Fenced Lot

Sales Company

CBRE: Ed Frantz (713) 577-1778, Joseph Smith (713) 577-1847, Lucian M. Bukowski (713) 881-0937

Presented By

CBRE / Joseph Smith (713) 577-1847 / Ed Frantz (713) 577-1778 / Lucian M. Bukowski (713) 881-0937

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
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E 1st	53,761/14,409 ofc	53,761	\$0.95/nnn	Vacant	Negotiable	Direct
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CBRE / Ed Frantz (713) 577-1778 / Joseph Smith (713) 577-1847 / Lucian M. Bukowski (713) 881-0937

Property Features: Building 1: ±5,676 SF Single Story Tiltwall Class A Office building with connection skybridge to Building 2. Building 2: ±48,085 SF Building including additional Class A office connecting into shop & production space. ±8,733 SF of Additional Office (±3,623 SF 1st Floor & ±5,110 SF 2nd Floor). ±39,352 SF of Production Space (±21,019 SF of Manufacturing & ±18,333 SF of Storage). -(1) 10-ton Crane which runs the width of the building -Building is sprinklered -Previously used for Pipe Fabrication -±8.1 Acres of Stabilized Land & ±3.12 Additional Acres potentially available -±8 Acres of Green Field for Additional Development -Detention in Place and can be expanded for additional impervious coverage -Natural Gas back-up generator -Excess Land can be Purchased -Frontage on Highway 6 -(5) Grade Level Doors ±12' x ±18' - Large Concrete Truck Courts -Call for Pricing

**8560 Broadway St
Pearland, TX 77584**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **A**
 RBA: **47,500 SF**
 Typical Floor: **23,750 SF**
 Stories: **2**
 Building Status: **Proposed**
 Year Built: -
 % Leased: **0%**
 Owner Occupied: -
 Owner Type: -
 Tenancy: **Multiple Tenant**
 Land Area: -
 Zoning: -
 Parcel No: **7049-0001-002**
 Parking: -

**Lease**

Total Available: **47,500 SF**
 Smallest Space: **23,750 SF**
 Max Contig: **47,500 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$25.00**
 Expenses: **2021 Tax @ \$0.28/sf**

For Sale Info**Not For Sale****Presented By**

Transwestern Real Estate Services / Heinrich Cronje (832) 408-4067

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	23,750	23,750	47,500	\$25.00/nnn	Vacant	Negotiable	New
Transwestern Real Estate Services / Heinrich Cronje (832) 408-4067							
E 2nd	23,750	23,750	47,500	\$25.00/nnn	Vacant	Negotiable	New
Transwestern Real Estate Services / Heinrich Cronje (832) 408-4067							

7

OFFICE

FOR LEASE

301 This Way St
Lake Jackson, TX 77566

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **A**
 RBA: **48,000 SF**
 Typical Floor: **16,000 SF**
 Stories: **3**
 Building Status: **Proposed**
 Year Built: **2023**
 % Leased: **5.5%**
 Owner Occupied: -
 Owner Type: -
 Tenancy: -
 Land Area: -
 Zoning: -
 Parcel No: **5850-1215-000**
 Parking: -

**Lease**

Total Available: **45,344 SF**
 Smallest Space: **3,000 SF**
 Max Contig: **15,468 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **Withheld**

For Sale Info**Not For Sale****Presented By**

Transwestern Real Estate Services / Sarah Carter (713) 231-1580 / Elise Pantazis (713) 231-1580

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,000 - 14,755	14,755	14,755	Withheld	01/2023	Negotiable	Direct
Transwestern Real Estate Services / Sarah Carter (713) 231-1580 / Elise Pantazis (713) 231-1580							
P 2nd	3,000 - 15,468	15,468	15,468	Withheld	01/2023	Negotiable	Direct
Transwestern Real Estate Services / Sarah Carter (713) 231-1580 / Elise Pantazis (713) 231-1580							
P 3rd	3,000 - 15,121	15,121	15,121	Withheld	01/2023	Negotiable	Direct
Transwestern Real Estate Services / Sarah Carter (713) 231-1580 / Elise Pantazis (713) 231-1580							

Brazosport Village Shopping Center - Braz Village
410-426 Plantation Dr
Lake Jackson, TX 77566

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **56,102 SF**
 Typical Floor: **56,102 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1962**
 % Leased: **21.8%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **11.60 AC**
 Zoning: **0015**
 Parcel No: **0019-0313-000**
 Parking: **270 free Surface Spaces are available**
Ratio of 2.39/1,000 SF

**Lease**

Total Available: **43,900 SF**
 Smallest Space: **2,400 SF**
 Max Contig: **29,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$7.00-\$10.00**
 Expenses: **2021 Tax @ \$0.92/sf**

For Sale Info**Not For Sale****Presented By**

RE/MAX Lubbock / Landon Cole (806) 730-1353

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 410	29,000	29,000	29,000	\$7.00/nnn	Vacant	Negotiable	Direct
RE/MAX Lubbock / Landon Cole (806) 730-1353							
Large end cap suite that was a former grocery store. List price for space is in "as-is" condition.							
P 1st / Suite 418	2,400	2,400	2,400	\$10.00/nnn	Vacant	Negotiable	Direct
RE/MAX Lubbock / Landon Cole (806) 730-1353							
Space needs light renovation.							
P 1st / Suite 426	12,500	12,500	12,500	\$8.50/nnn	Vacant	Negotiable	Direct
RE/MAX Lubbock / Landon Cole (806) 730-1353							
Large end cap space that could serve a variety of uses. The back of the suite could be a warehouse or shop and has an overhead door (see photos). The list price is for taking the space in "as-is" condition.							

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**Brazosport Village Shopping Center -
Brazosport Village
-- cont'd
410-426 Plantation Dr
Lake Jackson, TX 77566**

Building Notes

This shopping center is located on a busy corner with great traffic counts. Come join the many other successful businesses operating at Brazosport Village!

Corner of Dixie and Plantation drive in Lake Jackson

Central Brazoria County Business Pa
4001 Technology Dr
Angleton, TX 77515

Structure

Building Type: **Office**
 Class: **A**
 RBA: **58,720 SF**
 Typical Floor: **19,041 SF**
 Stories: **3**
 Building Status: **Existing**
 Year Built: **1984**
 % Leased: **30.7%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **119.80 AC**
 Zoning: **Commercial & Industrial**
 Parcel No: **0169-1019-115**
 Parking: **1,267 free Surface Spaces are available**
Ratio of 4.72/1,000 SF

**Lease**

Total Available: **40,681 SF**
 Smallest Space: **19,737 SF**
 Max Contig: **20,944 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.78/sf**

For Sale Info**Not For Sale****Presented By**

Avison Young / Josh J. LaRocca (713) 993-7171
 SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103

Amenities

Air Conditioning

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	20,944	20,944	20,944	Withheld	Vacant	Negotiable	Direct
Avison Young / Josh J. LaRocca (713) 993-7171 SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103 This space offers a standard office layout with newly renovated common areas and convenient location.							
E 3rd	19,737	19,737	19,737	Withheld	Vacant	Negotiable	Direct
Avison Young / Josh J. LaRocca (713) 993-7171 SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103 This space offers a standard office layout with newly renovated common areas and convenient location.							

Building Notes

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Central Brazoria County Business Pa

-- cont'd

4001 Technology Dr

Angleton, TX 77515

3-Story Office Building

58,720 Total NRA

*1st Floor: 18,039 SF

*2nd Floor: 20,944 SF

*3rd Floor: 19,737 SF

Built in 1984

Extensive interior renovation completed in 2011

*Updated Common-Area Lobby

*New Roof

West Columbia Shopping Center
636-734 W Brazos Ave
West Columbia, TX 77486

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **42,000 SF**
 Typical Floor: **42,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1983**
 % Leased: **5.8%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **6.80 AC**
 Zoning: **0075**
 Parcel No: **2240-0076-120**
 Parking: **-**

**Lease**

Total Available: **39,565 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **24,700 SF**
 Space Use: **Office, Retail**
 Rent/SF/Yr: **\$5.88-\$14.28**
 Expenses: **2021 Tax @ \$0.33/sf**

For Sale Info**Not For Sale****Presented By**

Harry M. Green Interests / Donald Daum (713) 953-9800 / Harry M. Green (713) 953-9800 X103 / Harry M. Green (713) 953-9800 x103

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 648	2,405	2,405	2,405	\$14.28/mg	Vacant	1-5 yrs	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103 THIS SPACE CAN BE USED FOR RETAIL OR WAREHOUSE.							
P 1st / Suite 664	1,200	1,200	1,200	\$14.40/mg	Vacant	3-5 yrs	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							
P 1st / Suite 704W	24,700	24,700	24,700	\$5.88/mg	Vacant	1-5 yrs	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103 THIS SPACE CAN BE USED FOR RETAIL OR WAREHOUSE.							
P 1st / Suite 708	8,000	8,000	8,000	\$11.88/mg	Vacant	1-5 yrs	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							
P 1st / Suite 734	3,260	3,260	3,260	\$15.60/mg	Vacant	1-5 yrs	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							

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West Columbia Shopping Center
-- cont'd
636-734 W Brazos Ave
West Columbia, TX 77486

11 INDUSTRIAL**FOR LEASE**

Bldg 2
1824 FM-523
Freeport, TX 77541

Lease

Total Available: **39,000 SF**
 Warehouse Avail: **39,000 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **18,000 SF**
 Max Contig: **21,000 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$5.90-\$6.60**
 Expenses: **2021 Tax @ \$0.89/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: 16'0"	Stories: 1
SubType: Manufacturing	Column Spacing: 25'w x 60'd	Power: 440a 3p
RBA: 42,353 SF	Drive Ins: 1 - 10'0"w x 10'0"h	Const Mat: Metal
Typical Floor: 42,353 SF	Crane: None	Sprinkler: None
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1975	Rail Spots: None	Land Area: 5 AC
% Leased: 7.9%	Cross Docks: None	Building FAR: 0.19
Owner Occupied: No	Loading Docks: 7 ext	Levelators: None
Owner Type: Individual	Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City	
Zoning: 0520	Tenancy: Multiple Tenant	
Parcel No: 2110-0054-000	Parking: Ratio of 0.00/1,000 SF	

For Sale Info**Features****Not For Sale**

Fenced Lot

Presented By

Chad Peltier / Chad Peltier (979) 482-0220

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite B	21,000	21,000	\$6.60/nnn	Vacant	3-7 yrs	Direct
Chad Peltier / Chad Peltier (979) 482-0220						
P 1st / Suite c	18,000	18,000	\$5.90/nnn/5.90 ofc	Vacant	3 yrs	Direct
Chad Peltier / Chad Peltier (979) 482-0220						

Building Notes

- * Sodium and mercury lighting
- * Covered deck area

12 INDUSTRIAL**FOR LEASE**

**8101 Fite Rd
Pearland, TX 77584**

Lease

Total Available: **37,500 SF**
 Warehouse Avail: **37,500 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **37,500 SF**
 Max Contig: **37,500 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$0.56/sf**

**Structure**

Building Type: Class B Industrial	Ceiling Height: 16'0"-20'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: 800a/240v 3p
RBA: 81,645 SF	Drive Ins: 2 - 10'0"w x 14'0"h	Const Mat: Metal
Typical Floor: 81,645 SF	Crane: 2/3 tons	Sprinkler: Wet
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1983	Rail Spots: -	Land Area: 4.82 AC
% Leased: 54.1%	Cross Docks: None	Building FAR: 0.39
Owner Occupied: No	Loading Docks: 12 ext	Levelators: None
Owner Type: Individual	Utilities: -	
Zoning: 0630 Commercial	Tenancy: Single Tenant	
Parcel No: 0242-0007-000, 0242-0007-160	Parking: 20 free Surface Spaces are available Ratio of 0.24/1,000 SF	

For Sale Info**Features****Not For Sale**

Fenced Lot

Presented By

Finial Group / Doc Perrier (832) 752-1608

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	37,500	37,500	Withheld	Vacant	Negotiable	Direct

Finial Group / Doc Perrier (832) 752-1608

Building Notes

81,645 Sq. ft. metal building on 4.82 acres of land. EAVE HEIGHT: 6000 SF at 16 feet and 75,645 SF at 20 feet.; TRUCK DOORS: 10 dock doors/load levelers, 2 dock doors, 2 dock doors/truck well, 2 grade level doors. OFFICE: 4000 SQ. FT. (two story)

4.82 acres out of southwest 1/4 of the northwest 1/4 of Section 17, H.T. & B.R.R. Co. Survey, A-242, Brazoria County Texas.

13 INDUSTRIAL**FOR SALE / FOR LEASE**

**1622 N Main St
1616 N Main St
Pearland, TX 77581**

**Lease**

Total Available: **37,500 SF**
 Warehouse Avail: **37,500 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **37,500 SF**
 Max Contig: **37,500 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$8.40**
 Expenses: **2021 Tax @ \$0.87/sf**

Structure

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Manufacturing	Column Spacing: -	Power: 480v 3p
RBA: 37,500 SF	Drive Ins: -	Const Mat: -
Typical Floor: 37,500 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1969	Rail Spots: -	Land Area: 3.18 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.27
Owner Occupied: -	Loading Docks: 2 ext	Levelators: -
Owner Type: Individual	Utilities: -	
Zoning: PUD	Tenancy: Multiple Tenant	
Parcel No: 7001-0001-001	Parking: -	

For Sale Info

For Sale at \$2,900,000 (\$77.33/SF) - Active

Sales Company

Zann Commercial Brokerage, Inc.: Jason Kieschnick (281) 280-8088, Emily Krone (281) 786-1666

Presented By

Zann Commercial Brokerage, Inc. / Jason Kieschnick (281) 280-8088 / Emily Krone (281) 786-1666

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	37,500	37,500	\$8.40/nnn	Vacant	Negotiable	Direct

Zann Commercial Brokerage, Inc. / Jason Kieschnick (281) 280-8088 / Emily Krone (281) 786-1666

The Center at Pearland Parkway
2650 Pearland Pky
NWC
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **128,754 SF**
 Typical Floor: **128,754 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2014**
 % Leased: **73.8%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **18.79 AC**
 Zoning: **F1**
 Parcel No: **0198-0011-001, 0198-0011-002**
 Parking: **684 Surface Spaces are available**

**Lease**

Total Available: **33,800 SF**
 Smallest Space: **2,100 SF**
 Max Contig: **25,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$38.00**
 Expenses: **2021 Tax @ \$0.00/sf**

For Sale Info**Not For Sale****Presented By**

Dunhill Partners, Inc. / Andy Crosland (214) 525-6285 / Sarah Landry (214) 525-3527 X127 / Sarah Landry (214) 525-3527 x127

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	25,000	25,000	25,000	Withheld	Vacant	3-10 yrs	Direct
Dunhill Partners, Inc. / Andy Crosland (214) 525-6285 / Sarah Landry (214) 525-3527 x127							
P 1st / Suite 110	2,100	2,100	2,100	\$38.00/nnn	Vacant	5 yrs	Direct
Dunhill Partners, Inc. / Andy Crosland (214) 525-6285 / Sarah Landry (214) 525-3527 x127							
P 1st / Suite 120	6,700	6,700	6,700	Withheld	Vacant	Negotiable	Direct
Dunhill Partners, Inc. / Andy Crosland (214) 525-6285 / Sarah Landry (214) 525-3527 x127							

Building Notes

New shopping center at Pearland Pkwy & FM-518.

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The Center at Pearland Parkway
-- cont'd
2650 Pearland Pky
NWC
Pearland, TX 77581

Angleton Plaza
1100-1116 E Mulberry St
Angleton, TX 77515

Structure

Building Type: **Retail**
 SubType: **(Neighborhood Center)**
 Class: **-**
 RBA: **78,772 SF**
 Typical Floor: **78,772 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1978**
 % Leased: **60.5%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **6.40 AC**
 Zoning: **0056**
 Parcel No: **0375-0048-000**
 Parking: **304 free Surface Spaces are available**
Ratio of 3.86/1,000 SF

**Lease**

Total Available: **33,326 SF**
 Smallest Space: **900 SF**
 Max Contig: **14,995 SF**
 Space Use: **Office, Retail**
 Rent/SF/Yr: **\$11.88-\$18.00**
 Expenses: **2021 Tax @ \$0.89/sf**

For Sale Info**Not For Sale****Presented By**

Harry M. Green Interests / Donald Daum (713) 953-9800 / Harry M. Green (713) 953-9800 X103 / Harry M. Green (713) 953-9800 x103

Amenities

Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1100-D	2,206	2,206	2,206	\$18.00/nnn	Vacant	Negotiable	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							
P 1st / Suite 1104 A	900	900	900	\$16.80/mg	Vacant	3 yrs	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							
P 1st / Suite 1104-E	2,250	2,250	2,250	\$14.40/mg	Vacant	Negotiable	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							
P 1st / Suite 1112	10,800	10,800	10,800	\$11.88/mg	Vacant	Negotiable	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							
P 1st / Suite 1116A	14,995	14,995	14,995	\$11.88/mg	Vacant	Negotiable	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							

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Angleton Plaza

-- cont'd

1100-1116 E Mulberry St

Angleton, TX 77515

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1140B	2,175	2,175	2,175	\$12.00/mg	30 Days	Negotiable	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							

16 RETAIL**FOR LEASE**

Angleton Palm - Angleton Palm Shopping Center
493-533 N Downing Rd
Angleton, TX 77515

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **60,000 SF**
 Typical Floor: **60,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1977**
 % Leased: **49.6%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **5 AC**
 Zoning: **0017**
 Parcel No: **0375-0009-000**
 Parking: **257 free Surface Spaces are available**
Ratio of 4.67/1,000 SF

**Lease**

Total Available: **30,260 SF**
 Smallest Space: **10,500 SF**
 Max Contig: **19,760 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$5.88-\$10.80**
 Expenses: **2021 Tax @ \$0.23/sf**

For Sale Info**Not For Sale****Presented By**

Harry M. Green Interests / Harry M. Green (713) 953-9800 X103 / Harry M. Green (713) 953-9800 x103

Amenities

Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 501	10,500	10,500	10,500	\$10.80/mg	Vacant	1-5 yrs	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							
P 1st / Suite 525	19,760	19,760	19,760	\$5.88/mg	Vacant	1-5 yrs	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							

Building Notes

Located on a major thoroughfare, ample parking, great visibility. Several national credit tenants.
 1,722 sq.ft. - 19,760 sq.ft. available

Located on Highway 35 Angleton, TX

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Angleton Palm - Angleton Palm Shopping
Center
-- cont'd
493-533 N Downing Rd
Angleton, TX 77515

17 INDUSTRIAL**FOR SALE / FOR LEASE****1131 FM 517 Rd
Alvin, TX 77511****Lease**

Total Available: **30,000 SF**
 Warehouse Avail: **30,000 SF/5,000 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **30,000 SF**
 Max Contig: **30,000 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$1.07/sf**

**Structure**

Building Type: Class B Industrial	Ceiling Height: 24'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: 480v 3p
RBA: 30,000 SF	Drive Ins: 13	Const Mat: Metal
Typical Floor: 30,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1995	Rail Spots: None	Land Area: 4.44 AC
% Leased: 100%	Cross Docks: -	Building FAR: 0.16
Owner Occupied: No	Loading Docks: -	Levelators: -
Owner Type: -	Utilities: Heating, Lighting, Sewer - Septic Field, Water	
Zoning: -	Tenancy: Single Tenant	
Parcel No: 0620-0120-000	Parking: 53 Surface Spaces are available Ratio of 1.77/1,000 SF	

For Sale Info**Features****For Sale - Active**

24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storage Space, Yard

Sales Company

Fritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, Winston Wegner (713) 275-3813, Dylan Coleman (713) 275-3781

Presented By

Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Winston Wegner (713) 275-3813 / Dylan Coleman (713) 275-3781

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	30,000/5,000 ofc	30,000	Withheld	60 Days	Negotiable	Direct

Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Winston Wegner (713) 275-3813 / Dylan Coleman (713) 275-3781

Call for pricing and more details.

Alvin Center
Highway 6 & Highway 35
Alvin, TX 77511

**Structure**

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **30,000 SF**
 Typical Floor: **30,000 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **2023**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **5.38 AC**
 Zoning: **Commercial**
 Parcel No: **5155-0031-000**
 Parking: **227 Surface Spaces are available**
Ratio of 4.34/1,000 SF

Lease

Total Available: **30,000 SF**
 Smallest Space: **30,000 SF**
 Max Contig: **30,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.03/sf; 2010 Ops @ \$5.05/sf**

For Sale Info**Not For Sale****Presented By**

Property Commerce / Chad Moss (832) 804-8526

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	30,000	30,000	30,000	Withheld	TBD	Negotiable	New

Property Commerce / Chad Moss (832) 804-8526

19 INDUSTRIAL**FOR LEASE**

**4303-4307 Chance Ln
Rosharon, TX 77583**

Lease

Total Available: **29,425 SF**
 Warehouse Avail: **29,425 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **29,425 SF**
 Max Contig: **29,425 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$12.58**
 Expenses: **2021 Tax @ \$0.06/sf**

**Structure**

Building Type: Class B Industrial	Ceiling Height: 14'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 29,425 SF	Drive Ins: -	Const Mat: Metal
Typical Floor: 29,425 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 2021	Rail Spots: -	Land Area: -
% Leased: 0%	Cross Docks: -	Building FAR: -
Owner Occupied: No	Loading Docks: -	Levelators: -
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: Multiple Tenant	
Parcel No: 3105-0001-021	Parking: -	

For Sale Info**Not For Sale****Presented By**

KW Commercial Signature / Chris Abel (281) 552-8423

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	29,425	29,425	\$12.58/nnn	Vacant	Negotiable	Direct

KW Commercial Signature / Chris Abel (281) 552-8423
 16 Units - 1488 sf warehouse has one small office and restroom

Plantation Village
401-443 This Way St
Plantation Village
Lake Jackson, TX 77566

Structure

Building Type: **Retail**
 SubType: **Convenience Store**
 Class: **-**
 RBA: **57,167 SF**
 Typical Floor: **57,167 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1985**
 % Leased: **49.0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **5 AC**
 Zoning: **None**
 Parcel No: **7133-0006-000**
 Parking: **242 Surface Spaces are available**
Ratio of 4.21/1,000 SF

**Lease**

Total Available: **29,175 SF**
 Smallest Space: **900 SF**
 Max Contig: **12,600 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$1.54/sf; 2017 Ops @ \$2.58/sf**

For Sale Info**Not For Sale****Presented By**

WPW Realty Advisors / David Werlin (713) 627-2711 X109 / David Werlin (713) 627-2711 x109

Amenities

Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	900	900	900	Withheld	Vacant	Negotiable	Direct
WPW Realty Advisors / David Werlin (713) 627-2711 x109							
P 1st	1,900	1,900	1,900	Withheld	Vacant	Negotiable	Direct
WPW Realty Advisors / David Werlin (713) 627-2711 x109							
P 1st / Suite 403	1,050 - 6,575	6,575	6,575	Withheld	Vacant	Negotiable	Direct
WPW Realty Advisors / David Werlin (713) 627-2711 x109							
P 1st / Suite 409	900	900	900	Withheld	Vacant	Negotiable	Direct
WPW Realty Advisors / David Werlin (713) 627-2711 x109							
P 1st / Suite 411	2,100	2,100	2,100	Withheld	Vacant	Negotiable	Direct
WPW Realty Advisors / David Werlin (713) 627-2711 x109							

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Plantation Village
-- cont'd
401-443 This Way St
Plantation Village
Lake Jackson, TX 77566

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 421	1,200 - 2,400	2,400	2,400	Withheld	Vacant	Negotiable	Direct
<i>WPW Realty Advisors / David Werlin (713) 627-2711 x109</i>							
P 1st / Suite 427	1,800	1,800	1,800	Withheld	Vacant	Negotiable	Direct
<i>WPW Realty Advisors / David Werlin (713) 627-2711 x109</i>							
P 1st / Suite 435	900 - 12,600	12,600	12,600	Withheld	Vacant	Negotiable	Direct
<i>WPW Realty Advisors / David Werlin (713) 627-2711 x109</i>							

Building Notes

Plantation Village Shopping Center, a 57,525 square foot retail shopping center on a five acre site in the heart of Lake Jackson Texas, offers an appealing location with easy access and desirable frontage along the busy intersection of This Way Street and SH 332/288. The Brazosport region services an estimated shopping population of 200,000 in a four county area and is amidst one of the largest petrochemical complexes in Texas.

The center is located next door to the new Dow Chemical Research Center and is locally managed by owner. Improvements include: a newly painted exterior, updated landscaping, and re-striping of the parking lot. Some of the center's merchants include: Andy's Kitchen Restaurant, WINGSTOP, Martial Arts of America, Top China Buffet, AT &T, Headwaves, Brazoria County Dialysis, LA Nails, and Farmer's Insurance. Rents are competitive with other Lake Jackson Properties.

21 RETAIL**FOR LEASE**

Orchard Plaza
8201 Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **60,187 SF**
 Typical Floor: **60,187 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2005**
 % Leased: **71.6%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **6.74 AC**
 Zoning: **GB**
 Parcel No: **0243-0060-110**
 Parking: **355 free Surface Spaces are available**
Ratio of 5.00/1,000 SF

**Lease**

Total Available: **29,059 SF**
 Smallest Space: **1,300 SF**
 Max Contig: **11,974 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.63/sf, 2012 Est Tax @ \$2.25/sf; 2007 Ops @ \$6.27/sf, 2012 Est Ops @ \$3.04/sf**

For Sale Info**Not For Sale****Presented By**

Criss Cross Commercial Group / Corinne Agrella (713) 956-6625

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1-101	3,250	3,250	3,250	Withheld	Vacant	Negotiable	Direct
Criss Cross Commercial Group / Corinne Agrella (713) 956-6625							
2nd gen restaurant space with a patio and private dining room.							
P 1st / Suite 1-118	1,500 - 11,974	11,974	11,974	Withheld	120 Days	Negotiable	Direct
Criss Cross Commercial Group / Corinne Agrella (713) 956-6625							
P 1st / Suite 1-130	3,550	3,550	3,550	Withheld	Vacant	Negotiable	Direct
Criss Cross Commercial Group / Corinne Agrella (713) 956-6625							
Second Gen Daycare (Drop-in)							

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Orchard Plaza
-- cont'd
8201 Broadway St
Pearland, TX 77581

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1-143	1,500	1,500	1,500	Withheld	Vacant	Negotiable	Direct
<i>Criss Cross Commercial Group / Corinne Agrella (713) 956-6625</i>							
P 1st / Suite 1-147	1,500	1,500	1,500	Withheld	Vacant	Negotiable	Direct
<i>Criss Cross Commercial Group / Corinne Agrella (713) 956-6625</i>							
P 1st / Suite 1-153	1,485	1,485	1,485	Withheld	Vacant	3-10 yrs	Direct
<i>Criss Cross Commercial Group / Corinne Agrella (713) 956-6625</i>							
Second generation tax office. Broadway-facing.							
P 1st / Suite 1-157	1,500 - 4,500	4,500	4,500	Withheld	Vacant	3-10 yrs	Direct
<i>Criss Cross Commercial Group / Corinne Agrella (713) 956-6625</i>							
Second generation dance studio space. Specialty flooring and mirrors. Broadway-facing. Divisible.							
P 1st / Suite 1-160	1,300	1,300	1,300	Withheld	Vacant	Negotiable	Direct
<i>Criss Cross Commercial Group / Corinne Agrella (713) 956-6625</i>							
Broadway-facing retail space. One restroom, one office, open floor plan.							

Fairway Plaza - Fairway Centre
1701 Fairway Dr
Alvin, TX 77511

Structure

Building Type: **Retail**
 SubType: **Freestanding (Community Center)**
 Class: **-**
 RBA: **91,360 SF**
 Typical Floor: **91,360 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1982**
 % Leased: **68.3%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **14.30 AC**
 Zoning: **None**
 Parcel No: **0161-0057-130**
 Parking: **200 Surface Spaces are available**
Ratio of 2.19/1,000 SF

**Lease**

Total Available: **28,990 SF**
 Smallest Space: **1,301 SF**
 Max Contig: **10,574 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$9.00-\$15.00**
 Expenses: **2021 Tax @ \$0.92/sf; 2016**
Combined Est Tax/Ops @ \$3.00/sf

For Sale Info**Not For Sale****Presented By**

CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5 / Randy Fertitta (713) 963-0963 x5

Amenities

Drive Thru, Freeway Visibility, Pylon Sign, Signage, Signalized Intersection, Tenant Controlled HVAC

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 10	3,699	3,699	3,699	\$10.20/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
P 1st / Suite 14	4,379	4,379	4,379	\$15.00/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
P 1st / Suite 15	10,574	10,574	10,574	\$9.00/nnn	Vacant	5 yrs	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
P 1st / Suite 15A	9,037	9,037	9,037	\$9.00/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
P 1st / Suite 5	1,301	1,301	1,301	\$10.80/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							

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Fairway Plaza - Fairway Centre

-- cont'd

1701 Fairway Dr

Alvin, TX 77511

Building Notes

91,360 SF plaza located on the northwest corner of State Highway 35 and Fairway Street. 28,000 vehicles per day (State Highway 35).

**702 Dixie Dr
Clute, TX 77531**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **25,976 SF**
 Typical Floor: **25,976 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1972**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Single Tenant**
 Land Area: **1.09 AC**
 Zoning: **-**
 Parcel No: **2115-0082-000**
 Parking: **22 Surface Spaces are available**
Ratio of 0.84/1,000 SF

**Lease**

Total Available: **25,976 SF**
 Smallest Space: **25,976 SF**
 Max Contig: **25,976 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.37/sf; 2014 Ops @ \$0.72/sf**

For Sale Info

For Sale at \$1,050,000 (\$40.42/SF) - Active

Sales Company

Anchor Commercial Real Estate Services: Rob Giesecke (281) 335-8889

Presented By

Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	25,976	25,976	25,976	Withheld	Vacant	Negotiable	Direct

Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889

24 OFFICE**FOR LEASE**

**10970 Shadow Creek Pky
Pearland, TX 77584**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **81,500 SF**
 Typical Floor: **27,166 SF**
 Stories: **3**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **68.2%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **2.60 AC**
 Zoning: **-**
 Parcel No: **4537-0001-002, 4537-0001-004**
 Parking: **350 Surface Spaces are available
Ratio of 4.29/1,000 SF**

**Lease**

Total Available: **25,900 SF**
 Smallest Space: **1,300 SF**
 Max Contig: **5,000 SF**
 Space Use: **Medical, Off/Med, Office**
 Rent/SF/Yr: **\$22.00-\$26.00**
 Expenses: **2021 Tax @ \$3.32/sf, 2013 Est Tax @ \$2.59/sf; 2013 Est Ops @ \$8.62/sf**

For Sale Info**Not For Sale****Presented By**

HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 160-C	5,000	5,000	5,000	\$26.00/nnn	Vacant	3-10 yrs	Direct
HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452							
Suite #160-C was previously an Imaging Center and will now work well as a general or specialized medical clinic.							
P 2nd / Suite 210	3,100	3,100	3,100	\$22.00/nnn	Vacant	1-10 yrs	Direct
HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452							
P 2nd / Suite 260	1,300	1,300	1,300	\$22.00/nnn	Vacant	Negotiable	Direct
HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452							
2nd generation medical clinic space with 3 exam rooms and 1 doctor's office. Available for immediate occupancy.							
P 2nd / Suite 270	5,000	5,000	5,000	\$22.00/nnn	Vacant	1-10 yrs	Direct
HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452							
P 3rd / Suite 310	2,500	2,500	2,500	\$22.00/nnn	Vacant	1-10 yrs	Direct
HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452							

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10970 Shadow Creek Pky

-- cont'd

Pearland, TX 77584

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 320	4,500	4,500	4,500	\$22.00/nnn	Vacant	1-10 yrs	Direct
<i>HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452</i>							
P 3rd / Suite 370	4,500	4,500	4,500	\$22.50/nnn	Vacant	3-10 yrs	Direct
<i>HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452</i>							

This space will soon be available and contains 4 - 8 exam rooms plus offices and nurse stations. Adjacent to the entry/waiting room is a retail display center. Excellent location directly adjacent to the 3rd floor elevator lobby.

Building Notes

Medical office building, primarily leased out only to Health Care Facilities Corp. physicians.

Schlumberger
22535 N Highway 288B
Angleton, TX 77515

Lease

Total Available: **25,780 SF**
 Warehouse Avail: **25,780 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **8,750 SF**
 Max Contig: **25,780 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$0.68/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: 18'0"-22'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: 480v 3p/4w
RBA: 25,780 SF	Drive Ins: 2 - 20'0"w x 18'0"h	Const Mat: Metal
Typical Floor: 25,780 SF	Crane: 2/10 tons	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1995	Rail Spots: None	Land Area: 10 AC
% Leased: 100%	Cross Docks: -	Building FAR: 0.06
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Individual	Utilities: Lighting - Fluorescent, Sewer - Septic Field, Water - Well	
Zoning: none	Tenancy: Multiple Tenant	
Parcel No: 7176-0039-002	Parking: 100 Surface Spaces are available	
	Ratio of 3.88/1,000 SF	

For Sale Info**Features****For Sale - Active**

24 Hour Access, Fenced Lot, Floor Drains, Yard

Sales Company

Fritsche Anderson Realty Partners, LLC: Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781

Presented By

Fritsche Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite Warehouse A	8,750	8,750	Withheld	30 Days	Negotiable	Direct
Fritsche Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781						
P 1st / Suite Warehouse B	11,780	11,780	Withheld	30 Days	Negotiable	Direct
Fritsche Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781						

Building Notes

Special features of this building include weight scales, compressors, 2 O.H. cranes, full kitchen, category five wiring, steam cleaner, concrete drivers, furniture, locker room.

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Schlumberger

-- cont'd

22535 N Highway 288B

Angleton, TX 77515

26 INDUSTRIAL**FOR LEASE****7002 Bissell Rd
Manvel, TX 77578****Lease**

Total Available: **25,290 SF**
 Warehouse Avail: **25,290 SF/1,250 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **25,290 SF**
 Max Contig: **25,290 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$7.80**
 Expenses: **2021 Tax @ \$0.73/sf**

Structure

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Manufacturing	Column Spacing: -	Power: 480v 3p
RBA: 25,290 SF	Drive Ins: 1	Const Mat: Metal
Typical Floor: 25,290 SF	Crane: None	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1969	Rail Spots: None	Land Area: 10 AC
% Leased: 0%	Cross Docks: None	Building FAR: 0.06
Owner Occupied: No	Loading Docks: 1 ext	Levelators: None
Owner Type: Individual	Utilities: -	
Zoning: None	Tenancy: Single Tenant	
Parcel No: 6398-0155-000	Parking: 1,000 free Surface Spaces are available Ratio of 10.00/1,000 SF	

For Sale Info**Features****Not For Sale**

Yard

Presented By

Thomas Mathew Padavil / Thomas M. Padavil (469) 408-6543

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	25,290/1,250 ofc	25,290	\$7.80/nnn	Vacant	Negotiable	Direct

Thomas Mathew Padavil / Thomas M. Padavil (469) 408-6543

Only available for industry occupancy code F1

27 INDUSTRIAL**FOR LEASE**

**3730 S Main St
Pearland, TX 77581**

Lease

Total Available: **25,000 SF**
 Warehouse Avail: **25,000 SF/5,000 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **5,000 SF**
 Max Contig: **25,000 SF**
 Space Use: **Flex**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$0.19/sf**

**Structure**

Building Type: Class B Industrial	Ceiling Height: -	Stories: 1
SubType: Distribution	Column Spacing: -	Power: -
RBA: 225,000 SF	Drive Ins: 14	Const Mat: Masonry
Typical Floor: 225,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 2017	Rail Spots: None	Land Area: 40.39 AC
% Leased: 100%	Cross Docks: Yes	Building FAR: 0.13
Owner Occupied: No	Loading Docks: 4 ext	Levelators: 4 ext
Owner Type: Equity Funds	Utilities: -	
Zoning: -	Tenancy: Multiple Tenant	
Parcel No: 0507-0001-000	Parking: -	

For Sale Info**Not For Sale****Presented By**

FloWorks International

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
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P 1st	25,000 div/5,000 ofc	25,000	Withheld	Vacant	Negotiable	Sublet
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Pipeline Realty Brokerage / Christopher Powell (713) 799-5973 x5

- Office/Warehouse available for SUBLEASE - Up to 40,000 SF of Warehouse space available - 5,000 SF of Office - Storage yard space also available - 2 loading docks

Alvin Shopping Center - Ready Center
1200-1232 FM 1462 Rd
Alvin, TX 77511

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **90,316 SF**
 Typical Floor: **90,316 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1980**
 % Leased: **72.6%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **8 AC**
 Zoning: **None**
 Parcel No: **0488-0011-110**
 Parking: **377 free Surface Spaces are available**
Ratio of 4.17/1,000 SF

**Lease**

Total Available: **24,781 SF**
 Smallest Space: **3,455 SF**
 Max Contig: **14,026 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.39/sf; 2011 Ops @ \$1.44/sf**

For Sale Info**Not For Sale****Presented By**

Blossom Dev Inc / Doreen Hill (713) 785-6272 X320
 Silvestri Investments, Inc / Doreen Hill (713) 785-6272 x320

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1202A	14,026	14,026	14,026	Withheld	Vacant	Negotiable	Direct
<i>Silvestri Investments, Inc / Doreen Hill (713) 785-6272 x320</i>							
P 1st / Suite 1210-1212	3,700	3,700	3,700	Withheld	Vacant	Negotiable	Direct
<i>Silvestri Investments, Inc / Doreen Hill (713) 785-6272 x320</i>							
P 1st / Suite 1228	3,600	3,600	3,600	Withheld	Vacant	Negotiable	Direct
<i>Silvestri Investments, Inc / Doreen Hill (713) 785-6272 x320</i>							
P 1st / Suite 1232	3,455	3,455	3,455	Withheld	Vacant	Negotiable	Direct
<i>Silvestri Investments, Inc / Doreen Hill (713) 785-6272 x320</i>							

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Alvin Shopping Center - Ready Center

-- cont'd

1200-1232 FM 1462 Rd

Alvin, TX 77511

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RETAIL

FOR LEASE

Angleton Plaza Shopping Center
1201 N Velasco St
Angleton, TX 77515

**Structure**

Building Type: **Retail**
 Class: **-**
 RBA: **62,171 SF**
 Typical Floor: **62,171 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1981**
 % Leased: **60.4%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **6.79 AC**
 Zoning: **Commercial**
 Parcel No: **5686-0002-000**
 Parking: **280 free Surface Spaces are available**
Ratio of 6.36/1,000 SF

Lease

Total Available: **24,651 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **14,348 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.67/sf; 2016 Ops @ \$3.28/sf**

For Sale Info**Not For Sale****Presented By**

Weitzman / James Namken (713) 980-5622

Amenities

Freeway Visibility, Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1201-C Weitzman / James Namken (713) 980-5622	14,348	14,348	14,348	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 1201-D Weitzman / James Namken (713) 980-5622	7,303	7,303	7,303	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 1207 Weitzman / James Namken (713) 980-5622	1,500	1,500	1,500	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 1213 Weitzman / James Namken (713) 980-5622	1,500	1,500	1,500	Withheld	Vacant	Negotiable	Direct

Building Notes

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Angleton Plaza Shopping Center

-- cont'd

1201 N Velasco St

Angleton, TX 77515

PROPERTY HIGHLIGHTS

Highly visible neighborhood shopping center with excellent signage in the heart of Angleton
Located two blocks south of Angleton Recreation Center, Kroger, and Walmart.

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RETAIL

FOR LEASE

Plantation Plaza
1001 W Plantation Dr
Clute, TX 77531

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **83,496 SF**
 Typical Floor: **83,496 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1974**
 % Leased: **71.0%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **10.28 AC**
 Zoning: **C1**
 Parcel No: **0019-0328-000, 0019-0328-130**
 Parking: **400 free Surface Spaces are available**
Ratio of 4.03/1,000 SF

**Lease**

Total Available: **24,200 SF**
 Smallest Space: **4,200 SF**
 Max Contig: **20,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.85/sf**

For Sale Info**Not For Sale****Presented By**

Williamsburg Enterprises / Lauren Shepperd (713) 804-1030

Amenities

Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	10,000 - 20,000	20,000	20,000	Withheld	Vacant	Negotiable	Direct
Williamsburg Enterprises / Lauren Shepperd (713) 804-1030							
Former Kroger Box Available (52K sf, will demise) 0.25 Acre Pad Available Fast growing sub-market of Houston Close Proximity to Dow Chemical (+6,500 employees)							
P 1st	4,200	4,200	4,200	Withheld	Vacant	Negotiable	Direct
Williamsburg Enterprises / Lauren Shepperd (713) 804-1030							

31 RETAIL**FOR LEASE**

Clute-K-Mart
1033 Dixie Dr
Clute, TX 77531

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **43,000 SF**
 Typical Floor: **43,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1973**
 % Leased: **44.2%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **3.11 AC**
 Zoning: **None**
 Parcel No: **2115-0066-141**
 Parking: **-**

**Lease**

Total Available: **24,000 SF**
 Smallest Space: **5,000 SF**
 Max Contig: **13,000 SF**
 Space Use: **Off/Ret**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$1.32/sf**

For Sale Info**Not For Sale****Presented By**

PMD, LLC / Barry Pulaski (832) 867-0974

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	11,000	11,000	11,000	\$7.50/nnn	Vacant	Negotiable	Direct
PMD, LLC / Barry Pulaski (832) 867-0974							
P 1st	5,000 - 13,000	13,000	13,000	\$9.00/nnn	Vacant	5-10 yrs	Direct
PMD, LLC / Barry Pulaski (832) 867-0974							

Located at the intersection of Hwy 332 and Dixie Drive in the Clute/Lake Jackson/Freeport area, Texas. This property wraps the corner of Hwy 332 and Dixie Drive. There are four national food franchises on the corner all of which are sales volume leaders in their chains. AREA A: 32,000 Sq. Ft. currently leased to S&B Engineering, will expire in November 2018. Very nice buildout with several small offices, open bullpen areas, conference rooms, and two break rooms, one with a full kitchen. Base rent: \$.50 / Sq. Ft. / month (\$6.00 / Sq. Ft. / Year) Approximate CAM: \$2.75/Sq.Ft/ Year. TI is available to a credit tenant. AREA B: 11,633 Sq. Ft. - currently vacant, several small offices with mostly open space (was previously occupied by Arron's Rent To Own.) 4,000 additional Sq. Ft. in mezzanine included at no charge. Base Rent: \$.375/Sq. Ft./Month - \$4.50 / Sq. Ft. / Year CAM: approximately \$2.75 / Sq. Ft. / year. TI is available to a credit tenant. Will divide the space for qualified tenants!

