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1	Hwy 288 & SH 6 Manvel Town Center (Phase I) Manvel, TX 77578 Brazoria County	Building Type: Retail Status: Under Construction, delivers Aug 2023 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%
Description Manvel Town Center is a p NEQ of Highway 288 and S	748,800 SF) lanned regional center that will serv	nes Namken (713) 980-5622 / Kyle Knight (713) 3 e the growing and expaning population of the Sou I 518 the main retail hub of Pearland, Texas.	



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2	4005 Technology Dr Angleton, TX 77515 Brazoria County		I Space Avail: 257,399 SF Max Contig: 150,000 SF Smallest Space: 150 SF Rent/SF/YR: Withheld % Leased: 4.6% 2011 Combined Est Tax/Ops @ \$7.50/sf es are available; Ratio of 3.36/1,000 SF
Approximately 269,700 Sq	Landlord Rep: Avison Youn uare Feet (SF) one and two-story	g / J.Josh J. LaRocca (713) 993-7171 25 Office & Light Industrial facility:	7,399 SF (150-150,000 SF)
-Approximately 900 lighted -Over 100,000 square feet -Multiple Large Conference -Large Banquet Facility and -Multiple Certifiable Clean	of Office Space Rooms, Media Rooms and Aud Meeting Rooms Rooms Industrial and Warehouse Space Access		
*12,000 SF - Class 100,000	0		
*1,800 SF - Class 1,000 Approximate 3,500 SF of L	aboratory Space		
*Laboratory Furniture			
*Fume Hoods			
*Special Gas and Water co Clear Height: Capable of p 2 - 8'x10' Dock Doors Helium, Argon, Nitrogen, D	providing 15'6"-16'6" leionized Water and Compressed roximate capacity) with advanced	Air available a video, sound and lighting capabilities	
ConterDoint			



	11025 Discovery Bay Dr	Building Type: Class A Office/Medical Status: Proposed, breaks ground De	
	Discovery Bay Medical Plaz	za 2022 Building Size: 110,000 SF	Smallest Space: 1,500 SF
and the second second	Pearland, TX 77584	Typical Floor Size: 25,209 SF	Rent/SF/YR: Withheld % Leased: 9.1%
	Brazoria County	Stories: 4	
	SWC Business Center Dr & Discovery Bay Dr	Expenses: 2021 Tax @ \$0.70/sf; 2014 Co Parking: 50 Covered Spaces are avail available; Ratio of 4.00/1,000 For Sale: Not For Sale	able; 423 Surface Spaces are
		ociates / Patrick Wolford, SIOR, CCIM (713) 744-7436 F (1,500-25,000 SF)	6 / Travis Taylor (713) 744-7449
ling designed with em g HWY 288, a major c	sset Holdings are proud to pres bedded cutting-edge technology orridor just south of Beltway 8 in	sent Discovery Bay Medical Plaza, a state-of-the-art, e y and strategically located in the heart of Pearland's m n Houston. Shadow Creek Ranch is a rapidly growing onally developed and managed by Stream Realty and	nedical district in Shadow Creek Ranc 3500-acre upscale master planned
ding Features: ss A Medical Office Sui			
s A Specialized Use Merous Tenant Improve			
ain Wall Entries			
meter & Interior Securi			
puterized Card-Key S water Harvesting Syst			
ech Data & Communic	cations Infrastructure		
ech Data & Communic (2) Oversized High-Sp	cations Infrastructure beed Elevators		
Tech Data & Communic (2) Oversized High-Sp ergency Backup Gener ovenient Pharmacy and	cations Infrastructure beed Elevators ators I Laboratory Services	racia Flagring Wood Densiing & Accent Walls	
ech Data & Communic (2) Oversized High-Sp ergency Backup Gener evenient Pharmacy and ss A Entry Lobby w/ En	cations Infrastructure beed Elevators ators I Laboratory Services hergy-Efficient Glass, Italian Por	rcelain Flooring, Wood Paneling & Accent Walls ntertops, & Stainless Steel Partition	
ech Data & Communic (2) Oversized High-Sp ergency Backup Gener evenient Pharmacy and ss A Entry Lobby w/ En	cations Infrastructure beed Elevators ators I Laboratory Services hergy-Efficient Glass, Italian Por		
ech Data & Communic (2) Oversized High-Sp ergency Backup Gener venient Pharmacy and ss A Entry Lobby w/ En	cations Infrastructure beed Elevators ators I Laboratory Services hergy-Efficient Glass, Italian Por	ntertops, & Stainless Steel Partition Building Type: Class A Office/Medical	Space Avail: 47,500 SF
ech Data & Communic (2) Oversized High-Sp ergency Backup Gener venient Pharmacy and ss A Entry Lobby w/ En	cations Infrastructure beed Elevators ators I Laboratory Services hergy-Efficient Glass, Italian Por h Quality Fixtures, Granite Cour	ntertops, & Stainless Steel Partition	Max Contig: 47,500 SF
ech Data & Communic (2) Oversized High-Sp ergency Backup Gener venient Pharmacy and ss A Entry Lobby w/ En	eations Infrastructure beed Elevators ators I Laboratory Services hergy-Efficient Glass, Italian Por h Quality Fixtures, Granite Cour 8560 Broadway St Pearland, TX 77584	ntertops, & Stainless Steel Partition Building Type: Class A Office/Medical Status: Proposed, breaks ground Au 2022 Building Size: 47,500 SF	
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ech Data & Communic (2) Oversized High-Sp ergency Backup Gener venient Pharmacy and as A Entry Lobby w/ En	eations Infrastructure beed Elevators ators I Laboratory Services hergy-Efficient Glass, Italian Por h Quality Fixtures, Granite Cour 8560 Broadway St Pearland, TX 77584	ntertops, & Stainless Steel Partition Building Type: Class A Office/Medical Status: Proposed, breaks ground Au 2022 Building Size: 47,500 SF Typical Floor Size: 23,750 SF Stories: 2	ug Max Contig: 47,500 SF Smallest Space: 23,750 SF Rent/SF/YR: \$25.00
ech Data & Communic (2) Oversized High-Sp rgency Backup Gener venient Pharmacy and s A Entry Lobby w/ En	eations Infrastructure beed Elevators ators I Laboratory Services hergy-Efficient Glass, Italian Por h Quality Fixtures, Granite Cour 8560 Broadway St Pearland, TX 77584	ntertops, & Stainless Steel Partition Building Type: Class A Office/Medical Status: Proposed, breaks ground Au 2022 Building Size: 47,500 SF Typical Floor Size: 23,750 SF	ug Max Contig: 47,500 SF Smallest Space: 23,750 SF Rent/SF/YR: \$25.00
ech Data & Communic (2) Oversized High-Sp rgency Backup Gener venient Pharmacy and s A Entry Lobby w/ En	eations Infrastructure beed Elevators ators I Laboratory Services hergy-Efficient Glass, Italian Por h Quality Fixtures, Granite Cour 8560 Broadway St Pearland, TX 77584	ntertops, & Stainless Steel Partition Building Type: Class A Office/Medical Status: Proposed, breaks ground Au 2022 Building Size: 47,500 SF Typical Floor Size: 23,750 SF Stories: 2 Expenses: 2021 Tax @ \$0.27/sf	ug Max Contig: 47,500 SF Smallest Space: 23,750 SF Rent/SF/YR: \$25.00
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ech Data & Communic (2) Oversized High-Sp ergency Backup Gener venient Pharmacy and as A Entry Lobby w/ En	cations Infrastructure beed Elevators ators I Laboratory Services hergy-Efficient Glass, Italian Por h Quality Fixtures, Granite Cour 8560 Broadway St Pearland, TX 77584 Brazoria County Landlord Rep: Transwest	ntertops, & Stainless Steel Partition Building Type: Class A Office/Medical Status: Proposed, breaks ground Au 2022 Building Size: 47,500 SF Typical Floor Size: 23,750 SF Stories: 2 Expenses: 2021 Tax @ \$0.27/sf For Sale: Not For Sale	ug Max Contig: 47,500 SF Smallest Space: 23,750 SF Rent/SF/YR: \$25.00 % Leased: 0%
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ech Data & Communic (2) Oversized High-Sp ergency Backup Gener evenient Pharmacy and ss A Entry Lobby w/ En	cations Infrastructure beed Elevators ators I Laboratory Services hergy-Efficient Glass, Italian Por h Quality Fixtures, Granite Cour 8560 Broadway St Pearland, TX 77584 Brazoria County Landlord Rep: Transwest	ntertops, & Stainless Steel Partition Building Type: Class A Office/Medical Status: Proposed, breaks ground Au 2022 Building Size: 47,500 SF Typical Floor Size: 23,750 SF Stories: 2 Expenses: 2021 Tax @ \$0.27/sf For Sale: Not For Sale	ug Max Contig: 47,500 SF Smallest Space: 23,750 SF Rent/SF/YR: \$25.00 % Leased: 0%
ech Data & Communic (2) Oversized High-Sp ergency Backup Gener venient Pharmacy and ss A Entry Lobby w/ En	cations Infrastructure beed Elevators ators I Laboratory Services hergy-Efficient Glass, Italian Por h Quality Fixtures, Granite Cour 8560 Broadway St Pearland, TX 77584 Brazoria County Landlord Rep: Transwest	ntertops, & Stainless Steel Partition Building Type: Class A Office/Medical Status: Proposed, breaks ground Au 2022 Building Size: 47,500 SF Typical Floor Size: 23,750 SF Stories: 2 Expenses: 2021 Tax @ \$0.27/sf For Sale: Not For Sale	ug Max Contig: 47,500 SF Smallest Space: 23,750 SF Rent/SF/YR: \$25.00 % Leased: 0%
ech Data & Communic (2) Oversized High-Sp ergency Backup Gener venient Pharmacy and ss A Entry Lobby w/ En	cations Infrastructure beed Elevators ators I Laboratory Services hergy-Efficient Glass, Italian Por h Quality Fixtures, Granite Cour 8560 Broadway St Pearland, TX 77584 Brazoria County Landlord Rep: Transwest	ntertops, & Stainless Steel Partition Building Type: Class A Office/Medical Status: Proposed, breaks ground Au 2022 Building Size: 47,500 SF Typical Floor Size: 23,750 SF Stories: 2 Expenses: 2021 Tax @ \$0.27/sf For Sale: Not For Sale	ug Max Contig: 47,500 SF Smallest Space: 23,750 SF Rent/SF/YR: \$25.00 % Leased: 0%
ech Data & Communic (2) Oversized High-Sp ergency Backup Gener evenient Pharmacy and ss A Entry Lobby w/ En	cations Infrastructure beed Elevators ators I Laboratory Services hergy-Efficient Glass, Italian Por h Quality Fixtures, Granite Cour 8560 Broadway St Pearland, TX 77584 Brazoria County Landlord Rep: Transwest	ntertops, & Stainless Steel Partition Building Type: Class A Office/Medical Status: Proposed, breaks ground Au 2022 Building Size: 47,500 SF Typical Floor Size: 23,750 SF Stories: 2 Expenses: 2021 Tax @ \$0.27/sf For Sale: Not For Sale	ug Max Contig: 47,500 SF Smallest Space: 23,750 SF Rent/SF/YR: \$25.00 % Leased: 0%



	301 This Way St Lake Jackson, TX 77566 Brazoria County	Building Type: Class A Office/Medical Status: Proposed, breaks ground Aug 2022 Building Size: 48,000 SF Typical Floor Size: 16,000 SF Stories: 3 Expenses: 2021 Tax @ \$1.14/sf For Sale: Not For Sale	Space Avail: 45,344 SF Max Contig: 15,468 SF Smallest Space: 3,000 SF Rent/SF/YR: Withheld % Leased: 5.5%
		ern Real Estate Services / Sarah Carter (713) 231-1629 (3,000-15,468 SF)) / Elise Pantazis (713) 231-1580
	00 Highway 35 Liverpool, TX 77577 Brazoria County	Building Type: Class B Industrial Status: Proposed, breaks ground Jan 2023 Building Size: 40,000 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 40,000 SF Max Contig: 40,000 SF Smallest Space: 10,000 SF Rent/SF/YR: Withheld % Leased: 0%
	Landlord Rep: UTR-Texas	s Realtors / Sharon Rowsey (281) 947-8037 40,000 S	SF (10,000-40,000 SF)
Lesn	636-734 W Brazos Ave West Columbia Shopping Center West Columbia, TX 77486	Land Area: 6.80 AC Stories: 1 Expenses: 2021 Tax @ \$0.33/sf	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%
	Brazoria County	For Sale: Not For Sale	
		reen Interests / M.Harry M. Green (713) 953-9800 X10	03 39,565 SF (1,200-24,700 SF)
			03 39,565 SF (1,200-24,700 SF)



Non-	1824 FM-523 Bldg 2	Building Type: Class C Manufacturing Status: Built 1975	Space Avail: 39,000 SF Max Contig: 21,000 SF
	Freeport, TX 77541	Building Size: 42,353 SF Land Area: 5 AC	Smallest Space: 18,000 SF Rent/SF/YR: \$5.90-\$6.60
	Brazoria County	Stories: 1 Expenses: 2021 Tax @ \$0.90/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	% Leased: 7.9%
dium and mercury ligl vered deck area		/ Chad Peltier (979) 482-0220 39,000 SF (18,0	00-21,000 SF)
	1100-1116 E Mulberry St	Building Type: Retail/(Neighborhood Ctr) Status: Built 1978	Space Avail: 33,326 SF Max Contig: 14,995 SF
	Angleton Plaza Angleton, TX 77515	Building Size: 78,772 SF Land Area: 6.40 AC	Smallest Space: 900 SF Rent/SF/YR: \$11.88-\$18.00
	Brazoria County	Stories: 1 Expenses: 2021 Tax @ \$0.85/sf Parking: 304 free Surface Spaces ar For Sale: Not For Sale	% Leased: 60.5% e available; Ratio of 3.86/1,000 SF
- 15	2650 Pearland Pky	een Interests / M.Harry M. Green (713) 953-9800 Building Type: Retail Status: Built Jan 2014	Space Avail: 31,700 SF Max Contig: 25,000 SF
22	The Center at Pearland Parkway	Building Size: 128,754 SF Land Area: 18.79 AC	Smallest Space: 6,700 SF Rent/SF/YR: Withheld
	Pearland, TX 77581	Stories: 1 Expenses: 2021 Tax @ \$0.00/sf	% Leased: 75.4%
		Parking: 604 Surface Spaces are ave	
	Brazoria County NWC	For Sale: Not For Sale	ailable; Ratio of 5.31/1,000 SF
	NWC	-	
shopping center at P	NWC	For Sale: Not For Sale	
shopping center at P	NWC	For Sale: Not For Sale	
shopping center at P	NWC	For Sale: Not For Sale	
shopping center at F	NWC	For Sale: Not For Sale	

In the local division of the local divisione	493-533 N Downi	ina Rd	Building Type: Retail	Space Avail: 30,260 SF
AL OF		ing ind	Status: Built 1977	Max Contig: 19,760 SF
	Angleton Palm		Building Size: 60,000 SF	Smallest Space: 10,500 SF
	Angleton, TX 775	515	Land Area: 5 AC	Rent/SF/YR: \$5.88-\$10.80
	-		Stories: 1	% Leased: 49.6%
	Brazoria County		Expenses: 2021 Tax @ \$0.22/sf Parking: 257 free Surface Space For Sale: Not For Sale	s are available; Ratio of 4.67/1,000 SF
ted on a maior thorou	Landlord Rep:	-	Interests / M.Harry M. Green (713) 953-9	800 X103 30,260 SF (10,500-19,760 S
2 sq.ft 19,760 sq.ft. ted on Highway 35 Ar	available	5, 5 · · · · · ,		
N. MIC	1131 FM 517 Rd		Building Type: Class B Warehouse	Space Avail: 30,000 SF
	Alvin, TX 77511		Status: Built 1995 Building Size: 30,000 SF	Max Contig: 30,000 SF Smallest Space: 30,000 SF
A Martine	Brazoria County		Land Area: 4.44 AC	Rent/SF/YR: Withheld
	Brazona County		Stories: 1	% Leased: 100%
			Expenses: 2021 Tax @ \$1.07/sf Parking: 53 Surface Spaces are For Sale: For Sale - Active	available; Ratio of 1.77/1,000 SF
	Sales Company:		on Realty Partners, LLC: Anthony Fritsche leman (713) 275-3781	e (713) 275-3801, Brandon Wuntch (713)
	Landlord Rep:	Fritsche Anders 275-3784 / Dyla	on Realty Partners, LLC / Anthony Fritsche an Coleman (713) 275-3781 30,000 SF /	e (713) 275-3801 / Brandon Wuntch (713 /5,000 ofc (30,000 SF)



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Always There.

3	Highway 6 & Highway 35 Alvin, TX 77511 Brazoria County	Building Type: Retail/Freestanding Status: Proposed, breaks ground 2022 Building Size: 30,000 SF Land Area: 5.38 AC Stories: 1 Expenses: 2021 Tax @ \$0.03/sf; 2010 Parking: 227 Surface Spaces are av For Sale: Not For Sale	Smallest Space: 30,000 SF Rent/SF/YR: Withheld % Leased: 0% Ops @ \$5.05/sf
	Landlord Rep: Property C	ommerce / Chad Moss (832) 804-8526 30,000 S	SF (30,000 SF)
	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 Comm	ercial Signature / Chris Abel (281) 552-8423 29,	425 SF (29,425 SF)
	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 @ \$0.38/sf; 2014 Parking: 22 Surface Spaces are ava For Sale: For Sale at \$995,000 (\$38.3	ilable; Ratio of 0.84/1,000 SF
		mmercial Real Estate Services: Rob Giesecke (28 mmercial Real Estate Services / Rob Giesecke (28	
CenterPoint Energy	© 2022 Co	Star Group - Licensed to CenterPoint Energy, Inc - 368255.	7/11/20

6	10970 Shadow Creek Pky	Building Type: Class B Office/Medical	Space Avail: 25,900 SF
		Status: Built May 2006	Max Contig: 5,000 SF
The state of the s	Pearland, TX 77584	Building Size: 81,500 SF	Smallest Space: 1,300 SF
	Brazoria County	Typical Floor Size: 27,166 SF	Rent/SF/YR: Withheld
	Brazona County	Stories: 3	% Leased: 68.2%
		Expenses: 2021 Tax @ \$3.30/sf, 2013 \$8.62/sf	Est Tax @ \$2.59/sf; 2013 Est Ops @
		Parking: 350 Surface Spaces are av For Sale: Not For Sale	railable; Ratio of 4.29/1,000 SF
	Landlord Rep: HealthCa (1,300-5,0	re Facilities Development Corporation / Mike Cunnir 000 SF)	ngham (512) 493-5452 25,900 SF
dical office building, pr	imarily leased out only to Healt	h Care Facilities Corp. physicians.	
	22535 N Highway 288B	Building Type: Class C Warehouse	Space Avail: 25,780 SF
		Status: Built 1995	Max Contig: 25,780 SF
P. P. Total	Schlumberger	Building Size: 25,780 SF	Smallest Space: 8,750 SF
	Anglatan TV 77545	Land Area: 10 AC	Rent/SF/YR: Withheld
Manager and Party of the local division of t	Angleton, TX 77515	Stories: 1	% Leased: 100%
	Brazoria County	Expenses: 2021 Tax @ \$0.64/sf	
		Parking: 100 Surface Spaces are av	ailable; Ratio of 3.88/1.000 SF
		For Sale: For Sale - Active	.,
		Anderson Realty Partners, LLC: Anthony Fritsche (7 an Coleman (713) 275-3781	13) 275-3801, Brandon Wuntch (713) 27
	Landlord Rep: Fritsche	Anderson Realty Partners, LLC / Brandon Wuntch (7	
ecial features of this bu iture, locker room.		/ Dylan Coleman (713) 275-3781 20,530 SF (8,7 ompressors, 2 O.H. cranes, full kitchen, category five	



8	7002 Bissell Rd	Building Type: Class C Manufacturing Status: Built 1969	Space Avail: 25,290 SF Max Contig: 25,290 SF
A Later P.	Manvel, TX 77578	Building Size: 25,290 SF	Smallest Space: 25,290 SF
Ale and a second	Brazoria County	Land Area: 10 AC	Rent/SF/YR: \$9.00
	-	Stories: 1	% Leased: 0%
		Expenses: 2021 Tax @ \$0.72/sf Parking: 1,000 Surface Spaces are av For Sale: Not For Sale	vailable; Ratio of 38.78/1,000 SF
	Landlord Rep: United Hero (25,290 SF)	bes Realty / Pablo Ng (713) 898-6734 / Tom Diep (7	713) 898-6734 25,290 SF /500 ofc
	401-443 This Way St	Building Type: Retail/Convenience Store	Space Avail: 24,675 SF
- Alternative and the	Plantation Village	Status: Built Nov 1985	Max Contig: 12,600 SF
Total Contraction	ů,	Building Size: 57,167 SF Land Area: 5 AC	Smallest Space: 900 SF Rent/SF/YR: Withheld
	Lake Jackson, TX 77566	Stories: 1	% Leased: 56.8%
	Brazoria County	Expenses: 2021 Tax @ \$1.55/sf; 2017 O	ops @ \$2.58/sf
	Plantation Village	Parking: 242 Surface Spaces are avail For Sale: Not For Sale	ilable; Ratio of 4.21/1,000 SF
ealing location with eavices an estimated sho	ng Center, a 57,525 square foot re asy access and desirable frontage opping population of 200,000 in a t door to the new Dow Chemical F	y Advisors / David Werlin (713) 627-2711 X109 2 etail shopping center on a five acre site in the heart along the busy intersection of This Way Street and four county area and is amidst one of the largest per Research Center and is locally managed by owner. I	of Lake Jackson Texas, offers an I SH 332/288. The Brazosport region etrochemical complexes in Texas. Improvements include: a newly painted
ealing location with ea vices an estimated sho e center is located nex erior, updated landsca tial Arts of America, T	ng Center, a 57,525 square foot re asy access and desirable frontage opping population of 200,000 in a t door to the new Dow Chemical F ping, and re-striping of the parking op China Buffet, AT &T, Headway	etail shopping center on a five acre site in the heart along the busy intersection of This Way Street and four county area and is amidst one of the largest pe	of Lake Jackson Texas, offers an I SH 332/288. The Brazosport region etrochemical complexes in Texas. Improvements include: a newly painted y's Kitchen Restaurant, WINGSTOP,
ealing location with ea vices an estimated sho e center is located nex erior, updated landsca rtial Arts of America, T er Lake Jackson Prop	ng Center, a 57,525 square foot re asy access and desirable frontage opping population of 200,000 in a t door to the new Dow Chemical F ping, and re-striping of the parking op China Buffet, AT &T, Headway	etail shopping center on a five acre site in the heart along the busy intersection of This Way Street and four county area and is amidst one of the largest per Research Center and is locally managed by owner. I g lot. Some of the center' s merchants include: Andy ves, Brazoria County Dialysis, LA Nails, and Farmer Building Type: Retail/Storefront	of Lake Jackson Texas, offers an I SH 332/288. The Brazosport region etrochemical complexes in Texas. Improvements include: a newly painted y's Kitchen Restaurant, WINGSTOP, r's Insurance. Rents are competitive w Space Avail: 24,648 SF
ealing location with ea vices an estimated sho e center is located nex erior, updated landsca rtial Arts of America, T er Lake Jackson Prop	ng Center, a 57,525 square foot re asy access and desirable frontage opping population of 200,000 in a t door to the new Dow Chemical F ping, and re-striping of the parking op China Buffet, AT &T, Headway erties.	etail shopping center on a five acre site in the heart e along the busy intersection of This Way Street and four county area and is amidst one of the largest pe Research Center and is locally managed by owner. I g lot. Some of the center' s merchants include: Andy ves, Brazoria County Dialysis, LA Nails, and Farmer Building Type: Retail/Storefront Status: Built 1981	of Lake Jackson Texas, offers an I SH 332/288. The Brazosport region etrochemical complexes in Texas. Improvements include: a newly painted y's Kitchen Restaurant, WINGSTOP, r's Insurance. Rents are competitive w Space Avail: 24,648 SF Max Contig: 21,648 SF
ealing location with ea vices an estimated sho e center is located nex erior, updated landsca	ng Center, a 57,525 square foot re asy access and desirable frontage opping population of 200,000 in a t door to the new Dow Chemical F ping, and re-striping of the parking op China Buffet, AT &T, Headway erties. 1201 N Velasco St Angleton, TX 77515	etail shopping center on a five acre site in the heart along the busy intersection of This Way Street and four county area and is amidst one of the largest per Research Center and is locally managed by owner. I g lot. Some of the center' s merchants include: Andy ves, Brazoria County Dialysis, LA Nails, and Farmer Building Type: Retail/Storefront	of Lake Jackson Texas, offers an I SH 332/288. The Brazosport region etrochemical complexes in Texas. Improvements include: a newly painted y's Kitchen Restaurant, WINGSTOP, r's Insurance. Rents are competitive w
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DPERTY HIGHLIGHT hly visible neighborho	ng Center, a 57,525 square foot re asy access and desirable frontage opping population of 200,000 in a t door to the new Dow Chemical F ping, and re-striping of the parking op China Buffet, AT &T, Headway erties. 1201 N Velasco St Angleton, TX 77515 Brazoria County Landlord Rep: Weitzman / 21,648 SF)	etail shopping center on a five acre site in the heart e along the busy intersection of This Way Street and four county area and is amidst one of the largest pe Research Center and is locally managed by owner. I g lot. Some of the center' s merchants include: Andy ves, Brazoria County Dialysis, LA Nails, and Farmer Building Type: Retail/Storefront Status: Built 1981 Building Size: 52,056 SF Land Area: 6.79 AC Stories: 1 Expenses: 2021 Tax @ \$0.76/sf; 2016 O Parking: 280 free Surface Spaces are For Sale: Not For Sale James Namken (713) 980-5622 / Sarah Thobae (7 signage in the heart of Angleton	of Lake Jackson Texas, offers an I SH 332/288. The Brazosport region etrochemical complexes in Texas. Improvements include: a newly painted y's Kitchen Restaurant, WINGSTOP, r's Insurance. Rents are competitive w Space Avail: 24,648 SF Max Contig: 21,648 SF Smallest Space: 1,500 SF Rent/SF/YR: \$14.00-\$18.00 % Leased: 52.7% Ops @ \$3.92/sf e available; Ratio of 6.36/1,000 SF

Always There.

	8201 Broadway St	Building Type: Retail	Space Avail: 24,009 SF
	-	Status: Built 2005	Max Contig: 11,974 SF
SALANS CO. MANUTATION	Orchard Plaza	Building Size: 60,187 SF	Smallest Space: 1,300 SF
Contraction of the second	Pearland, TX 77581	Land Area: 6.74 AC	Rent/SF/YR: Withheld
A CONTRACT	r c ananu, i x 77301	Stories: 1	% Leased: 80.0%
	Brazoria County	Expenses: 2021 Tax @ \$3.60/sf, 2012 Est \$6.27/sf, 2012 Est Ops @ \$3.04	4/sf
		Parking: 355 free Surface Spaces are a For Sale: Not For Sale	vailable; Ratio of 5.00/1,000 SF
	Landlord Rep: Criss Cros	ss Commercial Group / Corinne Agrella (713) 956-6625	24,009 SF (1,300-11,974 SF)
	1033 Dixie Dr	Building Type: Retail/Storefront Retail/Office	Space Avail: 24,000 SF
tip maintenant	Clute, TX 77531	Status: Built 1973	Max Contig: 13,000 SF
E a E Car galler	vidio, 17 11001	Building Size: 43,000 SF	Smallest Space: 5,000 SF
	Brazoria County	Land Area: 3.11 AC	Rent/SF/YR: Withheld
1		Stories: 1	% Leased: 44.2%
		Expenses: 2021 Tax @ \$1.34/sf	
		For Sale: Not For Sale	
	Landlord Rep: PMD, LLC	: / Barry Pulaski (832) 867-0974 24,000 SF (5,000-13	,000 SF)
MAL	1701 Fairway Dr	Building Type: Retail/Freestanding	Space Avail: 23,990 SF
State of the second second	-	(Community Ctr)	Max Contig: 10,574 SF
CEL LIPE	Fairway Plaza	Status: Built 1982	Smallest Space: 4,379 SF
Contraction of the local distance	Alvin, TX 77511	Building Size: 91,360 SF	Rent/SF/YR: \$9.00-\$15.00
		Land Area: 14.30 AC	% Leased: 73.7%
	Brazoria County	Stories: 1	
		Expenses: 2021 Tax @ \$0.92/sf; 2016 Cor Parking: 200 Surface Spaces are availa For Sale: Not For Sale	
i0 SF plaza located or		gement, Ltd. / Randy Fertitta (713) 963-0963 X5 23,9 Highway 35 and Fairway Street. 28,000 vehicles per d	
<u> </u>	1001 W Plantation Dr	Building Type: Retail/Storefront Status: Built 1974, Renov 2020	Space Avail: 23,901 SF Max Contig: 19,701 SF
S mainger and	Clute, TX 77531	Building Size: 83,496 SF	Smallest Space: 4,200 SF
1 - The	Brazoria County	Land Area: 10.28 AC	Rent/SF/YR: Withheld
	Brazona County	Stories: 1	% Leased: 71.4%
		Expenses: 2021 Tax @ \$0.87/sf	
		Parking: 400 free Surface Spaces are a For Sale: Not For Sale	vailable; Ratio of 4.03/1,000 SF
	Landlord Rep: RESOLUT	「RE / Joaquin Orozco (281) 445-0033 23,901 SF (4,2	200-19,701 SF)

Always There.

-	2941 Broadway Bend Dr	Building Type: Class A Office/Medical Status: Built 2020	Space Avail: 23,252 SF Max Contig: 15,436 SF
A DECEMBER OF A	Primeline Pro Office Building	Building Size: 31,691 SF Typical Floor Size: 15,846 SF	Smallest Space: 1,192 SF Rent/SF/YR: \$23.00
	Pearland, TX 77584	Stories: 2	% Leased: 26.6%
	Brazoria County	Expenses: 2021 Tax @ \$2.69/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	
		d Commercial, Inc. / Brad Segreto (713) 602-3758 nan (713) 602-3767 23,252 SF (1,192-15,436 S	
	4023 Technology Dr	Building Type: Class B Flex/R&D	Space Avail: 22,866 SF
at the second	Piomodical Tasting Puilding	Status: Built 1991	Max Contig: 22,866 SF
	Biomedical Testing Building	Building Size: 22,866 SF	Smallest Space: 22,866 SF
and the second second	Angleton, TX 77515	Land Area: 119.80 AC Stories: 1	Rent/SF/YR: Withheld % Leased: 0%
	Brazoria County	Expenses: 2021 Tax @ \$6.81/sf Parking: 42 free Surface Spaces are For Sale: Not For Sale	
	Landlord Rep: Avison Your	ng / J.Josh J. LaRocca (713) 993-7171 22,866 S	SF (22,866 SF)
	1920 Country Place Pky	Building Type: Class B Office/Medical (Stri	
	Pearland, TX 77584	Ctr) Status: Built 2008	Max Contig: 20,000 SF Smallest Space: 2,047 SF
	Brozovia County	Building Size: 67,500 SF	Rent/SF/YR: \$21.00
	Brazoria County	Typical Floor Size: 17,000 SF Stories: 4	% Leased: 67.3%
		Expenses: 2021 Tax @ \$1.56/sf, 2012 E	Est Tax @ \$2.46/sf: 2011 Ops @
		\$5.80/sf, 2012 Est Ops @ \$5 Parking: Free Surface Spaces; Ratio For Sale: Not For Sale	5.80/sf
	Landlord Rep: Tribble & As	sociates / Tom Tribble (281) 461-4474 22,047 S	SF (2.047-20.000 SF)
asing 64,000SF four		n excellent visibility on Hwy 288 and Beltway 8.	. (_,,,.,.,.,.,.,.,.,.,.,.,.,.,.,.,
	1200-1232 FM 1462 Rd	Building Type: Retail/Storefront	Space Avail: 21,326 SF
-100	Alvin Shopping Center	Status: Built 1980 Building Size: 90,316 SF	Max Contig: 14,026 SF Smallest Space: 3,600 SF
	Alvin, TX 77511	Land Area: 8 AC	Rent/SF/YR: Withheld
all all a	Brazoria County	Stories: 1	% Leased: 76.4%
	diazoria County	Expenses: 2021 Tax @ \$0.39/sf; 2011 (Parking: 377 free Surface Spaces ard For Sale: Not For Sale	-
	Landlord Rep: Silvestri Inve	estments, Inc / Doreen Hill (713) 785-6272 X320	21,326 SF (3,600-14,026 SF)

Always There.



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		Status: Built 2001	Space Avail: 20,000 SF Max Contig: 20,000 SF
Standar	Manvel, TX 77578	Building Size: 60,175 SF	Smallest Space: 1,400 SF
	Duran da Orana (a	Typical Floor Size: 33,603 SF	Rent/SF/YR: \$19.80
Frank Store Frank	Brazoria County	Stories: 2	% Leased: 66.8%
		Expenses: 2021 Tax @ \$0.89/sf	
			re available; Ratio of 1.00/1,000 SF
		For Sale: Not For Sale	
	Landlord Rep: KW C	commercial Metropolitan / Bo Faber (281) 908-3122	20,000 SF (1,400-20,000 SF)
	3501 Galaznik Rd	Building Type: Class B Warehouse	Space Avail: 20,000 SF
the amount		Status: Built 2012	Max Contig: 20,000 SF
AND A DE A	Angleton, TX 77515	Building Size: 20,000 SF	Smallest Space: 20,000 SF
	Brazoria County	Land Area: 2.76 AC	Rent/SF/YR: Withheld
	Brazona County	Stories: 1	% Leased: 0%
		Expenses: 2021 Tax @ \$1.95/sf	
		Parking: 27 Surface Spaces are av	vailable; Ratio of 1.35/1,000 SF
		For Sale: For Sale - Active	. ,

Image: Solution of the soluti	4	825 Industrial St Clute, TX 77531	Building Type: Class C Warehouse Status: Built 1981 Building Size: 25,000 SF	Space Avail: 20,000 SF Max Contig: 15,000 SF Smallest Space: 5,000 SF
15,000 SF) Building Type: Retail/Freestanding Space Avail: 20,000 SF Max Contic: 20,000 SF Max Contic: 20,000 SF Max Contic: 20,000 SF Brazoria County Building Type: Retail/Freestanding Space Avail: 20,000 SF Building Type: Class A Office Space Avail: 20,000 SF Cated in one of Houston's fastest selling residential communities. Space Avail: 19,737 SF Building Type: Class A Office Space Avail: 19,737 SF Angleton, TX 77515 Building Type: Class A Office Space Avail: 19,737 SF Brazoria County Angleton, TX 77515 Building Type: Class A Office Space Avail: 19,737 SF Brazoria County Angleton, TX 77515 Building Type: Class A Office Space Avail: 19,737 SF Strate: 3 Space Avail: 19,737 SF	M. 5. 9 /		Land Area: 3.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.15/sf	Rent/SF/YR: \$5.80
Status: Building Size: 32,739 SF Smallest Space: 1,200 SF Brazoria County Building Size: 32,739 SF Smallest Space: 1,200 SF Stories: 1 % Leased: 38,9% Expenses: 2021 Tax @ \$4.28/sf; 2014 Ops @ \$3.50/sf Parking: 175 free Surface Spaces are available; Ratio of 5.00/1,000 SF Parking: 175 free Surface Spaces are available; Ratio of 5.00/1,000 SF Stories: 1 % Leased: 38,9% Expenses: 2021 Tax @ \$4.28/sf; 2014 Ops @ \$3.50/sf Parking: 175 free Surface Spaces are available; Ratio of 5.00/1,000 SF Parking: 175 free Surface Spaces are available; Ratio of 5.00/1,000 SF Stories: 1 % Leased: 38,9% Expenses: 2021 Tax @ \$4.28/sf; 2014 Ops @ \$1,200-20,000 SF Stories: 1 Parking: 175 free Surface Space Avail: 19,737 SF Status: Building Type: Class A Office Space Avail: 19,737 SF Status: Building Type: Class A Office Space Avail: 19,737 SF Angleton, TX 77515 Building Type: Class A Office Space Avail: 19,737 SF Status: Building Size: 19,041 SF Rent/SF/YR: Withheld Stories: 3 % Leased: 66,4% Expenses: 2021 Tax @ \$2.65/sf Parking: 1,267 free Surface Spaces are available; Ratio of 4.72/1,000 For Sale: Not For Sale Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 19,737 SF (19,737 SF) Story Office Building 720 Total NRA t				1010 20,000 SF /1,500 ofc (5,000-
Status: Building Size: 32,739 SF Smallest Space: 1,200 SF Brazoria County Stories: 1 % Leased: 38,9% Expenses: 2021 Tax @ \$4.28/sf; 2014 Ops @ \$3.50/sf Parking: 175 free Surface Spaces are available; Ratio of 5.00/1,000 SF Image: Status: Building Size: 100 SF % Leased: 38,9% Expenses: 2021 Tax @ \$4.28/sf; 2014 Ops @ \$3.50/sf Parking: 175 free Surface Spaces are available; Ratio of 5.00/1,000 SF Image: Status: Building Type: Class A Office Space Avail: 19,737 SF Image: Status: Building Size: 58,720 SF Smallest Space: 19,737 SF Image: Status: Building Size: 58,720 SF Smallest Space: 19,737 SF Image: Avison Young / Jyosh J: LaRocca (713) 993-7171 19,737 SF (19,737 SF) Status: Building State: Not For Sale Landlord Rep: Avison Young / Jyosh J: LaRocca (713) 993-7171 19,737 SF (19,737 SF) Stories: 3 % Leased: 66,4% Expenses: 2021 Tax @ \$2,65/sf Parkin: 1,267 free Surface Spaces are available; Ratio of 4.72/1,000 For Sale: Not For Sale Landlord Rep: Avison Young / Jyosh J: LaRocca (713) 993-7171 19,737 SF (19,737 SF) Story Office Building Yesh SH target or information of the surface Spaces are available; Ratio of 4.72/1,000 For Sale: Not For Sale Stories: 3 Landlord Rep: Avison Young / Jyosh J: LaRocca (713) 9	5	12155 Shadow Creek Pky	Building Type: Retail/Freestanding	Space Avail: 20,000 SF
Brazoria County Building Type: Class A Office Space Avail: 19,737 SF Status: Built 1984, Renov 2011 Max Contig: 19,737 SF Status: Built 1984, Renov 2011 Max Contig: 19,737 SF Brazoria County Typical Floor Size: 19,041 SF Rent/SF/YR: Withheld Stories: 3 % Leased: 66.4% Expenses: 2021 Tax @ \$2.65/sf Parking: 1,267 free Surface Spaces are available; Ratio of 4.72/1,000 For Sale Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 19,737 SF (19,737 SF) Story Office Building Typical NRA st Floor: 18,039 SF nd Floor: 20,944 SF rd Floor: 19,737 SF ithin 1984 there interior renovation completed in 2011 parted Common-Area Lobby		Pearland TX 77584		
Stories: 1 % Leased: 38.9% Expenses: 2021 Tax @ \$4.28/sf; 2014 Ops @ \$3.50/sf Parkind: 175 free Surface Spaces are available; Ratio of 5.00/1,000 S For Sale: Not For Sale Landlord Rep: KW Commercial Metropolitan / Bo Faber (281) 908-3122 20,000 SF (1,200-20,000 SF) cated in one of Houston's fastest selling residential communities. 4001 Technology Dr Building Type: Class A Office Space Avail: 19,737 SF Status: Built 1984, Renov 2011 Max Contig: 19,737 SF Brazoria County Typical Floov Size: 19,041 SF Expenses: 2021 Tax @ \$2.65/sf Parking: 1,267 free Surface Spaces are available; Ratio of 4.72/1,000 For Sale: Not For Sale Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 19,737 SF (19,737 SF Story Office Building ,720 Total NRA at Floor: 19,737 SF the floor: 20,944 SF rd Floor: 20,944 SF rd Floor: 19,737 SF tit in 1984 tensive interior renovation completed in 2011 pdated Common-Area Lobby				
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Brazoria County Brazoria County Typical Floor Size: 19,041 SF Rent/SF/YR: Withheld Stories: 3 % Leased: 66.4% Expenses: 2021 Tax @ \$2.65/sf Parking: 1,267 free Surface Spaces are available; Ratio of 4.72/1,000 For Sale: Not For Sale Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 19,737 SF (19,737 SF) Story Office Building ,720 Total NRA st Floor: 18,039 SF nd Floor: 20,944 SF rd Floor: 19,737 SF ift in 1984 tensive interior renovation completed in 2011 pdated Common-Area Lobby				
For Sale: Not For Sale Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 19,737 SF (19,737 SF) Story Office Building, 720 Total NRA Iso 39 SF at Floor: 18,039 SF ad Floor: 20,944 SF a'd Floor: 19,737 SF it in 1984 tensive interior rompleted in 2011 pdated Common-Area Lobby For Sale: Not For Sale	6		Status: Built 1984, Renov 2011	Max Contig: 19,737 SF
Story Office Building ,720 Total NRA st Floor: 18,039 SF nd Floor: 20,944 SF rd Floor: 19,737 SF illt in 1984 itensive interior renovation completed in 2011 pdated Common-Area Lobby	6	Angleton, TX 77515	Status: Built 1984, Renov 2011 Building Size: 58,720 SF Typical Floor Size: 19,041 SF Stories: 3	Max Contig: 19,737 SF Smallest Space: 19,737 SF Rent/SF/YR: Withheld
3,720 Total NRA st Floor: 18,039 SF Ind Floor: 20,944 SF rd Floor: 19,737 SF Jilt in 1984 stensive interior renovation completed in 2011 Updated Common-Area Lobby Jata Sector	6	Angleton, TX 77515	Status: Built 1984, Renov 2011 Building Size: 58,720 SF Typical Floor Size: 19,041 SF Stories: 3 Expenses: 2021 Tax @ \$2.65/sf Parking: 1,267 free Surface Spaces	Max Contig: 19,737 SF Smallest Space: 19,737 SF Rent/SF/YR: Withheld % Leased: 66.4%
nd Floor: 20,944 SF rd Floor: 19,737 SF uilt in 1984 ttensive interior renovation completed in 2011 pdated Common-Area Lobby	6	Angleton, TX 77515 Brazoria County	Status: Built 1984, Renov 2011 Building Size: 58,720 SF Typical Floor Size: 19,041 SF Stories: 3 Expenses: 2021 Tax @ \$2.65/sf Parking: 1,267 free Surface Spaces For Sale: Not For Sale	Max Contig: 19,737 SF Smallest Space: 19,737 SF Rent/SF/YR: Withheld % Leased: 66.4% are available; Ratio of 4.72/1,000 SF
rd Floor: 19,737 SF uilt in 1984 Itensive interior renovation completed in 2011 Ipdated Common-Area Lobby	Story Office Buildin	Angleton, TX 77515 Brazoria County Landlord Rep: Avison You	Status: Built 1984, Renov 2011 Building Size: 58,720 SF Typical Floor Size: 19,041 SF Stories: 3 Expenses: 2021 Tax @ \$2.65/sf Parking: 1,267 free Surface Spaces For Sale: Not For Sale	Max Contig: 19,737 SF Smallest Space: 19,737 SF Rent/SF/YR: Withheld % Leased: 66.4% are available; Ratio of 4.72/1,000 SF
illt in 1984 tensive interior renovation completed in 2011 pdated Common-Area Lobby	Story Office Buildin ,720 Total NRA	Angleton, TX 77515 Brazoria County Landlord Rep: Avison You	Status: Built 1984, Renov 2011 Building Size: 58,720 SF Typical Floor Size: 19,041 SF Stories: 3 Expenses: 2021 Tax @ \$2.65/sf Parking: 1,267 free Surface Spaces For Sale: Not For Sale	Max Contig: 19,737 SF Smallest Space: 19,737 SF Rent/SF/YR: Withheld % Leased: 66.4% are available; Ratio of 4.72/1,000 SF
	Story Office Buildin ,720 Total NRA	Angleton, TX 77515 Brazoria County Landlord Rep: Avison Young	Status: Built 1984, Renov 2011 Building Size: 58,720 SF Typical Floor Size: 19,041 SF Stories: 3 Expenses: 2021 Tax @ \$2.65/sf Parking: 1,267 free Surface Spaces For Sale: Not For Sale	Max Contig: 19,737 SF Smallest Space: 19,737 SF Rent/SF/YR: Withheld % Leased: 66.4% are available; Ratio of 4.72/1,000 SF
	Story Office Buildin ,720 Total NRA st Floor: 1 nd Floor: 2 rd Floor: 1 nilt in 1984	Angleton, TX 77515 Brazoria County Landlord Rep: Avison You 18,039 SF 20,944 SF 19,737 SF	Status: Built 1984, Renov 2011 Building Size: 58,720 SF Typical Floor Size: 19,041 SF Stories: 3 Expenses: 2021 Tax @ \$2.65/sf Parking: 1,267 free Surface Spaces For Sale: Not For Sale	Max Contig: 19,737 SF Smallest Space: 19,737 SF Rent/SF/YR: Withheld % Leased: 66.4% are available; Ratio of 4.72/1,000 SF
	Story Office Buildin 3,720 Total NRA st Floor: 1 nd Floor: 2 rd Floor: 1 uilt in 1984 ctensive interior ren	Angleton, TX 77515 Brazoria County Landlord Rep: Avison Young 18,039 SF 20,944 SF 19,737 SF novation completed in 2011	Status: Built 1984, Renov 2011 Building Size: 58,720 SF Typical Floor Size: 19,041 SF Stories: 3 Expenses: 2021 Tax @ \$2.65/sf Parking: 1,267 free Surface Spaces For Sale: Not For Sale	Max Contig: 19,737 SF Smallest Space: 19,737 SF Rent/SF/YR: Withheld % Leased: 66.4% are available; Ratio of 4.72/1,000 SF
	Story Office Buildin 3,720 Total NRA st Floor: 1 ind Floor: 2 rd Floor: 1 uilt in 1984 ktensive interior ren Updated Common-A	Angleton, TX 77515 Brazoria County Landlord Rep: Avison Young 18,039 SF 20,944 SF 19,737 SF novation completed in 2011	Status: Built 1984, Renov 2011 Building Size: 58,720 SF Typical Floor Size: 19,041 SF Stories: 3 Expenses: 2021 Tax @ \$2.65/sf Parking: 1,267 free Surface Spaces For Sale: Not For Sale	Max Contig: 19,737 SF Smallest Space: 19,737 SF Rent/SF/YR: Withheld % Leased: 66.4% are available; Ratio of 4.72/1,000 SF
	Story Office Buildin 3,720 Total NRA st Floor: 1 and Floor: 2 ind Floor: 1 uilt in 1984 ktensive interior ren Jpdated Common-A	Angleton, TX 77515 Brazoria County Landlord Rep: Avison Young 18,039 SF 20,944 SF 19,737 SF novation completed in 2011	Status: Built 1984, Renov 2011 Building Size: 58,720 SF Typical Floor Size: 19,041 SF Stories: 3 Expenses: 2021 Tax @ \$2.65/sf Parking: 1,267 free Surface Spaces For Sale: Not For Sale	Max Contig: 19,737 SF Smallest Space: 19,737 SF Rent/SF/YR: Withheld % Leased: 66.4% are available; Ratio of 4.72/1,000 SF



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Always There.

23199 Highway 6 Martha Vineyard's Retail Alvin, TX 77511 Brazoria County Landlord Rep: Ausmus P	Building Type: Retail/Storefront Status: Proposed, breaks ground Jur 2022 Building Size: 17,952 SF Land Area: 2.22 AC Stories: 1 Expenses: 2021 Tax @ \$0.00/sf Parking: 93 Surface Spaces are availal For Sale: Not For Sale	Smallest Space: 1,200 SF Rent/SF/YR: \$24.00-\$27.00 % Leased: 0% ble; Ratio of 5.18/1,000 SF
8 403 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 availal For Sale: For Sale at \$1,700,000 (\$98.84	
	iken and Associates: Ben Miller (979) 299-9457 iken and Associates / Ben Miller (979) 299-9457 17,2	200 SF (17,200 SF)
9 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 @ \$3.27/sf Parking: 30 free Surface Spaces are av For Sale: Not For Sale	Max Contig: 15,750 SF Smallest Space: 5,000 SF Rent/SF/YR: Withheld % Leased: 0%
	Com Real Estate Services / (281) 617-7459 nercial / Americo Mendez (713) 409-5527 15,750 SF	- (5,000-15,750 SF)
CenterPoint Energy © 2022 C	oStar Group - Licensed to CenterPoint Energy, Inc - 368255.	7/11/20

Intege Coming Soon	Highway 35 & Steele Rd Alvin Regional Medical Center Alvin, TX 77511 Brazoria County	Building Type: Class B Office/Medical Status: Proposed, breaks ground Dec 2022 Building Size: 61,000 SF Typical Floor Size: 15,250 SF Stories: 4 Expenses: 2021 Tax @ \$0.43/sf For Sale: Not For Sale	Space Avail: 15,000 SF Max Contig: 15,000 SF Smallest Space: 15,000 SF Rent/SF/YR: Withheld % Leased: 75.4%
	Landlord Rep: UTR-Texa	as Realtors / Sharon Rowsey (281) 947-8037 15,000 \$	SF (15,000 SF)
	2309 Zapata St Freeport, TX 77541 Brazoria County	Land Area: 3.91 AC Stories: 1 Expenses: 2021 Tax @ \$1.09/sf Parking: Ratio of 0.00/1,000 SF	Space Avail: 14,812 SF Max Contig: 14,812 SF Smallest Space: 14,812 SF Rent/SF/YR: \$9.00 % Leased: 0%
		For Sale: For Sale at \$650,000 (\$43.88/Si Real Estate: Ryan Birdsong (979) 297-4200 hiken and Associates / Ben Miller (979) 299-9457 14,8	
			- (,)



	1201 N Avenue H Petro	Building Type: Class B Office/Medical Status: Built 1989, Renov 2017 Building Size: 21,920 SF	Space Avail: 14,360 SF Max Contig: 10,960 SF Smallest Space: 1,000 SF
and the surface of the second s	Freeport, TX 77541	Typical Floor Size: 10,960 SF	Rent/SF/YR: \$15.00
	•	Stories: 2	% Leased: 34.5%
	Brazoria County	Expenses: 2021 Tax @ \$1.10/sf Parking: 38 Surface Spaces are availal For Sale: Not For Sale	ble; Ratio of 1.73/1,000 SF
ATED TWO BLOCKS	Landlord Rep: Agilis Comn OFF HWY 288B IN FREEPORT	nercial Real Estate / Dustin Graf (512) 970-4303 14	4,360 SF (1,000-10,960 SF)
	12006 Shadow Creek Pky	Building Type: Retail	Space Avail: 14,345 SF
1	Poorland TV 77594	Status: Built 2008	Max Contig: 14,345 SF
PALSAN IN BRITISHIAM	Pearland, TX 77584	Building Size: 21,335 SF	Smallest Space: 14,345 SF
and the southern	Brazoria County	Land Area: 13.50 AC Stories: 1	Rent/SF/YR: \$26.50 % Leased: 32.8%
		Expenses: 2021 Tax @ \$16.43/sf; 2009 O Parking: 175 free Surface Spaces are a For Sale: Not For Sale	ps @ \$7.15/sf
	Landlord Rep: Tarantino P	roperties, Inc. / Eric Drymalla (832) 423-7439 X126	· 14,345 SF (14,345 SF)
	11200 Broadway St	Building Type: Retail/Storefront	Space Avail: 14,116 SF
-	Building 900	Status: Built 2008 Building Size: 31,204 SF	Max Contig: 14,116 SF Smallest Space: 3,016 SF
	Pearland, TX 77584	Land Area: 1.40 AC	Rent/SF/YR: Withheld
		Stories: 1	% Leased: 54.8%
	Brazoria County	Expenses: 2021 Tax @ \$5.63/sf For Sale: Not For Sale	
		Commercial Realty / Haley Golden (713) 664-3634 / 3) 664-3634 14,116 SF (3,016-5,600 SF)	Lilly Golden (713) 664-3634 / Blair
1 1 V	State Highway 35 Bypass &	Building Type: Retail	Space Avail: 13,750 SF
	Alvin, TX 77511	Status: Proposed, breaks ground Sep 2022	
Contrast (Brazoria County	Building Size: 13,750 SF	Smallest Space: 1,000 SF Rent/SF/YR: Withheld
	Brazona County	Land Area: -	% Leased: 0%
		Stories: 1 Expenses: 2021 Tax @ \$0.07/sf	
		For Sale: Not For Sale	
	Landlord Rep: CC Manage	ement, Ltd. / Randy Fertitta (713) 963-0963 X5 13,7	′50 SF (1,000-13,750 SF)

	2508-2754 Smith Ranch Rd		Retail/Storefront (Community Ctr)	Space Avail: 13,747 SF Max Contig: 3,894 SF
States and and	Retail C-D		Built 2004	Smallest Space: 1,838 SF
	Pearland, TX 77584	Building Size: Land Area:		Rent/SF/YR: Withheld % Leased: 83.2%
	Brazoria County	Stories:	•	
		Parking:	2021 Tax @ \$3.13/sf 1,628 free Surface Spaces are Not For Sale	available; Ratio of 5.43/1,000 SF
e property is located ne	Landlord Rep: Weitzman / J SF) ear Baybrook Mall, Meyerland Plaz			35-4532 13,747 SF (1,838-3,894
	11233 Shadow Creek Pky		Class A Office/Medical	Space Avail: 13,513 SF
	11233 Shadow Creek Parkway	Building Size:		Max Contig: 5,537 SF Smallest Space: 1,702 SF
5 . 5	Pearland, TX 77584	Typical Floor Size: Stories:		Rent/SF/YR: \$19.50 % Leased: 91.0%
	Brazoria County		2021 Tax @ \$2.63/sf; 2018 Ops	
	Brazona County		60 Covered Spaces are availa available; Reserved Spaces @ Not For Sale	ble; 200 Surface Spaces are 2 \$40.00/mo; Ratio of 3.25/1,000 \$
vailable building signag lass curtain wall exterio cast concrete spandre arge open floor plates p	SF) or with architectural panels	oin / Kurt Kistler (713) 773-5590 / Kevin Nolan (713)	773-5572 13,513 SF (1,702-5,53
ible space planning lass A office finishes ustainable energy effic ully sprinklered building omputerized card-key mple surface parking	security access			
ffice and medical suite hild care facility within 5 Miles to downtown, 1 hter	walking distance 2 Miles to Medical			
erimeter security came rofessionally managed	เลง			



-	11200 Broadway S	Status: Built 2008	Max Contig: 8,475 SF
A DESCRIPTION OF A DESC	Building 700	Building Size: 71,096 SF	Smallest Space: 100 SF
	Pearland, TX 7758	Land Area: 2.42 AC Stories: 2	Rent/SF/YR: Withheld % Leased: 88.1%
	Brazoria County	Expenses: 2021 Tax @ \$25.22/sf, 2 \$1.26/sf, 2013 Est Ops (013 Est Tax @ \$0.16/sf; 2012 Ops @ @ \$3.57/sf
			available; Ratio of 4.00/1,000 SF
	Landlord Rep:	CBL Properties, Inc. / J.Michael J. Stanley (281) 925-366	1 X1
	Leasing Company:	Evergreen Commercial Realty / Haley Golden (713) 664-3 Golden (713) 664-3634 8,475 SF (2,512-5,963 SF)	634 Lilly Golden (713) 664-3634 Blair
	Sublet Contact:	Regus / Eric Fletcher (972) 764-8882 5,000 SF (100-5,0	00 SF)
	1701 Fairway Dr	Building Type: Retail/Storefront Retail/	Office Space Avail: 12,838 SF
CLUTTER.	- Fairway Plaza	(Community Ctr) Status: Built 1980	Max Contig: 12,838 SF
	Alvin, TX 77511	Building Size: 91,360 SF	Smallest Space: 12,838 SF Rent/SF/YR: Withheld
	Brazoria County	Land Area: 9.10 AC Stories: 1	% Leased: 86.0%
	Brazona County	Expenses: 2021 Tax @ \$1.54/sf; 20 Parking: 200 free Surface Space	09 Ops @ \$1.62/sf s are available; Ratio of 3.53/1,000 Sl
		For Sale: Not For Sale	
		Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X	
	300 E Brazos St	Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X Building Type: Class C Warehouse Status: Built 2007, Renov 2016	303 12,838 SF (12,838 SF) Space Avail: 12,800 SF Max Contig: 12,800 SF
		Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X Building Type: Class C Warehouse Status: Built 2007, Renov 2016 Building Size: 14,000 SF	Space Avail: 12,800 SF Max Contig: 12,800 SF Smallest Space: 6,400 SF
	300 E Brazos St 300 E Brazos Indu Freeport, TX 7754	Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X: Building Type: Class C Warehouse Status: Built 2007, Renov 2016 Building Size: 14,000 SF Land Area: 0.76 AC Stories: 2	Space Avail: 12,800 SF Max Contig: 12,800 SF
	300 E Brazos St 300 E Brazos Indu	Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X: Building Type: Class C Warehouse Status: Built 2007, Renov 2016 Building Size: 14,000 SF Land Area: 0.76 AC	Space Avail: 12,800 SF Max Contig: 12,800 SF Smallest Space: 6,400 SF Rent/SF/YR: \$6.09
	300 E Brazos St 300 E Brazos Indu Freeport, TX 7754 Brazoria County	Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X: 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 @ \$1.47/sf	Space Avail: 12,800 SF Max Contig: 12,800 SF Smallest Space: 6,400 SF Rent/SF/YR: \$6.09 % Leased: 8.6%
	300 E Brazos St 300 E Brazos Indu Freeport, TX 7754 Brazoria County	Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X: 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 @ \$1.47/sf For Sale: Not For Sale	Space Avail: 12,800 SF Max Contig: 12,800 SF Smallest Space: 6,400 SF Rent/SF/YR: \$6.09 % Leased: 8.6%
	300 E Brazos St 300 E Brazos Indu Freeport, TX 7754 Brazoria County	Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X: 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 @ \$1.47/sf For Sale: Not For Sale	Space Avail: 12,800 SF Max Contig: 12,800 SF Smallest Space: 6,400 SF Rent/SF/YR: \$6.09 % Leased: 8.6%
	300 E Brazos St 300 E Brazos Indu Freeport, TX 7754 Brazoria County	Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X: 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 @ \$1.47/sf For Sale: Not For Sale	Space Avail: 12,800 SF Max Contig: 12,800 SF Smallest Space: 6,400 SF Rent/SF/YR: \$6.09 % Leased: 8.6%

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	Bailey Rd & County Rd Manvel, TX 77578 Brazoria County Landlord Rep: Ardent Hard SF)	Building Type: Retail/Storefront Retail/Office Status: Under Construction, delivers Jul 2022 Building Size: 14,789 SF Land Area: 7.25 AC Stories: 1 Expenses: 2021 Tax @ \$3.07/sf Parking: 59 Surface Spaces are availab For Sale: Not For Sale	
52	15003 Highway 6 Savannah Retail Center Rosharon, TX 77583 Brazoria County	Building Type: Retail Status: Built 2020 Building Size: 16,800 SF Land Area: 2.79 AC Stories: 1 Expenses: 2021 Tax @ \$3.15/sf Parking: 93 Surface Spaces are availab For Sale: Not For Sale	Space Avail: 12,500 SF Max Contig: 12,500 SF Smallest Space: 12,500 SF Rent/SF/YR: \$28.00 % Leased: 25.6% Me; Ratio of 5.54/1,000 SF
L		o. / Wes Miller (713) 621-1703 n Progress / 12,500 SF (12,500 SF)	



	905 Industrial St	Building Type: Class B Industrial Status: Built 2010	Space Avail: 12,500 SF Max Contig: 12,500 SF
	Clute, TX 77531 Brazoria County	Building Size: 12,500 SF Land Area: 0.50 AC Stories: 1	Smallest Space: 12,500 SF Rent/SF/YR: \$6.00 % Leased: 0%
		Expenses: 2021 Tax @ \$0.69/sf For Sale: Not For Sale	
	Landlord Rep: Gary Brown &	Associates, Inc. / S.Gary S. Brown (713) 468	3-1010 12,500 SF (12,500 SF)
	1830 CR 341 Rt	Building Type: Class B Warehouse	Space Avail: 12,000 SF
	Angleton 288 Industrial Park	Status: Built 2020 Building Size: 12,000 SF	Max Contig: 12,000 SF Smallest Space: 12,000 SF
10.2011年の第一日の日間	Angleton, TX 77515	Land Area: 1.75 AC	Rent/SF/YR: Withheld
	-	Stories: 1	% Leased: 0%
	Brazoria County	Expenses: 2020 Tax @ \$0.30/sf Parking: 16 Surface Spaces are av For Sale: Not For Sale	vailable; Ratio of 1.33/1,000 SF
		holas (713) 888-4024 / Joseph Berwick (713) 00 ofc (12,000 SF)) 425-5842 / Will Clay (713) 425-1810
	18500 Poorland Sites Pd	Building Type: Class B Warehouse	Space Avail: 11 675 SE
	18500 Pearland Sites Rd	Building Type: Class B Warehouse Status: Proposed, breaks ground	Space Avail: 11,675 SF d May Max Contig: 11,675 SF
	Bidg 2	Status: Proposed, breaks ground 2022	d May Max Contig: 11,675 SF Smallest Space: 11,675 SF
		Status: Proposed, breaks ground	d May Max Contig: 11,675 SF
	Bidg 2	Status: Proposed, breaks ground 2022 Building Size: 11,675 SF Land Area: 1.46 AC Stories: 1	d May Max Contig: 11,675 SF Smallest Space: 11,675 SF Rent/SF/YR: \$12.00
	Bldg 2 Pearland, TX 77584	Status: Proposed, breaks ground 2022 Building Size: 11,675 SF Land Area: 1.46 AC	d May Max Contig: 11,675 SF Smallest Space: 11,675 SF Rent/SF/YR: \$12.00
	Bldg 2 Pearland, TX 77584 Brazoria County	Status: Proposed, breaks ground 2022 Building Size: 11,675 SF Land Area: 1.46 AC Stories: 1 Expenses: 2021 Tax @ \$0.40/sf	d May Max Contig: 11,675 SF Smallest Space: 11,675 SF Rent/SF/YR: \$12.00 % Leased: 0%
	Bldg 2 Pearland, TX 77584 Brazoria County	Status: Proposed, breaks ground 2022 Building Size: 11,675 SF Land Area: 1.46 AC Stories: 1 Expenses: 2021 Tax @ \$0.40/sf For Sale: Not For Sale	d May Max Contig: 11,675 SF Smallest Space: 11,675 SF Rent/SF/YR: \$12.00 % Leased: 0%
	Bldg 2 Pearland, TX 77584 Brazoria County	Status: Proposed, breaks ground 2022 Building Size: 11,675 SF Land Area: 1.46 AC Stories: 1 Expenses: 2021 Tax @ \$0.40/sf For Sale: Not For Sale	d May Max Contig: 11,675 SF Smallest Space: 11,675 SF Rent/SF/YR: \$12.00 % Leased: 0%
	Bldg 2 Pearland, TX 77584 Brazoria County	Status: Proposed, breaks ground 2022 Building Size: 11,675 SF Land Area: 1.46 AC Stories: 1 Expenses: 2021 Tax @ \$0.40/sf For Sale: Not For Sale	d May Max Contig: 11,675 SF Smallest Space: 11,675 SF Rent/SF/YR: \$12.00 % Leased: 0%
	Bldg 2 Pearland, TX 77584 Brazoria County	Status: Proposed, breaks ground 2022 Building Size: 11,675 SF Land Area: 1.46 AC Stories: 1 Expenses: 2021 Tax @ \$0.40/sf For Sale: Not For Sale	d May Max Contig: 11,675 SF Smallest Space: 11,675 SF Rent/SF/YR: \$12.00 % Leased: 0%



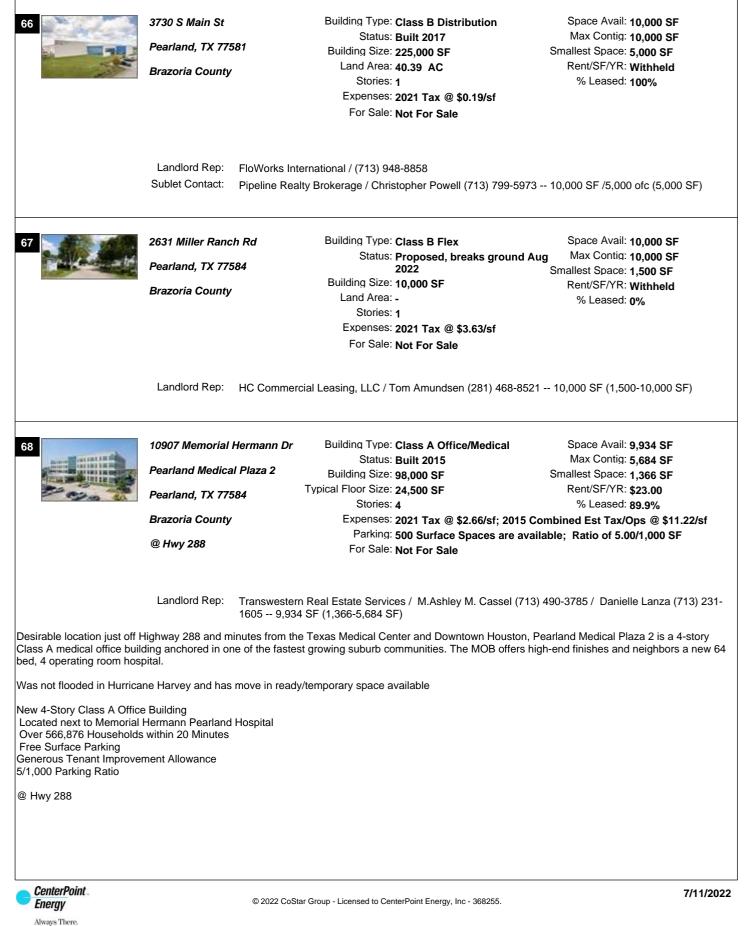
	18500 Pearland Sites Rd Bldg 1 Pearland, TX 77584 Brazoria County	Building Size: 11,375 SF Land Area: 1.46 AC Stories: 1 Expenses: 2021 Tax @ \$0.41/sf For Sale: Not For Sale	Space Avail: 11,375 SF Max Contig: 11,375 SF Smallest Space: 11,375 SF Rent/SF/YR: \$12.00 % Leased: 0%
	Landlord Rep: NAI Partners	s / Darren O'Conor (713) 985-4616 11,375 SF (11,3	75 SF)
1	9415 Broadway St	Building Type: Retail/Freestanding	Space Avail: 11,264 SF
THE O DESTROY	Bldg C	(Neighborhood Ctr) Status: Built 2005	Max Contig: 6,200 SF
Voral B. In Sale		Building Size: 32,199 SF	Smallest Space: 882 SF
HECK !	Pearland, TX 77584	Land Area: 2.98 AC	Rent/SF/YR: \$18.00-\$23.00 % Leased: 65.0%
	Brazoria County	Stories: 2	/0 Leaseu. 03.0%
	Litzona oounty	Expenses: 2021 Tax @ \$2.84/sf, 2012 Est T \$2.48/sf, 2012 Est Ops @ \$3.09/ Parking: 250 Surface Spaces are availab	/sf
		For Sale: Not For Sale	· · ·
	Landlord Rep: CC Manage	ment, Ltd. / Randy Fertitta (713) 963-0963 X5 11,26	4 SF (882-6,200 SF)
a build to suit pad s		Building Type: Class B Warehouse	Space Avail: 11 250 SE
a build to suit pad s	site. 18500 Pearland Sites Rd Bldg 3 Pearland, TX 77584 Brazoria County	Building Type: Class B Warehouse Status: Proposed, breaks ground May 2022 Building Size: 11,250 SF Land Area: 1.46 AC Stories: 1 Expenses: 2021 Tax @ \$0.41/sf For Sale: Not For Sale	Space Avail: 11,250 SF Max Contig: 11,250 SF Smallest Space: 11,250 SF Rent/SF/YR: \$12.00 % Leased: 0%
s a build to suit pad s	18500 Pearland Sites Rd Bldg 3 Pearland, TX 77584 Brazoria County Landlord Rep: NAI Partners	Status: Proposed, breaks ground May 2022 Building Size: 11,250 SF Land Area: 1.46 AC Stories: 1 Expenses: 2021 Tax @ \$0.41/sf For Sale: Not For Sale s / Darren O'Conor (713) 985-4616 11,250 SF (11,25)	Max Contig: 11,250 SF Smallest Space: 11,250 SF Rent/SF/YR: \$12.00 % Leased: 0% 50 SF)
a build to suit pad s	18500 Pearland Sites Rd Bldg 3 Pearland, TX 77584 Brazoria County Landlord Rep: NAI Partners	Status: Proposed, breaks ground May 2022 Building Size: 11,250 SF Land Area: 1.46 AC Stories: 1 Expenses: 2021 Tax @ \$0.41/sf For Sale: Not For Sale	Max Contig: 11,250 SF Smallest Space: 11,250 SF Rent/SF/YR: \$12.00 % Leased: 0%
a build to suit pad s	18500 Pearland Sites Rd Bldg 3 Pearland, TX 77584 Brazoria County Landlord Rep: NAI Partners	Status: Proposed, breaks ground May 2022 Building Size: 11,250 SF Land Area: 1.46 AC Stories: 1 Expenses: 2021 Tax @ \$0.41/sf For Sale: Not For Sale s / Darren O'Conor (713) 985-4616 11,250 SF (11,25) Building Type: Retail/Storefront Retail/Office Status: Proposed, breaks ground Aug 2022	Max Contig: 11,250 SF Smallest Space: 11,250 SF Rent/SF/YR: \$12.00 % Leased: 0% 50 SF) Space Avail: 10,825 SF Max Contig: 10,825 SF Smallest Space: 1,512 SF
a build to suit pad s	18500 Pearland Sites Rd Bldg 3 Pearland, TX 77584 Brazoria County Landlord Rep: NAI Partners	Status: Proposed, breaks ground May 2022 Building Size: 11,250 SF Land Area: 1.46 AC Stories: 1 Expenses: 2021 Tax @ \$0.41/sf For Sale: Not For Sale s / Darren O'Conor (713) 985-4616 11,250 SF (11,25) Building Type: Retail/Storefront Retail/Office Status: Proposed, breaks ground Aug	Max Contig: 11,250 SF Smallest Space: 11,250 SF Rent/SF/YR: \$12.00 % Leased: 0% 50 SF) Space Avail: 10,825 SF Max Contig: 10,825 SF
s a build to suit pad s	18500 Pearland Sites Rd Bldg 3 Pearland, TX 77584 Brazoria County Landlord Rep: NAI Partners 19300 Morris Ave Manvel, TX 77578 Brazoria County	Status: Proposed, breaks ground May 2022 Building Size: 11,250 SF Land Area: 1.46 AC Stories: 1 Expenses: 2021 Tax @ \$0.41/sf For Sale: Not For Sale s / Darren O'Conor (713) 985-4616 11,250 SF (11,25) Building Type: Retail/Storefront Retail/Office Status: Proposed, breaks ground Aug 2022 Building Size: 11,500 SF Land Area: 1.09 AC Stories: 1	Max Contig: 11,250 SF Smallest Space: 11,250 SF Rent/SF/YR: \$12.00 % Leased: 0% 50 SF) 50 SF)

60	18500 Pearland Sites Rd Bldg 4 Pearland, TX 77584 Brazoria County	Building Type: Class B Warehouse Status: Proposed, breaks ground May 2022 Building Size: 10,800 SF Land Area: 1.46 AC Stories: 1 Expenses: 2021 Tax @ \$0.43/sf For Sale: Not For Sale	Space Avail: 10,800 SF Max Contig: 10,800 SF Smallest Space: 10,800 SF Rent/SF/YR: \$12.00 % Leased: 0%
	Landlord Rep: NAI Partner	rs / Darren O'Conor (713) 985-4616 10,800 SF (10,8	00 SF)
	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 @ \$1.03/sf; 2015 Ops Parking: 60 Surface Spaces are availabl For Sale: Not For Sale	
	Landlord Rep: Leopold & S	Strahan Realty Group / Rick Wade (713) 806-4758 1	0,796 SF (10,796 SF)
	1802-1806 N Velasco St Four Corners Shopping Center Angleton, TX 77515	Building Size: 86,462 SF Land Area: 10.65 AC Stories: 1	Space Avail: 10,778 SF Max Contig: 8,978 SF Smallest Space: 1,800 SF Rent/SF/YR: \$14.91 % Leased: 87.5%
	Brazoria County	Expenses: 2021 Tax @ \$0.13/sf; 2010 Ops \$3.73/sf Parking: 360 free Surface Spaces are av For Sale: Not For Sale	-
	opping center is a 141,520 SF ce	roperties, Inc. / Eric Drymalla (832) 423-7439 X126 ·	
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Energy Always There.

63	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: Not For Sale	Space Avail: 10,400 SF Max Contig: 8,000 SF Smallest Space: 900 SF Rent/SF/YR: \$12.00 % Leased: 58.4%
has multiple dock high doc BUSINESS PARK WITH D AVAILABLE FOR PURCH	vell built and is efficiently laid our rs sufficient clear height, and goo OCK HIGH AND PARKING IN T IASE ALSO.	en and Associates / Ben Miller (979) 299-9457 10,4 t with good access, ample parking and good mix of o od combination of factors for most industrial type busi HE BACK OF EACH SPACE, TOTAL 48,000 SQ. FT ORT, TURN LEFT OFF 288 TO 1744 W. 4TH. STRE	ffice and warehouse space. Property nesses. . IN THE BUILDING, BUILDING IS
64	SWC Meridiana Parkway (CR Blvd Iowa Colony, TX 77583 Brazoria County Landlord Rep: Transaction	Building Type: Retail/Freestanding Status: Proposed, breaks ground Jul 2022 Building Size: 10,225 SF Land Area: 4 AC Stories: 1 Expenses: 2021 Tax @ \$3.74/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale Real Estate, LLC / Brian Harbuck (281) 394-0070	Space Avail: 10,225 SF Max Contig: 10,225 SF Smallest Space: 1,460 SF Rent/SF/YR: Withheld % Leased: 0%
65	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 @ \$2.06/sf Parking: 80 free Surface Spaces are av For Sale: For Sale at \$1,400,000 (\$140.0	
	Landlord Rep: Colliers / Ch	ristopher Klein (713) 830-2141 ristopher Klein (713) 830-2141 10,000 SF (10,000 stem protects against 100 year flood event, 2,000 SF n auxiliary unit, 12' eave, public access throughout pr	P-32 radioactive isotope laboratory,
CenterPoint	© 2022 CoS	tar Group - Licensed to CenterPoint Energy, Inc - 368255.	7/11/2022

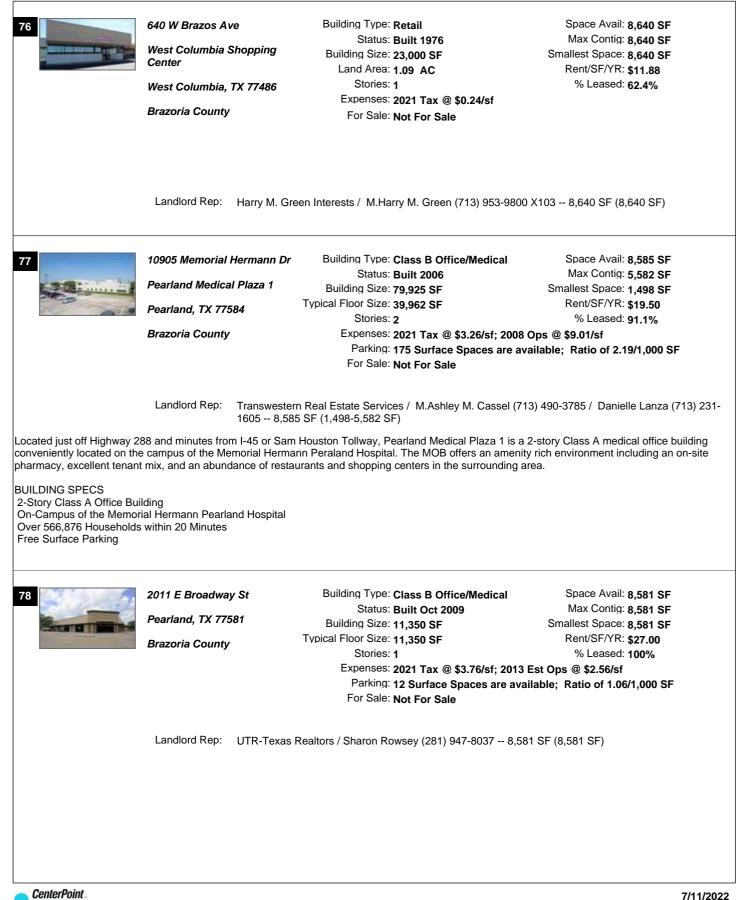
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A line	457-491 This Way St	Building Type: Class B Office Status: Built 1992	Space Avail: 9,727 SF Max Contig: 7,381 SF
Allen	Plantation Village	Building Size: 36,830 SF	Smallest Space: 2,346 SF
C. C. March	Lake Jackson, TX 77566	Typical Floor Size: 36,830 SF Stories: 1	Rent/SF/YR: \$15.00 % Leased: 73.6%
	Brazoria County	Expenses: 2021 Tax @ \$0.01/sf	
	Intersection of This Way a Abner Jackson Blvd	and Parking: 163 Surface Spaces are av For Sale: Not For Sale	ailable; Ratio of 4.24/1,000 SF
professional multi-ter	nant building has a good acces	kerage / Trent Vacek (713) 961-4666 9,727 SF (2,3 ssible location and is well taken care of. Current tenal	
tions, RD Clinical, To	tal Body Performance to name	e a few.	
-	6516 W Broadway St	Building Type: Retail/Freestanding (Strip	
ACCESSION OF THE PARTY OF	West Oaks Centre	Status: Built 1999 Building Size: 22,000 SF	Max Contig: 3,500 SF Smallest Space: 1,175 SF
	Pearland, TX 77581	Land Area: 3.11 AC	Rent/SF/YR: \$15.60
	Brazoria County	Stories: 1 Expenses: 2021 Tax @ \$2.83/sf, 2012	
		\$0.53/sf, 2012 Est Ops @ \$ Parking: 115 free Surface Spaces at	2.57/sf re available; Ratio of 5.23/1,000 SF
		For Sale: Not For Sale	
	Landlord Rep: Investar	Real Estate Services, Inc. / Kathy Jones (713) 464-1	001 / Jim Bavne (713) 273-1363
		Real Estate Services, Inc. / Kathy Jones (713) 464-1 ⁻ (1,175-3,500 SF) Building Type: Warehouse	001 / Jim Bayne (713) 273-1363 Space Avail: 9,200 SF
	9,232 SF 2009 Hatfield Rd	F (1,175-3,500 SF) Building Type: Warehouse Status: Built 1990, Renov 2019	Space Avail: 9,200 SF Max Contig: 9,200 SF
	9,232 SF 2009 Hatfield Rd Pearland, TX 77581	F (1,175-3,500 SF) Building Type: Warehouse Status: Built 1990, Renov 2019 Building Size: 12,400 SF	Space Avail: 9,200 SF Max Contig: 9,200 SF Smallest Space: 9,200 SF
	9,232 SF 2009 Hatfield Rd	F (1,175-3,500 SF) Building Type: Warehouse Status: Built 1990, Renov 2019	Space Avail: 9,200 SF Max Contig: 9,200 SF
	9,232 SF 2009 Hatfield Rd Pearland, TX 77581	F (1,175-3,500 SF) Building Type: Warehouse Status: Built 1990, Renov 2019 Building Size: 12,400 SF Land Area: 2.75 AC	Space Avail: 9,200 SF Max Contig: 9,200 SF Smallest Space: 9,200 SF Rent/SF/YR: Withheld
	9,232 SF 2009 Hatfield Rd Pearland, TX 77581 Brazoria County	Building Type: Warehouse Status: Built 1990, Renov 2019 Building Size: 12,400 SF Land Area: 2.75 AC Stories: 1 Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 9,200 SF Max Contig: 9,200 SF Smallest Space: 9,200 SF Rent/SF/YR: Withheld % Leased: 25.8%
	9,232 SF 2009 Hatfield Rd Pearland, TX 77581 Brazoria County Landlord Rep: Clay & C	Building Type: Warehouse Status: Built 1990, Renov 2019 Building Size: 12,400 SF Land Area: 2.75 AC Stories: 1 Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 9,200 SF Max Contig: 9,200 SF Smallest Space: 9,200 SF Rent/SF/YR: Withheld % Leased: 25.8%
	9,232 SF 2009 Hatfield Rd Pearland, TX 77581 Brazoria County Landlord Rep: Clay & C	Building Type: Warehouse Status: Built 1990, Renov 2019 Building Size: 12,400 SF Land Area: 2.75 AC Stories: 1 Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 9,200 SF Max Contig: 9,200 SF Smallest Space: 9,200 SF Rent/SF/YR: Withheld % Leased: 25.8%
	9,232 SF 2009 Hatfield Rd Pearland, TX 77581 Brazoria County Landlord Rep: Clay & C	Building Type: Warehouse Status: Built 1990, Renov 2019 Building Size: 12,400 SF Land Area: 2.75 AC Stories: 1 Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 9,200 SF Max Contig: 9,200 SF Smallest Space: 9,200 SF Rent/SF/YR: Withheld % Leased: 25.8%
	9,232 SF 2009 Hatfield Rd Pearland, TX 77581 Brazoria County Landlord Rep: Clay & C	Building Type: Warehouse Status: Built 1990, Renov 2019 Building Size: 12,400 SF Land Area: 2.75 AC Stories: 1 Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 9,200 SF Max Contig: 9,200 SF Smallest Space: 9,200 SF Rent/SF/YR: Withheld % Leased: 25.8%
	9,232 SF 2009 Hatfield Rd Pearland, TX 77581 Brazoria County Landlord Rep: Clay & C	Building Type: Warehouse Status: Built 1990, Renov 2019 Building Size: 12,400 SF Land Area: 2.75 AC Stories: 1 Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 9,200 SF Max Contig: 9,200 SF Smallest Space: 9,200 SF Rent/SF/YR: Withheld % Leased: 25.8%
	9,232 SF 2009 Hatfield Rd Pearland, TX 77581 Brazoria County Landlord Rep: Clay & C	Building Type: Warehouse Status: Built 1990, Renov 2019 Building Size: 12,400 SF Land Area: 2.75 AC Stories: 1 Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 9,200 SF Max Contig: 9,200 SF Smallest Space: 9,200 SF Rent/SF/YR: Withheld % Leased: 25.8%



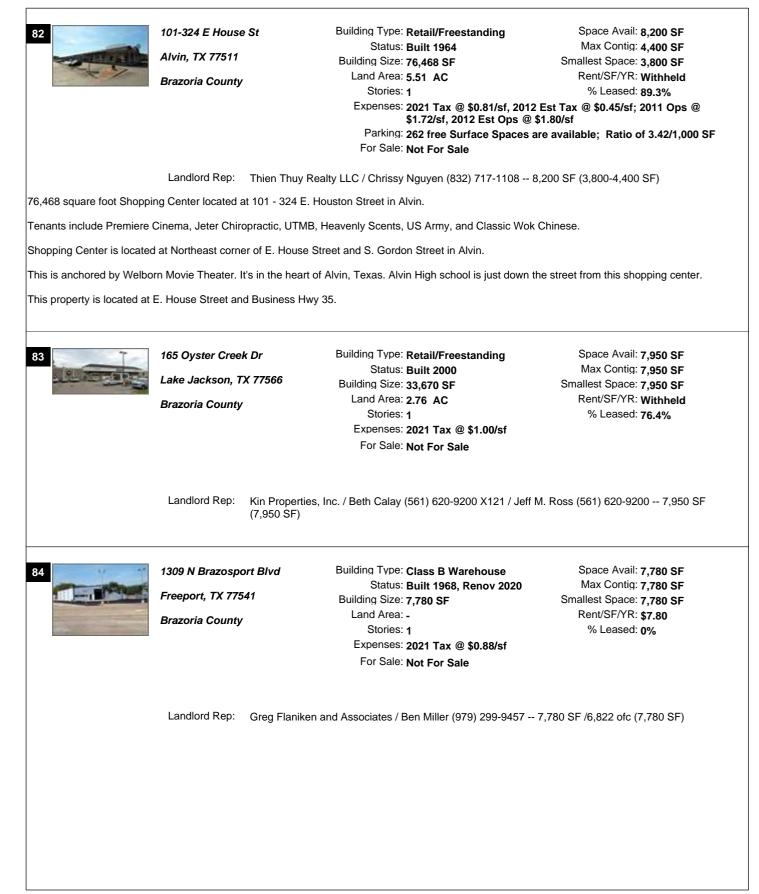
THE INITED AND	Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built Oct 2021 Building Size: 25,000 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.06/sf For Sale: Not For Sale	Space Avail: 9,132 SF Max Contig: 3,960 SF Smallest Space: 1,500 SF Rent/SF/YR: \$26.00 % Leased: 63.5%
	Landlord Rep: Sendero F	Real Estate / Juan Sanchez (281) 407-0601 9,132	2 SF (1,500-3,960 SF)
	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 @ \$0.97/sf For Sale: Not For Sale	Space Avail: 9,000 SF Max Contig: 9,000 SF Smallest Space: 9,000 SF Rent/SF/YR: \$9.36 % Leased: 0%
	Landlord Rep: Greg Flan	iken and Associates / Ben Miller (979) 299-9457	9,000 SF /2,000 ofc (9,000 SF)
	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 @ \$2.04/sf, 2016 \$4.02/sf Parking: 200 Surface Spaces are av For Sale: Not For Sale	-
		e Trust of America / Michael Moulton (281) 254-499 (1,568-4,398 SF)	7 / Sandra Wolters (281) 299-6774
	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 @ \$3.62/sf, 2012 \$13.50/sf	Space Avail: 8,800 SF Max Contig: 7,000 SF Smallest Space: 1,800 SF Rent/SF/YR: \$17.00 % Leased: 69.7% Est Tax @ \$0.37/sf; 2012 Est Ops @
		• • • • • • •	re available; Ratio of 7.86/1,000 SF 5300 X120 / Christina Kurt (281) 560



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P	Reflection Bay The Shops at Reflection Bay	Building Type: Retail/Storefront Status: Built Jun 2022	Space Avail: 8,500 SF
P		Status: Duilt Jun 2022	
P			Max Contig: 6,000 SF
		Building Size: 15,550 SF	Smallest Space: 1,000 SF
	Pearland, TX 77584	Land Area: -	Rent/SF/YR: \$28.00
B		Stories: 1	% Leased: 45.3%
	Brazoria County	Expenses: 2021 Tax @ \$1.78/sf	
		For Sale: Not For Sale	
	Landlord Rep: NextGen Re	al Estate / Michael Stavinoha (979) 320-4303	- 8,500 SF (1,000-6,000 SF)
2	2734 W Sunrise Blvd	Building Type: Class B Office/(Neighbor	
TITLE A MERICE	Notes B	Ctr)	Max Contig: 2,565 SF
B	Bldg B	Status: Built 2006	Smallest Space: 1,284 SF
P	Pearland, TX 77584	Building Size: 42,000 SF	Rent/SF/YR: \$15.50
		Typical Floor Size: 10,500 SF	% Leased: 80.2%
В	Brazoria County	Stories: 4	
_	-M E 4 Q	Expenses: 2021 Tax @ \$2.26/sf, 201	2 Est Tax @ \$3.08/sf; 2011 Ops @
F	FM 518	\$4.09/sf, 2012 Est Ops @ Parking: 190 Surface Spaces are a available; Ratio of 5.00/1	available; 24 Covered Spaces are
		For Sale: Not For Sale	,000 SF
	Landlord Rep: CC Manager	ment, Ltd. / Randy Fertitta (713) 963-0963 X5	8 220 SE (1 284 2 565 SE)
Location!			
1	890A Highway 35 Byp N Alvin, TX 77511	Building Type: Industrial Status: Built 2003	Space Avail: 8,250 SF Max Contig: 8,250 SF
The state of the s	Brazoria County	Building Size: 10,000 SF Land Area: - Stories: 2	Smallest Space: 8,250 SF Rent/SF/YR: Withheld % Leased: 100%
The state of the s		Land Area: - Stories: 2	Smallest Space: 8,250 SF Rent/SF/YR: Withheld
The state of the s		Land Area: -	Smallest Space: 8,250 SF Rent/SF/YR: Withheld
В	Brazoria County	Land Area: - Stories: 2 Expenses: 2021 Tax @ \$0.43/sf	Smallest Space: 8,250 SF Rent/SF/YR: Withheld % Leased: 100%
В	Brazoria County	Land Area: - Stories: 2 Expenses: 2021 Tax @ \$0.43/sf For Sale: Not For Sale	Smallest Space: 8,250 SF Rent/SF/YR: Withheld % Leased: 100%
В	Brazoria County	Land Area: - Stories: 2 Expenses: 2021 Tax @ \$0.43/sf For Sale: Not For Sale	Smallest Space: 8,250 SF Rent/SF/YR: Withheld % Leased: 100%
В	Brazoria County	Land Area: - Stories: 2 Expenses: 2021 Tax @ \$0.43/sf For Sale: Not For Sale	Smallest Space: 8,250 SF Rent/SF/YR: Withheld % Leased: 100%
В	Brazoria County	Land Area: - Stories: 2 Expenses: 2021 Tax @ \$0.43/sf For Sale: Not For Sale	Smallest Space: 8,250 SF Rent/SF/YR: Withheld % Leased: 100%
В	Brazoria County	Land Area: - Stories: 2 Expenses: 2021 Tax @ \$0.43/sf For Sale: Not For Sale	Smallest Space: 8,250 SF Rent/SF/YR: Withheld % Leased: 100%







	504 S 288 B	Building Type: Class C Office	Space Avail: 7,767 SF
	Clute, TX 77531	Status: Built 1976 Building Size: 7,767 SF	Max Contig: 7,767 SF Smallest Space: 7,767 SF
No. R. S.		Typical Floor Size: 1,500 SF	Rent/SF/YR: \$9.00
- No.	Brazoria County	Stories: 1	% Leased: 100%
		Expenses: 2021 Tax @ \$0.62/sf	
		Parking: 50 Surface Spaces are ava	ilable; Ratio of 33.33/1,000 SF
		For Sale: Not For Sale	
	Landlord Rep: Bob Pelt	tier & Associates / Bob Peltier (979) 849-1238 7,76	7 SF (7,767 SF)
	7650 County Road 48	Building Type: Class B Warehouse	Space Avail: 7,700 SF
and the second second	-	Status: Existing	Max Contig: 7,700 SF
- Fel De	Building B	Building Size: 7,700 SF	Smallest Space: 3,000 SF
and the second	Rosharon, TX 77583	Land Area: -	Rent/SF/YR: \$11.06
		Stories: 1	% Leased: 100%
	Brazoria County	Expenses: 2021 Tax @ \$14.57/sf	
		For Sale: Not For Sale	
	Landlord Rep: Dalton Ir	nvs Inc / Dianne Brown (281) 343-0876 7,700 SF (3	3,000-7,700 SF)
and the other days and the	6810 E Highway 332	Building Type: Class C Flex/Showroom	Space Avail: 7,550 SF
		Status: Built 2011	
	Eads Building		Max Contig: 7,550 SF
	Eads Building	Building Size: 7,550 SF	Smallest Space: 7,550 SF
	Eads Building Freeport, TX 77541		Smallest Space: 7,550 SF Rent/SF/YR: \$10.81
	-	Building Size: 7,550 SF Land Area: 1.34 AC	Smallest Space: 7,550 SF
	Freeport, TX 77541	Building Size: 7,550 SF Land Area: 1.34 AC Stories: 1	Smallest Space: 7,550 SF Rent/SF/YR: \$10.81
	Freeport, TX 77541 Brazoria County	Building Size: 7,550 SF Land Area: 1.34 AC Stories: 1 Expenses: 2021 Tax @ \$1.18/sf Parking: Ratio of 0.00/1,000 SF	Smallest Space: 7,550 SF Rent/SF/YR: \$10.81 % Leased: 0%
	Freeport, TX 77541 Brazoria County	Building Size: 7,550 SF Land Area: 1.34 AC Stories: 1 Expenses: 2021 Tax @ \$1.18/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Smallest Space: 7,550 SF Rent/SF/YR: \$10.81 % Leased: 0% 550 SF (7,550 SF) Space Avail: 7,546 SF
	Freeport, TX 77541 Brazoria County Landlord Rep: Champio	Building Size: 7,550 SF Land Area: 1.34 AC Stories: 1 Expenses: 2021 Tax @ \$1.18/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale on Direct Leasing / Brent McKee (979) 233-4800 7, Building Type: Class A Office/Medical Status: Built 2021	Smallest Space: 7,550 SF Rent/SF/YR: \$10.81 % Leased: 0% 550 SF (7,550 SF) Space Avail: 7,546 SF Max Contig: 1,326 SF
	Freeport, TX 77541 Brazoria County Landlord Rep: Champio	Building Size: 7,550 SF Land Area: 1.34 AC Stories: 1 Expenses: 2021 Tax @ \$1.18/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale on Direct Leasing / Brent McKee (979) 233-4800 7, Building Type: Class A Office/Medical Status: Built 2021 Building Size: 24,000 SF	Smallest Space: 7,550 SF Rent/SF/YR: \$10.81 % Leased: 0% 550 SF (7,550 SF) Space Avail: 7,546 SF Max Contig: 1,326 SF Smallest Space: 1,014 SF
	Freeport, TX 77541 Brazoria County Landlord Rep: Champio	Building Size: 7,550 SF Land Area: 1.34 AC Stories: 1 Expenses: 2021 Tax @ \$1.18/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale on Direct Leasing / Brent McKee (979) 233-4800 7, Building Type: Class A Office/Medical Status: Built 2021 Building Size: 24,000 SF Typical Floor Size: 1,082 SF	Smallest Space: 7,550 SF Rent/SF/YR: \$10.81 % Leased: 0% 550 SF (7,550 SF) Space Avail: 7,546 SF Max Contig: 1,326 SF Smallest Space: 1,014 SF Rent/SF/YR: \$28.00
	Freeport, TX 77541 Brazoria County Landlord Rep: Champio 12280 Broadway St Pearland, TX 77584	Building Size: 7,550 SF Land Area: 1.34 AC Stories: 1 Expenses: 2021 Tax @ \$1.18/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale on Direct Leasing / Brent McKee (979) 233-4800 7, Building Type: Class A Office/Medical Status: Built 2021 Building Size: 24,000 SF Typical Floor Size: 1,082 SF Stories: 1	Smallest Space: 7,550 SF Rent/SF/YR: \$10.81 % Leased: 0% 550 SF (7,550 SF) Space Avail: 7,546 SF Max Contig: 1,326 SF Smallest Space: 1,014 SF
	Freeport, TX 77541 Brazoria County Landlord Rep: Champio 12280 Broadway St Pearland, TX 77584	Building Size: 7,550 SF Land Area: 1.34 AC Stories: 1 Expenses: 2021 Tax @ \$1.18/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale on Direct Leasing / Brent McKee (979) 233-4800 7, Building Type: Class A Office/Medical Status: Built 2021 Building Size: 24,000 SF Typical Floor Size: 1,082 SF Stories: 1 Expenses: 2021 Tax @ \$2.39/sf	Smallest Space: 7,550 SF Rent/SF/YR: \$10.81 % Leased: 0% 550 SF (7,550 SF) Space Avail: 7,546 SF Max Contig: 1,326 SF Smallest Space: 1,014 SF Rent/SF/YR: \$28.00
	Freeport, TX 77541 Brazoria County Landlord Rep: Champio 12280 Broadway St Pearland, TX 77584	Building Size: 7,550 SF Land Area: 1.34 AC Stories: 1 Expenses: 2021 Tax @ \$1.18/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale on Direct Leasing / Brent McKee (979) 233-4800 7, Building Type: Class A Office/Medical Status: Built 2021 Building Size: 24,000 SF Typical Floor Size: 1,082 SF Stories: 1	Smallest Space: 7,550 SF Rent/SF/YR: \$10.81 % Leased: 0% 550 SF (7,550 SF) Space Avail: 7,546 SF Max Contig: 1,326 SF Smallest Space: 1,014 SF Rent/SF/YR: \$28.00
	Freeport, TX 77541 Brazoria County Landlord Rep: Champio 12280 Broadway St Pearland, TX 77584 Brazoria County	Building Size: 7,550 SF Land Area: 1.34 AC Stories: 1 Expenses: 2021 Tax @ \$1.18/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale on Direct Leasing / Brent McKee (979) 233-4800 7, Building Type: Class A Office/Medical Status: Built 2021 Building Size: 24,000 SF Typical Floor Size: 1,082 SF Stories: 1 Expenses: 2021 Tax @ \$2.39/sf Parking: Ratio of 0.00/1,000 SF	Smallest Space: 7,550 SF Rent/SF/YR: \$10.81 % Leased: 0% 550 SF (7,550 SF) Space Avail: 7,546 SF Max Contig: 1,326 SF Smallest Space: 1,014 SF Rent/SF/YR: \$28.00 % Leased: 73.1%
	Freeport, TX 77541 Brazoria County Landlord Rep: Champio 12280 Broadway St Pearland, TX 77584 Brazoria County Landlord Rep: NextGer	Building Size: 7,550 SF Land Area: 1.34 AC Stories: 1 Expenses: 2021 Tax @ \$1.18/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale on Direct Leasing / Brent McKee (979) 233-4800 7,3 Building Type: Class A Office/Medical Status: Built 2021 Building Size: 24,000 SF Typical Floor Size: 1,082 SF Stories: 1 Expenses: 2021 Tax @ \$2.39/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Smallest Space: 7,550 SF Rent/SF/YR: \$10.81 % Leased: 0% 550 SF (7,550 SF) 550 SF (7,550 SF) Space Avail: 7,546 SF Max Contig: 1,326 SF Smallest Space: 1,014 SF Rent/SF/YR: \$28.00 % Leased: 73.1%
	Freeport, TX 77541 Brazoria County Landlord Rep: Champio 12280 Broadway St Pearland, TX 77584 Brazoria County Landlord Rep: NextGer	Building Size: 7,550 SF Land Area: 1.34 AC Stories: 1 Expenses: 2021 Tax @ \$1.18/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale on Direct Leasing / Brent McKee (979) 233-4800 7,4 Building Type: Class A Office/Medical Status: Built 2021 Building Size: 24,000 SF Typical Floor Size: 1,082 SF Stories: 1 Expenses: 2021 Tax @ \$2.39/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Smallest Space: 7,550 SF Rent/SF/YR: \$10.81 % Leased: 0% 550 SF (7,550 SF) 550 SF (7,550 SF) Space Avail: 7,546 SF Max Contig: 1,326 SF Smallest Space: 1,014 SF Rent/SF/YR: \$28.00 % Leased: 73.1%
	Freeport, TX 77541 Brazoria County Landlord Rep: Champio 12280 Broadway St Pearland, TX 77584 Brazoria County Landlord Rep: NextGer	Building Size: 7,550 SF Land Area: 1.34 AC Stories: 1 Expenses: 2021 Tax @ \$1.18/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale on Direct Leasing / Brent McKee (979) 233-4800 7,4 Building Type: Class A Office/Medical Status: Built 2021 Building Size: 24,000 SF Typical Floor Size: 1,082 SF Stories: 1 Expenses: 2021 Tax @ \$2.39/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Smallest Space: 7,550 SF Rent/SF/YR: \$10.81 % Leased: 0% 550 SF (7,550 SF) 550 SF (7,550 SF) Space Avail: 7,546 SF Max Contig: 1,326 SF Smallest Space: 1,014 SF Rent/SF/YR: \$28.00 % Leased: 73.1%