32 OFFICE**FOR LEASE**

1910 - 1920 - 1930 Trinity Properti
1920 Country Place Pky
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical (Strip Center)**
 Class: **B**
 RBA: **67,500 SF**
 Typical Floor: **17,000 SF**
 Stories: **4**
 Building Status: **Existing**
 Year Built: **2008**
 % Leased: **64.9%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **2.60 AC**
 Zoning: **-**
 Parcel No: **0174-0001-009**
 Parking: **Free Surface Spaces**
Ratio of 0.00/1,000 SF

**Lease**

Total Available: **23,700 SF**
 Smallest Space: **1,653 SF**
 Max Contig: **20,000 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$21.00**
 Expenses: **2021 Tax @ \$1.58/sf, 2012 Est Tax @ \$2.46/sf; 2011 Ops @ \$5.80/sf, 2012 Est Ops @ \$5.80/sf**

For Sale Info**Not For Sale****Presented By**

Tribble & Associates / Tom Tribble (281) 461-4474

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 170	1,653	1,653	1,653	\$21.00/nnn	Vacant	5-10 yrs	New
Tribble & Associates / Tom Tribble (281) 461-4474							
E 2nd / Suite 2nd Floor	5,000 - 20,000	20,000	20,000	\$21.00/nnn	Vacant	5-10 yrs	New
Tribble & Associates / Tom Tribble (281) 461-4474							
Any TENANT leasing at least 15,000sf can put there name on the building!!							
P 3rd / Suite 300	2,047	2,047	2,047	\$21.00/nnn	Vacant	5 yrs	Direct
Tribble & Associates / Tom Tribble (281) 461-4474							
Fully built out doctors office. Great condition ready to go.							

Building Notes

Pre-leasing 64,000SF four-story medical/office building with excellent visibility on Hwy 288 and Beltway 8.

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1910 - 1920 - 1930 Trinity Properti

-- cont'd

1920 Country Place Pky

Pearland, TX 77584

33 OFFICE**FOR LEASE**

Primeline Pro Office Building
2941 Broadway Bend Dr
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **33,320 SF**
 Typical Floor: **16,255 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **30.2%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **1.31 AC**
 Zoning: **None**
 Parcel No: **5655-0001-006**
 Parking: **Ratio of 0.00/1,000 SF**

**Lease**

Total Available: **23,252 SF**
 Smallest Space: **1,192 SF**
 Max Contig: **15,436 SF**
 Space Use: **Off/Med, Office**
 Rent/SF/Yr: **\$23.00**
 Expenses: **2021 Tax @ \$2.95/sf**

For Sale Info**Not For Sale****Presented By**

NAI Partners / Zach Leger (713) 275-9605

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,192 - 7,816	7,816	7,816	\$23.00/nnn	Vacant	Negotiable	New
NAI Partners / Zach Leger (713) 275-9605							
Medical Office Professional Building estimated finish by Fall of 2020. Build out allowance and Seller financing with marketing support available to Medical use Tenant.							
P 2nd	1,249 - 15,436	15,436	15,436	\$23.00/nnn	Vacant	Negotiable	New
NAI Partners / Zach Leger (713) 275-9605							
Medical Office Professional Building estimated finish by Fall of 2020. Build out allowance and Seller financing with marketing support available to Medical use Tenant.							

34**FLEX****FOR LEASE**

**Biomedical Testing Building - Central Brazoria
County Business Pa
4023 Technology Dr
Angleton, TX 77515**

Lease

Total Available: **22,866 SF**
 Flex Avail: **0 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **22,866 SF**
 Max Contig: **22,866 SF**
 Space Use: **Medical**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$7.15/sf**

**Structure**

Building Type: Class B Flex	Ceiling Height: 12'4"	Stories: 1
SubType: R&D	Column Spacing: -	Power: -
RBA: 22,866 SF	Drive Ins: -	Const Mat: Masonry
Typical Floor: 22,866 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1991	Rail Spots: None	Land Area: 119.80 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.00
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Other - Private	Utilities: -	
Zoning: -	Tenancy: Single Tenant	
Parcel No: 0169-1019-115	Parking: 42 free Surface Spaces are available Ratio of 1.97/1,000 SF	

For Sale Info**Features****Not For Sale**

Bio-Tech/ Lab Space, Fenced Lot

Presented By

Avison Young / Josh J. LaRocca (713) 993-7171
 SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
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E 1st	22,866	22,866	Withheld	Vacant	Negotiable	Direct
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Avison Young / Josh J. LaRocca (713) 993-7171
 SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103

100% Climate Controlled and Drop Ceiling Fully-Sprinklered Clear Height: 12'4" Still contains Dog Kennels, Dog Runs and Operating & Recovering Rooms Use is Biomedical Testing

35 INDUSTRIAL**FOR LEASE****825 Industrial St
Clute, TX 77531****Lease**

Total Available: **22,500 SF**
 Warehouse Avail: **22,500 SF/2,500 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **7,500 SF**
 Max Contig: **15,000 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$6.10**
 Expenses: **2021 Tax @ \$1.14/sf**

Structure

Building Type: Class C Industrial	Ceiling Height: 16'0"	Stories: 1
SubType: Warehouse	Column Spacing: 50'w	Power: -
RBA: 25,000 SF	Drive Ins: 4	Const Mat: Metal
Typical Floor: 25,000 SF	Crane: -	Sprinkler: Yes
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1981	Rail Spots: None	Land Area: 3.03 AC
% Leased: 10.0%	Cross Docks: None	Building FAR: 0.19
Owner Occupied: No	Loading Docks: 3 ext	Levelators: -
Owner Type: Individual	Utilities: Gas, Heating - Electric, Lighting - Fluorescent, Sewer - City, Water - City	
Zoning: Commercial	Tenancy: Multiple Tenant	
Parcel No: 2205-0004-000, 2205-0005-000, 2205-0007-000	Parking: -	

For Sale Info**Not For Sale****Features**

Air Conditioning, Fenced Lot, Fluorescent Lighting, Reception, Skylights, Storage Space, Yard

Presented By

Gary Brown & Associates, Inc. / Gary S. Brown (713) 468-1010

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite A	7,500/1,000 ofc	7,500	\$6.10/ig	Vacant	3-5 yrs	Direct
Gary Brown & Associates, Inc. / Gary S. Brown (713) 468-1010						
P 1st / Suite CDE	15,000/1,500 ofc	15,000	\$6.10/ig	Vacant	Negotiable	Direct
Gary Brown & Associates, Inc. / Gary S. Brown (713) 468-1010						

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RETAIL

FOR LEASE

**7713 Broadway St
Pearland, TX 77581**

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **21,000 SF**
 Typical Floor: **21,000 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **2023**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.25 AC**
 Zoning: **N/A**
 Parcel No: **0505-0010-011**
 Parking: **-**

**Lease**

Total Available: **21,000 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **21,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.36/sf**

For Sale Info**Not For Sale****Presented By**

Veekay Commercial / Jeremy Roberts (713) 851-4982

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	1,500 - 21,000	21,000	21,000	Withheld	TBD	5-10 yrs	New

Veekay Commercial / Jeremy Roberts (713) 851-4982
 New Construction Retail Shopping Center

37 INDUSTRIAL**FOR LEASE****3501 Galaznik Rd
Angleton, TX 77515****Lease**

Total Available: **20,000 SF**
 Warehouse Avail: **20,000 SF/6,500 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **20,000 SF**
 Max Contig: **20,000 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$2.05/sf**

Structure

Building Type: Class B Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: 220v 3p
RBA: 20,000 SF	Drive Ins: 2 - 12'0" w x 12'0" h	Const Mat: Reinforced Concrete
Typical Floor: 20,000 SF	Crane: -	Sprinkler: Wet
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 2012	Rail Spots: None	Land Area: 2.76 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.17
Owner Occupied: -	Loading Docks: None	Levelators: None
Owner Type: Corporate/User	Utilities: -	
Zoning: LI	Tenancy: Single Tenant	
Parcel No: 4123-0000-001	Parking: 27 Surface Spaces are available Ratio of 1.35/1,000 SF	

For Sale Info**Not For Sale****Presented By**

Clay & Co. / Kevin Dalrymple (713) 722-1250 x3 / Amy Silvey (713) 722-1250 / Kevin Dalrymple (713) 722-1250 x3

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	20,000/6,500 ofc	20,000	Withheld	Vacant	3-5 yrs	Direct

Clay & Co. / Kevin Dalrymple (713) 722-1250 x3 / Amy Silvey (713) 722-1250

• The office area totals an estimated 6,500 SF and includes a reception area, open cubicle area, a conference room, a training room, private offices, two restrooms, and a break room/kitchen area • The building's warehouse area is approximately 13,500 SF and includes a 1,350 SF "shop office area" with 220 power X5 • "Shop office area" includes office and assembly area and additional restrooms • The entire building has sprinkler system. There is also a covered loading area at the back of the building that is partially sprinklered. This area has not been included in the overall net rent-able area • Property includes an outdoor compressor room/storage • Warehouse is 100% climate-controlled

38 INDUSTRIAL**FOR SALE / FOR LEASE****456 Brazosport Blvd S
Clute, TX 77531****Lease**

Total Available: **19,894 SF**
 Warehouse Avail: **19,894 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **19,894 SF**
 Max Contig: **19,894 SF**
 Space Use: **Flex**
 Rent/SF/yr: **\$7.80**
 Expenses: **2021 Tax @ \$3.00/sf**

**Structure**

Building Type: Class B Industrial	Ceiling Height: 28'0"	Stories: 1
SubType: -	Column Spacing: -	Power: 120-480a 3p
RBA: 19,894 SF	Drive Ins: 2	Const Mat: Reinforced Concrete
Typical Floor: 19,894 SF	Crane: -	Sprinkler: Wet
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 2014	Rail Spots: None	Land Area: 2.37 AC
% Leased: 100%	Cross Docks: None	Building FAR: 0.19
Owner Occupied: No	Loading Docks: 2 ext	Levelators: -
Owner Type: Individual	Utilities: -	
Zoning: C2	Tenancy: Single Tenant	
Parcel No: 2114-0387-000	Parking: 31 Surface Spaces are available Ratio of 1.56/1,000 SF	

For Sale Info**For Sale at \$1,500,000 (\$75.40/SF) - Under Contract****Features**

24 Hour Access, Air Conditioning, Fenced Lot, Signage, Yard

Sales Company

Avison Young: Josh J. LaRocca (713) 993-7171
 Avison Young: Andrew Meyers (858) 519-3242

Presented By

Avison Young / Josh J. LaRocca (713) 993-7171

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	19,894	19,894	\$7.80/n	30 Days	Negotiable	Direct

Avison Young / Josh J. LaRocca (713) 993-7171

39 INDUSTRIAL**FOR SALE / FOR LEASE**

**1111 Fm 517 Rd
Alvin, TX 77511**

Lease

Total Available: **19,000 SF**
 Warehouse Avail: **19,000 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **19,000 SF**
 Max Contig: **19,000 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$0.78/sf**

**Structure**

Building Type: Class B Industrial	Ceiling Height: 24'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: 800a/480v 3p/4w
RBA: 19,000 SF	Drive Ins: 6 - 14'0"w x 16'0"h	Const Mat: Metal
Typical Floor: 19,000 SF	Crane: 1/5 tons	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1994	Rail Spots: None	Land Area: 4.70 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.09
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: -	Utilities: Gas - Natural, Sewer - Septic Field, Water - Well	
Zoning: -	Tenancy: Multiple Tenant	
Parcel No: 0620-0119-000	Parking: Ratio of 0.00/1,000 SF	

For Sale Info**Features****For Sale - Active**

Air Conditioning, Conferencing Facility, Floor Drains, Mezzanine

Sales Company

Fritsche Anderson Realty Partners, LLC: Brandon Wuntch (713) 275-3784, Winston Wegner (713) 275-3813, Dylan Coleman (713) 275-3781

Presented By

Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Winston Wegner (713) 275-3813 / Dylan Coleman (713) 275-3781

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	19,000	19,000	Withheld	Vacant	Negotiable	Direct

Fritsche Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Winston Wegner (713) 275-3813 / Dylan Coleman (713) 275-3781

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RETAIL

FOR LEASE

**165 Oyster Creek Dr
Lake Jackson, TX 77566**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **33,670 SF**
 Typical Floor: **33,670 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2000**
 % Leased: **45.5%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **2.76 AC**
 Zoning: **-**
 Parcel No: **5850-1214-110**
 Parking: **-**

**Lease**

Total Available: **18,355 SF**
 Smallest Space: **8,000 SF**
 Max Contig: **18,355 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$9.00**
 Expenses: **2021 Tax @ \$0.99/sf**

For Sale Info**Not For Sale****Presented By**

Kin Properties, Inc. / Beth Calay (561) 620-9200 X121 / Jeff M. Ross (561) 620-9200 X123 / Jeff M. Ross (561) 620-9200 x123 / Beth Calay (561) 620-9200 x121

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	8,000 - 18,355	18,355	18,355	\$9.00/nnn	Vacant	Negotiable	Direct

Kin Properties, Inc. / Jeff M. Ross (561) 620-9200 x123 / Beth Calay (561) 620-9200 x121
 Former Food Market.

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RETAIL

FOR LEASE

Martha Vineyard's Retail
23199 Highway 6
Alvin, TX 77511

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **17,952 SF**
 Typical Floor: **17,952 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **-**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **2.22 AC**
 Zoning: **None**
 Parcel No: **0230-0016-106**
 Parking: **93 Surface Spaces are available**
Ratio of 5.18/1,000 SF

**Lease**

Total Available: **17,952 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **17,952 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$24.00-\$27.00**
 Expenses: **2021 Tax @ \$0.00/sf**

For Sale Info**Not For Sale****Presented By**

Ausmus Premier Properties / Faye Ausmus (832) 563-4157

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,700 - 4,000	17,952	17,952	\$27.00/nnn	07/2022	Negotiable	New
Ausmus Premier Properties / Faye Ausmus (832) 563-4157							
Build out negotiable Drive thru available TI allowance negotiable							
P 1st	1,200	17,952	17,952	\$24.00/nnn	07/2022	Negotiable	Direct
Ausmus Premier Properties / Faye Ausmus (832) 563-4157							
TI allowance negotiable							
P 1st	2,000 - 12,752	17,952	17,952	\$24.00/nnn	07/2022	Negotiable	Direct
Ausmus Premier Properties / Faye Ausmus (832) 563-4157							
TI allowance negotiable							

42 INDUSTRIAL**FOR LEASE**

**403 S Gulf Blvd
Freeport, TX 77541**

Lease

Total Available: **17,200 SF**
 Warehouse Avail: **17,200 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **17,200 SF**
 Max Contig: **17,200 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$6.00**
 Expenses: **2021 Tax @ \$1.00/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: 14'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 17,200 SF	Drive Ins: 2 - 10'0"w x 14'0"h	Const Mat: Metal
Typical Floor: 17,200 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1963	Rail Spots: -	Land Area: 0.79 AC
% Leased: 100%	Cross Docks: -	Building FAR: 0.50
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Corporate/User	Utilities: -	
Zoning: Industrial	Tenancy: Multiple Tenant	
Parcel No: 8110-0304-000	Parking: 15 Surface Spaces are available Ratio of 0.87/1,000 SF	

For Sale Info**Not For Sale****Presented By**

Greg Flaniken and Associates / Ben Miller (979) 299-9457

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	17,200	17,200	\$6.00/nnn	Negotiable	3 yrs	Direct

Greg Flaniken and Associates / Ben Miller (979) 299-9457

43 OFFICE**FOR LEASE**

**11233 Shadow Creek Parkway - Shadow Creek
Business Center
11233 Shadow Creek Pky
Pearland, TX 77584**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **A**
 RBA: **80,000 SF**
 Typical Floor: **20,000 SF**
 Stories: **4**
 Building Status: **Existing**
 Year Built: **2009**
 % Leased: **86.9%**
 Owner Occupied: **No**
 Owner Type: **Other/Unknown-Instl**
 Tenancy: **Multiple Tenant**
 Land Area: **3.57 AC**
 Zoning: **F1**
 Parcel No: **7497-1820-005**
 Parking: **200 Surface Spaces are available
 60 Covered Spaces are available
 Reserved Spaces @ \$40.00/mo
 Ratio of 3.25/1,000 SF**

**Lease**

Total Available: **16,016 SF**
 Smallest Space: **1,715 SF**
 Max Contig: **5,556 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$19.50-\$21.50**
 Expenses: **2021 Tax @ \$3.03/sf; 2018 Ops @ \$8.48/sf**

For Sale Info**Not For Sale****Presented By**

Moody Rambin / Kurt Kistler (713) 773-5590 / Kevin Nolan (713) 773-5572

Amenities

Controlled Access, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 121	5,537	5,537	5,537	\$19.50/nnn	Vacant	Negotiable	Direct
Moody Rambin / Kurt Kistler (713) 773-5590 / Kevin Nolan (713) 773-5572							
First Floor Lobby Access, wood floors in reception area. Kitchen in the suite. Monument Signage Available. Virtual tour - https://youtu.be/K37iuFs6zLE							
P 1st / Suite 123	3,208	3,208	3,208	\$19.50/nnn	Vacant	Negotiable	Direct
Moody Rambin / Kurt Kistler (713) 773-5590 / Kevin Nolan (713) 773-5572							
P 1st / Suite 127	1,715	1,715	1,715	\$21.50/nnn	Vacant	Negotiable	Direct
Moody Rambin / Kurt Kistler (713) 773-5590 / Kevin Nolan (713) 773-5572							

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**11233 Shadow Creek Parkway - Shadow
Creek Business Center
-- cont'd
11233 Shadow Creek Pky
Pearland, TX 77584**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 407	5,556	5,556	5,556	\$19.50/nnn	30 Days	Negotiable	Direct
Moody Rambin / Kurt Kistler (713) 773-5590 / Kevin Nolan (713) 773-5572							
Virtual Tour: https://youtu.be/_NgD2AEzJNQ							

Building Notes

- Available building signage
- Glass curtain wall exterior with architectural precast concrete spandrel panels
- Large open floor plates providing efficient and flexible space planning
- Class A office finishes
- Sustainable energy efficient design
- Fully sprinklered building
- Computerized card-key security access
- Ample surface parking
- Office and medical suites available
- Child care facility within walking distance
- 15 Miles to downtown, 12 Miles to Medical Center
- Perimeter security cameras
- Professionally managed

44**RETAIL****FOR LEASE**

Building A
1013 N Main St
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **15,750 SF**
 Typical Floor: **15,750 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1977**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.84 AC**
 Zoning: **C**
 Parcel No: **0542-0021-000**
 Parking: **30 free Surface Spaces are available**
Ratio of 1.90/1,000 SF

**Lease**

Total Available: **15,750 SF**
 Smallest Space: **5,000 SF**
 Max Contig: **15,750 SF**
 Space Use: **Flex**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.30/sf**

For Sale Info**Not For Sale****Presented By**

AskOzzie.Com Real Estate Services
 KW Commercial / Americo Mendez (713) 409-5527

Amenities

Air Conditioning, Balcony, Dedicated Turn Lane, Monument Signage, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	5,000 - 15,750	15,750	15,750	Withheld	Vacant	Negotiable	Direct

KW Commercial / Americo Mendez (713) 409-5527

15,750 sf of space for lease 5,000 sf of warehouse and 10,750 sf of showroom/office space. Space has 2 garage style doors raised off the ground about 2 feet for ease of loading.

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RETAIL

FOR LEASE

The Shops at Reflection Bay
0 Reflection Bay
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **15,500 SF**
 Typical Floor: **15,500 SF**
 Stories: **1**
 Building Status: **Under Construction**
 Year Built: **2022**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **-**
 Land Area: **-**
 Zoning: **-**
 Parcel No: **7591-0001-001**
 Parking: **-**

**Lease**

Total Available: **15,500 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **15,500 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.06/sf**

For Sale Info**Not For Sale****Presented By**

NextGen Real Estate / Michael Stavinoha (979) 320-4303

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,000 - 15,500	15,500	15,500	Withheld	04/2022	Negotiable	Direct

NextGen Real Estate / Michael Stavinoha (979) 320-4303

New Luxury Retail Center on the hard corner of Reflection Bay and Shadow Creek Parkway! Prime location on a busy street!

46 INDUSTRIAL**FOR LEASE**

**25471 Highway 288
Rosharon, TX 77583**

Lease

Total Available: **15,400 SF**
 Warehouse Avail: **15,400 SF/6,400 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **15,400 SF**
 Max Contig: **15,400 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$1.08/sf**

**Structure**

Building Type: Industrial	Ceiling Height: 22'0"	Stories: 1
SubType: -	Column Spacing: -	Power: 250a/240v 3p
RBA: 15,400 SF	Drive Ins: 5 - 12'0"w x 14'0"h	Const Mat: Metal
Typical Floor: 15,400 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1980	Rail Spots: None	Land Area: 2 AC
% Leased: 100%	Cross Docks: -	Building FAR: 0.18
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: Single Tenant	
Parcel No: 0513-0011-100	Parking: -	

For Sale Info**Features****Not For Sale**

Fenced Lot

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	15,400/6,400 ofc	15,400	Withheld	30 Days	Thru Oct 2023	Sublet

Savills / Grant Hortenstine (713) 237-5542

Office Size: ±6,400 SF Warehouse Size: ±9,000 SF Building Height: 22' Five (5) Grade-Level Doors LED Warehouse Lights Fully Fenced & Secured Site Building Apron is Concrete Sublease Expires: October 31st, 2023 Call Broker for Rental Rate Details

47 INDUSTRIAL**FOR LEASE**

**2309 Zapata St
Freeport, TX 77541**

Lease

Total Available: **14,812 SF**
 Warehouse Avail: **14,812 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **14,812 SF**
 Max Contig: **14,812 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$9.00**
 Expenses: **2021 Tax @ \$0.98/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: -	Column Spacing: -	Power: -
RBA: 16,500 SF	Drive Ins: -	Const Mat: -
Typical Floor: 16,500 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1961	Rail Spots: -	Land Area: -
% Leased: 10.2%	Cross Docks: -	Building FAR: -
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: Multiple Tenant	
Parcel No: 2114-0059-000	Parking: Ratio of 0.00/1,000 SF	

For Sale Info**Features****Not For Sale**

Fenced Lot

Presented By

Greg Flaniken and Associates / Ben Miller (979) 299-9457

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	14,812	14,812	\$9.00/nnn	Vacant	3 yrs	Direct

Greg Flaniken and Associates / Ben Miller (979) 299-9457

3.9 acres of paved property, Total Building square footage 16,000, all fenced in.

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RETAIL

FOR LEASE

**Bailey Rd & County Rd
Manvel, TX 77578**

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **14,789 SF**
 Typical Floor: **14,789 SF**
 Stories: **1**
 Building Status: **Under Construction**
 Year Built: **2022**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **7.25 AC**
 Zoning: **Commercial**
 Parcel No: **0415-0018-000**
 Parking: **59 Surface Spaces are available**
Ratio of 3.99/1,000 SF

**Lease**

Total Available: **14,789 SF**
 Smallest Space: **1,418 SF**
 Max Contig: **4,487 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$30.00-\$32.00**
 Expenses: **2021 Tax @ \$3.09/sf**

For Sale Info**Not For Sale****Presented By**

Ardent Hardcastle Real Estate / Lee Hernandez (832) 713-1158 / Stephan Robinson (281) 485-6000 x701 / Stephan Robinson (281) 485-6000 x701

Amenities

24 Hour Access, Monument Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	2,500 - 2,800	2,800	2,800	\$32.00/nnn	04/2022	5-10 yrs	Direct
Ardent Hardcastle Real Estate / Stephan Robinson (281) 485-6000 x701							
P 1st / Suite 200	1,418 - 2,836	2,836	2,836	\$30.00/nnn	04/2022	5-10 yrs	Direct
Ardent Hardcastle Real Estate / Stephan Robinson (281) 485-6000 x701							
P 1st / Suite 300	2,977 - 4,487	4,487	4,487	\$30.00/nnn	04/2022	5-10 yrs	Direct
Ardent Hardcastle Real Estate / Stephan Robinson (281) 485-6000 x701							
P 1st / Suite 400	1,510 - 3,020	3,020	3,020	\$30.00/nnn	04/2022	5-10 yrs	Direct
Ardent Hardcastle Real Estate / Stephan Robinson (281) 485-6000 x701							
P 1st / Suite 500	3,021	3,021	3,021	\$32.00/nnn	04/2022	5-10 yrs	Direct
Ardent Hardcastle Real Estate / Stephan Robinson (281) 485-6000 x701							

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Bailey Rd & County Rd
-- cont'd
Manvel, TX 77578

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OFFICE

FOR LEASE

Petro
1201 N Avenue H
Freeport, TX 77541

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **21,920 SF**
 Typical Floor: **10,960 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1989**
 % Leased: **34.5%**
 Owner Occupied: **No**
 Owner Type: **Investment Manager**
 Tenancy: **Multiple Tenant**
 Land Area: **1.23 AC**
 Zoning: **C**
 Parcel No: **8110-3026-000**
 Parking: **38 Surface Spaces are available**
Ratio of 1.73/1,000 SF

**Lease**

Total Available: **14,360 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **10,960 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$15.00**
 Expenses: **2021 Tax @ \$1.11/sf**

For Sale Info**Not For Sale****Presented By**

AMS Commercial Real Estate / Dustin Graf (512) 970-4303
 Agilis Commercial Real Estate

Amenities

Conferencing Facility

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,400 - 3,400	3,400	3,400	\$15.00/mg	Vacant	3-5 yrs	Direct
Agilis Commercial Real Estate / Dustin Graf (512) 970-4303							
P 2nd	1,000 - 10,960	10,960	10,960	\$15.00/mg	Vacant	3-5 yrs	Direct
Agilis Commercial Real Estate / Dustin Graf (512) 970-4303							
Entire 2nd and 3rd floor available. 2nd Floor has is secured with a private entrance and parking. Additional offices and conference room available on 1st floor.							

Building Notes

LOCATED TWO BLOCKS OFF HWY 288B IN FREEPORT.

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Petro

-- cont'd

1201 N Avenue H

Freeport, TX 77541

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RETAIL

FOR LEASE

Shadow Creek Crossing
12006 Shadow Creek Pky
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **21,335 SF**
 Typical Floor: **21,335 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2008**
 % Leased: **32.8%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **13.50 AC**
 Zoning: **0025**
 Parcel No: **0678-0025-110**
 Parking: **175 free Surface Spaces are available**
Ratio of 4.00/1,000 SF

**Lease**

Total Available: **14,345 SF**
 Smallest Space: **14,345 SF**
 Max Contig: **14,345 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$26.50**
 Expenses: **2021 Tax @ \$18.95/sf; 2009 Ops @ \$7.15/sf**

For Sale Info**Not For Sale****Presented By**

Tarantino Properties, Inc. / Eric Drymalla (713) 974-4292 X126 / Eric Drymalla (713) 974-4292 x126

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	14,345	14,345	14,345	\$26.50/nnn	Vacant	Negotiable	Direct

Tarantino Properties, Inc. / Eric Drymalla (713) 974-4292 x126

Building 900 - Pearland Town Center
11200 Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **31,204 SF**
 Typical Floor: **31,204 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2008**
 % Leased: **54.8%**
 Owner Occupied: **No**
 Owner Type: **Public REIT**
 Tenancy: **Multiple Tenant**
 Land Area: **1.40 AC**
 Zoning: **-**
 Parcel No: **7022-0001-123**
 Parking: **-**

**Lease**

Total Available: **14,116 SF**
 Smallest Space: **3,016 SF**
 Max Contig: **14,116 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$5.68/sf**

For Sale Info**Not For Sale****Presented By**

Evergreen Commercial Realty / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 X1 / Blair Golden (713) 664-3634 X3 / Lilly Golden (713) 664-3634 x1 / Blair Golden (713) 664-3634 x3

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 900	5,600	14,116	14,116	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Realty / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 x1 / Blair Golden (713) 664-3634 x3							
P 1st / Suite 910	3,016	14,116	14,116	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Realty / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 x1 / Blair Golden (713) 664-3634 x3							
P 1st / Suite 920	5,500	14,116	14,116	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Realty / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 x1 / Blair Golden (713) 664-3634 x3							

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Building 900 - Pearland Town Center

-- cont'd

11200 Broadway St

Pearland, TX 77584

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OFFICE

FOR LEASE

**12280 Broadway St
Pearland, TX 77584**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **A**
 RBA: **25,456 SF**
 Typical Floor: **25,456 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **45.8%**
 Owner Occupied: **Yes**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **Office Professional**
 Parcel No: **5644-0000-001**
 Parking: **Ratio of 0.00/1,000 SF**

**Lease**

Total Available: **13,794 SF**
 Smallest Space: **1,010 SF**
 Max Contig: **1,326 SF**
 Space Use: **Off/Ret, Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.29/sf**

For Sale Info**Not For Sale****Presented By**

NextGen Real Estate / Michael Stavinoha (979) 320-4303

Amenities

24 Hour Access, Air Conditioning, Kitchen, Reception, Storage Space

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1103	1,326	1,326	1,326	No	Withheld	Vacant	Negotiable	New
NextGen Real Estate / Michael Stavinoha (979) 320-4303								
P 1st / Suite 1107	1,014	1,014	1,014	No	Withheld	Vacant	Negotiable	Direct
NextGen Real Estate / Michael Stavinoha (979) 320-4303								
P 1st / Suite 1111	1,014	1,014	1,014	No	Withheld	Vacant	2-10 yrs	Direct
NextGen Real Estate / Michael Stavinoha (979) 320-4303								
P 1st / Suite 1115	1,014	1,014	1,014	No	Withheld	Vacant	Negotiable	Direct
NextGen Real Estate / Michael Stavinoha (979) 320-4303								
P 1st / Suite 1119	1,014	1,014	1,014	No	Withheld	Vacant	Negotiable	Direct
NextGen Real Estate / Michael Stavinoha (979) 320-4303								

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12280 Broadway St
-- cont'd
Pearland, TX 77584

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 3101	1,326	1,326	1,326	No	Withheld	Vacant	Negotiable	Direct
NextGen Real Estate / Michael Stavinoha (979) 320-4303 Perfect space for office, medical or retail!								
P 1st / Suite 4104	1,014	1,014	1,014	No	Withheld	Vacant	Negotiable	New
NextGen Real Estate / Michael Stavinoha (979) 320-4303 High Ceilings, Luxury Finishes, High Traffic Location, Back Up Battery for Lights, Touch less faucets and toilets, Luxury Vinyl Floors, Level 5 Walls!								
P 1st / Suite 4108	1,014	1,014	1,014	No	Withheld	Vacant	Negotiable	New
NextGen Real Estate / Michael Stavinoha (979) 320-4303 High Ceilings, Luxury Finishes, High Traffic Location, Back Up Battery for Lights, Touch less faucets and toilets, Luxury Vinyl Floors, Level 5 Walls!								
P 1st / Suite 4120	1,014	1,014	1,014	No	Withheld	Vacant	Negotiable	New
NextGen Real Estate / Michael Stavinoha (979) 320-4303 High Ceilings, Luxury Finishes, High Traffic Location, Back Up Battery for Lights, Touch less faucets and toilets, Luxury Vinyl Floors, Level 5 Walls!								
P 1st / Suite 4124	1,014	1,014	1,014	No	Withheld	Vacant	Negotiable	New
NextGen Real Estate / Michael Stavinoha (979) 320-4303 High Ceilings, Luxury Finishes, High Traffic Location, Back Up Battery for Lights, Touch less faucets and toilets, Luxury Vinyl Floors, Level 5 Walls!								

**Retail C-D - The Crossing at 288
2508-2754 Smith Ranch Rd
Pearland, TX 77584**

Structure

Building Type: **Retail**
 SubType: **Storefront (Community Center)**
 Class: **-**
 RBA: **82,000 SF**
 Typical Floor: **81,437 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2004**
 % Leased: **83.2%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **none**
 Parcel No: **7953-0001-000**
 Parking: **1,628 free Surface Spaces are available
Ratio of 5.43/1,000 SF**

**Lease**

Total Available: **13,747 SF**
 Smallest Space: **1,838 SF**
 Max Contig: **3,894 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.20/sf**

For Sale Info**Not For Sale****Presented By**

Weitzman / James Namken (713) 980-5622 / Kyle Knight (713) 335-4532

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 102	3,850	3,850	3,850	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622 / Kyle Knight (713) 335-4532							
P 1st / Suite 106	1,838	1,838	1,838	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622 / Kyle Knight (713) 335-4532							
P 1st / Suite 108	3,894	3,894	3,894	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622 / Kyle Knight (713) 335-4532							
P 1st / Suite 117	2,040	2,040	2,040	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622 / Kyle Knight (713) 335-4532							
P 1st / Suite 118	2,125	2,125	2,125	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622 / Kyle Knight (713) 335-4532							

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Retail C-D - The Crossing at 288

-- cont'd

2508-2754 Smith Ranch Rd

Pearland, TX 77584

Building Notes

The property is located near Baybrook Mall, Meyerland Plaza, and First Colony Mall.

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OFFICE

FOR LEASE

**Pearland Medical Plaza 1 - Memorial Hermann
Pearland Hospital
10905 Memorial Hermann Dr
Pearland, TX 77584**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **79,925 SF**
 Typical Floor: **39,962 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **84.8%**
 Owner Occupied: **No**
 Owner Type: **Public REIT**
 Tenancy: **Multiple Tenant**
 Land Area: **19.57 AC**
 Zoning: **0002**
 Parcel No: **7498-0002-001**
 Parking: **175 free Surface Spaces are available
Ratio of 2.19/1,000 SF**

**Lease**

Total Available: **13,644 SF**
 Smallest Space: **1,498 SF**
 Max Contig: **5,582 SF**
 Space Use: **Medical, Off/Med**
 Rent/SF/Yr: **\$19.50**
 Expenses: **2021 Tax @ \$3.28/sf; 2008 Ops @ \$9.01/sf**

For Sale Info**Not For Sale****Presented By**

Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605
 Healthpeak Properties, Inc. / James A. Croy (949) 407-0700

Amenities

24 Hour Access, Controlled Access, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 102	2,093	2,093	2,093	\$19.50/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605 Built-out as Pharmacy							
P 1st / Suite 111	2,966	2,966	2,966	\$19.50/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605							
P 1st / Suite 117	5,582	5,582	5,582	\$19.50/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605							

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**Pearland Medical Plaza 1 - Memorial
Hermann Pearland Hospital
-- cont'd
10905 Memorial Hermann Dr
Pearland, TX 77584**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 202	1,498	1,498	1,498	\$19.50/nnn	30 Days	Negotiable	Direct
Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605 Available 1/1/2022							
P 2nd / Suite 203	1,505	1,505	1,505	\$19.50/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605							

Building Notes

Located just off Highway 288 and minutes from I-45 or Sam Houston Tollway, Pearland Medical Plaza 1 is a 2-story Class A medical office building conveniently located on the campus of the Memorial Hermann Peraland Hospital. The MOB offers an amenity rich environment including an on-site pharmacy, excellent tenant mix, and an abundance of restaurants and shopping centers in the surrounding area.

BUILDING SPECS

2-Story Class A Office Building
On-Campus of the Memorial Hermann Pearland Hospital
Over 566,876 Households within 20 Minutes
Free Surface Parking

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RETAIL

FOR LEASE

Lake Jackson Center
Oyster Creek & Oak Drive
Lake Jackson, TX 77566

Structure

Building Type: **Retail**
 Class: -
 RBA: **13,552 SF**
 Typical Floor: **13,552 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **2023**
 % Leased: **0%**
 Owner Occupied: -
 Owner Type: -
 Tenancy: **Multiple Tenant**
 Land Area: -
 Zoning: -
 Parcel No: **5795-0000-003**
 Parking: -

**Lease**

Total Available: **13,552 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **13,552 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.45/sf**

For Sale Info**Not For Sale****Presented By**

Ironbridge Realty Partners / Thomas Holdsworth (346) 701-5703 X1003 / Thomas Holdsworth (346) 701-5703 x1003

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	1,500 - 13,552	13,552	13,552	Withheld	Vacant	Negotiable	New

Ironbridge Realty Partners / Thomas Holdsworth (346) 701-5703 x1003

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RETAIL

FOR LEASE

Building 700 - Pearland Town Center
11200 Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **71,096 SF**
 Typical Floor: **36,326 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2008**
 % Leased: **88.1%**
 Owner Occupied: **No**
 Owner Type: **Public REIT**
 Tenancy: **Multiple Tenant**
 Land Area: **2.42 AC**
 Zoning: **0011**
 Parcel No: **7022-0001-023**
 Parking: **40 free Surface Spaces are available**
Ratio of 4.00/1,000 SF

**Lease**

Total Available: **13,475 SF**
 Smallest Space: **100 SF**
 Max Contig: **5,963 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$25.48/sf, 2013 Est Tax @ \$0.16/sf; 2012 Ops @ \$1.26/sf, 2013 Est Ops @ \$3.57/sf**

For Sale Info**Not For Sale****Presented By**

CBL Properties, Inc. / Michael J. Stanley (409) 898-2224
 Evergreen Commercial Realty / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 x1 / Blair Golden (713) 664-3634 x3

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 2701	2,512	2,512	2,512	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Realty / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 x1 / Blair Golden (713) 664-3634 x3							
P 2nd / Suite 2731	5,963	5,963	5,963	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Realty / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 x1 / Blair Golden (713) 664-3634 x3							

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Building 700 - Pearland Town Center

-- cont'd

11200 Broadway St

Pearland, TX 77584

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 2743	100 - 5,000	5,000	5,000	Withheld	TBD	Negotiable	Sublet

Regus / Eric Fletcher (972) 764-8882

Pearland Town Center, located in the heart of Pearland, offers an exciting variety of well-known retailers and restaurants in a beautiful open air shopping environment. This multi-lifestyle center gives residents the opportunity to live, work and dine in one location. Includes a park and community pavilion with serene water features. Regus provides: -Fully furnished Offices with flexible terms -Quick and easy setup for a new market -No up-front capital or build-out costs -Ideal for requirements under 5,000 sq. ft. - Meeting Rooms -Business Lounges -On-site Receptionist and IT Support -No personal or business credit checks required -2000 locations. 750 cities. 100 countries. One call.

57**OFFICE****FOR SALE / FOR LEASE**

**102 Oak Park Dr
Clute, TX 77531**

Structure

Building Type: **Office**
 Class: **B**
 RBA: **13,224 SF**
 Typical Floor: **6,612 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1983**
 % Leased: **50.0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.05 AC**
 Zoning: **-**
 Parcel No: **6826-0302-000**
 Parking: **55 Surface Spaces are available
Ratio of 4.15/1,000 SF**

**Lease**

Total Available: **13,224 SF**
 Smallest Space: **3,306 SF**
 Max Contig: **13,224 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$1.02/sf**

For Sale Info

For Sale at \$1,050,000 (\$79.40/SF) - Active

Sales Company

Research In Progress: Research In Progress

Presented By

Greg Flaniken and Associates / Ben Miller (979) 299-9457

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	3,306 - 6,612	6,612	6,612	Withheld	Vacant	Negotiable	Direct

Greg Flaniken and Associates / Ben Miller (979) 299-9457

6612 SQ. FT. available, can be divided, in half for \$ 2500 per month for 3306 SQ. FT. 55 parking spaces available.

Building Notes

"Marcus & Millichap is pleased to present 102 Oak Park Drive. It is located in Clute, Texas. The property is approximately 50 miles south of Houston, Texas. This property offers an excellent opportunity for an owner/user to acquire a well maintained two-story office building that was built in 1983. The 13,224 square foot brick building is situated on 1.05 acres and is currently 28 percent leased by Lone Star Legal Aid whose lease expires on August 31, 2019.