9	3405 CR 58 Manvel, TX 77578 Brazoria County	Building Type: Retail Status: Proposed, breaks ground Jul 2022 Building Size: 7,535 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.00/sf For Sale: Not For Sale	Space Avail: 7,535 SF Max Contig: 7,535 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 0%
	Landlord Rep: Main Street	Commercial Partners / Brett Levinson (281) 768-356	88 7,535 SF (1,200-7,535 SF)
	8321-8325 W Broadway St Cullen Crossing Shopping Center	Building Type: Retail Status: Built 2000 Building Size: 34,730 SF	Space Avail: 7,531 SF Max Contig: 2,021 SF Smallest Space: 1,200 SF
and the second	Poorland TV 77591	Land Area: 11.50 AC Stories: 1	Rent/SF/YR: Withheld % Leased: 78.3%
	Pearland, TX 77581	Expenses: 2021 Tax @ \$5.86/sf; 2009 Op	
	Brazoria County	\$8.94/sf Parking: 420 free Surface Spaces are a For Sale: Not For Sale	
	Landlord Rep: Weitzman / SF)	James Namken (713) 980-5622 / Sarah Thobae (71	3) 980-5638 7,531 SF (1,200-2,0)
	1102 N Brazosport Blvd	Building Type: Class B Office/Medical Status: Built 1960	Space Avail: 7,500 SF Max Contig: 7,500 SF
	U.S. HealthWorks	Building Size: 10,326 SF	Smallest Space: 7,500 SF
	Freeport, TX 77541	Typical Floor Size: 10,326 SF Stories: 1	Rent/SF/YR: \$6.00 % Leased: 27.4%
	Brazoria County	Expenses: 2021 Tax @ \$0.96/sf	/0 Leased. 27.4%
	,	Parking: 30 Surface Spaces are availa l For Sale: Not For Sale	ble; Ratio of 2.91/1,000 SF
	Landlord Rep: Lucas Prop	erties & Investments LLP / Stephen Hazen CCIM (28	1) 316-9990 7,500 SF (7,500 SF)
	903 Industrial St	Building Type: Class B Industrial	Space Avail: 7,500 SF
	Clute, TX 77531	Status: Built 2010 Building Size: 7,500 SF	Max Contig: 7,500 SF Smallest Space: 7,500 SF
	Brazoria County	Land Area: -	Rent/SF/YR: \$6.24
		Stories: 1 Expenses: 2021 Tax @ \$0.78/sf For Sale: Not For Sale	% Leased: 0%
	Landlord Rep: Gary Browr	a & Associates, Inc. / S.Gary S. Brown (713) 468-101	10 7,500 SF (7,500 SF)



Janage Coming Soon	2720-2800 Broadway St Future Expansion Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Proposed, breaks ground May 2022 Building Size: 7,440 SF Land Area: - Stories: - Expenses: 2021 Tax @ \$5.30/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 D	evelopment Group Inc / Bruce Frankel (713) 661-0440	7,440 SF (7,440 SF)
	6322 E Highway 332	Building Type: Industrial	Space Avail: 7,401 SF
	Freeport, TX 77541	Status: Built 1965 Building Size: 7,401 SF	Max Contig: 7,401 SF Smallest Space: 7,401 SF
	Brazoria County	Land Area: 1.16 AC	Rent/SF/YR: \$4.44
Manual Time		Stories: 1	% Leased: 0%
		Parking: 20 Surface Spaces are availab For Sale: Not For Sale	ble; Ratio of 1.84/1,000 SF
	Landlord Rep: Clyde Cor	ne Company, Inc. / Brandon Cone (512) 496-1038 7,4	401 SF /1,500 ofc (7,401 SF)
	11161 Shadowcreek Pl	Building Type: Class B Office	Space Avail: 7,351 SF
Ander	11161 Shadowcreek Pl Pearland, TX 77584	Status: Built 2019	Max Contig: 6,251 SF
	Pearland, TX 77584		•
		Status: Built 2019 Building Size: 24,229 SF Typical Floor Size: 12,115 SF Stories: 2	Max Contig: 6,251 SF Smallest Space: 1,100 SF
	Pearland, TX 77584	Status: Built 2019 Building Size: 24,229 SF Typical Floor Size: 12,115 SF Stories: 2 Expenses: 2021 Tax @ \$5.19/sf	Max Contig: 6,251 SF Smallest Space: 1,100 SF Rent/SF/YR: \$24.50 % Leased: 69.7%
	Pearland, TX 77584	Status: Built 2019 Building Size: 24,229 SF Typical Floor Size: 12,115 SF Stories: 2	Max Contig: 6,251 SF Smallest Space: 1,100 SF Rent/SF/YR: \$24.50 % Leased: 69.7%
	Pearland, TX 77584 Brazoria County	Status: Built 2019 Building Size: 24,229 SF Typical Floor Size: 12,115 SF Stories: 2 Expenses: 2021 Tax @ \$5.19/sf Parking: 80 Surface Spaces are availab	Max Contig: 6,251 SF Smallest Space: 1,100 SF Rent/SF/YR: \$24.50 % Leased: 69.7%
	Pearland, TX 77584 Brazoria County	Status: Built 2019 Building Size: 24,229 SF Typical Floor Size: 12,115 SF Stories: 2 Expenses: 2021 Tax @ \$5.19/sf Parking: 80 Surface Spaces are availat For Sale: Not For Sale Estate Services, Inc. / Sammy Abuhamra (832) 758-938 Building Type: Class B Office/Medical	Max Contig: 6,251 SF Smallest Space: 1,100 SF Rent/SF/YR: \$24.50 % Leased: 69.7% ble; Ratio of 3.30/1,000 SF 84 7,351 SF (1,100-6,251 SF) Space Avail: 7,205 SF
	Pearland, TX 77584 Brazoria County Landlord Rep: TIG Real	Status: Built 2019 Building Size: 24,229 SF Typical Floor Size: 12,115 SF Stories: 2 Expenses: 2021 Tax @ \$5.19/sf Parking: 80 Surface Spaces are availat For Sale: Not For Sale Estate Services, Inc. / Sammy Abuhamra (832) 758-938 Building Type: Class B Office/Medical Status: Deferred	Max Contig: 6,251 SF Smallest Space: 1,100 SF Rent/SF/YR: \$24.50 % Leased: 69.7% ole; Ratio of 3.30/1,000 SF 84 7,351 SF (1,100-6,251 SF) Space Avail: 7,205 SF Max Contig: 7,205 SF
	Pearland, TX 77584 Brazoria County Landlord Rep: TIG Real 1 2707 Hillhouse Rd Building 1	Status: Built 2019 Building Size: 24,229 SF Typical Floor Size: 12,115 SF Stories: 2 Expenses: 2021 Tax @ \$5.19/sf Parking: 80 Surface Spaces are availat For Sale: Not For Sale Estate Services, Inc. / Sammy Abuhamra (832) 758-938 Building Type: Class B Office/Medical	Max Contig: 6,251 SF Smallest Space: 1,100 SF Rent/SF/YR: \$24.50 % Leased: 69.7% ole; Ratio of 3.30/1,000 SF 84 7,351 SF (1,100-6,251 SF) Space Avail: 7,205 SF Max Contig: 7,205 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld
	Pearland, TX 77584 Brazoria County Landlord Rep: TIG Real 1 2707 Hillhouse Rd Building 1 Pearland, TX 77584	Status: Built 2019 Building Size: 24,229 SF Typical Floor Size: 12,115 SF Stories: 2 Expenses: 2021 Tax @ \$5.19/sf Parking: 80 Surface Spaces are availab For Sale: Not For Sale Estate Services, Inc. / Sammy Abuhamra (832) 758-938 Building Type: Class B Office/Medical Status: Deferred Building Size: 7,205 SF Typical Floor Size: 7,205 SF Stories: 1	Max Contig: 6,251 SF Smallest Space: 1,100 SF Rent/SF/YR: \$24.50 % Leased: 69.7% ole; Ratio of 3.30/1,000 SF 84 7,351 SF (1,100-6,251 SF) Space Avail: 7,205 SF Max Contig: 7,205 SF Smallest Space: 1,000 SF
	Pearland, TX 77584 Brazoria County Landlord Rep: TIG Real 1 2707 Hillhouse Rd Building 1	Status: Built 2019 Building Size: 24,229 SF Typical Floor Size: 12,115 SF Stories: 2 Expenses: 2021 Tax @ \$5.19/sf Parking: 80 Surface Spaces are availab For Sale: Not For Sale Estate Services, Inc. / Sammy Abuhamra (832) 758-938 Building Type: Class B Office/Medical Status: Deferred Building Size: 7,205 SF Typical Floor Size: 7,205 SF	Max Contig: 6,251 SF Smallest Space: 1,100 SF Rent/SF/YR: \$24.50 % Leased: 69.7% ole; Ratio of 3.30/1,000 SF 84 7,351 SF (1,100-6,251 SF) Space Avail: 7,205 SF Max Contig: 7,205 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 100%
	Pearland, TX 77584 Brazoria County Landlord Rep: TIG Real I 2707 Hillhouse Rd Building 1 Pearland, TX 77584 Brazoria County Sales Company: Huffman E	Status: Built 2019 Building Size: 24,229 SF Typical Floor Size: 12,115 SF Stories: 2 Expenses: 2021 Tax @ \$5.19/sf Parking: 80 Surface Spaces are availab For Sale: Not For Sale Estate Services, Inc. / Sammy Abuhamra (832) 758-938 Building Type: Class B Office/Medical Status: Deferred Building Size: 7,205 SF Typical Floor Size: 7,205 SF Stories: 1 Expenses: 2021 Tax @ \$10.28/sf Parking: 26 Surface Spaces are availab For Sale: For Sale - Active	Max Contig: 6,251 SF Smallest Space: 1,100 SF Rent/SF/YR: \$24.50 % Leased: 69.7% ole; Ratio of 3.30/1,000 SF 84 7,351 SF (1,100-6,251 SF) Space Avail: 7,205 SF Max Contig: 7,205 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 100%
	Pearland, TX 77584 Brazoria County Landlord Rep: TIG Real I 2707 Hillhouse Rd Building 1 Pearland, TX 77584 Brazoria County Sales Company: Huffman E Landlord Rep: Huffman E	Status: Built 2019 Building Size: 24,229 SF Typical Floor Size: 12,115 SF Stories: 2 Expenses: 2021 Tax @ \$5.19/sf Parking: 80 Surface Spaces are availab For Sale: Not For Sale Estate Services, Inc. / Sammy Abuhamra (832) 758-938 Building Type: Class B Office/Medical Status: Deferred Building Size: 7,205 SF Typical Floor Size: 7,205 SF Stories: 1 Expenses: 2021 Tax @ \$10.28/sf Parking: 26 Surface Spaces are availab For Sale: For Sale - Active	Max Contig: 6,251 SF Smallest Space: 1,100 SF Rent/SF/YR: \$24.50 % Leased: 69.7% ole; Ratio of 3.30/1,000 SF 84 7,351 SF (1,100-6,251 SF) Space Avail: 7,205 SF Max Contig: 7,205 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 100% ole; Ratio of 3.61/1,000 SF



Always There.

	2707 Hillhouse Rd Building 2	Building Type: Class B Office/Medical Status: Deferred Building Size: 7,205 SF Typical Floor Size: 7,205 SF	Space Avail: 7,205 SF Max Contig: 7,205 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld
1 mm 4	Pearland, TX 77584 Brazoria County	Stories: 1 Expenses: 2021 Tax @ \$10.28/sf Parking: 26 Surface Spaces are ava For Sale: For Sale - Active	% Leased: 100%
		n Builders: Cinco Cocke (512) 659-4917 n Builders / Cinco Cocke (512) 659-4917 7,205 SF (1,000-7,205 SF)
	9330 W Broadway St	Building Type: Retail/Restaurant Status: Built 2000	Space Avail: 7,200 SF Max Contig: 5,400 SF
STILL A LOU SIDE	Bldg A Pearland, TX 77584	Building Size: 21,697 SF Land Area: 1.21 AC	Smallest Space: 1,800 SF Rent/SF/YR: \$24.00
	Brazoria County	Stories: 1 Expenses: 2021 Tax @ \$8.35/sf, 2012 \$4.52/sf, 2012 Est Ops @ \$ Parking: 80 free Surface Spaces are For Sale: Not For Sale	4.28/sf
	Landlord Rep: LandPa (1,800-	rk Commercial / Matt Easterling (713) 325-4112 / Will 5,400 SF)	l McGrath (713) 789-2200 7,200 SF
	2707 Hillhouse Rd	Building Type: Class B Office/Medical Status: Deferred	Space Avail: 6,812 SF Max Contig: 6,812 SF
	Building 3	Building Size: 6,812 SF	Smallest Space: 1,000 SF
H	Pearland, TX 77584	Typical Floor Size: 6,812 SF Stories: 1	Rent/SF/YR: Withheld % Leased: 100%
	Brazoria County	Expenses: 2021 Tax @ \$10.88/sf Parking: 36 Surface Spaces are ava For Sale: For Sale - Active	ilable; Ratio of 5.28/1,000 SF
		n Builders: Cinco Cocke (512) 659-4917 n Builders / Cinco Cocke (512) 659-4917 6,812 SF (1,000-6,812 SF)

	120 Circle Way S	24	Building Type: Retail	Space Avail: 6,760 SF
	120 Oncie Way		Status: Built 1979	Max Contig: 4,560 SF
AMALINE POLY TO DESC & DE LETT	Four Corners Sh	opping	Building Size: 57,567 SF	Smallest Space: 1,000 SF
and the second s	Center		Land Area: 7.25 AC	Rent/SF/YR: Withheld
1 4 4 1 m	laka laakaan T	V 77566	Stories: 1	% Leased: 90.3%
	Lake Jackson, T	X //300	Expenses: 2021 Tax @ \$2.91/sf, 2010	
	Brazoria County		\$3.92/sf	Lat Tax @ \$0.00/31, 2011 Ops @
			Parking: 360 free Surface Spaces ar	e available; Ratio of 4.78/1,000 SF
			For Sale: Not For Sale	
	Londlord Don	0 D		
	Landlord Rep:	Sona Deve	elopment LLC / Robert Naggar (713) 523-4988 6,	760 SF (1,000-4,560 SF)
ated on the east side c	of Highway 288, sou	th of Highwa	ay 332, Four Corners Shopping Center features:	
rect visibility and signa				
			access points along the Highway 288 feeder road	
proximately 4 miles fro		ai piants and	d major employer base	
ewly renovated facade				
	8619 Broadway	St	Building Type: Class B Office/Medical	Space Avail: 6,703 SF
10 C = 5.0 = C			Status: Built 2003	Max Contig: 2,498 SF
a Bas ff	Pearland, TX 77	584	Building Size: 19,698 SF	Smallest Space: 2,091 SF
and the second second			Typical Floor Size: 9,849 SF	Rent/SF/YR: \$21.75
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Prozoria County		•	
and the second	Brazoria County		Stories: 2	% Leased: 66.0%
	Brazoria County		Stories: 2 Expenses: 2021 Tax @ \$2.19/sf; 2011	•••••
	Brazoria County			Est Ops @ \$7.57/sf
	Brazoria County		Expenses: 2021 Tax @ \$2.19/sf; 2011 Parking: 89 Surface Spaces are ava	Est Ops @ \$7.57/sf ilable; Ratio of 4.52/1,000 SF
	Brazoria County		Expenses: 2021 Tax @ \$2.19/sf; 2011	Est Ops @ \$7.57/sf ilable; Ratio of 4.52/1,000 SF
	Brazoria County Sales Company:		Expenses: 2021 Tax @ \$2.19/sf; 2011 Parking: 89 Surface Spaces are ava	Est Ops @ \$7.57/sf ilable; Ratio of 4.52/1,000 SF lio of 3 properties - Under Contrac
		Transwest	Expenses: 2021 Tax @ \$2.19/sf; 2011 Parking: 89 Surface Spaces are ava For Sale: For Sale as part of a portfo	Est Ops @ \$7.57/sf ilable; Ratio of 4.52/1,000 SF lio of 3 properties - Under Contrac 629
	Sales Company:	Transwest	Expenses: 2021 Tax @ \$2.19/sf; 2011 Parking: 89 Surface Spaces are ava For Sale: For Sale as part of a portfo ern Real Estate Services: Sarah Carter (713) 231-1	Est Ops @ \$7.57/sf ilable; Ratio of 4.52/1,000 SF lio of 3 properties - Under Contrac 629
	Sales Company:	Transwest	Expenses: 2021 Tax @ \$2.19/sf; 2011 Parking: 89 Surface Spaces are ava For Sale: For Sale as part of a portfo ern Real Estate Services: Sarah Carter (713) 231-1	Est Ops @ \$7.57/sf ilable; Ratio of 4.52/1,000 SF lio of 3 properties - Under Contrac 629
	Sales Company:	Transwest	Expenses: 2021 Tax @ \$2.19/sf; 2011 Parking: 89 Surface Spaces are ava For Sale: For Sale as part of a portfo ern Real Estate Services: Sarah Carter (713) 231-1	Est Ops @ \$7.57/sf ilable; Ratio of 4.52/1,000 SF lio of 3 properties - Under Contrac 629
	Sales Company:	Transwest	Expenses: 2021 Tax @ \$2.19/sf; 2011 Parking: 89 Surface Spaces are ava For Sale: For Sale as part of a portfo ern Real Estate Services: Sarah Carter (713) 231-1	Est Ops @ \$7.57/sf ilable; Ratio of 4.52/1,000 SF lio of 3 properties - Under Contrac 629
	Sales Company:	Transwest	Expenses: 2021 Tax @ \$2.19/sf; 2011 Parking: 89 Surface Spaces are ava For Sale: For Sale as part of a portfo ern Real Estate Services: Sarah Carter (713) 231-1	Est Ops @ \$7.57/sf ilable; Ratio of 4.52/1,000 SF lio of 3 properties - Under Contrac 629
	Sales Company:	Transwest	Expenses: 2021 Tax @ \$2.19/sf; 2011 Parking: 89 Surface Spaces are ava For Sale: For Sale as part of a portfo ern Real Estate Services: Sarah Carter (713) 231-1	Est Ops @ \$7.57/sf ilable; Ratio of 4.52/1,000 SF lio of 3 properties - Under Contrac 629
	Sales Company:	Transwest	Expenses: 2021 Tax @ \$2.19/sf; 2011 Parking: 89 Surface Spaces are ava For Sale: For Sale as part of a portfo ern Real Estate Services: Sarah Carter (713) 231-1	Est Ops @ \$7.57/sf ilable; Ratio of 4.52/1,000 SF lio of 3 properties - Under Contrac 629
	Sales Company:	Transwest	Expenses: 2021 Tax @ \$2.19/sf; 2011 Parking: 89 Surface Spaces are ava For Sale: For Sale as part of a portfo ern Real Estate Services: Sarah Carter (713) 231-1	Est Ops @ \$7.57/sf ilable; Ratio of 4.52/1,000 SF lio of 3 properties - Under Contrac 629
	Sales Company:	Transwest	Expenses: 2021 Tax @ \$2.19/sf; 2011 Parking: 89 Surface Spaces are ava For Sale: For Sale as part of a portfo ern Real Estate Services: Sarah Carter (713) 231-1	Est Ops @ \$7.57/sf ilable; Ratio of 4.52/1,000 SF lio of 3 properties - Under Contrac 629



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Always There.

102	1708 N Velasco St Angleton, TX 77515 Brazoria County Landlord Rep: Toke F	Building Type: Retail/Restaurant Status: Built 1985 Building Size: 6,700 SF Land Area: 0.83 AC Stories: 1 Expenses: 2021 Tax @ \$2.37/sf Parking: 45 free Surface Spaces 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% are available; Ratio of 6.72/1,000 SF 6,700 SF (6,700 SF)
103	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 @ \$1.04/sf Parking: 55 Surface Spaces are a For Sale: Not For Sale	Space Avail: 6,612 SF Max Contig: 6,612 SF Smallest Space: 3,306 SF Rent/SF/YR: Withheld % Leased: 50.0% available; Ratio of 4.15/1,000 SF
Texas. This property offers 13,224 square foot brick bu 2019. The building's highlights in- spaces on the property offe occupy the majority of the I building's location in Clute, Texas. Clute is a city in Brazoria C fastest growing major MSA due to the petrochemical b prices) as well as the preva Dow recently announced a cracker, a new propylene p companies such as BASF, paying jobs to the region. 102 Oak Park offers an ow boom in this premier prope	sed to present 102 Oak Pa an excellent opportunity for uilding is situated on 1.05 and clude ample parking, the cu- ering a competitive parking building while having the ex- Texas provides close prox county, Texas. It is within the in the United States. In the usiness (which contrarily be alence of shale gas in the E n additional four billion dolla blant, and more upgrades to LyondellBasell and Freepo ner/user a rare opportunity rity at well below replacement	Planiken and Associates / Ben Miller (979) 299-9457 rk Drive. It is located in Clute, Texas. The property i r an owner/user to acquire a well maintained two-ste cres and is currently 28 percent leased by Lone Sta urrent in-place tenant, and finally, the building's pren ratio of 4.39/1000 square feet. The building's curren isting tenant conveniently cover the majority of the b imity to the rapidly growing industrial centers of dow e Houston metropolitan area of more than 6.4 millio e next 10 years, there is expected to be a \$30 billion enefits from cheaper oil prices making the area more agle Ford Shale and Permian Basin and the strateg ar investment in the region including new research a o what was already the largest chemical plant in the rt LNG also having large scale projects which could to strategically place themselves in the heart of Clure and quick, convenient commute to all of the region's m	s approximately 50 miles south of Houston, ory office building that was built in 1983. The r Legal Aid whose lease expires on August 37 nier location. There are a total of 58 parking it vacant space allows an owner/user to building's operating expenses. Finally, the rotown Clute, Lake Jackson, and Freeport, n people. The Houston MSA is the second of industrial investment in Brazoria County e stable and immune to the fluctuation of oil pic Gulf of Mexico port location. and development facilities, a new ethylene western hemisphere. There are other collectively add approximately 7,000 new hig te, Texas and take advantage of this industria azosport Boulevard, a major north/south arter
CenterPoint Energy		22 CoStar Group - Licensed to CenterPoint Energy, Inc - 368255.	7/11/202

		Duilding Turne	
04	5010-5096 W Broadway St	Building Type: Retail	Space Avail: 6,548 SF
and a start of the	Pearland, TX 77581	Status: Built 1985	Max Contig: 2,359 SF
3.		Building Size: 55,751 SF	Smallest Space: 1,840 SF
and the	Brazoria County	Land Area: 5.04 AC	Rent/SF/YR: Withheld
		Stories: 1	% Leased: 88.3%
		Expenses: 2021 Tax @ \$1.57/sf; 2012 O \$4.70/sf	•
		Parking: 225 free Surface Spaces are For Sale: Not For Sale	available; Ratio of 4.04/1,000 SF
	Landlord Rep: NAI Partners	/ Zach Leger (713) 275-9605 6,548 SF (1,840-2	359 SF)
Donation Center in the ar he center. Pearland is a pace available and also	ea and also home to one of Pearla continually growing city and the OI	neart of Pearland in the Old Town District. It is hown nd's long time movie theaters, Premier Cinema 6. d Town District is one of Pearland's new plans to re cap offers highly visible large showroom space from cars per day.	Both tenants bring plenty of foot traffic te evitalize. There is a former restaurant
05	2510-2540 Broadway St	Building Type: Retail/Storefront Retail/Offic	e Space Avail: 6.225 SF
	Country Club Plaza Bldg 1	Status: Built 1980, Renov 2004 Building Size: 42,557 SF	Max Contig: 4,575 SF Smallest Space: 1,650 SF
		Land Area: 6.17 AC	Rent/SF/YR: Withheld
	Pearland, TX 77581	Stories: 1	% Leased: 85.4%
	Brazoria County	Expenses: 2021 Tax @ \$2.48/sf, 2012 Es	•••••
	Brazona county	\$3.69/sf, 2012 Est Ops @ \$3.	
	Parking: 100 free Surface Spaces are available; Ratio of 5.00/1,000 SF For Sale: Not For Sale		
		rcial / Jane Nodskov, CCIM (281) 207-3710 / Larry 650-4,575 SF)	
06	1801 Country Place Pky	Building Type: Retail	Space Avail: 6,220 SF
06		Building Type: Retail Status: Built 2000	Max Contig: 3,920 SF
	1801 Country Place Pky Pearland, TX 77584		Max Contig: 3,920 SF Smallest Space: 1,100 SF
06	Pearland, TX 77584	Status: Built 2000	Max Contig: 3,920 SF
06		Status: Built 2000 Building Size: 20,000 SF	Max Contig: 3,920 SF Smallest Space: 1,100 SF
	Pearland, TX 77584	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% to Tax @ \$3.57/sf ; 2011 Ops @
06	Pearland, TX 77584	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es \$2.28/sf, 2012 Est Ops @ \$1.	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% ot Tax @ \$3.57/sf; 2011 Ops @ 68/sf
	Pearland, TX 77584	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% ot Tax @ \$3.57/sf; 2011 Ops @ 68/sf
	Pearland, TX 77584 Brazoria County	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es \$2.28/sf, 2012 Est Ops @ \$1. Parking: 60 Surface Spaces are availa	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% ot Tax @ \$3.57/sf; 2011 Ops @ 68/sf
	Pearland, TX 77584 Brazoria County Landlord Rep: Keller William	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es \$2.28/sf, 2012 Est Ops @ \$1. Parking: 60 Surface Spaces are availa For Sale: Not For Sale	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% to Tax @ \$3.57/sf; 2011 Ops @ 68/sf bble; Ratio of 3.00/1,000 SF
	Pearland, TX 77584 Brazoria County Landlord Rep: Keller William	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es \$2.28/sf, 2012 Est Ops @ \$1. Parking: 60 Surface Spaces are availa For Sale: Not For Sale	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% to Tax @ \$3.57/sf; 2011 Ops @ 68/sf bble; Ratio of 3.00/1,000 SF
	Pearland, TX 77584 Brazoria County Landlord Rep: Keller William	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es \$2.28/sf, 2012 Est Ops @ \$1. Parking: 60 Surface Spaces are availa For Sale: Not For Sale	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% to Tax @ \$3.57/sf; 2011 Ops @ 68/sf bble; Ratio of 3.00/1,000 SF
	Pearland, TX 77584 Brazoria County Landlord Rep: Keller William	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es \$2.28/sf, 2012 Est Ops @ \$1. Parking: 60 Surface Spaces are availa For Sale: Not For Sale	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% to Tax @ \$3.57/sf; 2011 Ops @ 68/sf bble; Ratio of 3.00/1,000 SF
	Pearland, TX 77584 Brazoria County Landlord Rep: Keller William	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es \$2.28/sf, 2012 Est Ops @ \$1. Parking: 60 Surface Spaces are availa For Sale: Not For Sale	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% to Tax @ \$3.57/sf; 2011 Ops @ 68/sf bble; Ratio of 3.00/1,000 SF
	Pearland, TX 77584 Brazoria County Landlord Rep: Keller William	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es \$2.28/sf, 2012 Est Ops @ \$1. Parking: 60 Surface Spaces are availa For Sale: Not For Sale	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% to Tax @ \$3.57/sf; 2011 Ops @ 68/sf bble; Ratio of 3.00/1,000 SF
	Pearland, TX 77584 Brazoria County Landlord Rep: Keller William	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es \$2.28/sf, 2012 Est Ops @ \$1. Parking: 60 Surface Spaces are availa For Sale: Not For Sale	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% to Tax @ \$3.57/sf; 2011 Ops @ 68/sf bble; Ratio of 3.00/1,000 SF
	Pearland, TX 77584 Brazoria County Landlord Rep: Keller William	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es \$2.28/sf, 2012 Est Ops @ \$1. Parking: 60 Surface Spaces are availa For Sale: Not For Sale	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% to Tax @ \$3.57/sf; 2011 Ops @ 68/sf bble; Ratio of 3.00/1,000 SF
	Pearland, TX 77584 Brazoria County Landlord Rep: Keller William	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es \$2.28/sf, 2012 Est Ops @ \$1. Parking: 60 Surface Spaces are availa For Sale: Not For Sale	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% to Tax @ \$3.57/sf; 2011 Ops @ 68/sf bble; Ratio of 3.00/1,000 SF
Great Location!	Pearland, TX 77584 Brazoria County Landlord Rep: Keller William	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es \$2.28/sf, 2012 Est Ops @ \$1. Parking: 60 Surface Spaces are availa For Sale: Not For Sale	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% to Tax @ \$3.57/sf; 2011 Ops @ 68/sf bble; Ratio of 3.00/1,000 SF
	Pearland, TX 77584 Brazoria County Landlord Rep: Keller William	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es \$2.28/sf, 2012 Est Ops @ \$1. Parking: 60 Surface Spaces are availa For Sale: Not For Sale	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% to Tax @ \$3.57/sf; 2011 Ops @ 68/sf bble; Ratio of 3.00/1,000 SF
	Pearland, TX 77584 Brazoria County Landlord Rep: Keller William	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es \$2.28/sf, 2012 Est Ops @ \$1. Parking: 60 Surface Spaces are availa For Sale: Not For Sale	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% to Tax @ \$3.57/sf; 2011 Ops @ 68/sf bble; Ratio of 3.00/1,000 SF
	Pearland, TX 77584 Brazoria County Landlord Rep: Keller William	Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Es \$2.28/sf, 2012 Est Ops @ \$1. Parking: 60 Surface Spaces are availa For Sale: Not For Sale	Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9% to Tax @ \$3.57/sf; 2011 Ops @ 68/sf bble; Ratio of 3.00/1,000 SF



	6302 W Broadway St	Building Type: Class B Office	Space Avail: 6,201 SF
A CLASSIC D	Pearland Office Building	Status: Built 1998	Max Contig: 3,782 SF
Contraction in the	C C	Building Size: 25,098 SF Typical Floor Size: 12,549 SF	Smallest Space: 2,419 SF Rent/SF/YR: \$24.00-\$26.00
	Pearland, TX 77581	Stories: 2	% Leased: 75.3%
	Brazoria County	Expenses: 2021 Tax @ \$2.75/sf, 2012 E \$7.37/sf, 2012 Est Ops @ \$9	st Tax @ \$1.78/sf; 2011 Ops @
		Parking: 113 Surface Spaces are avai For Sale: Not For Sale	
	Landlord Rep: Zann Com	mercial Brokerage, Inc. / Michael Gage (281) 382-54	60 6,201 SF (2,419-3,782 SF)
ells Fargo Bank Building on strong and staggere	is a stabilized asset with a dive d leases. With minimal to no cor	erse tenant mix including medical/dental, bank facilitie mpetition in the immediate area, future stability and p	es and various other professional tenar profitability is likely.
08	18202 Timothy St	Building Type: Class C Warehouse	Space Avail: 6,144 SF
Charles -	Pearland, TX 77584	Status: Built 1978	Max Contig: 6,144 SF
State State Inc.		Building Size: 6,144 SF Land Area: 1 AC	Smallest Space: 6,144 SF Rent/SF/YR: Withheld
Line and the second	Brazoria County	Stories: 1	% Leased: 100%
		Expenses: 2021 Tax @ \$3.67/sf	
		Parking: Ratio of 0.00/1,000 SF	
		For Sale: Not For Sale	
n additional 18,000 sq. fi arestricted County Prope hool District = Alvin ISD arland ETJ (extra territo buse is approximately 2,3	erty prial jurisdiction) 244 sq. ft. (3 bedroom & 2 bath) Living room + loft bedroom + 1 b he house. ,244	or lease, if desired, e.g. keep livestock on the propert bathroom) approximately 900 sq. ft.	ty.
ome square footage is 2, and area is approximate	7918 Broadway St	Building Type: Class B Office/Loft/Creative	
and area is approximate	-	Space	Max Contig: 3,653 SF
and area is approximate	Pearland, TX 77581	Space Status: Built 2007	Max Contig: 3,653 SF Smallest Space: 2,400 SF
and area is approximate	-	Space	Max Contig: 3,653 SF
and area is approximate	Pearland, TX 77581	Space Status: Built 2007 Building Size: 7,305 SF Typical Floor Size: 7,305 SF Stories: 2	Max Contig: 3,653 SF Smallest Space: 2,400 SF Rent/SF/YR: \$15.00 % Leased: 17.1%
and area is approximate	Pearland, TX 77581	Space Status: Built 2007 Building Size: 7,305 SF Typical Floor Size: 7,305 SF Stories: 2 Expenses: 2021 Tax @ \$18.33/sf, 2012 I	Max Contig: 3,653 SF Smallest Space: 2,400 SF Rent/SF/YR: \$15.00 % Leased: 17.1% Est Tax @ \$13.87/sf; 2012 Ops @
and area is approximate	Pearland, TX 77581	Space Status: Built 2007 Building Size: 7,305 SF Typical Floor Size: 7,305 SF Stories: 2 Expenses: 2021 Tax @ \$18.33/sf, 2012 I \$9.96/sf, 2011 Est Ops @ \$9 Parking: 40 free Surface Spaces are a	Max Contig: 3,653 SF Smallest Space: 2,400 SF Rent/SF/YR: \$15.00 % Leased: 17.1% Est Tax @ \$13.87/sf; 2012 Ops @ .96/sf
and area is approximate	Pearland, TX 77581 Brazoria County	Space Status: Built 2007 Building Size: 7,305 SF Typical Floor Size: 7,305 SF Stories: 2 Expenses: 2021 Tax @ \$18.33/sf, 2012 I \$9.96/sf, 2011 Est Ops @ \$9. Parking: 40 free Surface Spaces are a For Sale: Not For Sale	Max Contig: 3,653 SF Smallest Space: 2,400 SF Rent/SF/YR: \$15.00 % Leased: 17.1% Est Tax @ \$13.87/sf; 2012 Ops @ .96/sf available; Ratio of 5.48/1,000 SF
and area is approximatel	Pearland, TX 77581 Brazoria County Landlord Rep: JK Propert	Space Status: Built 2007 Building Size: 7,305 SF Typical Floor Size: 7,305 SF Stories: 2 Expenses: 2021 Tax @ \$18.33/sf, 2012 I \$9.96/sf, 2011 Est Ops @ \$9 Parking: 40 free Surface Spaces are a	Max Contig: 3,653 SF Smallest Space: 2,400 SF Rent/SF/YR: \$15.00 % Leased: 17.1% Est Tax @ \$13.87/sf; 2012 Ops @ .96/sf available; Ratio of 5.48/1,000 SF 3,653 SF) Pearland, Texas. Located on the afflue



1707	4616 Broadway Blvd	Building Type: Retail/Freestanding	Space Avail: 6,000 SF
	-	Status: Built 1985	Max Contig: 5,000 SF
CALL NO. OF THE OWNER OWNE OWNER OWNE	Pearland, TX 77581	Building Size: 20,000 SF	Smallest Space: 1,000 SF
	Brazoria County	Land Area: 2.50 AC	Rent/SF/YR: Withheld
	Brazoria County	Stories: 1	% Leased: 70.0%
		Expenses: 2021 Tax @ \$0.67/sf, 201	2 Est Tax @ \$0.63/sf; 2011 Ops @
		\$1.00/sf, 2012 Est Ops @	
		For Sale: Not For Sale	re available; Ratio of 4.25/1,000 SF
	Landlord Rep: NRE Realt 5,000 SF)	ty / Mike Nassif (713) 253-3862 / Michael Nassif	Jr (281) 300-7189 6,000 SF (1,000-
il Center with high vis	sibility on BROADWAY ST/FM 5	18. Lots of growth and development coming from	both directions of FM 518.
ated on the corner of I	Broadway/FM 518 and South Au	istin St in the center of Pearland.	
	1712 N Velasco St	Building Type: Retail	Space Avail: 6,000 SF
The state	Analoton TV 77515	Status: Built Jun 2006	Max Contig: 3,800 SF
STREET, ST. L.	Angleton, TX 77515	Building Size: 8,500 SF	Smallest Space: 1,100 SF
	Brazoria County	Land Area: 0.69 AC	Rent/SF/YR: \$12.00-\$18.00
	Diazona ocaniy	Stories: 1	% Leased: 29.4%
		Expenses: 2021 Tax @ \$1.43/sf	
		For Sale: Not For Sale	
	Landlord Rep: Toke Prop	erties, LLC / Toke Ettehadieh (713) 398-5009 6	5,000 SF (1,100-3,800 SF)
	Landlord Rep: Toke Prop 3421 E Walnut St	erties, LLC / Toke Ettehadieh (713) 398-5009 6 Building Type: Retail/Day Care Ctr	5,000 SF (1,100-3,800 SF) Space Avail: 5,975 SF
	3421 E Walnut St	Building Type: Retail/Day Care Ctr Status: Built 2000	Space Avail: 5,975 SF Max Contig: 5,975 SF
		Building Type: Retail/Day Care Ctr Status: Built 2000 Building Size: 5,975 SF	Space Avail: 5,975 SF Max Contig: 5,975 SF Smallest Space: 5,975 SF
	3421 E Walnut St	Building Type: Retail/Day Care Ctr Status: Built 2000 Building Size: 5,975 SF Land Area: 0.98 AC	Space Avail: 5,975 SF Max Contig: 5,975 SF Smallest Space: 5,975 SF Rent/SF/YR: \$22.00
	3421 E Walnut St Pearland, TX 77581	Building Type: Retail/Day Care Ctr Status: Built 2000 Building Size: 5,975 SF Land Area: 0.98 AC Stories: 1	Space Avail: 5,975 SF Max Contig: 5,975 SF Smallest Space: 5,975 SF
	3421 E Walnut St Pearland, TX 77581	Building Type: Retail/Day Care Ctr Status: Built 2000 Building Size: 5,975 SF Land Area: 0.98 AC Stories: 1 Expenses: 2021 Tax @ \$2.60/sf	Space Avail: 5,975 SF Max Contig: 5,975 SF Smallest Space: 5,975 SF Rent/SF/YR: \$22.00 % Leased: 0%
	3421 E Walnut St Pearland, TX 77581	Building Type: Retail/Day Care Ctr Status: Built 2000 Building Size: 5,975 SF Land Area: 0.98 AC Stories: 1	Space Avail: 5,975 SF Max Contig: 5,975 SF Smallest Space: 5,975 SF Rent/SF/YR: \$22.00 % Leased: 0%
	3421 E Walnut St Pearland, TX 77581 Brazoria County Landlord Rep: Shaw Rea	Building Type: Retail/Day Care Ctr Status: Built 2000 Building Size: 5,975 SF Land Area: 0.98 AC Stories: 1 Expenses: 2021 Tax @ \$2.60/sf Parking: 15 Surface Spaces are av	Space Avail: 5,975 SF Max Contig: 5,975 SF Smallest Space: 5,975 SF Rent/SF/YR: \$22.00 % Leased: 0% vailable; Ratio of 2.51/1,000 SF
	3421 E Walnut St Pearland, TX 77581 Brazoria County Landlord Rep: Shaw Rea	Building Type: Retail/Day Care Ctr Status: Built 2000 Building Size: 5,975 SF Land Area: 0.98 AC Stories: 1 Expenses: 2021 Tax @ \$2.60/sf Parking: 15 Surface Spaces are av For Sale: Not For Sale	Space Avail: 5,975 SF Max Contig: 5,975 SF Smallest Space: 5,975 SF Rent/SF/YR: \$22.00 % Leased: 0% vailable; Ratio of 2.51/1,000 SF
	3421 E Walnut St Pearland, TX 77581 Brazoria County Landlord Rep: Shaw Rea	Building Type: Retail/Day Care Ctr Status: Built 2000 Building Size: 5,975 SF Land Area: 0.98 AC Stories: 1 Expenses: 2021 Tax @ \$2.60/sf Parking: 15 Surface Spaces are av For Sale: Not For Sale	Space Avail: 5,975 SF Max Contig: 5,975 SF Smallest Space: 5,975 SF Rent/SF/YR: \$22.00 % Leased: 0% vailable; Ratio of 2.51/1,000 SF
	3421 E Walnut St Pearland, TX 77581 Brazoria County Landlord Rep: Shaw Rea	Building Type: Retail/Day Care Ctr Status: Built 2000 Building Size: 5,975 SF Land Area: 0.98 AC Stories: 1 Expenses: 2021 Tax @ \$2.60/sf Parking: 15 Surface Spaces are av For Sale: Not For Sale	Space Avail: 5,975 SF Max Contig: 5,975 SF Smallest Space: 5,975 SF Rent/SF/YR: \$22.00 % Leased: 0% vailable; Ratio of 2.51/1,000 SF
	3421 E Walnut St Pearland, TX 77581 Brazoria County Landlord Rep: Shaw Rea	Building Type: Retail/Day Care Ctr Status: Built 2000 Building Size: 5,975 SF Land Area: 0.98 AC Stories: 1 Expenses: 2021 Tax @ \$2.60/sf Parking: 15 Surface Spaces are av For Sale: Not For Sale	Space Avail: 5,975 SF Max Contig: 5,975 SF Smallest Space: 5,975 SF Rent/SF/YR: \$22.00 % Leased: 0% vailable; Ratio of 2.51/1,000 SF
	3421 E Walnut St Pearland, TX 77581 Brazoria County Landlord Rep: Shaw Rea	Building Type: Retail/Day Care Ctr Status: Built 2000 Building Size: 5,975 SF Land Area: 0.98 AC Stories: 1 Expenses: 2021 Tax @ \$2.60/sf Parking: 15 Surface Spaces are av For Sale: Not For Sale	Space Avail: 5,975 SF Max Contig: 5,975 SF Smallest Space: 5,975 SF Rent/SF/YR: \$22.00 % Leased: 0% vailable; Ratio of 2.51/1,000 SF
	3421 E Walnut St Pearland, TX 77581 Brazoria County Landlord Rep: Shaw Rea	Building Type: Retail/Day Care Ctr Status: Built 2000 Building Size: 5,975 SF Land Area: 0.98 AC Stories: 1 Expenses: 2021 Tax @ \$2.60/sf Parking: 15 Surface Spaces are av For Sale: Not For Sale	Space Avail: 5,975 SF Max Contig: 5,975 SF Smallest Space: 5,975 SF Rent/SF/YR: \$22.00 % Leased: 0% vailable; Ratio of 2.51/1,000 SF
	3421 E Walnut St Pearland, TX 77581 Brazoria County Landlord Rep: Shaw Rea	Building Type: Retail/Day Care Ctr Status: Built 2000 Building Size: 5,975 SF Land Area: 0.98 AC Stories: 1 Expenses: 2021 Tax @ \$2.60/sf Parking: 15 Surface Spaces are av For Sale: Not For Sale	Space Avail: 5,975 SF Max Contig: 5,975 SF Smallest Space: 5,975 SF Rent/SF/YR: \$22.00 % Leased: 0% vailable; Ratio of 2.51/1,000 SF

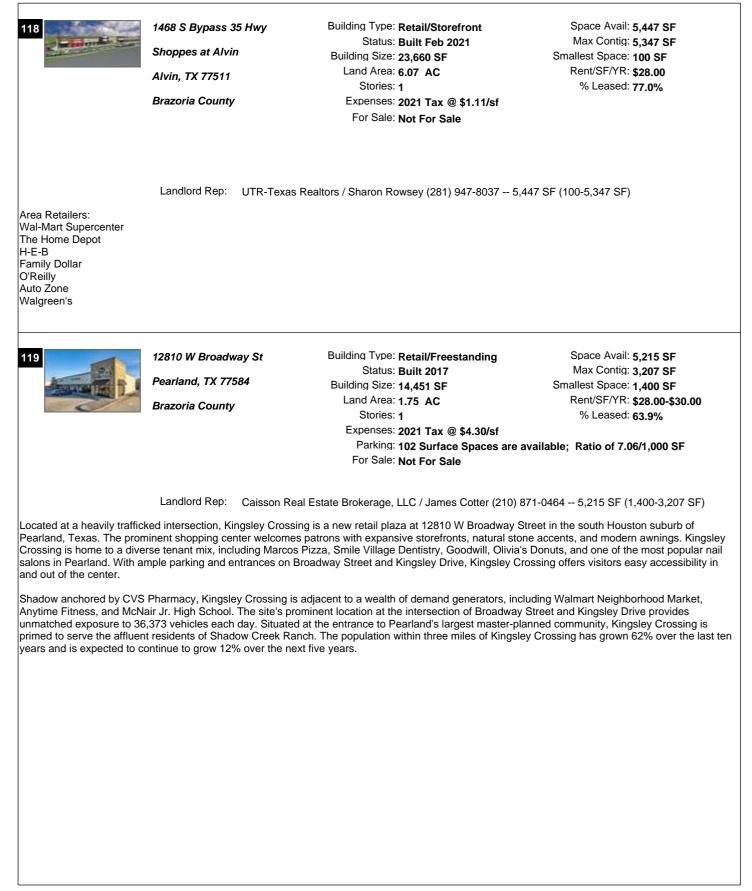


	173 Tovrea Rd Alvin, TX 77511	Building Type: Retail Status: Built 2004 Building Size: 14,687 SF	Space Avail: 5,860 SF Max Contig: 2,500 SF Smallest Space: 1,560 SF
27	Brazoria County	Land Area: 1.85 AC Stories: 1 Expenses: 2021 Tax @ \$3.36/sf; 2006 Parking: 76 Surface Spaces are ava For Sale: Not For Sale	Rent/SF/YR: Withheld % Leased: 60.1% Combined Est Tax/Ops @ \$4.03/sf
	Landlord Rep: MRP Capital	l Group / Paul Redel (636) 707-1273 5,860 SF	(1,560-2,500 SF)
	8540 Broadway St	Building Type: Class B Office/Medical Status: Built 2018	Space Avail: 5,847 SF Max Contig: 5,847 SF
	Pearland Medical Commons Building 2	Building Size: 25,000 SF Typical Floor Size: 12,500 SF	Smallest Space: 1,500 SF Rent/SF/YR: Withheld
	Pearland, TX 77584 Brazoria County	Stories: 2 Expenses: 2021 Tax @ \$6.64/sf Parking: 100 Surface Spaces are av For Sale: Not For Sale	% Leased: 76.6% vailable; Ratio of 4.00/1,000 SF
	Landlord Rep: Transwester	n Real Estate Services / Heinrich Cronje (832) 4	08-4067 / Justin Davis (713) 270-7700
unit space leasing 1 ocation is in the hea	5,847 SF (1, ommons campus has its first tenant 00% of phase 1.	500-5,847 SF) t occupying its building with Methodist System tal at the intersection of Broadway/518 and Cullen E	ken possession of their Comprehensive
unit space leasing 1 ocation is in the hea	5,847 SF (1, ommons campus has its first tenant 00% of phase 1.	500-5,847 SF) t occupying its building with Methodist System tal at the intersection of Broadway/518 and Cullen E Building Type: Retail	ken possession of their Comprehensive Blvd. Phase II and III has begun and wil Space Avail: 5,824 SF
unit space leasing 1 ocation is in the hea	5,847 SF (1, ommons campus has its first tenant 100% of phase 1. rt of Pearland. The site is located 824 E Adoue St Mustang Bayou Plaza	500-5,847 SF) t occupying its building with Methodist System tal at the intersection of Broadway/518 and Cullen E Building Type: Retail Status: Built May 2020 Building Size: 5,824 SF Land Area: 1.96 AC	ken possession of their Comprehensive Blvd. Phase II and III has begun and wil Space Avail: 5,824 SF Max Contig: 5,824 SF Smallest Space: 5,824 SF Rent/SF/YR: Withheld
unit space leasing 1 ocation is in the hea	5,847 SF (1, ommons campus has its first tenant 100% of phase 1. rt of Pearland. The site is located 824 E Adoue St	500-5,847 SF) t occupying its building with Methodist System tal at the intersection of Broadway/518 and Cullen E Building Type: Retail Status: Built May 2020 Building Size: 5,824 SF	ken possession of their Comprehensive Blvd. Phase II and III has begun and will Space Avail: 5,824 SF Max Contig: 5,824 SF Smallest Space: 5,824 SF
unit space leasing 1 ocation is in the hea	5,847 SF (1, ommons campus has its first tenant 100% of phase 1. rt of Pearland. The site is located 824 E Adoue St Mustang Bayou Plaza Alvin, TX 77511 Brazoria County	500-5,847 SF) t occupying its building with Methodist System tal at the intersection of Broadway/518 and Cullen E Building Type: Retail Status: Built May 2020 Building Size: 5,824 SF Land Area: 1.96 AC Stories: 1 Expenses: 2021 Tax @ \$2.42/sf For Sale: Not For Sale	ken possession of their Comprehensive Blvd. Phase II and III has begun and wil Space Avail: 5,824 SF Max Contig: 5,824 SF Smallest Space: 5,824 SF Rent/SF/YR: Withheld % Leased: 0%
unit space leasing 1	5,847 SF (1, ommons campus has its first tenant 100% of phase 1. rt of Pearland. The site is located 824 E Adoue St Mustang Bayou Plaza Alvin, TX 77511 Brazoria County	500-5,847 SF) t occupying its building with Methodist System tal at the intersection of Broadway/518 and Cullen E Building Type: Retail Status: Built May 2020 Building Size: 5,824 SF Land Area: 1.96 AC Stories: 1 Expenses: 2021 Tax @ \$2.42/sf	ken possession of their Comprehensive Blvd. Phase II and III has begun and will Space Avail: 5,824 SF Max Contig: 5,824 SF Smallest Space: 5,824 SF Rent/SF/YR: Withheld % Leased: 0%
unit space leasing 1 ocation is in the hea	5,847 SF (1, ommons campus has its first tenant 100% of phase 1. rt of Pearland. The site is located 824 E Adoue St Mustang Bayou Plaza Alvin, TX 77511 Brazoria County	500-5,847 SF) t occupying its building with Methodist System tal at the intersection of Broadway/518 and Cullen E Building Type: Retail Status: Built May 2020 Building Size: 5,824 SF Land Area: 1.96 AC Stories: 1 Expenses: 2021 Tax @ \$2.42/sf For Sale: Not For Sale	ken possession of their Comprehensive Blvd. Phase II and III has begun and will Space Avail: 5,824 SF Max Contig: 5,824 SF Smallest Space: 5,824 SF Rent/SF/YR: Withheld % Leased: 0%
unit space leasing 1 ocation is in the hea	5,847 SF (1, ommons campus has its first tenant 100% of phase 1. rt of Pearland. The site is located 824 E Adoue St Mustang Bayou Plaza Alvin, TX 77511 Brazoria County	500-5,847 SF) t occupying its building with Methodist System tal at the intersection of Broadway/518 and Cullen E Building Type: Retail Status: Built May 2020 Building Size: 5,824 SF Land Area: 1.96 AC Stories: 1 Expenses: 2021 Tax @ \$2.42/sf For Sale: Not For Sale	ken possession of their Comprehensive Blvd. Phase II and III has begun and will Space Avail: 5,824 SF Max Contig: 5,824 SF Smallest Space: 5,824 SF Rent/SF/YR: Withheld % Leased: 0%
unit space leasing 1 ocation is in the hea	5,847 SF (1, ommons campus has its first tenant 100% of phase 1. rt of Pearland. The site is located 824 E Adoue St Mustang Bayou Plaza Alvin, TX 77511 Brazoria County	500-5,847 SF) t occupying its building with Methodist System tal at the intersection of Broadway/518 and Cullen E Building Type: Retail Status: Built May 2020 Building Size: 5,824 SF Land Area: 1.96 AC Stories: 1 Expenses: 2021 Tax @ \$2.42/sf For Sale: Not For Sale	ken possession of their Comprehensive Blvd. Phase II and III has begun and will Space Avail: 5,824 SF Max Contig: 5,824 SF Smallest Space: 5,824 SF Rent/SF/YR: Withheld % Leased: 0%





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	30-36 Lack Ln	Building Type: Retail/Storefront Status: Built 1969, Renov 2014	Space Avail: 5,180 SF Max Contig: 3,740 SF
- All	Lacks Plantation Center	Building Size: 58,745 SF	Smallest Space: 1,440 SF
	Clute, TX 77531	Land Area: 3.40 AC Stories: 1	Rent/SF/YR: \$12.00 % Leased: 97.6%
	Brazoria County	Expenses: 2021 Tax @ \$0.79/sf Parking: 193 Surface Spaces are avai For Sale: For Sale - Active	
		Commercial: Mike Vandaveer (720) 726-7878, Mark Commercial / Mark McCrummen (720) 726-7878 {	
	1909 N Main St	Building Type: Retail	Space Avail: 5,100 SF
-		Status: Built 1994	Max Contig: 3,600 SF
D. T. D. B.	Pearland, TX 77581	Building Size: 5,969 SF	Smallest Space: 1,500 SF
	Brazoria County	Land Area: 0.90 AC	Rent/SF/YR: Withheld
		Stories: 1 Expenses: 2021 Tax @ \$6.48/sf; 2011 O Parking: 40 free Surface Spaces are a For Sale: Not For Sale	
	Landlord Rep: Charma / K	athrine Lam (713) 772-1664 5,100 SF (1,500-3,60	0 SF)
	2010 Broadway St	Building Type: Class C Office/Office Buildin Status: Built 1964	g Space Avail: 5,000 SF Max Contig: 2,500 SF
	Pearland, TX 77581	Building Size: 5,000 SF	Smallest Space: 200 SF
	Brazoria County	Typical Floor Size: 5,000 SF	Rent/SF/YR: \$25.20
	·····,	Stories: 1	% Leased: 0%
		Expenses: 2021 Tax @ \$2.47/sf Parking: 15 Surface Spaces are availa For Sale: Not For Sale	able; Ratio of 2.86/1,000 SF
	Landlord Rep: Absolute Re	ealty Group, Inc. / Kevin Duc Nguyen (832) 850-654	1 5,000 SF (200-2,500 SF)
	10498 County Road 190	Building Type: Class B Industrial	Space Avail: 5,000 SF
	Alvin, TX 77511	Status: Built 2010 Building Size: 5,000 SF	Max Contig: 5,000 SF Smallest Space: 5,000 SF
and the second division of the second divisio	Brazoria County	Land Area: 1 AC	Rent/SF/YR: \$9.00
	Brazona obuny	Stories: 1 Expenses: 2021 Tax @ \$1.84/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	% Leased: 0%
	Landlord Rep: APEX Real	tors / Daniel Bekele (713) 377-4391 5,000 SF (5,0	00 SF)

	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 @ \$2.70/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 Flan	niken and Associates / Ben Miller (979) 299-9457 5,00 Building Type: Class B Office/Medical	00 SF /2,000 ofc (5,000 SF) Space Avail: 4,800 SF
	Building 17 Pearland, TX 77584	Status: Proposed, breaks ground Jul 2022 Building Size: 4,800 SF Typical Floor Size: 4,800 SF	Max Contig: 4,800 SF Smallest Space: 1,200 SF Rent/SF/YR: \$25.00
4	Brazoria County	Stories: 1 Expenses: 2021 Tax @ \$6.42/sf For Sale: Not For Sale	% Leased: 0%
	Landlord Rep: Champio	ns Real Estate Group, LLC / Al Johnson (832) 229-4413	8 4,800 SF (1,200 SF)
Image Coming Soon	2743 Smith Ranch Rd Building 16	Building Type: Class B Office Status: Proposed, breaks ground Jul 2022	Space Avail: 4,800 SF Max Contig: 4,800 SF
	Pearland, TX 77584	Building Size: 4,800 SF Typical Floor Size: 4,800 SF	Smallest Space: 1,200 SF Rent/SF/YR: \$25.00 % Leased: 0%
	Brazoria County	Stories: 1 Expenses: 2021 Tax @ \$6.42/sf For Sale: Not For Sale	
	Landlord Rep: Champio	ns Real Estate Group, LLC / Al Johnson (832) 229-4413	8 4,800 SF (1,200 SF)
Image Coming Soon	2743 Smith Ranch Rd	ns Real Estate Group, LLC / Al Johnson (832) 229-4413 Building Type: Class B Office Status: Proposed, breaks ground Jul	S 4,800 SF (1,200 SF) Space Avail: 4,800 SF Max Contig: 4,800 SF
Image Coming Soon	2743 Smith Ranch Rd Building 18 Pearland, TX 77584	Building Type: Class B Office	Space Avail: 4,800 SF
Image Coming Soon	2743 Smith Ranch Rd Building 18	Building Type: Class B Office Status: Proposed, breaks ground Jul 2022 Building Size: 4,800 SF Typical Floor Size: 4,800 SF	Space Avail: 4,800 SF Max Contig: 4,800 SF Smallest Space: 1,200 SF Rent/SF/YR: \$25.00

Image Coming Soon	2743 Smith Ranch Rd Building 19 Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Proposed, breaks ground Dec 2022 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1 For Sale: Not For Sale	Space Avail: 4,800 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$25.00 % Leased: 0%
	Landlord Rep: Champ	bions Real Estate Group, LLC / Al Johnson (832) 229-4413	4,800 SF (1,200 SF)
an manufacture and a second	SWC FM 518 & Shadow Creek Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Status: Under Construction, delivers Dec 2022 Building Size: 21,400 SF Land Area: 3.12 AC Stories: 1 Expenses: 2021 Tax @ \$2.48/sf For Sale: Not For Sale	Space Avail: 4,769 SF Max Contig: 2,392 SF Smallest Space: 2,377 SF Rent/SF/YR: Withheld % Leased: 77.7%
	Landlord Rep: NAI Pa 2,392 \$	artners / Jason Gaines (713) 410-8910 / Shaffer Braun (71 SF)	3) 275-9653 4,769 SF (2,377-
	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 Parking: 60 Surface Spaces are availab For Sale: Not For Sale	
	SF (42 I Professional Building loca	ar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / 9-1,864 SF) ted at 2225 County Road 90 in Pearland. Tenants include Advance Eye Care, Pearland ENT, and Dr. Mark Moss.	
I:7583-0101-003			
CenterPoint			

Always There.

	7930 Broadway St	Building Type: Class B Office Status: Built 2003	Space Avail: 4,560 SF Max Contig: 1,960 SF
Transferrer or Franklin	Pearland, TX 77581	Building Size: 17,849 SF	Smallest Space: 1,300 SF
- ACTRONO	Brazaria Cauratu	Typical Floor Size: 17,849 SF	Rent/SF/YR: \$15.00-\$16.20
Party of the second sec	Brazoria County	Stories: 1	% Leased: 81.7%
		Expenses: 2021 Tax @ \$7.50/sf	
			are available; Ratio of 1.72/1,000 SF
		For Sale: Not For Sale	
	Landlord Rep: JK Proper	ties / Jung Kwak (281) 997-6626 4,560 SF (1,3	00-1,960 SF)
2	11200 Broadway St	Building Type: Retail/Storefront	Space Avail: 4,538 SF
and street a	Building 100	Status: Built 2007	Max Contig: 2,517 SF
a all the second second	Ballang 100	Building Size: 15,598 SF	Smallest Space: 803 SF
	Pearland, TX 77584	Land Area: 1.02 AC	Rent/SF/YR: Withheld
	Duozonio Countra	Stories: 1	% Leased: 83.9%
	Brazoria County	Expenses: 2021 Tax @ \$11.26/sf	
		Parking: Ratio of 4.00/1,000 SF	
		For Sale: Not For Sale	
		n Commercial Realty / Lilly Golden (713) 664-3634 (803-2,517 SF)	4 X1 / Haley Golden (713) 664-3634
3	12004 Shadow Creek Pky	Building Type: Retail Status: Built 2008	Space Avail: 4,449 SF Max Contig: 2,500 SF
a stand of the second state	Retail IV	Building Size: 21,593 SF	Smallest Space: 1,949 SF
and a state of the	Desident di TV 77504	Land Area: 13.50 AC	Rent/SF/YR: \$26.50
NUMBER OF STREET	Pearland, TX 77584	Stories: 1	% Leased: 79.4%
	Brazoria County		10 Est Tax @ \$0.75/sf; 2009 Ops @
		\$6.58/sf, 2010 Est Ops @	
			are available; Ratio of 4.63/1,000 SF
	Landlord Rep: Tarantino	Properties, Inc. / Eric Drymalla (832) 423-7439 X	126 4,449 SF (1,949-2,500 SF)
		Class A retail complex and premier business des retail centers traffic count exceeds 24,000 cars p	
	3414 Business Center Dr	Building Type: Retail/Storefront Retail/C	
4		Status: Built Jan 2021	Max Contig: 4,400 SF
4		Building Size: 8,800 SF	Smallest Space: 1,200 SF
	Pearland, TX 77584		-
	Pearland, TX 77584 Brazoria County	Land Area: 1.03 AC	Rent/SF/YR: \$31.00
		Land Area: 1.03 AC Stories: 1	
		Land Area: 1.03 AC	Rent/SF/YR: \$31.00 % Leased: 50.0%
	Brazoria County	Land Area: 1.03 AC Stories: 1 Expenses: 2021 Tax @ \$2.70/sf Parking: 57 Surface Spaces are a	Rent/SF/YR: \$31.00 % Leased: 50.0% vailable; Ratio of 5.52/1,000 SF

E Provinces	206 Highway 332 E Aldi Lake Jackson, TX 77566	Building Type: Retail/Freestanding Status: Built 1998, Renov Jan 2017 Building Size: 23,500 SF Land Area: 1.93 AC Stories: 1	Space Avail: 4,362 SF Max Contig: 4,362 SF Smallest Space: 4,362 SF Rent/SF/YR: Withheld % Leased: 81,4%
	Brazoria County	Expenses: 2021 Tax @ \$3.36/sf; 2006 Co Parking: 100 Surface Spaces are avail For Sale: Not For Sale	ombined Est Tax/Ops @ \$3.18/sf
	Landlord Rep: Streetwise F SF)	Retail Advisors / Chris Pitts (713) 773-5558 / Joe Silv	ver (713) 595-9500 4,362 SF (4,36
and the section	1483 E Tx-6 Hwy	Building Type: Retail/Restaurant	Space Avail: 4,286 SF
States and	Alvin, TX 77511	Status: Built 1993 Building Size: 4,286 SF	Max Contig: 4,286 SF Smallest Space: 4,286 SF
A CONTRACTOR OF	Duono dia Constato	Land Area: 1.03 AC	Rent/SF/YR: Withheld
MARTIN ST	Brazoria County	Stories: 1	% Leased: 100%
		Expenses: 2021 Tax @ \$3.49/sf	
		Parking: 87 free Surface Spaces are a For Sale: Not For Sale	vailable; Ratio of 10.00/1,000 SF
	Landlord Rep: Streetwise F	Retail Advisors / Joe Silver (713) 595-9500 X5579	4,286 SF (4,286 SF)
	3695 Kirby Dr	Building Type: Retail/Storefront	Space Avail: 4,270 SF
1995	Pearland, TX 77584	Status: Built 2018 Building Size: 23,504 SF	Max Contig: 2,440 SF
	·	Land Area: 3.79 AC	Smallest Space: 1,830 SF Rent/SF/YR: \$25.00
	Brazoria County	Stories: 1	% Leased: 81.8%
		Expenses: 2021 Tax @ \$5.40/sf	
		Parking: 142 Surface Spaces are avai l For Sale: Not For Sale	lable; Ratio of 6.04/1,000 SF
		stone Commercial Real Estate / Angela Lasell (979) (1,830-2,440 SF)	431-4400 / Jim Jones (979) 431-44
	1807 E Broadway	Building Type: Retail/Restaurant	Space Avail: 4,226 SF
THE REAL PROPERTY AND	Wood Creek Center	Status: Built 2003	Max Contig: 2,104 SF
		Building Size: 10,500 SF Land Area: 1,41 AC	Smallest Space: 1,050 SF Rent/SF/YR: \$22.00
	Pearland, TX 77581	Stories: 1	% Leased: 59.8%
	Brazoria County	Expenses: 2021 Tax @ \$2.99/sf; 2011 O Parking: 75 Surface Spaces are availa For Sale: Not For Sale	
	Landlord Rep: Moody Ram 2,104 SF)	bin / Brent Fredricks (713) 572-3500 / Joel Dalak (7	713) 773-5596 4,226 SF (1,050-

	1635 Broadway St	Building Type: Retail	Space Avail: 4,206 SF
	-	Status: Built 2003	Max Contig: 2,170 SF
SA -BUREA BUREAU ST	Bldg. B	Building Size: 22,495 SF	Smallest Space: 2,036 SF
	Pearland, TX 77581	Land Area: 6.08 AC Stories: 1	Rent/SF/YR: Withheld % Leased: 81.3%
	Brazoria County	Expenses: 2021 Tax @ \$4.43/sf, 2016 E \$3.92/sf	
		Parking: 120 Surface Spaces are ava For Sale: Not For Sale	ailable; Ratio of 5.38/1,000 SF
	Landlord Rep: Global F	Fund Investments / Edward Le (832) 203-0606 X106	4,206 SF (2,036-2,170 SF)
		est corner of FM 518 and Dixie Farm Road in Pearland	l.
nts include CiCi's Piz	za, Subway, and Sports Clips	S	
	12280 Broadway St	Building Type: Class B Office/Office/Residential	Space Avail: 4,204 SF Max Contig: 1,100 SF
AGLERIC	Pearland, TX 77584 Brazoria County	Status: Built Mar 2021 Building Size: 6,000 SF	Smallest Space: 1,014 SF Rent/SF/YR: \$25.00-\$32.00
	Brazona County	Typical Floor Size: 6,000 SF Stories: 1	% Leased: 29.9%
		Expenses: 2021 Tax @ \$3.67/sf	
		For Sale: Not For Sale	
L		: Exclusive / Johnna Johnson (281) 513-9507 3,154 \$ e Realty Group, Inc. / Kevin Duc Nguyen (832) 850-65	
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- State Barrier	1205-1223 N Velasco St Angleton, TX 77515	Building Type: Retail/Storefront Status: Built 1981 Building Size: 16,200 SF	Space Avail: 4,200 SF Max Contig: 2,700 SF Smallest Space: 1,500 SF
	Brazoria County	Land Area: 6.79 AC Stories: 1 Expenses: 2021 Tax @ \$2.46/sf Parking: 331 Surface Spaces are availa For Sale: Not For Sale	Rent/SF/YR: \$18.00 % Leased: 74.1%
	Landlord Rep: Weitzman / SF)	James Namken (713) 980-5622 / Sarah Thobae (71	3) 980-5638 4,200 SF (1,500-2,70
	815 Dixie Dr	Building Type: Retail	Space Avail: 4,100 SF
Salitungs Dam in Tre	Dixie Shopping Center	Status: Built 1980 Building Size: 30,000 SF	Max Contig: 4,100 SF Smallest Space: 1,100 SF
~	Clute, TX 77531	Land Area: 2.75 AC	Rent/SF/YR: \$12.00
	Brazoria County	Stories: 1 Expenses: 2021 Tax @ \$1.11/sf, 2012 Est	% Leased: 86.3% Tax @ \$0 71/sf: 2014 Ops @
		\$2.16/sf, 2012 Est Ops @ \$1.3 Parking: 130 free Surface Spaces are a For Sale: Not For Sale	2/sf
	Landlord Rep: Anchor Cor	nmercial Real Estate Services / Rob Giesecke (281) 3	335-8889 4,100 SF (1,100-4,100
unced \$30 Billion in p flexibility to tailor the s ted less than 1/4 mile	lant expansions over the next fe size to a tenant's needs. from one of the main entrances	nercial thoroughfares in fast-growing southern Brazor w years. Space available ranges from a 1700 sq ft res to Dow Chemical, the largest employer in Brazoria Co nercial thoroughfares in fast-growing southern Brazor	staurant up to 10,000 sq ft total, with ounty.
y visible shopping cer unced \$30 Billion in p flexibility to tailor the ted less than 1/4 mile y visible shopping cer unced \$30 Billion in p flexibility to tailor the	nter on one of the principal comr lant expansions over the next fe size to a tenant's needs. from one of the main entrances nter on one of the principal comr lant expansions over the next fe size to a tenant's needs.	w years. Space available ranges from a 1700 sq ft res	staurant up to 10,000 sq ft total, with ounty. ia County, where local industry has staurant up to 10,000 sq ft total, with
y visible shopping cer unced \$30 Billion in p flexibility to tailor the ted less than 1/4 mile y visible shopping cer unced \$30 Billion in p flexibility to tailor the	nter on one of the principal comr lant expansions over the next fe size to a tenant's needs. from one of the main entrances nter on one of the principal comr lant expansions over the next fe size to a tenant's needs.	w years. Space available ranges from a 1700 sq ft res to Dow Chemical, the largest employer in Brazoria Co nercial thoroughfares in fast-growing southern Brazor w years. Space available ranges from a 1700 sq ft res	staurant up to 10,000 sq ft total, with ounty. ia County, where local industry has staurant up to 10,000 sq ft total, with ounty. Space Avail: 4,050 SF
y visible shopping cer unced \$30 Billion in p flexibility to tailor the ted less than 1/4 mile y visible shopping cer unced \$30 Billion in p flexibility to tailor the	nter on one of the principal comr lant expansions over the next fe size to a tenant's needs. from one of the main entrances nter on one of the principal comr lant expansions over the next fe size to a tenant's needs. from one of the main entrances	w years. Space available ranges from a 1700 sq ft res to Dow Chemical, the largest employer in Brazoria Co nercial thoroughfares in fast-growing southern Brazor w years. Space available ranges from a 1700 sq ft res to Dow Chemical, the largest employer in Brazoria Co	staurant up to 10,000 sq ft total, with ounty. ia County, where local industry has staurant up to 10,000 sq ft total, with ounty. Space Avail: 4,050 SF Max Contig: 4,050 SF
y visible shopping cer unced \$30 Billion in p flexibility to tailor the ted less than 1/4 mile y visible shopping cer unced \$30 Billion in p flexibility to tailor the	nter on one of the principal comm lant expansions over the next fe size to a tenant's needs. from one of the main entrances neter on one of the principal comm lant expansions over the next fe size to a tenant's needs. from one of the main entrances Oyster Creek & Oak Drive	w years. Space available ranges from a 1700 sq ft res to Dow Chemical, the largest employer in Brazoria Co nercial thoroughfares in fast-growing southern Brazor w years. Space available ranges from a 1700 sq ft res to Dow Chemical, the largest employer in Brazoria Co Building Type: Retail Status: Proposed, breaks ground Jul	staurant up to 10,000 sq ft total, with ounty. ia County, where local industry has staurant up to 10,000 sq ft total, with ounty. Space Avail: 4,050 SF
ly visible shopping cer unced \$30 Billion in p flexibility to tailor the ted less than 1/4 mile ly visible shopping cer unced \$30 Billion in p flexibility to tailor the	nter on one of the principal comm lant expansions over the next fe size to a tenant's needs. from one of the main entrances neter on one of the principal comm lant expansions over the next fe size to a tenant's needs. from one of the main entrances <i>Oyster Creek & Oak Drive</i> <i>Lake Jackson, TX 77566</i> <i>Brazoria County</i>	w years. Space available ranges from a 1700 sq ft rest to Dow Chemical, the largest employer in Brazoria Co nercial thoroughfares in fast-growing southern Brazor w years. Space available ranges from a 1700 sq ft rest to Dow Chemical, the largest employer in Brazoria Co Building Type: Retail Status: Proposed, breaks ground Jul 2022 Building Size: 13,552 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.46/sf	staurant up to 10,000 sq ft total, with ounty. ia County, where local industry has staurant up to 10,000 sq ft total, with ounty. Space Avail: 4,050 SF Max Contig: 4,050 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 0%
ly visible shopping cer unced \$30 Billion in p flexibility to tailor the ted less than 1/4 mile ly visible shopping cer unced \$30 Billion in p flexibility to tailor the	nter on one of the principal comm lant expansions over the next fe size to a tenant's needs. from one of the main entrances neter on one of the principal comm lant expansions over the next fe size to a tenant's needs. from one of the main entrances <i>Oyster Creek & Oak Drive</i> <i>Lake Jackson, TX 77566</i> <i>Brazoria County</i>	w years. Space available ranges from a 1700 sq ft rest to Dow Chemical, the largest employer in Brazoria Co nercial thoroughfares in fast-growing southern Brazor w years. Space available ranges from a 1700 sq ft rest to Dow Chemical, the largest employer in Brazoria Co Building Type: Retail Status: Proposed, breaks ground Jul 2022 Building Size: 13,552 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.46/sf For Sale: Not For Sale	staurant up to 10,000 sq ft total, with ounty. ia County, where local industry has staurant up to 10,000 sq ft total, with ounty. Space Avail: 4,050 SF Max Contig: 4,050 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 0%
y visible shopping cer unced \$30 Billion in p flexibility to tailor the ted less than 1/4 mile y visible shopping cer unced \$30 Billion in p flexibility to tailor the	nter on one of the principal comm lant expansions over the next fe size to a tenant's needs. from one of the main entrances neter on one of the principal comm lant expansions over the next fe size to a tenant's needs. from one of the main entrances <i>Oyster Creek & Oak Drive</i> <i>Lake Jackson, TX 77566</i> <i>Brazoria County</i>	w years. Space available ranges from a 1700 sq ft rest to Dow Chemical, the largest employer in Brazoria Co nercial thoroughfares in fast-growing southern Brazor w years. Space available ranges from a 1700 sq ft rest to Dow Chemical, the largest employer in Brazoria Co Building Type: Retail Status: Proposed, breaks ground Jul 2022 Building Size: 13,552 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.46/sf For Sale: Not For Sale	staurant up to 10,000 sq ft total, with ounty. ia County, where local industry has staurant up to 10,000 sq ft total, with ounty. Space Avail: 4,050 SF Max Contig: 4,050 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 0%

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144	700 N Front St	Building Type: Retail/Storefront Retail/Office	Space Avail: 4,000 SF
		Status: Built 2010	Max Contig: 2,000 SF
Rest THE PARTY OF	Angleton, TX 77515	Building Size: 8,000 SF	Smallest Space: 2,000 SF
	Brazoria County	Land Area: 1.15 AC	Rent/SF/YR: \$18.00
Street Street or other	Brazona County	Stories: 1	% Leased: 50.0%
		Expenses: 2021 Tax @ \$2.16/sf	
		Parking: 29 free Surface Spaces are av	ailable; Ratio of 3.63/1,000 SF
		For Sale: Not For Sale	
		an / Sarah Thobae (713) 980-5638 / Kyle Knight (713) 33 4,000 SF (2,000 SF)	35-4532 / Emily Nejedly (713) 781-
Description			
eception, small kitchen, A	pment built in 2010 and the DA bathroom. The property se and has great visibility an		centralized conference room, nice
145	22221 Highway 6	Building Type: Class C Office	Space Avail: 4,000 SF
	Manual TV 77570	Status: Built 1999	Max Contig: 4,000 SF
	Manvel, TX 77578	Building Size: 4,000 SF	Smallest Space: 4,000 SF
the second second	Brazoria County	Typical Floor Size: 4,000 SF	Rent/SF/YR: \$16.56
The second and the	•	Stories: 1	% Leased: 0%
		Expenses: 2021 Tax @ \$3.79/sf	
		Parking: 20 free Surface Spaces are av	ailable; Ratio of 5.00/1,000 SF
		For Sale: Not For Sale	
146	TX-35	Building Type: Retail/Storefront	Space Avail: 4,000 SF
A PARTY CARD		Status: Built 2019	Max Contig: 4,000 SF
	Alvin, TX 77511	Building Size: 4,000 SF	Smallest Space: 4,000 SF
1	Brazoria County	Land Area: -	Rent/SF/YR: \$24.00
	Brazona Oounty	Stories: 1	% Leased: 0%
		For Sale: Not For Sale	
	Landlord Rep: Sender	o Real Estate / Juan Sanchez (281) 407-0601 4,000 SF	F (4,000 SF)



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: 3,925 SF Max Contig: 2,525 SF Smallest Space: 1,400 SF Rent/SF/YR: \$32.00 % Leased: 77.1%
Landlord Rep: The Blue Ox 2,525 SF)	: Group / Jack Savery (713) 814-4930 / Kellie Ke	ller (713) 437-3979 3,925 SF (1,400-
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 ava	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 Rep: 104 E Motel Dr Alvin, TX 77511	For Sale: Not For Sale ealty / Becky Cornelius (713) 208-1814 3,850 S Building Type: Class C Flex/Light Manufacturing	Space Avail: 3,850 SF Max Contig: 3,850 SF
Brazoria County	Status: Built 1970 Building Size: 3,850 SF Land Area: 0.61 AC Stories: 1 Expenses: 2021 Tax @ \$0.86/sf Parking: Free Surface Spaces For Sale: Not For Sale	Smallest Space: 3,850 SF Rent/SF/YR: \$12.00 % Leased: 0%
Landlord Rep: Jerry Starke	y / Jerry Starkey (832) 498-3242 3,850 SF (3,8	50 SF)
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	Space Avail: 3,830 SF Max Contig: 1,630 SF Smallest Space: 800 SF Rent/SF/YR: Withheld % Leased: 96.5%
Landlord Rep: Silvestri Inve	Expenses: 2021 Tax @ \$0.94/sf Parking: 386 Surface Spaces are av For Sale: Not For Sale estments, Inc / Dan Silvestri (713) 785-6272 X303	



51	10645 Broadway St	Building Type: Retail/Storefront	Space Avail: 3,781 SF
A Brann		Status: Built 2002	Max Contig: 2,604 SF
States of Same	Retail B	Building Size: 21,855 SF	Smallest Space: 1,177 SF
Contract of the	Pearland, TX 77584	Land Area: 2.31 AC	Rent/SF/YR: Withheld
		Stories: 1	% Leased: 82.7%
	Brazoria County	Expenses: 2021 Tax @ \$4.41/sf Parking: 110 free Surface Spaces ar For Sale: Not For Sale	re available; Ratio of 4.80/1,000 SF
	Landlord Rep: Weitzman SF)	/ James Namken (713) 980-5622 / Kyle Knight (71	3) 335-4532 3,781 SF (1,177-2,604
52	9330 W Broadway St	Building Type: Class B Office/Office	Space Avail: 3,767 SF
		Live/Work Unit	Max Contig: 2,387 SF
	Bldg B	Status: Built 2000	Smallest Space: 1,380 SF
	Pearland, TX 77584	Building Size: 22,200 SF	Rent/SF/YR: \$17.00
		Typical Floor Size: 11,100 SF	% Leased: 83.0%
	Brazoria County	Stories: 2	
		Expenses: 2021 Tax @ \$8.16/sf, 2011 Parking: 50 free Surface Spaces are For Sale: Not For Sale	Est Tax @ \$1.00/sf; 2011 Ops @ \$8.24/ e available; Ratio of 2.25/1,000 SF
	Landlord Rep: LandPark (1,380-2,3	Commercial / Matt Easterling (713) 325-4112 / Will 87 SF)	McGrath (713) 789-2200 3,767 SF
3	120 Circle Way St	Building Type: Retail/Freestanding	Space Avail: 3,750 SF
Image Coming Soon	Bldg 2	Status: Built 1979, Renov 2015	Max Contig: 2,000 SF
	-	Building Size: 8,000 SF	Smallest Space: 1,750 SF Rent/SF/YR: Withheld
	Lake Jackson, TX 77566	Land Area: 6.12 AC Stories: 1	% Leased: 53.1%
	Brazoria County	Expenses: 2021 Tax @ \$2.20/sf	/0 200000. 33.1 /0
		For Sale: Not For Sale	
	Landlord Rep: Sona Dev	elopment LLC / Robert Naggar (713) 523-4988 3,	750 SF (1,750-2,000 SF)
4	1109 W Tx-6 Hwy	Building Type: Retail/Freestanding	Space Avail: 3,750 SF
THE REAL OF THE REAL	Alvin, TX 77511	Status: Built 2012	Max Contig: 3,750 SF
and an and a second		Building Size: 6,250 SF Land Area: 1.35 AC	Smallest Space: 3,750 SF Rent/SF/YR: Withheld
	Brazoria County	Stories: 1	% Leased: 100%
		Expenses: 2021 Tax @ \$2.49/sf; 2013	
		Parking: 12 free Surface Spaces are For Sale: Not For Sale	
	Landlord Rep: SRS Real	Estate Partners / Logan Taylor (281) 661-3224 3	,750 SF (3,750 SF)

Always There.

5 📲 1	10015 Broadway St	Building Type: Class B Office/Medical	Space Avail: 3,720 SF
	Pearland, TX 77584	Status: Built 2000	Max Contig: 3,720 SF
AND DESCRIPTION OF THE OWNER.	r c ananu, IA //J04	Building Size: 24,397 SF	Smallest Space: 1,770 SF
T	Brazoria County	Typical Floor Size: 24,397 SF	Rent/SF/YR: \$22.00
	· ·	Stories: 1	% Leased: 84.8%
		Expenses: 2021 Tax @ \$2.06/sf, 2010 \$2.76/sf	-
		Parking: 45 Surface Spaces are ava For Sale: Not For Sale	ilable; Ratio of 1.84/1,000 SF
	Landlord Rep: Zann Co	ommercial Brokerage, Inc. / Michael Gage (281) 382-5	5460 3,720 SF (1,770-3,720 SF)
6	2625 S Loop 35	Building Type: Retail/Freestanding	Space Avail: 3,700 SF
	Meadow Park	Status: Built 1976, Renov 2008 Building Size: 117,492 SF	Max Contig: 1,400 SF Smallest Space: 1,000 SF
and the second sec	Alvin, TX 77511	Land Area: 10.81 AC	Rent/SF/YR: \$12.00-\$14.00
	Brazoria County	Stories: 1 Expenses: 2021 Tax @ \$1.23/sf; 2013	-
	SM1462 & Loop 35	Parking: 546 Surface Spaces are av For Sale: Not For Sale	ailable; Ratio of 4.30/1,000 SF
7	3129 Kingsley Dr	hewbart / Cass Shewbart (281) 451-5418 3,700 SF (Building Type: Class B Office/Medical Status: Built May 2022	Space Avail: 3,675 SF Max Contig: 1,225 SF
		Building Type: Class B Office/Medical	Space Avail: 3,675 SF
	3129 Kingsley Dr Building 17 Pearland, TX 77584 Brazoria County Landlord Rep: SHB De	Building Type: Class B Office/Medical Status: Built May 2022 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Expenses: 2021 Tax @ \$13.17/sf	Space Avail: 3,675 SF Max Contig: 1,225 SF Smallest Space: 1,225 SF Rent/SF/YR: \$26.00 % Leased: 25.0%
	3129 Kingsley Dr Building 17 Pearland, TX 77584 Brazoria County Landlord Rep: SHB De	Building Type: Class B Office/Medical Status: Built May 2022 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Expenses: 2021 Tax @ \$13.17/sf For Sale: Not For Sale	Space Avail: 3,675 SF Max Contig: 1,225 SF Smallest Space: 1,225 SF Rent/SF/YR: \$26.00 % Leased: 25.0%
	3129 Kingsley Dr Building 17 Pearland, TX 77584 Brazoria County Landlord Rep: SHB De	Building Type: Class B Office/Medical Status: Built May 2022 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Expenses: 2021 Tax @ \$13.17/sf For Sale: Not For Sale	Space Avail: 3,675 SF Max Contig: 1,225 SF Smallest Space: 1,225 SF Rent/SF/YR: \$26.00 % Leased: 25.0%
	3129 Kingsley Dr Building 17 Pearland, TX 77584 Brazoria County Landlord Rep: SHB De	Building Type: Class B Office/Medical Status: Built May 2022 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Expenses: 2021 Tax @ \$13.17/sf For Sale: Not For Sale	Space Avail: 3,675 SF Max Contig: 1,225 SF Smallest Space: 1,225 SF Rent/SF/YR: \$26.00 % Leased: 25.0%
	3129 Kingsley Dr Building 17 Pearland, TX 77584 Brazoria County Landlord Rep: SHB De	Building Type: Class B Office/Medical Status: Built May 2022 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Expenses: 2021 Tax @ \$13.17/sf For Sale: Not For Sale	Space Avail: 3,675 SF Max Contig: 1,225 SF Smallest Space: 1,225 SF Rent/SF/YR: \$26.00 % Leased: 25.0%
	3129 Kingsley Dr Building 17 Pearland, TX 77584 Brazoria County Landlord Rep: SHB De	Building Type: Class B Office/Medical Status: Built May 2022 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Expenses: 2021 Tax @ \$13.17/sf For Sale: Not For Sale	Space Avail: 3,675 SF Max Contig: 1,225 SF Smallest Space: 1,225 SF Rent/SF/YR: \$26.00 % Leased: 25.0%



	1227 Hwy 332 Clyde Cone Building	Building Type: Class C Office/Office Buildir Status: Built 1960, Renov 2020 Building Size: 6,168 SF	ng Space Avail: 3,671 SF Max Contig: 3,046 SF Smallest Space: 625 SF
A 1	Clute, TX 77531	Typical Floor Size: 3,046 SF	Rent/SF/YR: \$18.00
Comment.		Stories: 2	% Leased: 40.5%
	Brazoria County	Expenses: 2021 Tax @ \$0.93/sf Parking: 10 Surface Spaces are avail: For Sale: Not For Sale	able; Ratio of 1.64/1,000 SF
	Landlord Rep: Vandaveer	Commercial / Mark McCrummen (720) 726-7878 3	3,671 SF (625-3,046 SF)
	7103 Broadway St	Building Type: Retail/(Neighborhood Ctr)	Space Avail: 3,600 SF
1.12	Pearland Plaza Shopping	Status: Built 1997 Building Size: 76,821 SF	Max Contig: 1,200 SF Smallest Space: 1,200 SF
	Center	Land Area: 3.50 AC	Rent/SF/YR: \$18.00
	Pearland, TX 77581	Stories: 1	% Leased: 95.3%
	Brazoria County	Expenses: 2021 Tax @ \$0.77/sf; 2011 O Parking: 225 free Surface Spaces are For Sale: Not For Sale	
[:] ood Town. L		zz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-	
od Town. L	• • • • • • •	of FM 518 and FM 1128 in Pearland, Texas (20 min Building Type: Class B Flex Status: Built 2002 Building Size: 18,000 SF	Space Avail: 3,600 SF Max Contig: 3,600 SF Smallest Space: 3,600 SF
Town. L	2849 Miller Ranch Rd	of FM 518 and FM 1128 in Pearland, Texas (20 min Building Type: Class B Flex Status: Built 2002 Building Size: 18,000 SF Land Area: 1.26 AC	Space Avail: 3,600 SF Max Contig: 3,600 SF Smallest Space: 3,600 SF Rent/SF/YR: Withheld
d Town. L	2849 Miller Ranch Rd Pearland, TX 77584	of FM 518 and FM 1128 in Pearland, Texas (20 min Building Type: Class B Flex Status: Built 2002 Building Size: 18,000 SF Land Area: 1.26 AC Stories: 1	Space Avail: 3,600 SF Max Contig: 3,600 SF Smallest Space: 3,600 SF Rent/SF/YR: Withheld % Leased: 100%
ood Town. L	2849 Miller Ranch Rd Pearland, TX 77584	of FM 518 and FM 1128 in Pearland, Texas (20 min Building Type: Class B Flex Status: Built 2002 Building Size: 18,000 SF Land Area: 1.26 AC	Space Avail: 3,600 SF Max Contig: 3,600 SF Smallest Space: 3,600 SF Rent/SF/YR: Withheld % Leased: 100% Ops @ \$0.17/sf
Food Town. L	2849 Miller Ranch Rd Pearland, TX 77584 Brazoria County	of FM 518 and FM 1128 in Pearland, Texas (20 min Building Type: Class B Flex Status: Built 2002 Building Size: 18,000 SF Land Area: 1.26 AC Stories: 1 Expenses: 2021 Tax @ \$11.55/sf; 2015 (Parking: 30 free Surface Spaces are a	Space Avail: 3,600 SF Max Contig: 3,600 SF Smallest Space: 3,600 SF Rent/SF/YR: Withheld % Leased: 100% Ops @ \$0.17/sf available; Ratio of 1.01/1,000 S
Food Town. L	2849 Miller Ranch Rd Pearland, TX 77584 Brazoria County	Building Type: Class B Flex Status: Built 2002 Building Size: 18,000 SF Land Area: 1.26 AC Stories: 1 Expenses: 2021 Tax @ \$11.55/sf; 2015 (Parking: 30 free Surface Spaces are a For Sale: Not For Sale	Space Avail: 3,600 SF Max Contig: 3,600 SF Smallest Space: 3,600 SF Rent/SF/YR: Withheld % Leased: 100% Ops @ \$0.17/sf available; Ratio of 1.01/1,000 S
Food Town. L	2849 Miller Ranch Rd Pearland, TX 77584 Brazoria County	Building Type: Class B Flex Status: Built 2002 Building Size: 18,000 SF Land Area: 1.26 AC Stories: 1 Expenses: 2021 Tax @ \$11.55/sf; 2015 (Parking: 30 free Surface Spaces are a For Sale: Not For Sale	Space Avail: 3,600 SF Max Contig: 3,600 SF Smallest Space: 3,600 SF Rent/SF/YR: Withheld % Leased: 100% Ops @ \$0.17/sf available; Ratio of 1.01/1,000 Si
Food Town. L	2849 Miller Ranch Rd Pearland, TX 77584 Brazoria County	Building Type: Class B Flex Status: Built 2002 Building Size: 18,000 SF Land Area: 1.26 AC Stories: 1 Expenses: 2021 Tax @ \$11.55/sf; 2015 (Parking: 30 free Surface Spaces are a For Sale: Not For Sale	Space Avail: 3,600 SF Max Contig: 3,600 SF Smallest Space: 3,600 SF Rent/SF/YR: Withheld % Leased: 100% Ops @ \$0.17/sf available; Ratio of 1.01/1,000 SI
Food Town. L	2849 Miller Ranch Rd Pearland, TX 77584 Brazoria County	Building Type: Class B Flex Status: Built 2002 Building Size: 18,000 SF Land Area: 1.26 AC Stories: 1 Expenses: 2021 Tax @ \$11.55/sf; 2015 (Parking: 30 free Surface Spaces are a For Sale: Not For Sale	Space Avail: 3,600 SF Max Contig: 3,600 SF Smallest Space: 3,600 SF Rent/SF/YR: Withheld % Leased: 100% Ops @ \$0.17/sf available; Ratio of 1.01/1,000 SI
Food Town. L	2849 Miller Ranch Rd Pearland, TX 77584 Brazoria County	Building Type: Class B Flex Status: Built 2002 Building Size: 18,000 SF Land Area: 1.26 AC Stories: 1 Expenses: 2021 Tax @ \$11.55/sf; 2015 (Parking: 30 free Surface Spaces are a For Sale: Not For Sale	Space Avail: 3,600 SF Max Contig: 3,600 SF Smallest Space: 3,600 SF Rent/SF/YR: Withheld % Leased: 100% Ops @ \$0.17/sf available; Ratio of 1.01/1,000 SI



	3300 Business Center Dr Pearland Town Plaza	Building Type: Retail/Storefront Status: Under Construction, delivers Nov 2022	Space Avail: 3,510 SF Max Contig: 1,755 SF Smallest Space: 1,755 SF
Contraction of the local division of the loc	Pearland, TX 77584	Building Size: 10,400 SF	Rent/SF/YR: \$31.00
		Land Area: 1.50 AC	% Leased: 66.3%
	Brazoria County	Stories: 1 Expenses: 2021 Tax @ \$1.57/sf	
		Parking: 75 Surface Spaces are availa	ble; Ratio of 7.21/1,000 SF
		For Sale: Not For Sale	
	Landlord Rep: Hunington Abdul Sabł	Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X na (713) 623-6944 3,510 SF (1,755 SF)	308 / Rafael Melara (713) 623-6944
	1216 N Velasco St	Building Type: Class B Office	Space Avail: 3,500 SF
	Anglatan TV 77545	Status: Built 1982	Max Contig: 3,500 SF
	Angleton, TX 77515	Building Size: 8,144 SF	Smallest Space: 100 SF
	Brazoria County	Typical Floor Size: 8,144 SF Stories: 1	Rent/SF/YR: Withheld % Leased: 57.0%
		Expenses: 2021 Tax @ \$1.50/sf	% Leased. 37.0%
		Parking: 40 Surface Spaces are availa For Sale: Not For Sale	ble; Ratio of 4.91/1,000 SF
	SH 288 & Bailey Ave	Building Type: Retail Status: Built Apr 2020	Space Avail: 3,325 SF Max Contig: 2,100 SF
MARY PURCH	Sedona Lakes Center	Building Size: 14,487 SF	Smallest Space: 1,225 SF
The local distance in the second	Manvel, TX 77578	Land Area: 4.30 AC Stories: 1	Rent/SF/YR: Withheld % Leased: 77.1%
	Brazoria County	For Sale: Not For Sale	70 Leased. 77.1%
	Tract 1		
	Landlord Rep: NewQuest 2,100 SF)	Properties / Kevin Sims (281) 477-4366 / Nick Rams	sey (281) 477-4359 3,325 SF (1,22
	• • • • • • • • • • • • • • • • • • • •	Properties / Kevin Sims (281) 477-4366 / Nick Rams	sey (281) 477-4359 3,325 SF (1,22
	• • • • • • • • • • • • • • • • • • • •	Properties / Kevin Sims (281) 477-4366 / Nick Rams	sey (281) 477-4359 3,325 SF (1,22

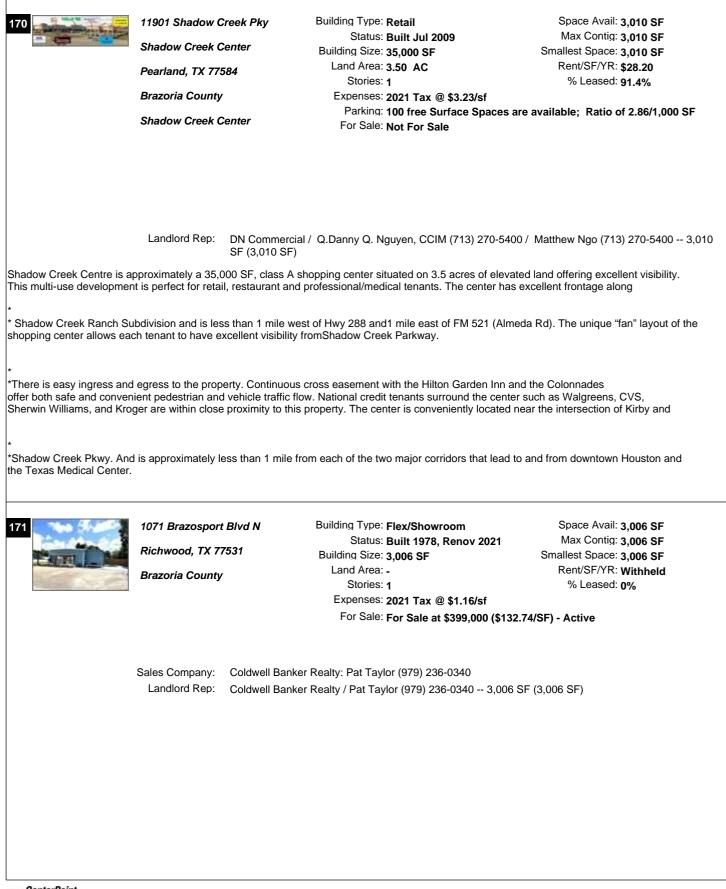


and all all all all all all all all all al	135 Oyster Creek Dr	Building Type: Class B Office	Space Avail: 3,316 SF
The All States of the	Lake Jackson, TX 77566	Status: Built 1978	Max Contig: 1,316 SF
Ban Stranger		Building Size: 27,492 SF	Smallest Space: 950 SF
1	Brazoria County	Typical Floor Size: 13,746 SF	Rent/SF/YR: \$12.00-\$18.00
		Stories: 2	% Leased: 87.9%
		Expenses: 2021 Tax @ \$0.97/sf Parking: 140 Surface Spaces are avai	lables Detic of 5 00/4 000 05
		For Sale: Not For Sale	lable; Ratio of 5.09/1,000 SF
	Landlord Rep: Olympus/N 1,316 SF)	Nelson Property Management Company / Michael We	eyrich (713) 622-8908 3,316 SF (950
	3525-3531 Broadway St	Building Type: Retail/Storefront Retail/Offic	e Space Avail: 3,280 SF
The	·····, ···	Status: Built 1969	Max Contig: 3,280 SF
Winner and Bally	Pearland, TX 77581	Building Size: 8,832 SF	Smallest Space: 3,280 SF
	Prozorio County	Land Area: 0.74 AC	Rent/SF/YR: \$22.00
I SALE ALL AND	Brazoria County	Stories: 1	% Leased: 62.9%
		Expenses: 2021 Tax @ \$2.22/sf	
		Parking: 43 free Surface Spaces are a	available: Ratio of 4.87/1.000 SF
		For Sale: Not For Sale	
	Landlord Rep: S & P Inter	rests / Henry Garcia (713) 766-4500 / Ethan Beck (83	32) 454-8586 3,280 SF (3,280 SF)
	3609 Business Center Dr	Building Type: Retail	Space Avail: 3,200 SF
the second s		Status: Built 2016	Max Contig: 3,200 SF
	Pearland, TX 77584	Building Size: 22,000 SF	Smallest Space: 1,600 SF
		Building Size: 22,000 SF Land Area: 3.40 AC	Smallest Space: 1,600 SF Rent/SF/YR: \$36.00
	Brazoria County	Land Area: 3.40 AC Stories: 1	
		Land Area: 3.40 AC	Rent/SF/YR: \$36.00 % Leased: 85.5%
	Brazoria County SH 288 & Country Rd 59	Land Area: 3.40 AC Stories: 1 Expenses: 2021 Tax @ \$6.97/sf Parking: 145 Surface Spaces are avai For Sale: Not For Sale	Rent/SF/YR: \$36.00 % Leased: 85.5% ilable; Ratio of 6.59/1,000 SF
	Brazoria County SH 288 & Country Rd 59	Land Area: 3.40 AC Stories: 1 Expenses: 2021 Tax @ \$6.97/sf Parking: 145 Surface Spaces are ava i	Rent/SF/YR: \$36.00 % Leased: 85.5% ilable; Ratio of 6.59/1,000 SF
	Brazoria County SH 288 & Country Rd 59	Land Area: 3.40 AC Stories: 1 Expenses: 2021 Tax @ \$6.97/sf Parking: 145 Surface Spaces are avai For Sale: Not For Sale	Rent/SF/YR: \$36.00 % Leased: 85.5% ilable; Ratio of 6.59/1,000 SF
	Brazoria County SH 288 & Country Rd 59	Land Area: 3.40 AC Stories: 1 Expenses: 2021 Tax @ \$6.97/sf Parking: 145 Surface Spaces are avai For Sale: Not For Sale	Rent/SF/YR: \$36.00 % Leased: 85.5% ilable; Ratio of 6.59/1,000 SF
	Brazoria County SH 288 & Country Rd 59	Land Area: 3.40 AC Stories: 1 Expenses: 2021 Tax @ \$6.97/sf Parking: 145 Surface Spaces are avai For Sale: Not For Sale	Rent/SF/YR: \$36.00 % Leased: 85.5% ilable; Ratio of 6.59/1,000 SF
	Brazoria County SH 288 & Country Rd 59	Land Area: 3.40 AC Stories: 1 Expenses: 2021 Tax @ \$6.97/sf Parking: 145 Surface Spaces are avai For Sale: Not For Sale	Rent/SF/YR: \$36.00 % Leased: 85.5% ilable; Ratio of 6.59/1,000 SF
	Brazoria County SH 288 & Country Rd 59	Land Area: 3.40 AC Stories: 1 Expenses: 2021 Tax @ \$6.97/sf Parking: 145 Surface Spaces are avai For Sale: Not For Sale	Rent/SF/YR: \$36.00 % Leased: 85.5% ilable; Ratio of 6.59/1,000 SF



College Mill In College	804 S Hood St	Building Type: Class B Office/Medical Status: Built 1991	Space Avail: 3,185 SF Max Contig: 3,185 SF
RITE IN STREET	Alvin, TX 77511	Building Size: 3,185 SF	Smallest Space: 3,185 SF
	Brazoria County	Typical Floor Size: 3,185 SF	Rent/SF/YR: Withheld
	Diazona County	Stories: 1	% Leased: 0%
		Expenses: 2021 Tax @ \$1.89/sf	
		Parking: 1 Covered Spaces are available	e; 16 Surface Spaces are available
		Ratio of 5.34/1,000 SF For Sale: For Sale - Active	
ę	Sales Company:	Belvoir Real Estate Group LLC: Stacey Saathoff (713) 332-8208	
	Landlord Rep:	Belvoir Real Estate Group LLC / Stacey Saathoff (713) 332-8208 -	- 3,185 SF (3,185 SF)
1	9821 Broadway S	St Building Type: Retail	Space Avail: 3,150 SF
A Providence	-	Status: Built 2003	Max Contig: 3,150 SF
A MAR BARBER	Pearland, TX 775	504	Smallest Space: 3,150 SF
-	Brazoria County	Land Area: 0.71 AO	Rent/SF/YR: \$30.00
-	Brazona County	Stories: 1	% Leased: 62.5%
		Expenses: 2021 Tax @ \$9.93/sf	
		Parking: 40 free Surface Spaces are ava	ilable: Ratio of 4 19/1 000 SF
		For Sale: Not For Sale	
	Landlord Rep:	Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X30 Todd Carlson (713) 623-6944 3,150 SF (3,150 SF)	8 / Jonathan Aron (713) 623-6944 /
-118	1799 Kirby Dr	Building Type: Retail/Storefront Retail/Office	Space Avail: 3,040 SF
And Designation of the local division of the	Kirby Retail Cent	Status: Built Sep 2019 ter Building Size: 12,000 SF	Max Contig: 3,040 SF Smallest Space: 1,250 SF
A COLORADOR DE LA COLORADA	-		Rent/SF/YR: Withheld
	Pearland, TX 775	Stories: 1	% Leased: 74.7%
	Brazoria County	•	/0 Leased. 74.7 %
	Brazona County		a. Datia of 7 09/4 000 SE
		Parking: 85 Surface Spaces are availabl For Sale: Not For Sale	e; Ratio of 7.08/1,000 SF
		i di Gald. Not FUI Sale	
	Landlord Rep:	KM Realty / Ronald Patrice (713) 275-2616 3,040 SF (1,250-1,7	90 SF)