The building's highlights include ample parking, the current in-place tenant, and finally, the building's premier location. There are a total of 58 parking spaces on the property offering a competitive parking ratio of 4.39/1000 square feet. The building's current vacant space allows an

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102 Oak Park Dr

-- cont'd

Clute, TX 77531

owner/user to occupy the majority of the building while having the existing tenant conveniently cover the majority of the building's operating expenses. Finally, the building's location in Clute, Texas provides close proximity to the rapidly growing industrial centers of downtown Clute, Lake Jackson, and Freeport, Texas.

Clute is a city in Brazoria County, Texas. It is within the Houston metropolitan area of more than 6.4 million people. The Houston MSA is the second fastest growing major MSA in the United States. In the next 10 years, there is expected to be a \$30 billion of industrial investment in Brazoria County due to the petrochemical business (which contrarily benefits from cheaper oil prices making the area more stable and immune to the fluctuation of oil prices) as well as the prevalence of shale gas in the Eagle Ford Shale and Permian Basin and the strategic Gulf of Mexico port location.

Dow recently announced an additional four billion dollar investment in the region including new research and development facilities, a new ethylene cracker, a new propylene plant, and more upgrades to what was already the largest chemical plant in the western hemisphere. There are other companies such as BASF, LyondellBasell and Freeport LNG also having large scale projects which could collectively add approximately 7,000 new high paying jobs to the region.

102 Oak Park offers an owner/user a rare opportunity to strategically place themselves in the heart of Clute, Texas and take advantage of this industrial boom in this premier property at well below replacement cost. The building also has close proximity to Brazosport Boulevard, a major north/south artery that runs through the heart of Clute, Texas and offers a quick, convenient commute to all of the region's major communities' business and industrial centers."

58**RETAIL****FOR LEASE**

Fairway Plaza - Fairway Centre
1701 Fairway Dr
Alvin, TX 77511

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office (Community Center)**
 Class:
 RBA: **91,360 SF**
 Typical Floor: **91,360 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1980**
 % Leased: **86.0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **9.10 AC**
 Zoning: **None**
 Parcel No: **0161-0057-130, 0161-0057-140, 0161-0057-150**
 Parking: **200 free Surface Spaces are available**
Ratio of 3.53/1,000 SF

**Lease**

Total Available: **12,838 SF**
 Smallest Space: **12,838 SF**
 Max Contig: **12,838 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$1.54/sf; 2009 Ops @ \$1.62/sf**

For Sale Info**Not For Sale****Presented By**

Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X303 / Dan Silvestri (713) 785-6272 x303

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1701	12,838	12,838	12,838	Withheld	Vacant	Negotiable	Direct

Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 x303

59 INDUSTRIAL**FOR LEASE**

300 E Brazos Industrial Park
300 E Brazos St
Freeport, TX 77541

**Lease**

Total Available: **12,800 SF**
Warehouse Avail: **12,800 SF**
Office Avail: **0 SF**
CAM: **-**
Smallest Space: **6,400 SF**
Max Contig: **12,800 SF**
Space Use: **Industrial**
Rent/SF/yr: **\$6.09**
Expenses: **2021 Tax @ \$1.48/sf**

Structure

Building Type: Class C Industrial	Ceiling Height: -	Stories: 2
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 14,000 SF	Drive Ins: 1	Const Mat: Metal
Typical Floor: 14,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 2007	Rail Spots: -	Land Area: 0.76 AC
% Leased: 8.6%	Cross Docks: -	Building FAR: 0.42
Owner Occupied: -	Loading Docks: None	Levelators: None
Owner Type: -	Utilities: -	
Zoning: None	Tenancy: -	
Parcel No: 0028-0007-100	Parking: -	

For Sale Info**Not For Sale****Presented By**

Greg Flaniken and Associates / Ben Miller (979) 299-9457

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	6,400	12,800	\$6.09/mg	Vacant	1-3 yrs	Direct
Greg Flaniken and Associates / Ben Miller (979) 299-9457 1200 sf of industrial space available as well.						
P 2nd	6,400	12,800	\$6.09/mg	Vacant	1-3 yrs	Direct
Greg Flaniken and Associates / Ben Miller (979) 299-9457 \$6500/month - 1200 sf of industrial space available						

60**RETAIL****FOR LEASE**

Savannah Retail Center
15003 Highway 6
Rosharon, TX 77583

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **16,800 SF**
 Typical Floor: **16,800 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **25.6%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.79 AC**
 Zoning: **-**
 Parcel No: **6357-0001-000**
 Parking: **93 Surface Spaces are available**
Ratio of 5.54/1,000 SF

**Lease**

Total Available: **12,500 SF**
 Smallest Space: **12,500 SF**
 Max Contig: **12,500 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$28.00**
 Expenses: **2021 Tax @ \$3.16/sf**

For Sale Info**Not For Sale****Presented By**

Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 x308 / Rafael Melara (713) 623-6944 x326 / Abdul Sabha (713) 623-6944 / Sandy P. Aron (713) 623-6944 x308 / Rafael Melara (713) 623-6944 x326

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	12,500	12,500	12,500	\$28.00/nnn	Vacant	Negotiable	Direct

Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 x308 / Rafael Melara (713) 623-6944 x326 / Abdul Sabha (713) 623-6944

61 INDUSTRIAL**FOR LEASE****905 Industrial St
Clute, TX 77531****Lease**

Total Available: **12,500 SF**
 Warehouse Avail: **12,500 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **12,500 SF**
 Max Contig: **12,500 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$6.24**
 Expenses: **2021 Tax @ \$0.68/sf**

Structure

Building Type: Class B Industrial	Ceiling Height: 16'0"	Stories: 1
SubType: -	Column Spacing: -	Power: -
RBA: 12,500 SF	Drive Ins: 3	Const Mat: -
Typical Floor: 12,500 SF	Crane: None	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 2010	Rail Spots: None	Land Area: 0.50 AC
% Leased: 100%	Cross Docks: None	Building FAR: 0.57
Owner Occupied: -	Loading Docks: 2 ext	Levelators: -
Owner Type: Corporate/User	Utilities: -	
Zoning: None	Tenancy: -	
Parcel No: 2205-0004-000	Parking: -	

For Sale Info**Not For Sale****Presented By**

NAI Partners / Joel Michael (713) 985-4619 X119 / Joel Michael (713) 985-4619 x119

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	12,500	12,500	\$6.24/ig	30 Days	Negotiable	Direct

NAI Partners / Joel Michael (713) 985-4619 x119

62 INDUSTRIAL**FOR LEASE**

Angleton 288 Industrial Park
1830 CR 341 Rt
Angleton, TX 77515

**Lease**

Total Available: **12,000 SF**
 Warehouse Avail: **12,000 SF/1,200 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **12,000 SF**
 Max Contig: **12,000 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2020 Tax @ \$0.30/sf**

Structure

Building Type: Class B Industrial	Ceiling Height: 28'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: 600a/480v 3p
RBA: 12,000 SF	Drive Ins: 3 - 12'0"w x 14'0"h	Const Mat: Metal
Typical Floor: 12,000 SF	Crane: Yes	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 2020	Rail Spots: None	Land Area: 1.75 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.16
Owner Occupied: -	Loading Docks: None	Levelators: None
Owner Type: Developer/Owner-RGNL	Utilities: -	
Zoning: N/A	Tenancy: Single Tenant	
Parcel No: 0380-0067-000	Parking: 16 Surface Spaces are available	
	Ratio of 1.33/1,000 SF	

For Sale Info**Features****Not For Sale**

Fluorescent Lighting

Presented By

JLL / Mark Nicholas (713) 888-4024 / Joseph Berwick (713) 425-5842 / Will Clay (713) 425-1810

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	12,000/1,200 ofc	12,000	Withheld	Vacant	5-10 yrs	Direct

JLL / Mark Nicholas (713) 888-4024 / Joseph Berwick (713) 425-5842 / Will Clay (713) 425-1810

63 INDUSTRIAL**FOR LEASE**

**9500 Bissell Rd
Manvel, TX 77578**

Lease

Total Available: **11,000 SF**
 Warehouse Avail: **11,000 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **11,000 SF**
 Max Contig: **11,000 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$5.00**
 Expenses: **2021 Tax @ \$1.74/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: -	Column Spacing: -	Power: -
RBA: 11,000 SF	Drive Ins: -	Const Mat: -
Typical Floor: 11,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1999	Rail Spots: -	Land Area: 1 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.25
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: -	Utilities: -	
Zoning: 0016	Tenancy: -	
Parcel No: 0231-0012-000	Parking: -	

For Sale Info**Not For Sale****Presented By**

Re/Max Top Realty / Rosie Cardenas (281) 652-1206 / LORENA PEREZ (281) 652-1206

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	11,000	11,000	\$5.00/mg	Vacant	Negotiable	Direct

Re/Max Top Realty / Rosie Cardenas (281) 652-1206 / LORENA PEREZ (281) 652-1206

64 INDUSTRIAL**FOR LEASE**

**4901 Shank Rd
Pearland, TX 77581**

**Lease**

Total Available: **11,000 SF**
 Warehouse Avail: **11,000 SF/4,800 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **11,000 SF**
 Max Contig: **11,000 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$1.44/sf**

Structure

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: -	Column Spacing: -	Power: -
RBA: 11,800 SF	Drive Ins: -	Const Mat: -
Typical Floor: 11,800 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1978	Rail Spots: -	Land Area: 5.38 AC
% Leased: 100%	Cross Docks: -	Building FAR: 0.05
Owner Occupied: No	Loading Docks: -	Levelators: -
Owner Type: Individual	Utilities: Lighting, Sewer - City, Water - City	
Zoning: None	Tenancy: Single Tenant	
Parcel No: 0543-0073-000	Parking: Ratio of 0.00/1,000 SF	

For Sale Info**Not For Sale****Presented By**

South Texas Sheet Metal / Jorge Moreno (281) 818-5335

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	11,000/4,800 ofc	11,000	Withheld	02/2022	1 yr	Direct

South Texas Sheet Metal / Jorge Moreno (281) 818-5335

This stabilized yard sits on 5.38 acres and is only minutes from Beltway 8 off Makawa Rd. It's a straight shot for 18 wheelers and other commercial vehicles helping to meet the needs of your company. With over 4800 SF of office space and 7000 SF of warehouse, this property is business ready. The property is zoned for Light Industrial with three buildings and offices including desks, printers, chairs, filing cabinets and telephones. Each building is equipped with a kitchen area and a bathroom. There are two Water Base Mud Tanks and a non-potable water tank onsite. Should your company not have a need for them, the owner will remove them prior to closing at his own expense.

**19300 Morris Ave
Manvel, TX 77578**

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **11,500 SF**
 Typical Floor: **11,500 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **2022**
 % Leased: **5.9%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **-**
 Land Area: **1.09 AC**
 Zoning: **-**
 Parcel No: **6398-0424-180**
 Parking: **48 Surface Spaces are available**
Ratio of 6.84/1,000 SF

**Lease**

Total Available: **10,825 SF**
 Smallest Space: **1,512 SF**
 Max Contig: **10,825 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$30.00**
 Expenses: **2021 Tax @ \$0.36/sf**

For Sale Info**Not For Sale****Presented By**

Champions Real Estate Group LLC / Ryan Oommen (832) 535-0552

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A	1,512	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
Champions Real Estate Group LLC / Ryan Oommen (832) 535-0552							
P 1st / Suite B	1,512	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
Champions Real Estate Group LLC / Ryan Oommen (832) 535-0552							
P 1st / Suite C	1,512	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
Champions Real Estate Group LLC / Ryan Oommen (832) 535-0552							
P 1st / Suite D	2,785	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
Champions Real Estate Group LLC / Ryan Oommen (832) 535-0552							
P 1st / Suite E	1,752	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
Champions Real Estate Group LLC / Ryan Oommen (832) 535-0552							
P 1st / Suite F	1,752	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
Champions Real Estate Group LLC / Ryan Oommen (832) 535-0552							

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19300 Morris Ave
-- cont'd
Manvel, TX 77578

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OFFICE

FOR LEASE

**135 E Hospital Dr
Angleton, TX 77515**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **C**
 RBA: **10,796 SF**
 Typical Floor: **10,796 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1970**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **1.51 AC**
 Zoning: **Multi-use**
 Parcel No: **0318-0075-000**
 Parking: **60 Surface Spaces are available
Ratio of 5.56/1,000 SF**

**Lease**

Total Available: **10,796 SF**
 Smallest Space: **10,796 SF**
 Max Contig: **10,796 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$15.00**
 Expenses: **2021 Tax @ \$1.08/sf; 2015 Ops @ \$3.41/sf**

For Sale Info**Not For Sale****Presented By**

Leopold & Strahan Realty Group / Rick Wade (713) 806-4758

Amenities

Air Conditioning, Central Heating, Reception, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	10,796	10,796	10,796	\$15.00/fs	Vacant	3-10 yrs	Direct

Leopold & Strahan Realty Group / Rick Wade (713) 806-4758

The present layout is 2 Medical Offices (3,555 Sq/Ft and 5,929 Sq/Ft) and 1 Pharmacy (1,312 Sq/Ft). The space can be altered to fit most needs. The Landlord is willing to update and make alterations to all available space.

67**OFFICE****FOR LEASE**

Pearland Medical Office I
2950 Cullen Pky
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **35,120 SF**
 Typical Floor: **17,507 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2008**
 % Leased: **87.2%**
 Owner Occupied: **No**
 Owner Type: **Public REIT**
 Tenancy: **Multiple Tenant**
 Land Area: **3.83 AC**
 Zoning: **-**
 Parcel No: **0309-0034-003**
 Parking: **200 Surface Spaces are available**
Ratio of 5.71/1,000 SF

**Lease**

Total Available: **10,729 SF**
 Smallest Space: **1,568 SF**
 Max Contig: **4,398 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$21.00-\$23.00**
 Expenses: **2021 Tax @ \$2.05/sf, 2016 Est Tax @ \$3.74/sf; 2016 Ops @ \$4.02/sf**

For Sale Info**Not For Sale****Presented By**

Healthcare Trust of America / Michael Moulton (713) 795-9000

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 102	4,398	4,398	4,398	\$21.00/nnn	03/2022	Negotiable	Direct
Healthcare Trust of America / Michael Moulton (713) 795-9000							
P 1st / Suite 108	1,568	1,568	1,568	\$23.00/nnn	Vacant	Negotiable	Direct
Healthcare Trust of America / Michael Moulton (713) 795-9000							
P 1st / Suite 110	2,928	2,928	2,928	\$23.00/nnn	Vacant	Negotiable	Direct
Healthcare Trust of America / Michael Moulton (713) 795-9000							
P 1st / Suite 111	1,835	1,835	1,835	\$21.00/nnn	03/2022	Negotiable	Direct
Healthcare Trust of America / Michael Moulton (713) 795-9000							

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Pearland Medical Office I
-- cont'd
2950 Cullen Pky
Pearland, TX 77584

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OFFICE

FOR LEASE

Bldg B - Sunrise Lake Village
2734 W Sunrise Blvd
FM 518
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **(Neighborhood Center)**
 Class: **B**
 RBA: **42,000 SF**
 Typical Floor: **10,500 SF**
 Stories: **4**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **74.7%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **2 AC**
 Zoning: **Commercial**
 Parcel No: **7863-0001-001**
 Parking: **190 Surface Spaces are available**
24 Covered Spaces are available
Ratio of 5.00/1,000 SF

**Lease**

Total Available: **10,629 SF**
 Smallest Space: **972 SF**
 Max Contig: **2,565 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$15.00-\$15.50**
 Expenses: **2021 Tax @ \$2.28/sf, 2012 Est Tax @ \$3.08/sf; 2011 Ops @ \$4.09/sf, 2012 Est Ops @ \$6.21/sf**

For Sale Info**Not For Sale****Presented By**

CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5 / Randy Fertitta (713) 963-0963 x5

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 309	1,328	1,328	1,328	\$15.50/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
P 3rd / Suite 310	2,344	2,344	2,344	\$15.00/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
\$18.00/SF first year, with \$0.50/sf increases every year after.							
P 4th / Suite 400	972	972	972	\$15.00/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
\$18.00/SF first year, with \$0.50/sf increases every year after.							
P 4th / Suite 402	2,136	2,136	2,136	\$15.50/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							

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Bldg B - Sunrise Lake Village
-- cont'd
2734 W Sunrise Blvd
FM 518
Pearland, TX 77584

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 406	2,565	2,565	2,565	\$15.00/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5 \$15.00/SF first year, with \$0.50/sf increases every year after.							
P 4th / Suite 408-B	1,284	1,284	1,284	\$15.00/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							

Building Notes

Great Location!

69 INDUSTRIAL**FOR SALE / FOR LEASE**

Freeport Business Park
1740 W 4th St
Freeport, TX 77541

Lease

Total Available: **10,400 SF**
 Warehouse Avail: **8,000 SF**
 Office Avail: **2,400 SF**
 CAM: **-**
 Smallest Space: **900 SF**
 Max Contig: **8,000 SF**
 Space Use: **Industrial, Off/Ret**
 Rent/SF/yr: **\$12.00**
 Expenses: **2021 Tax @ \$1.81/sf**

**Structure**

Building Type: Class B Industrial	Ceiling Height: 16'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 25,000 SF	Drive Ins: -	Const Mat: -
Typical Floor: 25,000 SF	Crane: None	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1982	Rail Spots: None	Land Area: 4.25 AC
% Leased: 58.4%	Cross Docks: None	Building FAR: 0.14
Owner Occupied: No	Loading Docks: 6 ext	Levelators: -
Owner Type: Individual	Utilities: Gas - Natural, Heating - Electric, Lighting - Fluorescent, Sewer - City, Water - City	
Zoning: Commercial	Tenancy: Multiple Tenant	
Parcel No: 4215-0001-000	Parking: Ratio of 3.00/1,000 SF	

For Sale Info

For Sale at \$3,200,000 as part of a portfolio of 2 properties - Active

Sales Company

Greg Flaniken and Associates: Ben Miller (979) 299-9457

Presented By

Greg Flaniken and Associates / Ben Miller (979) 299-9457

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	8,000 div	8,000	\$12.00/mg	Vacant	3-5 yrs	Direct
Greg Flaniken and Associates / Ben Miller (979) 299-9457						
P 1st / Suite 203	2,400	2,400	\$12.00/mg	Vacant	3-5 yrs	Direct
Greg Flaniken and Associates / Ben Miller (979) 299-9457						
1500 sf of office space is included in the layout of this suite.						

Building Notes

This industrial complex is well built and is efficiently laid out with good access, ample parking and good mix of office and warehouse space. Property has multiple dock high doors sufficient clear height, and good combination of factors for most industrial type businesses.

BUSINESS PARK WITH DOCK HIGH AND PARKING IN THE BACK OF EACH SPACE, TOTAL 48,000 SQ. FT. IN THE BUILDING, BUILDING IS AVAILABLE FOR PURCHASE ALSO.

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Freeport Business Park

-- cont'd

1740 W 4th St

Freeport, TX 77541

SOUTH FROM HOUSTON ON HIGHWAY 288 TO FREEPORT, TURN LEFT OFF 288 TO 1744 W. 4TH. STREET

70**RETAIL****FOR LEASE**

**SWC Meridiana Parkway (CR Blvd
Iowa Colony, TX 77583**

**Structure**

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **10,225 SF**
 Typical Floor: **10,225 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **2022**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **4 AC**
 Zoning: **None**
 Parcel No: **0288-0011-005**
 Parking: **Ratio of 0.00/1,000 SF**

Lease

Total Available: **10,225 SF**
 Smallest Space: **1,460 SF**
 Max Contig: **10,225 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.75/sf**

For Sale Info**Not For Sale****Presented By**

Transaction Real Estate, LLC / Brian Harbuck (281) 394-0070

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,460 - 10,225	10,225	10,225	Withheld	Vacant	Negotiable	Direct

Transaction Real Estate, LLC / Brian Harbuck (281) 394-0070

Available spaces range from 1,460 - 10,225 square feet. End-caps available. See proposed site plan and building plan in attached brochure.

71 FLEX**FOR SALE / FOR LEASE**

**1122 N Main St
Pearland, TX 77581**

Lease

Total Available: **10,000 SF**
 Flex Avail: **10,000 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **10,000 SF**
 Max Contig: **10,000 SF**
 Space Use: **Flex**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$2.08/sf**

**Structure**

Building Type: Class C Flex	Ceiling Height: -	Stories: 1
SubType: R&D	Column Spacing: -	Power: 1600a 3p
RBA: 10,000 SF	Drive Ins: -	Const Mat: -
Typical Floor: 10,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1995	Rail Spots: -	Land Area: 1.25 AC
% Leased: 100%	Cross Docks: -	Building FAR: 0.18
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: Single Tenant	
Parcel No: 0542-0058-141	Parking: 80 free Surface Spaces are available Ratio of 8.00/1,000 SF	

For Sale Info

For Sale at \$1,400,000 (\$140.00/SF) - Active

Sales Company

Colliers: Christopher Klein (713) 830-2141

Presented By

Colliers / Christopher Klein (713) 830-2141

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	10,000	10,000	Withheld	30 Days	Negotiable	Direct

Colliers / Christopher Klein (713) 830-2141

Building Notes

Fenced & stabilized, heavy security, underground sump system protects against 100 year flood event, 2,000 SF P-32 radioactive isotope laboratory, HVAC- 3/5 ton units; 1/10 ton unit 100% make-up & 1/10 ton auxiliary unit, 12' eave, public access throughout property, redundant power system- 20KW.

72**FLEX****FOR LEASE**

**2631 Miller Ranch Rd
Pearland, TX 77584**

**Lease**

Total Available: **10,000 SF**
 Flex Avail: **10,000 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **1,500 SF**
 Max Contig: **10,000 SF**
 Space Use: **Flex**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$3.67/sf**

Structure

Building Type: Class B Flex	Ceiling Height: 14'0"	Stories: 1
SubType: -	Column Spacing: -	Power: -
RBA: 10,000 SF	Drive Ins: -	Const Mat: Metal
Typical Floor: 10,000 SF	Crane: -	Sprinkler: -
Building Status: Proposed	Rail Line: -	Lot Dimensions: -
Year Built: 2022	Rail Spots: -	Land Area: -
% Leased: 0%	Cross Docks: -	Building FAR: -
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: Other - Private	Utilities: -	
Zoning: Commercial	Tenancy: Single Tenant	
Parcel No: 0304-0005-000	Parking: -	

For Sale Info**Not For Sale****Presented By**

HC Commercial Leasing, LLC / Tom Amundsen (281) 468-8521

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	10,000 div	10,000	Withheld	09/2022	3 yrs	Direct

HC Commercial Leasing, LLC / Tom Amundsen (281) 468-8521

73 OFFICE**FOR LEASE**

Plantation Village
457-491 This Way St
Intersection of This Way and Abner Jackson
Lake Jackson, TX 77566

Structure

Building Type: **Office**
 Class: **B**
 RBA: **36,830 SF**
 Typical Floor: **36,830 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1992**
 % Leased: **73.6%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.83 AC**
 Zoning: **none**
 Parcel No: **7133-0004-111**
 Parking: **163 Surface Spaces are available**
Ratio of 4.24/1,000 SF

**Lease**

Total Available: **9,727 SF**
 Smallest Space: **2,346 SF**
 Max Contig: **7,381 SF**
 Space Use: **Off/Ret**
 Rent/SF/Yr: **\$15.00**
 Expenses: **2021 Tax @ \$0.01/sf**

For Sale Info**Not For Sale****Presented By**

CMI Brokerage / Victor Vacek (713) 961-4666 / Trent Vacek (713) 961-4666

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 463	2,346	2,346	2,346	\$15.00/nnn	Vacant	Negotiable	Direct
CMI Brokerage / Trent Vacek (713) 961-4666							
\$1.00 PSF Broker Bonus							
P 1st / Suite 491	7,381	7,381	7,381	\$15.00/nnn	Vacant	Negotiable	Direct
CMI Brokerage / Trent Vacek (713) 961-4666							
\$1.00 PSF Broker Bonus							

Building Notes

This professional multi-tenant building has a good accessible location and is well taken care of. Current tenants include: Great American Title, Workforce Solutions, RD Clinical, Total Body Performance to name a few.

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Plantation Village

-- cont'd

457-491 This Way St

Intersection of This Way and Abner

Jackson Blvd

Lake Jackson, TX 77566

74**RETAIL****FOR LEASE**

**1200 N Avenue H
Freeport, TX 77541**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **9,593 SF**
 Typical Floor: **9,593 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1963**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Corporate/User**
 Tenancy: **Multiple Tenant**
 Land Area: **0.87 AC**
 Zoning: **-**
 Parcel No: **8110-3028-000**
 Parking: **-**

**Lease**

Total Available: **9,593 SF**
 Smallest Space: **9,593 SF**
 Max Contig: **9,593 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$1.67/sf**

For Sale Info**Not For Sale****Presented By**

Greg Flaniken and Associates / Ben Miller (979) 299-9457

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	9,593	9,593	9,593	\$10.08/nnn	Vacant	3-5 yrs	Direct

Greg Flaniken and Associates / Ben Miller (979) 299-9457

**Pearland Medical Plaza 2 - Memorial Hermann
Medical Plaza**
10907 Memorial Hermann Dr
@ Hwy 288
Pearland, TX 77584

Structure

Building Type: **Office**
SubType: **Medical**
Class: **A**
RBA: **98,000 SF**
Typical Floor: **24,500 SF**
Stories: **4**
Building Status: **Existing**
Year Built: **2015**
% Leased: **90.7%**
Owner Occupied: **No**
Owner Type: **Public REIT**
Tenancy: **Multiple Tenant**
Land Area: **19.57 AC**
Zoning: **None**
Parcel No: **7498-0002-001**
Parking: **500 Surface Spaces are available
Ratio of 5.00/1,000 SF**

**Lease**

Total Available: **9,138 SF**
Smallest Space: **1,366 SF**
Max Contig: **4,888 SF**
Space Use: **Medical, Off/Med**
Rent/SF/Yr: **\$23.00**
Expenses: **2021 Tax @ \$2.67/sf; 2015
Combined Est Tax/Ops @ \$11.22/sf**

For Sale Info**Not For Sale****Presented By**

Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605
Healthpeak Properties, Inc. / James A. Croy (949) 407-0700

Amenities

24 Hour Access, Controlled Access, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 340	2,230	2,230	2,230	\$23.00/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605 Suite available for sublease.							
P 4th / Suite 400SH	1,366 - 4,888	4,888	4,888	\$23.00/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605 Broker friendly Located next to the Memorial Hermann Convenient Care Phase 2: New Hospital with 64 beds and 4 operating rooms Generous Tenant Improvement Allowance 5/1,000 Parking Ratio @ Hwy 288							
P 4th / Suite 460	2,020	2,020	2,020	\$23.00/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605 Newly built out Spec Suite available for lease December 2020.							

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**Pearland Medical Plaza 2 - Memorial
Hermann Medical Plaza
-- cont'd
10907 Memorial Hermann Dr
@ Hwy 288
Pearland, TX 77584**

Building Notes

Desirable location just off Highway 288 and minutes from the Texas Medical Center and Downtown Houston, Pearland Medical Plaza 2 is a 4-story Class A medical office building anchored in one of the fastest growing suburb communities. The MOB offers high-end finishes and neighbors a new 64 bed, 4 operating room hospital.

Was not flooded in Hurricane Harvey and has move in ready/temporary space available

New 4-Story Class A Office Building
Located next to Memorial Hermann Pearland Hospital
Over 566,876 Households within 20 Minutes
Free Surface Parking
Generous Tenant Improvement Allowance
5/1,000 Parking Ratio

@ Hwy 288

76**RETAIL****FOR LEASE**

**3523 S Main St
Pearland, TX 77581**

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **25,000 SF**
 Typical Floor: **25,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **63.5%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **Retail**
 Parcel No: **0507-0020-000**
 Parking: **Free Surface Spaces**

**Lease**

Total Available: **9,132 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **3,960 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$26.00-\$28.00**

For Sale Info**Not For Sale****Presented By**

Guzel Commercial Group, LLC / Lisa Moguel (832) 892-1899

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 148/154	3,960	3,960	3,960	\$28.00/nnn	Vacant	2-10 yrs	New
Guzel Commercial Group, LLC / Lisa Moguel (832) 892-1899							
New Construction.							
P 1st / Suite 180/186	3,672	3,672	3,672	\$28.00/nnn	Vacant	2-10 yrs	Direct
Guzel Commercial Group, LLC / Lisa Moguel (832) 892-1899							
P 1st / Suite 184	1,500	1,500	1,500	\$26.00/nnn	Vacant	2-10 yrs	New
Guzel Commercial Group, LLC / Lisa Moguel (832) 892-1899							

77 INDUSTRIAL**FOR LEASE**

**1926 FM 523 Rd
Oyster Creek, TX 77541**

**Lease**

Total Available: **9,000 SF**
 Warehouse Avail: **9,000 SF/2,000 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **9,000 SF**
 Max Contig: **9,000 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$10.65**
 Expenses: **2021 Tax @ \$0.96/sf**

Structure

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 9,000 SF	Drive Ins: 2	Const Mat: Metal
Typical Floor: 9,000 SF	Crane: -	Sprinkler: None
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1960	Rail Spots: -	Land Area: 1.20 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.17
Owner Occupied: -	Loading Docks: 1 ext	Levelators: -
Owner Type: Individual	Utilities: -	
Zoning: N/A	Tenancy: -	
Parcel No: 2110-0056-000	Parking: -	

For Sale Info**Not For Sale****Presented By**

Greg Flaniken and Associates / Ben Miller (979) 299-9457

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	9,000/2,000 ofc	9,000	\$10.65/nnn	Vacant	3-5 yrs	Direct

Greg Flaniken and Associates / Ben Miller (979) 299-9457

The Center at Ridge Rock Bldg B - The Center at Ridge Rock
11720 Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **25,441 SF**
 Typical Floor: **25,441 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2017**
 % Leased: **64.9%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **1.25 AC**
 Zoning: **-**
 Parcel No: **2586-0001-001**
 Parking: **153 Surface Spaces are available**
Ratio of 6.00/1,000 SF

**Lease**

Total Available: **8,931 SF**
 Smallest Space: **4,001 SF**
 Max Contig: **4,930 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$19.00**
 Expenses: **2021 Tax @ \$3.99/sf**

For Sale Info**Not For Sale****Presented By**

McAdams & Associates / Marty McAdams (281) 358-0799 / Valerie Staples (281) 464-0800

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	4,930	4,930	4,930	\$19.00/nnn	Vacant	5 yrs	Direct
McAdams & Associates / Marty McAdams (281) 358-0799 / Valerie Staples (281) 464-0800							
P 1st / Suite 108	4,001	4,001	4,001	\$19.00/nnn	Vacant	5 yrs	Direct
McAdams & Associates / Marty McAdams (281) 358-0799 / Valerie Staples (281) 464-0800							
New, 47,435 SF center built in 2018. 2 buildings with 11 tenants, 92% leased. This 4,001 SF suite cannot be divided Minimum Open ceilings. 85 feet bay depth.							

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RETAIL

FOR LEASE

Sunrise Lake Village
9515 W Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **29,000 SF**
 Typical Floor: **14,000 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2007**
 % Leased: **69.7%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **None**
 Parcel No: **7863-2001-003, 7863-2001-004**
 Parking: **220 free Surface Spaces are available**
Ratio of 7.86/1,000 SF

**Lease**

Total Available: **8,800 SF**
 Smallest Space: **1,800 SF**
 Max Contig: **7,000 SF**
 Space Use: **Off/Ret, Retail**
 Rent/SF/Yr: **\$17.00**
 Expenses: **2021 Tax @ \$1.77/sf, 2012 Est Tax @ \$0.37/sf; 2012 Est Ops @ \$13.50/sf**

For Sale Info**Not For Sale****Presented By**

Vista Management Company / Courtney Lavender (281) 531-5300 X120 / Christina Kurt (281) 560-7307 / Courtney Lavender (281) 531-5300 x120

Amenities

Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 115	1,800	1,800	1,800	\$21.00/nnn	Vacant	Negotiable	New
Vista Management Company / Courtney Lavender (281) 531-5300 x120 / Christina Kurt (281) 560-7307							
Great office layout with approximately 6 offices, kitchen and bull pen area in back. Arched entry off the waiting area with wood trim accents throughout. Move-in ready!							
P 1st / Suite E1-101	7,000	7,000	7,000	\$17.00/nnn	Vacant	3-7 yrs	Direct
Vista Management Company / Courtney Lavender (281) 531-5300 x120 / Christina Kurt (281) 560-7307							
The spacious facility at ±7,000 SF turn-key indoor playground with pretend play house business structures, a toddler play area inclusive of slides and obstacle course like objects, multiple large party/event rooms, arcade games, cafe and an in-house build-a-bear workshop.							

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Sunrise Lake Village
-- cont'd
9515 W Broadway St
Pearland, TX 77584

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RETAIL

FOR LEASE

Silverlake Plaza - Silverlake Plaza Shopping Center
9430 W Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **21,958 SF**
 Typical Floor: **21,958 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1999**
 % Leased: **60.1%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.08 AC**
 Zoning: **None**
 Parcel No: **7583-0101-004**
 Parking: **50 free Surface Spaces are available**
Ratio of 2.28/1,000 SF

**Lease**

Total Available: **8,762 SF**
 Smallest Space: **8,762 SF**
 Max Contig: **8,762 SF**
 Space Use: **Medical**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.69/sf, 2012 Est Tax @ \$2.66/sf; 2011 Ops @ \$3.24/sf, 2012 Est Ops @ \$3.24/sf**

For Sale Info**Not For Sale****Presented By**

Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Kathy Jones (713) 464-1001

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 120	8,762	8,762	8,762	\$17.00/nnn	Vacant	Negotiable	Direct

Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363

*Built Out Medical Space

Building Notes

21,958 square foot Shopping Center located at 9430 Broadway Street in Pearland.

Tenants include Kelsey-Seybold Clinic, Super Dry Cleaners, Dr. Ronald C. Gee, Silver Star Realty, Domino's Pizza, and Best Donuts.

The tax ID # of this property is R498598 and the key map # is 613Q.

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Silverlake Plaza - Silverlake Plaza
Shopping Center
-- cont'd
9430 W Broadway St
Pearland, TX 77584

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RETAIL

FOR LEASE

West Columbia Shopping Center
640 W Brazos Ave
West Columbia, TX 77486

Structure

Building Type: **Retail**
 Class: -
 RBA: **23,000 SF**
 Typical Floor: **23,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1976**
 % Leased: **62.4%**
 Owner Occupied: -
 Owner Type: **Corporate/User**
 Tenancy: -
 Land Area: **1.09 AC**
 Zoning: **0077**
 Parcel No: **2240-0076-000**
 Parking: -

**Lease**

Total Available: **8,640 SF**
 Smallest Space: **8,640 SF**
 Max Contig: **8,640 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$11.88**
 Expenses: **2021 Tax @ \$0.23/sf**

For Sale Info**Not For Sale****Presented By**

Harry M. Green Interests / Harry M. Green (713) 953-9800 X103 / Harry M. Green (713) 953-9800 x103

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 640	8,640	8,640	8,640	\$11.88/mg	Vacant	1-5 yrs	Direct

Harry M. Green Interests / Harry M. Green (713) 953-9800 x103

Country Club Plaza Bldg 1 - Country Club
2510-2540 Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **42,557 SF**
 Typical Floor: **42,557 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1980**
 % Leased: **79.9%**
 Owner Occupied: **No**
 Owner Type: **Corporate/User**
 Tenancy: **Multiple Tenant**
 Land Area: **6.17 AC**
 Zoning: **None**
 Parcel No: **0070-0047-160**
 Parking: **100 free Surface Spaces are available**
Ratio of 5.00/1,000 SF

**Lease**

Total Available: **8,535 SF**
 Smallest Space: **540 SF**
 Max Contig: **4,575 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.50/sf, 2012 Est Tax @ \$2.22/sf; 2011 Ops @ \$3.69/sf, 2012 Est Ops @ \$3.69/sf**

For Sale Info**Not For Sale****Presented By**

ICO Commercial / Daniel Myers (281) 207-3711 / Larry Indermuehle, CCIM (281) 207-3701

Amenities

Corner Lot, Monument Signage, Pylon Sign, Signage, Signalized Intersection, Tenant Controlled HVAC

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	540	540	540	Withheld	Vacant	3-5 yrs	Direct
ICO Commercial / Daniel Myers (281) 207-3711 / Larry Indermuehle, CCIM (281) 207-3701							
Would suit professional use							
P 1st / Suite 2540B,J,K	4,575	4,575	4,575	Withheld	Vacant	5 yrs	Direct
ICO Commercial / Daniel Myers (281) 207-3711 / Larry Indermuehle, CCIM (281) 207-3701							
P 1st / Suite 2540D	1,650	1,650	1,650	Withheld	Vacant	Negotiable	Direct
ICO Commercial / Daniel Myers (281) 207-3711 / Larry Indermuehle, CCIM (281) 207-3701							
Center space in main building available with Broadway frontage & visibility.							

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**Country Club Plaza Bldg 1 - Country Club
Plaza
-- cont'd
2510-2540 Broadway St
Pearland, TX 77581**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 2540M	1,770	1,770	1,770	Withheld	Vacant	3-15 yrs	Direct

ICO Commercial / Daniel Myers (281) 207-3711 / Larry Indermuehle, CCIM (281) 207-3701

This unique space is located to the rear of the plaza. It could potentially be used as a party room, event center location, daycare or professional offices. It has a lobby/reception area, a private office and two restrooms at the entrance. There is a large open plan room with open access to a kitchen area.

83**OFFICE****FOR LEASE**

**11161 Shadowcreek Pl
Pearland, TX 77584**

Structure

Building Type: **Office**
 Class: **B**
 RBA: **24,229 SF**
 Typical Floor: **12,115 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2019**
 % Leased: **65.7%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.28 AC**
 Zoning: **-**
 Parcel No: **0675-0005-002**
 Parking: **80 Surface Spaces are available
Ratio of 3.30/1,000 SF**

**Lease**

Total Available: **8,314 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **7,214 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$5.99/sf**

For Sale Info**Not For Sale****Presented By**

TIG Real Estate Services, Inc. / Joel Dalak (832) 326-1992 x7139
 Coldwell Banker United, Realtors / Joel Dalak (832) 326-1992 x7139

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,100	1,100	1,100	Withheld	Vacant	Negotiable	Direct
Coldwell Banker United, Realtors / Joel Dalak (832) 326-1992 x7139							
P 2nd	1,000 - 7,214	7,214	7,214	Withheld	Vacant	Negotiable	Direct
Coldwell Banker United, Realtors / Joel Dalak (832) 326-1992 x7139							

84 INDUSTRIAL**FOR LEASE****1890A Highway 35 Byp N
Alvin, TX 77511****Lease**

Total Available: **8,250 SF**
 Warehouse Avail: **8,250 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **8,250 SF**
 Max Contig: **8,250 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$0.43/sf**

**Structure**

Building Type: Industrial	Ceiling Height: -	Stories: 2
SubType: -	Column Spacing: -	Power: -
RBA: 10,000 SF	Drive Ins: 2 - 14'0" w x 14'0" h	Const Mat: Metal
Typical Floor: 5,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 2003	Rail Spots: -	Land Area: -
% Leased: 100%	Cross Docks: -	Building FAR: -
Owner Occupied: -	Loading Docks: None	Levelators: None
Owner Type: Individual	Utilities: -	
Zoning: -	Tenancy: Single Tenant	
Parcel No: 0421-0054-001	Parking: -	

For Sale Info**Not For Sale****Presented By**

Bridge Commercial Real Estate / Hunter Johnston (713) 589-3534

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite A	8,250	8,250	Withheld	30 Days	Negotiable	Direct

Bridge Commercial Real Estate / Hunter Johnston (713) 589-3534

Building Specs • +/- 8,250 SF • +/- 7,000 SF Mezzanine Office • +/- 1,250 SF Warehouse • Two (2) 14' X 14' Grade Level Doors • 24' Clear Height • Warehouse Fully Insulated • Outside Lighting • 1/2 Acre outside storage (concrete)

85**RETAIL****FOR LEASE**

Alvin Towne Center
101-324 E House St
Alvin, TX 77511

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **76,468 SF**
 Typical Floor: **76,468 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1964**
 % Leased: **89.3%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **5.51 AC**
 Zoning: **0034**
 Parcel No: **0449-0037-000**
 Parking: **262 free Surface Spaces are available**
Ratio of 3.42/1,000 SF

**Lease**

Total Available: **8,200 SF**
 Smallest Space: **3,800 SF**
 Max Contig: **4,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.81/sf, 2012 Est Tax @ \$0.45/sf; 2011 Ops @ \$1.72/sf, 2012 Est Ops @ \$1.80/sf**

For Sale Info**Not For Sale****Presented By**

Thien Thuy Realty LLC / Tim Nguyen (832) 717-1108

Amenities

Drive Thru, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 202A	4,400	4,400	4,400	Withheld	Vacant	Negotiable	Direct
Thien Thuy Realty LLC / Tim Nguyen (832) 717-1108							
P 1st / Suite 240	3,800	3,800	3,800	Withheld	Vacant	Negotiable	Direct
Thien Thuy Realty LLC / Tim Nguyen (832) 717-1108							

Building Notes

76,468 square foot Shopping Center located at 101 - 324 E. Houston Street in Alvin.

Tenants include Premiere Cinema, Jeter Chiropractic, UTMB, Heavenly Scents, US Army, and Classic Wok Chinese.

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Alvin Towne Center
-- cont'd
101-324 E House St
Alvin, TX 77511

Shopping Center is located at Northeast corner of E. House Street and S. Gordon Street in Alvin.

This is anchored by Welborn Movie Theater. It's in the heart of Alvin, Texas. Alvin High school is just down the street from this shopping center.

This property is located at E. House Street and Business Hwy 35.

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RETAIL

FOR LEASE

Alvin Retail Center
109-221 W Coombs St
Alvin, TX 77511

**Structure**

Building Type: **Retail**
 Class: **-**
 RBA: **44,501 SF**
 Typical Floor: **44,501 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1958**
 % Leased: **82.0%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **4.14 AC**
 Zoning: **CJC**
 Parcel No: **3460-0004-000**
 Parking: **Free Surface Spaces**
Ratio of 6.00/1,000 SF

Lease

Total Available: **8,000 SF**
 Smallest Space: **2,000 SF**
 Max Contig: **6,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$6.00**
 Expenses: **2021 Tax @ \$1.00/sf**

For Sale Info**Not For Sale****Presented By**

Texan Preferred Realty / Vallerie Davis (713) 515-9004 / Raul Ramos (832) 418-6066 / Benjamin Pechianu (832) 770-9059

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 109	6,000	6,000	6,000	\$6.00/nnn	Vacant	Negotiable	Direct
Texan Preferred Realty / Vallerie Davis (713) 515-9004 / Raul Ramos (832) 418-6066 / Benjamin Pechianu (832) 770-9059 6000 sf end cap space, formerly used as a Church, kitchen, class rooms/private offices, 2 sets of restrooms, ample parking							
P 1st / Suite 220	2,000	2,000	2,000	\$6.00/nnn	Vacant	Negotiable	Direct
Texan Preferred Realty / Vallerie Davis (713) 515-9004 / Raul Ramos (832) 418-6066 / Benjamin Pechianu (832) 770-9059 2000 sf retail/storefront space. new carpet, fresh paint, high traffic location							

Building Notes

-Alvin is a US city located in Brazoria County, Texas with a population of 24,236. It is in the Houston-Sugar Land-Baytown metropolitan area.
 -Alvin is located 30 miles south of Houston, TX, the fourth most populous city in the US, and the most populous city in Texas with more than 2.1 million people

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Alvin Retail Center

-- cont'd

109-221 W Coombs St

Alvin, TX 77511

-Houston is the economic center of the Houston-The Woodlands-Sugar Land metropolitan area, the fifth-largest in the US with over 6 million people.

87 INDUSTRIAL**FOR LEASE**

**1309 N Brazosport Blvd
Freeport, TX 77541**

Lease

Total Available: **7,780 SF**
 Warehouse Avail: **7,780 SF/6,822 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **7,780 SF**
 Max Contig: **7,780 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$7.80**
 Expenses: **2021 Tax @ \$0.88/sf**

**Structure**

Building Type: Class B Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 7,780 SF	Drive Ins: -	Const Mat: -
Typical Floor: 7,780 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1968	Rail Spots: -	Land Area: -
% Leased: 0%	Cross Docks: -	Building FAR: -
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: -	
Parcel No: 8110-3315-000	Parking: -	

For Sale Info**Not For Sale****Presented By**

Greg Flaniken and Associates / Ben Miller (979) 299-9457

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	7,780/6,822 ofc	7,780	\$7.80/nnn	Vacant	3-5 yrs	Direct

Greg Flaniken and Associates / Ben Miller (979) 299-9457

88 INDUSTRIAL**FOR LEASE**

Building B
7650 County Road 48
Rosharon, TX 77583

Lease

Total Available: **7,700 SF**
 Warehouse Avail: **7,700 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **3,000 SF**
 Max Contig: **7,700 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$11.06**
 Expenses: **2021 Tax @ \$14.46/sf**

**Structure**

Building Type: Class B Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 7,700 SF	Drive Ins: 1 - 12'0"w x 12'0"h	Const Mat: -
Typical Floor: 7,700 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: -	Rail Spots: -	Land Area: -
% Leased: 100%	Cross Docks: -	Building FAR: -
Owner Occupied: -	Loading Docks: None	Levelators: None
Owner Type: Corporate/User	Utilities: -	
Zoning: -	Tenancy: -	
Parcel No: 0281-0038-001	Parking: -	

For Sale Info**Not For Sale****Presented By**

Dalton Invs Inc / Traci Mendoza (832) 606-6152 / Dianne Brown (281) 343-0876

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	7,700 div	7,700	\$11.06/+elec	30 Days	Negotiable	Direct

Dalton Invs Inc / Dianne Brown (281) 343-0876
 \$7900/month

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RETAIL

FOR LEASE

Retail IV - Shadow Creek Crossing
12004 Shadow Creek Pky
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **21,593 SF**
 Typical Floor: **21,593 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2008**
 % Leased: **64.8%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **13.50 AC**
 Zoning: **0025**
 Parcel No: **0678-0025-110**
 Parking: **100 free Surface Spaces are available**
Ratio of 4.63/1,000 SF

**Lease**

Total Available: **7,595 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **2,500 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$26.50**
 Expenses: **2021 Tax @ \$18.72/sf, 2010 Est Tax @ \$0.75/sf; 2009 Ops @ \$6.58/sf, 2010 Est Ops @ \$6.02/sf**

For Sale Info**Not For Sale****Presented By**

Tarantino Properties, Inc. / Eric Drymalla (713) 974-4292 X126 / Eric Drymalla (713) 974-4292 x126

Amenities

Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 116 Tarantino Properties, Inc. / Eric Drymalla (713) 974-4292 x126	1,946	1,946	1,946	\$26.50/nnn	Vacant	Negotiable	Direct
P 1st / Suite 121 Tarantino Properties, Inc. / Eric Drymalla (713) 974-4292 x126	2,500	2,500	2,500	\$26.50/nnn	Vacant	Negotiable	Direct
2nd Generation Medical							
P 1st / Suite 130 Tarantino Properties, Inc. / Eric Drymalla (713) 974-4292 x126	1,200	1,200	1,200	\$26.50/nnn	Vacant	Negotiable	Direct
P 1st / Suite 150b Tarantino Properties, Inc. / Eric Drymalla (713) 974-4292 x126	1,949	1,949	1,949	\$26.50/nnn	Vacant	Negotiable	Direct

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Retail IV - Shadow Creek Crossing

-- cont'd

12004 Shadow Creek Pky

Pearland, TX 77584

Building Notes

Shadow Creek Crossing is a 146,719 SF master planned Class A retail complex and premier business destination in Pearland. It has large open floor plans providing efficient and flexible space planning. The retail centers traffic count exceeds 24,000 cars per day.

90 OFFICE**FOR LEASE**

U.S. HealthWorks
1102 N Brazosport Blvd
Freeport, TX 77541

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **10,326 SF**
 Typical Floor: **10,326 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1960**
 % Leased: **27.4%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.48 AC**
 Zoning: **-**
 Parcel No: **8110-2983-000**
 Parking: **30 Surface Spaces are available**
Ratio of 2.91/1,000 SF

**Lease**

Total Available: **7,500 SF**
 Smallest Space: **7,500 SF**
 Max Contig: **7,500 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$6.00**
 Expenses: **2021 Tax @ \$0.96/sf**

For Sale Info**Not For Sale****Presented By**

Lee & Associates / Stephen Hazen CCIM (281) 316-9990
 Lucas Properties & Investments LLP

Amenities

24 Hour Access, Air Conditioning, Central Heating, Drop Ceiling, Kitchen, Wi-Fi

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B	7,500	7,500	7,500	\$6.00/mg	Vacant	Negotiable	New

Lucas Properties & Investments LLP / Stephen Hazen CCIM (281) 316-9990
 ±7,735 SF AVAILABLE ±1,125 SF IS CURRENTLY OCCUPIED BY AN ATTORNEYS OFFICE EXTENSIVE REMODEL IN 1998 AND 2008 AND 2019 (COMPLETED BY
 END OF 1ST QUARTER 2020) 3 PHASE POWER ROOF STILL UNDER WARRANTY

91 INDUSTRIAL**FOR LEASE****903 Industrial St
Clute, TX 77531****Lease**

Total Available: **7,500 SF**
 Warehouse Avail: **7,500 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **7,500 SF**
 Max Contig: **7,500 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$6.24**
 Expenses: **2021 Tax @ \$0.77/sf**

Structure

Building Type: Class B Industrial	Ceiling Height: 16'0"	Stories: 1
SubType: -	Column Spacing: -	Power: -
RBA: 7,500 SF	Drive Ins: 1	Const Mat: -
Typical Floor: 7,500 SF	Crane: None	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 2010	Rail Spots: None	Land Area: -
% Leased: 100%	Cross Docks: None	Building FAR: -
Owner Occupied: -	Loading Docks: 2 ext	Levelators: None
Owner Type: Other - Private	Utilities: -	
Zoning: None	Tenancy: -	
Parcel No: 2205-0005-000	Parking: -	

For Sale Info**Not For Sale****Presented By**

NAI Partners / Joel Michael (713) 985-4619 X119 / Joel Michael (713) 985-4619 x119

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	7,500	7,500	\$6.24/ig	30 Days	Negotiable	Direct

NAI Partners / Joel Michael (713) 985-4619 x119

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RETAIL

FOR LEASE

Future Expansion - Broadway Square Shopping Center
2720-2800 Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: -
 RBA: **7,440 SF**
 Typical Floor: **0**
 Stories: -
 Building Status: **Proposed**
 Year Built: **2022**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: -
 Tenancy: **Single Tenant**
 Land Area: -
 Zoning: -
 Parcel No: **7196-0000-100**
 Parking: -

**Lease**

Total Available: **7,440 SF**
 Smallest Space: **7,440 SF**
 Max Contig: **7,440 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$5.35/sf**

For Sale Info**Not For Sale****Presented By**

Frankel Development Group Inc / Bruce Frankel (713) 661-0440

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	7,440	7,440	7,440	Withheld	TBD	Negotiable	Direct

Frankel Development Group Inc / Bruce Frankel (713) 661-0440
 New Expansion Space

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OFFICE

FOR SALE / FOR LEASE

Building 1
2707 Hillhouse Rd
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **7,205 SF**
 Typical Floor: **7,205 SF**
 Stories: **1**
 Building Status: **Deferred**
 Year Built: **-**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.10 AC**
 Zoning: **None**
 Parcel No: **0506-0058-000**
 Parking: **26 Surface Spaces are available**
Ratio of 3.61/1,000 SF

**Lease**

Total Available: **7,205 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **7,205 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$10.37/sf**

For Sale Info**For Sale - Active****Sales Company**

Huffman Builders: Cinco Cocke (512) 659-4917

Presented By

Huffman Builders / Cinco Cocke (512) 659-4917

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	1,000 - 7,205	7,205	7,205	Withheld	TBD	3-5 yrs	New

Huffman Builders / Cinco Cocke (512) 659-4917

Office Condos for sale and for lease. Whole building available as well as Condo spaces between 1,200 sf and 8,305 sf. Total of three buildings, each is divisible.

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Building 1

-- cont'd

2707 Hillhouse Rd

Pearland, TX 77584

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OFFICE

FOR SALE / FOR LEASE

Building 2
2707 Hillhouse Rd
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **7,205 SF**
 Typical Floor: **7,205 SF**
 Stories: **1**
 Building Status: **Deferred**
 Year Built: **-**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.10 AC**
 Zoning: **None**
 Parcel No: **0506-0058-000**
 Parking: **26 Surface Spaces are available**
Ratio of 10.00/1,000 SF

**Lease**

Total Available: **7,205 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **7,205 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$10.37/sf**

For Sale Info**For Sale - Active****Sales Company**

Huffman Builders: Cinco Cocke (512) 659-4917

Presented By

Huffman Builders / Cinco Cocke (512) 659-4917

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	1,000 - 7,205	7,205	7,205	Withheld	11/2022	3-5 yrs	Direct

Huffman Builders / Cinco Cocke (512) 659-4917

Office Condos for sale and for lease. Whole building available as well as Condo spaces between 1,200 sf and 8,305 sf. Total of three buildings, each is divisible.

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Building 2

-- cont'd

2707 Hillhouse Rd

Pearland, TX 77584

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RETAIL

FOR LEASE

Bldg A - Silverlake Plaza II
9330 W Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Restaurant**
 Class: **-**
 RBA: **21,697 SF**
 Typical Floor: **21,697 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2000**
 % Leased: **66.8%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **6.08 AC**
 Zoning: **-**
 Parcel No: **7583-5000-001**
 Parking: **80 free Surface Spaces are available**
Ratio of 3.69/1,000 SF

**Lease**

Total Available: **7,200 SF**
 Smallest Space: **1,800 SF**
 Max Contig: **5,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$24.00**
 Expenses: **2021 Tax @ \$8.36/sf, 2012 Est Tax @ \$6.73/sf; 2011 Ops @ \$4.52/sf, 2012 Est Ops @ \$4.28/sf**

For Sale Info**Not For Sale****Presented By**

LandPark Commercial / Shazib Iqbal (713) 993-7169 / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A212	1,800	1,800	1,800	\$24.00/nnn	Vacant	3 yrs	Direct
LandPark Commercial / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200							
P 1st / Suite A226	5,400	5,400	5,400	\$24.00/nnn	Vacant	Negotiable	Direct
LandPark Commercial / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200							

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OFFICE

FOR LEASE

Tranquility Center
7930 Broadway St
Pearland, TX 77581

Structure

Building Type: **Office**
 Class: **B**
 RBA: **17,849 SF**
 Typical Floor: **17,849 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2003**
 % Leased: **74.5%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **5.44 AC**
 Zoning: **-**
 Parcel No: **0242-0015-001**
 Parking: **50 free Surface Spaces are available**
Ratio of 1.72/1,000 SF

**Lease**

Total Available: **7,160 SF**
 Smallest Space: **1,300 SF**
 Max Contig: **1,960 SF**
 Space Use: **Off/Med, Office**
 Rent/SF/Yr: **\$16.20**
 Expenses: **2021 Tax @ \$7.56/sf**

For Sale Info**Not For Sale****Presented By**

JK Properties / Jung Kwak (281) 997-6626

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 102	1,300	1,300	1,300	Withheld	Vacant	Negotiable	Direct
JK Properties / Jung Kwak (281) 997-6626							
This's leased successful long term chiropractor business until June 30. 2021							
P 1st / Suite 104	1,300	1,300	1,300	\$16.20/nnn	10/2022	3-5 yrs	Direct
JK Properties / Jung Kwak (281) 997-6626							
Long time All State agent want to retire next year, any one to take over her place for insurance, it will be great!.							
P 1st / Suite 104	1,300	1,300	1,300	\$16.20/nnn	10/2022	3 yrs	Direct
JK Properties / Jung Kwak (281) 997-6626							
Long time All State agent want to retire, any insurance agent can take over this space							
P 1st / Suite 110	1,300	1,300	1,300	Withheld	Vacant	Negotiable	Direct
JK Properties / Jung Kwak (281) 997-6626							
This's law firm office and good for any private business offices							
P 1st / Suite 118	1,960	1,960	1,960	\$16.20/nnn	Vacant	Negotiable	Direct
JK Properties / Jung Kwak (281) 997-6626							
Center of Pearland Tx							

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Tranquility Center
-- cont'd
7930 Broadway St
Pearland, TX 77581

97**OFFICE****FOR SALE / FOR LEASE**

Building 3
2707 Hillhouse Rd
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **6,812 SF**
 Typical Floor: **6,812 SF**
 Stories: **1**
 Building Status: **Deferred**
 Year Built: **-**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.10 AC**
 Zoning: **None**
 Parcel No: **0506-0058-000**
 Parking: **36 Surface Spaces are available**
Ratio of 5.28/1,000 SF

**Lease**

Total Available: **6,812 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **6,812 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$10.97/sf**

For Sale Info**For Sale - Active****Sales Company**

Huffman Builders: Cinco Cocke (512) 659-4917

Presented By

Huffman Builders / Cinco Cocke (512) 659-4917

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	1,000 - 6,812	6,812	6,812	Withheld	11/2022	3-5 yrs	Direct

Huffman Builders / Cinco Cocke (512) 659-4917

Office Condos for sale and for lease. Whole building available as well as Condo spaces between 1,200 sf and 8,305 sf. Total of three buildings, each is divisible.

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Building 3

-- cont'd

2707 Hillhouse Rd

Pearland, TX 77584

98 OFFICE**FOR LEASE**

Pearland Central Medical Plaza
8619 Broadway St
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **19,698 SF**
 Typical Floor: **9,849 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2003**
 % Leased: **66.0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.26 AC**
 Zoning: **OP**
 Parcel No: **2585-0001-001**
 Parking: **89 free Surface Spaces are available**
Ratio of 4.52/1,000 SF

**Lease**

Total Available: **6,703 SF**
 Smallest Space: **2,091 SF**
 Max Contig: **2,498 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$19.75**
 Expenses: **2021 Tax @ \$2.21/sf; 2011 Est Ops**
@ \$7.57/sf

For Sale Info**Not For Sale****Presented By**

Transwestern Real Estate Services / Sarah Carter (713) 231-1580

Amenities

Controlled Access

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 201	2,114	2,114	2,114	\$19.75/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Sarah Carter (713) 231-1580							
P 2nd / Suite 202	2,498	2,498	2,498	\$19.75/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Sarah Carter (713) 231-1580							
P 2nd / Suite 205	2,091	2,091	2,091	\$19.75/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Sarah Carter (713) 231-1580							

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Pearland Central Medical Plaza
-- cont'd
8619 Broadway St
Pearland, TX 77584

99

RETAIL

FOR LEASE

**1708 N Velasco St
Angleton, TX 77515**

Structure

Building Type: **Retail**
 SubType: **Restaurant**
 Class: **-**
 RBA: **6,700 SF**
 Typical Floor: **6,700 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1985**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Trust**
 Tenancy: **Single Tenant**
 Land Area: **0.83 AC**
 Zoning: **-**
 Parcel No: **4020-0002-120**
 Parking: **45 free Surface Spaces are available**
Ratio of 6.72/1,000 SF

**Lease**

Total Available: **6,700 SF**
 Smallest Space: **6,700 SF**
 Max Contig: **6,700 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$10.50**
 Expenses: **2021 Tax @ \$2.49/sf**

For Sale Info**Not For Sale****Presented By**

Toke Properties, LLC / Toke Ettehadieh (713) 398-5009

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	6,700	6,700	6,700	\$10.50/nnn	Vacant	3-5 yrs	Direct

Toke Properties, LLC / Toke Ettehadieh (713) 398-5009

Opportunity !! Located in a high traffic shopping area of Angleton, on N Velasco St with over 15,000 Vehicles driving by daily. Great location, high visibility, currently operating as a successful Mexican Restaurant in this Free Standing Building! Bring your experience to this key turn business! Note : the building had some extension and actual space is 6700 SQFT

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100 INDUSTRIAL

FOR LEASE

**18202 Timothy St
Pearland, TX 77584**

Lease

Total Available: **6,144 SF**
Warehouse Avail: **6,144 SF**
Office Avail: **0 SF**
CAM: **-**
Smallest Space: **6,144 SF**
Max Contig: **6,144 SF**
Space Use: **Industrial**
Rent/SF/yr: **Withheld**
Expenses: **2021 Tax @ \$3.67/sf**



Structure

Building Type: Class C Industrial	Ceiling Height: 16'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 6,144 SF	Drive Ins: -	Const Mat: -
Typical Floor: 6,144 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1978	Rail Spots: -	Land Area: 1 AC
% Leased: 100%	Cross Docks: -	Building FAR: 0.14
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: Individual	Utilities: -	
Zoning: 0027	Tenancy: Multiple Tenant	
Parcel No: 0293-0020-111	Parking: Ratio of 0.00/1,000 SF	

For Sale Info

Not For Sale

Presented By

Cunningham Ventures / Billi Davis (281) 489-8800 / Preston Cunningham (281) 489-8800

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	6,144	6,144	Withheld	30 Days	Negotiable	Direct

Cunningham Ventures / Preston Cunningham (281) 489-8800 / Billi Davis (281) 489-8800

Building Notes

Industrial warehouse building with 5 covered commercial doors. Total building size is 3,000 SF with additional fenced lot area in the rear to accommodate for extra outdoor use. Easy access to Roy Long Rd/County Rd 113. Great investment, available for lease or sale!
Room to add Tailor in back as an option!
For detailed measurement please refer to pictures
An additional 18,000 sq. ft. of grass pasture is available for lease, if desired, e.g. keep livestock on the property.
Unrestricted County Property
School District = Alvin ISD
Pearland ETJ (extra territorial jurisdiction)
House is approximately 2,244 sq. ft. (3 bedroom & 2 bath)
Large garage apartment (Living room + loft bedroom + 1 bathroom) approximately 900 sq. ft.
3 car garage attached to the house.
Home square footage is 2,244
Land area is approximately 1-1.25 acres

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18202 Timothy St
-- cont'd
Pearland, TX 77584

101 RETAIL**FOR LEASE**

Broadway Plaza
SWC FM 518 & Shadow Creek
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **21,400 SF**
 Typical Floor: **21,400 SF**
 Stories: **1**
 Building Status: **Under Construction**
 Year Built: **2022**
 % Leased: **71.5%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **3.12 AC**
 Zoning: **None**
 Parcel No: **0564-0005-001**
 Parking: **-**

**Lease**

Total Available: **6,090 SF**
 Smallest Space: **1,321 SF**
 Max Contig: **2,392 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.52/sf**

For Sale Info**Not For Sale****Presented By**

NAI Partners / Jason Gaines (713) 410-8910 / Shaffer Braun (713) 275-9653

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	2,392	2,392	2,392	Withheld	06/2022	Negotiable	New
NAI Partners / Jason Gaines (713) 410-8910 / Shaffer Braun (713) 275-9653							
PREMISES • Total Square Footage: ±25,000 SF • Space Available: ±3,916 SF • Call for Pricing • Building Depth: 73'-77'							
P 1st	2,377	2,377	2,377	Withheld	06/2022	Negotiable	Direct
NAI Partners / Jason Gaines (713) 410-8910 / Shaffer Braun (713) 275-9653							
E 1st	1,321	1,321	1,321	Withheld	06/2022	Negotiable	New
NAI Partners / Jason Gaines (713) 410-8910 / Shaffer Braun (713) 275-9653							
PREMISES • Total Square Footage: ±25,000 SF • Space Available: ±3,916 SF • Call for Pricing • Building Depth: 73'-77'							

102 OFFICE**FOR LEASE**

Tranquility Center
7918 Broadway St
Pearland, TX 77581

Structure

Building Type: **Office**
 SubType: **Loft/Creative Space**
 Class: **B**
 RBA: **7,305 SF**
 Typical Floor: **7,305 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2007**
 % Leased: **17.1%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **5.54 AC**
 Zoning: **GB**
 Parcel No: **0242-0015-001**
 Parking: **40 free Surface Spaces are available**
Ratio of 5.48/1,000 SF

**Lease**

Total Available: **6,053 SF**
 Smallest Space: **2,400 SF**
 Max Contig: **3,653 SF**
 Space Use: **Industrial, Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$18.48/sf, 2012 Est Tax @ \$13.87/sf; 2012 Ops @ \$9.96/sf, 2011 Est Ops @ \$9.96/sf**

For Sale Info**Not For Sale****Presented By**

JK Properties / Jung Kwak (281) 997-6626

Amenities

Air Conditioning, Atrium, Storage Space

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 102,104 JK Properties / Jung Kwak (281) 997-6626 This's suite 102 and 104, it's using for one tenant but it's can divided.	3,653	3,653	3,653	Withheld	Vacant	Negotiable	Direct
P 2nd / Suite Attic JK Properties / Jung Kwak (281) 997-6626 This can be 2,400 SF of storage or office use, this only above the office attic. The rent is only for CAM as \$9.96/SF, the total rent is \$1,992.00	2,400	2,400	2,400	Withheld	Vacant	Negotiable	Direct

Building Notes

Tranquility Center is a multi-tenant office park located in one of the fastest growing communities in the nation, Pearland, Texas. Located on the

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Tranquility Center

-- cont'd

7918 Broadway St

Pearland, TX 77581

affluent west side of Pearland, this property is positioned to sustain above market occupancy and lends itself to substantial pride of ownership.

103 RETAIL**FOR LEASE**

Cullen Crossing Shopping Center
8321-8325 W Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **34,730 SF**
 Typical Floor: **34,730 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2000**
 % Leased: **82.6%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **11.50 AC**
 Zoning: **None**
 Parcel No: **3095-0001-002**
 Parking: **420 free Surface Spaces are available**

**Lease**

Total Available: **6,031 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **2,021 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$5.91/sf; 2009 Ops @ \$12.97/sf, 2011 Est Ops @ \$8.94/sf**

For Sale Info**Not For Sale****Presented By**

Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 781-7111

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 108	1,610	1,610	1,610	Withheld	Vacant	Negotiable	Direct
<i>Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 781-7111</i>							
P 1st / Suite 112	2,021	2,021	2,021	Withheld	Vacant	Negotiable	Direct
<i>Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 781-7111</i>							
P 1st / Suite 228	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct
<i>Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 781-7111</i>							
P 1st / Suite 240	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct
<i>Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 781-7111</i>							

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Cullen Crossing Shopping Center
-- cont'd
8321-8325 W Broadway St
Pearland, TX 77581

104 RETAIL**FOR LEASE**

**4616 Broadway Blvd
Pearland, TX 77581**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **20,000 SF**
 Typical Floor: **20,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1985**
 % Leased: **70.0%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **2.50 AC**
 Zoning: **none**
 Parcel No: **0232-0026-110**
 Parking: **85 free Surface Spaces are available
Ratio of 4.25/1,000 SF**

**Lease**

Total Available: **6,000 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **5,000 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.68/sf, 2012 Est Tax @ \$0.63/sf; 2011 Ops @ \$1.00/sf, 2012 Est Ops @ \$3.60/sf**

For Sale Info**Not For Sale****Presented By**

NRE Realty / Mike Nassif (713) 253-3862 / Michael Nassif Jr (281) 300-7189

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,000	1,000	1,000	\$15.00/nnn	Vacant	1-3 yrs	Direct
NRE Realty / Mike Nassif (713) 253-3862 / Michael Nassif Jr (281) 300-7189							
P 1st	2,500 - 5,000	5,000	5,000	\$15.00/nnn	Vacant	1-3 yrs	Direct
NRE Realty / Mike Nassif (713) 253-3862 / Michael Nassif Jr (281) 300-7189							

Building Notes

Retail Center with high visibility on BROADWAY ST/FM 518. Lots of growth and development coming from both directions of FM 518.

Located on the corner of Broadway/FM 518 and South Austin St in the center of Pearland.

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4616 Broadway Blvd
-- cont'd
Pearland, TX 77581

105 RETAIL**FOR LEASE**

**1712 N Velasco St
Angleton, TX 77515**

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **8,500 SF**
 Typical Floor: **8,500 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **29.4%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **-**
 Land Area: **0.69 AC**
 Zoning: **None**
 Parcel No: **4020-0002-110**
 Parking: **-**

**Lease**

Total Available: **6,000 SF**
 Smallest Space: **1,100 SF**
 Max Contig: **3,800 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$12.00-\$18.00**
 Expenses: **2021 Tax @ \$1.50/sf**

For Sale Info**Not For Sale****Presented By**

Toke Properties, LLC / Toke Ettehadieh (713) 398-5009

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,100	1,100	1,100	\$18.00/nnn	Vacant	Negotiable	Direct
Toke Properties, LLC / Toke Ettehadieh (713) 398-5009							
the small shop (1100 SQFT) leasing at \$2.00 /sqft / month PLUS \$0.35 NNN (total \$2585/ month) the bigger shop (3800 SQFT , previous restaurant , had some main elements like grease trap and vent but needs repair) renting at at \$1.00 /sqft / month PLUS \$0.35 NNN (total \$5130/ month). this shop is dividable for other retail purposes							
P 1st	1,100	1,100	1,100	\$18.00/nnn	Vacant	Negotiable	Direct
Toke Properties, LLC / Toke Ettehadieh (713) 398-5009							
the small shop (1100 SQFT) leasing at \$2.00 /sqft / month PLUS \$0.35 NNN (total \$2035/ month) the bigger shop (3800 SQFT , previous restaurant , had some main elements like grease trap and vent but needs repair) renting at at \$1.00 /sqft / month PLUS \$0.35 NNN (total \$5130/ month). this shop is dividable for other retail purposes							
P 1st	3,800	3,800	3,800	\$12.00/nnn	Vacant	Negotiable	Direct
Toke Properties, LLC / Toke Ettehadieh (713) 398-5009							

106 RETAIL**FOR LEASE**

West Side Plaza
5010-5096 W Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **55,751 SF**
 Typical Floor: **55,751 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1985**
 % Leased: **91.6%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **5.04 AC**
 Zoning: **None**
 Parcel No: **8248-0000-000**
 Parking: **225 free Surface Spaces are available**
Ratio of 4.04/1,000 SF

**Lease**

Total Available: **5,961 SF**
 Smallest Space: **1,253 SF**
 Max Contig: **3,602 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$1.59/sf; 2012 Ops @ \$3.78/sf, 2014 Est Ops @ \$4.70/sf**

For Sale Info**Not For Sale****Presented By**

NAI Partners / Zach Leger (713) 275-9605

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5012	1,253	3,602	3,602	Withheld	30 Days	Negotiable	Direct
NAI Partners / Zach Leger (713) 275-9605							
Space formerly Santa Barbara's Italian Kitchen. Santa Barbara's has relocated within the center. Kitchen equipment not in place.							
P 1st / Suite 5020-B	2,349	3,602	3,602	Withheld	Vacant	Negotiable	Direct
NAI Partners / Zach Leger (713) 275-9605							
Space formerly Santa Barbara's Italian Kitchen. Santa Barbara's has relocated within the center. Kitchen equipment not in place.							
P 1st / Suite 5070	2,359	2,359	2,359	Withheld	Vacant	Negotiable	Direct
NAI Partners / Zach Leger (713) 275-9605							

Building Notes

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West Side Plaza

-- cont'd

**5010-5096 W Broadway St
Pearland, TX 77581**

West Side Plaza is a neighborhood retail center right in the heart of Pearland in the Old Town District. It is home to the largest Goodwill Store and Donation Center in the area and also home to one of Pearland's long time movie theaters, Premier Cinema 6. Both tenants bring plenty of foot traffic to the center. Pearland is a continually growing city and the Old Town District is one of Pearland's new plans to revitalize. There is a former restaurant space available and also a former medical space. The end cap offers highly visible large showroom space fronting FM 518. FM 518/Broadway is one of the most heavily traveled roads in Pearland. 25,000 plus cars per day.

107 RETAIL**FOR LEASE**

SWC Highway 288 & CR 56
Rosharon, TX 77583

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **17,125 SF**
 Typical Floor: **17,125 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **65.4%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **-**
 Parcel No: **0288-0011-004**
 Parking: **Ratio of 6.19/1,000 SF**

**Lease**

Total Available: **5,925 SF**
 Smallest Space: **2,525 SF**
 Max Contig: **3,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$32.00**
 Expenses: **2021 Tax @ \$0.95/sf**

For Sale Info**Not For Sale****Presented By**

The Blue Ox Group / Jack Savery (713) 814-4930 / Joshua Jacobs (713) 230-8882

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,400	3,400	3,400	\$32.00/nnn	Vacant	Negotiable	Direct
The Blue Ox Group / Jack Savery (713) 814-4930 / Joshua Jacobs (713) 230-8882							
P 1st	2,525	2,525	2,525	\$32.00/nnn	Vacant	Negotiable	New
The Blue Ox Group / Jack Savery (713) 814-4930 / Joshua Jacobs (713) 230-8882							

108 OFFICE**FOR LEASE**

Pearland Medical Commons Building 2
8540 Broadway St
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **25,000 SF**
 Typical Floor: **12,500 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2018**
 % Leased: **76.6%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.50 AC**
 Zoning: **Commercial**
 Parcel No: **7049-0001-001**
 Parking: **100 Surface Spaces are available**
Ratio of 4.00/1,000 SF

**Lease**

Total Available: **5,847 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **5,847 SF**
 Space Use: **Medical**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$6.70/sf**

For Sale Info**Not For Sale****Presented By**

Transwestern Real Estate Services / Heinrich Cronje (832) 408-4067

Amenities

24 Hour Access, Air Conditioning

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 210	1,500 - 5,847	5,847	5,847	\$26.00/nnn	Vacant	Negotiable	Direct

Transwestern Real Estate Services / Heinrich Cronje (832) 408-4067

Building Notes

The Pearland Medical Commons campus has its first tenant occupying its building with Methodist System taken possession of their Comprehensive Care unit space leasing 100% of phase 1.

The location is in the heart of Pearland. The site is located at the intersection of Broadway/518 and Cullen Blvd. Phase II and III has begun and will be delivered Q4.

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Pearland Medical Commons Building 2

-- cont'd

8540 Broadway St

Pearland, TX 77584

109 RETAIL**FOR LEASE**

Mustang Bayou Plaza
824 E Adoue St
Alvin, TX 77511

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **5,824 SF**
 Typical Floor: **5,824 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **-**
 Land Area: **1.96 AC**
 Zoning: **0002**
 Parcel No: **6818-0001-120**
 Parking: **-**

**Lease**

Total Available: **5,824 SF**
 Smallest Space: **5,824 SF**
 Max Contig: **5,824 SF**
 Space Use: **Off/Ret**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.43/sf**

For Sale Info**Not For Sale****Presented By**

Precious Pro Realty / Thoa Nguyen (713) 988-1425

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	5,824	5,824	5,824	\$30.00/nnn	Vacant	Negotiable	New

Precious Pro Realty / Thoa Nguyen (713) 988-1425

110 RETAIL**FOR SALE / FOR LEASE**

**4453 S Main St
Pearland, TX 77581**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **5,730 SF**
 Typical Floor: **5,730 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1989**
 % Leased: **30.2%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **-**
 Land Area: **0.73 AC**
 Zoning: **-**
 Parcel No: **0551-0016-135**
 Parking: **12 Surface Spaces are available
Ratio of 2.09/1,000 SF**

**Lease**

Total Available: **5,730 SF**
 Smallest Space: **4,000 SF**
 Max Contig: **5,730 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$13.44**
 Expenses: **2021 Tax @ \$1.82/sf**

For Sale Info

For Sale at \$950,000 (\$165.79/SF) - Active

Sales Company

R Realty and Property Management: Vicki Lam (281) 741-7389

Presented By

R Realty and Property Management / Vicki Lam (281) 741-7389

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,000	4,000	4,000	\$13.44/nnn	Vacant	Negotiable	Direct

R Realty and Property Management / Vicki Lam (281) 741-7389

Walk-in cooler. Freestanding building w/gas station. Situated on a corner lot. \$4,500/month.

111 OFFICE**FOR LEASE**

Pearland Office Building
6302 W Broadway St
Pearland, TX 77581

Structure

Building Type: **Office**
 Class: **B**
 RBA: **25,098 SF**
 Typical Floor: **12,549 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1998**
 % Leased: **77.2%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **2.33 AC**
 Zoning: **General Commercial**
 Parcel No: **8243-1004-140**
 Parking: **113 Surface Spaces are available**
Ratio of 4.50/1,000 SF

**Lease**

Total Available: **5,717 SF**
 Smallest Space: **879 SF**
 Max Contig: **2,419 SF**
 Space Use: **Off/Med, Office**
 Rent/SF/Yr: **\$24.00-\$26.00**
 Expenses: **2021 Tax @ \$2.77/sf, 2012 Est Tax @ \$1.78/sf; 2011 Ops @ \$7.37/sf, 2012 Est Ops @ \$9.05/sf**

For Sale Info**Not For Sale****Presented By**

Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460

Amenities

Air Conditioning, Controlled Access, Monument Signage, Natural Light, Secure Storage, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 120	2,419	2,419	2,419	\$24.00/mg	Vacant	3-10 yrs	Direct
Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460							
Great space for professional user or medical user. Formerly a Law firm. Great glass custom conference room. Two private offices, kitchen and large open work space.							
P 1st / Suite 130	2,419	2,419	2,419	Withheld	Vacant	5 yrs	Direct
Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460							
Former Pear Tree Medical. Now available. Space has multiple exam rooms with sinks in place and internal restrooms. Large lobby and reception window. 2,419 RSF with direct parking lot access and rear access.							

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Pearland Office Building

-- cont'd

6302 W Broadway St

Pearland, TX 77581

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 230	879	879	879	\$26.00/mg	Vacant	5 yrs	Direct

Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460

879 SF office suite. Used as a psychiatrist office for many years.

Building Notes

Wells Fargo Bank Building is a stabilized asset with a diverse tenant mix including medical/dental, bank facilities and various other professional tenants all on strong and staggered leases. With minimal to no competition in the immediate area, future stability and profitability is likely.

112 INDUSTRIAL**FOR SALE / FOR LEASE**

**202 S Avenue A
Freeport, TX 77541**

**Lease**

Total Available: **5,600 SF**
 Warehouse Avail: **5,600 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **5,600 SF**
 Max Contig: **5,600 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$12.00**

Structure

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 5,600 SF	Drive Ins: -	Const Mat: -
Typical Floor: 5,600 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1975	Rail Spots: -	Land Area: 2 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.06
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: -	Utilities: -	
Zoning: C-2	Tenancy: -	
Parcel No: 8110-0102-000	Parking: -	

For Sale Info

For Sale at \$560,000 (\$100.00/SF) - Active

Sales Company

Greg Flaniken and Associates: Ben Miller (979) 299-9457

Presented By

Greg Flaniken and Associates / Ben Miller (979) 299-9457

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	5,600	5,600	\$12.00/mg	Vacant	Negotiable	Direct
Greg Flaniken and Associates / Ben Miller (979) 299-9457 rent is \$5600/month						

113 RETAIL**FOR LEASE**

Broadway Square Shopping Center
2720-2800 E Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **71,219 SF**
 Typical Floor: **71,219 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1999**
 % Leased: **95.1%**
 Owner Occupied: **No**
 Owner Type: **Bank/Finance**
 Tenancy: **Multiple Tenant**
 Land Area: **8.85 AC**
 Zoning: **Retail**
 Parcel No: **7196-0000-100, 7196-0000-200, 7196-0000-300, 7196-0000-400**
 Parking: **350 free Surface Spaces are available**
Ratio of 5.00/1,000 SF

**Lease**

Total Available: **5,600 SF**
 Smallest Space: **1,050 SF**
 Max Contig: **2,450 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.90/sf; 2017 Ops @ \$7.44/sf**

For Sale Info**Not For Sale****Presented By**

Frankel Development Group Inc / Bruce Frankel (713) 661-0440

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,450	2,450	2,450	Withheld	Vacant	5-10 yrs	Direct
Frankel Development Group Inc / Bruce Frankel (713) 661-0440							
P 1st	2,100	2,100	2,100	Withheld	60 Days	5-10 yrs	Direct
Frankel Development Group Inc / Bruce Frankel (713) 661-0440							
Second generation retail space ideal for a restaurant or retailer looking for space with a high profile position along FM 518. Space is located between Pizza Hut and Subway. Currently occupied by can be made available upon 60 days notice to existing tenant.							
P 1st	1,050	1,050	1,050	Withheld	Vacant	5 yrs	Direct
Frankel Development Group Inc / Bruce Frankel (713) 661-0440							

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Broadway Square Shopping Center

-- cont'd

2720-2800 E Broadway St

Pearland, TX 77581

Building Notes

Great visibility with 2 major Anchor Tenants- Randalls Food Store and Washington Mutual Bank. Suites Built out, ready for move-in.