	3404 S Main St	Building Type: Retail/Auto Dealershi	p Space Avail: 3,000 SF
Contraction of the local division of the loc		Status: Built 1990, Renov 200	Max Contig: 3,000 SF
	The CarSpot	Building Size: 3,000 SF	Smallest Space: 3,000 SF
	Pearland, TX 77	81 Land Area: 1.11 AC Stories: 2	Rent/SF/YR: \$20.00 % Leased: 100%
	Brazoria County	Expenses: 2021 Tax @ \$1.84/sf	70 Leased. 100%
	-		e available; Ratio of 8.33/1,000 SF
		For Sale: For Sale at \$975,000 (
	Sales Company:	Rutledge Commercial Real Estate: Wayne Rutledge (83 Real Estate Options of Texas LLC: John Williams (832)	2) 875-2980, Laurie Rutledge (832) 641-910 384-4917
	Landlord Rep:	Rutledge Commercial Real Estate / Wayne Rutledge (83 9103 3,000 SF (3,000 SF)	
2.10° 2.10°	2401 Old Alvin R	d Building Type: Retail/Freestanding	Space Avail: 3,000 SF
	2401 010 410111	Status: Built 1984	Max Contig: 3,000 SF
	Pearland, TX 77		Smallest Space: 1,500 SF
	Brazoria County	Land Area: 0.43 AC	Rent/SF/YR: Withheld
775	Brazoria County	Stories: 1	% Leased: 33.3%
		Expenses: 2021 Tax @ \$3.32/sf	
			e available; Ratio of 3.42/1,000 SF
		For Sale: Not For Sale	
	1331 Broadway Building 3 Pearland, TX 775 Brazoria County	Status: Built 1977 Building Size: 4,000 SF Land Area: - Stories: 1	Space Avail: 2,997 SF Max Contig: 1,005 SF Smallest Space: 996 SF Rent/SF/YR: \$12.00 % Leased: 25.1%
	Brazona County	For Sale: Not For Sale	
	Landlord Rep:	Zann Commercial Brokerage, Inc. / Jason Kieschnick (2 2,997 SF (996-1,005 SF)	81) 280-8088 / Michael Gage (281) 382-546



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	Brazoria County	Building Size: 2,944 SF Land Area: 0.32 AC Stories: 1 Expenses: 2021 Tax @ \$1.15/sf	Smallest Space: 2,944 SF Rent/SF/YR: \$14.27 % Leased: 0%
		Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	
	Landlord Rep: TBT Real Est	tate / Tammie Bell (979) 299-0001 2,944 SF	F (2,944 SF)
(mail	11710 Broadway St	Building Type: Retail/Storefront Status: Built Nov 2017	Space Avail: 2,903 SF Max Contig: 2,903 SF
Partic office	The Center at Ridge Rock Bldg A	Building Size: 49,252 SF Land Area: 5.40 AC	Smallest Space: 2,903 SF Rent/SF/YR: Withheld
	Pearland, TX 77584	Stories: 1 Expenses: 2021 Tax @ \$2 25/of	% Leased: 100%
	Brazoria County	Expenses: 2021 Tax @ \$2.35/sf Parking: 132 Surface Spaces are	available; Ratio of 2.68/1,000 SF
		For Sale: For Sale at \$17,587,000 (
	Marcus & Mil	lichap: Philip Levy (972) 755-5225, Chris Gain lichap: Gus Lagos (713) 452-4257, Alex Wola / Doc Perrier (832) 752-1608 2,903 SF (2,90	nsky (713) 452-4292
	Marcus & Mil	lichap: Gus Lagos (713) 452-4257, Alex Wolar	nsky (713) 452-4292
	Marcus & Mil	lichap: Gus Lagos (713) 452-4257, Alex Wolar	nsky (713) 452-4292
	Marcus & Mil	lichap: Gus Lagos (713) 452-4257, Alex Wolar	nsky (713) 452-4292
	Marcus & Mil	lichap: Gus Lagos (713) 452-4257, Alex Wolar	nsky (713) 452-4292
	Marcus & Mil	lichap: Gus Lagos (713) 452-4257, Alex Wolar	nsky (713) 452-4292



	90 Oak Dr Lake Jackson, TX 77566	Building Type: Retail Status: Built Oct 2021 Building Size: 17,914 SF	Space Avail: 2,840 SF Max Contig: 2,000 SF Smallest Space: 840 SF
	Brazoria County	Land Area: 11.70 AC Stories: 1 Expenses: 2021 Tax @ \$14.74/sf For Sale: Not For Sale	Rent/SF/YR: Withheld % Leased: 95.3%
	Landlord Rep: NewQuest F	Properties / Rebecca Le (281) 477-4327 2,840 S	F (840-2,000 SF)
	1331 E Broadway St	Building Type: Class B Flex/Showroom	Space Avail: 2,708 SF Max Contig: 2,708 SF
Capiton and	Building 2	Status: Built 1977, Renov 2014 Building Size: 30,113 SF	Smallest Space: 884 SF
	Pearland, TX 77581	Land Area: 1.69 AC	Rent/SF/YR: Withheld
	Brazoria County	Stories: 2 Expenses: 2021 Tax @ \$1.10/sf For Sale: Not For Sale	% Leased: 91.0%
	Landlord Rep: Zann Comn	nercial Brokerage, Inc. / Jason Kieschnick (281) 28 (884-1,824 SF)	0-8088 / Michael Gage (281) 382-546
	810 Dixie Dr Woodshore Marketplace Clute, TX 77531 Brazoria County Kroger	Building Type: Retail/Storefront Status: Built Aug 2016 Building Size: 140,000 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.02/sf Parking: 84 Surface Spaces are avai For Sale: Not For Sale	Space Avail: 2,625 SF Max Contig: 1,425 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 98.1%
N. C. M. D. M. C. M. D.	Woodshore Marketplace Clute, TX 77531 Brazoria County Kroger	Status: Built Aug 2016 Building Size: 140,000 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.02/sf Parking: 84 Surface Spaces are avai	Max Contig: 1,425 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 98.1%
CRIPTION	Woodshore Marketplace Clute, TX 77531 Brazoria County Kroger	Status: Built Aug 2016 Building Size: 140,000 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.02/sf Parking: 84 Surface Spaces are avai For Sale: Not For Sale	Max Contig: 1,425 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 98.1%
CRIPTION 123,000-sf grocery-ar prowing community of	Woodshore Marketplace Clute, TX 77531 Brazoria County Kroger Landlord Rep: Weitzman /	Status: Built Aug 2016 Building Size: 140,000 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.02/sf Parking: 84 Surface Spaces are avai For Sale: Not For Sale	Max Contig: 1,425 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 98.1%
123,000-sf grocery-a rowing community of A HIGHLIGHTS Chemical, the 2nd-lan with plans to add and	Woodshore Marketplace Clute, TX 77531 Brazoria County Kroger Landlord Rep: Weitzman / nchored retail center with 16,450 Clute / Lake Jackson, Texas	Status: Built Aug 2016 Building Size: 140,000 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.02/sf Parking: 84 Surface Spaces are avai For Sale: Not For Sale Kyle Knight (713) 335-4532 2,625 SF (1,200-1,4 sf of retail space & 5 pad sites for ground lease loo	Max Contig: 1,425 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 98.1%
CRIPTION 123,000-sf grocery-ar growing community of A HIGHLIGHTS Chemical, the 2nd-lar , with plans to add and	Woodshore Marketplace Clute, TX 77531 Brazoria County Kroger Landlord Rep: Weitzman / nchored retail center with 16,450 Clute / Lake Jackson, Texas	Status: Built Aug 2016 Building Size: 140,000 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.02/sf Parking: 84 Surface Spaces are avai For Sale: Not For Sale Kyle Knight (713) 335-4532 2,625 SF (1,200-1,4 sf of retail space & 5 pad sites for ground lease loo	Max Contig: 1,425 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 98.1%
growing community of A HIGHLIGHTS Chemical, the 2nd-lan , with plans to add and	Woodshore Marketplace Clute, TX 77531 Brazoria County Kroger Landlord Rep: Weitzman / nchored retail center with 16,450 Clute / Lake Jackson, Texas	Status: Built Aug 2016 Building Size: 140,000 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.02/sf Parking: 84 Surface Spaces are avai For Sale: Not For Sale Kyle Knight (713) 335-4532 2,625 SF (1,200-1,4 sf of retail space & 5 pad sites for ground lease loo	Max Contig: 1,425 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 98.1%

30			
	2201 Highway 35 Byp N	Building Type: Retail/Store	ront Retail/Office Space Avail: 2,600 SF
		Status: Built 1978	Max Contig: 2,600 SF
-	Alvin, TX 77511	Building Size: 13,600 SF	Smallest Space: 2,600 SF
Concerning of the local division of the	Brazoria County	Land Area: 1 AC	Rent/SF/YR: \$16.00
		Stories: 1	% Leased: 80.9%
			\$1.91/sf; 2012 Ops @ \$2.96/sf
		For Sale: Not For Sale	ace Spaces are available; Ratio of 3.24/1,000 \$
		TO GAIC. NOL FOI SAIE	
	Landlord Rep: Andora Re	al Estate LLC / David Buttecali (281) 677-2626 2,600 SF (2,600 SF)
1	4205 W Broadway St	Building Type: Class B Offi	ce/Loft/Creative Space Avail: 2,574 SF
	-	Space	Max Contig: 1,614 SF
	Magnolia Building	Status: Built 1963	Smallest Space: 960 SF
4203	Pearland, TX 77581	Building Size: 14,800 SF	Rent/SF/YR: \$12.60-\$13. 2
		Typical Floor Size: 7,400 SF	% Leased: 82.6%
EXTERNAL PROPERTY AND	Brazoria County	Stories: 2	
		Expenses: 2021 Tax @	•
		For Sale: Not For Sale	Spaces are available; Ratio of 6.76/1,000 SF
	Landlord Rep: Capital Tru	ıst Realty / Domenic Santilli (281) 2	32-9999 2,574 SF (960-1,614 SF)
2	130 Parking Way St	Building Type: Class B Offi	
	Turturici Building	Status: Built 1962	Max Contig: 2,547 SF
ST I LA COS	Turturior Dununing	Building Size: 9,000 SF	Smallest Space: 1,000 SF
	Lake Jackson, TX 77566	Typical Floor Size: 9,000 SF	Rent/SF/YR: \$24.00
	Brazoria County	Stories: 1	% Leased: 71.7%
	Brazona County	Expenses: 2021 Tax @ Parking: 30 Surface S	pression are available; Ratio of 3.33/1,000 SF
		For Sale: Not For Sale	
	Landlord Rep: Vandavee	Commercial / Mike Vandaveer (72	0) 726-7878 2,547 SF (1,000-2,547 SF)
is comer property is con		e to a very actively growing town of	f of Highway 288
		e to a very actively growing town of	f of Highway 288.
reat signage abilities	veniently located at the entrand	e to a very actively growing town of	f of Highway 288.
eat signage abilities AM is negotiable along w	veniently located at the entrand	e to a very actively growing town of	f of Highway 288.
eat signage abilities M is negotiable along w ndlord pays taxes and ir ke Jackson is the home	veniently located at the entrand vith T.I. nsurance. of Dow Chemical who employ	ees thousands of people	f of Highway 288.
eat signage abilities M is negotiable along w ndlord pays taxes and ir ke Jackson is the home	veniently located at the entrand vith T.I. nsurance.	ees thousands of people	f of Highway 288.
eat signage abilities M is negotiable along w Idlord pays taxes and ir te Jackson is the home	veniently located at the entrand vith T.I. nsurance. of Dow Chemical who employ	ees thousands of people	f of Highway 288.
eat signage abilities M is negotiable along w ndlord pays taxes and ir ke Jackson is the home	veniently located at the entrand vith T.I. nsurance. of Dow Chemical who employ	ees thousands of people	f of Highway 288.
eat signage abilities M is negotiable along w ndlord pays taxes and ir ke Jackson is the home	veniently located at the entrand vith T.I. nsurance. of Dow Chemical who employ	ees thousands of people	f of Highway 288.
eat signage abilities M is negotiable along w ndlord pays taxes and ir ke Jackson is the home	veniently located at the entrand vith T.I. nsurance. of Dow Chemical who employ	ees thousands of people	f of Highway 288.
eat signage abilities M is negotiable along w ndlord pays taxes and ir ke Jackson is the home	veniently located at the entrand vith T.I. nsurance. of Dow Chemical who employ	ees thousands of people	f of Highway 288.
eat signage abilities M is negotiable along w ndlord pays taxes and ir ke Jackson is the home	veniently located at the entrand vith T.I. nsurance. of Dow Chemical who employ	ees thousands of people	f of Highway 288.
eat signage abilities AM is negotiable along w ndlord pays taxes and ir ke Jackson is the home	veniently located at the entrand vith T.I. nsurance. of Dow Chemical who employ	ees thousands of people	f of Highway 288.
eat signage abilities M is negotiable along w ndlord pays taxes and ir ke Jackson is the home	veniently located at the entrand vith T.I. nsurance. of Dow Chemical who employ	ees thousands of people	f of Highway 288.
eat signage abilities M is negotiable along w ndlord pays taxes and ir ke Jackson is the home	veniently located at the entrand vith T.I. nsurance. of Dow Chemical who employ	ees thousands of people	f of Highway 288.
eat signage abilities M is negotiable along w ndlord pays taxes and ir ke Jackson is the home	veniently located at the entrand vith T.I. nsurance. of Dow Chemical who employ	ees thousands of people	f of Highway 288.



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ighway 288 and Beltway		Building Type: Retail/Storefront Retail/Of Status: Built Apr 2006 Building Size: 9,692 SF Land Area: 1.30 AC Stories: 1 Expenses: 2021 Tax @ \$7.13/sf; 2009 Parking: Free Surface Spaces; Ra For Sale: Not For Sale	Max Contig: 2,520 SF Smallest Space: 2,520 SF Rent/SF/YR: \$21.00 % Leased: 74.0% 9 Ops @ \$0.30/sf tio of 0.00/1,000 SF SF (2,520 SF)
84	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 @ \$49.31/sf Parking: 13 Surface Spaces are av 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% vailable; Ratio of 5.20/1,000 SF
85 Image Coming Soon		erties: Greg Gholston (832) 496-5087 erties / Greg Gholston (832) 496-5087 2,500 SF 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	F (2,500 SF) Space Avail: 2,500 SF Max Contig: 7,500 SF Smallest Space: 2,500 SF Rent/SF/YR: Withheld % Leased: 0%
	Landlord Rep: Greg Flanil	ken and Associates / Ben Miller (979) 299-9457	2,500 SF (2,500 SF)
CenterPoint.			7/11/20



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186		Building Type: Retail/Freestanding Status: Built 1982 Building Size: 2,482 SF Land Area: 0.72 AC Stories: 1 Expenses: 2021 Tax @ \$3.38/sf Parking: 18 Surface Spaces are availat For Sale: For Sale - Active tail Advisors: Joe Silver (713) 595-9500 X5579 tail Advisors / Joe Silver (713) 595-9500 X5579 2	
187	3569 Business Center Dr Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built 2020 Building Size: 23,000 SF Land Area: 2.37 AC Stories: 1 Expenses: 2021 Tax @ \$5.15/sf Parking: 133 Surface Spaces are availa For Sale: For Sale at \$12,208,000 (\$530.	Space Avail: 2,452 SF Max Contig: 2,452 SF Smallest Space: 1,100 SF Rent/SF/YR: \$31.00 % Leased: 89.3% able; Ratio of 5.75/1,000 SF
enjoying frontage on Highv Designed as a walkable er	Landlord Rep: Zann Commen opealing shopping center with oper vay 288, the center offers an ideal nvironment, the center will employ a	rcial Brokerage, Inc.: Derek Hughes (281) 280-808 rcial Brokerage, Inc. / Derek Hughes (281) 280-808 n-air courtyards connecting the shop and restauran location for retail and restaurants to position thems a mix of appealing building elements that set it apar the center to the other so visitors can take advantage	88 2,452 SF (1,100-2,452 SF) t spaces. Directly across Costco, and elves in a high traffic location. rt from the typical shopping plaza.







3129 Kingsley Dr Building 10 Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Proposed, breaks ground 2022 Building Size: 6,125 SF Typical Floor Size: 6,125 SF Stories: 1 For Sale: Not For Sale	Space Avail: 2,450 SF Aug Max Contig: 1,225 SF Smallest Space: 1,225 SF Rent/SF/YR: \$24.48 % Leased: 60.0%
	unsford Commercial, Inc. / Brad Segreto (713) 602-375 r Seidman (713) 602-3767 / Kyle Pesek (713) 602-3764	
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: Not For Sale	Space Avail: 2,400 SF Max Contig: 2,400 SF Smallest Space: 2,400 SF Rent/SF/YR: \$12.00 % Leased: 90.4%
Landlord Rep: Greg	Flaniken and Associates / Ben Miller (979) 299-9457 :	2,400 SF (2,400 SF)
3632 FM 2403 Alvin, TX 77511 Brazoria County	Building Type: Class C Flex Status: Built 2018 Building Size: 2,400 SF Land Area: 11.57 AC Stories: 1 Expenses: 2021 Tax @ \$1.08/sf Parking: 10 Surface Spaces are ava For Sale: Not For Sale	Space Avail: 2,400 SF Max Contig: 2,400 SF Smallest Space: 2,400 SF Rent/SF/YR: Withheld % Leased: 0%
	Williams Houston Preferred / Cory Thornton (832) 474- arch In Progress / 2,400 SF (2,400 SF)	4490



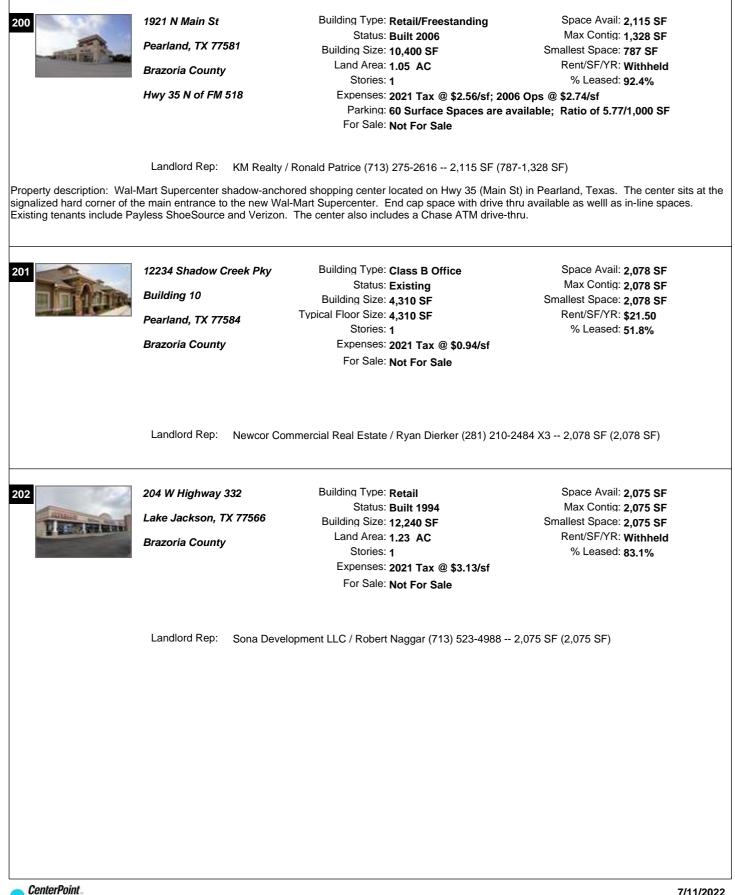
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Always There.

94	19431 Morris Ave Manvel, TX 77578 Brazoria County Landlord Rep: Zann Co	Building Type: Retail/Storefront Retail/ Status: Built Apr 2022 Building Size: 6,450 SF Land Area: 1.13 AC Stories: 1 Expenses: 2021 Tax @ \$1.07/sf Parking: 33 Surface Spaces are a For Sale: Not For Sale	Max Contig: 2,400 SF Smallest Space: 1,200 SF Rent/SF/YR: \$27.00 % Leased: 62.8% available; Ratio of 5.12/1,000 SF
5	2743 Smith Ranch Rd Bldg 6 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Office Live/Work Unit Status: Built Apr 2020 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1	Space Avail: 2,400 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 50.0%
	·	Expenses: 2021 Tax @ \$6.42/sf Parking: 2 Covered Spaces are a For Sale: Not For Sale Realty Inc. / Jacqueline Shao (713) 392-8918 / F	
	2743 Smith Ranch Rd Bldg 13 Pearland, TX 77584 Brazoria County	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 @ \$6.42/sf For Sale: Not For Sale	Space Avail: 2,400 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$25.00 % Leased: 50.0%
	Landlord Rep: Champic	ns Real Estate Group, LLC / Al Johnson (832) 22	9-4413 2,400 SF (1,200 SF)
	2705 Broadway St Province Plaza Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 2007 Building Size: 27,000 SF Land Area: 2.67 AC Stories: 1 Expenses: 2021 Tay @ \$2.85/sf 20	Space Avail: 2,375 SF Max Contig: 2,375 SF Smallest Space: 2,375 SF Rent/SF/YR: Withheld % Leased: 91.2% 12 Est Tax @ \$1 10/sf: 2013 Ops @
	@ Pearland Pkwy	Expenses: 2021 Tax @ \$2.85/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 S For Sale: Not For Sale	
363 SF Shopping Cente		roperties / Moshe Allon (281) 728-9360 2,375 S HH Income: \$76,375 (3 mi.) Population: 2 mi17,	
CenterPoint Energy	© 2022	CoStar Group - Licensed to CenterPoint Energy, Inc - 368255.	7/11/2







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3		Building Type: Class B Office Status: Built 1945 Building Size: 2,034 SF Typical Floor Size: 2,034 SF Stories: 1 Expenses: 2021 Tax @ \$3.15/sf For Sale: For Sale at \$339,900 (\$167.11/ o Properties: Dea Provenzano (979) 292-0010 o Properties / Dea Provenzano (979) 292-0010 2,03		
4 Image Coming Soon	202 Parking Way St Lake Jackson, TX 77566 Brazoria County	Building Type: Retail Status: Built 1980 Building Size: 2,022 SF Land Area: 0.07 AC Stories: 1 Expenses: 2021 Tax @ \$2.05/sf For Sale: Not For Sale	Space Avail: 2,022 SF Max Contig: 2,022 SF Smallest Space: 2,022 SF Rent/SF/YR: \$18.18 % Leased: 0%	
	Landlord Rep: Lake Jacks	on MgtAmerican Apartments / Eric Cortez (979) 299	-3121 2,022 SF (2,022 SF))
5	2006 Broadway St Pearland, TX 77581 Brazoria County	Building Type: Class C Office/Office Building Status: Built 1978 Building Size: 4,634 SF Typical Floor Size: 4,416 SF Stories: 1 Expenses: 2021 Tax @ \$1.86/sf Parking: 10 Surface Spaces are availab For Sale: Not For Sale	Max Contig: 2,000 SF Smallest Space: 200 SF Rent/SF/YR: \$30.00 % Leased: 56.8%	
	Landlord Rep: Absolute R	ealty Group, Inc. / Kevin Duc Nguyen (832) 850-6541	2,000 SF (200-2,000 SF)	
CenterPoint				7/11/2

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	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	Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 2,000 SF Rent/SF/YR: Withheld % Leased: 87.8%	
	SWC of Hwy 288 & Discovery Bay Blvd	Expenses: 2021 Tax @ \$5.34/sf Parking: 166 free Surface Spaces are available; Ratio of 10.15/1,000 SF For Sale: Not For Sale		
		oodwin Group, LLC / Tyler Reiley (281) 256-2300 2,0		
visibility end cap space with rate of nearly 3% p	ce available. Shadow anchored er year projected for the next fiv	by Sam's Club. Additional medical and office proposed e years. Excellent visibility and access.	I in the immediate area. Impressive	
ated at the southwest o	corner of Highway 288 Frontage	Road & Discovery Bay Boulevard. On the "going hom	e" side of Highway 288.	
	711 N Velasco St	Building Type: Retail/Storefront Retail/Office Status: Built 2010	Space Avail: 2,000 SF Max Contig: 2,000 SF	
THITTE	Angleton, TX 77515	Building Size: 8,000 SF	Smallest Space: 1,000 SF	
	Brazoria County	Land Area: 1.04 AC	Rent/SF/YR: \$15.00	
17		Stories: 1 Expenses: 2021 Tax @ \$2.05/sf	% Leased: 75.0%	
		Parking: 39 free Surface Spaces are av For Sale: Not For Sale	ailable; Ratio of 5.30/1,000 SF	
		′ Sarah Thobae (713) 980-5638 / Kyle Knight (713) 33 00 SF (1,000-2,000 SF)	5-4532 / Emily Nejedly (713) 781-	
8				
And.	1930 Pearland Pky	Building Type: Retail/Storefront Retail/Office	Space Avail: 1,965 SF	
	1930 Pearland Pky Pearland Parkway Plaza	Status: Built Jul 2020	Space Avail: 1,965 SF Max Contig: 1,965 SF Smallest Space: 1,965 SF	
THE REAL	-	Status: Built Jul 2020 Building Size: 21,931 SF Land Area: 2.62 AC	Max Contig: 1,965 SF Smallest Space: 1,965 SF Rent/SF/YR: \$27.00	
	Pearland Parkway Plaza Pearland, TX 77581	Status: Built Jul 2020 Building Size: 21,931 SF Land Area: 2.62 AC Stories: 1	Max Contig: 1,965 SF Smallest Space: 1,965 SF	
	Pearland Parkway Plaza	Status: Built Jul 2020 Building Size: 21,931 SF Land Area: 2.62 AC	Max Contig: 1,965 SF Smallest Space: 1,965 SF Rent/SF/YR: \$27.00 % Leased: 91.0%	
	Pearland Parkway Plaza Pearland, TX 77581 Brazoria County	Status: Built Jul 2020 Building Size: 21,931 SF Land Area: 2.62 AC Stories: 1 Expenses: 2021 Tax @ \$3.71/sf Parking: 110 free Surface Spaces are a	Max Contig: 1,965 SF Smallest Space: 1,965 SF Rent/SF/YR: \$27.00 % Leased: 91.0% vailable; Ratio of 5.02/1,000 SF	
	Pearland Parkway Plaza Pearland, TX 77581 Brazoria County	Status: Built Jul 2020 Building Size: 21,931 SF Land Area: 2.62 AC Stories: 1 Expenses: 2021 Tax @ \$3.71/sf Parking: 110 free Surface Spaces are a For Sale: Not For Sale	Max Contig: 1,965 SF Smallest Space: 1,965 SF Rent/SF/YR: \$27.00 % Leased: 91.0% vailable; Ratio of 5.02/1,000 SF	
	Pearland Parkway Plaza Pearland, TX 77581 Brazoria County	Status: Built Jul 2020 Building Size: 21,931 SF Land Area: 2.62 AC Stories: 1 Expenses: 2021 Tax @ \$3.71/sf Parking: 110 free Surface Spaces are a For Sale: Not For Sale	Max Contig: 1,965 SF Smallest Space: 1,965 SF Rent/SF/YR: \$27.00 % Leased: 91.0% vailable; Ratio of 5.02/1,000 SF	
	Pearland Parkway Plaza Pearland, TX 77581 Brazoria County	Status: Built Jul 2020 Building Size: 21,931 SF Land Area: 2.62 AC Stories: 1 Expenses: 2021 Tax @ \$3.71/sf Parking: 110 free Surface Spaces are a For Sale: Not For Sale	Max Contig: 1,965 SF Smallest Space: 1,965 SF Rent/SF/YR: \$27.00 % Leased: 91.0% vailable; Ratio of 5.02/1,000 SF	
	Pearland Parkway Plaza Pearland, TX 77581 Brazoria County	Status: Built Jul 2020 Building Size: 21,931 SF Land Area: 2.62 AC Stories: 1 Expenses: 2021 Tax @ \$3.71/sf Parking: 110 free Surface Spaces are a For Sale: Not For Sale	Max Contig: 1,965 SF Smallest Space: 1,965 SF Rent/SF/YR: \$27.00 % Leased: 91.0% vailable; Ratio of 5.02/1,000 SF	
	Pearland Parkway Plaza Pearland, TX 77581 Brazoria County	Status: Built Jul 2020 Building Size: 21,931 SF Land Area: 2.62 AC Stories: 1 Expenses: 2021 Tax @ \$3.71/sf Parking: 110 free Surface Spaces are a For Sale: Not For Sale	Max Contig: 1,965 SF Smallest Space: 1,965 SF Rent/SF/YR: \$27.00 % Leased: 91.0% vailable; Ratio of 5.02/1,000 SF	

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100	707 Dixie Dr	Building Type: Retail/Fast Food Status: Built 1975	Space Avail: 1,828 SF Max Contig: 1,828 SF
	Freestanding restaurant w/Drive-Thru	Building Size: 1,828 SF Land Area: 0.53 AC	Smallest Space: 1,828 SF Rent/SF/YR: \$17.00
	Clute, TX 77531	Stories: 1	% Leased: 0%
		Expenses: 2021 Tax @ \$2.78/sf	
A-ASS NOTICE	Brazoria County	For Sale: Not For Sale	
	Landlord Rep: RESOLUT F SF)	RE / Brian Clayton (281) 445-0033 / Gustavo Lopez	(281) 445-0033 1,828 SF (1,828
	1330 Broadway St	Building Type: Retail	Space Avail: 1,800 SF
	1000 Dioddwdy Ol	Status: Built 2013	Max Contig: 1,800 SF
C CHICKES	Pearland, TX 77581	Building Size: 6,114 SF	Smallest Space: 1,800 SF
STITLE .	Prozorio County	Land Area: -	Rent/SF/YR: \$22.80
100 10 10 10 10 10 10 10 10 10 10 10 10	Brazoria County	Stories: 1	% Leased: 70.6%
		Expenses: 2021 Tax @ \$6.95/sf	
		Parking: 56 Surface Spaces are availa	ble; Ratio of 9.16/1,000 SF
		For Sale: Not For Sale	
		nercial Brokerage, Inc. / Michael Gage (281) 382-54	
	2825 Miller Ranch Rd	Building Type: Class B Flex/Light Distribution	Space Avail: 1,800 SF
TARREST & A TIM	Pearland, TX 77584	Status: Built 2002	Max Contig: 1,800 SF Smallest Space: 1,800 SF
A A A A A A A A A A A A A A A A A A A		Building Size: 18,000 SF	Rent/SF/YR: Withheld
Charles and a second se	Brazoria County	Land Area: 1.26 AC	% Leased: 100%
		Stories: 1	
		Expenses: 2021 Tax @ \$11.55/sf	
		Parking: 40 free Surface Spaces are a For Sale: Not For Sale	vailable; Ratio of 1.86/1,000 SF
	Landlord Rep: NAI Partner	s / Andy Parrish (713) 629-0500 / Abby Fraher (713	8) 629-0500 1,800 SF (1,800 SF)
	113 Oyster Creek Dr	Building Type: Retail	Space Avail: 1,763 SF
- Ali ali	-	Status: Built 1975, Renov Sep 2021	Max Contig: 978 SF
	Lake Jackson, TX 77566	Building Size: 4,036 SF	Smallest Space: 785 SF
	Brazoria County	Land Area: 0.60 AC Stories: 1	Rent/SF/YR: Withheld % Leased: 56.3%
		Stories: 1 Expenses: 2021 Tax @ \$1.40/sf	/0 Leaseu. 56.3%
		Parking: 41 Surface Spaces are availa For Sale: Not For Sale	ble; Ratio of 10.00/1,000 SF
	Landlord Rep: Realm Real	Estate Professionals / Murad Hemani (713) 471-03	75 1,763 SF (785-978 SF)

3	9330 W Broadway St	Building Type: Retail/Freestanding Status: Built 2001	Space Avail: 1,530 SF Max Contig: 1,530 SF
	Silverlake Plaza II - Building	Building Size: 6,218 SF	Smallest Space: 1,530 SF
	D	Land Area: 1.21 AC	Rent/SF/YR: \$24.00
N. A. Contraction of the	Deerland TV 77504	Stories: 1	% Leased: 75.4%
	Pearland, TX 77584	Expenses: 2021 Tax @ \$29.13/sf, 201	
	Brazoria County	\$4.52/sf	11 Est 1ax @ \$1.00/si, 2011 Ops @
		Parking: 30 free Surface Spaces a For Sale: Not For Sale	re available; Ratio of 4.82/1,000 SF
	Landlord Rep: LandPark Com (1,530 SF)	nmercial / Matt Easterling (713) 325-4112 / W	ill McGrath (713) 789-2200 1,530 SF
	5730 W Broadway St	Building Type: Retail	Space Avail: 1,500 SF
		Status: Built 2006	Max Contig: 1,500 SF
Canal and the second	West Pearland Plaza	Building Size: 21,988 SF	Smallest Space: 1,500 SF
	Decidented TV 77501	Land Area: 1.51 AC	Rent/SF/YR: \$18.00
	Pearland, TX 77581	Stories: 1	% Leased: 93.2%
	Brazoria County	Expenses: 2021 Tax @ \$1.93/sf; 2012	
	·		are available; Ratio of 4.55/1,000 SF
	850 E Brazos Av East Brazos Ave West Columbia, TX 77486 Brazoria County	Building Type: Retail/Auto Repair Status: Built 2017 Building Size: 1,500 SF Land Area: 0.79 AC Stories: 1 Parking: 10 Surface Spaces are av	Space Avail: 1,500 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: \$18.80 % Leased: 0% railable: Ratio of 6.67/1.000 SF
		For Sale: Not For Sale	
	Landlord Rep: Champion Dire	ect Leasing / Brent McKee (979) 233-4800 1	,500 SF (1,500 SF)
	3915 Halik St	Building Type: Class B Warehouse	Space Avail: 1,500 SF
	3915 Halik St Pearland, TX 77581	Status: Built 1978	Max Contig: 1,500 SF
	Pearland, TX 77581		
		Status: Built 1978 Building Size: 6,000 SF	Max Contig: 1,500 SF Smallest Space: 1,500 SF
	Pearland, TX 77581	Status: Built 1978 Building Size: 6,000 SF Land Area: 0.19 AC	Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: \$9.48
	Pearland, TX 77581	Status: Built 1978 Building Size: 6,000 SF Land Area: 0.19 AC Stories: 1	Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: \$9.48 % Leased: 75.0%
	Pearland, TX 77581 Brazoria County	Status: Built 1978 Building Size: 6,000 SF Land Area: 0.19 AC Stories: 1 Expenses: 2009 Tax @ \$0.11/sf Parking: 10 Surface Spaces are av	Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: \$9.48 % Leased: 75.0%

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perty is located adjace	ent to a CVS Pharmacy and ne	ar the intersection of Shadow Creek Parkway ar	nd direct access to State Highway 288.
		munity of Shadow Creek Ranch. Center current s formerly a medical office. Space can be subdi	
	Landlord Rep: NAI Part	ners / Jason Gaines (713) 410-8910 1,400 SF	(1,400 SF)
		Parking: 160 free Surface Spac For Sale: Not For Sale	es are available; Ratio of 10.00/1,000 SF
	Brazoria County	Stories: 1 Expenses: 2021 Tax @ \$4.73/sf	% Leased: 91.2%
	Pearland, TX 77584	Building Size: 15,838 SF Land Area: 2.30 AC	Smallest Space: 1,400 SF Rent/SF/YR: \$29.00
	1901 Kirby St	Building Type: Retail Status: Built Dec 2006	Space Avail: 1,400 SF Max Contig: 1,400 SF
	Landlord Rep: Anchor C	commercial Real Estate Services / Rob Gieseck	e (281) 335-8889 1,400 SF (1,400 SF)
		For Sale: Not For Sale	s are available; Ratio of 1.73/1,000 SF
		Stories: 1 Expenses: 2021 Tax @ \$0.77/sf Parking: 50 from Surface Space	% Leased: 100%
and the second second	Brazoria County	Building Size: 28,957 SF Land Area: 2.17 AC	Smallest Space: 1,400 SF Rent/SF/YR: \$14.52
	106-204 Dixie Dr Clute, TX 77531	Building Type: Retail Status: Built 1978	Space Avail: 1,400 SF Max Contig: 1,400 SF
	Landlord Rep: UTR-Tex	as Realtors / Juan Ramos (713) 910-0636 1,4	422 SF (1,422 SF)
		\$1.60/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	
	-		% Leased: 95.6% 2018 Est Tax @ \$2.96/sf; 2018 Est Ops @
	Brazoria County	Building Size: 32,011 SF Land Area: 5.83 AC	Smallest Space: 1,422 SF Rent/SF/YR: \$24.00
State and a	Alvin, TX 77511	Status: Built 2019	0

	1000 Broadway St Infinity Center	Building Type: Class B Office Status: Built 2019 Building Size: 13,000 SF	Space Avail: 1,380 SF Max Contig: 1,380 SF Smallest Space: 1,380 SF
THE LINE	Pearland, TX 77581	Typical Floor Size: 13,000 SF	Rent/SF/YR: \$24.00
	Brazoria County	Stories: 1 Expenses: 2021 Tax @ \$3.14/sf Parking: Ratio of 10.00/1,000 SF For Sale: Not For Sale	% Leased: 89.4%
		k Team Infinity Real Estate Group / Mona Malone • 1,380 SF (1,380 SF)	(832) 264-8934 / Christy Buck (832)
	2518-2526 Westminister St	Building Type: Class C Office/Medical	Space Avail: 1,320 SF
	Pearland, TX 77581	Status: Built 1985 Building Size: 16,120 SF	Max Contig: 1,320 SF Smallest Space: 1,320 SF
		Typical Floor Size: 16,120 SF	Rent/SF/YR: \$16.92
	Brazoria County	Stories: 1	% Leased: 91.8%
		Expenses: 2021 Tax @ \$1.42/sf	
		Parking: 45 Surface Spaces are ava For Sale: Not For Sale	ilable; Ratio of 2.79/1,000 SF
	Landlord Rep: Capital Trus	st Realty / Domenic Santilli (281) 282-9999 1,320	0 SF (1,320 SF)
	2110 Pearland Pky	Building Type: Retail/Storefront Status: Built 2020	Space Avail: 1,261 SF Max Contig: 1,261 SF
ent.	Pearland, TX 77581	Building Size: 17,364 SF	Smallest Space: 1,261 SF
- Aller	Brazoria County	Land Area: 2.05 AC	Rent/SF/YR: Withheld
		Stories: 1 Expenses: 2021 Tax @ \$4.96/sf Parking: Ratio of 0.00/1,000 SF For Sale: For Sale - Active	% Leased: 92.7%
		thew Berry (713) 577-1640, Robbie Kilcrease (713 Commercial Group, Inc. / Danny Miller (713) 292-0	

	1101 Dias Drian Dal	Ruilding Type: Class C Warehouse	Space Avail: 4 aca cr
223	4101 Rice Drier Rd	Building Type: Class C Warehouse Status: Built 1982	Space Avail: 1,250 SF Max Contig: 1,250 SF
21 Aurel Trace	Bayou Service Center	Building Size: 22,316 SF	Smallest Space: 1,250 SF
	Pearland, TX 77581	Land Area: 1.81 AC	Rent/SF/YR: \$9.84
	reanand, ix iioi	Stories: 1	% Leased: 94.4%
	Brazoria County	Expenses: 2021 Tax @ \$1.39/sf; 201	-
		Parking: 40 Surface Spaces are av	ailable; Ratio of 1.79/1,000 SF
		For Sale: Not For Sale	
	Landlord Rep: Bernell & A (1,250 SF)	Associates / John Harrison (713) 526-1094 X223 /	′ Ron Bernell (713) 526-1094 1,250 SF
Property Features:	an Driar Dood off corner with I	N Main St. ako Talankana Daad in Daarland Ta	veg. Close to Wel Mart and interpretion with
FM 518.	ce Drier Road, off corner with I	N. Main St. aka Telephone Road, in Pearland Te>	as . Close to wal-mart and intersection with
A typical 1250 SF office/wa		office and 1 bathroom, with approx. 962 SF ware	house. Warehouse has a 10x12 overhead
door. Inquire about occupa	ancy. s this business park has office/v	warehouse space available	
	cle-related business please.		
			Space Aveily 4 207 27
224	3422 Business Center Dr	Building Type: Retail/Storefront	Space Avail: 1,225 SF
102 - 10 ST. 22	Pearland, TX 77584	Status: Built 2018 Building Size: 17,653 SF	Max Contig: 1,225 SF Smallest Space: 1,225 SF
and the second second		Land Area: 2.04 AC	Rent/SF/YR: \$31.00
and a strength of	Brazoria County	Stories: 1	% Leased: 93.1%
		Expenses: 2021 Tax @ \$6.40/sf	
		Parking: 90 Surface Spaces are av	vailable; Ratio of 5.10/1,000 SF
		For Sale: Not For Sale	
	Landlord Rep: Investar Re 1,225 SF (eal Estate Services, Inc. / Kathy Jones (713) 464- 1,225 SF)	1001 / Jim Bayne (713) 273-1363
225	3129 Kingsley Dr	Building Type: Class B Office	Space Avail: 1,225 SF
		Status: Built Mar 2021	Max Contig: 1,225 SF
	Building 4	Building Size: 4,900 SF	Smallest Space: 1,225 SF
	Pearland, TX 77584	Typical Floor Size: 4,900 SF	Rent/SF/YR: Withheld
		Stories: 1	% Leased: 75.0%
	Brazoria County	Expenses: 2021 Tax @ \$13.17/sf	
		For Sale: Not For Sale	
	Landlord Rep: Champions	s Real Estate Group, LLC / Al Johnson (832) 229	-4413 1,225 SF (1,225 SF)
ContorDoint			



3129 Kingsley Dr Building 8 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Built May 2021 Building Size: 6,125 SF Typical Floor Size: 1,225 SF Stories: 1 Expenses: 2021 Tax @ \$10.53/sf For Sale: Not For Sale	Space Avail: 1,225 SF Max Contig: 1,225 SF Smallest Space: 1,225 SF Rent/SF/YR: Withheld % Leased: 80.0%
Landlord Rep: Cham 3129 Kingsley Dr Building 16 Pearland, TX 77584 Brazoria County	pions Real Estate Group, LLC / Al Johnson (832) 229-4 Building Type: Class B Office/Medical Status: Built 2022 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Expenses: 2021 Tax @ \$13.17/sf Parking: Ratio of 5.00/1,000 SF For Sale: Not For Sale	413 1,225 SF (1,225 SF) Space Avail: 1,225 SF Max Contig: 1,225 SF Smallest Space: 1,225 SF Rent/SF/YR: \$25.46 % Leased: 75.0%
Landlord Rep: Holt Li Skyler 3129 Kingsley Dr Building 18 Pearland, TX 77584 Brazoria County	unsford Commercial, Inc. / Brad Segreto (713) 602-375 Seidman (713) 602-3767 / Kyle Pesek (713) 602-3764 Building Type: Class B Office/Medical Status: Built May 2022 Building Size: 1,225 SF Typical Floor Size: 1,225 SF Stories: 1 Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	8 / Brandon Avedikian (713) 602-3 4 1,225 SF (1,225 SF) Space Avail: 1,225 SF Max Contig: 1,225 SF Smallest Space: 1,225 SF Rent/SF/YR: \$24.00 % Leased: 0%
Landlord Rep: Energ	y Realty / Sattar Sobhani (832) 955-3531 1,225 SF (1	,225 SF)

9	117 W Highway 332	Building Type: Retail Status: Built 1995	Space Avail: 1,220 SF Max Contig: 1,220 SF
A Carry Com	Lake Jackson Shopping Center	Building Size: 28,583 SF Land Area: 2.92 AC	Smallest Space: 1,220 SF Rent/SF/YR: \$23.00
	Lake Jackson, TX 77566	Stories: 1	% Leased: 95.7%
	Brazoria County	Expenses: 2021 Tax @ \$3.30/sf; 2 Parking: 200 Surface Spaces ar For Sale: Not For Sale	2007 Ops @ \$4.26/sf re available; Ratio of 2.62/1,000 SF
opping center is locate		ner LLC / Jay Foster (713) 623-6001 X1 1,22 and 288 in Lake Jackson, adjacent to Wal-Ma	
		was formerly occupied by Radio Shack.	
0	20351 Tx-6	Building Type: Class B Office	Space Avail: 1,220 SF
Aler and the second	Manvel, TX 77578	Status: Built 1975 Building Size: 6,721 SF	Max Contig: 1,220 SF Smallest Space: 1,220 SF
	Brazoria County	Typical Floor Size: 6,721 SF	Rent/SF/YR: \$16.80
		Stories: 1	% Leased: 81.9%
		Expenses: 2021 Tax @ \$1.26/sf	
	Landlord Ren: Manual Ro	available; Ratio of 2.8 For Sale: Not For Sale	3/1,000 SF
1	Landlord Rep: Manvel Re 215-219 W Sealy St	Parking: 5 free Covered Spaces available; Ratio of 2.8 For Sale: Not For Sale alty / Mark Lowe (281) 489-9444 1,220 SF (Building Type: Class B Office	3/1,000 SF 1,220 SF) Space Avail: 1,217 SF
		Parking: 5 free Covered Spaces available; Ratio of 2.8 For Sale: Not For Sale alty / Mark Lowe (281) 489-9444 1,220 SF (Building Type: Class B Office Status: Built 1960	1,220 SF) Space Avail: 1,217 SF Max Contig: 1,217 SF
	215-219 W Sealy St	Parking: 5 free Covered Spaces available; Ratio of 2.8 For Sale: Not For Sale alty / Mark Lowe (281) 489-9444 1,220 SF (Building Type: Class B Office Status: Built 1960 Building Size: 2,500 SF Typical Floor Size: 2,500 SF	3/1,000 SF 1,220 SF) Space Avail: 1,217 SF Max Contig: 1,217 SF Smallest Space: 1,217 SF Rent/SF/YR: Withheld
	215-219 W Sealy St Alvin, TX 77511	Parking: 5 free Covered Spaces available; Ratio of 2.8 For Sale: Not For Sale alty / Mark Lowe (281) 489-9444 1,220 SF (Building Type: Class B Office Status: Built 1960 Building Size: 2,500 SF Typical Floor Size: 2,500 SF Stories: 1	3/1,000 SF 1,220 SF) Space Avail: 1,217 SF Max Contig: 1,217 SF Smallest Space: 1,217 SF
1	215-219 W Sealy St Alvin, TX 77511	Parking: 5 free Covered Spaces available; Ratio of 2.8 For Sale: Not For Sale alty / Mark Lowe (281) 489-9444 1,220 SF (Building Type: Class B Office Status: Built 1960 Building Size: 2,500 SF Typical Floor Size: 2,500 SF	3/1,000 SF 1,220 SF) Space Avail: 1,217 SF Max Contig: 1,217 SF Smallest Space: 1,217 SF Rent/SF/YR: Withheld
1	215-219 W Sealy St Alvin, TX 77511 Brazoria County Landlord Rep: Silvestri Inv	Parking: 5 free Covered Spaces available; Ratio of 2.8 For Sale: Not For Sale alty / Mark Lowe (281) 489-9444 1,220 SF (Building Type: Class B Office Status: Built 1960 Building Size: 2,500 SF Typical Floor Size: 2,500 SF Stories: 1 Expenses: 2021 Tax @ \$1.92/sf For Sale: Not For Sale	3/1,000 SF 1,220 SF) Space Avail: 1,217 SF Max Contig: 1,217 SF Smallest Space: 1,217 SF Rent/SF/YR: Withheld % Leased: 100%
1	215-219 W Sealy St Alvin, TX 77511 Brazoria County Landlord Rep: Silvestri Inv	Parking: 5 free Covered Spaces available; Ratio of 2.8 For Sale: Not For Sale alty / Mark Lowe (281) 489-9444 1,220 SF (Building Type: Class B Office Status: Built 1960 Building Size: 2,500 SF Typical Floor Size: 2,500 SF Stories: 1 Expenses: 2021 Tax @ \$1.92/sf For Sale: Not For Sale	3/1,000 SF 1,220 SF) Space Avail: 1,217 SF Max Contig: 1,217 SF Smallest Space: 1,217 SF Rent/SF/YR: Withheld % Leased: 100%
	215-219 W Sealy St Alvin, TX 77511 Brazoria County Landlord Rep: Silvestri Inv	Parking: 5 free Covered Spaces available; Ratio of 2.8 For Sale: Not For Sale alty / Mark Lowe (281) 489-9444 1,220 SF (Building Type: Class B Office Status: Built 1960 Building Size: 2,500 SF Typical Floor Size: 2,500 SF Stories: 1 Expenses: 2021 Tax @ \$1.92/sf For Sale: Not For Sale	3/1,000 SF 1,220 SF) Space Avail: 1,217 SF Max Contig: 1,217 SF Smallest Space: 1,217 SF Rent/SF/YR: Withheld % Leased: 100%
	215-219 W Sealy St Alvin, TX 77511 Brazoria County Landlord Rep: Silvestri Inv	Parking: 5 free Covered Spaces available; Ratio of 2.8 For Sale: Not For Sale alty / Mark Lowe (281) 489-9444 1,220 SF (Building Type: Class B Office Status: Built 1960 Building Size: 2,500 SF Typical Floor Size: 2,500 SF Stories: 1 Expenses: 2021 Tax @ \$1.92/sf For Sale: Not For Sale	3/1,000 SF 1,220 SF) Space Avail: 1,217 SF Max Contig: 1,217 SF Smallest Space: 1,217 SF Rent/SF/YR: Withheld % Leased: 100%
	215-219 W Sealy St Alvin, TX 77511 Brazoria County Landlord Rep: Silvestri Inv	Parking: 5 free Covered Spaces available; Ratio of 2.8 For Sale: Not For Sale alty / Mark Lowe (281) 489-9444 1,220 SF (Building Type: Class B Office Status: Built 1960 Building Size: 2,500 SF Typical Floor Size: 2,500 SF Stories: 1 Expenses: 2021 Tax @ \$1.92/sf For Sale: Not For Sale	3/1,000 SF 1,220 SF) Space Avail: 1,217 SF Max Contig: 1,217 SF Smallest Space: 1,217 SF Rent/SF/YR: Withheld % Leased: 100%
	215-219 W Sealy St Alvin, TX 77511 Brazoria County Landlord Rep: Silvestri Inv	Parking: 5 free Covered Spaces available; Ratio of 2.8 For Sale: Not For Sale alty / Mark Lowe (281) 489-9444 1,220 SF (Building Type: Class B Office Status: Built 1960 Building Size: 2,500 SF Typical Floor Size: 2,500 SF Stories: 1 Expenses: 2021 Tax @ \$1.92/sf For Sale: Not For Sale	3/1,000 SF 1,220 SF) Space Avail: 1,217 SF Max Contig: 1,217 SF Smallest Space: 1,217 SF Rent/SF/YR: Withheld % Leased: 100%
	215-219 W Sealy St Alvin, TX 77511 Brazoria County Landlord Rep: Silvestri Inv	Parking: 5 free Covered Spaces available; Ratio of 2.8 For Sale: Not For Sale alty / Mark Lowe (281) 489-9444 1,220 SF (Building Type: Class B Office Status: Built 1960 Building Size: 2,500 SF Typical Floor Size: 2,500 SF Stories: 1 Expenses: 2021 Tax @ \$1.92/sf For Sale: Not For Sale	3/1,000 SF 1,220 SF) Space Avail: 1,217 SF Max Contig: 1,217 SF Smallest Space: 1,217 SF Rent/SF/YR: Withheld % Leased: 100%

	7902-7904 Broadway St	Building Type: Retail/Freestanding	Space Avail: 1,200 SF
Contraction of the local division of the loc	2	Status: Built Feb 2011 Building Size: 2,400 SF	Max Contig: 1,200 SF Smallest Space: 1,200 SF
	Pearland, TX 77581	Land Area: 1.11 AC Stories: 1	Rent/SF/YR: Withheld % Leased: 50.0%
	Brazoria County	Expenses: 2021 Tax @ \$11.71/sf; 2012 Es Parking: 14 free Surface Spaces are av For Sale: Not For Sale	st Ops @ \$3.97/sf
	Landlord Rep: Tarantino Pi	roperties, Inc. / Eric Drymalla (832) 423-7439 X126	1,200 SF (1,200 SF)
ghborhood Retail Cent eptional Street Visibilit ple Parking cently remodeled in 20' ong Ownership eat Location, Medical, C	y 13	ated in the City of Pearland, TX, one of the fastest gro	owing cities in Texas.
· ·	SH288 Frontage	Building Type: Retail/Freestanding	Space Avail: 1,200 SF
The second second	Pearland, TX 77584	Status: Built May 2021 Building Size: 14 250 SE	Max Contig: 1,200 SF Smallest Space: 1,200 SF
and the second s		Building Size: 14,250 SF Land Area: 1.65 AC	Rent/SF/YR: \$31.00
A 35- /3	Brazoria County	Stories: 1	% Leased: 91.6%
		Expenses: 2021 Tax @ \$2.72/sf Parking: 16 Surface Spaces are availab For Sale: Not For Sale	ole; Ratio of 1.12/1,000 SF
		Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X3 a (713) 623-6944 1,200 SF (1,200 SF)	08 / Rafael Melara (713) 623-6944
		a (713) 623-6944 1,200 SF (1,200 SF) Building Type: Retail/Storefront Retail/Office	Space Avail: 1,200 SF
Annual Provide and a Provide a	Abdul Sabh	a (713) 623-6944 1,200 SF (1,200 SF) Building Type: Retail/Storefront Retail/Office Status: Built 2001	Space Avail: 1,200 SF Max Contig: 1,200 SF
	Abdul Sabha 1591 E Hwy 6	a (713) 623-6944 1,200 SF (1,200 SF) Building Type: Retail/Storefront Retail/Office	Space Avail: 1,200 SF
	Abdul Sabh 1591 E Hwy 6 Alvin Shopping Center	a (713) 623-6944 1,200 SF (1,200 SF) Building Type: Retail/Storefront Retail/Office Status: Built 2001 Building Size: 22,397 SF Land Area: 2.25 AC	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 94.6% s @ \$10.80/sf
	Abdul Sabh 1591 E Hwy 6 Alvin Shopping Center Alvin, TX 77511 Brazoria County	a (713) 623-6944 1,200 SF (1,200 SF) Building Type: Retail/Storefront Retail/Office Status: Built 2001 Building Size: 22,397 SF Land Area: 2.25 AC Stories: 1 Expenses: 2021 Tax @ \$3.49/sf; 2009 Op Parking: 96 Surface Spaces are availab	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 94.6% s @ \$10.80/sf ble; Ratio of 4.29/1,000 SF
e tax ID # of this proper active well designed 3 cessful Dollar Tree sto al for an insurance age trage Household Incom pulation 40,609 (5 miles	Abdul Sabh 1591 E Hwy 6 Alvin Shopping Center Alvin, TX 77511 Brazoria County Landlord Rep: Colin Fox & ty is R164929 and the key map # year old building. Great street vis re. Other credit rated tenants incl nt or other retail user looking for the \$50,434 (3 miles).	a (713) 623-6944 1,200 SF (1,200 SF) Building Type: Retail/Storefront Retail/Office Status: Built 2001 Building Size: 22,397 SF Land Area: 2.25 AC Stories: 1 Expenses: 2021 Tax @ \$3.49/sf; 2009 Op Parking: 96 Surface Spaces are availat For Sale: Not For Sale Associates / Colin Fox (281) 333-4692 1,200 SF (1 is 696N. ibility within the shadow of a Wal-Mart Superstore. The ude Payless Shoes, Advance America, Cingular, Sub	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 94.6% s @ \$10.80/sf ble; Ratio of 4.29/1,000 SF 1,200 SF) he center is anchored by a highly
active well designed 3 cessful Dollar Tree sto al for an insurance age arage Household Incom pulation 40,609 (5 miles 500 cars/day	Abdul Sabh 1591 E Hwy 6 Alvin Shopping Center Alvin, TX 77511 Brazoria County Landlord Rep: Colin Fox & ty is R164929 and the key map # year old building. Great street vis re. Other credit rated tenants incl nt or other retail user looking for the \$50,434 (3 miles).	a (713) 623-6944 1,200 SF (1,200 SF) Building Type: Retail/Storefront Retail/Office Status: Built 2001 Building Size: 22,397 SF Land Area: 2.25 AC Stories: 1 Expenses: 2021 Tax @ \$3.49/sf; 2009 Op Parking: 96 Surface Spaces are availat For Sale: Not For Sale Associates / Colin Fox (281) 333-4692 1,200 SF (1 is 696N. ibility within the shadow of a Wal-Mart Superstore. Th ude Payless Shoes, Advance America, Cingular, Sub high traffic and visibility.	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 94.6% s @ \$10.80/sf ble; Ratio of 4.29/1,000 SF 1,200 SF) he center is anchored by a highly

35	2809 Miller Ranch Rd	Building Type: Class B Flex/Light Distribution	Space Avail: 1,200 SF Max Contig: 1,200 SF
all fulgent	Pearland, TX 77584	Status: Built 2002	Smallest Space: 1,200 SF
- Contraction of the second se	Brazoria County	Building Size: 18,000 SF Land Area: 1.26 AC	Rent/SF/YR: Withheld
		Stories: 1	% Leased: 100%
		Expenses: 2021 Tax @ \$11.55/sf	
			re available; Ratio of 2.56/1,000 SF
		For Sale: Not For Sale	
	Landlord Rep: NAI Part	ners / Andy Parrish (713) 629-0500 / Abby Fraher (713) 629-0500 1,200 SF (1,200 SF)
ess than a mile from High uality flex space in the an ajority of flex space which ut and only 30% warehou	way 288. The property is situa ea coupled with extremely lim ch has a normal build out confi use space. This void in large s	tuated in the main shopping and business corridor o ated at the signalized intersection of Miller Ranch Ro ited Class C building lease space, has made SLBP guration of 20% office space and 80% warehouse s quare footage office/retail space coupled with a dyn DA of approximately \$900,000!	bad and Broadway (FM 518). The lack of an extremely hot location. Unlike the vast pace, SLBP has a 70% office space build
hase I: Building 2837 & 2 hase II: Building 2809 &2			
36	2743 Smith Ranch Rd	Building Type: Class B Office/Office	Space Avail: 1.200 SF
a han		Live/Work Unit	Max Contig: 1,200 SF
COLUMN THE PARTY	Bldg 5	Status: Built 2020	Smallest Space: 1,200 SF
N A	Pearland, TX 77584	Building Size: 4,800 SF Typical Floor Size: 1,200 SF	Rent/SF/YR: \$24.00
	Brazoria County	Stories: 1	% Leased: 75.0%
	Brazona oounty	Expenses: 2021 Tax @ \$2.61/sf	
		For Sale: Not For Sale	
	Landlord Rep: Champio	For Sale: Not For Sale Ins Real Estate Group, LLC / Al Johnson (832) 229-	4413 1,200 SF (1,200 SF)
37	Landlord Rep: Champio	ons Real Estate Group, LLC / Al Johnson (832) 229-	Space Avail: 1,200 SF
37	2743 Smith Ranch Rd	ons Real Estate Group, LLC / Al Johnson (832) 229- Building Type: Class B Office Status: Built 2021	Space Avail: 1,200 SF Max Contig: 1,200 SF
and the second se	2743 Smith Ranch Rd Bldg 9	ons Real Estate Group, LLC / Al Johnson (832) 229- Building Type: Class B Office Status: Built 2021 Building Size: 4,800 SF	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF
and the second se	2743 Smith Ranch Rd	ons Real Estate Group, LLC / Al Johnson (832) 229- Building Type: Class B Office Status: Built 2021	Space Avail: 1,200 SF Max Contig: 1,200 SF
and the second se	2743 Smith Ranch Rd Bldg 9	ns Real Estate Group, LLC / Al Johnson (832) 229- Building Type: Class B Office Status: Built 2021 Building Size: 4,800 SF Typical Floor Size: 4,800 SF	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00
and the second se	2743 Smith Ranch Rd Bldg 9 Pearland, TX 77584	Building Type: Class B Office Status: Built 2021 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00
and the second s	2743 Smith Ranch Rd Bldg 9 Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Built 2021 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1 Expenses: 2021 Tax @ \$6.42/sf	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00 % Leased: 75.0%
and the second se	2743 Smith Ranch Rd Bldg 9 Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Built 2021 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1 Expenses: 2021 Tax @ \$6.42/sf For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00 % Leased: 75.0%
and the second se	2743 Smith Ranch Rd Bldg 9 Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Built 2021 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1 Expenses: 2021 Tax @ \$6.42/sf For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00 % Leased: 75.0%
and the second s	2743 Smith Ranch Rd Bldg 9 Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Built 2021 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1 Expenses: 2021 Tax @ \$6.42/sf For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00 % Leased: 75.0%
and the second s	2743 Smith Ranch Rd Bldg 9 Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Built 2021 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1 Expenses: 2021 Tax @ \$6.42/sf For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00 % Leased: 75.0%
and the second s	2743 Smith Ranch Rd Bldg 9 Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Built 2021 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1 Expenses: 2021 Tax @ \$6.42/sf For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00 % Leased: 75.0%
and the second se	2743 Smith Ranch Rd Bldg 9 Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Built 2021 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1 Expenses: 2021 Tax @ \$6.42/sf For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00 % Leased: 75.0%
and the second se	2743 Smith Ranch Rd Bldg 9 Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Built 2021 Building Size: 4,800 SF Typical Floor Size: 4,800 SF Stories: 1 Expenses: 2021 Tax @ \$6.42/sf For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$24.00 % Leased: 75.0%



Always There.

238	2404 Grand Blvd Medlin Office Building	Building Type: Class C Office Status: Built 1982 Building Size: 9,129 SF	Space Avail: 1,197 SF Max Contig: 797 SF Smallest Space: 225 SF
	Pearland, TX 77581	Typical Floor Size: 4,565 SF	Rent/SF/YR: \$23.00-\$30.00
		Stories: 2	% Leased: 86.9%
	Brazoria County	Expenses: 2021 Tax @ \$2.33/sf Parking: 30 Surface Spaces are ava For Sale: Not For Sale	ailable; Ratio of 3.29/1,000 SF
	Landlord Rep: Realvest	Services LLC / Sarah Lernor (682) 556-1734 1,19	97 SF (225-797 SF)
Il maintained office buil	ding in the heart of the Pearla	nd Townsite, occupied with multiple office uses.	
cated on Grand Bouleva	ard, just off FM 518/Broadway	St with easy access to SH 35, IH 45, Beltway 8 and	SH 288
9	406 Verhalen Rd	Building Type: Class C Office	Space Avail: 1,125 SF
A Description of the second	Alvin TV 77511	Status: Built 1976	Max Contig: 1,125 SF
and the second s	Alvin, TX 77511	Building Size: 2,250 SF	Smallest Space: 1,125 SF
	Brazoria County	Typical Floor Size: 2,250 SF	Rent/SF/YR: \$10.12
		Stories: 1 Expenses: 2021 Tex @ \$2 70/of	% Leased: 50.0%
		Expenses: 2021 Tax @ \$2.79/sf Parking: 20 Surface Spaces are ava	ailable; Ratio of 8.89/1,000 SF
		For Sale: Not For Sale	
	Landlord Rep: UTR-Te	xas Realtors / Juan Ramos (713) 910-0636 1,125 \$	SF (1,125 SF)
0	11041 Shadow Creek Pky	Building Type: Retail	Space Avail: 1,119 SF Max Contig: 1,119 SF
I I II WY AND	Pearland, TX 77584	Status: Built Jan 2009 Building Size: 28,347 SF	Smallest Space: 1,119 SF
- and the	Brazoria County	Land Area: 6.94 AC	Rent/SF/YR: \$35.00
	Brazona County	Stories: 1	% Leased: 96.1%
		Expenses: 2021 Tax @ \$5.18/sf	
		Parking: 100 free Surface Spaces a	re available; Ratio of 3.57/1,000 SF
			re available; Ratio of 3.57/1,000 SF
	Landlord Rep: Taranting	Parking: 100 free Surface Spaces a	
1	Landlord Rep: Taranting	Parking: 100 free Surface Spaces a For Sale: Not For Sale	26 1,119 SF (1,119 SF) Space Avail: 1,069 SF
1	8633 W Broadway St	Parking: 100 free Surface Spaces a For Sale: Not For Sale o Properties, Inc. / Eric Drymalla (832) 423-7439 X12 Building Type: Class B Office/Medical Status: Built 2003	26 1,119 SF (1,119 SF) Space Avail: 1,069 SF Max Contig: 1,069 SF
	8633 W Broadway St Pearland, TX 77584	Parking: 100 free Surface Spaces a For Sale: Not For Sale o Properties, Inc. / Eric Drymalla (832) 423-7439 X12 Building Type: Class B Office/Medical Status: Built 2003 Building Size: 9,624 SF	26 1,119 SF (1,119 SF) Space Avail: 1,069 SF Max Contig: 1,069 SF Smallest Space: 1,069 SF
- Read	8633 W Broadway St	Parking: 100 free Surface Spaces a For Sale: Not For Sale o Properties, Inc. / Eric Drymalla (832) 423-7439 X12 Building Type: Class B Office/Medical Status: Built 2003 Building Size: 9,624 SF Typical Floor Size: 9,624 SF	26 1,119 SF (1,119 SF) Space Avail: 1,069 SF Max Contig: 1,069 SF Smallest Space: 1,069 SF Rent/SF/YR: \$21.75
	8633 W Broadway St Pearland, TX 77584	Parking: 100 free Surface Spaces a For Sale: Not For Sale o Properties, Inc. / Eric Drymalla (832) 423-7439 X12 Building Type: Class B Office/Medical Status: Built 2003 Building Size: 9,624 SF Typical Floor Size: 9,624 SF Stories: 1	26 1,119 SF (1,119 SF) Space Avail: 1,069 SF Max Contig: 1,069 SF Smallest Space: 1,069 SF Rent/SF/YR: \$21.75 % Leased: 88.9 %
C. C	8633 W Broadway St Pearland, TX 77584	Parking: 100 free Surface Spaces a For Sale: Not For Sale o Properties, Inc. / Eric Drymalla (832) 423-7439 X12 Building Type: Class B Office/Medical Status: Built 2003 Building Size: 9,624 SF Typical Floor Size: 9,624 SF	26 1,119 SF (1,119 SF) Space Avail: 1,069 SF Max Contig: 1,069 SF Smallest Space: 1,069 SF Rent/SF/YR: \$21.75 % Leased: 88.9% Est Tax @ \$3.17/sf; 2011 Ops @
	8633 W Broadway St Pearland, TX 77584	Parking: 100 free Surface Spaces a For Sale: Not For Sale o Properties, Inc. / Eric Drymalla (832) 423-7439 X12 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 @ \$3.97/sf, 2012	26 1,119 SF (1,119 SF) Space Avail: 1,069 SF Max Contig: 1,069 SF Smallest Space: 1,069 SF Rent/SF/YR: \$21.75 % Leased: 88.9% Est Tax @ \$3.17/sf; 2011 Ops @
	8633 W Broadway St Pearland, TX 77584	Parking: 100 free Surface Spaces a For Sale: Not For Sale	26 1,119 SF (1,119 SF) Space Avail: 1,069 SF Max Contig: 1,069 SF Smallest Space: 1,069 SF Rent/SF/YR: \$21.75 % Leased: 88.9% Est Tax @ \$3.17/sf; 2011 Ops @
	8633 W Broadway St Pearland, TX 77584 Brazoria County	Parking: 100 free Surface Spaces a For Sale: Not For Sale	26 1,119 SF (1,119 SF) Space Avail: 1,069 SF Max Contig: 1,069 SF Smallest Space: 1,069 SF Rent/SF/YR: \$21.75 % Leased: 88.9% Est Tax @ \$3.17/sf; 2011 Ops @ \$5.24/sf ailable; Ratio of 5.30/1,000 SF oblio of 3 properties - Under Contract
	8633 W Broadway St Pearland, TX 77584 Brazoria County Sales Company: Transwe	Parking: 100 free Surface Spaces a For Sale: Not For Sale De Properties, Inc. / Eric Drymalla (832) 423-7439 X12 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 @ \$3.97/sf, 2012 \$5.24/sf, 2012 Est Ops @ \$ Parking: 70 Surface Spaces are ava For Sale: For Sale as part of a portfor	26 1,119 SF (1,119 SF) Space Avail: 1,069 SF Max Contig: 1,069 SF Smallest Space: 1,069 SF Rent/SF/YR: \$21.75 % Leased: 88.9% Est Tax @ \$3.17/sf; 2011 Ops @ \$5.24/sf bilable; Ratio of 5.30/1,000 SF bilo of 3 properties - Under Contract

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242	145 Oyster Creek Dr	Building Type: Retail	Space Avail: 1,000 SF
242	145 Oyster Creek Dr	Status: Built 1972	Max Contig: 1,000 SF
State of the local division in which the	Oyster Creek Center	Building Size: 31,189 SF	Smallest Space: 1,000 SF
18 5	Laka Jaakaan TY 77500	Land Area: 6.25 AC	Rent/SF/YR: \$15.00
	Lake Jackson, TX 77566	Stories: 1	% Leased: 96.8%
	Brazoria County	Expenses: 2021 Tax @ \$2.79/sf	
	-	Parking: 245 Surface Spaces are a	available; Ratio of 7.71/1,000 SF
		For Sale: Not For Sale	
	Landlord Rep: Tarantino F	Properties, Inc. / Eric Drymalla (832) 423-7439 X1	126 1 000 SE (1 000 SE)
		Toperties, Inc. / Enc Drymalia (632) 423-7439 X I	120 1,000 SF (1,000 SF)
Oyster Creek Center, built plus a storage area of 576		porhood shopping center composed of one L-sha	ped building with a total of 17 lease spaces
		and greater Lake Jackson, offering services and	
		sses at the property for many years including No tenant since 1981 and The Strawberry Patch (a v	
		1 sf Food King grocery operation (formerly a Safe	
		ining +/-2.76-acre site is also improved with a fre	
Affecting Land).	a nave a snared parking field wit	h common access governed by an ECR (Easem	ents with Covenants and Restrictions
, aroung Land).			
243	1204 N Velasco St	Building Type: Class C Office/Medical	Space Avail: 950 SF
	Angleton, TX 77515	Status: Built 1979	Max Contig: 950 SF
and the sea	Angleton, IX IIolo	Building Size: 8,546 SF	Smallest Space: 950 SF
The second s	Brazoria County	Typical Floor Size: 8,546 SF	Rent/SF/YR: \$50.52
			% Leased: 88.9%
		Expenses: 2021 Tax @ \$1.32/sf	re evellette. Detie of 4 40/4 000 CC
		For Sale: Not For Sale	re available; Ratio of 4.10/1,000 SF
		Tor Gale. Not For Sale	
	Landlord Rep: UTR-Texas	Realtors / Bill Havey (281) 282-0935 950 SF ((950 SF)
244	200 E Mulberry St	Building Type: Class C Office	Space Avail: 740 SF
244	200 E mulberry or	Status: Built 1959	Max Contig: 740 SF
	Angleton, TX 77515	Building Size: 7,000 SF	Smallest Space: 740 SF
	Prozonia County	Typical Floor Size: 7,000 SF	Rent/SF/YR: \$16.20
	Brazoria County	Stories: 1	% Leased: 89.4%
		Expenses: 2021 Tax @ \$0.92/sf	
		Parking: 20 Surface Spaces are av	ailable; Ratio of 2.86/1,000 SF
		For Sale: Not For Sale	
	Landlard Popt	Company Inc. (Presider Care (540) 400 4000	740 85 (740 85)
	Landlord Rep: Clyde Cone	e Company, Inc. / Brandon Cone (512) 496-1038	(40 35 (140 35)



J. Maria	1816 Pearland Pky Y Shops at Pearland Pkwy	Building Type: Retail/Storefront Status: Built 2014 Building Size: 9,750 SF	Space Avail: 694 SF Max Contig: 694 SF Smallest Space: 694 SF
12 1	Pearland, TX 77581	Land Area: 1.08 AC Stories: 1	Rent/SF/YR: Withheld % Leased: 100%
	Brazoria County	Expenses: 2021 Tax @ \$1.30/sf	
		Parking: 50 Surface Spaces are ava For Sale: Not For Sale	ilable; Ratio of 0.00/1,000 SF
	Landlord Rep: BPI Realty	Services, Inc. / Mark Lapeyrouse (713) 350-2771 -	694 SF (694 SF)
	1506 E Broadway St	Building Type: Class B Office/Medical	Space Avail: 205 SF
	Pearland, TX 77581	Status: Built 1978, Renov 1999 Building Size: 12,799 SF	Max Contig: 205 SF Smallest Space: 205 SF
THE PART		Typical Floor Size: 6,250 SF	Rent/SF/YR: \$20.40
And the second second	Brazoria County	Stories: 2	% Leased: 98.4%
		Expenses: 2021 Tax @ \$2.34/sf	
		Parking: 60 Surface Spaces are ava Ratio of 4.85/1,000 SF	ilable; Reserved Spaces @ \$14.00/mo
		For Sale: Not For Sale	
		st Realty / Domenic Santilli (281) 282-9999 205	SF (203 SF)
	land, one of the Southeast Houst dential locations, this property fea gnage in an area where the avera		
ity and monument si	dential locations, this property fea	atures high age daily traffic count is 24,700 cars a day. bad, close to Friendswood Building Type: Retail	Space Avail: 124 SF
ty and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St	atures high age daily traffic count is 24,700 cars a day. bad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991	Max Contig: 124 SF
y and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St Pearland, TX 77581	atures high age daily traffic count is 24,700 cars a day. bad, close to Friendswood Building Type: Retail	-
y and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St	atures high age daily traffic count is 24,700 cars a day. bad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991 Building Size: 80,690 SF	Max Contig: 124 SF Smallest Space: 124 SF
ty and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St Pearland, TX 77581	atures high age daily traffic count is 24,700 cars a day. bad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991 Building Size: 80,690 SF Land Area: 7.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.45/sf; 2016	Max Contig: 124 SF Smallest Space: 124 SF Rent/SF/YR: Withheld % Leased: 99.9%
ty and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St Pearland, TX 77581	atures high age daily traffic count is 24,700 cars a day. bad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991 Building Size: 80,690 SF Land Area: 7.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.45/sf; 2016 \$1.20/sf Parking: 385 Surface Spaces are av	Max Contig: 124 SF Smallest Space: 124 SF Rent/SF/YR: Withheld % Leased: 99.9% Ops @ \$1.80/sf, 2013 Est Ops @
ity and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St Pearland, TX 77581	atures high age daily traffic count is 24,700 cars a day. bad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991 Building Size: 80,690 SF Land Area: 7.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.45/sf; 2016 \$1.20/sf	Max Contig: 124 SF Smallest Space: 124 SF Rent/SF/YR: Withheld % Leased: 99.9% Ops @ \$1.80/sf, 2013 Est Ops @
lity and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St Pearland, TX 77581 Brazoria County	atures high age daily traffic count is 24,700 cars a day. bad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991 Building Size: 80,690 SF Land Area: 7.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.45/sf; 2016 \$1.20/sf Parking: 385 Surface Spaces are av	Max Contig: 124 SF Smallest Space: 124 SF Rent/SF/YR: Withheld % Leased: 99.9% Ops @ \$1.80/sf, 2013 Est Ops @ ailable; Ratio of 4.75/1,000 SF
lity and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St Pearland, TX 77581 Brazoria County	atures high age daily traffic count is 24,700 cars a day. wad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991 Building Size: 80,690 SF Land Area: 7.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.45/sf; 2016 \$1.20/sf Parking: 385 Surface Spaces are av For Sale: Not For Sale	Max Contig: 124 SF Smallest Space: 124 SF Rent/SF/YR: Withheld % Leased: 99.9% Ops @ \$1.80/sf, 2013 Est Ops @ ailable; Ratio of 4.75/1,000 SF
ility and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St Pearland, TX 77581 Brazoria County	atures high age daily traffic count is 24,700 cars a day. wad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991 Building Size: 80,690 SF Land Area: 7.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.45/sf; 2016 \$1.20/sf Parking: 385 Surface Spaces are av For Sale: Not For Sale	Max Contig: 124 SF Smallest Space: 124 SF Rent/SF/YR: Withheld % Leased: 99.9% Ops @ \$1.80/sf, 2013 Est Ops @ ailable; Ratio of 4.75/1,000 SF
lity and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St Pearland, TX 77581 Brazoria County	atures high age daily traffic count is 24,700 cars a day. wad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991 Building Size: 80,690 SF Land Area: 7.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.45/sf; 2016 \$1.20/sf Parking: 385 Surface Spaces are av For Sale: Not For Sale	Max Contig: 124 SF Smallest Space: 124 SF Rent/SF/YR: Withheld % Leased: 99.9% Ops @ \$1.80/sf, 2013 Est Ops @ ailable; Ratio of 4.75/1,000 SF
ility and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St Pearland, TX 77581 Brazoria County	atures high age daily traffic count is 24,700 cars a day. wad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991 Building Size: 80,690 SF Land Area: 7.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.45/sf; 2016 \$1.20/sf Parking: 385 Surface Spaces are av For Sale: Not For Sale	Max Contig: 124 SF Smallest Space: 124 SF Rent/SF/YR: Withheld % Leased: 99.9% Ops @ \$1.80/sf, 2013 Est Ops @ ailable; Ratio of 4.75/1,000 SF
lity and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St Pearland, TX 77581 Brazoria County	atures high age daily traffic count is 24,700 cars a day. wad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991 Building Size: 80,690 SF Land Area: 7.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.45/sf; 2016 \$1.20/sf Parking: 385 Surface Spaces are av For Sale: Not For Sale	Max Contig: 124 SF Smallest Space: 124 SF Rent/SF/YR: Withheld % Leased: 99.9% Ops @ \$1.80/sf, 2013 Est Ops @ ailable; Ratio of 4.75/1,000 SF
lity and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St Pearland, TX 77581 Brazoria County	atures high age daily traffic count is 24,700 cars a day. wad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991 Building Size: 80,690 SF Land Area: 7.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.45/sf; 2016 \$1.20/sf Parking: 385 Surface Spaces are av For Sale: Not For Sale	Max Contig: 124 SF Smallest Space: 124 SF Rent/SF/YR: Withheld % Leased: 99.9% Ops @ \$1.80/sf, 2013 Est Ops @ ailable; Ratio of 4.75/1,000 SF
ility and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St Pearland, TX 77581 Brazoria County	atures high age daily traffic count is 24,700 cars a day. wad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991 Building Size: 80,690 SF Land Area: 7.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.45/sf; 2016 \$1.20/sf Parking: 385 Surface Spaces are av For Sale: Not For Sale	Max Contig: 124 SF Smallest Space: 124 SF Rent/SF/YR: Withheld % Leased: 99.9% Ops @ \$1.80/sf, 2013 Est Ops @ ailable; Ratio of 4.75/1,000 SF
lity and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St Pearland, TX 77581 Brazoria County	atures high age daily traffic count is 24,700 cars a day. wad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991 Building Size: 80,690 SF Land Area: 7.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.45/sf; 2016 \$1.20/sf Parking: 385 Surface Spaces are av For Sale: Not For Sale	Max Contig: 124 SF Smallest Space: 124 SF Rent/SF/YR: Withheld % Leased: 99.9% Ops @ \$1.80/sf, 2013 Est Ops @ ailable; Ratio of 4.75/1,000 SF
lity and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St Pearland, TX 77581 Brazoria County	atures high age daily traffic count is 24,700 cars a day. wad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991 Building Size: 80,690 SF Land Area: 7.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.45/sf; 2016 \$1.20/sf Parking: 385 Surface Spaces are av For Sale: Not For Sale	Max Contig: 124 SF Smallest Space: 124 SF Rent/SF/YR: Withheld % Leased: 99.9% Ops @ \$1.80/sf, 2013 Est Ops @ ailable; Ratio of 4.75/1,000 SF
ity and monument si	dential locations, this property fea gnage in an area where the avera adway, just east of Dixie Farm Ro 3216-3272 E Broadway St Pearland, TX 77581 Brazoria County	atures high age daily traffic count is 24,700 cars a day. wad, close to Friendswood Building Type: Retail Status: Built 1967, Renov 1991 Building Size: 80,690 SF Land Area: 7.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.45/sf; 2016 \$1.20/sf Parking: 385 Surface Spaces are av For Sale: Not For Sale	Max Contig: 124 SF Smallest Space: 124 SF Rent/SF/YR: Withheld % Leased: 99.9% Ops @ \$1.80/sf, 2013 Est Ops @ ailable; Ratio of 4.75/1,000 SF



1 RETAIL

FOR LEASE

Manvel Town Center (Phase I) - Manvel Tov 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:	Under Construction
Year Built:	2023
% Leased:	0%
Owner Occupied:	No
Owner Type:	Developer/Owner-NTL
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:	
Space Use:	Retail
00000000	



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 / Jame	es Namken (713) 980-5622	2 / Kyle Knight (71	3) 335-4532				
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st	1,500 - 748,800	748,800	748,800	Withheld	30 Days	Negotiable	New
Weitzman / James Nai	mken (713) 980-5622 / Kyle K	night (713) 335-4532	2				
Building Notes							
Description							
	nter is a planned regional o	center that will ser	ve the growing and	expaning population of	the South Hous	ton/Pearland ar	ea.
	288 and SH-6, 6 miles sou						

2 OFFICE

O1-----

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

Structure	
Building Type:	Office
SubType:	Medical
Class:	В
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 @ \$0.58/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

SF Avail

Floor Contig

Amenities

Floor

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



Bldg Contig

Rent/SF/Yr + Svs

Occupancy

Term

Туре

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

Always There.

Angleton, TX 77515 Floor 1 tst vison Young / Josh J. LaRocca	SF Avail	Floor Contig	Dida Oratia				
vison Young / Josh J. LaRocca			Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
<i>CM Realty Services, Inc. / Brad</i> y lax. Contiguous: 100,000 SF		150,000 8800 x103	150,000	Withheld	Vacant	Negotiable	Direct
ultiple Space Opportunities: Cla	ss 'A' Office, Back-0	Office, Call-Center, N	Nedical-Manufacturing				
ENTRAL BRAZORIA COUNTY	BUSINESS PARK:						
pproximately 269,700 Total Squ	are Feet (SF) one a	nd two-story Office 8	& Light Industrial facility				
riginally built in 1991 with expan	ision to current size	in mid 1990s-					
pproximately 900 lighted concre	te parking spaces						
0 Person State-of-the-Art Audito	rium, including with	advanced video, sou	und and lighting capabil	ties			
000 SF Large Banquet/Cafeteri	a Facility with Full-S	ervice Kitchen					
ultiple Certifiable Clean Rooms	- Environmental Co	ntrolled (Approximat	e 12,000 SF - Class 10),000 and 1,800 SF - Clas	ss 1,000)		
/arehouse Space (15'6"-16'6" Cl	ear Height Possible)					
uilding Features:	Ū	,					
Ū							
Key Card Entrances and Access	3						
24 Hour Electronic Security							
100% Climate-Controlled							
Fully-Sprinklered ocated along Business 288 / Teo	chnology Drive in Ar	ngleton, Texas, minu	tes from State Highway	288.			
eal central location within Brazo	ria County Conve	nient drive-times to	all locations within the C	county, including:			
24 Minutes to Freeport (BASF, I	Dow Chemical)						
19 Minutes to Lake Jackson							
25 Minutes to Alvin (INEOS, Aso	cend)						
23 MInutes to Oyster Creek (Fre	eport LNG)						
15 Minutes to Sweeny (Chevron	ı-Phillips)						
22 Minutes to Pearland							
25 Minutes to Beltway 8							
⁹ 1st vison Young / Josh J. LaRocca CM Realty Services, Inc. / Brady		3,577	3,577	Withheld	Vacant	Negotiable	Direct
1st	16,565 - 48,822	48,822	48,822	Withheld	Vacant	Negotiable	Direct
vison Young / Josh J. LaRocca CM Realty Services, Inc. / Brady		-8800 x103					
nique technology support facility asses such as Helium, Nitrogen	, Argon and compres	ssed air - House Dei	onized water - House H	igh Vacuum - Extensive 3	3 phase power, 4	80V, 240V & 208V	available in a
reas - Significant number of larg							

Page 86

Central Brazoria County Business Pa -- cont'd 4005 Technology Dr

Angleton, TX 77515	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
2 2nd wison Young / Josh J. LaRocca CM Realty Services, Inc. / Brad 1ax. Contiguous: 45,000 SF		55,000 9-8800 x103	55,000	Withheld	Vacant	Negotiable	Direct
ENTRAL BRAZORIA COUNTY	BUSINESS PARK	:					
opproximately 269,700 Total Sq	uare Feet (SF) one	and two-story Office	& Light Industrial facili	y:			
Driginally built in 1991 with expa	nsion to current size	e in mid 1990s-					
Approximately 900 lighted concr	ete parking spaces						
30 Person State-of-the-Art Audit	orium, including with	h advanced video, so	und and lighting capat	ilities			
7,000 SF Large Banquet/Cafeter	ria Facility with Full-	Service Kitchen					
Multiple Certifiable Clean Rooms	s - Environmental C	ontrolled (Approxima	te 12,000 SF - Class 1	00,000 and 1,800 SF - Cla	ss 1,000)		
Narehouse Space (15'6"-16'6" C	Clear Height Possibl	e)					
Building Features:							
* Key Card Entrances and Acces	29						
24 Hour Electronic Security							
100% Climate-Controlled							
Fully-Sprinklered							
Located along Business 288 / Te	echnology Drive in A	Angleton, Texas, minu	utes from State Highwa	ay 288.			
deal central location within Braz	oria County Conv	venient 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, As	scend)						
* 23 MInutes to Oyster Creek (Fr	eeport LNG)						
15 Minutes to Sweeny (Chevro	n-Phillips)						
* 22 Minutes to Pearland							
* 25 Minutes to Beltway 8							
Building Notes							
Approximately 269,700 Sc	quare Feet (SF) o	ne and two-story (Office & Light Indust	rial facility:			
-Originally built in 1991 wi Approximately 900 lighted Over 100,000 square fee -Multiple Large Conferenc -Large Banquet Facility ar -Multiple Certifiable Clean -Environmental Controlled -Key Card Entrances and -24 Hour Electronic Secur	d concrete parking t of Office Space e Rooms, Media d Meeting Rooms Rooms Industrial and W Access	g spaces. Rooms and Audito s					
100% Climate-Controlled							

Fully-Sprinklered Approximately 13,800 SF of Clean Room area

*12,000 SF - Class 100,000

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



3 OFFICE

FOR LEASE

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

Structure	
Building Type:	Office
SubType:	Medical
Class:	Α
RBA:	110,000 SF
Typical Floor:	25,209 SF
Stories:	4
Building Status:	Proposed
Year Built:	2023
% Leased:	9.1%
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: Smallest Space: Max Contig: Space Use:	100,000 SF 1,500 SF 100,000 SF Off/Med
0	,
Rent/SF/Yr: Expenses:	Withheld 2021 Tax @ \$0.70/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	Туре
P 1st	1,500 - 25,000	25,000	100,000	Withheld	Vacant	Negotiable	Direct
Lee & Associates / Patrick W	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 W	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



Always There.

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



4 OFFICE

FOR LEASE

8560	Broa	ldw	ay	St
Pearl	and,	ТΧ	77	584

reariand, 1X	vay St 77584		PEAR	LAND MEDI	CAL CO	MMONS	
Structure			32			= = 11/2	
Building Type:	Office		TT IT				
SubType:	Medical						
Class:	Α					The State of the	
RBA:	47,500 SF		and the second s			THE PARTY OF	- the second second
Typical Floor:	23,750 SF			-			- X.(10.00)
Stories:	2						
Building Status:	Proposed						
Year Built:	-						
% Leased:	0%						
wner Occupied:	-						
Owner Type:	-						
Tenancy:	Multiple Tenant						
Land Area:	-						
Zoning:	-						
Parcel No:	7049-0001-002						
Parking:							
Total Available: Smallest Space: Max Contig:	47,500 SF 23,750 SF 47,500 SF						
	Off/Med						
Space Use:							
Space Use: Rent/SF/Yr:	\$25.00						
Space Use:							
Space Use: Rent/SF/Yr: Expenses:	\$25.00						
Space Use: Rent/SF/Yr: Expenses: For Sale Info	\$25.00						
Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale	\$25.00						
Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Transwestern Re	\$25.00 2021 Tax @ \$0.27/sf al Estate Services / Heinri	,		. ,			
Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Transwestern Re Floor	\$25.00 2021 Tax @ \$0.27/sf al Estate Services / Heinri SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy Vacant	Term	Туре
Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Transwestern Re <u>Floor</u> Ist	\$25.00 2021 Tax @ \$0.27/sf al Estate Services / Heinri SF Avail 23,750	Floor Contig 23,750	Bldg Contig 47,500	Rent/SF/Yr + Svs \$25.00/nnn		Term Negotiable	Type New
Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Franswestern Re Floor	\$25.00 2021 Tax @ \$0.27/sf al Estate Services / Heinri SF Avail	Floor Contig 23,750	Bldg Contig 47,500	Rent/SF/Yr + Svs \$25.00/nnn	Vacant		



5 OFFICE

FOR LEASE

301 This Way St Lake Jackson, TX 77566

Building Type: SubType: Class: RBA: Typical Floor: Stories: Building Status: Year Built: % Leased: Owner Occupied: Owner Type: Tenancy: Land Area:	
Zanid Area.	-
Zoning:	-
Parcel No:	5850-1215-000
Parking:	-



Lease

45,344 SF
3,000 SF
15,468 SF
Off/Med
Withheld
2021 Tax @ \$1.14/sf

For Sale Info

Not For Sale

Presented By

Transwestern Real Estate Services	/ Sarah Carter	(713) 231-1620	/ Elisa Pantazis /	(713) 231-1580
		(113) 231-1023	LIISE I AIILAZIS (113 231-1300

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре		
P 1st	3,000 - 14,755	14,755	14,755	Withheld	01/2023	Negotiable	Direct		
Transwestern Real Estate Se	ervices / Sarah Carter	(713) 231-1629 / Elis	e Pantazis (713) 231	-1580					
P 2nd	3,000 - 15,468	15,468	15,468	Withheld	01/2023	Negotiable	Direct		
Transwestern Real Estate Se	ranswestern Real Estate Services / Sarah Carter (713) 231-1629 / Elise Pantazis (713) 231-1580								
P 3rd	3,000 - 15,121	15,121	15,121	Withheld	01/2023	Negotiable	Direct		
Transwestern Real Estate Se	ervices / Sarah Carter	(713) 231-1629 / Elis	e Pantazis (713) 231	-1580					



6 INDUSTRIAL

FOR LEASE

Liverpool, TX	85 (77577			A STATE	Aling Street	A Break
Lease				The Martin	R. Walt	44 44 2 4
Total Available:	40,000 SF		Place and	S. A.	1800	Standard Street
Narehouse Avail:	40,000 SF			1 2 2 L		
Office Avail:	0 SF			A COLOR	COAST 1	and the second second
CAM:					- Vistri	111 States
Smallest Space:				State of the state	- 21/2	THE FLAT
Max Contig:					CANE !!	
Space Use: Rent/SF/yr:					Sec. 1	Ser 1 publication
Structure						
	Class B Industrial	Ceiling Height:			Stories:	
SubType:		Column Spacing:			Power:	
	40,000 SF	Drive Ins:			Const Mat:	
Typical Floor:		Crane:			Sprinkler:	
Building Status:		Rail Line:		Lo	t Dimensions:	
Year Built:		Rail Spots:			Land Area:	
% Leased:		Cross Docks:			Building FAR:	
Owner Occupied:		Loading Docks:			Levelators:	-
Owner Type:		Utilities:				
Zoning:			Single Tenant			
Parcel No:	02600004000	Parking:	-			
For Sale Info						
Not For Sale						
Presented By						
	ors / Sharon Rowsey (281)	947-8037			Term	
JTR-Texas Realt	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy		Use/Type

RETAIL

7

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

Structure			
Building Type:	Ret	ail	
Class:	-		
RBA:	42,0	000 SF	
Typical Floor:	42,0	000 SF	
Stories:	1		
Building Status:	Exi	sting	
Year Built:	198	3	
% Leased:	5.89	%	
Owner Occupied:	No		
Owner Type:		ividual	
Tenancy:		Itiple Tenant	
Land Area:		D AC	
Zoning:	007	-	
Parcel No:	224	0-0076-120	
Parking:	-		
Lease Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info	1,20 24,7 Offi \$5.8	565 SF 00 SF 700 SF ice, Retail 88-\$14.28 11 Tax @ \$0.33/sf	
Not For Sale			
Presented By			
Harry M. Green I	nteres	sts / Harry M. Greer	n (713) 953-98
Floor		SF Avail	Floor Contig
P 1st / Suite 648		2,405	2,4
Harry M. Green Interes THIS SPACE CAN BE			
P 1st / Suite 664	USEL	1.200	1.2



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

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
P 1st / Suite 648	2 405	2 405	2 405	\$14 28/mg	Vacant

P 1st / Suite 648	2,405	2,405	2,405	\$14.28/mg V	/acant 1-5 yrs	Direct
Harry M. Green Interests / Harry	M. Green (713) 953-980	00 x103				
THIS SPACE CAN BE USED FO	OR RETAIL OR WAREH	OUSE.				
P 1st / Suite 664	1,200	1,200	1,200	\$14.40/mg V	/acant 3-5 yrs	Direct
Harry M. Green Interests / Harry	M. Green (713) 953-980	00 x103				
P 1st / Suite 704W	24,700	24,700	24,700	\$5.88/mg V	/acant 1-5 yrs	Direct
Harry M. Green Interests / Harry	M. Green (713) 953-980	00 x103				
THIS SPACE CAN BE USED FO	OR RETAIL OR WAREH	OUSE.				
P 1st / Suite 708	8,000	8,000	8,000	\$11.88/mg V	/acant 1-5 yrs	Direct
Harry M. Green Interests / Harry	M. Green (713) 953-980	00 x103				
P 1st / Suite 734	3,260	3,260	3,260	\$15.60/mg V	/acant 1-5 yrs	Direct
Harry M. Green Interests / Harry	M. Green (713) 953-980	00 x103				



Туре

Term

FOR LEASE

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

8 INDUSTRIAL

1824 FM-523 Freeport, TX	77541		100		
Lease					1000
Total Available:	39,000 SF				
Warehouse Avail:	39,000 SF			1	
Office Avail:			E AL		
CAM:			and and and and	A BRANCH	
Smallest Space:					
Max Contig:					TEL TOTAL
Space Use: Rent/SF/yr:					
	2021 Tax @ \$0.90/sf			and the state	
Expenses.	2021 100 @ 40.30/31		Chest of the second		and a stranger
Structure		_			
Building Type:	Class C Industrial	Ceiling Height:	16'0"	Stories	s: 1
SubType:	Manufacturing	Column Spacing:		Powe	r: 440a 3p
	42,353 SF	Drive Ins:	1 - 10'0"w x 10'0"h	Const Ma	t: Metal
Typical Floor:	42,353 SF	Crane:	None	Sprinkle	r: None
Building Status:		Rail Line:	None	Lot Dimensions	
Year Built:	-	Rail Spots:	None	Land Area	a: 5 AC
% Leased:	7.9%	Cross Docks:		Building FAF	R: 0.19
Owner Occupied:	No	Loading Docks:		Levelators	
Owner Type:		-		- Gas, Sewer - City, Water -	
Zoning:			Multiple Tenant		
-	2110-0054-000	-	Ratio of 0.00/1,000 SF		
For Sale Info			Features		
Not For Sale			Fenced Lot		
Presented By					
	ad Peltier (979) 482-0220				
Floor 1st / Suite B	SF Avail 21,000	Bldg Contig 21,000	Rent/SF/Yr + Svs \$6.60/nnn	Occupancy Terr Vacant 3-7 yrs	n Use/Type Direct
ad Peltier / Chad Pe		21,000	\$0.00/1111	vacanı 5-7 yıs	Direct
1st / Suite c ad Peltier / Chad Pe	18,000	18,000	\$5.90/nnn/5.90 ofc	Vacant 3 yrs	Direct
Building Notes					
* Sodium and mer	curv liahtina				
* Covered deck ar					



FOR LEASE

9 RETAIL

FOR LEASE

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 availab Ratio of 3.86/1,000 SF	le



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 @ \$0.85/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	Туре
P 1st / Suite 1100-D	2,206	2,206	2,206	\$18.00/nnn	Vacant	Negotiable	Direct
Harry M. Green Interests / Ha	rry M. Green (713) 95	3-9800 x103					
P 1st / Suite 1104 A	900	900	900	\$16.80/mg	Vacant	3 yrs	Direct
Harry M. Green Interests / Ha	rry M. Green (713) 95	3-9800 x103					
P 1st / Suite 1104-E	2,250	2,250	2,250	\$14.40/mg	Vacant	Negotiable	Direct
Harry M. Green Interests / Ha	rry M. Green (713) 95	3-9800 x103					
P 1st / Suite 1112	10,800	10,800	10,800	\$11.88/mg	Vacant	Negotiable	Direct
Harry M. Green Interests / Ha	rry M. Green (713) 95	3-9800 x103					
P 1st / Suite 1116A	14,995	14,995	14,995	\$11.88/mg	Vacant	Negotiable	Direct
Harry M. Green Interests / Ha	rry M. Green (713) 95	3-9800 x103					



Angleton Plaza -- cont'd 1100-1116 E Mulberry St Angleton, TX 77515

	15						
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 1140B	2,175	2,175	2,175	\$12.00/mg	30 Days	Negotiable	Direct
Harry M. Green Interests / Ha	arry M. Green (713) 953	3-9800 x103					



10 RETAIL

FOR LEASE

Building Type:RetailClass:-RBA:128,754 SFTypical Floor:128,754 SFStories:1Building Status:ExistingYear Built:2014% Leased:75.4%Owner Occupied:NoOwner Type:Developer/Owner-RGNLTenancy:Multiple TenantLand Area:18.79 ACZoning:F1Parcel No:0198-0011-002Parking:684 Surface Spaces are available	CO
RBA:128,754 SFTypical Floor:128,754 SFStories:1Building Status:ExistingYear Built:2014% Leased:75.4%Owner Occupied:NoOwner Type:Developer/Owner-RGNLTenancy:Multiple TenantLand Area:18.79 ACZoning:F1Parcel No:0198-0011-002Parking:684 Surface Spaces are available	
Typical Floor:128,754 SFStories:1Building Status:ExistingYear Built:2014% Leased:75.4%Owner Occupied:NoOwner Type:Developer/Owner-RGNLTenancy:Multiple TenantLand Area:18.79 ACZoning:F1Parcel No:0198-0011-002Parking:684 Surface Spaces are available	
Stories:1Building Status:ExistingYear Built:2014% Leased:75.4%Owner Occupied:NoOwner Type:Developer/Owner-RGNLTenancy:Multiple TenantLand Area:18.79 ACZoning:F1Parcel No:0198-0011-002Parking:684 Surface Spaces are available	
Building Status:ExistingYear Built:2014% Leased:75.4%Owner Occupied:NoOwner Type:Developer/Owner-RGNLTenancy:Multiple TenantLand Area:18.79 ACZoning:F1Parcel No:0198-0011-002Parking:684 Surface Spaces are available	
Year Built:2014% Leased:75.4%Owner Occupied:NoOwner Type:Developer/Owner-RGNLTenancy:Multiple TenantLand Area:18.79 ACZoning:F1Parcel No:0198-0011-002Parking:684 Surface Spaces are available	
% Leased: 75.4% Owner Occupied: No Owner Type: Developer/Owner-RGNL Tenancy: Multiple Tenant Land Area: 18.79 AC Zoning: F1 Parcel No: 0198-0011-002 Parking: 684 Surface Spaces are available	
Dwner Occupied: No Owner Type: Developer/Owner-RGNL Tenancy: Multiple Tenant Land Area: 18.79 AC Zoning: F1 Parcel No: 0198-0011-002 Parking: 684 Surface Spaces are available	
Owner Type: Developer/Owner-RGNL Tenancy: Multiple Tenant Land Area: 18.79 AC Zoning: F1 Parcel No: 0198-0011-002 Parking: 684 Surface Spaces are available	
Tenancy: Multiple Tenant Land Area: 18.79 AC Zoning: F1 Parcel No: 0198-0011-002 Parking: 684 Surface Spaces are available	
Land Area: 18.79 AC Zoning: F1 Parcel No: 0198-0011-002 Parking: 684 Surface Spaces are available	
Zoning: F1 Parcel No: 0198-0011-002 Parking: 684 Surface Spaces are available	
Parcel No: 0198-0011-002 Parking: 684 Surface Spaces are available	
Parking: 684 Surface Spaces are available	
Ratio of 5.31/1,000 SF	
Lease	
Total Available: 31,700 SF	
Smallest Space: 6,700 SF	
Max Contig: 25,000 SF	
Space Use: Retail	
Rent/SF/Yr: Withheld	
Expenses: 2021 Tax @ \$0.00/sf	
For Sale Info	
Not For Sale	
Presented By	
Dunhill Partners, Inc. / Sarah Landry (214) 525-3527 X127 / Sarah Landry (214) 525-3527 x127	Tarm
Floor SF Avail Floor Contig Bldg Contig Rent/SF/Yr + Svs Occupance 1st 25,000 25,000 25,000 Withheld Vacant	y Term 3-10 yrs Dire
unhill Partners, Inc. / Sarah Landry (214) 525-3527 x127	
1st / Suite 120 6,700 6,700 6,700 Withheld Vacant	Negotiable Dire
unhill Partners, Inc. / Sarah Landry (214) 525-3527 x127	
Building Notes	
-	
New shopping center at Pearland Pkwy & FM-518.	