114 RETAIL**FOR LEASE**

Four Corners Shopping Center
120 Circle Way St
Lake Jackson, TX 77566

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **57,567 SF**
 Typical Floor: **57,567 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1979**
 % Leased: **90.3%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **7.25 AC**
 Zoning: **-**
 Parcel No: **5850-1214-160, 5850-1214-161, 5850-1214-162**
 Parking: **360 free Surface Spaces are available**
Ratio of 4.78/1,000 SF

**Lease**

Total Available: **5,560 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **4,560 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.88/sf, 2010 Est Tax @ \$0.06/sf; 2011 Ops @ \$3.92/sf**

For Sale Info**Not For Sale****Presented By**

Sona Development LLC / Robert J. Naggar (713) 523-4988

Amenities

Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,560	4,560	4,560	Withheld	Vacant	2-10 yrs	Direct
Sona Development LLC / Robert J. Naggar (713) 523-4988							
P 1st	1,000	1,000	1,000	Withheld	Vacant	2-10 yrs	Direct
Sona Development LLC / Robert J. Naggar (713) 523-4988							

Building Notes

Located on the east side of Highway 288, south of Highway 332, Four Corners Shopping Center features:

- Direct visibility and signage opportunities along Highway 288
- Excellent ingress and egress via the center with multiple access points along the Highway 288 feeder road

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Four Corners Shopping Center

-- cont'd

120 Circle Way St

Lake Jackson, TX 77566

- Approximately 4 miles from the area chemical plants and major employer base
- Approximately 0.5 miles from Brazos Mall
- Newly renovated facade

115 INDUSTRIAL**FOR LEASE**

Central Brazoria County Business Pa
4015 Technology Dr
Angleton, TX 77515

Lease

Total Available: **5,514 SF**
 Warehouse Avail: **5,514 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **5,514 SF**
 Max Contig: **5,514 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$8.51/sf**

**Structure**

Building Type: Class B Industrial	Ceiling Height: 14'6"-17'2"	Stories: 1
SubType: Service	Column Spacing: 25'w x 24'd	Power: -
RBA: 19,210 SF	Drive Ins: -	Const Mat: Reinforced Concrete
Typical Floor: 19,210 SF	Crane: -	Sprinkler: Yes
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1993	Rail Spots: None	Land Area: 119.80 AC
% Leased: 71.3%	Cross Docks: -	Building FAR: 0.00
Owner Occupied: No	Loading Docks: 3 ext	Levelators: None
Owner Type: Other - Private	Utilities: -	
Zoning: -	Tenancy: Multiple Tenant	
Parcel No: 0169-1019-115	Parking: 25 free Surface Spaces are available	
	Ratio of 1.33/1,000 SF	

For Sale Info**Features****Not For Sale**

Fenced Lot

Presented By

Avison Young / Josh J. LaRocca (713) 993-7171
 SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	5,514	5,514	Withheld	Vacant	Negotiable	Direct

Avison Young / Josh J. LaRocca (713) 993-7171
 SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103

*100% Climate-Controlled and approximately 50% Drop-Ceiling *Roughly 42% of the Building is Drop-Ceiling Office -Fully Sprinklered -Clear Height: 14'6" Minimum, up to 17'2" at Peak *Truck Loading: 2 - 10'x10' Semi-Dock Truck Doors (Rear Load) *1 - 10'x10' Grade Level Ramp Door (Rear Load) *25' x 40' Column Spacing / 120' Building Depth *Tiltwall Construction with Stucco & Brick Office Façade

Building Notes

Single-Story Service Center Building
 18,696 Total NRA
 Built in 1993
 Features:

*100% Climate-Controlled and approximately 50% Drop-Ceiling

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Central Brazoria County Business Pa

-- cont'd

4015 Technology Dr

Angleton, TX 77515

*Roughly 42% of the Building is Drop-Ceiling Office

*Fully Sprinklered

*Clear Height: 14'6" Minimum, up to 17'2" at Peak

*Truck Loading:

2 - 10'x10' Semi-Dock Truck Doors (Rear Load)

1 - 10'x10' Grade Level Ramp Door (Rear Load)

25' x 40' Column Spacing / 120' Building Depth

*Tiltwall Construction with Stucco & Brick Office Façade

116 RETAIL**FOR LEASE**

Shadow Creek Ranch Town Center - Pad B
Shadow Creek Ranch Town Center
10904 Memorial Hermann Dr
NWC at Hwy 288 & FM 518 (Broadway)
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **12,008 SF**
 Typical Floor: **12,008 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2008**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **2.91 AC**
 Zoning: **N/Ap, Pearland**
 Parcel No: **7498-0003-002**
 Parking: **69 free Surface Spaces are available**
Ratio of 5.75/1,000 SF

**Lease**

Total Available: **5,488 SF**
 Smallest Space: **5,488 SF**
 Max Contig: **5,488 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$11.97/sf, 2011 Est Tax @ \$3.16/sf; 2012 Est Ops @ \$5.94/sf**

For Sale Info**Not For Sale****Presented By**

EDENS / Brandon Schawe (713) 860-4953 X4953 / Brandon Schawe (713) 860-4953 x4953

Amenities

Freeway Visibility, Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 490	5,488	5,488	5,488	Withheld	60 Days	3-5 yrs	Direct

EDENS / Brandon Schawe (713) 860-4953 x4953

Property Highlights: •Anchored by H-E-B Plus!, Academy Sports, Ashley Furniture, Hobby Lobby and Burlington Coat Factory • Serves regional trade area encompassing parts of Harris and Brazoria counties • Serves the rapidly growing masterplanned communities of Shadow Creek and Silver Lake; home values range from \$150s to \$1 million+

117 RETAIL**FOR LEASE**

Woodshore Marketplace
810 Dixie Dr
Kroger
Clute, TX 77531

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **140,000 SF**
 Typical Floor: **139,450 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2016**
 % Leased: **96.1%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Single Tenant**
 Land Area: **-**
 Zoning: **-**
 Parcel No: **2090-0014-000**
 Parking: **84 Surface Spaces are available**

**Lease**

Total Available: **5,450 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **2,850 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.02/sf**

For Sale Info**Not For Sale****Presented By**

Weitzman / Kyle Knight (713) 335-4532

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite C	1,400	1,400	1,400	Withheld	Vacant	Negotiable	Direct
Weitzman / Kyle Knight (713) 335-4532							
P 1st / Suite F	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct
Weitzman / Kyle Knight (713) 335-4532							
P 1st / Suite G-J	2,850	2,850	2,850	Withheld	Vacant	Negotiable	Direct
Weitzman / Kyle Knight (713) 335-4532							

Building Notes**DESCRIPTION**

New 123,000-sf grocery-anchored retail center with 16,450 sf of retail space & 5 pad sites for ground lease located in the growing community of Clute / Lake Jackson, Texas

AREA HIGHLIGHTS

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Woodshore Marketplace

-- cont'd

810 Dixie Dr

Kroger

Clute, TX 77531

Dow Chemical, the 2nd-largest global manufacturer of chemicals, has a 4,200 employee facility in the immediate area, with plans to add another 2,000 jobs in 2016 and 500 in 2017

Woodshore Marketplace Shopping Center is located

118 RETAIL**FOR LEASE**

Shoppes at Alvin
1468 S Bypass 35 Hwy
Alvin, TX 77511

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **23,660 SF**
 Typical Floor: **23,660 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **77.4%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **6.07 AC**
 Zoning: **None**
 Parcel No: **0421-0022-000**
 Parking: **-**

**Lease**

Total Available: **5,347 SF**
 Smallest Space: **5,347 SF**
 Max Contig: **5,347 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$21.00**
 Expenses: **2021 Tax @ \$1.11/sf**

For Sale Info**Not For Sale****Presented By**

NAI Partners / Jason Gaines (713) 410-8910

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	5,347	5,347	5,347	\$21.00/nnn	Vacant	Negotiable	New

NAI Partners / Jason Gaines (713) 410-8910

FEATURES • End cap, Drive-Thru or Patio space available • In-line space square footage to suit • Space can be delivered as white box • Main thoroughfare on morning side of road

Building Notes

Area Retailers:
 Wal-Mart Supercenter
 The Home Depot
 H-E-B
 Family Dollar
 O'Reilly
 Auto Zone
 Walgreen's

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Shoppes at Alvin
-- cont'd
1468 S Bypass 35 Hwy
Alvin, TX 77511

119 RETAIL**FOR LEASE**

**209 E Park Ave
Freeport, TX 77541**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **5,346 SF**
 Typical Floor: **5,346 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1920**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.22 AC**
 Zoning: **C**
 Parcel No: **4200-0384-000**
 Parking: **-**

**Lease**

Total Available: **5,346 SF**
 Smallest Space: **4,000 SF**
 Max Contig: **5,346 SF**
 Space Use: **Industrial**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.28/sf**

For Sale Info**Not For Sale****Presented By**

Greg Flaniken and Associates / Ben Miller (979) 299-9457 / Greg Flaniken (979) 233-7828

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,000 - 5,346	5,346	5,346	\$12.00/nnn	30 Days	Negotiable	Direct

Greg Flaniken and Associates / Ben Miller (979) 299-9457 / Greg Flaniken (979) 233-7828

120 RETAIL**FOR LEASE**

Kingsley Crossing
12810 Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **14,451 SF**
 Typical Floor: **14,451 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2017**
 % Leased: **63.9%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.75 AC**
 Zoning: **none**
 Parcel No: **7707-1001-001**
 Parking: **-**

**Lease**

Total Available: **5,215 SF**
 Smallest Space: **2,008 SF**
 Max Contig: **3,207 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$4.37/sf**

For Sale Info**Not For Sale****Presented By**

Shop Companies / Thad Mai (832) 520-2027 / Lindsey McKean (713) 814-4700 X117 / Lindsey McKean (713) 814-4700 x117

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 140	2,008	2,008	2,008	Withheld	Vacant	3-5 yrs	Direct
Shop Companies / Lindsey McKean (713) 814-4700 x117 / Thad Mai (832) 520-2027							
Drive-thru capable. Fully built out as education space but perfect for any retail, fitness or restaurant conversion. Does not have a grease trap.							
P 1st / Suite 160	3,207	3,207	3,207	Withheld	Vacant	3-5 yrs	Direct
Shop Companies / Lindsey McKean (713) 814-4700 x117 / Thad Mai (832) 520-2027							
Drive-thru capable. Fully built out as education space but perfect for any retail, fitness or restaurant conversion. Does not have a grease trap.							

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Kingsley Crossing
-- cont'd
12810 Broadway St
Pearland, TX 77584

121

RETAIL

FOR LEASE

Pearland Town Plaza
3300 Business Center Dr
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **13,650 SF**
 Typical Floor: **10,400 SF**
 Stories: **1**
 Building Status: **Under Construction**
 Year Built: **2022**
 % Leased: **61.9%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.50 AC**
 Zoning: **None**
 Parcel No: **7022-0001-213**
 Parking: **75 Surface Spaces are available**
Ratio of 7.21/1,000 SF

**Lease**

Total Available: **5,200 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **5,200 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$31.00**
 Expenses: **2021 Tax @ \$1.21/sf**

For Sale Info**Not For Sale****Presented By**

Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 x308 / Rafael Melara (713) 623-6944 x326 / Abdul Sabha (713) 623-6944 / Sandy P. Aron (713) 623-6944 x308 / Rafael Melara (713) 623-6944 x326

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200 - 5,200	5,200	5,200	\$31.00/nnn	Vacant	Negotiable	New

Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 x308 / Rafael Melara (713) 623-6944 x326 / Abdul Sabha (713) 623-6944
 - Retail & Medical Space available

122 RETAIL**FOR SALE / FOR LEASE**

Lacks Plantation Center
30-36 Lack Ln
Clute, TX 77531

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **58,745 SF**
 Typical Floor: **58,745 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1969**
 % Leased: **97.6%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **3.40 AC**
 Zoning: **0029**
 Parcel No: **0019-0326-000**
 Parking: **193 Surface Spaces are available**
Ratio of 3.25/1,000 SF

**Lease**

Total Available: **5,180 SF**
 Smallest Space: **1,440 SF**
 Max Contig: **3,740 SF**
 Space Use: **Off/Ret, Retail**
 Rent/SF/Yr: **\$12.00**
 Expenses: **2021 Tax @ \$0.78/sf**

For Sale Info**For Sale - Active****Sales Company**

Vandaveer Commercial: Mike Vandaveer (720) 726-7878, Mark McCrummen (720) 726-7878

Presented By

Vandaveer Commercial / Mark McCrummen (720) 726-7878

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 32 & 30B	3,740	3,740	3,740	\$12.00/nnn	30 Days	Negotiable	Direct
Vandaveer Commercial / Mark McCrummen (720) 726-7878 former dance studio that can be easily converted to retail or office							
P 1st / Suite 88	1,440	1,440	1,440	\$12.00/nnn	Vacant	Negotiable	Direct
Vandaveer Commercial / Mark McCrummen (720) 726-7878 Move-in ready, fully built out retail.							

123 RETAIL**FOR LEASE**

Bldg C - Sunrise Lake Village
9415 Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Freestanding (Neighborhood Center)**
 Class:
 RBA: **32,199 SF**
 Typical Floor: **16,100 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2005**
 % Leased: **84.3%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **2.98 AC**
 Zoning: **Commercial**
 Parcel No: **7863-0001-002**
 Parking: **250 free Surface Spaces are available**
Ratio of 7.76/1,000 SF

**Lease**

Total Available: **5,064 SF**
 Smallest Space: **882 SF**
 Max Contig: **2,682 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$18.00**
 Expenses: **2021 Tax @ \$2.87/sf, 2012 Est Tax @ \$2.36/sf; 2011 Ops @ \$2.48/sf, 2012 Est Ops @ \$3.09/sf**

For Sale Info**Not For Sale****Presented By**

CC Management, Ltd. / Randy Fertitta (713) 963-0963 X5 / Randy Fertitta (713) 963-0963 x5

Amenities

Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 2	1,500	1,500	1,500	\$18.00/nnn	Vacant	1-5 yrs	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
P 2nd / Suite 3	882	882	882	\$18.00/nnn	Vacant	1-5 yrs	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
P 2nd / Suite 4	2,682	2,682	2,682	\$18.00/nnn	Vacant	1-5 yrs	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							

Building Notes

This is a build to suit pad site.



Always There.

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Bldg C - Sunrise Lake Village
-- cont'd
9415 Broadway St
Pearland, TX 77584

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124 INDUSTRIAL

FOR LEASE

**10498 County Road 190
Alvin, TX 77511**



Lease

Total Available: **5,000 SF**
Warehouse Avail: **5,000 SF**
Office Avail: **0 SF**
CAM: **-**
Smallest Space: **5,000 SF**
Max Contig: **5,000 SF**
Space Use: **Industrial**
Rent/SF/yr: **\$9.00**
Expenses: **2021 Tax @ \$1.84/sf**

Structure

Building Type: Class B Industrial	Ceiling Height: 20'0"	Stories: 1
SubType: -	Column Spacing: 50'w	Power: 400a/240v 3p
RBA: 5,000 SF	Drive Ins: 2	Const Mat: Metal
Typical Floor: 5,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 2010	Rail Spots: -	Land Area: 1 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.11
Owner Occupied: -	Loading Docks: None	Levelators: None
Owner Type: Individual	Utilities: -	
Zoning: -	Tenancy: -	
Parcel No: 0477-0043-013	Parking: Ratio of 0.00/1,000 SF	

For Sale Info

Not For Sale

Features

Fenced Lot

Presented By

APEX Realtors / Farid Chatur (832) 685-2739 / Daniel Bekele (713) 377-4391

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	5,000	5,000	\$9.00/fs	Vacant	Negotiable	Direct

APEX Realtors / Daniel Bekele (713) 377-4391

125 OFFICE**FOR SALE / FOR LEASE**

Building 6 - The Offices at Reflection Bay
12234 Shadow Creek Pky
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **5,000 SF**
 Typical Floor: **2,854 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2017**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **0.30 AC**
 Zoning: **-**
 Parcel No: **7470-0001-004, 7470-0001-012**
 Parking: **Ratio of 0.00/1,000 SF**

**Lease**

Total Available: **5,000 SF**
 Smallest Space: **710 SF**
 Max Contig: **2,854 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$21.00-\$23.00**
 Expenses: **2021 Tax @ \$5.85/sf, 2012 Est Tax @ \$16.01/sf; 2012 Est Ops @ \$10.93/sf**

For Sale Info

For Sale at \$499,000 (\$99.80/SF) - Active

Sales Company

RE/MAX Legacy Living - Commercial Division: Jemila Winsey (281) 671-6288

Presented By

RE/MAX Legacy Living - Commercial Division / Jemila Winsey (281) 671-6288

Amenities

Air Conditioning

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	710	710	710	No	\$23.00/nnn	Vacant	Negotiable	Direct
RE/MAX Legacy Living - Commercial Division / Jemila Winsey (281) 671-6288								
P 1st / Suite 102	717	717	717	No	\$21.00/nnn	Vacant	Negotiable	Direct
RE/MAX Legacy Living - Commercial Division / Jemila Winsey (281) 671-6288								
P 1st / Suite 112	717	717	717	No	\$21.00/nnn	Vacant	Negotiable	Direct
RE/MAX Legacy Living - Commercial Division / Jemila Winsey (281) 671-6288								

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Building 6 - The Offices at Reflection Bay

-- cont'd

12234 Shadow Creek Pky

Pearland, TX 77584

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 114	710	710	710	No	\$23.00/nnn	Vacant	Negotiable	Direct
RE/MAX Legacy Living - Commercial Division / Jemila Winsey (281) 671-6288								

126 INDUSTRIAL**FOR LEASE**

**2004 Victoria St
Freeport, TX 77541**

Lease

Total Available: **5,000 SF**
 Warehouse Avail: **5,000 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **5,000 SF**
 Max Contig: **5,000 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$9.60**
 Expenses: **2021 Tax @ \$0.62/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 5,000 SF	Drive Ins: 2 - 14'0"w x 18'0"h	Const Mat: -
Typical Floor: 5,000 SF	Crane: None	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1977	Rail Spots: None	Land Area: 1 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.11
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Corporate/User	Utilities: -	
Zoning: C	Tenancy: -	
Parcel No: 2114-0030-000	Parking: 40 free Surface Spaces are available Ratio of 10.00/1,000 SF	

For Sale Info**Features****Not For Sale**

Fenced Lot

Presented By

Greg Flaniken and Associates / Ben Miller (979) 299-9457

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	5,000	5,000	\$9.60/nnn	Vacant	3-5 yrs	Direct

Greg Flaniken and Associates / Ben Miller (979) 299-9457

Newly renovated and added on new warehouse space, \$ 4000 per month NNN. The building is on 0.90 acres of land .We just dropped the lease to \$ 4,000 per month

127 INDUSTRIAL**FOR LEASE**

**1809 Yellowstone St
Freeport, TX 77541**

Lease

Total Available: **5,000 SF**
 Warehouse Avail: **5,000 SF/2,000 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **5,000 SF**
 Max Contig: **7,500 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$2.71/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 5,000 SF	Drive Ins: -	Const Mat: Masonry
Typical Floor: 5,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1960	Rail Spots: -	Land Area: 0.48 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.24
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Individual	Utilities: -	
Zoning: C	Tenancy: Multiple Tenant	
Parcel No: 8115-0040-000	Parking: Ratio of 0.00/1,000 SF	

For Sale Info**Not For Sale****Presented By**

Greg Flaniken and Associates / Ben Miller (979) 299-9457

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	5,000/2,000 ofc	7,500	Withheld	Vacant	3-5 yrs	New

Greg Flaniken and Associates / Ben Miller (979) 299-9457

TWO BUILDINGS, ONE 5000 SQ. FT. ANOTHER 2500 SQ. FT. INCLUDING 0.70 ACRES

128 RETAIL**FOR LEASE**

**1913 S Gordon St
Alvin, TX 77511**

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **7,200 SF**
 Typical Floor: **7,200 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1969**
 % Leased: **33.3%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.54 AC**
 Zoning: **0064**
 Parcel No: **0225-0040-000**
 Parking: **Ratio of 0.00/1,000 SF**

**Lease**

Total Available: **4,800 SF**
 Smallest Space: **4,800 SF**
 Max Contig: **4,800 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$7.80**
 Expenses: **2021 Tax @ \$1.39/sf**

For Sale Info**Not For Sale****Presented By**

Ardent Hardcastle Real Estate / Michael Gage (281) 382-5460
 Zann Commercial Brokerage, Inc.

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A	4,800	4,800	4,800	\$7.80/nnn	Vacant	3-5 yrs	Direct

Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460

Roughly 4800 Sf of retail space. 60 Ft x 80 Ft. Fronting S Gordon St in Alvin, TX. Open layout.

129 OFFICE**FOR LEASE**

Bldg 6 - Pearland Office Park
2743 Smith Ranch Rd
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **4,800 SF**
 Typical Floor: **4,800 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **25.0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **30.71 AC**
 Zoning: **Commercial**
 Parcel No: **0304-0010-000**
 Parking: **-**

**Lease**

Total Available: **4,800 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$24.00**
 Expenses: **2021 Tax @ \$6.50/sf**

For Sale Info**Not For Sale****Presented By**

King Fay Realty Inc. / Jacqueline Shao (713) 392-8918 / Fei Jin (832) 539-6468
 Sugar Land Properties LLC / Holly Yu (832) 341-0241

Amenities

Air Conditioning, Central Heating, Hardwood Floors, Natural Light, Partitioned Offices

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 601	1,200	1,200	1,200	No	Withheld	Vacant	Negotiable	Direct
King Fay Realty Inc. / Jacqueline Shao (713) 392-8918 / Fei Jin (832) 539-6468								
P 1st / Suite 602	1,200	1,200	1,200	No	Withheld	Vacant	Negotiable	Direct
King Fay Realty Inc. / Jacqueline Shao (713) 392-8918 / Fei Jin (832) 539-6468								
Tile Roof, 4 Offices, 1 Break Room, 1 Reception, 1 Bathroom								
P 1st / Suite 603	1,200	1,200	1,200	No	\$24.00/n	Vacant	1-5 yrs	Direct
Sugar Land Properties LLC / Holly Yu (832) 341-0241								

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Bldg 6 - Pearland Office Park
-- cont'd
2743 Smith Ranch Rd
Pearland, TX 77584

130 OFFICE**FOR LEASE**

Building 16 - Kinglsey Ridge at Broadway S
3129 Kingsley Dr
Pearland, TX 77584

Structure

Building Type: **Office**
 Class: **B**
 RBA: **4,900 SF**
 Typical Floor: **4,900 SF**
 Stories: **1**
 Building Status: **Under Construction**
 Year Built: **2022**
 % Leased: **2.3%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **8.65 AC**
 Zoning: **-**
 Parcel No: **5644-0000-002**
 Parking: **-**

**Lease**

Total Available: **4,786 SF**
 Smallest Space: **1,225 SF**
 Max Contig: **2,336 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$25.45-\$26.00**

For Sale Info**Not For Sale****Presented By**

SHB Development LLC / Fleming Lester (832) 772-6866 X103 / Fleming Lester (832) 772-6866 x103
 Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1610	1,225	1,225	1,225	No	\$25.45/mg	Vacant	Negotiable	Direct

Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767

131**RETAIL****FOR LEASE**

**1515 N Main St
Pearland, TX 77581**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **4,775 SF**
 Typical Floor: **4,775 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1947**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Corporate/User**
 Tenancy: **Single Tenant**
 Land Area: **10 AC**
 Zoning: **-**
 Parcel No: **0542-0036-120**
 Parking: **15 Surface Spaces are available**
Ratio of 3.14/1,000 SF

**Lease**

Total Available: **4,775 SF**
 Smallest Space: **4,775 SF**
 Max Contig: **4,775 SF**
 Space Use: **Flex**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$1.87/sf**

For Sale Info**Not For Sale****Presented By**

ARC Real Estate Management / Jeremy Moss (713) 290-0950

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,775	4,775	4,775	Withheld	Vacant	5 yrs	Direct

ARC Real Estate Management / Jeremy Moss (713) 290-0950

Wide open flex space. Can be used as ware house and retail hybrid. Great visability and easy access.

132 INDUSTRIAL**FOR LEASE**

Bayou Service Center
4101 Rice Drier Rd
Pearland, TX 77581

Lease

Total Available: **4,750 SF**
 Warehouse Avail: **4,750 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **1,250 SF**
 Max Contig: **3,500 SF**
 Space Use: **Flex, Industrial**
 Rent/SF/yr: **\$8.64-\$9.77**
 Expenses: **2021 Tax @ \$1.40/sf; 2011 Est Ops @ \$1.44/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: 16'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: 200a 3p
RBA: 22,316 SF	Drive Ins: 16 - 10'0" w x 12'0" h	Const Mat: Metal
Typical Floor: 22,316 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1982	Rail Spots: None	Land Area: 1.81 AC
% Leased: 78.7%	Cross Docks: -	Building FAR: 0.28
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Individual	Utilities: -	
Zoning: 0037	Tenancy: Multiple Tenant	
Parcel No: 7239-0001-002	Parking: 40 Surface Spaces are available Ratio of 1.79/1,000 SF	

For Sale Info**Features****Not For Sale**

Air Conditioning

Presented By

Bernell & Associates / John Harrison (713) 526-1094 X223 / Ron Bernell (713) 526-1094 / John Harrison (713) 526-1094 x223

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 4101	3,500	3,500	\$9.77/mg	Vacant	Negotiable	Direct
Bernell & Associates / Ron Bernell (713) 526-1094 / John Harrison (713) 526-1094 x223 Former gym. Multiple offices and large warehouse. Call John for details 7134081631.						
P 1st / Suite 4111	1,250	1,250	\$8.64/mg	Vacant	Negotiable	Direct
Bernell & Associates / Ron Bernell (713) 526-1094 / John Harrison (713) 526-1094 x223 Office with warehouse. Call John for details 7134081631.						

Building Notes

Property Features:

Business Park fronts on Rice Drier Road , off corner with N. Main St. aka Telephone Road, in Pearland Texas . Close to Wal-Mart and intersection with FM 518.

A typical 1250 SF office/warehouse has approx 288 SF of office and 1 bathroom, with approx. 962 SF warehouse. Warehouse has a 10x12 overhead door. Inquire about occupancy.

Located in Pearland, Texas this business park has office/warehouse space available.

No automotive or motorcycle-related business please.

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Bayou Service Center
-- cont'd
4101 Rice Drier Rd
Pearland, TX 77581

133 RETAIL**FOR LEASE**

West Pearland Plaza
5730 W Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **21,988 SF**
 Typical Floor: **21,988 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **78.8%**
 Owner Occupied: **No**
 Owner Type: **Corporate/User**
 Tenancy: **Multiple Tenant**
 Land Area: **1.51 AC**
 Zoning: **None**
 Parcel No: **4100-0003-002**
 Parking: **100 free Surface Spaces are available**
Ratio of 4.55/1,000 SF

**Lease**

Total Available: **4,672 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **3,172 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$18.00**
 Expenses: **2021 Tax @ \$1.95/sf; 2012 Ops @ \$3.29/sf**

For Sale Info**Not For Sale****Presented By**

Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363 / Joe Bayne (713) 464-1001

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 104	1,500	1,500	1,500	\$18.00/nnn	Vacant	Negotiable	Direct
Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Joe Bayne (713) 464-1001							
P 1st / Suite 114	3,172	3,172	3,172	\$18.00/nnn	Vacant	Negotiable	Direct
Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Joe Bayne (713) 464-1001							

134 RETAIL**FOR LEASE**

Silver Pear Plaza - Silver Pear 518 Business
8703 Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **16,074 SF**
 Typical Floor: **16,074 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2005**
 % Leased: **71.7%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.74 AC**
 Zoning: **0060**
 Parcel No: **0506-0058-000**
 Parking: **80 free Surface Spaces are available**
Ratio of 6.02/1,000 SF

**Lease**

Total Available: **4,550 SF**
 Smallest Space: **2,250 SF**
 Max Contig: **4,550 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$19.00**
 Expenses: **2021 Tax @ \$4.65/sf**

For Sale Info**Not For Sale****Presented By**

Oliver Commercial Real Estate / Tara Oliver (281) 558-1111 / Karl Oliver (281) 558-1111

Amenities

Drive Thru, Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,250 - 4,550	4,550	4,550	\$19.00/nnn	Vacant	3-10 yrs	Direct

Oliver Commercial Real Estate / Tara Oliver (281) 558-1111 / Karl Oliver (281) 558-1111

135 RETAIL**FOR LEASE**

Bldg 2 - Four Corners Shopping Center
120 Circle Way St
Lake Jackson, TX 77566

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **8,000 SF**
 Typical Floor: **8,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1979**
 % Leased: **43.1%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **-**
 Land Area: **6.12 AC**
 Zoning: **-**
 Parcel No: **0069-0036-000**
 Parking: **-**

**Lease**

Total Available: **4,550 SF**
 Smallest Space: **800 SF**
 Max Contig: **2,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.25/sf**

For Sale Info**Not For Sale****Presented By**

Sona Development LLC / Robert J. Naggar (713) 523-4988

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	800	800	800	Withheld	Vacant	Negotiable	Direct
Sona Development LLC / Robert J. Naggar (713) 523-4988							
P 1st	2,000	2,000	2,000	Withheld	Vacant	Negotiable	Direct
Sona Development LLC / Robert J. Naggar (713) 523-4988							
P 1st	1,750	1,750	1,750	Withheld	Vacant	1-10 yrs	Direct
Sona Development LLC / Robert J. Naggar (713) 523-4988							

136 RETAIL**FOR LEASE**

Building 100 - Pearland Town Center
11200 Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **15,598 SF**
 Typical Floor: **15,598 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2007**
 % Leased: **83.9%**
 Owner Occupied: **No**
 Owner Type: **Public REIT**
 Tenancy: **Multiple Tenant**
 Land Area: **1.02 AC**
 Zoning: **-**
 Parcel No: **7022-0001-123**
 Parking: **Ratio of 4.00/1,000 SF**

**Lease**

Total Available: **4,538 SF**
 Smallest Space: **803 SF**
 Max Contig: **2,517 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$11.37/sf**

For Sale Info**Not For Sale****Presented By**

Evergreen Commercial Realty / Lilly Golden (713) 664-3634 X1 / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 x1
 CBL Properties, Inc. / Michael J. Stanley (409) 898-2224

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	2,517	2,517	2,517	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Realty / Lilly Golden (713) 664-3634 x1 / Haley Golden (713) 664-3634							
P 1st / Suite 150	1,218	1,218	1,218	Withheld	60 Days	Negotiable	Direct
Evergreen Commercial Realty / Lilly Golden (713) 664-3634 x1 / Haley Golden (713) 664-3634							
P 1st / Suite 170	803	803	803	Withheld	30 Days	Negotiable	Direct
Evergreen Commercial Realty / Lilly Golden (713) 664-3634 x1 / Haley Golden (713) 664-3634							

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Building 100 - Pearland Town Center

-- cont'd

11200 Broadway St

Pearland, TX 77584

137 RETAIL**FOR LEASE**

**3414 Business Center Dr
Pearland, TX 77584**

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **8,800 SF**
 Typical Floor: **8,800 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **50.0%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **1.03 AC**
 Zoning: **None**
 Parcel No: **6563-0001-002**
 Parking: **57 Surface Spaces are available
Ratio of 5.52/1,000 SF**

**Lease**

Total Available: **4,400 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **4,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$31.00**
 Expenses: **2021 Tax @ \$2.73/sf**

For Sale Info**Not For Sale****Presented By**

Garbo Construction LLC / Peter Wood (713) 269-3058

Amenities

Drive Thru

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 110	2,000	4,400	4,400	\$31.00/nnn	Vacant	Negotiable	New
Garbo Construction LLC / Peter Wood (713) 269-3058							
P 1st / Suite 140	1,200	4,400	4,400	\$31.00/nnn	Vacant	Negotiable	New
Garbo Construction LLC / Peter Wood (713) 269-3058							
P 1st / Suite 150	1,200	4,400	4,400	\$31.00/nnn	Vacant	Negotiable	New
Garbo Construction LLC / Peter Wood (713) 269-3058							

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3414 Business Center Dr
-- cont'd
Pearland, TX 77584

138 RETAIL**FOR LEASE**

Aldi
206 Highway 332 E
Lake Jackson, TX 77566

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **23,500 SF**
 Typical Floor: **23,500 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1998**
 % Leased: **81.4%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **1.93 AC**
 Zoning: **None**
 Parcel No: **7133-0005-130**
 Parking: **100 Surface Spaces are available**
Ratio of 4.26/1,000 SF

**Lease**

Total Available: **4,362 SF**
 Smallest Space: **4,362 SF**
 Max Contig: **4,362 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.33/sf; 2006**
Combined Est Tax/Ops @ \$3.18/sf

For Sale Info**Not For Sale****Presented By**

Streetwise Retail Advisors / Chris Pitts (713) 773-5558 / Joe Silver (713) 595-9500 X5579 / Joe Silver (713) 595-9500 x5579

Amenities

Freeway Visibility, Pylon Sign, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,362	4,362	4,362	Withheld	Vacant	Negotiable	Direct

Streetwise Retail Advisors / Joe Silver (713) 595-9500 x5579 / Chris Pitts (713) 773-5558

139 RETAIL**FOR LEASE**

**1483 E Tx-6 Hwy
Alvin, TX 77511**

Structure

Building Type: **Retail**
 SubType: **Restaurant**
 Class: **-**
 RBA: **4,286 SF**
 Typical Floor: **4,286 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1993**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **1.03 AC**
 Zoning: **0121**
 Parcel No: **0227-0102-110**
 Parking: **87 free Surface Spaces are available**
Ratio of 10.00/1,000 SF

**Lease**

Total Available: **4,286 SF**
 Smallest Space: **4,286 SF**
 Max Contig: **4,286 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2020 Tax @ \$4.66/sf**

For Sale Info**Not For Sale****Presented By**

Streetwise Retail Advisors / Joe Silver (713) 595-9500 X5579 / Joe Silver (713) 595-9500 x5579

Amenities

Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,286	4,286	4,286	Withheld	30 Days	Negotiable	Direct

Streetwise Retail Advisors / Joe Silver (713) 595-9500 x5579

For Lease- 2nd generation Restaurant property

140 RETAIL**FOR LEASE**

Bldg. B - Pearland Corners I
1635 Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **22,495 SF**
 Typical Floor: **22,495 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2003**
 % Leased: **81.3%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **6.08 AC**
 Zoning: **-**
 Parcel No: **7032-0000-000**
 Parking: **120 free Surface Spaces are available**
Ratio of 5.38/1,000 SF

**Lease**

Total Available: **4,206 SF**
 Smallest Space: **2,036 SF**
 Max Contig: **2,170 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$18.00-\$20.00**
 Expenses: **2021 Tax @ \$4.47/sf, 2016 Est Tax @ \$2.51/sf; 2016 Est Ops @ \$3.92/sf**

For Sale Info**Not For Sale****Presented By**

Global Fund Investments / Edward Le (832) 203-0606 X106 / Edward Le (832) 203-0606 x106

Amenities

Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B-106	2,036	2,036	2,036	\$18.00/nnn	Vacant	Negotiable	Direct
Global Fund Investments / Edward Le (832) 203-0606 x106							
P 1st / Suite B-108	2,170	2,170	2,170	\$20.00/nnn	Vacant	Negotiable	Direct
Global Fund Investments / Edward Le (832) 203-0606 x106							

Building Notes

38,042 square foot Retail Center located at the Northwest corner of FM 518 and Dixie Farm Road in Pearland.

Tenants include CiCi's Pizza, Subway, and Sports Clips

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Bldg. B - Pearland Corners I

-- cont'd

1635 Broadway St

Pearland, TX 77581

141**RETAIL****FOR LEASE**

Angleton Plaza Shopping Center
1205-1223 N Velasco St
Angleton, TX 77515

Structure

Building Type: **Retail**
 Class: -
 RBA: **17,285 SF**
 Typical Floor: **17,285 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: -
 % Leased: **75.7%**
 Owner Occupied: -
 Owner Type: **Other - Private**
 Tenancy: -
 Land Area: **6.79 AC**
 Zoning: -
 Parcel No: **5686-0002-000**
 Parking: -

**Lease**

Total Available: **4,200 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **2,700 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.42/sf**

For Sale Info**Not For Sale****Presented By**

Weitzman / James Namken (713) 980-5622

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1215	2,700	2,700	2,700	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622							
P 1st / Suite 1219	1,500	1,500	1,500	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622							

142 OFFICE**FOR LEASE**

Bldg B - Silverlake Plaza II
9330 W Broadway St
Pearland, TX 77584

Structure

Building Type: **Office**
 Class: **B**
 RBA: **22,200 SF**
 Typical Floor: **11,100 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2000**
 % Leased: **81.1%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **6.08 AC**
 Zoning: **N/A**
 Parcel No: **7583-5000-001**
 Parking: **50 free Surface Spaces are available**
Ratio of 2.25/1,000 SF

**Lease**

Total Available: **4,199 SF**
 Smallest Space: **1,380 SF**
 Max Contig: **2,819 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$17.00**
 Expenses: **2021 Tax @ \$8.17/sf, 2011 Est Tax @ \$1.00/sf; 2011 Ops @ \$8.24/sf**

For Sale Info**Not For Sale****Presented By**

LandPark Commercial / Shazib Iqbal (713) 993-7169 / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B306	1,380	1,380	1,380	\$17.00/nnn	Vacant	3-5 yrs	Direct
LandPark Commercial / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200							
Description Retail/Office Development center at prime retail intersection in Pearland's hottest retail district. Located east of the CR 90 and Broadway/ FM 518 intersection close to Smith Rd in the Silverlake subdivision of Pearland. Center has high traffic counts and great visibility.							
P 2nd / Suite B328	2,819	2,819	2,819	\$17.00/nnn	Vacant	3-5 yrs	Direct
LandPark Commercial / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200							

143 RETAIL**FOR LEASE**

Dixie Shopping Center - Gulf Shopping Center
815 Dixie Dr
Clute, TX 77531

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **30,000 SF**
 Typical Floor: **30,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1980**
 % Leased: **86.3%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.75 AC**
 Zoning: **None**
 Parcel No: **2115-0066-130**
 Parking: **130 free Surface Spaces are available**
Ratio of 4.33/1,000 SF

**Lease**

Total Available: **4,100 SF**
 Smallest Space: **1,100 SF**
 Max Contig: **4,100 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$12.00**
 Expenses: **2021 Tax @ \$1.09/sf, 2012 Est Tax @ \$0.71/sf; 2014 Ops @ \$2.16/sf, 2012 Est Ops @ \$1.32/sf**

For Sale Info**Not For Sale****Presented By**

Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889

Amenities

24 Hour Access, Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,100 - 4,100	4,100	4,100	\$12.00/nnn	Vacant	3-5 yrs	Direct

Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889

Last remaining vacancy in a newly remodeled shopping center. Recent renovation includes new facade, pylon sign, parking lot lighting, stone face on storefront, lighting accents on building, and new landscaping. This center offers Class A quality at a Class B rent rate.

Building Notes**Description**

Highly visible shopping center on one of the principal commercial thoroughfares in fast-growing southern Brazoria County, where local industry has announced \$30 Billion in plant expansions over the next few years. Space available ranges from a 1700 sq ft restaurant up to 10,000 sq ft total,

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Dixie Shopping Center - Gulf Shopping Center **-- cont'd** **815 Dixie Dr** **Clute, TX 77531**

with wide flexibility to tailor the size to a tenant's needs.

Located less than 1/4 mile from one of the main entrances to Dow Chemical, the largest employer in Brazoria County.

Highly visible shopping center on one of the principal commercial thoroughfares in fast-growing southern Brazoria County, where local industry has announced \$30 Billion in plant expansions over the next few years. Space available ranges from a 1700 sq ft restaurant up to 10,000 sq ft total, with wide flexibility to tailor the size to a tenant's needs.

Located less than 1/4 mile from one of the main entrances to Dow Chemical, the largest employer in Brazoria County.

144 RETAIL**FOR LEASE**

Meadow Park - Highland Square Shopping
2625 S Loop 35
SM1462 & Loop 35
Alvin, TX 77511

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **117,492 SF**
 Typical Floor: **117,492 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1976**
 % Leased: **96.5%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **10.81 AC**
 Zoning: **Commercial**
 Parcel No: **6556-0001-000**
 Parking: **546 free Surface Spaces are available**
Ratio of 4.30/1,000 SF

**Lease**

Total Available: **4,100 SF**
 Smallest Space: **1,300 SF**
 Max Contig: **1,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$12.00**
 Expenses: **2021 Tax @ \$1.23/sf; 2013 Ops @ \$2.59/sf**

For Sale Info**Not For Sale****Presented By**

Cass Shewbart / Cass Shewbart (281) 331-6695

Amenities

Banking, Enclosed Mall, Freeway Visibility, Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,400	1,400	1,400	\$12.00/nnn	Vacant	Negotiable	Direct
Cass Shewbart / Cass Shewbart (281) 331-6695							
P 1st	1,400	1,400	1,400	\$12.00/nnn	Vacant	Negotiable	Direct
Cass Shewbart / Cass Shewbart (281) 331-6695							
P 1st / Suite 192	1,300	1,300	1,300	\$12.00/nnn	Vacant	Negotiable	Direct
Cass Shewbart / Cass Shewbart (281) 331-6695							

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Meadow Park - Highland Square Shopping
Center
-- cont'd
2625 S Loop 35
SM1462 & Loop 35
Alvin, TX 77511

145 OFFICE**FOR LEASE**

**2010 Broadway St
Pearland, TX 77581**

Structure

Building Type: **Office**
 Class: **C**
 RBA: **4,073 SF**
 Typical Floor: **4,073 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1964**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.28 AC**
 Zoning: **None**
 Parcel No: **7510-0024-000**
 Parking: **15 free Surface Spaces are available
Ratio of 2.86/1,000 SF**

**Lease**

Total Available: **4,073 SF**
 Smallest Space: **200 SF**
 Max Contig: **2,500 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$25.20**
 Expenses: **2019 Tax @ \$1.04/sf**

For Sale Info**Not For Sale****Presented By**

Absolute Realty Group, Inc. / Diem Vu (832) 243-1548 / Kevin Duc Nguyen (832) 243-1548

Amenities

Air Conditioning, Central Heating, Fully Carpeted

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,500	2,500	2,500	Withheld	Vacant	Negotiable	Direct
Absolute Realty Group, Inc. / Diem Vu (832) 243-1548							
Ideal Office spaces for LEASE on Broadway (FM 518), easy access to Pearland Parkway and Dixie Farm rd Available spaces are marked with red color on Suite map attached under photo section. Spaces will be available to move in by Sep 1st, 2020							
P 1st / Suite 2010	200 - 2,500	2,500	2,500	\$25.20/fs	Vacant	Negotiable	Direct
Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 243-1548							
Space from 200 sq.ft to 1,500 sq.ft available for most use. Doctors, Insurance, Real Estate, Skin care, Thereapy, small office spaces...							