11 RETAIL

FOR LEASE

493-533 N Do Angleton, TX		n Shopping			
Structure			Har	in the second se	mm
Building Type:	Retail		E ELEN		The second
Class:	-			BUEN INU CON	
RBA:					the state of the s
Typical Floor:					- inter
Stories:			1-1-1-		-
Building Status:	-		Stranger - wa		C N
Year Built:	-		Constant P		
% Leased:	49.6%		E CALLER NO	Section and	-
Owner Occupied:	Νο				
Owner Type:	Individual				
Tenancy:	Multiple Tenant				
Land Area:					
Zoning:					
Parcel No:					
Parking:	257 free Surface Spa Ratio of 4.67/1,000 \$				
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 @ \$0.22/sf				
For Sale Info					
Not For Sale					
Presented By					
Harry M. Green Ir	nterests / Harry M. Gree	en (713) 953-9800 X	(103 / Harry M. Green	(713) 953-9800 x103	
Amenities					
Signalized Interse					
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy
P 1st / Suite 501 Harry M Green Interes	10,500 sts / Harry M. Green (713)		10,500	\$10.80/mg	Vacant
P 1st / Suite 525	19,760 sts / Harry M. Green (713)) 19,760	19,760	\$5.88/mg	Vacant
Building Notes					
	or thoroughfare, ample 60 sq.ft. available	parking, great visibi	lity. Several national cr	edit tenants.	
Located on Highw	vay 35 Angleton, TX				



Туре

Direct

Direct

Term

1-5 yrs

1-5 yrs

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



12 INDUSTRIAL

FOR SALE / FOR LEASE

Space, Yard Sales Company Fritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781 Presented By Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781	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 Building Type: Class B Industrial Celling Height: SubType: Warehouse Column Spacing: - Power: 480v 3p SubType: Warehouse Column Spacing: - Power: 480v 3p RBA: 30,000 SF Crane: - Sprinkler: - Building Status: Existing Rail Line: Nore Land Area: 4.44 AC Year Built: 1995 Rail Spots: Nore Land Area: 4.44 AC Weared Status: Existing Cading Docks: - Levelators: - Owner Occupied: No Loading Docks: - Levelators: - Owner Occupied: No Loading Docks: - Levelators: - <th>1131 FM 517 F Alvin, TX 7751</th> <th></th> <th></th> <th></th> <th></th> <th></th>	1131 FM 517 F Alvin, TX 7751					
Warehouse Avail: Office Avail: 0 SF CAM: 	Warehouse Avail: 30,000 SF/6,000 ofc Office Avail: 0 SF CAM: - Smallest Space: 30,000 SF Space Use: Industrial Rent/SF/v: Withheld Expenses: 2021 Tax @ \$1.07/sf Structure - Building Type: Class B Industrial SubType: Warehouse Column Spacing: - Power: 4800 3p RBA: 30,000 SF Chames Column Spacing: Power: 4800 3p RBA: 30,000 SF Chames - Studing Type: Varehouse Column Spacing: - Power: 4800 3p SubType: Warehouse Column Spacing: - Power: Striker: Building Status: Existing RBA: 30,000 SF Crane: - Space Varia Striker: Year Built: 1995 Rail Spots: None Land Area: 4.44 AC	Lease			and the second s	SEE 11	1
Office Avail: CAM: Smallest Space: 30,000 SF Max Contig: 30,000 SF Space Use: Industrial Rent/SF/yr: Withheld Expenses: 2021 Tax @ \$1.07/sfImage: Space S	Office Avail: 0 SF CAM: - Smallest Space: 30,000 SF Max Contig: 30,000 SF Base: Industrial Rend/SFY: Withheld Expenses: 2021 Tax @ \$1.07/sf Structure	Total Available:	30,000 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 Extructure Building Type: Class B Industrial Column Spacing: - Power: 480v 3p RBA: 30,000 SF Drive Ins: 13 Const Mat: Metal Typical Floor: 30,000 SF Crane: - Splitting Status: Existing Rail Line: None Leased: 100% Const Mat: Metal Year Buil: 1995 Rail Spots: - Building Tak: Existing Rail Spots: - Building Tak: Const Mat: Wear Bould 100% Cores Docks: - Building Tak: - Owner Type: - Owner Type: - Parcel No: 6620-0120-000	CAM: - Smallest Space: 30.000 SF Max Contig: 30.000 SF Space Use: Industrial Rent/SF/W: Withheld Expenses: 2021 Tax @ \$1.07/sf Studting Type: Class B Industrial Column Spacing: - Building Type: Class B Industrial Column Spacing: - Power: 480v 3p RBA: 30,000 SF Drive Ins: 13 Const Mat: Metal Typical Floor: 30,000 SF Building Statu: Existing RBA: 30,000 SF Crame: - Building Statu: Existing Rail Line: None LaadArea: 444 AC Ver Buil: 1995 Rail Space: None LaadArea: 444 AC Ver Buil: 1995 Owner Occupied: No Loading Docks: - Develators: - Downer Occupied: No Downer Occupied: No </th <th></th> <th></th> <th></th> <th>AND THE REAL PROPERTY OF</th> <th></th> <th></th>				AND THE REAL PROPERTY OF		
Smallest Space 30,000 SF Max Contig: 30,000 SF Space Use: industrial Rent/SF/W: Withheld Expenses: 2021 Tax @ \$1.07/sf Structure	Smallest Space: 30,000 SF Max Conig: 30,000 SF Space Use: Industrial Rent/SFX; Withheld Expenses: 2021 Tax @ \$1.07/sf Building Type: Class B Industrial Ceiling Height: 240° 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 Zoring: - 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) 275-3781, Dylan Coleman (713) 275-3781 Presented By Fitsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781						
Max Contig: Space Use: Industrial Rent/SF/yr:30,000 SF Space Use: Vithheld Expenses: 2021 Tax @ \$1.07/sfImage: Continue of the second se	Max Contig: Space Use: Industrial Rent/SF/Y: Withheld Expense: 30,000 SF Industrial Industrial Celling Height: 240° Stories: Stories: 1 Structure SubType: Class B Industrial Celling Height: Column Spacing: Power: 240° Stories: Power: 1 SubType: Warehouse Warehouse Column Spacing: Column Spacing: Power: Power: Power: 480v 3p RBA: Building Statu: 0,000 SF Crane: Const Mat: Power: Metal 480v 3p RBA: Building Statu: 0,000 SF Crane: Const Mat: Stories: Power: 1 Building Statu: Existing Rail Spots: None Land Area: Levelators: - - Building Statu: Power: Power: Utilities: Heiting, Lighting, Sewer - Septic Field, Water Levelators: - - Owner Type: Porcel No: 0620-0120-000 Parking: S Surface Spaces are available Ratio of 1.771/000 SF - - For Sale Info Features Features - - - For Sale Active 24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storage Space, Yard - - - Sales Company -	• • • • • • • • • • • • • • • • • • • •					200
Space Use: Industrial Rent/SF/yr: Withheld Expenses: 2021 Tax @ \$1.07/sf Structure Structure Building Type: Class B Industrial Ceiling Height: 24°° Stories: 1 SubType: Warehouse Column Spacing: - Power: 480v 3p Building Type: Class B Industrial Ceiling Height: 24°° Stories: 1 SubType: Warehouse Column Spacing: - Power: 480v 3p Building Status: Existing Caran: - Sprinkle: - Building Status: Existing Rail Line: None Land Area: 4.44 AC Wore Occupied: No Loading Docks: - Building FAR: 0.16 Owner Occupied: No Loading Docks: - Building FAR: 0.16 Owner Type: - Utilities: Heating, Lighting, Sewer - Septic Field, Water - Zoning: - Tenancy: Single Tenant - - Parcel No: 0620-0120-000 Parking: Saturace	Space Use: Industrial Rent/SF/yr: Withheld Withheld Expenses: 2021 Tax @ \$1.07/sf Structure Structure Building Type: Class B Industrial Ceiling Height: 24'0" Stories: 1 SubType: Warehouse Column Spacing: - Power: 48'0 3p SubType: Warehouse Column Spacing: - Power: 48'0 3p RBA: 30,000 SF Drive Ins: 13 Const Mat: Metal Typical Floo: 30,000 SF Crane: - Sprinkler: - Building Status: Existing Rail Line: None Land Area: 4.44 AC % Leased: 100% Coross Docks: - Levelators: - Owner Occupied: No Loading Docks: - Levelators: - Owner Type: - Utilities: Single Tenant - - Parcel No: 6620-0120-000 Parking: 33 Surface Spaces are available space. Yard Sales Company Frische Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3781. Z4 Hour Access,	•	,			Contraction of the local division of the loc	
Rent/SF/yr: Withheld Expenses: 2021 Tax @ \$1.07/sf Structure 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: - Sprinkler: - Building Status: Existing Rail Spots: None Lot Dimensions: - - Year Built: 1995 Rail Spots: None Levelators: - - Owner Occupied: No Loading Docks: - Building Stave: - - Parcel No: 0620-0120-000 Parking: 53 Surface Spaces are available Ratio of 1.77/1,000 SF - For Sale Info For Sale Info 0620-0120-000 Parking: 24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storag Space, Yard Sales Company - 24 Hour Access, Fenced Lot, Mezzanine, Security System, Origa Parking Space, Yard Sales Company - - <	Rent/SF/yr: Withheld Expenses: 2021 Tax @ \$1.07/sf Structure Structure Building Type: Class B Industrial Ceiling Height: 24'0" Stories: 1 SubType: Warehouse Column Spacing: - Powe: 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 Land Area: 4.44 AC % Leased: 100% Cross Docks: - Building FAR: 0.16 Owner Occupied: No Loading Docks: - Levelators: - 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 Info Peatures - - - - - F	-	•				
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 Floo: 30,000 SF Crane: - Sprinkler: - Building Status: Existing Rail Line: None Land Area: 4.44 AC % Leased: 100% Cross Docks: - Building FAR: 0.16 Owner Occupied: No Loading Dock: - Levelators: - Qwner Type: - Utilities: Heating, Lighting, Sewer - Septic Field, Water - Zoning: - Tenancy: Single Tenant - - Parcel No: 0620-0120-000 Parki: 53 Surface Spaces are available - Ratio of 1.77/1,000 SF 24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storag Space, Yard 24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storag Space, Yard Sales Company 24	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 Spots: None Lot Dimensions: - Year Buil: 1995 Rail Spots: None Lot Dimensions: - Year Buil: 1995 Rail Spots: None Lot Dimensions: - Owner Occupied: No Loading Docks: - Building FAR: O.16 Owner Type: - Utilities: Heating, Lighting, Sewer - Septic Field, Water - - Zoning: - Tenancy: Single Tenant - - - Parcel No: 0620-0120-000 Parking: 53 Surface Spaces are available Space, Yard - - - Sales Company - <th></th> <th></th> <th></th> <th>243</th> <th></th> <th></th>				243		
Structure Building Type: Class B Industrial Ceiling Height; 24'0" Stories: 1 SubType: Warehouse Column Spacing: - Power: 480v 3p Building Type: Marehouse 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 Buil: 1995 Rail Spots: None Land Area: 4.44 AC % Leased: 100% Cross Docks: - Building Sewer - Septic Field, Water - Owner Occupied: No Loading Docks: - Levelators: - Owner Type: - Utilities Heating, Lighting, Sewer - Septic Field, Water - Parcel No: 0620-0120-000 Parking: 53 Surface Spaces are available Ratio of 1.77/1,000 SF For Sale Info Features 24 Hour Acccess, Fenced Lot, Mezzanine, Security System, Signage,	Structure Building Type: Class B Industrial Ceiling Heigh: 24'0" Stories: 1 SubType: Warehouse Column Spacing: - Power: 480v 3p Building Type: 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: - Zoning: - Tenancy: Single Tenant - Zoning: - Levelators: - Parcel No: 0620-0120-000 Parking: Si Surface Spaces are available Ratio of 1.77/1,000 SF - 24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storage Space, Yard <td< th=""><th></th><th></th><th></th><th>POR</th><th></th><th>and a start</th></td<>				POR		and a start
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 - 24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storag Space, Yard Sales Company - 24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storag Space, Yard 24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storag Space, Yard Sales Company - - - <	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 1.7771,000 SF - - - - - - - - - - - - <				1000		
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RBA:30,000 SFDrive Ins:13Const Mat:MetalTypical Floor:30,000 SFCrane:-Sprinkler:-Building Status:ExistingRail Line:NoneLot Dimensions:-Year Built:1995Rail Spots:NoneLand Area:4.44 AC% Leased:100%Cross Docks:-Building FAR:0.16Owner Occupied:NoLoading Docks:-Levelators:-Owner Type:-Utilities:Heating, Lighting, Sewer - Septic Field, Water-Zoning:-Tenancy:Single TenantParcel No:0620-0120-000Parking:Single TenantParcel No:0620-0120-000Parking:24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storag Space, YardSales CompanyFirtsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3781, Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781	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 Occupied: No Loading Docks: - Levelators: - Owner Type: - Utilities: Heating, Lighting, Sewer - Septic Field, Water - - Zoning: - Tenancy: Single Tenant -	Building Type:	Class B Industrial	Ceiling Height:	24'0"	Stories:	1
Typical Floor30,000 SFCraneSprinkler:.Building StatusExistingRail LineNoneLot Dimensions:.Year Built1995Rail Spots:NoneLand Area:4.44 AC% Leased:100%Cross Docks:Building FAR:0.16Owner Occupied:NoLoading Docks:Levelators:.Owner Type:-Utilities:Heating, Lighting, Sewer - Septic Field, Water.Zoning:-Tenancy:Single TenantParcel No:0620-0120-000Parking:Surface Spaces are available Ratio of 1.77/1,000 SFFor Sale InfoFeaturesFor Sale - Active:24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storag Space, YardSales CompanyFritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3784, Dylan Coleman (713) 275-3781Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3781 / Dylan Coleman (713) 275-3781	Typical Floor: 30,000 SF Crane: Sprinkler: Sprinkler: <th>SubType:</th> <th>Warehouse</th> <th>Column Spacing:</th> <th>-</th> <th>Power:</th> <th>480v 3p</th>	SubType:	Warehouse	Column Spacing:	-	Power:	480v 3p
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 Occupied: No Loading Docks: - Levelators: - Owner Type: - Utilities: Heating, Lighting, Sewer - Septic Field, Water - - Zoning: - Tenancy: Single Tenant - - - - Parcel No: 0620-0120-000 Parking: Saturface Spaces are available Ratio of 1.77/1,000 SF -	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: Single Tenant - - For Sale Info Features - 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, Dylan Coleman (713) 275-3781 - - - Presented By - - - - - - - Ploor Sr Avail Bidg Contig Rent/SF/Yr + Svs Occupanoy Term UsenT	RBA:	30,000 SF	Drive Ins:	13	Const Mat:	Metal
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 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 24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storag Space, Yard Sales Company - - - - - Fritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781 - Presented By - - - - - Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781 -	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 Occupied: No Loading Docks: Heating, Lighting, Sewer - Septic Field, Water - Owner Type: - Utilities: Heating, Lighting, Sewer - Septic Field, Water - Zoning: - Tenancy: Single Tenant Single Tenant - Parcel No: 0620-0120-000 Parking: 53 Surface Spaces are available Ratio of 1.77/1,000 SF - - For Sale Info Features - 24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storage Space, Yard - - Sales Company - - - - - Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3780 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781 - Presented By - - - - - Floor Sidg Contig - - - - P 1st<	Typical Floor:	30,000 SF	Crane:	-	Sprinkler:	-
% 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 Single Tenant Parcel No: 0620-0120-000 Parking: 53 Surface Spaces are available Ratio of 1.77/1,000 SF For Sale Info Features 24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storag Space, Yard Sales Company Fritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3781, Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781 Presented By Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781	% 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 -	Building Status:	Existing	Rail Line:	None	Lot Dimensions:	-
Owner Occupied: No Loading Docks: Levelators: Levelators: Levelators: Cevelators:	Owner Occupied:NoLoading Docks:-Levelators:-Owner Type:-Utilities:Heating, Lighting, Sewer - Septic Field, WaterZoning:-Tenancy:Single TenantParcel No:0620-0120-000Parking:53 Surface Spaces are available Ratio of 1.77/1,000 SFFor Sale InfoFeaturesFor Sale - Active24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storage Space, YardSales CompanyFritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781Presented ByFritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781Prist30,000/5,000 ofc30,000Withheld60 DaysNegotiableDirect	Year Built:	1995	Rail Spots:	None	Land Area:	4.44 AC
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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, Storag Space, Yard Sales Company Fritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781 Presented By Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781	Parcel No: 0620-0120-000 Parking: 53 Surface Spaces are available Ratio of 1.77/1,000 SF For Sale Info Features For Sale Info Features For Sale - Active 24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storage Space, Yard Sales Company Sales Company Fritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781 Presented By Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781 Fitsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781 Fitor SF Avail Bidg Contig Rent/SF/Yr + Svs Occupancy Term Use/Type P 1st 30,000/5,000 ofc 30,000 Withheld 60 Days Negotiable Direct	Owner Type:	-	-		wer - Septic Field, Water	
Ratio of 1.77/1,000 SF For Sale Info Features For Sale - Active 24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storag Space, Yard Sales Company Fritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781 Presented By Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781	Ratio of 1.77/1,000 SFFor Sale InfoFeaturesFor Sale - Active24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storage Space, YardSales CompanySales CompanyFritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781Presented ByFritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781P 1st30,000/5,000 ofc30,000Wittheld 60 DaysNegotiableDirect	Zoning:	-	Tenancy:	Single Tenant		
For Sale - Active 24 Hour Access, Fenced Lot, Mezzanine, Security System, Signage, Storag Space, Yard Sales Company Fritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781 Presented By Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781	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, Dylan Coleman (713) 275-3781 Presented By Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / 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 30,000/5,000 ofc 30,000 Withheld 60 Days Negotiable Direct	Parcel No:	0620-0120-000	Parking:			
Space, Yard Sales Company Fritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781 Presented By Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781	Space, Yard Sales Company Fritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781 Presented By Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781 Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781 For 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	For Sale Info			Features		
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Presented By Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781	Presented By Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781 Floor SF Avail Bidg Contig Rent/SF/Yr + Svs Occupancy Term Use/Type P 1st 30,000/5,000 ofc 30,000 Withheld 60 Days Negotiable Direct	Sales Company					
Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781	Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781 Floor SF Avail Bidg 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: Antho	ony Fritsche (713) 2	75-3801, Brandon Wunte	ch (713) 275-3784, Dylan Colerr	nan (713) 275-3781
	Floor SF Avail Bldg Contig Rent/SF/Yr + Svs Occupancy Term Use/Type D 1st 30,000/5,000 ofc 30,000 Withheld 60 Days Negotiable Direct	Presented By					
Floor SE Avail Bldg Contig Rent/SE/Vr + Svs Occupancy Term Use/Type	P 1st 30,000/5,000 ofc 30,000 Withheld 60 Days Negotiable Direct	Fritsche Anderson	Realty Partners, LLC / Antho	ony Fritsche (713) 2	75-3801 / Brandon Wun	tch (713) 275-3784 / Dylan Cole	eman (713) 275-3781
Call for pricing and more detials.							



13 RETAIL

FOR LEASE

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

		1 0020					
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
E 1st	30,000	30,000	30,000	Withheld	TBD	Negotiable	New
Property Commerce / Chad I	Moss (832) 804-8526						



14 INDUSTRIAL

FOR LEASE

Rosharon, TX	ance Ln (77583					1. A.
Lease						
Total Available: Narehouse Avail: Office Avail:	29,425 SF 0 SF		COLOR LANE MUSINES	S PARK	4305	
CAM: Smallest Space: Max Contig: Space Use: Rent/SF/yr: Expenses:	29,425 SF 29,425 SF Industrial \$12.58					
-		_				
Structure	Class B Industrial	Ceiling Height:	14'0"		Stories:	1
	Warehouse	Column Spacing:			Power:	
	29,425 SF	Drive Ins:			Const Mat:	
Typical Floor:		Crane:			Sprinkler:	
Building Status:		Rail Line:		Lot [Dimensions:	
Year Built:		Rail Spots:			Land Area:	
% Leased:	0%	Cross Docks:		В	uilding 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						
	Signature / Chris Abel (281)			A	T	lles P rove
Floor 1st	SF Avail 29,425	Bldg Contig 29,425	Rent/SF/Yr + Svs \$12.58/nnn	Occupancy Vacant	Term Negotiable	Use/Type Direct
Commercial Signat	ture / Chris Abel (281) 552-842	3			J	
Jnits - 1488 sf ware	house has one small office and	d restroom				



15 RETAIL

FOR SALE / FOR LEASE

SubType: Class: RBA: Typical Floor: Stories: Building Status:	Retail Freestanding - 25,976 SF	TANNOS UTTEST FURNITURE SHOWCASE TEMPURPEDIA	
Building Type: SubType: Class: RBA: Typical Floor: Stories: Building Status:	Freestanding - 25,976 SF		
SubType: Class: RBA: Typical Floor: Stories: Building Status:	Freestanding - 25,976 SF		
Class: RBA: Typical Floor: Stories: Building Status:	- 25,976 SF		0
RBA: Typical Floor: Stories: Building Status:	25,976 SF		
Typical Floor: Stories: Building Status:			-
Stories: Building Status:	25,976 SF	sense in the second	-
Building Status:	1	the second s	1000
	Existing	and the second s	
	1972		- California
% Leased:	0%		
	No		
•	Individual		
	Single Tenant		
•	1.09 AC		
Zoning:	-		
	2115-0082-000		
Parking:	22 Surface Spaces are available Ratio of 0.84/1,000 SF		
Lease			
Total Available:	25,976 SF		
	25,976 SF		
-	25,976 SF		
	Retail		
Expenses:	Withheld 2021 Tax @ \$0.38/sf; 2014 Ops @ \$0.72/sf		
Expenses:	2021 Tax @ \$0.38/sf; 2014 Ops @		
Expenses: For Sale Info	2021 Tax @ \$0.38/sf; 2014 Ops @		
Expenses: For Sale Info For Sale at \$995,0	2021 Tax @ \$0.38/sf; 2014 Ops @ \$0.72/sf		
Expenses: For Sale Info For Sale at \$995,0 Sales Company	2021 Tax @ \$0.38/sf; 2014 Ops @ \$0.72/sf	(281) 335-8889	
Expenses: For Sale Info For Sale at \$995,0 Sales Company	2021 Tax @ \$0.38/sf; 2014 Ops @ \$0.72/sf 900 (\$38.31/SF) - Active	(281) 335-8889	
Expenses: For Sale Info For Sale at \$995,0 Sales Company Anchor Commercia Presented By	2021 Tax @ \$0.38/sf; 2014 Ops @ \$0.72/sf 900 (\$38.31/SF) - Active		

16 OFFICE

Structure

Building Type:

Typical Floor:

Building Status:

Owner Occupied:

SubType:

Class:

RBA:

Stories:

Year Built:

% Leased:

Owner Type:

Tenancy:

Land Area:

Parcel No:

Parking:

Zoning:

FOR LEASE

10970 Shadow Creek Pky Pearland, TX 77584	

Office

в

3

Medical

81,500 SF

27,166 SF

Existing

2006

68.2%

Medical

2.60 AC

004

Multiple Tenant

4537-0001-002, 4537-0001-

350 Surface Spaces are available Ratio of 4.29/1,000 SF

No

Lease	
Total Available:	25,900 SF
Smallest Space:	1,300 SF
Max Contig:	5,000 SF
Space Use:	Medical
Rent/SF/Yr:	Withheld
Expenses:	2021 Tax @ \$3.30/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	Туре
P 1st / Suite 160-C	5,000	5,000	5,000	\$26.00/nnn	Vacant	3-10 yrs	Direct
HealthCare Facilities Develop	oment Corporation / Mi	ike Cunningham (512) 493-5452				
Suite #160-C was previously	an Imaging Center and	d will now work well a	s a general or specia	alized medical clinic.			
P 2nd / Suite 210	3,100	3,100	3,100	\$24.00/nnn	Vacant	1-10 yrs	Direct
HealthCare Facilities Develop	oment Corporation / Mi	ike Cunningham (512) 493-5452				
P 2nd / Suite 260	1,300	1,300	1,300	\$24.00/nnn	Vacant	Negotiable	Direct
HealthCare Facilities Develop	oment Corporation / Mi	ike Cunningham (512) 493-5452				
2nd generation medical clinic	space with 3 exam roo	oms and 1 doctor's of	fice. Available for im	mediate occupancy.			
P 2nd / Suite 270	5,000	5,000	5,000	\$24.00/nnn	Vacant	1-10 yrs	Direct
HealthCare Facilities Develop	oment Corporation / Mi	ike Cunningham (512) 493-5452				
P 3rd / Suite 310	2,500	2,500	2,500	\$24.00/nnn	Vacant	1-10 yrs	Direct
HealthCare Facilities Develop	oment Corporation / Mi	ike Cunningham (512) 493-5452				



10970 Shadow Creek Pky

-- cont'd

Pearland, TX 77584

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 3rd / Suite 320	4,500	4,500	4,500	\$24.00/nnn	Vacant	1-10 yrs	Direct
HealthCare Facilities Develo	opment Corporation / M	like Cunningham (51	2) 493-5452				
P 3rd / Suite 370	4.500	4.500	4,500	\$24.00/nnn	Vacant	3-10 vrs	Direct

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

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.



17 INDUSTRIAL

FOR SALE / FOR LEASE

Lease Total Available: 25,780 SF Variahouse Avail: 25,780 SF Office Avail: 0 SF CAM: - Smallest Space 8,750 SF Mark Contig: 25,780 SF Space Use: industrial Rent/SF/riv: Withheld Building Type: Class C Industrial Celling Height: 180°-220° SubType: Varehouse Column Spacing: - Power: 480 3p/4w RBA: 25,780 SF Crass C Industrial Celling Height: 18°°-220° SubType: Warehouse Column Spacing: Calum Spacing: - Power: Building Status: Existing Rail Line: None Land Area: 10 AC Subarge: No Loading Docks: None Land Area: 10 AC Subarge: No Loading Docks: None Land Area: 10 AC Subarge: None Land Area: 10 AC None Lavelators: None Corupied:	Schlumberge 2535 N High Angleton, TX	way 288B					te	
Varehouse 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 @ \$0.64/sf Structure Building Type: Class C Industrial Celling Height: 18'0'-22'0" Stories: 1 StudType: Warehouse Column Spacing: Powe:: 480' 3p/dw RBA: 25,780 SF Drive Ins: 2 - 2'0'0" w x 18'0"h Const Mat: Metal Building Status: Existing Rail Line: None Load Ore: None Building Status: Existing Rail Line: None Load Ore: None Owner Occupied: No Loading Docks: None Levelators: None Owner Occupied: No Loading Docks: None Load Pres: Noe For Sale Info Features Store: Store: S	ease							
Varehouse 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 @ \$0.64/sf Structure Building Type: Class C Industrial Celling Height: 18'0'-22'0" Stories: 1 StudType: Warehouse Column Spacing: Powe:: 480' 3p/dw RBA: 25,780 SF Drive Ins: 2 - 2'0'0" w x 18'0"h Const Mat: Metal Building Status: Existing Rail Line: None Load Ore: None Building Status: Existing Rail Line: None Load Ore: None Owner Occupied: No Loading Docks: None Levelators: None Owner Occupied: No Loading Docks: None Load Pres: Noe For Sale Info Features Store: Store: S	Total Available	25.780 SF						
Office Avail: 0 SF CAM: - Smallest Space: 8,750 SF Max Contig: 25,780 SF Space Use: Industrial Rent/SF/Y: Withheld Expenses: 2021 Tax @ \$0.64/sf Structure Structure Structure Structure Structure Building Type: Class C Industrial Column Spacing: - Power: 480v 3p/dw RBA: 25,780 SF Drive Ins: 2-20'0" w 18'0"h Const Mat: Metal Building Type: Class C Industrial Column Spacing: - Power: 480v 3p/dw RBA: 25,780 SF Drive Ins: 2-20'0" w 18'0"h Const Mat: Metal Building Status: Existing Rail Line: None Land Area: 10 AC Building Status: Existing Rail Spate: None Land Area: 10 AC Status: Existing Rail Ubit: None Land Area: 10 AC Owner Occupied: No Loading Docks: None Levelators: None Owner Type: Individual Utilities: Lighting - Fluorescent, Sewer - Septic Field, Water - Well Zoning: None Levelators: None Loading None Evel		,		and the second	S. Provense	-	1	
Smallest Space & 8,750 SF Max Contig: 25,780 SF Space Use: Industrial Rent/SF/yr: Withheld Expenses: 2021 Tax @ 30.64/sf Structure Building Type: Class C Industrial Celling Height: 18'0"-22'0" Stories: 1 SutType: Warehouse Column Spacing: - Power: 480V 3p/dw RBA: 25,780 SF Crane: 2/10 tons Sprinkler: - Building Status: Existing Rail Line: None Lot Dimensions: - Year Built: 1995 Rail Spats: None Land Area: 10 AC % Leased: 100% Cross Docks: - Building FAR: 0.06 Dwner Occupied: No Loading Docks: None Land Area: 10 AC % Leased: 100% Cross Docks: - Building FAR: 0.06 Dwner Occupied: No Loading Docks: None Leavelators: None Owner Type: Individual Utilitie: Lighting - Fluorescent, Sewer - Septic Field, Water - Weil 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 - Active 24 Hour Access, Fenced Lot, Floor Drains, Yard Sales Company Fritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3784, Anthony Kritsche (713) 275-3784, Dylan Coleman (713) 275-3781 Presented By Fritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3784 / Anthony Kritsche (713) 275-3784 / Dylan Coleman (713) 275-3781 For Sale - Active 8,750 8,750 Withheld 30 Days Negotiable Direct Marehouse A Safe Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3784 / Dylan Coleman (713) 275-3781 Free Medistres Realty Partners, LLC / Anthony Fritsche (713) 275-3784 / Dylan Coleman (713) 275-3781 Free Medistres Realty Partners, LLC / Anthony Fritsche (713) 275-3784 / Dylan Coleman (713) 275-3781 Narehouse A Safe Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3784 / Dylan Coleman (713) 275-3781 Harding Notes Special features of this building include weight scales, compressors, 2 O.H. cranes, full kitchen, category five wiring, steam cleaner, concrete	Office Avail:				and the Real of March	THE ROOM		
Max Contig: 25,780 SF Space Use: Industrial RenUSFYP: Withheld Expenses: 2021 Tax @ \$0.64/sf Structure Stories: Building Type: Class C Industrial Ceiling Height: 18"0"SP20" Stories: 1 SubType: Warehouse Column Spacing: - RBA: 25,780 SF Drive Is: 2:200"w x 18"0"h Const Mat: Typical Floor: 25,780 SF Crane: 2/10 tons Sprinkler: - Building Status: Existing Rail Line: None Lot Dimensions: - Building Status: Existing Rail Spots: None Land Area: 10 AC Ve Leased: 100% Cross Docks: - Building FAR: 0.06 Owner Occupied: No Loading Docks: None Levelators: None Owner Type: Individual Utilities: Lighting-Fluorescent, Sewer - Septic Fleid, Water - Weil Zoning: Poresolal Info Features 24 Hour Access, Fenced Lot, Floor Drains, Yard Sales Company <	CAM:	-		AN COLUMN TWO IS NOT	ALL MARKEN STATE	1 13-1		
Space Use Industrial Ren/SF/y: Withheld Expenses: 2021 Tax @ \$0.64/sf Structure Structure Stories: 1 Building Type: Class C Industrial SubType: Column Spacing: - Power: 480v 3p/4w R8A: 25,780 SF Drive Ins: 2 - 20'0" w 18'0"h Const Mat: Metal Typical Floor 25,780 SF Drive Ins: 2 - 20'0" w 18'0"h Const Mat: Metal Building Status: Existing Rail Line: None Land Area: 10 AC Swer Occupied: No Loading Docks: None Land Area: 10 AC Owner Type: Individual Utilities: Lighting - Fluorescent, Sewer - Septic Field, Water - Well Zoning: None Land Area: 10 AC Owner Type: Individual Utilities: Lighting - Fluorescent, Sewer - Septic Field, Water - Well Zoning: None Land Area: 10 AC Store Social: 10 Surface Sopces are available Ratio of 3.88/1,000 SF Erestent 24 Hour Access, Fenced Lot, Floor Drains, Yard Sales Company Firsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3784 / Anthony Fritsche (713) 275-3784 / Anthony Yritsche (71	Smallest Space:	8,750 SF		No. of Concession, name			- San F	
Rent/SF/yr: Withheld Expenses: 2021 Tax @ \$0.64/sf Structure Structure Building Type: Class C Industrial Ceiling Height: 18'0'-22'0" Stories: 1 Sub Type: Warehouse Column Spacing: Power: 480x 3p/4w Building Type: Z5,780 SF Drive Ins: 2 - 20'0" w x 18'0"h Const Mait Metal Typical Floor: 25,780 SF Crane: 2/10 tons Sprinkler: - Building Status: Existing Rail Line: None Land Area: 10 AC % Leased: 100% Cross Docks: None Land Area: 10 AC Owner Occupied: No Loading Docks: None Levelators: None Parcel No: 7176-0039-002 Parking: 100 Surface Spaces are available Ratio of 3.88/1,000 S	Max Contig:	25,780 SF				and the second		
Expenses: 2021 Tax @ \$0.64/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 Statu: Existing Rail Spots: None Land Area: 10 AC % Leased: 100% Cross Docks: - Building FAR: 0.06 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 3.80/1.000 SF For Sale Info Features Features 24 Hour Access, Fenced Lot, Floor Drains, Yard Sales Company Frische Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3781, Brandon Wuntch (713) 275-3784, Aptylan Coleman (713) 275-3781 Frische Anderson Realty Partners, LLC	Space Use:	Industrial		the second se		State of the local division in the local div	States and the second	
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 Floo: 25,780 SF Crane: 2/10 tons Sprinkler: - Building Status: Existing Rail Line: 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 Zoring: Zoring: none Tenancy: Multiple Tenant Ratio of 3.88/1,000 SF Socomant Cores Sococomant Cores Socococomant Co	Rent/SF/yr:	Withheld						
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 Land Area: 10 AC % Leased: 100% Cross Docks: - Building FAR: 0.06 Owner Occupied: No Loading Docks: None Land Area: 10 AC % Leased: 100% Cross Docks: - Building FAR: 0.06 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 For Sale - Active 24 Hour Access, Fenced Lot, Floor Drains, Yard Sales Company Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3784 / Anthony Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781 Presented By Fritsche Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Anthony Fritsche (713) 275-3784 / Dylan Coleman (713) 275-3781 Fier Stake Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Anthony Fritsche (713) 275-3784 / Dylan Coleman (713) 275-3781 Fier Stake Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781 Fier Stake Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781 Fier Stake Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3784 / Dylan Coleman (713) 275-3781 Fier Stake Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3784 / Dylan Coleman (713) 275-3781 Fier Stake Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3784 / Dylan Coleman (713) 275-3781 Fier Stake Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3784 / Dylan Coleman (713) 275-3781 Fier Stake Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-37801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781 Fier Stake Anderson Realty Partners, LLC / Anthony Frit	Expenses:	2021 Tax @ \$0.64/sf			A B	ALC: THE	Cision	
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 Lot Dimensions: - Year Built: 1995 Rail Spots: None Lot Dimensions: - Wear Occupied: No Loading Docks: None Levelators: None Owner Type: Individual Utilities: Lighting - Fluorescent, Sewer - Septic Field, Water - Well Zoning: none Tenancy: Parcel No: 7176-0039-002 Parking: 100 Surface Spaces are available Ratio of 3.881/1.000 SF For Sale Active 24 Hour Access, Fenced Lot, Floor Drains, Yard Sales Company Frische Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784/ Anthony Fritsche (713) 275-3784/ Dylan Coleman (713) 275-3784/ Nothen and any and any any and any	Structure							
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 Lot Dimensions: - Year Built 1995 Rail Spots: None Lot Dimensions: - Wear Built 1995 Rail Spots: None Lot Dimensions: None Owner Occupied: No Loading Docks: None Loediators: None Owner Type: Individual Utilities: Lighting - Fluorescent, Sewer - Septic Field, Water - Well Mater Zoning: none Tenancy: Multiple Tenant Multiple Tenant Partior 3 / 38/1,000 SF For Sale Info Features For Sale Info Features 24 Hour Access, Fenced Lot, Floor Drains, Yard Sales Company Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3784 / Anthony Fritsche (713) 275-3784 / Dylan Colernan (713) 275-3781 Multiple Presented By 8,750 8,750 <td< td=""><td>Building Type:</td><td>Class C Industrial</td><td>Ceiling Height:</td><td>18'0"-22'0"</td><td></td><td>Stories:</td><td>1</td></td<>	Building Type:	Class C Industrial	Ceiling Height:	18'0"-22'0"		Stories:	1	
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 None Owner Type: individual Utilities: Lighting - Fluorescent, Sewer - Septic Field, Water - Well None Zonin; none Tenancy: Multiple Tenant Farcel No: Farcel No: 24 Hour Access, Fenced Lot, Floor Drains, Yard Setee Septees For Sale - Active: 24 Hour Access, Fenced Lot, Floor Drains, Yard Setee Septees	SubType:	Warehouse	Column Spacing:	-		Power:	480v 3p/4w	
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 None Owner Type: individual Utilities: Lighting - Fluorescent, Sewer - Septic Field, Water - Well None Zonin; none Tenancy: Multiple Tenant Farson Farson - Septic Field, Water - Well Yeine For Sale Info Features 24 Hour Access, Fenced Lot, Floor Drains, Yard Yeines Sales Company Yeine - Septic Fits / State, Active Yeine - Septic Fits / State, Anthony Fritsche (713) 275-3784, Anthony Sritsche (713) 275-3784, Dylan Colernari, (713) 275-3784 Presented By 8,750 8,750 Nitheld 30 Days Negotiable Direct	RBA:	25,780 SF	Drive Ins:	2 - 20'0"w x 18'0"h		Const Mat:	Metal	
Building Status: Existing Rail Line: None Lot Dimensions: - Year Built: 1995 Rail Spots: None Load 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 24 Hour Access, Fenced Lot, Floor Drains, Yard Sales Company Fritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3781 / Anthony Fritsche (713) 275-3784, Dylan Coleman (713) 275-3781 Presented By Fritsche Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Anthony Fritsche (713) 275-3781 / Dylan Coleman (713) 275-3781 Floor SA Sale Network State S			Crane:	2/10 tons		Sprinkler:	-	
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 Features For Sale Info Features 24 Hour Access, Fenced Lot, Floor Drains, Yard Sales Sales Company					L	•		
% 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 - Active 24 Hour Access, Fenced Lot, Floor Drains, Yard Sales Company	-	-			-			
Nomer Occupied: No Loading Docks: Nome Levelators: Nome Owner Type: Individual Utilities: Lighting - Fluorescent, Sewer - Septic Field, Water - Well Zoning: nome 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: Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781 Fritsche Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Anthony Fritsche (713) 275-3781 / Dylan Coleman (713) 275-3781 Fritsche Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Anthony Fritsche (713) 275-3781 / Dylan Coleman (713) 275-3781 Filor Sf Avail Bidg Contig Rent/SFYr + Svs Occupancy Term Varehouse A 8,750 Sche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3784 / Dylan Coleman (713) 275-3781 Varehouse A 8,750 Sche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3784 / Dylan Coleman (713) 275-3781 Varehouse B 11,780 Yarehouse B Negotiable Yarehou								
Owner Type:IndividualUtilities:Lighting - Fluorescent, Sewer - Septic Field, Water - WellZoning:noneTenancy:Multiple TenantParcel No:7176-0039-002Parking:100 Surface Spaces are available Ratio of 3.88/1,000 SFFor Sale InfoFeaturesFor Sale - Active24 Hour Access, Fenced Lot, Floor Drains, YardSales CompanyState - Active24 Hour Access, Fenced Lot, Floor Drains, YardFritsche Anderson Realty Partners, LLC:Anthony Fritsche (713) 275-3784, Dylan Coleman (713) 275-3781Presented ByFritsche Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Anthony Fritsche (713) 275-3781 / Dylan Coleman (713) 275-3781Presented BySales ContigRent/SF/Yr + SvsOccupancyFritsche Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Anthony Fritsche (713) 275-3781 / Dylan Coleman (713) 275-3781ProveSF AvailBidg ContigRent/SF/Yr + SvsOccupancySt / Suite8,7508,750Withheld 30 DaysNegotiableSt / Suite11,78011,780Withheld 30 DaysNegotiableVarehouse B11,78011,780Withheld 30 DaysNegotiableSche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781Sche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781Warehouse B11,780Withheld 30 DaysNegotiableDirectSche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (-		
Zoning:noneTenancy:Multiple TenantParcel No:7176-0039-002Parking:100 Surface Spaces are available Ratio of 3.88/1,000 SFFor Sale InfoFeaturesFor Sale InfoFeaturesSales Company24 Hour Access, Fenced Lot, Floor Drains, YardSales CompanyState State Stat			-		Sowor - Sonti			
Parcel No:7176-0039-002Parking:100 Surface Spaces are available Ratio of 3.88/1,000 SFFor Sale InfoFeaturesFor Sale - Active24 Hour Access, Fenced Lot, Floor Drains, YardSales Company24 Hour Access, Fenced Lot, Floor Drains, YardFritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781Presented ByFritsche Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Anthony Fritsche (713) 275-3781 / Dylan Coleman (713) 275-3781FilorSF AvailBidg ContigRent/SF/Yr + SvsOccupancyTermUse/TypeStore Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3781 / Mitheld30 DaysNegotiableDirectSche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781Ist / Suite11,78011,780Withheld30 DaysNegotiableDirectSche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781Ist / Suite11,78011,780Withheld30 DaysNegotiableDirectSche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781Sche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781Sche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781Sche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (7					, Jewei - Jepli		Wen	
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Special features of this building include weight scales, compressors, 2 O.H. cranes, full kitchen, category five wiring, steam cleaner, concrete		Ity Partners, LLC / Anthony Fi	ritsche (713) 275-3801 / Bi	randon Wuntch (713) 275-37	84 / Dylan Colem	an (713) 275-3781		
	uilding Notes							
	pecial features o	f this building include weig	ht scales, compressor	s, 2 O.H. cranes, full kitch	nen, category fiv	ve wiring, steam	cleaner. concrete	



Schlumberger -- cont'd 22535 N Highway 288B Angleton, TX 77515

18 INDUSTRIAL

Lease			-	De Carlo	
Total Available:	-,	2	10 100	A DECK	Hard with
Warehouse Avail:	25,290 SF/500 ofc			A Stationers The	
Office Avail: CAM:			ALCON L		
Smallest Space:			and the second s	and the second second	ALL PROPERTY AND INCOME.
Max Contig:	25,290 SF		1000 - 10 - 10 - 10 - 10 - 10 - 10 - 10	the Wat States of States	
Space Use:			The second second	Construction of the second	ADD CONTRACTOR
Rent/SF/yr:			State States	N. T. Shine Dy Char	
Expenses:	2021 Tax @ \$0.72/sf				And and a supervised of the supervised of
Structure					
	Class C Industrial	Ceiling Height:		Stories:	
	Manufacturing	Column Spacing:			480v 3p
	25,290 SF	Drive Ins:	3	Const Mat:	
Typical Floor:	25,788 SF	Crane:	None	Sprinkler:	-
Building Status:	Existing	Rail Line:		Lot Dimensions:	-
Year Built:	1969	Rail Spots:	None	Land Area:	10 AC
% Leased:		Cross Docks:	None	Building FAR:	0.06
Owner Occupied:	No	Loading Docks:	2 ext	Levelators:	None
Owner Type:	Individual	Utilities:	-		
Zoning:	None	Tenancy:	Single Tenant		
Parcel No:	6398-0155-000	Parking:	1,000 Surface Space Ratio of 38.78/1,000		
For Sale Info			Features		
Not For Sale			Yard		
Presented By					
Linited Heroes Re	ealty / Pablo Ng (713) 898-6 SF Avail				
Floor		Bldg Contig	Rent/SF/Yr + Svs	Occupancy Term	Use/Type

19 RETAIL

Plantation Vi 401-443 This Plantation Vi Lake Jacksoi	Way St llage					-	
Structure					And the second	Contractory of	-
Building Type:	Retail		An PARTY OF STREET, STREET, ST.	A 44	Unmatter Tal	Selence .	
SubType:	Convenience Store		A AND AND AND AND AND AND AND AND AND AN	SAL INTEL PROVIDE	THE	True And	
Class:	-		and the second s	A REAL PROPERTY AND A REAL			
RBA:	57,167 SF		-				1 100
Typical Floor:	57,167 SF						10
Stories:	1		and the second division of the second divisio				
Building Status:	Existing		and the second second				
Year Built:	1985		and the second second				Con .
			18				CONTRACTOR OF STREET,
% Leased:	56.8%						
Owner Occupied:	No						
Owner Type:	Individual Multiple Tenant						
Tenancy: Land Area:	5 AC						
Zoning:	5 AC None						
Zoning: Parcel No:	None 7133-0006-000						
Parking:	242 Surface Spaces are a Ratio of 4.21/1,000 SF	vailable					
Lease							
Total Available:	24,675 SF						
Smallest Space:	900 SF						
Max Contig:	12,600 SF						
Space Use:	Retail						
Rent/SF/Yr:	Withheld						
Expenses:	2021 Tax @ \$1.55/sf; 2017 \$2.58/sf	7 Ops @					
For Sale Info							
Not For Sale							
Presented By							
WPW Realty Adv	isors / David Werlin (713) 62	7-2711 X109 /	David Werlin (713)	627-2711 x109			
Amenities							
Signalized Interse	ection						
Floor		Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st	900 / David Warlin (712) 627 2711 v1	900	900	Withheld	Vacant	Negotiable	Direct
P 1st	/ David Werlin (713) 627-2711 x1 1,900	1,900	1,900	Withheld	Vacant	Negotiable	Direct
	/ David Werlin (713) 627-2711 x1		.,				
P 1st / Suite 403	1,050 - 6,575	6,575	6,575	Withheld	Vacant	Negotiable	Direct
	/ David Werlin (713) 627-2711 x1			ARALL	Vacant	Norstiatia	Direct
P 1st / Suite 409	900 / David Werlin (713) 627-2711 x1	900	900	Withheld	vacant	Negotiable	Direct
P 1st / Suite 427	1,800	1,800	1,800	Withheld	Vacant	Negotiable	Direct
WPW Realty Advisors	/ David Werlin (713) 627-2711 x1	09					



Plantation Village -- cont'd 401-443 This Way St Plantation Village Lake Jackson, TX 7756

Lake Jackson, IX 77566							
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 435	900 - 12,600	12,600	12,600	Withheld	Vacant	Negotiable	Direct
WPW Realty Advisors / David Werlin (713) 627-2711 x109							

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.



20 RETAIL

FOR LEASE

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



Structure

Building Type: SubType:	
Class:	-
RBA:	52,056 SF
Typical Floor:	52,056 SF
Stories:	1
Building Status:	Existing
Year Built:	1981
% Leased:	52.7%
Owner Occupied:	No
Owner Type:	Investment Manager
Tenancy:	Multiple Tenant
Land Area:	6.79 AC
Zoning:	Commercial
Parcel No: Parking:	5686-0002-000 280 free Surface Spaces are available Ratio of 6.36/1,000 SF

Lease

Total Available:	24,648 SF
Smallest Space:	1,500 SF
Max Contig:	21,648 SF
Space Use:	Retail
Rent/SF/Yr:	\$14.00-\$18.00
Expenses:	2021 Tax @ \$0.76/sf; 2016 Ops @ \$3.92/sf

For Sale Info

Not For Sale

Presented By

Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 980-5638

Amenities

Freeway Visibility, Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 1201	21,648	21,648	21,648	\$14.00/nnn	Vacant	Negotiable	Direct
Weitzman / James Namken	(713) 980-5622 / Sarah	Thobae (713) 980-5	5638				
P 1st / Suite 1207	1,500	1,500	1,500	\$18.00/nnn	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 980-5638							
P 1st / Suite 1213	1,500	1,500	1,500	\$18.00/nnn	Vacant	Negotiable	Direct
Weitzman / James Namken	Veitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 980-5638						

Building Notes

PROPERTY HIGHLIGHTS

Highly visible neighborhood shopping center with excellent signage in the heart of Angleton



Angleton Plaza Shopping Center -- cont'd 1201 N Velasco St Angleton, TX 77515 Located two blocks south of Angleton Recreation Center, Kroger, and Walmart.