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2010 Broadway St
-- cont'd
Pearland, TX 77581

146 RETAIL**FOR LEASE**

**173 Tovrea Rd
Alvin, TX 77511**

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **14,687 SF**
 Typical Floor: **14,687 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2004**
 % Leased: **72.4%**
 Owner Occupied: **No**
 Owner Type: **Equity Funds**
 Tenancy: **Multiple Tenant**
 Land Area: **1.85 AC**
 Zoning: **-**
 Parcel No: **8150-0000-006**
 Parking: **76 free Surface Spaces are available
Ratio of 5.17/1,000 SF**

**Lease**

Total Available: **4,060 SF**
 Smallest Space: **1,560 SF**
 Max Contig: **2,500 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.36/sf; 2006
Combined Est Tax/Ops @ \$4.03/sf**

For Sale Info**Not For Sale****Presented By**

MRP Capital Group / Paul Redel (636) 707-1273 / John Cusumano (314) 628-8499

Amenities

Freeway Visibility, Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,560	1,560	1,560	Withheld	Vacant	Negotiable	Direct
MRP Capital Group / Paul Redel (636) 707-1273 / John Cusumano (314) 628-8499							
P 1st	2,500	2,500	2,500	Withheld	Vacant	Negotiable	Direct
MRP Capital Group / Paul Redel (636) 707-1273 / John Cusumano (314) 628-8499							

147 RETAIL**FOR LEASE**

Shadow Creek Plaza
SH288 Frontage
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **14,250 SF**
 Typical Floor: **14,250 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **71.7%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.65 AC**
 Zoning: **-**
 Parcel No: **7954-0001-008**
 Parking: **-**

**Lease**

Total Available: **4,036 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **2,180 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$31.00**
 Expenses: **2021 Tax @ \$2.75/sf**

For Sale Info**Not For Sale****Presented By**

Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 X308 / Rafael Melara (713) 623-6944 X326 / Abdul Sabha (713) 623-6944 / Sandy P. Aron (713) 623-6944 x308 / Rafael Melara (713) 623-6944 x326

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200 - 1,856	1,856	1,856	\$31.00/nnn	Vacant	Negotiable	Direct
Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 x308 / Rafael Melara (713) 623-6944 x326 / Abdul Sabha (713) 623-6944							
P 1st	1,200 - 2,180	2,180	2,180	\$31.00/nnn	Vacant	Negotiable	Direct
Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 x308 / Rafael Melara (713) 623-6944 x326 / Abdul Sabha (713) 623-6944							

148 RETAIL**FOR LEASE**

**113 Oyster Creek Dr
Lake Jackson, TX 77566**

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **4,036 SF**
 Typical Floor: **4,036 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1975**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.60 AC**
 Zoning: **1208**
 Parcel No: **5850-1202-000**
 Parking: **41 Surface Spaces are available
Ratio of 10.00/1,000 SF**

**Lease**

Total Available: **4,036 SF**
 Smallest Space: **489 SF**
 Max Contig: **1,178 SF**
 Space Use: **Off/Ret, Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$1.39/sf**

For Sale Info**Not For Sale****Presented By**

Realm Real Estate Professionals / Murad Hemani (713) 471-0375

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 115	1,178	1,178	1,178	Withheld	Vacant	Negotiable	New
Realm Real Estate Professionals / Murad Hemani (713) 471-0375							
Newly renovated center interior and exterior redo. within proximity to HEB, CVS in densely populated side of Lake Jackson. 6 spaces total, 5 in main center and 1 freestanding 115 Oyster Creek Dr. Ample parking and pylon for each tenant and freestanding sign for 115 Oyster creek.							
P 1st / Suite B	978	978	978	Withheld	Vacant	Negotiable	New
Realm Real Estate Professionals / Murad Hemani (713) 471-0375							
P 1st / Suite C	489	489	489	\$26.00/nnn	Vacant	Negotiable	New
Realm Real Estate Professionals / Murad Hemani (713) 471-0375							
P 1st / Suite D	606	606	606	\$26.00/nnn	Vacant	Negotiable	New
Realm Real Estate Professionals / Murad Hemani (713) 471-0375							
P 1st / Suite E	785	785	785	Withheld	Vacant	Negotiable	Direct
Realm Real Estate Professionals / Murad Hemani (713) 471-0375							

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113 Oyster Creek Dr
-- cont'd
Lake Jackson, TX 77566

149 RETAIL**FOR LEASE**

West Oaks Centre
6516 W Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Freestanding (Strip Center)**
 Class: **-**
 RBA: **22,000 SF**
 Typical Floor: **22,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1999**
 % Leased: **81.9%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **3.11 AC**
 Zoning: **Commercial**
 Parcel No: **0241-0025-110**
 Parking: **115 free Surface Spaces are available**
Ratio of 5.23/1,000 SF

**Lease**

Total Available: **3,982 SF**
 Smallest Space: **1,750 SF**
 Max Contig: **2,232 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$15.60**
 Expenses: **2021 Tax @ \$2.85/sf, 2012 Est Tax @ \$2.13/sf; 2011 Ops @ \$0.53/sf, 2012 Est Ops @ \$2.57/sf**

For Sale Info**Not For Sale****Presented By**

Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 136	1,750	1,750	1,750	\$15.60/nnn	Vacant	Negotiable	Direct
Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363							
P 1st / Suite 144	2,232	2,232	2,232	\$15.60/nnn	Vacant	Negotiable	Direct
Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363							
*Former Daycare							

150 OFFICE**FOR LEASE**

Silverlake Professional Building
2225 CR 90
Pearland, TX 77584

Structure

Building Type: **Office**
 Class: **B**
 RBA: **19,393 SF**
 Typical Floor: **9,697 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2002**
 % Leased: **79.9%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.43 AC**
 Zoning: **-**
 Parcel No: **7583-0101-003**
 Parking: **60 Surface Spaces are available**
Ratio of 3.09/1,000 SF

**Lease**

Total Available: **3,900 SF**
 Smallest Space: **1,155 SF**
 Max Contig: **1,457 SF**
 Space Use: **Off/Ret, Office**
 Rent/SF/Yr: **\$18.00-\$24.00**
 Expenses: **2021 Tax @ \$3.03/sf; 2007 Ops @ \$8.03/sf**

For Sale Info**Not For Sale****Presented By**

Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Kathy Jones (713) 464-1001

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 105	1,457	1,457	1,457	\$18.00/nnn	Vacant	Negotiable	Direct
Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363							
P 1st / Suite 107	1,155	1,155	1,155	\$18.00/nnn	Vacant	Negotiable	Direct
Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363							
P 2nd / Suite 201-I	1,288	1,288	1,288	\$24.00/fs	Vacant	Negotiable	Direct
Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363							

Building Notes

19,393 square foot Medical Professional Building located at 2225 County Road 90 in Pearland. Tenants include Johnston and Harrington P.C., Counseling Connections for Change, K-Del's Salon, Advance Eye Care, Pearland ENT, and Dr. Mark Moss.

APN:7583-0101-003

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Silverlake Professional Building
-- cont'd
2225 CR 90
Pearland, TX 77584

151 INDUSTRIAL**FOR LEASE****23147 W Highway 6
Alvin, TX 77511****Lease**

Total Available: **3,850 SF**
 Warehouse Avail: **0 SF**
 Office Avail: **3,850 SF**
 CAM: **-**
 Smallest Space: **3,850 SF**
 Max Contig: **3,850 SF**
 Space Use: **Office**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$0.60/sf**

Structure

Building Type: Class C Industrial	Ceiling Height: 9'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 58,824 SF	Drive Ins: 5	Const Mat: -
Typical Floor: 58,824 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1978	Rail Spots: None	Land Area: 6.57 AC
% Leased: 93.5%	Cross Docks: -	Building FAR: 0.21
Owner Occupied: Yes	Loading Docks: None	Levelators: None
Owner Type: Other - Private	Utilities: -	
Zoning: -	Tenancy: Multiple Tenant	
Parcel No: 0230-0042-005	Parking: 16 Surface Spaces are available	
	Ratio of 0.27/1,000 SF	

For Sale Info**Not For Sale****Presented By**

Pat Griffin Realty / Becky Cornelius (713) 208-1814

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	3,850	3,850	\$12.00/mg	Vacant	Negotiable	Direct

Pat Griffin Realty / Becky Cornelius (713) 208-1814

Great executive or industrial executive offices with conference room, kitchen, 2 baths. Clean, well maintained and ready to move in. Warehouses in back are all in use. Right past 146 on Hwy 6 heading toward 288.

152 RETAIL**FOR LEASE**

Retail B - The Crossing at 288
10645 Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **21,855 SF**
 Typical Floor: **21,855 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2002**
 % Leased: **82.7%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **2.31 AC**
 Zoning: **-**
 Parcel No: **7953-0001-009**
 Parking: **110 free Surface Spaces are available**
Ratio of 4.80/1,000 SF

**Lease**

Total Available: **3,781 SF**
 Smallest Space: **1,177 SF**
 Max Contig: **2,604 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$4.51/sf**

For Sale Info**Not For Sale****Presented By**

Weitzman / James Namken (713) 980-5622 / Kyle Knight (713) 335-4532

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 114	1,177	1,177	1,177	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622 / Kyle Knight (713) 335-4532							
P 1st / Suite 121	2,604	2,604	2,604	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622 / Kyle Knight (713) 335-4532							

153**RETAIL****FOR LEASE**

**1109 W Tx-6 Hwy
Alvin, TX 77511**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **6,250 SF**
 Typical Floor: **6,250 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2012**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.35 AC**
 Zoning: **0110**
 Parcel No: **3690-0446-000**
 Parking: **12 free Surface Spaces are available**
Ratio of 1.92/1,000 SF

**Lease**

Total Available: **3,750 SF**
 Smallest Space: **3,750 SF**
 Max Contig: **3,750 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.49/sf; 2013**
Combined Est Tax/Ops @ \$4.20/sf

For Sale Info**Not For Sale****Presented By**

SRS Real Estate Partners / Lori Brown (281) 661-3228 / Logan Taylor (281) 661-3224 / Jonathan W. Hicks (281) 661-3225

Amenities

Pylon Sign, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,750	3,750	3,750	Withheld	30 Days	Negotiable	Direct

SRS Real Estate Partners / Logan Taylor (281) 661-3224 / Jonathan W. Hicks (281) 661-3225

154 OFFICE**FOR LEASE**

**10015 Broadway St
Pearland, TX 77584**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **24,397 SF**
 Typical Floor: **24,397 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2000**
 % Leased: **84.8%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **1.93 AC**
 Zoning: **-**
 Parcel No: **0304-0054-110**
 Parking: **45 Surface Spaces are available**
Ratio of 1.84/1,000 SF

**Lease**

Total Available: **3,720 SF**
 Smallest Space: **1,770 SF**
 Max Contig: **3,720 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$24.00**
 Expenses: **2021 Tax @ \$2.07/sf, 2010 Est Tax @ \$2.06/sf; 2010 Est Ops @ \$2.76/sf**

For Sale Info**Not For Sale****Presented By**

Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite F	1,770 - 3,720	3,720	3,720	\$24.00/nnn	Vacant	5 yrs	Direct

Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460

Great space that lends itself to medical, retail or office/professional use. Formerly a orthodontist office. Space is equipped with plenty of work area, lab, file rooms, storage, consultation rooms, kids area. Great layout for any medical user. Space is comprised of vacant fully built out Orthodontist space and partially built out adjacent space, to be lease together or possibly separate. Total SF can be demised into two spaces at a minimum of 1770 SF.

155 OFFICE**FOR LEASE**

Building 500 - Kinglsey Ridge at Broadway
3129 Kingsley Dr
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **4,900 SF**
 Typical Floor: **1,225 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **25.0%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **-**
 Parking: **Ratio of 0.00/1,000 SF**

**Lease**

Total Available: **3,675 SF**
 Smallest Space: **1,225 SF**
 Max Contig: **1,225 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$24.00**
 Expenses: **2021 Tax @ \$13.39/sf**

For Sale Info**Not For Sale****Presented By**

Realty Associates / Praful Shah (832) 428-1602

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 310	1,225	1,225	1,225	No	\$24.00/nnn	Vacant	Negotiable	Direct

Realty Associates / Praful Shah (832) 428-1602

Ideal for Offices, Medical Offices, Laboratory, Testing Facilities, Specialty Doctor Office. Brand New building (Year 2022). Lots of Parking, Excellent location, located in Kingsley Ridge Office Condominiums. Walk to Restaurants, retail strip, PJ's Coffee Cafe.

156**RETAIL****FOR LEASE**

**Pearland Plaza Shopping Center - Pearland
Shopping Center
7103 Broadway St
Pearland, TX 77581**

**Structure**

Building Type: **Retail**
 Class: **-**
 RBA: **76,821 SF**
 Typical Floor: **76,821 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1997**
 % Leased: **95.3%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **3.50 AC**
 Zoning: **None**
 Parcel No: **1168-0005-000**
 Parking: **225 free Surface Spaces are available
Ratio of 2.93/1,000 SF**

Lease

Total Available: **3,600 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$18.00**
 Expenses: **2021 Tax @ \$0.77/sf; 2011 Ops @ \$6.02/sf**

For Sale Info**Not For Sale****Presented By**

CBRE / Jazz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-1857

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 2	1,200	1,200	1,200	\$18.00/nnn	Vacant	Negotiable	Direct
CBRE / Jazz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-1857 +Food Town Anchored shopping center							
P 1st / Suite 4	1,200	1,200	1,200	\$18.00/nnn	Vacant	Negotiable	Direct
CBRE / Jazz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-1857 +Food Town Anchored shopping center							
P 1st / Suite 8	1,200	1,200	1,200	\$18.00/nnn	Vacant	Negotiable	Direct
CBRE / Jazz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-1857							

Building Notes

Always There.

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1/5/2022

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**Pearland Plaza Shopping Center -
Pearland Shopping Center
-- cont'd**

**7103 Broadway St
Pearland, TX 77581**

Anchored by Food Town. Located on the northeast corner of FM 518 and FM 1128 in Pearland, Texas (20 minutes southeast of Downtown Houston).

157 OFFICE**FOR LEASE**

Bldg 7 - Pearland Office Park
2743 Smith Ranch Rd
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **4,800 SF**
 Typical Floor: **4,800 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **25.0%**
 Owner Occupied: -
 Owner Type: -
 Tenancy: -
 Land Area: -
 Zoning: **Commercial**
 Parcel No: **0304-0039-000**
 Parking: -

**Lease**

Total Available: **3,600 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **3,600 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$24.00**
 Expenses: **2021 Tax @ \$2.64/sf**

For Sale Info**Not For Sale****Presented By**

Champions Real Estate Group, LLC / Al Johnson (832) 229-4413

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 702-704	1,200 - 3,600	3,600	3,600	No	\$24.00/nnn	Vacant	Negotiable	Direct

Champions Real Estate Group, LLC / Al Johnson (832) 229-4413

Brand New Office Units. Occupy One Unit or Combine two units for a bigger space! All units come with upgraded flooring to give an upscale experience for your clients to enjoy when they come do business with you. This is a Great location in a BOOMING Market!! Come Grow your BUSINESS TODAY, COME MOVE IN TODAY!!!!

158 OFFICE**FOR SALE / FOR LEASE**

**120 E Plum St
Angleton, TX 77515**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **3,506 SF**
 Typical Floor: **3,506 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1993**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **0.25 AC**
 Zoning: **-**
 Parcel No: **2290-0008-000**
 Parking: **13 Surface Spaces are available**
Ratio of 3.71/1,000 SF

**Lease**

Total Available: **3,506 SF**
 Smallest Space: **3,506 SF**
 Max Contig: **3,506 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$14.00**
 Expenses: **2021 Tax @ \$1.14/sf**

For Sale Info

For Sale at \$350,000 (\$99.83/SF) - Active

Sales Company

FIT Properties: Luciano Aires (713) 470-8980
 Lifestyles Unlimited: Moon Kim (713) 782-0018

Presented By

FIT Properties / Luciano Aires (713) 470-8980
 Lifestyles Unlimited / Moon Kim (713) 782-0018

Amenities

Air Conditioning, Central Heating, High Ceilings, Kitchen, Reception

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,506	3,506	3,506	\$14.00/nnn	Vacant	3-10 yrs	Direct

FIT Properties / Luciano Aires (713) 470-8980
Lifestyles Unlimited / Moon Kim (713) 782-0018
MUST SEE, in the HEART of DOWNTOWN ANGLETON!

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120 E Plum St
-- cont'd
Angleton, TX 77515

159 RETAIL**FOR LEASE**

Pad A - Plantation Plaza
101 Dixie Dr
Clute, TX 77531

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **4,300 SF**
 Typical Floor: **4,300 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **2022**
 % Leased: **18.6%**
 Owner Occupied: **No**
 Owner Type: **Public REIT**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **-**
 Parcel No: **0019-0328-130**
 Parking: **Ratio of 0.00/1,000 SF**

**Lease**

Total Available: **3,500 SF**
 Smallest Space: **3,500 SF**
 Max Contig: **3,500 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$4.97/sf**

For Sale Info**Not For Sale****Presented By**

Williamsburg Enterprises / Lauren Shepperd (713) 804-1030

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	3,500	3,500	3,500	Withheld	TBD	Negotiable	Direct

Williamsburg Enterprises / Lauren Shepperd (713) 804-1030

160 INDUSTRIAL**FOR LEASE**

**726 Main St
Clute, TX 77531**

**Lease**

Total Available: **3,500 SF**
 Warehouse Avail: **3,500 SF/1,500 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **3,500 SF**
 Max Contig: **3,500 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$1.13/sf**

Structure

Building Type: Class C Industrial	Ceiling Height: 14'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 3,500 SF	Drive Ins: 1 - 10'0"w x 12'0"h	Const Mat: Metal
Typical Floor: 3,500 SF	Crane: None	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1966	Rail Spots: None	Land Area: -
% Leased: 100%	Cross Docks: -	Building FAR: -
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Individual	Utilities: -	
Zoning: Commercial	Tenancy: Multiple Tenant	
Parcel No: 2114-0246-000	Parking: 8 Surface Spaces are available Ratio of 2.29/1,000 SF	

For Sale Info**Features****Not For Sale**

24 Hour Access, Air Conditioning, Fenced Lot, Raised Floor, Yard

Presented By

Coldwell Banker Commercial NRT / Harold Cox (979) 299-2700

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	3,500/1,500 ofc	3,500	Withheld	30 Days	Negotiable	Direct

Coldwell Banker Commercial NRT / Harold Cox (979) 299-2700

161 OFFICE**FOR LEASE**

Magnolia Building
4205 W Broadway St
Pearland, TX 77581

Structure

Building Type: **Office**
 SubType: **Loft/Creative Space**
 Class: **B**
 RBA: **14,800 SF**
 Typical Floor: **7,400 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1963**
 % Leased: **76.4%**
 Owner Occupied: **-**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **0.24 AC**
 Zoning: **Office / Retail**
 Parcel No: **7025-0201-110**
 Parking: **100 Surface Spaces are available**
Ratio of 6.76/1,000 SF

**Lease**

Total Available: **3,496 SF**
 Smallest Space: **114 SF**
 Max Contig: **1,993 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$12.00-\$25.92**
 Expenses: **2021 Tax @ \$1.05/sf**

For Sale Info**Not For Sale****Presented By**

Capital Trust Realty / Domenic Santilli (281) 282-9999

Amenities

24 Hour Access, Air Conditioning, Central Heating, Drop Ceiling, Fenced Lot, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 201	1,614	1,993	1,993	\$12.60/nnn	Vacant	2-5 yrs	Direct
Capital Trust Realty / Domenic Santilli (281) 282-9999							
Open space with lots of windows and room to expand. Perfect for a dance or marital arts studio or a church. Offices can be added as well so you can pick a layout that works for you.							
P 2nd / Suite 203	1,078	1,078	1,078	\$12.00/nnn	Vacant	1-5 yrs	Direct
Capital Trust Realty / Domenic Santilli (281) 282-9999							
Open plan with a sink area. Offices can be added.							
P 2nd / Suite 217	114	114	114	\$25.92/nnn	Vacant	2-5 yrs	Direct
Capital Trust Realty / Domenic Santilli (281) 282-9999							
Small one room suite. \$295 per month							

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Magnolia Building
-- cont'd
4205 W Broadway St
Pearland, TX 77581

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 219	311	311	311	\$14.40/nnn	Vacant	2-5 yrs	Direct
<i>Capital Trust Realty / Domenic Santilli (281) 282-9999</i>							
One room suite, painted concrete floors, high ceilings. \$475.00 per month							
P 2nd / Suite 221	379	1,993	1,993	\$13.20/nnn	Vacant	2-5 yrs	Direct
<i>Capital Trust Realty / Domenic Santilli (281) 282-9999</i>							
One room suite with carpet, drop ceilings and closet. \$511.65 per month							

162 RETAIL**FOR LEASE**

Pearland Center West
5517 W Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **21,017 SF**
 Typical Floor: **21,017 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1990**
 % Leased: **83.5%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **2.14 AC**
 Zoning: **-**
 Parcel No: **7030-0001-000**
 Parking: **100 Surface Spaces are available**
Ratio of 4.76/1,000 SF

**Lease**

Total Available: **3,470 SF**
 Smallest Space: **1,400 SF**
 Max Contig: **2,070 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$13.20**
 Expenses: **2021 Tax @ \$1.23/sf**

For Sale Info**Not For Sale****Presented By**

CC Management, Ltd. / Randy Fertitta (713) 963-0963 X5 / Randy Fertitta (713) 963-0963 x5

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite D	1,400	1,400	1,400	\$13.20/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
P 1st / Suite L	2,070	2,070	2,070	\$13.20/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							

Building Notes

The tax ID # of this property is R237446 and the key map # is 614R.

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Pearland Center West
-- cont'd
5517 W Broadway St
Pearland, TX 77581

163 RETAIL**FOR LEASE**

Sedona Lakes Center - The Shops at Sedona Lakes
SH 288 & Bailey Ave
Tract 1
Manvel, TX 77578

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **14,487 SF**
 Typical Floor: **14,487 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **77.1%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **4.30 AC**
 Zoning: **-**
 Parcel No: **0540-0029-002**
 Parking: **-**

**Lease**

Total Available: **3,325 SF**
 Smallest Space: **1,225 SF**
 Max Contig: **2,100 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**

For Sale Info**Not For Sale****Presented By**

NewQuest Properties / Austin Alvis (281) 477-4335 / Kevin Sims (281) 477-4366 / Nick Ramsey (281) 477-4359

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,225	1,225	1,225	Withheld	Vacant	Negotiable	Direct
NewQuest Properties / Kevin Sims (281) 477-4366 / Nick Ramsey (281) 477-4359							
P 1st	2,100	2,100	2,100	Withheld	Vacant	Negotiable	Direct
NewQuest Properties / Kevin Sims (281) 477-4366 / Nick Ramsey (281) 477-4359							

164 RETAIL**FOR SALE / FOR LEASE**

**207 Parking Way
Lake Jackson, TX 77566**

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **3,315 SF**
 Typical Floor: **3,315 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1960**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **-**
 Land Area: **0.12 AC**
 Zoning: **-**
 Parcel No: **5850-1157-000**
 Parking: **-**

**Lease**

Total Available: **3,315 SF**
 Smallest Space: **3,315 SF**
 Max Contig: **3,315 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **Withheld**

For Sale Info

For Sale at \$595,000 (\$179.49/SF) - Active

Sales Company

FIT Properties: Luciano Aires (713) 470-8980
 Lifestyles Unlimited: Moon Kim (713) 782-0018

Presented By

FIT Properties / Luciano Aires (713) 470-8980
 Lifestyles Unlimited / Moon Kim (713) 782-0018

Amenities

24 Hour Access, Air Conditioning

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 207	3,315	3,315	3,315	\$17.00/nnn	Vacant	3-10 yrs	Direct

FIT Properties / Luciano Aires (713) 470-8980
Lifestyles Unlimited / Moon Kim (713) 782-0018

Great space for general use,

*

*

*Health Care Business - great location!

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207 Parking Way
-- cont'd
Lake Jackson, TX 77566

165**RETAIL****FOR LEASE**

**185 Oyster Creek Dr
Lake Jackson, TX 77566**

Structure

Building Type: **Retail**
 SubType: **Fast Food**
 Class: **-**
 RBA: **3,250 SF**
 Typical Floor: **3,250 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1994**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **-**
 Land Area: **2.76 AC**
 Zoning: **Commercial - F1**
 Parcel No: **5850-1214-110**
 Parking: **-**

**Lease**

Total Available: **3,250 SF**
 Smallest Space: **3,250 SF**
 Max Contig: **3,250 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$10.28/sf**

For Sale Info**Not For Sale****Presented By**

Kin Properties, Inc. / Jeff M. Ross (561) 620-9200 X123 / Beth Calay (561) 620-9200 X121 / Jeff M. Ross (561) 620-9200 x123 / Beth Calay (561) 620-9200 x121

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	3,250	3,250	3,250	Withheld	Vacant	Negotiable	New

Kin Properties, Inc. / Jeff M. Ross (561) 620-9200 x123 / Beth Calay (561) 620-9200 x121
 Fast food restaurant with single-lane drive-thru

166 RETAIL**FOR LEASE**

3609 Business Center
3609 Business Center Dr
SH 288 & Country Rd 59
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **22,000 SF**
 Typical Floor: **22,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2016**
 % Leased: **85.5%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **3.40 AC**
 Zoning: **-**
 Parcel No: **2362-0001-004**
 Parking: **145 Surface Spaces are available**
Ratio of 6.59/1,000 SF

**Lease**

Total Available: **3,200 SF**
 Smallest Space: **1,600 SF**
 Max Contig: **3,200 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$36.00**
 Expenses: **2021 Tax @ \$7.11/sf**

For Sale Info**Not For Sale****Presented By**

Discovery Consultants, Inc. / Brantly D. Minor (713) 225-4568

Amenities

Freeway Visibility, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 116-A	1,600	3,200	3,200	\$36.00/nnn	Vacant	5 yrs	New
Discovery Consultants, Inc. / Brantly D. Minor (713) 225-4568							
20" wide by 80" deep with rear fire exit. Currently has one unisex ADA restroom and a mop sink. Sprinkler system in place subject to reconfiguration for specific use.							
P 1st / Suite 116-B	1,600	3,200	3,200	\$36.00/nnn	Vacant	5 yrs	New
Discovery Consultants, Inc. / Brantly D. Minor (713) 225-4568							
20" wide by 80" deep with rear fire exit. Sprinkler system in place subject to reconfiguration for specific use.							

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3609 Business Center
-- cont'd
3609 Business Center Dr
SH 288 & Country Rd 59
Pearland, TX 77584

167 RETAIL**FOR LEASE**

**7507 Masters Rd
Manvel, TX 77578**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **3,200 SF**
 Typical Floor: **3,200 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1993**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Single Tenant**
 Land Area: **1.03 AC**
 Zoning: **0073**
 Parcel No: **6398-0048-000**
 Parking: **20 free Surface Spaces are available**
Ratio of 6.25/1,000 SF

**Lease**

Total Available: **3,200 SF**
 Smallest Space: **3,200 SF**
 Max Contig: **3,200 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$15.60**
 Expenses: **2021 Tax @ \$2.81/sf**

For Sale Info**Not For Sale****Presented By**

Manvel Realty / Mark Lowe (281) 489-9444

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,200	3,200	3,200	\$15.60/nnn	30 Days	3-5 yrs	Direct

Manvel Realty / Mark Lowe (281) 489-9444

168 OFFICE**FOR LEASE**

**17725 Pearland Sites Rd
Pearland, TX 77584**

**Structure**

Building Type: **Office**
 SubType: **Medical**
 Class: **C**
 RBA: **3,200 SF**
 Typical Floor: **3,200 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2016**
 % Leased: **100%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **1 AC**
 Zoning: **Office**
 Parcel No: **0550-0098-000**
 Parking: **20 Surface Spaces are available
Ratio of 4.00/1,000 SF**

Lease

Total Available: **3,200 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **3,200 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$18.00**
 Expenses: **2021 Tax @ \$4.32/sf**

For Sale Info**Not For Sale****Presented By**

Ardent Hardcastle Real Estate / Stephan Robinson (281) 485-6000 x701 / Lee Hernandez (832) 713-1158 / Stephan Robinson (281) 485-6000 x701

Amenities

Air Conditioning, Central Heating, Drop Ceiling, Fenced Lot

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200 - 3,200	3,200	3,200	\$18.00/nn	30 Days	3-10 yrs	Direct

Ardent Hardcastle Real Estate / Stephan Robinson (281) 485-6000 x701 / Lee Hernandez (832) 713-1158

EDABC's IOR 2022 1st Qtr. 1-Page Report

169 OFFICE

FOR SALE / FOR LEASE

**804 S Hood St
Alvin, TX 77511**



Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **3,185 SF**
 Typical Floor: **3,185 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1991**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **0.43 AC**
 Zoning: **None**
 Parcel No: **3460-0066-110**
 Parking: **1 Covered Spaces are available
16 Surface Spaces are available
Ratio of 5.34/1,000 SF**

Lease

Total Available: **3,185 SF**
 Smallest Space: **3,185 SF**
 Max Contig: **3,185 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$1.89/sf**

For Sale Info

For Sale - Active

Sales Company

Belvoir Real Estate Group LLC: Stacey Saathoff (713) 332-8208, Kyle Fischer (713) 332-8215

Presented By

Belvoir Real Estate Group LLC / Stacey Saathoff (713) 332-8208 / Kyle Fischer (713) 332-8215

Amenities

24 Hour Access, Central Heating, Monument Signage, Reception, Yard

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,185	3,185	3,185	Withheld	Vacant	Negotiable	Direct

Belvoir Real Estate Group LLC / Stacey Saathoff (713) 332-8208 / Kyle Fischer (713) 332-8215

170 RETAIL**FOR LEASE**

Wood Creek Center
1807 E Broadway
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Restaurant**
 Class: **-**
 RBA: **10,500 SF**
 Typical Floor: **10,500 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2003**
 % Leased: **80.0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.41 AC**
 Zoning: **-**
 Parcel No: **2199-0001-003**
 Parking: **75 Surface Spaces are available**
Ratio of 7.14/1,000 SF

**Lease**

Total Available: **3,155 SF**
 Smallest Space: **1,055 SF**
 Max Contig: **2,100 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.02/sf; 2011 Ops @ \$4.51/sf**

For Sale Info**Not For Sale****Presented By**

TIG Real Estate Services, Inc. / Joel Dalak (832) 326-1992 x7139
 Coldwell Banker United, Realtors / Joel Dalak (832) 326-1992 x7139

Amenities

Pylon Sign, Restaurant, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 101	1,055	1,055	1,055	Withheld	30 Days	Negotiable	Direct
Coldwell Banker United, Realtors / Joel Dalak (832) 326-1992 x7139							
P 1st / Suite 109	2,100	2,100	2,100	Withheld	Vacant	Negotiable	Direct
Coldwell Banker United, Realtors / Joel Dalak (832) 326-1992 x7139							

171 RETAIL**FOR LEASE**

Silverlake Shopping Center
9821 Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **8,400 SF**
 Typical Floor: **8,400 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2003**
 % Leased: **62.5%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.71 AC**
 Zoning: **-**
 Parcel No: **0304-0025-001**
 Parking: **40 free Surface Spaces are available**
Ratio of 4.19/1,000 SF

**Lease**

Total Available: **3,150 SF**
 Smallest Space: **3,150 SF**
 Max Contig: **3,150 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$30.00**
 Expenses: **2021 Tax @ \$10.03/sf**

For Sale Info**Not For Sale****Presented By**

Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 X308 / Jonathan Aron (713) 623-6944 X312 / Todd Carlson (713) 623-6944 / Sandy P. Aron (713) 623-6944 x308 / Jonathan Aron (713) 623-6944 x312

Amenities

Drive Thru, Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,150	3,150	3,150	\$30.00/nnn	Vacant	Negotiable	Direct

Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 x308 / Jonathan Aron (713) 623-6944 x312 / Todd Carlson (713) 623-6944

172 RETAIL**FOR LEASE**

Pearland Parkway Plaza
1930 Pearland Pky
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **21,931 SF**
 Typical Floor: **21,931 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **86.0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **2.62 AC**
 Zoning: **-**
 Parcel No: **7016-1000-003**
 Parking: **119 Surface Spaces are available**
Ratio of 5.43/1,000 SF

**Lease**

Total Available: **3,073 SF**
 Smallest Space: **1,108 SF**
 Max Contig: **1,965 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$27.00**
 Expenses: **2021 Tax @ \$3.74/sf**

For Sale Info**Not For Sale****Presented By**

Showcase Properties of Texas / Allie Peters (832) 875-8008

Amenities

Drive Thru, Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 136	1,108	1,108	1,108	\$27.00/nnn	Vacant	5-10 yrs	New
Showcase Properties of Texas / Allie Peters (832) 875-8008							
Interior Space. Fabulous location with a fresh & appealing new construction design. Perfect space for a Sandwich Shop, Nail Salon or Specialty Boutique. Need more space for your business? We can accommodate! Secure your lease space today! Call Broker to discuss further details.							
P 1st / Suite 190	1,965	1,965	1,965	\$27.00/nnn	Vacant	5-10 yrs	New
Showcase Properties of Texas / Allie Peters (832) 875-8008							
End Cap with Drive-Thru and Outdoor Dining available. Fabulous for a Coffee Shop, Donut Shop, a Fast Food Restaurant or a Drive-Thru Cleaners.							

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Pearland Parkway Plaza

-- cont'd

1930 Pearland Pky

Pearland, TX 77581

173 RETAIL**FOR LEASE**

Kirby Retail Center
1799 Kirby Dr
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **12,000 SF**
 Typical Floor: **12,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2019**
 % Leased: **74.7%**
 Owner Occupied: **-**
 Owner Type: **Corporate/User**
 Tenancy: **Multiple Tenant**
 Land Area: **1.56 AC**
 Zoning: **None**
 Parcel No: **7497-1810-008**
 Parking: **85 Surface Spaces are available**
Ratio of 7.08/1,000 SF

**Lease**

Total Available: **3,040 SF**
 Smallest Space: **3,040 SF**
 Max Contig: **3,040 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$29.00**
 Expenses: **2021 Tax @ \$5.55/sf**

For Sale Info**Not For Sale****Presented By**

The Seth Brothers Team at eXp Realty / Sonit Seth (855) 738-4276 / Kunal Seth (281) 393-8686

Amenities

Air Conditioning, Monument Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,040	3,040	3,040	\$29.00/nnn	Vacant	Negotiable	Direct

The Seth Brothers Team at eXp Realty / Sonit Seth (855) 738-4276 / Kunal Seth (281) 393-8686

174 RETAIL**FOR LEASE**

Shadow Creek Center
11901 Shadow Creek Pky
Shadow Creek Center
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **35,000 SF**
 Typical Floor: **35,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2009**
 % Leased: **91.4%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **3.50 AC**
 Zoning: **0024**
 Parcel No: **7497-2040-000**
 Parking: **100 free Surface Spaces are available**
Ratio of 2.86/1,000 SF

**Lease**

Total Available: **3,010 SF**
 Smallest Space: **3,010 SF**
 Max Contig: **3,010 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$28.20**
 Expenses: **2021 Tax @ \$3.73/sf**

For Sale Info**Not For Sale****Presented By**

DN Commercial / Danny Q. Nguyen, CCIM (713) 478-2972

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,010	3,010	3,010	\$28.20/nnn	Vacant	Negotiable	Direct

DN Commercial / Danny Q. Nguyen, CCIM (713) 478-2972

• Base Rent: \$2.35 SqFt/Mo • NNN: Approx. \$0.59 SqFt/Mo • Avail. +/- 3,010 SqFt

Building Notes

Shadow Creek Centre is approximately a 35,000 SF, class A shopping center situated on 3.5 acres of elevated land offering excellent visibility. This multi-use development is perfect for retail, restaurant and professional/medical tenants. The center has excellent frontage along

*

* Shadow Creek Ranch Subdivision and is less than 1 mile west of Hwy 288 and 1 mile east of FM 521 (Alameda Rd). The unique "fan" layout of the shopping center allows each tenant to have excellent visibility from Shadow Creek Parkway.

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Shadow Creek Center

-- cont'd

11901 Shadow Creek Pky

Shadow Creek Center

Pearland, TX 77584

*

*There is easy ingress and egress to the property. Continuous cross easement with the Hilton Garden Inn and the Colonnades offer both safe and convenient pedestrian and vehicle traffic flow. National credit tenants surround the center such as Walgreens, CVS, Sherwin Williams, and Kroger are within close proximity to this property. The center is conveniently located near the intersection of Kirby and

*

*Shadow Creek Pkwy. And is approximately less than 1 mile from each of the two major corridors that lead to and from downtown Houston and the Texas Medical Center.

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175 FLEX

FOR SALE / FOR LEASE

**1071 Brazosport Blvd N
Richwood, TX 77531**



Lease

Total Available: **3,006 SF**
 Flex Avail: **3,006 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **3,006 SF**
 Max Contig: **3,006 SF**
 Space Use: **Flex**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$1.14/sf**

Structure

Building Type: Flex	Ceiling Height: -	Stories: 1
SubType: Showroom	Column Spacing: -	Power: -
RBA: 3,006 SF	Drive Ins: -	Const Mat: Metal
Typical Floor: 3,006 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1978	Rail Spots: -	Land Area: -
% Leased: 0%	Cross Docks: -	Building FAR: -
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: -	
Parcel No: 7070-0018-110	Parking: -	

For Sale Info

For Sale at \$399,000 (\$132.74/SF) - Active

Sales Company

Coldwell Banker Realty: Pat Taylor (979) 236-0340

Presented By

Coldwell Banker Realty / Pat Taylor (979) 236-0340

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	3,006	3,006	Withheld	Vacant	Negotiable	Direct

Coldwell Banker Realty / Pat Taylor (979) 236-0340

176 RETAIL**FOR SALE / FOR LEASE**

The CarSpot
3404 S Main St
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Auto Dealership**
 Class: **-**
 RBA: **3,000 SF**
 Typical Floor: **3,000 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1990**
 % Leased: **100%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **Single Tenant**
 Land Area: **1.11 AC**
 Zoning: **COM-NEC**
 Parcel No: **0147-0005-000**
 Parking: **25 Surface Spaces are available**
Ratio of 8.33/1,000 SF

**Lease**

Total Available: **3,000 SF**
 Smallest Space: **3,000 SF**
 Max Contig: **3,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$20.00**
 Expenses: **2021 Tax @ \$1.86/sf**

For Sale Info

For Sale at \$975,000 (\$325.00/SF) - Active

Sales Company

Rutledge Commercial Real Estate: Wayne Rutledge (832) 875-2980, Laurie Rutledge (832) 641-9103
 Real Estate Options of Texas LLC: John Williams (832) 384-4917

Presented By

Rutledge Commercial Real Estate / Wayne Rutledge (832) 875-2980 / Laurie Rutledge (832) 641-9103
 Real Estate Options of Texas LLC / John Williams (832) 384-4917

Amenities

Car Charging Station, Fenced Lot, Storage Space

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,000	3,000	3,000	\$20.00/nnn	30 Days	Negotiable	Direct

Rutledge Commercial Real Estate / Wayne Rutledge (832) 875-2980 / Laurie Rutledge (832) 641-9103
 Real Estate Options of Texas LLC / John Williams (832) 384-4917

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The CarSpot

-- cont'd

3404 S Main St

Pearland, TX 77581

EDABC's IOR 2022 1st Qtr. 1-Page Report

177

RETAIL

FOR LEASE

**2401 Old Alvin Rd
Pearland, TX 77581**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **4,500 SF**
 Typical Floor: **4,500 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1984**
 % Leased: **33.3%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.43 AC**
 Zoning: **-**
 Parcel No: **7195-0041-000**
 Parking: **15 free Surface Spaces are available
Ratio of 3.42/1,000 SF**



Lease

Total Available: **3,000 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **1,500 SF**
 Space Use: **Off/Ret**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.35/sf**

For Sale Info

Not For Sale

Presented By

Coldwell Banker Commercial NRT / Suzanne Dillmann (281) 484-0066 / Joyce Tolliver (281) 484-0066

Amenities

Air Conditioning, Fenced Lot

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A	1,500	1,500	1,500	\$12.00/fs	Vacant	Negotiable	Direct
Coldwell Banker Commercial NRT / Joyce Tolliver (281) 484-0066 Landlord in process installing Firewalls, build out is negatable at a cost.							
P 1st / Suite C	1,500	1,500	1,500	\$12.00/fs	Vacant	Negotiable	Direct
Coldwell Banker Commercial NRT / Joyce Tolliver (281) 484-0066 Landlord in process installing Firewalls, build out is negatable at a cost.							

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2401 Old Alvin Rd
-- cont'd
Pearland, TX 77581

EDABC's IOR 2022 1st Qtr. 1-Page Report

178 INDUSTRIAL

FOR LEASE

**430 Commerce St
Clute, TX 77531**

Lease

Total Available: **2,944 SF**
Warehouse Avail: **2,944 SF**
Office Avail: **0 SF**
CAM: **-**
Smallest Space: **2,944 SF**
Max Contig: **2,944 SF**
Space Use: **Industrial**
Rent/SF/yr: **\$14.27**
Expenses: **2021 Tax @ \$1.13/sf**



Structure

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 2,944 SF	Drive Ins: 3	Const Mat: Steel
Typical Floor: 2,944 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1968	Rail Spots: -	Land Area: 0.32 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.21
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Other/Unknown-Instl	Utilities: -	
Zoning: AMS/CJC	Tenancy: Single Tenant	
Parcel No: 2114-0329-000	Parking: Ratio of 0.00/1,000 SF	

For Sale Info

Not For Sale

Features

Air Conditioning, Fenced Lot, Storage Space

Presented By

TBT Real Estate / Tammie Bell (979) 299-0001

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	2,944	2,944	\$14.27/nnn	Vacant	Negotiable	New

TBT Real Estate / Tammie Bell (979) 299-0001

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179 OFFICE

FOR LEASE

**206 W House St
Alvin, TX 77511**

Structure

Building Type: **Office**
 Class: **C**
 RBA: **3,872 SF**
 Typical Floor: **3,872 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1955**
 % Leased: **24.3%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.17 AC**
 Zoning: **N/Ap**
 Parcel No: **6922-0001-001**
 Parking: **8 Surface Spaces are available
Ratio of 2.07/1,000 SF**



Lease

Total Available: **2,932 SF**
 Smallest Space: **1,440 SF**
 Max Contig: **2,932 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$14.00**
 Expenses: **2021 Tax @ \$0.57/sf**

For Sale Info

Not For Sale

Presented By

My Texas Realty / Ernesto Perez (832) 512-9857

Amenities

Air Conditioning, Central Heating

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,440 - 2,932	2,932	2,932	\$14.00/fs	Vacant	1-2 yrs	Direct

My Texas Realty / Ernesto Perez (832) 512-9857

Remarkable commercial space for lease in the heart of Alvin! Call for a private tour! 3 spaces available 940sqft, 1,300sqft & 1,400sqft.

180 RETAIL**FOR LEASE**

HEB Development
90 Oak Dr
Lake Jackson, TX 77566

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **17,914 SF**
 Typical Floor: **17,914 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **95.3%**
 Owner Occupied: **No**
 Owner Type: **Corporate/User**
 Tenancy: **Multiple Tenant**
 Land Area: **11.70 AC**
 Zoning: **-**
 Parcel No: **5795-0000-000**
 Parking: **-**

**Lease**

Total Available: **2,840 SF**
 Smallest Space: **840 SF**
 Max Contig: **2,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$14.63/sf**

For Sale Info**Not For Sale****Presented By**

NewQuest Properties / Rebecca Le (281) 477-4327

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,000	2,000	2,000	Withheld	30 Days	Negotiable	Direct
NewQuest Properties / Rebecca Le (281) 477-4327							
New retail space available in 81,377 SF HEB development at Oster Creek Dr and Oak Dr. Lake Jackson will have \$30 billion in industrial investments by petrochemical industry over the next 10 years and 7,000 new jobs. Dow Chemical currently building 900,000 SF research and development center for 2,000 employees. Population within 5 mile radius exceeds 54,500 and an average house hold income of \$77,600.							
P 1st	840	840	840	Withheld	Vacant	Negotiable	Direct
NewQuest Properties / Rebecca Le (281) 477-4327							
New retail space available in 81,377 SF HEB development at Oster Creek Dr and Oak Dr. Lake Jackson will have \$30 billion in industrial investments by petrochemical industry over the next 10 years and 7,000 new jobs. Dow Chemical currently building 900,000 SF research and development center for 2,000 employees. Population within 5 mile radius exceeds 54,500 and an average house hold income of \$77,600.							

181 OFFICE**FOR LEASE**

20351 Tx-6
Manvel, TX 77578

Structure

Building Type: **Office**
 Class: **B**
 RBA: **6,721 SF**
 Typical Floor: **6,721 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1975**
 % Leased: **58.8%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **2.07 AC**
 Zoning: **Light Commercial**
 Parcel No: **6398-0001-000**
 Parking: **5 free Covered Spaces are available**
14 free Surface Spaces are available
Ratio of 2.83/1,000 SF

**Lease**

Total Available: **2,770 SF**
 Smallest Space: **1,220 SF**
 Max Contig: **2,770 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$16.80**
 Expenses: **2021 Tax @ \$1.28/sf**

For Sale Info**Not For Sale****Presented By**

Manvel Realty / Mark Lowe (281) 489-9444

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,220 - 2,770	2,770	2,770	\$16.80/nnn	Vacant	3-5 yrs	Direct

Manvel Realty / Mark Lowe (281) 489-9444

Great office space on high traffic Hwy 6. There are 2 spaces 1220 sq. ft. and 1550 sq. ft. Can be combined or separate.

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182 OFFICE

FOR LEASE

**2334 N Main St
Pearland, TX 77581**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **C**
 RBA: **3,100 SF**
 Typical Floor: **2,730 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1971**
 % Leased: **11.9%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Single Tenant**
 Land Area: **0.36 AC**
 Zoning: **GB, General Business**
 Parcel No: **7025-0186-000**
 Parking: **33 Surface Spaces are available
Ratio of 12.09/1,000 SF**



Lease

Total Available: **2,730 SF**
 Smallest Space: **2,730 SF**
 Max Contig: **2,730 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$14.00**
 Expenses: **2021 Tax @ \$2.31/sf**

For Sale Info

Not For Sale

Presented By

Re/Max Top Realty / Arthur de Los Angeles (832) 200-5653

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,730	2,730	2,730	\$14.00/nnn	Vacant	3-5 yrs	Direct

Re/Max Top Realty / Arthur de Los Angeles (832) 200-5653

The space can be available to many possible type of business, hence it's present layout. The interior has been well taken care of and landlord is open to divide was if needed.

183 RETAIL**FOR LEASE**

**Trinity Retail Center - 1910 - 1920 - 1930 Tr
Property
1910 Country Place Pky
Pearland, TX 77584**

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **9,692 SF**
 Typical Floor: **9,692 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **74.0%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **1.30 AC**
 Zoning: **-**
 Parcel No: **0174-0001-012**
 Parking: **Free Surface Spaces
Ratio of 0.00/1,000 SF**

**Lease**

Total Available: **2,520 SF**
 Smallest Space: **2,520 SF**
 Max Contig: **2,520 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$21.00**
 Expenses: **2021 Tax @ \$7.21/sf; 2009 Ops @ \$0.30/sf**

For Sale Info**Not For Sale****Presented By**

Tribble & Associates / Tom Tribble (281) 461-4474

Amenities

Freeway Visibility, Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 156	2,520	2,520	2,520	\$21.00/nnn	Vacant	3-10 yrs	Direct

Tribble & Associates / Tom Tribble (281) 461-4474
 Great location directly facing Highway 288!

Building Notes

Highway 288 and Beltway 8 location in Pearland. Located within 1 mile of Kelsey-Seybold clinic headquarters, Memorial Hermann and Pearland HCA Hospital.

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Trinity Retail Center - 1910 - 1920 - 1930

Trinity Properti

-- cont'd

1910 Country Place Pky

Pearland, TX 77584

184 RETAIL**FOR SALE / FOR LEASE**

1631 FM 655
Rosharon, TX 77583

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **2,500 SF**
 Typical Floor: **2,500 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1985**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **0.45 AC**
 Zoning: **C**
 Parcel No: **0025-0062-000**
 Parking: **13 Surface Spaces are available**
Ratio of 5.20/1,000 SF

**Lease**

Total Available: **2,500 SF**
 Smallest Space: **2,500 SF**
 Max Contig: **2,500 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$51.38/sf**

For Sale Info**For Sale - Active****Sales Company**

Alms Properties: Greg Gholston (832) 496-5087

Presented By

Alms Properties / Greg Gholston (832) 496-5087

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,500	2,500	2,500	Withheld	Vacant	3-5 yrs	Direct

Alms Properties / Greg Gholston (832) 496-5087

Rental rate is negotiable. Either \$1,500 per month triple net or \$2,000 per month full service gross.

185 INDUSTRIAL**FOR LEASE**

Yellowstone Industrial Park
1813 Yellowstone St
Freeport, TX 77541

Lease

Total Available: **2,500 SF**
 Warehouse Avail: **2,500 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **2,500 SF**
 Max Contig: **7,500 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$1.30/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: -	Column Spacing: -	Power: -
RBA: 2,500 SF	Drive Ins: -	Const Mat: -
Typical Floor: 2,500 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: -	Rail Spots: -	Land Area: -
% Leased: 0%	Cross Docks: -	Building FAR: -
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: Other - Private	Utilities: -	
Zoning: -	Tenancy: -	
Parcel No: 8115-0010-110	Parking: -	

For Sale Info**Not For Sale****Presented By**

Greg Flaniken and Associates / Ben Miller (979) 299-9457

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	2,500	7,500	Withheld	Vacant	Negotiable	Direct

Greg Flaniken and Associates / Ben Miller (979) 299-9457

186**RETAIL****FOR SALE / FOR LEASE**

**1208 N Brazosport Blvd
Freeport, TX 77541**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **2,482 SF**
 Typical Floor: **2,482 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1982**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **-**
 Land Area: **0.72 AC**
 Zoning: **GC**
 Parcel No: **8110-3025-000**
 Parking: **18 Surface Spaces are available**
Ratio of 7.25/1,000 SF

**Lease**

Total Available: **2,482 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **2,482 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.39/sf**

For Sale Info**For Sale - Active****Sales Company**

Streetwise Retail Advisors: Joe Silver (713) 595-9500 X5579

Presented By

Streetwise Retail Advisors / Joe Silver (713) 595-9500 X5579 / Joe Silver (713) 595-9500 x5579

Amenities

Banking, Corner Lot, Drive Thru, Security System, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200 - 2,482	2,482	2,482	Withheld	Vacant	Negotiable	Direct

Streetwise Retail Advisors / Joe Silver (713) 595-9500 x5579
 Freestanding building with drive-thru

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1208 N Brazosport Blvd
-- cont'd
Freeport, TX 77541

187 OFFICE**FOR LEASE**

Building 400 - Kinglsey Ridge at Broadway
3129 Kingsley Dr
Pearland, TX 77584

**Structure**

Building Type: **Office**
 Class: **B**
 RBA: **4,900 SF**
 Typical Floor: **4,900 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **50.0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **-**
 Parcel No: **5644-0000-002**
 Parking: **-**

Lease

Total Available: **2,450 SF**
 Smallest Space: **2,450 SF**
 Max Contig: **2,450 SF**
 Space Use: **Medical**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$13.39/sf**

For Sale Info**Not For Sale****Presented By**

Champions Real Estate Group, LLC / Al Johnson (832) 229-4413

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 410-420	2,450	2,450	2,450	No	Withheld	Vacant	Negotiable	Direct

Champions Real Estate Group, LLC / Al Johnson (832) 229-4413

Come be the one of the first Medical Practices to occupy this development with a Great location in the Office Park. This is one of the BEST locations in the Pearland market for any Medical Professional who wants to have a professional, high end, and New office foot print with proximity to Pearland Town Center, Shadow Creek High School, Shadow Creek Ranch and Southern trails. Very busy intersection (Broadway and Kingsley) that is convenient to restaurants, convenience stores, shopping and PJ's coffee. This location will help grow your practice! You will get Retail visibility to market and grow your client base while having the privacy of a high end office space.

188 INDUSTRIAL**FOR SALE / FOR LEASE**

**1744 W 4th St
Freeport, TX 77541**

Lease

Total Available: **2,400 SF**
 Warehouse Avail: **2,400 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **2,400 SF**
 Max Contig: **2,400 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$12.00**
 Expenses: **2021 Tax @ \$1.81/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 25,000 SF	Drive Ins: -	Const Mat: Reinforced Concrete
Typical Floor: 25,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1982	Rail Spots: -	Land Area: 4.25 AC
% Leased: 90.4%	Cross Docks: None	Building FAR: 0.14
Owner Occupied: -	Loading Docks: 9 ext	Levelators: None
Owner Type: Individual	Utilities: Gas - Natural, Heating - Electric, Lighting - Fluorescent, Sewer - City, Water - City	
Zoning: Commercial	Tenancy: Multiple Tenant	
Parcel No: 4215-0001-000	Parking: Ratio of 3.00/1,000 SF	

For Sale Info

For Sale at \$3,200,000 as part of a portfolio of 2 properties - Active

Sales Company

Greg Flaniken and Associates: Ben Miller (979) 299-9457

Presented By

Greg Flaniken and Associates / Ben Miller (979) 299-9457

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 2003	2,400	2,400	\$12.00/n	Vacant	1-5 yrs	Direct

Greg Flaniken and Associates / Ben Miller (979) 299-9457

189 INDUSTRIAL**FOR LEASE**

22023 County Road 143
Alvin, TX 77511

Lease

Total Available: **2,400 SF**
 Warehouse Avail: **2,400 SF/120 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **2,400 SF**
 Max Contig: **2,400 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$9.24**
 Expenses: **2021 Tax @ \$2.43/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: 13'6"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 2,400 SF	Drive Ins: 12'0"w x 12'0"h	Const Mat: Metal
Typical Floor: 2,400 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 2006	Rail Spots: None	Land Area: 0.46 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.12
Owner Occupied: No	Loading Docks: -	Levelators: -
Owner Type: Other - Private	Utilities: Lighting - Fluorescent	
Zoning: None	Tenancy: Single Tenant	
Parcel No: 0366-0099-000	Parking: 20 Surface Spaces are available	
	Ratio of 8.33/1,000 SF	

For Sale Info**Not For Sale****Features**

24 Hour Access, Fluorescent Lighting, Front Loading, Yard

Presented By

UTR-Texas Realtors / Sean Dennis (281) 222-6088

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	2,400/120 ofc	2,400	\$9.24/+util	Vacant	1-3 yrs	Direct

UTR-Texas Realtors / Sean Dennis (281) 222-6088

Newer construction insulated 2,400 square foot warehouse space with office and a bathroom....located in the lightly restricted county area of Alvin, just outside of the Pearland City limits...On Pearland Sites Road (CR 99 / CR 143) connecting Hwy 6 to Pearland...very good flow of drive by traffic...large lot behind building for use and TONS OF PARKING in front!...Insulated Building...200 amp electrical service...12x12 bay doors front and back...concrete slab in back... clear ceiling height 13-14 feet...tenant pays electric and \$50 monthly for water and sewer...this is a Great Space for only \$1,850. a month!

190 INDUSTRIAL**FOR LEASE**

22057 County Road 143
Alvin, TX 77511

Lease

Total Available: **2,400 SF**
 Warehouse Avail: **2,400 SF/1,400 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **2,400 SF**
 Max Contig: **2,400 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$11.88**
 Expenses: **2021 Tax @ \$2.43/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: 240v 1p
RBA: 2,400 SF	Drive Ins: -	Const Mat: Metal
Typical Floor: 2,400 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1980	Rail Spots: None	Land Area: 1.20 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.05
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Other - Private	Utilities: Lighting, Sewer, Water	
Zoning: Unrestricted	Tenancy: Single Tenant	
Parcel No: 0366-0099-000	Parking: 9 Surface Spaces are available	
	Ratio of 3.75/1,000 SF	

For Sale Info**Features****Not For Sale**

Air Conditioning, Fenced Lot, Storage Space, Yard

Presented By

UTR-Texas Realtors / Sean Dennis (281) 222-6088

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	2,400/1,400 ofc	2,400	\$11.88/+util	Vacant	1-3 yrs	Direct

UTR-Texas Realtors / Sean Dennis (281) 222-6088

Previous Tenant enclosed part of the Warehouse space but can be converted back (bay door still in place) to have approximately 1,200 sf of drive thru Warehouse space and the rest is Multi Offices with 2 restrooms and Lobby.

191 FLEX**FOR LEASE**

**2817 Miller Ranch Rd
Pearland, TX 77584**

Lease

Total Available: **2,400 SF**
 Flex Avail: **2,400 SF**
 Office Avail: **0 SF**
 CAM: **\$0.39**
 Smallest Space: **2,400 SF**
 Max Contig: **2,400 SF**
 Space Use: **Flex**
 Rent/SF/yr: **\$15.00**
 Expenses: **2021 Tax @ \$11.68/sf**

**Structure**

Building Type: Class B Flex	Ceiling Height: -	Stories: 1
SubType: Light Distribution	Column Spacing: -	Power: -
RBA: 18,000 SF	Drive Ins: 9 - 9'0" w x 15'0" h	Const Mat: Metal
Typical Floor: 18,000 SF	Crane: None	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 2001	Rail Spots: None	Land Area: 6.63 AC
% Leased: 86.7%	Cross Docks: -	Building FAR: 0.06
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Developer/Owner-RGNL	Utilities: -	
Zoning: Retail, Offices, Services	Tenancy: Multiple Tenant	
Parcel No: 0304-0025-002	Parking: 50 free Surface Spaces are available Ratio of 2.25/1,000 SF	

For Sale Info**Not For Sale****Presented By**

NAI Partners / Andy Parrish (713) 629-0500 / Lesley Rice (713) 275-9611 / Abby Fraher (713) 629-0500

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 349	2,400	2,400	\$15.00/nnn	Vacant	Negotiable	Direct

NAI Partners / Andy Parrish (713) 629-0500 / Lesley Rice (713) 275-9611 / Abby Fraher (713) 629-0500

192 RETAIL**FOR LEASE**

**19431 Morris Ave
Manvel, TX 77578**

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **6,450 SF**
 Typical Floor: **6,450 SF**
 Stories: **1**
 Building Status: **Under Construction**
 Year Built: **2022**
 % Leased: **62.8%**
 Owner Occupied: **No**
 Owner Type: **Corporate/User**
 Tenancy: **Multiple Tenant**
 Land Area: **1.13 AC**
 Zoning: **Light Commercial**
 Parcel No: **2968-0000-000**
 Parking: **33 Surface Spaces are available
Ratio of 5.12/1,000 SF**

**Lease**

Total Available: **2,400 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **2,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$27.00**
 Expenses: **2021 Tax @ \$1.09/sf**

For Sale Info**Not For Sale****Presented By**

Ardent Hardcastle Real Estate / Michael Gage (281) 382-5460
 Zann Commercial Brokerage, Inc.

Amenities

Drive Thru, Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200 - 2,400	2,400	2,400	\$27.00/nnn	03/2022	5-10 yrs	Direct

Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460

New proposed retail center on Hwy 6 next to Manvel High School. Phase 1 is a great success with multiple successful tenants. Roughly 5,000 SF of retail frontage to be built. Inline and End Cap Space Available. Potential Drive Thru access. Pre-Leasing Now! Delivery estimated late 2021. Delivery in shell form. TI Allowance Negotiable. East End Cap leased to major national restaurant user. 2,400 Sf with drive thru access remaining!

193 OFFICE**FOR LEASE**

Bldg 9 - Pearland Office Park
2743 Smith Ranch Rd
Pearland, TX 77584

Structure

Building Type: **Office**
 Class: **B**
 RBA: **4,800 SF**
 Typical Floor: **4,800 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **50.0%**
 Owner Occupied: -
 Owner Type: -
 Tenancy: -
 Land Area: **0.20 AC**
 Zoning: -
 Parcel No: **0304-0010-000**
 Parking: -

**Lease**

Total Available: **2,400 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$24.00**
 Expenses: **2021 Tax @ \$6.50/sf**

For Sale Info**Not For Sale****Presented By**

Champions Real Estate Group, LLC / Al Johnson (832) 229-4413

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 903	1,200	1,200	1,200	No	\$24.00/nnn	Vacant	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
Brand New Office Units. Occupy One Unit or Combine two units for a bigger space! All units come with upgraded flooring to give an upscale experience for your clients to enjoy when they come do business with you. This is a Great location in a BOOMING Market!! Come Grow your BUSINESS TODAY, COME MOVE IN TODAY!!!!								
P 1st / Suite 904	1,200	1,200	1,200	No	\$24.00/nnn	Vacant	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
Brand New Office Units. Occupy One Unit or Combine two units for a bigger space! All units come with upgraded flooring to give an upscale experience for your clients to enjoy when they come do business with you. This is a Great location in a BOOMING Market!! Come Grow your BUSINESS TODAY, COME MOVE IN TODAY!!!!								

194 OFFICE**FOR LEASE**

Bldg 11 - Pearland Office Park
2743 Smith Ranch Rd
Pearland, TX 77584

Structure

Building Type: **Office**
 Class: **B**
 RBA: **4,800 SF**
 Typical Floor: **4,800 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **50.0%**
 Owner Occupied: -
 Owner Type: -
 Tenancy: -
 Land Area: -
 Zoning: -
 Parcel No: **0304-0010-000**
 Parking: -

**Lease**

Total Available: **2,400 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$24.00**
 Expenses: **2021 Tax @ \$6.50/sf**

For Sale Info**Not For Sale****Presented By**

Champions Real Estate Group, LLC / Al Johnson (832) 229-4413

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1101	1,200	1,200	1,200	No	\$24.00/nnn	Vacant	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
Brand New Office Units. Occupy One Unit or Combine two units for a bigger space! All units come with upgraded flooring to give an upscale experience for your clients to enjoy when they come do business with you. This is a Great location in a BOOMING Market!! Come Grow your BUSINESS TODAY, COME MOVE IN TODAY!!!!								
P 1st / Suite 1102	1,200	1,200	1,200	No	\$24.00/nnn	Vacant	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
Brand New Office Units. Occupy One Unit or Combine two units for a bigger space! All units come with upgraded flooring to give an upscale experience for your clients to enjoy when they come do business with you. This is a Great location in a BOOMING Market!! Come Grow your BUSINESS TODAY, COME MOVE IN TODAY!!!!								

195 OFFICE**FOR LEASE**

Bldg 13 - Pearland Office Park
2743 Smith Ranch Rd
Pearland, TX 77584

Structure

Building Type: **Office**
 Class: **B**
 RBA: **4,800 SF**
 Typical Floor: **4,800 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **50.0%**
 Owner Occupied: -
 Owner Type: -
 Tenancy: -
 Land Area: -
 Zoning: -
 Parcel No: **0304-0010-000**
 Parking: -

**Lease**

Total Available: **2,400 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$24.00**
 Expenses: **2021 Tax @ \$6.50/sf**

For Sale Info**Not For Sale****Presented By**

Champions Real Estate Group, LLC / Al Johnson (832) 229-4413

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1301	1,200	1,200	1,200	No	\$24.00/nnn	Vacant	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
Brand New Office Units. Occupy One Unit or Combine two units for a bigger space! All units come with upgraded flooring to give an upscale experience for your clients to enjoy when they come do business with you. This is a Great location in a BOOMING Market!! Come Grow your BUSINESS TODAY, COME MOVE IN TODAY!!!!								
P 1st / Suite 1302	1,200	1,200	1,200	No	\$24.00/nnn	Vacant	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
Brand New Office Units. Occupy One Unit or Combine two units for a bigger space! All units come with upgraded flooring to give an upscale experience for your clients to enjoy when they come do business with you. This is a Great location in a BOOMING Market!! Come Grow your BUSINESS TODAY, COME MOVE IN TODAY!!!!								

196 RETAIL**FOR LEASE**

HEB
2805 Pearland Pky
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **80,000 SF**
 Typical Floor: **80,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2014**
 % Leased: **97.0%**
 Owner Occupied: **No**
 Owner Type: **Corporate/User**
 Tenancy: **Single Tenant**
 Land Area: **23 AC**
 Zoning: **-**
 Parcel No: **8395-0660-110**
 Parking: **Ratio of 5.00/1,000 SF**

**Lease**

Total Available: **2,384 SF**
 Smallest Space: **1,084 SF**
 Max Contig: **1,300 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$30.00-\$32.00**
 Expenses: **2021 Tax @ \$0.00/sf**

For Sale Info**Not For Sale****Presented By**

Wulfe & Co. / Kristen Barker (713) 621-1704

Amenities

Drive Thru, Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,300	1,300	1,300	\$32.00/nnn	Vacant	Negotiable	Direct
Wulfe & Co. / Kristen Barker (713) 621-1704							
P 1st	1,084	1,084	1,084	\$30.00/nnn	Vacant	5-10 yrs	Direct
Wulfe & Co. / Kristen Barker (713) 621-1704							
Former dry cleaner space in line with very busy HEB Grocery store. Other tenants include H&R Block, Pearland Dentists, Supercuts, Liquor store, Nail Bar of Texas, Boba Tea and Juice Bar as well as a Jets Pizza.							

197 RETAIL**FOR LEASE**

Province Plaza
2705 Broadway St
@ Pearland Pkwy
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **27,000 SF**
 Typical Floor: **27,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2007**
 % Leased: **91.2%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.67 AC**
 Zoning: **-**
 Parcel No: **0198-0003-002**
 Parking: **184 free Surface Spaces are available**
Ratio of 8.36/1,000 SF

**Lease**

Total Available: **2,370 SF**
 Smallest Space: **2,370 SF**
 Max Contig: **2,370 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.87/sf, 2012 Est Tax @ \$1.10/sf; 2013 Ops @ \$2.81/sf**

For Sale Info**Not For Sale****Presented By**

MADA Properties / Moshe Allon (281) 728-9360

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,370	2,370	2,370	\$24.00/nnn	Vacant	Negotiable	Direct

MADA Properties / Moshe Allon (281) 728-9360

Building Notes

71,363 SF Shopping Center Adjacent to Lowe's. Average HH Income: \$76,375 (3 mi.) Population: 2 mi.-17,665, 3 mi.-44,256, 4 mi.- 79,517.

198 OFFICE**FOR LEASE**

Chenango Office Park
1212 N Velasco St
Angleton, TX 77515

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **22,764 SF**
 Typical Floor: **22,712 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1984**
 % Leased: **89.9%**
 Owner Occupied: **Yes**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.37 AC**
 Zoning: **-**
 Parcel No: **4020-0004-000**
 Parking: **45 free Surface Spaces are available**
Ratio of 1.97/1,000 SF

**Lease**

Total Available: **2,300 SF**
 Smallest Space: **2,300 SF**
 Max Contig: **2,300 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$26.09**
 Expenses: **2021 Tax @ \$1.54/sf**

For Sale Info**Not For Sale****Presented By**

UTR Texas Realtors / Linda Cessac (281) 282-0935
 UTR-Texas Realtors / Bill Havey (281) 282-0935

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 400	2,300	2,300	2,300	\$26.09/fs	Vacant	5 yrs	Direct

UTR-Texas Realtors / Bill Havey (281) 282-0935
 UTR Texas Realtors / Linda Cessac (281) 282-0935

Reception area, kitchenette with room for tables, large 28x23 conference room, two storage closets, open area for printers and files, 6 individual offices of varying sizes with windows. One office has a view to the reception area and a separate door to the outside. The office building has an elevator, courtyard, and stairs. Plenty of parking outside.

199 RETAIL**FOR LEASE**

Building B - Shadow Creek Ranch Town C
2802-2808 Business Center Dr
NWC at Hwy 288 & FM 518 (Broadway)
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **214,625 SF**
 Typical Floor: **214,625 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2007**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **33.57 AC**
 Zoning: **N/Ap, Pearland**
 Parcel No: **7498-0001-002**
 Parking: **400 free Surface Spaces are available**
Ratio of 1.86/1,000 SF

**Lease**

Total Available: **2,250 SF**
 Smallest Space: **2,250 SF**
 Max Contig: **2,250 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$6.07/sf, 2012 Est Tax @ \$2.92/sf; 2012 Est Ops @ \$3.21/sf**

For Sale Info**Not For Sale****Presented By**

EDENS / Brandon Schawe (713) 860-4953 X4953 / Brandon Schawe (713) 860-4953 x4953

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 135	2,250	2,250	2,250	Withheld	30 Days	3-5 yrs	Direct

EDENS / Brandon Schawe (713) 860-4953 x4953

Property Highlights: •Anchored by H-E-B Plus!, Academy Sports, Ashley Furniture, Hobby Lobby and Burlington Coat Factory • Serves regional trade area encompassing parts of Harris and Brazoria counties • Serves the rapidly growing masterplanned communities of Shadow Creek and Silver Lake; home values range from \$150s to \$1 million+

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200 RETAIL

FOR LEASE

**2016 N Velasco St
Angleton, TX 77515**

Structure

Building Type: **Retail**
 SubType: **Auto Repair**
 Class: **-**
 RBA: **2,250 SF**
 Typical Floor: **2,250 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1965**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Single Tenant**
 Land Area: **1 AC**
 Zoning: **0143**
 Parcel No: **0380-0114-110**
 Parking: **20 free Surface Spaces are available
Ratio of 8.88/1,000 SF**



Lease

Total Available: **2,250 SF**
 Smallest Space: **2,250 SF**
 Max Contig: **2,250 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$8.40**
 Expenses: **2021 Tax @ \$4.18/sf**

For Sale Info

Not For Sale

Presented By

Clyde Cone Company, Inc / Steve Cone (979) 297-1234 X2
 Clyde Cone Company, Inc. / Brandon Cone (512) 496-1038

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,250	2,250	2,250	\$8.40/+util	Vacant	Negotiable	Direct

Clyde Cone Company, Inc. / Brandon Cone (512) 496-1038

Great location surrounded by established business with lots of traffic and 53 front feet on N. Velasco/Hwy 288B. Lake Hardware, Best Western and Walmart are across the street. Lots parking and storage on site. 4 overhead doors. Note: Part of this lot is currently leased to trucking company. Ample parking and storage remains available on pad that sits outside bldg.

201 RETAIL**FOR LEASE**

Highland Square Shopping Cneter
3100-3142 S Gordon St
Alvin, TX 77511

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **108,438 SF**
 Typical Floor: **108,438 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1989**
 % Leased: **98.0%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **8.89 AC**
 Zoning: **0022**
 Parcel No: **0491-0017-000**
 Parking: **386 Surface Spaces are available**
Ratio of 3.56/1,000 SF

**Lease**

Total Available: **2,200 SF**
 Smallest Space: **800 SF**
 Max Contig: **1,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.94/sf**

For Sale Info**Not For Sale****Presented By**

Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X303 / Dan Silvestri (713) 785-6272 x303

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 3124A	1,400	1,400	1,400	Withheld	Vacant	Negotiable	Direct
Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 x303							
P 1st / Suite 3134	800	800	800	Withheld	Vacant	Negotiable	Direct
Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 x303							

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202 OFFICE

FOR LEASE

Clyde Cone Building
1227 Hwy 332
Clute, TX 77531



Structure

Building Type: **Office**
 Class: **C**
 RBA: **2,200 SF**
 Typical Floor: **1,100 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1960**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **-**
 Land Area: **-**
 Zoning: **-**
 Parcel No: **2115-0056-000**
 Parking: **10 Surface Spaces are available**
Ratio of 4.55/1,000 SF

Lease

Total Available: **2,200 SF**
 Smallest Space: **2,200 SF**
 Max Contig: **2,200 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$18.00**
 Expenses: **2021 Tax @ \$2.57/sf**

For Sale Info

Not For Sale

Presented By

Vandaveer Commercial / Mark McCrummen (720) 726-7878

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	2,200	2,200	2,200	\$18.00/fs	Vacant	Negotiable	Direct

Vandaveer Commercial / Mark McCrummen (720) 726-7878

Centrally located between Lake Jackson and Clute with quick access to highway. Offices newly renovated and upgraded.

203 RETAIL**FOR LEASE**

**Shadow Creek Ranch - Shadow Creek Ran
Village**
11601 Shadow Creek Pky
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **13,300 SF**
 Typical Floor: **13,300 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **1.63 AC**
 Zoning: **None**
 Parcel No: **7497-1810-005**
 Parking: **65 free Surface Spaces are available
Ratio of 5.80/1,000 SF**

**Lease**

Total Available: **2,200 SF**
 Smallest Space: **2,200 SF**
 Max Contig: **2,200 SF**
 Space Use: **Off/Ret**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.60/sf**

For Sale Info**Not For Sale****Presented By**

NewQuest Properties / Rebecca Le (281) 477-4327 / Grace La (281) 640-7907

Amenities

Drive Thru, Freeway Visibility, Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 113	2,200	2,200	2,200	Withheld	30 Days	Negotiable	Direct

NewQuest Properties / Rebecca Le (281) 477-4327 / Grace La (281) 640-7907
 2,200 SF built out optical office

204 OFFICE**FOR LEASE**

**1506 E Broadway St
Pearland, TX 77581**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **12,799 SF**
 Typical Floor: **6,250 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1978**
 % Leased: **82.9%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1 AC**
 Zoning: **None**
 Parcel No: **5410-0031-110**
 Parking: **60 free Surface Spaces are available
Reserved Spaces @ \$14.00/mo
Ratio of 4.85/1,000 SF**

**Lease**

Total Available: **2,194 SF**
 Smallest Space: **207 SF**
 Max Contig: **1,267 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$13.20-\$16.08**
 Expenses: **2021 Tax @ \$2.35/sf**

For Sale Info**Not For Sale****Presented By**

Capital Trust Realty / Domenic Santilli (281) 282-9999

Amenities

Property Manager on Site, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,267	1,267	1,267	\$13.20/nnn	Vacant	2-10 yrs	Direct
Capital Trust Realty / Domenic Santilli (281) 282-9999							
Waiting room, receptionist area, break room with a sink and counter, 3 offices plus a file room							
P 2nd	720	720	720	\$13.70/nnn	Vacant	2-5 yrs	Direct
Capital Trust Realty / Domenic Santilli (281) 282-9999							
Nice corner office with waiting room and two offices. Large windows add lots of natural light to the offices.							
P 2nd / Suite 204	207	207	207	\$16.08/nnn	Vacant	1-5 yrs	Direct
Capital Trust Realty / Domenic Santilli (281) 282-9999							
One room suite upstairs. Less than \$400 per month!							

Building Notes

Always There.

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1/5/2022

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1506 E Broadway St
-- cont'd
Pearland, TX 77581

Located in the city of Pearland, one of the Southeast Houston Area's most exciting business and residential locations, this property features high visibility and monument signage in an area where the average daily traffic count is 24,700 cars a day.

Pearland on FM 518, Broadway, just east of Dixie Farm Road, close to Friendswood

205 OFFICE**FOR LEASE**

Building 10 - Office Condos at Reflection E
12234 Shadow Creek Pky
Pearland, TX 77584

Structure

Building Type: **Office**
 Class: **B**
 RBA: **4,310 SF**
 Typical Floor: **4,310 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **-**
 % Leased: **51.8%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **-**
 Parcel No: **7470-0001-018**
 Parking: **-**

**Lease**

Total Available: **2,078 SF**
 Smallest Space: **2,078 SF**
 Max Contig: **2,078 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$21.50**
 Expenses: **2021 Tax @ \$1.09/sf**

For Sale Info**Not For Sale****Presented By**

Newcor Commercial Real Estate / Ryan Dierker (281) 210-2484 X3 / Ryan Dierker (281) 210-2484 x3

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,078	2,078	2,078	\$21.50/nnn	Vacant	Negotiable	Direct

Newcor Commercial Real Estate / Ryan Dierker (281) 210-2484 x3

206**RETAIL****FOR LEASE**

Jackson Square Center
204 W Highway 332
Lake Jackson, TX 77566

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **12,240 SF**
 Typical Floor: **12,240 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1994**
 % Leased: **83.1%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **1.23 AC**
 Zoning: **-**
 Parcel No: **5342-0002-000**
 Parking: **-**

**Lease**

Total Available: **2,075 SF**
 Smallest Space: **2,075 SF**
 Max Contig: **2,075 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.10/sf**

For Sale Info**Not For Sale****Presented By**

Sona Development LLC / Robert J. Naggar (713) 523-4988

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,075	2,075	2,075	Withheld	Vacant	Negotiable	Direct

Sona Development LLC / Robert J. Naggar (713) 523-4988

207 RETAIL**FOR LEASE**

Oyster Creek Center
145 Oyster Creek Dr
Lake Jackson, TX 77566

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **31,189 SF**
 Typical Floor: **31,189 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1972**
 % Leased: **93.4%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **6.25 AC**
 Zoning: **none**
 Parcel No: **5850-1214-120**
 Parking: **245 Surface Spaces are available**
Ratio of 7.71/1,000 SF

**Lease**

Total Available: **2,053 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **1,053 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$15.00**
 Expenses: **2021 Tax @ \$2.77/sf**

For Sale Info**Not For Sale****Presented By**

Tarantino Properties, Inc. / Peggy Rougeou (713) 501-5647 / Eric Drymalla (713) 974-4292 X126 / Eric Drymalla (713) 974-4292 x126

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 11	1,053	1,053	1,053	\$15.00/nnn	Vacant	Negotiable	Direct
Tarantino Properties, Inc. / Eric Drymalla (713) 974-4292 x126							
P 1st / Suite 6	1,000	1,000	1,000	\$15.00/nnn	Vacant	Negotiable	Direct
Tarantino Properties, Inc. / Eric Drymalla (713) 974-4292 x126							
2nd Generation Restaurant							

Building Notes

Oyster Creek Center, built in 1972, is a +/-31,769 sf neighborhood shopping center composed of one L-shaped building with a total of 17 lease spaces plus a storage area of 576 sf (non-revenue).

Oyster Creek Center tenants cater to the nearby residents and greater Lake Jackson, offering services and shopping at a convenient, landmark retail location. Several tenants have operated successful businesses at the property for many years including Nowlin Jewelry, a community icon and tenant in the center since 1977. Applesway Restaurant has been a tenant since 1981 and The Strawberry Patch (a woman's clothing store) since 1978.

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Oyster Creek Center
-- cont'd
145 Oyster Creek Dr
Lake Jackson, TX 77566

Oyster Creek Center is immediately adjacent to a +/-34,261 sf Food King grocery operation (formerly a Safeway location prior to Safeway's exit from the greater Houston market) that is owned by others. The adjoining +/-2.76-acre site is also improved with a free-standing Jack In The Box. Oyster Creek Center and the grocery site have a shared parking field with common access governed by an ECR (Easements with Covenants and Restrictions Affecting Land).

208 RETAIL**FOR LEASE**

Sunrise Lake Village
9517 W Broadway St
NEC of FM 518(Broadway) & CR-90
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **13,304 SF**
 Typical Floor: **13,304 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2008**
 % Leased: **84.6%**
 Owner Occupied: **No**
 Owner Type: **Medical**
 Tenancy: **Multiple Tenant**
 Land Area: **4.20 AC**
 Zoning: **None**
 Parcel No: **7863-2001-001**
 Parking: **50 free Surface Spaces are available**
Ratio of 3.76/1,000 SF

**Lease**

Total Available: **2,045 SF**
 Smallest Space: **2,045 SF**
 Max Contig: **2,045 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$24.00**
 Expenses: **2021 Tax @ \$3.87/sf, 2012 Est Tax @ \$7.19/sf; 2011 Ops @ \$5.13/sf, 2012 Est Ops @ \$14.94/sf**

For Sale Info**Not For Sale****Presented By**

Vista Management Company / Courtney Lavender (281) 531-5300 X120 / Christina Kurt (281) 560-7307 / Courtney Lavender (281) 531-5300 x120

Amenities

Drive Thru, Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 103	2,045	2,045	2,045	\$24.00/nnn	Vacant	Negotiable	Direct

Vista Management Company / Courtney Lavender (281) 531-5300 x120 / Christina Kurt (281) 560-7307

This extremely visible high traffic location is situated among Jason's Deli, Orange Theory Fitness and Tide Dry Cleaners. The space boasts an open floor plan with single office and restroom in the rear of the location. Call today for a tour!

Building Notes

Retail building featuring drive-thru capability.

Property Renovations scheduled in 2013.

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Sunrise Lake Village

-- cont'd

9517 W Broadway St

NEC of FM 518(Broadway) & CR-90

Pearland, TX 77584

209 OFFICE**FOR SALE / FOR LEASE**

201 EAST BRAZOS
201 E Brazos Ave
West Columbia, TX 77486

Structure

Building Type: **Office**
 Class: **B**
 RBA: **2,034 SF**
 Typical Floor: **2,034 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1945**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.11 AC**
 Zoning: **0058**
 Parcel No: **8222-0055-000**
 Parking: **-**

**Lease**

Total Available: **2,034 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **2,034 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$18.00**
 Expenses: **2021 Tax @ \$3.13/sf**

For Sale Info

For Sale at \$329,900 (\$162.19/SF) - Active

Sales Company

Provenzano Properties: Dea Provenzano (979) 292-0010

Presented By

Provenzano Properties / Dea Provenzano (979) 292-0010

Amenities

Atrium, Central Heating, Kitchen, Reception, Security System

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,500 - 2,034	2,034	2,034	\$18.00/tbd	Vacant	1-5 yrs	Direct

Provenzano Properties / Dea Provenzano (979) 292-0010
 Two offices with doors, one open office, large workspace area in front. Large conference room between front space and back office space, each have separate entrance/exit.

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201 EAST BRAZOS
-- cont'd
201 E Brazos Ave
West Columbia, TX 77486

210 OFFICE**FOR LEASE**

**12280 Broadway St
Pearland, TX 77584**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **A**
 RBA: **6,000 SF**
 Typical Floor: **6,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **66.2%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **-**
 Parcel No: **0564-0034-002**
 Parking: **-**

**Lease**

Total Available: **2,027 SF**
 Smallest Space: **1,013 SF**
 Max Contig: **1,014 SF**
 Space Use: **Off/Ret, Office**
 Rent/SF/Yr: **\$27.00-\$28.00**

For Sale Info**Not For Sale****Presented By**

Re/Max Exclusive / Johnna Johnson (281) 513-9507

Amenities

24 Hour Access, Air Conditioning, Kitchen, Reception, Storage Space

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 2106	1,013	1,013	1,013	No	\$27.00/nn	Vacant	12-24 yrs	Direct
Re/Max Exclusive / Johnna Johnson (281) 513-9507								
P 1st / Suite 3117	1,014	1,014	1,014	No	\$28.00/nn	Vacant	Negotiable	Direct
Re/Max Exclusive / Johnna Johnson (281) 513-9507								

211 RETAIL**FOR LEASE**

**202 Parking Way St
Lake Jackson, TX 77566**

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **2,022 SF**
 Typical Floor: **2,022 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1980**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **0.07 AC**
 Zoning: **-**
 Parcel No: **5850-1153-120**
 Parking: **-**

**Lease**

Total Available: **2,022 SF**
 Smallest Space: **2,022 SF**
 Max Contig: **2,022 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$18.18**
 Expenses: **2021 Tax @ \$2.03/sf**

For Sale Info**Not For Sale****Presented By**

Lake Jackson Mgt--American Apartments / Eric Cortez (979) 299-3121

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,022	2,022	2,022	\$18.18/fs	Vacant	Negotiable	Direct

Lake Jackson Mgt--American Apartments / Eric Cortez (979) 299-3121

212 OFFICE**FOR LEASE**

**2006 Broadway St
Pearland, TX 77581**

Structure

Building Type: **Office**
 SubType: **Office Building**
 Class: **C**
 RBA: **4,634 SF**
 Typical Floor: **4,416 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1978**
 % Leased: **56.8%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.26 AC**
 Zoning: **None**
 Parcel No: **7510-0010-000**
 Parking: **10 Surface Spaces are available
Ratio of 2.26/1,000 SF**

**Lease**

Total Available: **2,000 SF**
 Smallest Space: **200 SF**
 Max Contig: **2,000 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$30.00**
 Expenses: **2021 Tax @ \$1.87/sf**

For Sale Info**Not For Sale****Presented By**

Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 243-1548

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	200 - 2,000	2,000	2,000	\$30.00/fs	Vacant	Negotiable	Direct

Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 243-1548
 Space available from 200-2000 sq.ft for most kinds of uses, Insurance, Real Estate, Doctors, Hair Salon Station, Skin care, Eyelashes....

213 RETAIL**FOR LEASE**

Front Street Office Park
700 N Front St
Angleton, TX 77515

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **8,000 SF**
 Typical Floor: **8,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2010**
 % Leased: **75.0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **1.15 AC**
 Zoning: **None**
 Parcel No: **6860-0001-001**
 Parking: **29 free Surface Spaces are available**
Ratio of 3.63/1,000 SF

**Lease**

Total Available: **2,000 SF**
 Smallest Space: **2,000 SF**
 Max Contig: **2,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.27/sf**

For Sale Info**Not For Sale****Presented By**

Weitzman / Sarah Thobae (713) 781-7111 / Kyle Knight (713) 335-4532 / Emily Nejedly (713) 781-7111

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,000	2,000	2,000	Withheld	Vacant	Negotiable	Direct

Weitzman / Sarah Thobae (713) 781-7111 / Kyle Knight (713) 335-4532 / Emily Nejedly (713) 781-7111

Building Notes**Description**

This is a new office development built in 2010 and the available space is efficiently laid out with multiple offices, centralized conference room, nice reception, small kitchen, ADA bathroom. The property is 1 block north of Brazoria County Courthouse and has great visibility and ample parking.

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Front Street Office Park
-- cont'd
700 N Front St
Angleton, TX 77515

214 RETAIL**FOR LEASE**

Discovery Bay Shopping Center
15718 S Highway 288
SWC of Hwy 288 & Discovery Bay Blvd
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **16,350 SF**
 Typical Floor: **16,350 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2014**
 % Leased: **87.8%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **2.33 AC**
 Zoning: **F1**
 Parcel No: **7954-0001-005**
 Parking: **166 free Surface Spaces are available**
Ratio of 10.15/1,000 SF

**Lease**

Total Available: **2,000 SF**
 Smallest Space: **2,000 SF**
 Max Contig: **2,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$5.39/sf**

For Sale Info**Not For Sale****Presented By**

Oldham Goodwin Group, LLC / Tyler Reiley (281) 256-2300

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 170	2,000	2,000	2,000	Withheld	Vacant	Negotiable	Direct

Oldham Goodwin Group, LLC / Tyler Reiley (281) 256-2300
 2nd Generation restaurant with curb-side drive up for easy to go deliveries.

Building Notes

High visibility end cap space available. Shadow anchored by Sam's Club. Additional medical and office proposed in the immediate area. Impressive growth rate of nearly 3% per year projected for the next five years. Excellent visibility and access.

Located at the southwest corner of Highway 288 Frontage Road & Discovery Bay Boulevard. On the "going home" side of Highway 288.

215**RETAIL****FOR LEASE**

Shadow Creek Plaza
11619 Shadow Creek Pky
Pearland, TX 77584

**Structure**

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **12,000 SF**
 Typical Floor: **12,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2019**
 % Leased: **83.3%**
 Owner Occupied: **-**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **0.57 AC**
 Zoning: **General Commercial**
 Parcel No: **7497-1810-007**
 Parking: **36 Surface Spaces are available**
36 Surface Tandem Spaces are available
Ratio of 6.30/1,000 SF

Lease

Total Available: **2,000 SF**
 Smallest Space: **2,000 SF**
 Max Contig: **2,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$32.00**
 Expenses: **2021 Tax @ \$6.56/sf**

For Sale Info**Not For Sale****Presented By**

Address Commercial / Inna Radford (713) 817-5030 / Tan Le (713) 817-5030 / James Remperas (832) 877-7779

Amenities

Pylon Sign, Restaurant, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,000	2,000	2,000	\$32.00/nnn	Vacant	1-2 yrs	Direct

Address Commercial / Inna Radford (713) 817-5030 / Tan Le (713) 817-5030 / James Remperas (832) 877-7779

216 RETAIL**FOR LEASE**

Front Street Office Park
711 N Velasco St
Angleton, TX 77515

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **8,000 SF**
 Typical Floor: **8,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2010**
 % Leased: **75.0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **1.04 AC**
 Zoning: **None**
 Parcel No: **6860-0001-002**
 Parking: **39 free Surface Spaces are available**
Ratio of 5.30/1,000 SF

**Lease**

Total Available: **2,000 SF**
 Smallest Space: **2,000 SF**
 Max Contig: **2,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.16/sf**

For Sale Info**Not For Sale****Presented By**

Weitzman / Sarah Thobae (713) 781-7111 / Kyle Knight (713) 335-4532 / Emily Nejedly (713) 781-7111

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,000	2,000	2,000	Withheld	Vacant	Negotiable	Direct

Weitzman / Sarah Thobae (713) 781-7111 / Kyle Knight (713) 335-4532 / Emily Nejedly (713) 781-7111

217 RETAIL**FOR LEASE**

Pearland Strip Center
3520 Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **7,400 SF**
 Typical Floor: **7,400 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1960**
 % Leased: **73.7%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.74 AC**
 Zoning: **None**
 Parcel No: **0147-0021-000**
 Parking: **27 free Surface Spaces are available**
Ratio of 1.30/1,000 SF

**Lease**

Total Available: **1,950 SF**
 Smallest Space: **1,950 SF**
 Max Contig: **1,950 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$16.80**
 Expenses: **2021 Tax @ \$2.67/sf**

For Sale Info**Not For Sale****Presented By**

Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 243-1548 / Diem Vu (832) 243-1548

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,950	1,950	1,950	\$16.80/fs	Vacant	Negotiable	Direct

Absolute Realty Group, Inc. / Diem Vu (832) 243-1548
 Prime location located on FM 518/ E. Broadway 1,950 sqft available for Rent

218 RETAIL**FOR LEASE**

Phase II - The Center at Pearland Parkway
2550 Pearland Pky
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **88,266 SF**
 Typical Floor: **88,266 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2017**
 % Leased: **97.8%**
 Owner Occupied: **-**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **-**
 Land Area: **3.88 AC**
 Zoning: **-**
 Parcel No: **3413-2001-003**
 Parking: **-**

**Lease**

Total Available: **1,933 SF**
 Smallest Space: **1,933 SF**
 Max Contig: **1,933 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$38.00**
 Expenses: **2020 Tax @ \$1.72/sf**

For Sale Info**Not For Sale****Presented By**

Dunhill Partners, Inc. / Andy Crosland (214) 525-6285 / Sarah Landry (214) 525-3527 X127 / Sarah Landry (214) 525-3527 x127

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 150	1,933	1,933	1,933	\$38.00/nnn	Vacant	Negotiable	Direct

Dunhill Partners, Inc. / Andy Crosland (214) 525-6285 / Sarah Landry (214) 525-3527 x127

219 RETAIL**FOR LEASE**

Freestanding restaurant w/Drive-Thru
707 Dixie Dr
Clute, TX 77531

Structure

Building Type: **Retail**
 SubType: **Fast Food**
 Class: **-**
 RBA: **1,828 SF**
 Typical Floor: **1,828 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1975**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Single Tenant**
 Land Area: **0.53 AC**
 Zoning: **Commercial**
 Parcel No: **2115-0085-110**
 Parking: **-**

**Lease**

Total Available: **1,828 SF**
 Smallest Space: **1,828 SF**
 Max Contig: **1,828 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.74/sf**

For Sale Info**Not For Sale****Presented By**

RESOLUT RE / Brian Clayton (281) 445-0033

Amenities

Drive Thru, Restaurant

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	1,828	1,828	1,828	Withheld	Vacant	Negotiable	Direct

RESOLUT RE / Brian Clayton (281) 445-0033

Former Long John Silver's.

220 RETAIL**FOR LEASE**

**1330 Broadway St
Pearland, TX 77581**

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **6,114 SF**
 Typical Floor: **6,114 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2013**
 % Leased: **70.6%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **General Business**
 Parcel No: **7113-0001-002**
 Parking: **56 Surface Spaces are available
Ratio of 9.16/1,000 SF**

**Lease**

Total Available: **1,800 SF**
 Smallest Space: **1,800 SF**
 Max Contig: **1,800 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$22.80**

For Sale Info**Not For Sale****Presented By**

Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460

Amenities

Corner Lot, Restaurant, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 104	1,800	1,800	1,800	\$22.80/nnn	Vacant	Negotiable	Direct

Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460

Kitchen/Restaurant space for lease consisting of 1,800 SF. Existing kitchen equipment can be use by new Tenant with Landlord's permission and approval. Currently existing vent hood, walk in cooler, commercial sinks, oven, deep fryer, and other equipment. FFE available per request.

221**RETAIL****FOR LEASE**

Four Corners Shopping Center
1802-1806 N Velasco St
Angleton, TX 77515

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **(Neighborhood Center)**
 RBA: **86,462 SF**
 Typical Floor: **86,462 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1980**
 % Leased: **97.9%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **10.65 AC**
 Zoning: **0140**
 Parcel No: **0380-0111-120**
 Parking: **360 free Surface Spaces are available**
Ratio of 2.54/1,000 SF

**Lease**

Total Available: **1,800 SF**
 Smallest Space: **1,800 SF**
 Max Contig: **1,800 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.13/sf; 2010 Ops @ \$5.89/sf, 2008 Est Ops @ \$3.73/sf**

For Sale Info**Not For Sale****Presented By**

Tarantino Properties, Inc. / Peggy Rougeou (713) 501-5647 / Eric Drymalla (713) 974-4292 X126 / Eric Drymalla (713) 974-4292 x126

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1806a	1,800	1,800	1,800	Withheld	Vacant	Negotiable	Direct

Tarantino Properties, Inc. / Eric Drymalla (713) 974-4292 x126

Building Notes

Angleton Four Corners Shopping center is a 141,520 SF center located in Angleton. The center is anchored by Kroger and is across the street from Wal-Mart. It was recently renovated in 2014 and has ample parking and pylon sign exposure.

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Four Corners Shopping Center

-- cont'd

1802-1806 N Velasco St

Angleton, TX 77515

222 RETAIL**FOR LEASE**

Pearland Plaza
1130 Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Restaurant**
 Class: **-**
 RBA: **18,010 SF**
 Typical Floor: **18,010 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2008**
 % Leased: **90.5%**
 Owner Occupied: **No**
 Owner Type: **Corporate/User**
 Tenancy: **Multiple Tenant**
 Land Area: **2.55 AC**
 Zoning: **0013**
 Parcel No: **5411-0047-110**
 Parking: **50 free Surface Spaces are available**
Ratio of 2.78/1,000 SF

**Lease**

Total Available: **1,720 SF**
 Smallest Space: **1,720 SF**
 Max Contig: **1,720 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$17.00**
 Expenses: **2021 Tax @ \$3.06/sf; 2009 Ops @ \$2.99/sf**

For Sale Info**Not For Sale****Presented By**

Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Kathy Jones (713) 464-1001

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 102	1,720	1,720	1,720	\$17.00/nnn	Vacant	Negotiable	Direct

Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363

Building Notes

Pearland Plaza is a 18,010 SF Strip Center at 1130 E. Broadway.

Tenants include: Royal Nails, Forge Fitness, Jenny's Bakery, First Impression Hair Salon, and Tumbling Starz.

Located near Dixie Farm Road and close to Friendswood.

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Pearland Plaza
-- cont'd
1130 Broadway St
Pearland, TX 77581

223 OFFICE**FOR LEASE**

**2011 E Broadway St
Pearland, TX 77581**

Structure

Building Type: **Office**
 SubType: **Loft/Creative Space**
 Class: **B**
 RBA: **11,350 SF**
 Typical Floor: **11,350 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2009**
 % Leased: **85.9%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.32 AC**
 Zoning: **none**
 Parcel No: **3763-0000-004**
 Parking: **12 Surface Spaces are available**
Ratio of 1.06/1,000 SF

**Lease**

Total Available: **1,600 SF**
 Smallest Space: **1,600 SF**
 Max Contig: **1,600 SF**
 Space Use: **Off/Ret**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.79/sf; 2013 Est Ops @ \$2.56/sf**

For Sale Info**Not For Sale****Presented By**

UTR-Texas Realtors / Sharon Rowsey (281) 947-8037

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 130	1,600	1,600	1,600	Withheld	Vacant	Negotiable	Direct

UTR-Texas Realtors / Sharon Rowsey (281) 947-8037

Previously used for a church, wide open space.. can be configured for the right tenant. Please give us a call for more info or to tour

224 RETAIL**FOR LEASE**

Silverlake Plaza II - Building D - Silverlake
9330 W Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **6,218 SF**
 Typical Floor: **6,218 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2001**
 % Leased: **75.4%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **6.08 AC**
 Zoning: **-**
 Parcel No: **7583-5000-001**
 Parking: **30 free Surface Spaces are available**
Ratio of 4.82/1,000 SF

**Lease**

Total Available: **1,530 SF**
 Smallest Space: **1,530 SF**
 Max Contig: **1,530 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$24.00**
 Expenses: **2021 Tax @ \$29.16/sf, 2011 Est Tax**
@ \$1.00/sf; 2011 Ops @ \$4.52/sf

For Sale Info**Not For Sale****Presented By**

LandPark Commercial / Shazib Iqbal (713) 993-7169 / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite D404	1,530	1,530	1,530	\$24.00/nnn	Vacant	Negotiable	Direct

LandPark Commercial / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200

225**RETAIL****FOR LEASE**

Pearland Central Plaza
1909 N Main St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **5,969 SF**
 Typical Floor: **5,969 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1994**
 % Leased: **74.9%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.90 AC**
 Zoning: **-**
 Parcel No: **0542-0001-160**
 Parking: **40 free Surface Spaces are available**
Ratio of 6.70/1,000 SF

**Lease**

Total Available: **1,500 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **1,500 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$6.53/sf; 2011 Ops @ \$1.35/sf**

For Sale Info**Not For Sale****Presented By**

Charma / Kathrine Lam (713) 772-1664

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 101	1,500	1,500	1,500	Withheld	Vacant	Negotiable	Direct

Charma / Kathrine Lam (713) 772-1664

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RETAIL

FOR LEASE

**106-204 Dixie Dr
Clute, TX 77531**



Structure

Building Type: **Retail**
 Class: **-**
 RBA: **28,957 SF**
 Typical Floor: **28,957 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1978**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **2.17 AC**
 Zoning: **0024**
 Parcel No: **0019-0322-110**
 Parking: **50 free Surface Spaces are available
Ratio of 1.73/1,000 SF**

Lease

Total Available: **1,400 SF**
 Smallest Space: **1,400 SF**
 Max Contig: **1,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$14.52**
 Expenses: **2021 Tax @ \$0.76/sf**

For Sale Info

Not For Sale

Presented By

Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,400	1,400	1,400	\$14.52/mg	30 Days	Negotiable	Direct

Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889

227 RETAIL**FOR LEASE**

**Shadow Creek Ranch Parkway
1901 Kirby St
Pearland, TX 77584**

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **15,838 SF**
 Typical Floor: **15,838 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **91.2%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.30 AC**
 Zoning: **None**
 Parcel No: **0678-0016-002**
 Parking: **160 free Surface Spaces are available
Ratio of 10.00/1,000 SF**

**Lease**

Total Available: **1,400 SF**
 Smallest Space: **1,400 SF**
 Max Contig: **1,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$29.00**
 Expenses: **2021 Tax @ \$5.46/sf**

For Sale Info**Not For Sale****Presented By**

NAI Partners / Jason Gaines (713) 410-8910

Amenities

Drive Thru, Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,400	1,400	1,400	\$29.00/nnn	Vacant	Negotiable	Direct

NAI Partners / Jason Gaines (713) 410-8910

Building Notes

Multi-tenant retail center located in master-planned community of Shadow Creek Ranch. Center currently includes Texas Children's Pediatric Associates and a Pediatric Dentist. Available space was formerly a medical office. Space can be subdivided. Abundant parking available.

Property is located adjacent to a CVS Pharmacy and near the intersection of Shadow Creek Parkway and direct access to State Highway 288.

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Shadow Creek Ranch Parkway
-- cont'd
1901 Kirby St
Pearland, TX 77584

228 RETAIL**FOR LEASE**

Golber Investments Pearland Shopping Ce
Golber Investments Pearland Shoppin
2002 N Main St
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Restaurant**
 Class: **-**
 RBA: **7,000 SF**
 Typical Floor: **2,150 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1994**
 % Leased: **80.0%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **0.62 AC**
 Zoning: **None**
 Parcel No: **1898-1000-020**
 Parking: **24 free Surface Spaces are available**
Ratio of 10.00/1,000 SF

**Lease**

Total Available: **1,400 SF**
 Smallest Space: **1,400 SF**
 Max Contig: **1,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$19.50**
 Expenses: **2021 Tax @ \$3.08/sf, 2011 Est Tax @ \$2.20/sf; 2012 Est Ops @ \$2.54/sf**

For Sale Info**Not For Sale****Presented By**

Bernstein Investments / Brian Bernstein (713) 961-0751 x4 / Brian Bernstein (713) 961-0751 x4

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	1,400	1,400	1,400	\$19.50/nnn	Vacant	Negotiable	Direct

Bernstein Investments / Brian Bernstein (713) 961-0751 x4

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229

RETAIL

FOR LEASE

7126 W Broadway St
Pearland, TX 77581



Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **1,380 SF**
 Typical Floor: **1,380 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1984**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Single Tenant**
 Land Area: **0.78 AC**
 Zoning: **General Business (GB)**
 Parcel No: **0241-0002-110**
 Parking: **12 free Surface Spaces are available**
Ratio of 8.70/1,000 SF

Lease

Total Available: **1,380 SF**
 Smallest Space: **1,380 SF**
 Max Contig: **1,380 SF**
 Space Use: **Off/Ret**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$6.01/sf**

For Sale Info

Not For Sale

Presented By

RESOLUT RE / Brian Clayton (281) 445-0033 / Gustavo Lopez (281) 445-0033

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,380	1,380	1,380	\$25.00/mg	Vacant	Negotiable	Direct

RESOLUT RE / Brian Clayton (281) 445-0033 / Gustavo Lopez (281) 445-0033

+/-1,380 SF retail/office/showroom space.

230 OFFICE**FOR LEASE**

Eagle Suites
1346 E Broadway St
Pearland, TX 77581

Structure

Building Type: **Office**
 Class: **C**
 RBA: **15,925 SF**
 Typical Floor: **15,925 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1999**
 % Leased: **91.4%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.45 AC**
 Zoning: **-**
 Parcel No: **7759-0001-001**
 Parking: **75 free Surface Spaces are available**
Ratio of 5.40/1,000 SF

**Lease**

Total Available: **1,376 SF**
 Smallest Space: **1,376 SF**
 Max Contig: **1,376 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.93/sf, 2020 Est Tax @ \$3.14/sf**

For Sale Info**Not For Sale****Presented By**

CBRE / Stephen King (713) 577-1617 / Wesley King (713) 577-1582

Amenities

Property Manager on Site

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 110	1,376	1,376	1,376	Withheld	Vacant	1-10 yrs	Direct

CBRE / Stephen King (713) 577-1617 / Wesley King (713) 577-1582
 Formerly operated as a chiropractors medical office. Space includes: waiting room with 2 sliding transaction windows, reception, 2 window offices, 1 bullpen, 1 interior office, and 2 storage closets.

231 RETAIL**FOR LEASE**

Alvin Crossing
161 N Bypass 35
Alvin, TX 77511

Structure

Building Type: **Retail**
 Class: -
 RBA: **8,000 SF**
 Typical Floor: **8,000 SF**
 Stories: -
 Building Status: **Existing**
 Year Built: **2010**
 % Leased: **82.9%**
 Owner Occupied: -
 Owner Type: **Individual**
 Tenancy: -
 Land Area: **1 AC**
 Zoning: **C**
 Parcel No: **1236-0000-001**
 Parking: -

**Lease**

Total Available: **1,365 SF**
 Smallest Space: **1,365 SF**
 Max Contig: **1,365 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$21.00**
 Expenses: **2021 Tax @ \$3.86/sf**

For Sale Info**Not For Sale****Presented By**

South Texas Prime Properties / Bryan V. Luong, CCIM (281) 843-8069

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 107	1,365	1,365	1,365	\$21.00/nnn	Vacant	5-10 yrs	Direct

South Texas Prime Properties / Bryan V. Luong, CCIM (281) 843-8069
 First generation space, can be delivered as is or vanilla box.

232 OFFICE**FOR LEASE**

**2518-2526 Westminister St
Pearland, TX 77581**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **C**
 RBA: **16,120 SF**
 Typical Floor: **16,120 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1985**
 % Leased: **91.8%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.79 AC**
 Zoning: **None**
 Parcel No: **7034-0000-203**
 Parking: **45 free Surface Spaces are available
Ratio of 2.79/1,000 SF**

**Lease**

Total Available: **1,320 SF**
 Smallest Space: **1,320 SF**
 Max Contig: **1,320 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$16.80**
 Expenses: **2021 Tax @ \$1.43/sf**

For Sale Info**Not For Sale****Presented By**

Capital Trust Realty / Domenic Santilli (281) 282-9999

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 2522	1,320	1,320	1,320	\$16.80/nnn	Vacant	3-5 yrs	Direct

Capital Trust Realty / Domenic Santilli (281) 282-9999

233 RETAIL**FOR LEASE**

Shops at Meridiana
3331 Meridiana Pkwy
Rosharon, TX 77583

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **15,250 SF**
 Typical Floor: **15,489 SF**
 Stories: **1**
 Building Status: **Under Construction**
 Year Built: **2022**
 % Leased: **91.4%**
 Owner Occupied: **-**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **9 AC**
 Zoning: **None**
 Parcel No: **0515-0020-000**
 Parking: **Ratio of 0.00/1,000 SF**

**Lease**

Total Available: **1,310 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,310 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.61/sf**

For Sale Info**Not For Sale****Presented By**

Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 X308 / Jesse Hernandez (713) 623-6944 X336 / Stephen Pheigaru (713) 623-6944 X341 / Sandy P. Aron (713) 623-6944 x308 / Jesse Hernandez (713) 623-6944 x336 / Stephen Pheigaru (713) 623-6944 x341

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200 - 1,310	1,310	1,310	Withheld	04/2022	Negotiable	Direct

Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 x308 / Jesse Hernandez (713) 623-6944 x336 / Stephen Pheigaru (713) 623-6944 x341

234 RETAIL**FOR LEASE**

2 - 7902 FM 518
7902-7904 Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **2,400 SF**
 Typical Floor: **2,400 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2011**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **1.11 AC**
 Zoning: **None**
 Parcel No: **0242-0001-000**
 Parking: **14 free Surface Spaces are available**
Ratio of 1.30/1,000 SF

**Lease**

Total Available: **1,200 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$11.81/sf; 2012 Est Ops @ \$3.97/sf**

For Sale Info**Not For Sale****Presented By**

Tarantino Properties, Inc. / Peggy Rougeou (713) 501-5647 / Eric Drymalla (713) 974-4292 X126 / Eric Drymalla (713) 974-4292 x126

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 106	1,200	1,200	1,200	Withheld	07/2022	Negotiable	Direct

Tarantino Properties, Inc. / Peggy Rougeou (713) 501-5647 / Eric Drymalla (713) 974-4292 x126

Building Notes

Neighborhood Retail Center Approximately 10,800 SF Situated in the City of Pearland, TX, one of the fastest growing cities in Texas.
 Exceptional Street Visibility
 Ample Parking
 Recently remodeled in 2013
 Strong Ownership
 Great Location, Medical, Office, Retail

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2 - 7902 FM 518
-- cont'd
7902-7904 Broadway St
Pearland, TX 77581

235 RETAIL**FOR LEASE**

Lake Jackson Marketplace
201 Highway 332 W
Lake Jackson, TX 77566

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **35,000 SF**
 Typical Floor: **35,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **96.6%**
 Owner Occupied: **-**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **3.44 AC**
 Zoning: **F1**
 Parcel No: **7133-2201-020**
 Parking: **Ratio of 0.00/1,000 SF**

**Lease**

Total Available: **1,200 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.99/sf**

For Sale Info**Not For Sale****Presented By**

Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 X308 / Jesse Hernandez (713) 623-6944 X336 / Stephen Pheigaru (713) 623-6944 X341 / Sandy P. Aron (713) 623-6944 x308 / Jesse Hernandez (713) 623-6944 x336 / Stephen Pheigaru (713) 623-6944 x341

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct

Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 x308 / Jesse Hernandez (713) 623-6944 x336 / Stephen Pheigaru (713) 623-6944 x341
 -2nd Gen Tutoring School

236 RETAIL**FOR LEASE**

Pearland Shopping Center
2004-2032 Highway 35
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **(Neighborhood Center)**
 Class: **-**
 RBA: **65,640 SF**
 Typical Floor: **65,640 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1987**
 % Leased: **98.2%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **3 AC**
 Zoning: **n/a**
 Parcel No: **7384-0001-000**
 Parking: **300 free Surface Spaces are available**
Ratio of 5.17/1,000 SF

**Lease**

Total Available: **1,200 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.75/sf; 2007 Ops @ \$2.83/sf**

For Sale Info**Not For Sale****Presented By**

RESOLUT RE / Taki Dallis (281) 445-0033 / Lyle Cowand (281) 445-0033 X402 / Lyle Cowand (281) 445-0033 x402 / RESOLUT RE (512) 474-5557

Amenities

Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct

RESOLUT RE / Taki Dallis (281) 445-0033 / Lyle Cowand (281) 445-0033 x402 / RESOLUT RE (512) 474-5557

Property Highlights: • Well anchored shopping center located in the heart of Pearland • Center provides great exposure of Hwy 35 and convenient access to Beltway 8 • Construction for the widening/improvement of Hwy 35 is now complete

237 RETAIL**FOR LEASE**

Alvin Shopping Center
1591 E Hwy 6
Alvin, TX 77511

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **22,397 SF**
 Typical Floor: **1,400 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2001**
 % Leased: **94.6%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **2.25 AC**
 Zoning: **0067**
 Parcel No: **0227-0051-000**
 Parking: **96 Surface Spaces are available**
Ratio of 4.29/1,000 SF

**Lease**

Total Available: **1,200 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.50/sf; 2009 Ops @ \$10.80/sf**

For Sale Info**Not For Sale****Presented By**

Colin Fox & Associates / Colin Fox (281) 333-4692

Amenities

Banking, Freeway Visibility, Monument Signage, Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 112	1,200	1,200	1,200	Withheld	Vacant	3 yrs	Direct

Colin Fox & Associates / Colin Fox (281) 333-4692

Suite Number: 112 Size: 1,200 SqFt. Base Rate: Negotiable Per SqFt NNN Rate: \$7.20 Per SqFt (Includes Taxes, Insurance and Maintenance)

Building Notes

The tax ID # of this property is R164929 and the key map # is 696N.
 Attractive well designed 3 year old building. Great street visibility within the shadow of a Wal-Mart Superstore. The center is anchored by a highly successful Dollar Tree store. Other credit rated tenants include Payless Shoes, Advance America, Cingular, Subway and Stewart Title. The space is ideal for an insurance agent or other retail user looking for high traffic and visibility.
 Average Household Income \$50,434 (3 miles).

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Alvin Shopping Center

-- cont'd

1591 E Hwy 6

Alvin, TX 77511

Population 40,609 (5 miles).

13,500 cars/day

Near a Walmart. Construction Cost = \$636000. Construction Date is unknown

238 OFFICE**FOR LEASE**

Bldg 5 - Pearland Office Park
2743 Smith Ranch Rd
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Office Live/Work Unit**
 Class: **B**
 RBA: **4,800 SF**
 Typical Floor: **1,200 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **100%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **Commercial**
 Parcel No: **0304-0039-000**
 Parking: **-**

**Lease**

Total Available: **1,200 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.64/sf**

For Sale Info**Not For Sale****Presented By**

Champions Real Estate Group, LLC / Al Johnson (832) 229-4413

Amenities

24 Hour Access, Central Heating, Controlled Access, Kitchen, Property Manager on Site, Reception, Security System, Wi-Fi

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 502	1,200	1,200	1,200	No	Withheld	TBD	TBD	Sublet

Champions Real Estate Group, LLC / Al Johnson (832) 229-4413

The Shared Work Space beautiful! Have your Own Private Office, Your own Wifi, and Your own Security included in your rent payment! This office is fully furnished with FREE COFFEE and all it needs is your laptop or computer and your ready to go to work! Very affordable for solopreneurs, start up companies or season companies that need a regional office or small office suite. Front Office Ste A - \$1095/ Monthly includes: Internet, electricity, water, coffee, daily cleaning for common area, 2 desks, 1 TV, Private Network Middle Office Ste B - \$795/ Monthly includes: Internet, electricity, water, coffee, daily cleaning for common area, 1 desks, 1 TV, Private Network Back Office Ste C - \$1095/ Monthly includes: Internet, electricity, water, coffee, daily cleaning for common area, 2 desks, 1 TV, Private Network Corner Office Ste D - \$1195/ Monthly includes: Internet, electricity, water, coffee, daily cleaning for common area, 2 desks, 1 TV, Private Network

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Bldg 5 - Pearland Office Park
-- cont'd
2743 Smith Ranch Rd
Pearland, TX 77584

239 RETAIL**FOR LEASE**

Shops at Kingsley Square
12567 W Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **6,800 SF**
 Typical Floor: **6,800 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **-**
 % Leased: **82.4%**
 Owner Occupied: **No**
 Owner Type: **Corporate/User**
 Tenancy: **Multiple Tenant**
 Land Area: **1.79 AC**
 Zoning: **-**
 Parcel No: **2202-0001-004**
 Parking: **-**

**Lease**

Total Available: **1,197 SF**
 Smallest Space: **1,197 SF**
 Max Contig: **1,197 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$9.41/sf**

For Sale Info**Not For Sale****Presented By**

Hunington Properties, Inc. / Jonathan Aron (713) 623-6944 X312 / Sandy P. Aron (713) 623-6944 X308 / Sandy P. Aron (713) 623-6944 x308 / Jonathan Aron (713) 623-6944 x312

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,197	1,197	1,197	Withheld	Vacant	Negotiable	Direct

Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 x308 / Jonathan Aron (713) 623-6944 x312

Building Notes

Situated in high growth Pearland - Shadow Creek Ranch market. High traffic intersection surrounded by new commercial projects to include abutting Wal-Mart Neighborhood Market (now open 2015), CVS (now open 2015), On the Run, Einstein Bagels, Valero, Bridge Point Academy. The subject is located in the Southwest Portion of Shadow Creek where all the new housing development is concentrated with Perry Homes & KB Home developing 440+ acres. Southern Trails & Southern Trails Annex just south of the project are developing & delivering lots as well. This area is experiencing tremendous residential growth & is underserved from a commercial standpoint. Kingsley is being expanded from the south & will soon be 4 lane boulevard with continuous connectivity from Hwy 6 to Shadow Creek Parkway.

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Shops at Kingsley Square
-- cont'd
12567 W Broadway St
Pearland, TX 77584

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240

OFFICE

FOR LEASE

**406 Verhalen Rd
Alvin, TX 77511**

Structure

Building Type: **Office**
 Class: **-**
 RBA: **2,250 SF**
 Typical Floor: **2,250 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1976**
 % Leased: **50.0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.58 AC**
 Zoning: **Commercial**
 Parcel No: **6730-0001-000**
 Parking: **5 Surface Spaces are available
Ratio of 2.22/1,000 SF**



Lease

Total Available: **1,125 SF**
 Smallest Space: **1,125 SF**
 Max Contig: **1,125 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$10.67**

For Sale Info

Not For Sale

Presented By

UTR-Texas Realtors / Juan Ramos (713) 910-0636

Amenities

Air Conditioning, Central Heating, Convenience Store, Open-Plan

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite C	1,125	1,125	1,125	\$10.67/mg	Vacant	1-5 yrs	Direct

UTR-Texas Realtors / Juan Ramos (713) 910-0636

241 INDUSTRIAL**FOR LEASE**

**3419 Swenson Rd
Pearland, TX 77581**

Lease

Total Available: **1,109 SF**
 Warehouse Avail: **0 SF**
 Office Avail: **1,109 SF**
 CAM: **-**
 Smallest Space: **1,109 SF**
 Max Contig: **1,109 SF**
 Space Use: **Office**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$1.65/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 4,874 SF	Drive Ins: 2 - 12'0"w x 18'0"h	Const Mat: Metal
Typical Floor: 4,874 SF	Crane: None	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1995	Rail Spots: None	Land Area: 0.38 AC
% Leased: 77.3%	Cross Docks: -	Building FAR: 0.29
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Other - Private	Utilities: -	
Zoning: -	Tenancy: Multiple Tenant	
Parcel No: 7958-0012-000	Parking: 12 free Surface Spaces are available Ratio of 2.46/1,000 SF	

For Sale Info**Features****Not For Sale**

Fenced Lot

Presented By

Bayou Properties Realty / John Braun CCIM,CPM (281) 286-6500 x101

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 201	1,109	1,109	\$15.00/mg	Vacant	12 yrs	Direct

Bayou Properties Realty / John Braun CCIM,CPM (281) 286-6500 x101

This space is the 2nd floor of an office warehouse building. This space has not warehouse space with it. Electricity is included in the rental rate. The space has three large rooms, a bathroom and full kitchen.

242 OFFICE**FOR LEASE**

Pearland Central Medical Plaza
8633 W Broadway St
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **9,624 SF**
 Typical Floor: **9,624 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2003**
 % Leased: **88.9%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.26 AC**
 Zoning: **Commercial**
 Parcel No: **2585-0001-003**
 Parking: **70 free Surface Spaces are available**
Ratio of 5.30/1,000 SF

**Lease**

Total Available: **1,069 SF**
 Smallest Space: **1,069 SF**
 Max Contig: **1,069 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$19.75**
 Expenses: **2021 Tax @ \$4.01/sf, 2012 Est Tax @ \$3.17/sf; 2011 Ops @ \$5.24/sf, 2012 Est Ops @ \$5.24/sf**

For Sale Info**Not For Sale****Presented By**

Transwestern Real Estate Services / Sarah Carter (713) 231-1580

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 101	1,069	1,069	1,069	\$19.75/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Sarah Carter (713) 231-1580							

243 RETAIL**FOR LEASE**

**3569 Business Center Dr
Pearland, TX 77584**

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **23,000 SF**
 Typical Floor: **23,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **95.7%**
 Owner Occupied: **-**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **2.37 AC**
 Zoning: **General Commercial**
 Parcel No: **2362-0001-005**
 Parking: **133 Surface Spaces are available
Ratio of 5.78/1,000 SF**

**Lease**

Total Available: **1,000 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **1,000 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$5.25/sf**

For Sale Info**Not For Sale****Presented By**

Zann Commercial Brokerage, Inc. / Derek Hughes (281) 280-8088

Amenities

Courtyard, Drive Thru, Freeway Visibility, Recessed Lighting, Restaurant

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 145	1,000	1,000	1,000	\$31.00/nnn	Vacant	Negotiable	Direct

Zann Commercial Brokerage, Inc. / Derek Hughes (281) 280-8088

Shell condition inline space. Can accommodate retail, medical or office users.

Building Notes

This is an architecturally appealing shopping center with open-air courtyards connecting the shop and restaurant spaces. Directly across Costco, and enjoying frontage on Highway 288, the center offers an ideal location for retail and restaurants to position themselves in a high traffic location.

Designed as a walkable environment, the center will employ a mix of appealing building elements that set it apart from the typical shopping plaza. Shaded open-air courtyards provide access from one end of the center to the other so visitors can take advantage of all of the shops from any one parking place.

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3569 Business Center Dr
-- cont'd
Pearland, TX 77584

244 OFFICE**FOR LEASE**

**1204 N Velasco St
Angleton, TX 77515**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **C**
 RBA: **8,546 SF**
 Typical Floor: **8,546 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1979**
 % Leased: **88.9%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.66 AC**
 Zoning: **-**
 Parcel No: **4020-0006-000**
 Parking: **35 free Surface Spaces are available
Ratio of 4.10/1,000 SF**

**Lease**

Total Available: **950 SF**
 Smallest Space: **950 SF**
 Max Contig: **950 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$50.52**
 Expenses: **2021 Tax @ \$1.39/sf**

For Sale Info**Not For Sale****Presented By**

UTR-Texas Realtors / Bill Havey (281) 282-0935
 UTR Texas Realtors / Linda Cessac (281) 282-0935

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	950	950	950	\$50.52/fs	Vacant	3-5 yrs	Direct

UTR-Texas Realtors / Bill Havey (281) 282-0935

UTR Texas Realtors / Linda Cessac (281) 282-0935

Approximately 950 sf, utilities included. 7 office spaces that vary in size. Only one office does not have a window. Two storage closets. Kitchenette.

245**RETAIL****FOR LEASE**

Sherwood Village
3216-3272 E Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **80,690 SF**
 Typical Floor: **80,690 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1967**
 % Leased: **98.9%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **7.03 AC**
 Zoning: **None**
 Parcel No: **7565-0003-000**
 Parking: **385 free Surface Spaces are available**
Ratio of 4.75/1,000 SF

**Lease**

Total Available: **917 SF**
 Smallest Space: **917 SF**
 Max Contig: **917 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$1.46/sf; 2016 Ops @ \$1.80/sf, 2013 Est Ops @ \$1.20/sf**

For Sale Info**Not For Sale****Presented By**

SClay Management, Inc / Bill Mehrens (281) 537-9066

Amenities

Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	917	917	917	\$15.00/nnn	Vacant	Negotiable	Direct

SClay Management, Inc / Bill Mehrens (281) 537-9066

246**RETAIL****FOR LEASE**

Y Shops at Pearland Pkwy - Y Shops at Pearland Pkwy
1800 Pearland Pky
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **9,750 SF**
 Typical Floor: **9,750 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2015**
 % Leased: **92.2%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **N/A**
 Parcel No: **4883-0001-003**
 Parking: **-**

**Lease**

Total Available: **760 SF**
 Smallest Space: **760 SF**
 Max Contig: **760 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$1.32/sf**

For Sale Info**Not For Sale****Presented By**

BPI Realty Services, Inc. / Mark Lapeyrouse (713) 350-2771

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	760	760	760	Withheld	Vacant	Negotiable	New

BPI Realty Services, Inc. / Mark Lapeyrouse (713) 350-2771
 New construction

247 OFFICE**FOR LEASE**

**200 E Mulberry St
Angleton, TX 77515**

Structure

Building Type: **Office**
 Class: **C**
 RBA: **7,000 SF**
 Typical Floor: **7,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1959**
 % Leased: **89.4%**
 Owner Occupied: **No**
 Owner Type: **Religious**
 Tenancy: **Multiple Tenant**
 Land Area: **0.56 AC**
 Zoning: **Commercial**
 Parcel No: **1310-0159-000**
 Parking: **20 Surface Spaces are available
Ratio of 2.86/1,000 SF**

**Lease**

Total Available: **740 SF**
 Smallest Space: **740 SF**
 Max Contig: **740 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$16.20**
 Expenses: **2021 Tax @ \$0.96/sf**

For Sale Info**Not For Sale****Presented By**

Clyde Cone Company, Inc. / Brandon Cone (512) 496-1038

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 3	740	740	740	\$16.20/fs	Vacant	1-5 yrs	Direct

Clyde Cone Company, Inc. / Brandon Cone (512) 496-1038

Private office space with break room available immediately. Space could easily be divided into 3 or 4 workspaces. Restroom is shared with 4 other building tenants (located in hallway). Access to suite 3 can be through shared hallway or through private exterior entrance directly into space. Minimum 1 year lease. \$1,000/month (electricity, water, gas, sewer, trash included in rent).