21 RETAIL

Structure						-
Building Type: Class:	Retail -	11-1	NA CONT			
RBA:	- 60,187 SF	and a	NYA USU	STAR MAR		1 1
Typical Floor:	60,187 SF	STIA & A	100 C	IIIII		LET .
Stories:	1	문제 제 문		States and states	in standard in	
Building Status:	Existing	11			1 -1	
Year Built:	2005	- Aller		ALL DOG TO THE REAL PROPERTY OF		and the second
% Leased:	80.0%	Sales and the second se	Non-		-	
wner Occupied:	No		A CONTRACTOR	-		
Owner Type:	Individual			Land I		
Tenancy:	Multiple Tenant	San Contraction	Commenter al canada and	Martin 13		The Name
Land Area:	6.74 AC	and the second second	A PARTY AND A PART	A. 100 445.	and the second se	a man
Zoning:	GB					
Parcel No:	0243-0060-110					
Parking:	355 free Surface Spaces are a Ratio of 5.00/1,000 SF	vailable				
Lease						
Total Available:	24,009 SF					
Smallest Space:	1,300 SF					
Max Contig:	11,974 SF					
Space Use:	Retail					
Rent/SF/Yr:	Withheld					
Expenses:	2021 Tax @ \$3.60/sf, 2012 Est \$2.25/sf; 2007 Ops @ \$6.27/sf, Est Ops @ \$3.04/sf					
For Sale Info						
For Sale Info Not For Sale						
Not For Sale Presented By						
Not For Sale Presented By Criss Cross Com	mercial Group / Corinne Agrella (7	13) 956-6625				
Not For Sale Presented By Criss Cross Com Amenities	· _ ·	13) 956-6625				
Not For Sale Presented By Criss Cross Com Amenities Pylon Sign, Sign	age	· 	Dout/CE/V Sup-	00000000000	T	Tur
Not For Sale Presented By Criss Cross Com Amenities Pylon Sign, Sign Floor	age SF Avail Floor C	ontig Bldg Contig	Rent/SF/Yr + Svs	Occupancy Vacant	Term	 Direct
Not For Sale Presented By Criss Cross Com Amenities Pylon Sign, Sign: Floor 1st / Suite 1-101 ss Cross Commerce d gen restaurant sp	age	ontig Bldg Contig 3,250 3,2 525 3	Rent/SF/Yr + Svs 250 Withheld		Term Negotiable	Type Direct
Not For Sale Presented By Criss Cross Com Amenities Pylon Sign, Sign: Floor 1st / Suite 1-101 iss Cross Commerce d gen restaurant sp 1st / Suite 1-118	age SF Avail Floor C 3,250 ial Group / Corinne Agrella (713) 956-6	ontig Bldg Contig 3,250 3,2 525 11,974 11,5	250 Withheld			



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

Pearland, TX 775	81						
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 1-153	1,485	1,485	1,485	Withheld	Vacant	3-10 yrs	Direct
Criss Cross Commercial Group / Corinne Agrella (713) 956-6625							
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
Criss Cross Commercial Gro	up / Corinne Agrella (7	13) 956-6625					
Second generation dance stu	udio space. Specialty f	looring and mirrors.	Broadway-facing. Div	isible.			
P 1st / Suite 1-160	1,300	1,300	1,300	Withheld	Vacant	Negotiable	Direct
Criss Cross Commercial Group / Corinne Agrella (713) 956-6625							
Broadway-facing retail space. One restroom, one office, open floor plan.							



22 RETAIL

Structure Building Type: Reall SubType: Store and a structure RBA: 43,000 SF Store and a structure Store and a structure Prise Hole: Additional structure Ware Ruit: 1973 Store Start Ruit: 1160 Store Start Ruit: 1160 11600 11600 1	Clute-K-Mart 1033 Dixie Dr Clute, TX 775						M	
SubType: Storefront Retail/Office Class: - RBA: 43,000 SF Stories: 1 Building Status: Existing Year Built: 1973 % Leased: 44.2% Owner Occupied: - Owner Type: - Tenancy: Multiple Tenant Land Ara: 3.11 AC Zoning: None Parcel No: 2115-0066-141 Parking: - Total Available: 24,000 SF Smallest Space: 5,000 SF Smallest Space: 5,000 SF Smallest Space: 5,000 SF Space Use: Off/Ret Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$1.34/sf For Sale Direct MD, LLC / Barry Pulaski (632) 867-0974 Presented By 11,000 11,000 13,000 Sp.000 Int Vecant Negoidable Direct MD, LLC / Barry Pulaski (832) 867-0974 Exect State Area Tool State Stat	Structure						111111	The
SubType: Storefront Retail/Office Class: - RBA: 43,000 SF Stories: 1 Building Status: Existing Year Built: 1973 % Leased: 44.2% Owner Occupied: - Owner Type: - Tenancy: Multiple Tenant Land Ara: 3.11 AC Zoning: None Parcel No: 2115-0066-141 Parking: - Total Available: 24,000 SF Smallest Space: 5,000 SF Smallest Space: 5,000 SF Smallest Space: 5,000 SF Space Use: Off/Ret Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$1.34/sf For Sale Direct MD, LLC / Barry Pulaski (632) 867-0974 Presented By 11,000 11,000 13,000 Sp.000 Int Vecant Negoidable Direct MD, LLC / Barry Pulaski (832) 867-0974 Exect State Area Tool State Stat	Building Type:	Retail		1 martine				11110
Class: - RBA: 43.000 SF Typical Floor: 43.000 SF Stories: 1 Building Status: Existing Year Buil: 1973 % Lease 44.2% Owner Occupied: - Owner Type: - Tenancy: Multiple Tenant Land Area: 3.11 AC Zoning: None Parcel No: 2115-0066-141 Parking: - Parcel No: 2115-0066-141 Parking: - Lease Total Available: 24,000 SF Smallest Space: 5,000 SF Smallest Space: 5,000 SF Space Use: Off/Ret Rem/SF/Y: Withheld Expenses: 2021 Tax @ \$1.34/sf For Sale Info Not For Sale Presented By PMD, LLC / Barry Pulaski (832) 867-0974 Presented By PMD, LLC / Barry Pulaski (832) 867-0974 Total (Jampi Pulaski (832) 867-0974 Total (Jampi Pulaski (832) 867-0974 Presented By PMD, LLC / Barry Pulaski (832) 867-0974 Total (Jampi Pulaski (832) 867-0974		Storefront Retail/Office		THE PARTY OF THE P				
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MD, LLC / Barry Pulaski (832) 867-0974 P 1st 5,000 - 13,000 13,000 13,000 \$9.00/nnn Vacant 5-10 yrs Direct MD, LLC / Barry Pulaski (832) 867-0974 ocated 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. The re 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 et 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: \$.375/Sq. Ft. / Year. TI is available to a credit tenant. AREA B: 11,633 Sq. Ft currently vacant, several small ffices 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/Sc			-					Type Direct
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	ocated at the intersec re four national food fu November 2018. V q. Ft. / month (\$6.00 ffices with mostly oper	tion of Hwy 332 and Dixie Drive in ranchises on the corner all of whic 'ery nice buildout with several sma / Sq. Ft / Year) Approximate CAI n space (was previously occupied	ch are sales volur all offices, open b M: \$2.75/Sq.Ft/ Y d by Arron's Rent	ne leaders in their chains oullpen areas, conference 'ear. TI is available to a To Own.) 4,000 additio	AREA A: 32,000 Sq. e rooms, and two break r credit tenant. AREA B: nal Sq. Ft. in mezzanine	Ft. currently le ooms, one wit 11,633 Sq. Ft included at no	eased to S&B Engine h a full kitchen. Bas t currently vacant, s o charge. Base Ren	eering, will exp se rent: \$.50 / several small
								κ. φ.σ <i>ι</i> σ



23 RETAIL

FOR LEASE

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

StructureBuilding Type:RetailSubType:Freestanding (Community Center)Class:-RBA:91,360 SFTypical Floor:91,360 SFStories:1Building Status:ExistingYear Built:1982% Leased:73.7%Owner Occupied:NoOwner Type:Developer/Owner-NTLTenancy:Multiple TenantLand Area:14.30 ACZoning:NoneParcel No:0161-0057-130Parking:200 Surface Spaces are available Ratio of 2.19/1,000 SF		
SubType: Freestanding (Community Center) Class: - RBA: 91,360 SF Typical Floor: 91,360 SF Stories: 1 Building Status: Existing Year Built: 1982 % Leased: 73.7% 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	Structure	
Class: - RBA: 91,360 SF Typical Floor: 91,360 SF Stories: 1 Building Status: Existing Year Built: 1982 % Leased: 73.7% 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	Building Type:	Retail
RBA:91,360 SFTypical Floor:91,360 SFStories:1Building Status:ExistingYear Built:1982% Leased:73.7%Owner Occupied:NoOwner Type:Developer/Owner-NTLTenancy:Multiple TenantLand Area:14.30 ACZoning:NoneParcel No:0161-0057-130Parking:200 Surface Spaces are available	SubType:	Freestanding (Community Center)
Typical Floor:91,360 SFStories:1Building Status:ExistingYear Built:1982% Leased:73.7%Owner Occupied:NoOwner Type:Developer/Owner-NTLTenancy:Multiple TenantLand Area:14.30 ACZoning:NoneParcel No:0161-0057-130Parking:200 Surface Spaces are available	Class:	-
Stories:1Building Status:ExistingYear Built:1982% Leased:73.7%Owner Occupied:NoOwner Type:Developer/Owner-NTLTenancy:Multiple TenantLand Area:14.30 ACZoning:NoneParcel No:0161-0057-130Parking:200 Surface Spaces are available	RBA:	91,360 SF
Building Status:ExistingYear Built:1982Year Built:1982% Leased:73.7%Owner Occupied:NoOwner Type:Developer/Owner-NTLTenancy:Multiple TenantLand Area:14.30 ACZoning:NoneParcel No:0161-0057-130Parking:200 Surface Spaces are available	Typical Floor:	91,360 SF
Year Built: 1982 % Leased: 73.7% 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	Stories:	1
% Leased:73.7%Owner Occupied:NoOwner Type:Developer/Owner-NTLTenancy:Multiple TenantLand Area:14.30 ACZoning:NoneParcel No:0161-0057-130Parking:200 Surface Spaces are available	Building Status:	Existing
Owner Occupied:NoOwner Type:Developer/Owner-NTLTenancy:Multiple TenantLand Area:14.30 ACZoning:NoneParcel No:0161-0057-130Parking:200 Surface Spaces are available	Year Built:	1982
Owner Type:Developer/Owner-NTLTenancy:Multiple TenantLand Area:14.30 ACZoning:NoneParcel No:0161-0057-130Parking:200 Surface Spaces are available	% Leased:	73.7%
Tenancy:Multiple TenantLand Area:14.30 ACZoning:NoneParcel No:0161-0057-130Parking:200 Surface Spaces are available	Owner Occupied:	No
Land Area: 14.30 AC Zoning: None Parcel No: 0161-0057-130 Parking: 200 Surface Spaces are available	Owner Type:	Developer/Owner-NTL
Zoning: None Parcel No: 0161-0057-130 Parking: 200 Surface Spaces are available	Tenancy:	Multiple Tenant
Parcel No: 0161-0057-130 Parking: 200 Surface Spaces are available	Land Area:	14.30 AC
Parking: 200 Surface Spaces are available	Zoning:	None
s .	Parcel No:	0161-0057-130
	Parking:	•



Lease

Total Available: Smallest Space:	23,990 SF 4,379 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	Туре
P 1st / Suite 14	4,379	4,379	4,379	\$15.00/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Rand	dy Fertitta (713) 963-09	63 x5					
P 1st / Suite 15	10,574	10,574	10,574	\$9.00/nnn	Vacant	5 yrs	Direct
CC Management, Ltd. / Rand	dy Fertitta (713) 963-09	63 x5					
P 1st / Suite 15A	9,037	9,037	9,037	\$9.00/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Rand	dy Fertitta (713) 963-09	63 x5					

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).



Fairway Plaza - Fairway Centre -- cont'd 1701 Fairway Dr Alvin, TX 77511



24 RETAIL

FOR LEASE

Plantation Plaza					
1001 W Plantation Dr					
Clute, TX 77531					

Structure Building Type: Retail Storefront SubType: Class: -RBA: 83,496 SF Typical Floor: 83,496 SF Stories: 1 Building Status: Existing Year Built: 1974 71.4% % Leased: Owner Occupied: No Owner Type: Developer/Owner-RGNL **Multiple Tenant** Tenancy: 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: 23,901 SF Smallest Space: 4,200 SF Max Contig: 19,701 SF Space Use: Retail Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$0.87/sf

For Sale Info

Not For Sale

Presented By

RESOLUT RE / Joaquin Orozco (281) 445-0033 / RESOLUT RE (512) 474-5557

Amenities

Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
11001	of Avail	Theor contrig	Bidg contig	Rendon / IT I OVS	occupancy	Term	Type
P 1st	19,701	19,701	19,701	Withheld	Vacant	Negotiable	Direct
RESOLUT RE / Joaquin Orozco (281) 445-0033 / RESOLUT RE (512) 474-5557							
Former Kroger Box Available	e (52K sf, will demise) (.25 Acre Pad Availa	ble Fast growing sub-	market of Houston Close Pro	ximity to Dow Ch	emical (+6,500 em	oloyees)
P 1st	4,200	4,200	4,200	Withheld	Vacant	Negotiable	Direct
RESOLUT RE / Joaquin Orozco (281) 445-0033 / RESOLUT RE (512) 474-5557							



25 OFFICE

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

Structure

Building Type:	Office
SubType:	Medical
Class:	Α
RBA:	31,691 SF
Typical Floor:	15,846 SF
Stories:	2
Building Status:	Existing
Year Built:	2020
% Leased:	26.6%
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 @ \$2.69/sf

For Sale Info

Not For Sale

Presented By

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	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st	1,192 - 7,816	7,816	7,816	\$23.00/nnn	Vacant	Negotiable	New
Holt Lunsford Commercial, I	nc. / Brad Segreto (713) 602-3758 / Brando	n Avedikian (713) 60.	2-3754 / Skyler Seidman (713) 602-3767		
P 2nd	1,249 - 15,436	15,436	15,436	\$23.00/nnn	Vacant	Negotiable	New
Holt Lunsford Commercial, II	nc. / Brad Segreto (713) 602-3758 / Brando	n Avedikian (713) 60.	2-3754 / Skyler Seidman (713) 602-3767		

26 **FLEX**

FOR LEASE

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

22,866 SF

22,866 SF

Medical

Withheld Expenses: 2021 Tax @ \$6.81/sf

0 SF

0 SF

-

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		-	The state	
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Structure

Lease

Total Available:

Flex Avail:

CAM:

Smallest Space: 22,866 SF Max Contig:

Office Avail:

Space Use:

Rent/SF/yr:

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 Space Ratio of 1.97/1,000		

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 Serv	ices, Inc. / Brady Latimer (281) 879-8800 x10)3			
Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	22,866	22,866	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 Drop Ceiling Fully-Sprinklered Clear Height: 12'4" Still contains Dog Kennels, Dog Runs and Operating & Recovering Rooms Use is **Biomedical Testing**



27 OFFICE

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

Structure	
Building Type:	Office
SubType:	Medical (Strip Center)
Class:	В
RBA:	67,500 SF
Typical Floor:	17,000 SF
Stories:	4
Building Status:	Existing
Year Built:	2008
% Leased:	67.3%
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

22,047 SF
2,047 SF
20,000 SF
Off/Med
\$21.00
2021 Tax @ \$1.56/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	Туре		
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.	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.



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



28 RETAIL

FOR LEASE

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:	76.4%
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:	21,326 SF
Smallest Space:	3,600 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

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

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 1202A	14,026	14,026	14,026	Withheld	Vacant	Negotiable	Direct
Silvestri Investments, Inc / Do	oreen Hill (713) 785-62	72 x320					
P 1st / Suite 1210-1212	3,700	3,700	3,700	Withheld	Vacant	Negotiable	Direct
Silvestri Investments, Inc / Do	oreen Hill (713) 785-62	72 x320					
P 1st / Suite 1228	3,600	3,600	3,600	Withheld	Vacant	Negotiable	Direct
Silvestri Investments, Inc / Do	oreen Hill (713) 785-62	72 x320					



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



29 RETAIL

FOR LEASE

Pearland Town Center
11200 SW Broadway
Intersection of FM-518 & HWY 288
Pearland, TX 77584

Structure	
Building Type:	Retail
SubType:	Storefront
Class:	-
RBA:	62,022 SF
Typical Floor:	62,022 SF
Stories:	1
Building Status:	Existing
Year Built:	2008
% Leased:	65.8%
Owner Occupied:	No
Owner Type:	-
Tenancy:	Multiple Tenant
Land Area:	8.09 AC
Zoning:	0011
Parcel No:	7022-0001-023
Parking:	1,546 Surface Spaces are available Ratio of 2.15/1,000 SF



Lease

Total Available:	21,216 SF
Smallest Space:	2,517 SF
Max Contig:	7,000 SF
Space Use:	Retail
Rent/SF/Yr:	Withheld
Expenses:	2021 Tax @ \$28.91/sf

For Sale Info

Not For Sale

Presented By

CBL & Associates Properties, Inc. / Michael J. Stanley (281) 925-3661 X1 / Michael J. Stanley (281) 925-3661	CBL & Associates Properties	. Inc. / Michael J. Stan	lev (281) 925-3661 X1 / Michael	J. Stanley (281) 925-3661 x1
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Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 100	2,517	2,517	2,517	Withheld	Vacant	Negotiable	Direct
CBL & Associates Properties	, Inc. / Michael J. Stanl	ey (281) 925-3661 x1					
P 1st / Suite 330	7,000	7,000	7,000	Withheld	Vacant	Negotiable	Direct
CBL & Associates Properties	, Inc. / Michael J. Stanl	ey (281) 925-3661 x1					
P 1st / Suite 900	5,600	5,600	5,600	Withheld	Vacant	Negotiable	Direct
CBL & Associates Properties	, Inc. / Michael J. Stanl	ey (281) 925-3661 x1					
P 1st / Suite 910	3,015	3,015	3,015	Withheld	Vacant	Negotiable	Direct
CBL & Associates Properties	, Inc. / Michael J. Stanl	ey (281) 925-3661 x1					
P 1st / Suite 945	3,084	3,084	3,084	Withheld	Vacant	Negotiable	Direct
CBL & Associates Properties	, Inc. / Michael J. Stanl	ey (281) 925-3661 x1					

Building Notes

Pearland Town Center, a mixed-use development, in Houston (Pearland), TX, will feature two fashion department stores — Dillard's and Macy's — plus the world's largest bookseller, Barnes & Noble, and 300,000 square feet of specialty shops and restaurants. Plans also include residential,



Pearland Town Center -- cont'd 11200 SW Broadway Intersection of FM-518 & HWY 288 Pearland, TX 77584

office space, hotels and exciting entertainment venues to complement the retail portion, a 700,000 square-foot, open-air lifestyle center. Pearland Town Center will be located on more than 110 acres of premium retail space. The lifestyle center will offer residents a unique shopping environment including open-air pedestrian walkways, eye-catching architectural and design elements, extensive landscaping and a water feature.



30 RETAIL

7713	Broa	ldw	ay	St
Pearl	and,	ТΧ	77	581

Structure	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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 Availables	24 000 05
Total Available: Smallest Space:	21,000 SF 1,500 SF
Max Contig:	21,000 SF
Space Use:	Retail
Rent/SF/Yr:	Withheld
	2021 Tax @ \$0.36/sf
Expenses.	2021 10X @ \$0.50/31
For Sale Info	
Not For Sale	
Presented By	
Veekay Commerce	cial / Jeremy Roberts (713) 851-4982

		,					
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
E 1st	1,500 - 21,000	21,000	21,000	Withheld	TBD	5-10 yrs	New
Veekay Commercial / Jerem	y Roberts (713) 851-49	82					
New Construction Retail Sho	opping Center						





31 RETAIL

NEC Culle	n &	McHard Rd
Pearland,	ТХ 7	77581

Structure	
Building Type:	Retail
Class:	-
RBA:	20,800 SF
Typical Floor:	20,800 SF
Stories:	1
Building Status:	Proposed
Year Built:	-
% Leased:	0%
Owner Occupied:	-
Owner Type:	-
Tenancy:	Multiple Tenant
Land Area:	1.96 AC
Zoning:	-
Parcel No:	5800-1201-002
Parking:	-
Lease	
Total Available:	20,800 SF
Smallast Space:	20,800 SE



Total Available: 20,800 SF Smallest Space: 20,800 SF Max Contig: 20,800 SF Space Use: Retail Rent/SF/Yr: Withheld For Sale Info Not For Sale Presented By EDGE Realty Partners / Charles Blaschke (713) 900-3000 X107 / Logan Havel (713) 900-3000 / Charles Blaschke (713) Floor SF Avail Floor Contig Bidg Contig Rent/SF/Yr + Svs Occupancy Ist 20,800 20,800 20,800 Withheld 10/2022 GE Realty Partners / Charles Blaschke (713) 900-3000 x107 / Logan Havel (713) 900-3000		
Max Contig: 20,800 SF Space Use: Retail Rent/SF/Yr: Withheld For Sale Info Vot For Sale Presented By EDGE Realty Partners / Charles Blaschke (713) 900-3000 X107 / Logan Havel (713) 900-3000 / Charles Blaschke (713) Floor SF Avail Floor Contig Bldg Contig Rent/SF/Yr + Svs Occupancy Ist 20,800 20,800 Withheld 10/2022		
Space Use: Retail Rent/SF/Yr: Withheld For Sale Info		
Rent/SF/Yr: Withheld For Sale Info Image: Constant of C		
For Sale Info Not For Sale Presented By EDGE Realty Partners / Charles Blaschke (713) 900-3000 X107 / Logan Havel (713) 900-3000 / Charles Blaschke (713) Floor SF Avail Floor Contig Bldg Contig Rent/SF/Yr + Svs Occupancy ist 20,800 20,800 Withheld 10/2022		
Not For Sale Presented By EDGE Realty Partners / Charles Blaschke (713) 900-3000 X107 / Logan Havel (713) 900-3000 / Charles Blaschke (713) Floor SF Avail Floor Contig Bldg Contig Rent/SF/Yr + Svs Occupancy st 20,800 20,800 20,800 Withheld 10/2022		
Presented By EDGE Realty Partners / Charles Blaschke (713) 900-3000 ×107 / Logan Havel (713) 900-3000 / Charles Blaschke (713) Floor SF Avail Floor Contig Bldg Contig Rent/SF/Yr + Svs Occupancy st 20,800 20,800 20,800 Withheld 10/2022		
DGE Realty Partners / Charles Blaschke (713) 900-3000 ×107 / Logan Havel (713) 900-3000 / Charles Blaschke (713) Floor SF Avail Floor Contig Bldg Contig Rent/SF/Yr + Svs Occupancy st 20,800 20,800 20,800 Withheld 10/2022		
Floor SF Avail Floor Contig Bldg Contig Rent/SF/Yr + Svs Occupancy st 20,800 20,800 20,800 Withheld 10/2022		
st 20,800 20,800 20,800 Withheld 10/2022) 900-3000 x10	7
	Term	Ту
E Realty Partners / Charles Blaschke (713) 900-3000 x107 / Logan Havel (713) 900-3000	Negotiable	Direct

32 OFFICE

Manvel, TX 7	Road 59 7578						
Structure			1	Contraction of the local division of the loc			
Building Type:	Office		100 C				
Class:	Α				10 C		
RBA:	60,175 SF						1.00
Typical Floor:	33,603 SF						
Stories:	2		Avenue -	$ \rightarrow $	with the		
Building Status:	Existing		and the second s				2.1
Year Built:	2001		the second s	All and the second states of the	Contraction of the second	- al - a - have	-
% Leased:	66.8%		allower in the second	the state of the	and the second	and the second	1000
Owner Occupied:	-		DAMASHING	- Barrister		- Harrison Mat	the second
Owner Type:	-		DANSIN REAL	and the second second	The second	Contraction of the local division of the loc	a the
Tenancy:	-		A STATE OF A		Set San H		A ALAN
Land Area:	11.67 AC		the state of the state of the	a the second		and the state	WOR THE
Zoning:	N/A		5 - 19 J - 19 19 19	Man - Manuel	516 34	in the same	COSEME
Parcel No:	7967-0001-001						
Parking:	60 free Surface Space Ratio of 1.00/1,000 SF						
Lease							
Total Available:	20,000 SF						
Smallest Space:	1,400 SF						
Max Contig:	20,000 SF						
Space Use:	Office						
	\$19.80						
Expenses:	2021 Tax @ \$0.89/sf						
For Sale Info							
Not For Sale							
Presented By							
KW Commercial	Metropolitan / Bo Faber (2	281) 908-3122					
Amenities							
Signage	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
Signage Floor		20,000	20,000	\$19.80/fs	Vacant	3-5 yrs	Direct
Floor 1st / Suite 100	1,400 - 20,000						
Floor 1st / Suite 100 V Commercial Metro	1,400 - 20,000 politan / Bo Faber (281) 908-		factoet-growing proce	in Houston This property	offers oney ones	to TY Uwe 200	and the Sam
Floor 1st / Suite 100 W Commercial Metro is newly renovated of	1,400 - 20,000 ppolitan / Bo Faber (281) 908- office offers the opportunity to	operate in one of the	fastest-growing areas le of the area's top rest	in Houston. This property aurants.	offers easy acces	ss to TX Hwy. 288	and the Sam
Floor 1st / Suite 100 W Commercial Metro is newly renovated of	1,400 - 20,000 politan / Bo Faber (281) 908-	operate in one of the	fastest-growing areas le of the area's top rest	in Houston. This property aurants.	offers easy acces	ss to TX Hwy. 288 a	and the Sam
Floor 1st / Suite 100 W Commercial Metro iis newly renovated o	1,400 - 20,000 ppolitan / Bo Faber (281) 908- office offers the opportunity to	operate in one of the	fastest-growing areas le of the area's top rest	in Houston. This property aurants.	offers easy acces	ss to TX Hwy. 288 a	and the Sam
Floor 1st / Suite 100 W Commercial Metro nis newly renovated of	1,400 - 20,000 ppolitan / Bo Faber (281) 908- office offers the opportunity to	operate in one of the	fastest-growing areas are of the area's top rest	in Houston. This property aurants.	offers easy acces	ss to TX Hwy. 288 a	and the Sam
Floor 1st / Suite 100 W Commercial Metro iis newly renovated o	1,400 - 20,000 ppolitan / Bo Faber (281) 908- office offers the opportunity to	operate in one of the	fastest-growing areas le of the area's top rest	in Houston. This property aurants.	offers easy acces	ss to TX Hwy. 288 i	and the Sam
Floor 1st / Suite 100 W Commercial Metro iis newly renovated o	1,400 - 20,000 ppolitan / Bo Faber (281) 908- office offers the opportunity to	operate in one of the	fastest-growing areas le of the area's top rest	in Houston. This property aurants.	offers easy acces	ss to TX Hwy. 288 :	and the Sam
Floor 1st / Suite 100 V Commercial Metro is newly renovated of	1,400 - 20,000 ppolitan / Bo Faber (281) 908- office offers the opportunity to	operate in one of the	fastest-growing areas le of the area's top rest	in Houston. This property aurants.	offers easy acces	ss to TX Hwy. 288 :	and the Sam
Floor 1st / Suite 100 W Commercial Metro iis newly renovated o	1,400 - 20,000 ppolitan / Bo Faber (281) 908- office offers the opportunity to	operate in one of the	fastest-growing areas le of the area's top rest	in Houston. This property aurants.	offers easy acces	ss to TX Hwy. 288 :	and the Sam

33 INDUSTRIAL

FOR SALE / FOR LEASE

k Rd (77515	- 1			
	1	in All	N	
20,000 SF/6,500 ofc 0 SF - 20,000 SF 20,000 SF Flex Withheld				3501 Galamik Roadi 1746
Class B Industrial	Ceiling Height:	•	Stories:	1
Warehouse	Column Spacing:	-	Power:	220v 3p
20,000 SF	Drive Ins:	2 - 12'0"w x 12'0"h	Const Mat:	Reinforced Concrete
20,000 SF	Crane:	-	Sprinkler:	Wet
Existing	Rail Line:	None	Lot Dimensions:	-
2012	Rail Spots:	None	Land Area:	2.76 AC
0%	Cross Docks:	-	Building FAR:	0.17
-	Loading Docks:	None	Levelators:	None
Corporate/User	Utilities:	-		
: LI	Tenancy:	Single Tenant		
4123-0000-001	Parking:	27 Surface Spaces are Ratio of 1.35/1,000 SF		
3				
Dalrymple (713) 722-1250 ۱	, Katie Dalrymple (713	3) 722-1250		
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, <u>, , , , , , , , , , , , , , , , , , </u>			
SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy Term	Use/Type Direct
Irymple (713) 722-1250 / Amy S an estimated 6,500 SF and inc ea • The building's warehouse a sembly area and additional restr	ilvey (713) 722-1250 ludes a reception area, o irea is approximately 13,5 ooms • The entire buildin	pen cubicle area, a conferen 500 SF and includes a 1,350 g has sprinkler system. There	ce room, a training room, private of	fices, two restrooms, and a er X5 • "Shop office area" the back of the building that i
	 20,000 SF/6,500 ofc 0 SF 20,000 SF 20,000 SF 20,000 SF Flex Withheld 2021 Tax @ \$1.95/sf Class B Industrial Warehouse 20,000 SF Ll 4123-0000-001 e an Dalrymple (713) 722-1250 SF Avail 20,000/6,500 ofc <i>Irymple (713) 722-1250 / Amy S</i> an estimated 6,500 SF and incompared by the set of the set	 20,000 SF/6,500 ofc 0 SF 20,000 SF 20,000 SF 20,000 SF Flex Withheld 2021 Tax @ \$1.95/sf Class B Industrial Ceiling Height: Warehouse Column Spacing: 20,000 SF Crane: 2012 Rail Spots: 0% Cross Docks: Corporate/User Utilities: Utilities: LI Tenancy: 4123-0000-001 Parking: 	 20,000 SF/6,500 ofc 0 SF 20,000 SF 20,000 SF 20,000 SF Flex Withheld 2021 Tax @ \$1.95/sf Column Spacing: - 20,000 SF Drive Ins: 2 - 12'0"w x 12'0"h 20,000 SF Drive Ins: 2 - 12'0"w x 12'0"h 20,000 SF Drive Ins: 2 - 12'0"w x 12'0"h 20,000 SF Crane: - Existing Rail Line: None 2012 Rail Spots: None 0% Cross Docks: - - Loading Docks: None 0% Cross Docks: - - Loading Docks: None Corporate/User Utilities: - LI Tenancy: Single Tenant 4123-0000-001 Parking: 27 Surface Spaces are Ratio of 1.35/1,000 SF 	 20,000 SF/6,500 ofc o SF - 20,000 SF 20,000 SF Flex Withheld 2021 Tax @ \$1.95/sf Class B Industrial Ceiling Height: - Stories: 20,000 SF Column Spacing: - Power: 20,000 SF Column Spacing: - Power: 20,000 SF Crane: - Sprinkler: 20,000 SF Crane: - Sprinkler: 2012 Rail Line: None Lot Dimensions: 2012 Rail Spots: None Land Area: 0% Cross Docks: - Building FAR: Corporate/User Utilities: - LI Tenancy: Single Tenant 4123-0000-001 Parking: 27 Surface Spaces are available Ratio of 1.35/1,000 SF



34 INDUSTRIAL

Clute, TX 775	I St 31					
Lease						Contractor Contractor
Total Available:	20,000 SF	22		T - SEA	- 117-	
Narehouse Avail:	20,000 SF/1,500 ofc		and the second second	the part of the local division of the local	L. 01	13 AL
Office Avail:	0 SF					
CAM:	•				2 juil 12	a me
Smallest Space:	5,000 SF				5 2 1 1 2	
Max Contig:	15,000 SF			and sublicity		22
Space Use: Rent/SF/yr:		1		· Selferation		A STATE
Expenses:						
Structure						
	Class C Industrial	Ceiling Height:			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	Lo	ot Dimensions:	-
Year Built:	1981	Rail Spots:	None		Land Area:	3.03 AC
% Leased:	20.0%	Cross Docks:	None		Building FAR:	0.19
Owner Occupied:	No	Loading Docks:	3 ext		Levelators:	-
Owner Type:	Individual	Utilities:	Gas, Heating - Electric	, Lighting - Flue	orescent, Sewe	er - City, Water - City
Zoning:	Commercial	Tenancy:	Multiple Tenant			
Parcel No:	2205-0004-000, 2205-0005- 000, 2205-0007-000	Parking:	-			
For Sale Info			Features			
			Air Conditioning, Fer Storage Space, Yard		escent Lighting,	Reception, Skylights,
Not For Sale						
Presented By Gary Brown & As	sociates, Inc. / Gary S. Brown		Dant/SENr + Sug	Coouronou	Torm	ЦеоДуро
Presented By	SF Avail	Bldg Contig	Rent/SF/Yr + Svs \$5.80/iq	Occupancy Vacant	Term	Use/Type Direct
Presented By Gary Brown & As: Floor Ist / Suite CDE		Bldg Contig 15,000	Rent/SF/Yr + Svs \$5.80/ig	Occupancy Vacant	Term Negotiable	Use/Type Direct



35 RETAIL

Reflection Bay Shopping Center 12155 Shadow Creek Pky Pearland, TX 77584

Structure	
Building Type:	Retail
SubType:	Freestanding
Class:	
RBA:	32,739 SF
Typical Floor:	32,739 SF
Stories:	1
Building Status:	Existing
Year Built:	2008
% Leased:	38.9%
Owner Occupied:	No
Owner Type:	Individual
Tenancy:	Multiple Tenant
Land Area:	3.70 AC
Zoning:	0005
Parcel No:	0678-0004-000
Parking:	175 free Surface Spaces are available Ratio of 5.00/1,000 SF



FOR LEASE

Lease

Total Available:	20,000 SF
Smallest Space:	1,200 SF
Max Contig:	20,000 SF
Space Use:	Retail
Rent/SF/Yr:	\$22.00
Expenses:	2021 Tax @ \$4.28/sf; 2014 Ops @ \$3.50/sf

For Sale Info

Not For Sale

Presented By

KW Commercial Metropolitan / Bo Faber (281) 908-3122

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 4	1,200 - 20,000	20,000	20,000	\$22.00/nnn	Vacant	3-5 yrs	Direct

KW Commercial Metropolitan / Bo Faber (281) 908-3122

4 Suites are available measuring 20,000, 4,000, 2,800, and 1,200 SF. Within close proximity of Memorial Herman Pearland and HCA Healthcare. Just north of Shadowcreek Ranch, the 3,500-acre master-planned community. Great location situated at the corner of Shadow Creek Parkway and Reflection Bay. Excellent traffic counts and strong demographics.

Building Notes

Located in one of Houston's fastest selling residential communities.



Reflection Bay Shopping Center -- cont'd 12155 Shadow Creek Pky Pearland, TX 77584



36 OFFICE

Central Brazo 4001 Technol Angleton, TX			
Structure			
Building Type:	Office		
Class:	Α	A REAL PROPERTY AND A REAL PROPERTY A REAL PRO	
RBA:	58,720 SF	A REAL PROPERTY OF A REAL PROPER	
Typical Floor:	19,041 SF	NY DEPENDENCE Y PARTICIPALITY	and the
Stories:	3 Eviating	With the second second	-
Building Status: Year Built:	Existing 1984		
% Leased:	66.4%		
Owner Occupied:	No		and the second s
Owner Type:	Other - Private	The second se	
Tenancy:	Multiple Tenant		
Land Area:	119.80 AC		
Zoning:	Commercial & Industrial		
Parcel No:	0169-1019-115		
Parking:	1,267 free Surface Spaces are avai Ratio of 4.72/1,000 SF	lable	
Lease			
Total Available:	19,737 SF		
Smallest Space:	19,737 SF		
Max Contig:	19,737 SF		
Space Use:	Office		
Rent/SF/Yr:	Withheld		
Expenses:	2021 Tax @ \$2.65/sf		
For Sale Info			
Not For Sale			
Presented By			
	osh J. LaRocca (713) 993-7171 ices, Inc. / Brady Latimer (281) 879-880	00 x103	
Air Conditioning			
Floor	SF Avail Floor Contig	Bldg Contig Rent/SF/Yr + Svs Occupancy Term	Туре
E 3rd Avison Young / Josh J. SCM Realty Services,	19,737 19,7 LaRocca (713) 993-7171 Inc. / Brady Latimer (281) 879-8800 x103 ndard office layout with newly renovated con	737 19,737 Withheld Vacant Negotiable Di	irect
Building Notes			
3-Story Office Bui 58,720 Total NRA			
CenterPoint Energy	© 2022 CoS	Star Group - Licensed to CenterPoint Energy, Inc - 368255.	11/2022

Central Brazoria County Business Pa -- cont'd 4001 Technology Dr Angleton, TX 77515 *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



37 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 Prop	erties / Fave Au	smus (832)	563-4157
	cilies / i aye Au	isinus (052)	000-4107

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st	1,700 - 4,000	17,952	17,952	\$27.00/nnn	Vacant	Negotiable	New
Ausmus Premier Propertie	es / Faye Ausmus (832) 50	63-4157					
Build out negotiable Drive	thu available TI allowanc	e negotiable					
P 1st	1,200	17,952	17,952	\$24.00/nnn	Vacant	Negotiable	Direct
Ausmus Premier Propertie	es / Faye Ausmus (832) 50	63-4157					
TI allowance negotiable							
P 1st	2,000 - 12,752	17,952	17,952	\$24.00/nnn	Vacant	Negotiable	Direct
Ausmus Premier Propertie	es / Faye Ausmus (832) 50	63-4157					
TI allowance negotiable							



38 INDUSTRIAL

FOR SALE / FOR LEASE

			16		12 30 100
			No. of Concession, Name		
Lease			100		1
Total Available:	17,200 SF		Billion and Billion	TIT	1-1-1-1
Varehouse Avail:	17,200 SF				
Office Avail:	0 SF				
CAM:	-		The owner wanted		
Smallest Space:	17,200 SF				
Max Contig:					
Space Use:			Section Section 1		
Rent/SF/yr:			Standard State		atiation with
Expenses:	2021 Tax @ \$1.00/sf		Server Sala	and the second	and the second second
Structure					
	Class C Industrial	Ceiling Height:	14'0"	Stories:	1
	Warehouse	Column Spacing:		Power:	-
	17,200 SF		4 - 10'0"w x 14'0"h	Const Mat:	Metal
Typical Floor:		Crane:	-	Sprinkler:	-
Building Status:		Rail Line:	-	Lot Dimensions:	
Year Built:		Rail Spots:	-	Land Area:	0.79 AC
% Leased:	100%	Cross Docks:		Building FAR:	0.50
Owner Occupied:	No	Loading Docks:		Levelators:	
	Corporate/User	Utilities:			
	Industrial	Tenancy:	Multiple Tenant		
-	8110-0304-000		15 Surface Spaces are Ratio of 0.87/1,000 SF		
For Sale Info					
For Sale at \$1,70	0,000 (\$98.84/SF) - Active				
Sales Company					
Greg Flaniken and	d Associates: Ben Miller (97	9) 299-9457			
Presented By					
Greg Flaniken and	d Associates / Ben Miller (97 SF Avail				lie a Thing a
Floor	5F Avail 17,200	Bldg Contig 17,200	Rent/SF/Yr + Svs	Occupancy Term Negotiable 3 yrs	Use/Type Direct

39 RETAIL

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 **Multiple Tenant** Tenancy: Land Area: 1.84 AC Zoning: С 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 @ \$3.27/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 Bldg Contig Rent/SF/Yr + Svs Floor SF Avail Floor Contig Occupancy Term Туре Vacant P 1st 5,000 - 15,750 15,750 15,750 Withheld 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.



40 OFFICE

Structure Building Type:							
Building Type:			1.1.25				
0 71	Office		Ir	nage Co	mina S	loon	
SubType:	Medical			nage co	in ing o		
Class:	В		2248				8cc -
RBA:	61,000 SF		1.20		1		
Typical Floor:	15,250 SF		and the second				
Stories:	4		Barris State				
Building Status:	Proposed		()	rand of our same group	2921.386.07		
Year Built:	2024						
% Leased:	75.4%						
Wher Occupied:	-						
Owner Type:	-						
Tenancy:	Single Tenant						
Land Area:	-						
Zoning:	-						
Parcel No: Parking:	0421-0022-000 -						
Lease							
Total Available:	15,000 SF						
Smallest Space:	15,000 SF						
Max Contig:	15,000 SF						
Space Use:	Off/Med						
Rent/SF/Yr:	Withheld						
Expenses:	2021 Tax @ \$0.43/sf						
For Sale Info							
Not For Sale							
Presented By UTR-Texas Realto	ors / Sharon Rowsey (281)	947-8037					
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
1st	15,000	15,000	15,000		Vacant	Negotiable	Direct



41 INDUSTRIAL

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 @ \$1.09/sf

FOR SALE / FOR LEASE



Structure

Building Type:	Class C Industrial	Ceiling Height:	-	Stories:	1
SubType:	-	Column Spacing:	-	Power:	-
RBA:	14,812 SF	Drive Ins:	-	Const Mat:	Metal
Typical Floor:	14,812 SF	Crane:	-	Sprinkler:	-
Building Status:	Existing	Rail Line:	-	Lot Dimensions:	-
Year Built:	1973	Rail Spots:	-	Land Area:	3.91 AC
% Leased:	0%	Cross Docks:	-	Building FAR:	0.09
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
For Sale at \$650,000 (\$43.88/SF) - Active	Fenced Lot
Sales Company	
Birdsong Real Estate: Ryan Birdsong (979) 297-4200	

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 Ass	ociates / Ben Miller (979) 299-	9457				

3.9 acres of paved property, Total Building square footage 16,000, all fenced in.



42 OFFICE

FOR LEASE

Petro
1201 N Avenue H
Freeport, TX 77541

Structure

Building Type: SubType:	Office Medical
Class:	В
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: Tenancy:	Investment Manager Multiple Tenant
Land Area:	1.23 AC
Zoning:	С
Parcel No:	8110-3026-000
Parking:	38 Surface Spaces are available Ratio of 1.73/1,000 SF



Lease

Total Available:	14,360 SF
i olar / iranabior	1,000 SF
Smallest Space:	,
Max Contig:	10,960 SF
Space Use:	Office
Rent/SF/Yr:	\$15.00
Expenses:	2021 Tax @ \$1.10/sf

For Sale Info

Not For Sale

Presented By

Agilis Commercial Real Estate / Dustin Graf (512) 970-4303

Amenities

Conferencing Facility

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st	1,400 - 3,400	3,400	3,400	\$15.00/mg	Vacant	3-5 yrs	Direct
Agilis Commercial Real Esta	te / Dustin Graf (512) 9	70-4303		, i i			
P 2nd	1,000 - 10,960	10,960	10,960	\$15.00/mg	Vacant	3-5 yrs	Direct
Agilis Commercial Real Esta	te / Dustin Graf (512) 9	70-4303				-	

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.



Petro -- cont'd 1201 N Avenue H Freeport, TX 77541

43 RETAIL

FOR LEASE

Building Type: Class:	Detail		
Class:	Retail	The the test	
554	-		
RBA:	21,335 SF	HE HE HE MAN + MALLER HE IN	
Typical Floor:	21,335 SF	ALL - ALLER THE REAL PROPERTY &	
Stories:	1 Futuring	ALL REAL PROPERTY OF THE PROPERTY OF THE REAL PROPE	
Building Status: Year Built:	Existing 2008		
% Leased:	32.8%		
wner Occupied:	No		201
Owner Type:	Developer/Owner-NTL		Sec.
Tenancy: Land Area:	Multiple Tenant 13.50 AC		+(98)
Zoning:	13:50 AC 0025		
Zoning: Parcel No:	0025 0678-0025-110		
Parcel No: Parking:	175 free Surface Spaces are available	a	
Faiking.	Ratio of 4.00/1,000 SF	5	
Lease			
Total Available:	14,345 SF		
Smallest Space:	14,345 SF		
	14,345 SF		
Space Use:	Retail		
Rent/SF/Yr:	\$26.50		
Expenses:	2021 Tax @ \$16.43/sf; 2009 Ops @ \$7.15/sf		
For Sale Info			
Not For Sale			
Presented By			
		(126 / Eric Drymalla (832) 423-7439 x126	
Floor 1st	SF Avail Floor Contig 14,345 14,345	Bldg Contig Rent/SF/Yr + Svs Occupancy Term 5 14,345 \$26.50/nnn Vacant Negotiable Dir	Type rect



44 RETAIL

FOR LEASE

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 @ \$5.63/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	Туре
P 1st / Suite 900	5,600	14,116	14,116	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Real	ty / Haley Golden (713,) 664-3634 / Lilly Go	lden (713) 664-3634 x	(1 / Blair Golden (713) 664-36	634 x3		
P 1st / Suite 910	3,016	14,116	14,116	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Real	ty / Haley Golden (713,) 664-3634 / Lilly Go	lden (713) 664-3634 x	(1 / Blair Golden (713) 664-36	634 x3		
P 1st / Suite 920	5,500	14,116	14,116	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Real	ty / Haley Golden (713,) 664-3634 / Lilly Go	lden (713) 664-3634 x	(1 / Blair Golden (713) 664-36	634 x3		



Building 900 - Pearland Town Center -- cont'd 11200 Broadway St Pearland, TX 77584



45 RETAIL

FOR LEASE

Building Type: Retail Class: - RBA: 13,750 SF Typical Floor: 13,750 SF Stories: 1 uilding Status: Proposed Year Built: 2023 % Leased: 0% ner Occupied: - Oomer Type: - Tenancy: Multiple Tenant Land Area: - Zoning: - Parcel No: 0227-0138-000 Parking: 13,750 SF Space Use: Retail Rent/SF/Y: Withheld Expenses: 2021 Tax @ \$0.07/sf Parcel No: 0227-0138-000 Parking: - Parcel No: 0227-0138-000 Parking: 13,750 SF Space Use: Retail Rent/SF/Y: Withheld No: 0227-0138-000 Parking: - Parcel No: 0227-0138-000 Parking: - Parcel No: 0227-0138-000 Parking: 13,750 SF Space Use: Retail Rent/SF/Y: Withheld No: 0227-0138-000 Parking: 02021 Tax @ \$0.07/sf Parcel No: 02021 T	Structure Building Type: Retail Class: - RAK 13,750 SF - Typical Floor: 13,750 SF Typical Floor: 13,750 SF Stories: 1 Juilding Status: Proposed Year Built: 2023 % Leased: 0% wer Occupied: - Owner Type: - Tenancy: Multiple Tenant Land Area: - Zoning: - Parcel No: 0227-0138-000 Parking: - Parking: - statist: 13,750 SF Max Contig: 13,750 SF Space Use: Retail Rent/SF/Y: Withheld Expenses: 2021 Tax @ \$0.07/sf Stores: - Stores: - Conagement, Ltd. / Randy Fertitta (713) 963-0963 X5 / Randy Fertitta (713) 963-0963 x5 Prosented By - C2 Management, Ltd. / Randy Fertitta (713) 963-0963 X5 / Randy Fertitta (713) 963-0963 x5		il and Office/Warehouse. F					
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46 RETAIL

FOR LEASE

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 availa Ratio of 5.43/1,000 SF	ab



Lease

Total Available: 13,747 SF 1,838 SF Smallest Space: Max Contig: 3,894 SF Space Use: Retail Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$3.13/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	Туре
P 1st / Suite 102	3,850	3,850	3,850	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken ((713) 980-5622 / Kyle I	Knight (713) 335-4532	2				
P 1st / Suite 106	1,838	1,838	1,838	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken ((713) 980-5622 / Kyle I	Knight (713) 335-4532	2				
P 1st / Suite 108	3,894	3,894	3,894	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken ((713) 980-5622 / Kyle I	Knight (713) 335-4532	2				
P 1st / Suite 117	2,040	2,040	2,040	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken ((713) 980-5622 / Kyle I	Knight (713) 335-4532	2				
P 1st / Suite 118	2,125	2,125	2,125	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken ((713) 980-5622 / Kyle I	Knight (713) 335-4532	2				



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.



47 OFFICE

FOR LEASE

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

Structure

Building Type:	Office
SubType:	Medical
Class:	Α
RBA:	80,000 SF
Typical Floor:	20,000 SF
Stories:	4
Building Status:	Existing
Year Built:	2009
% Leased:	91.0%
Owner Occupied:	No
Owner Type:	Other/Unknown-Instl
Tenancy:	Multiple Tenant
Land Area:	3.57 AC
Zoning:	F1
Parcel No:	7497-1820-005
Parking:	60 Covered Spaces are available 200 Surface Spaces are available Reserved Spaces @ \$40.00/mo Ratio of 3.25/1,000 SF



Lease

Total Available:	13,513 SF
Smallest Space:	1,702 SF
Max Contig:	5,537 SF
Space Use:	Office
Rent/SF/Yr:	\$19.50
Expenses:	2021 Tax @ \$2.63/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	Туре
P 1st / Suite 121	5,537	5,537	5,537	\$19.50/nnn	Vacant	Negotiable	Direct
Moody Rambin / Kurt Kistler	(713) 773-5590 / Kevii	n Nolan (713) 773-557	2				
First Floor Lobby Access, wo	ood floors in reception a	area. Kitchen in the su	ite. Monument Sign	age Available. Virtual tour - h	ttps://youtu.be/K	37iuFs6zLE	
P 1st / Suite 123	3,208	3,208	3,208	\$19.50/nnn	09/2022	Negotiable	Direct
Moody Rambin / Kurt Kistler	(713) 773-5590 / Kevir	n Nolan (713) 773-557	2				
P 1st / Suite 125	1,702	1,702	1,702	\$19.50/nnn	Vacant	Negotiable	Direct
Moody Rambin / Kurt Kistler	(713) 773-5590 / Kevir	n Nolan (713) 773-557	2				
P 3rd / Suite 303	3,066	3,066	3,066	\$19.50/nnn	09/2022	Negotiable	Direct
Moody Rambin / Kurt Kistler	(713) 773-5590 / Kevin	n Nolan (713) 773-557	2				



Always There.

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

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 designFully sprinklered building
- · Computerized card-key security access
- Ample surface parking
- Office and medical suites availableChild care facility within walking distance
- 15 Miles to downtown, 12 Miles to Medical

Center

- Perimeter security cameras
- Professionally managed



48 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 Surface Spaces are available Ratio of 4.00/1,000 SF



Lease

Total Available:	13,475 SF
Smallest Space:	100 SF
Max Contig:	8,475 SF
Space Use:	Office
Rent/SF/Yr:	Withheld
Expenses:	2021 Tax @ \$25.22/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 (281) 925-3661 X1
Evergreen Commercial Realty / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 x1 / Blair Golden (713) 664-3634 x3

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Amenities
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Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 2nd / Suite 2701	2,512	8,475	8,475	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Real	ty / Haley Golden (713)	664-3634 / Lilly Gol	den (713) 664-3634 x	(1 / Blair Golden (713) 664-36	534 x3		
P 2nd / Suite 2731	5,963	8,475	8,475	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Real	ty / Haley Golden (713)	664-3634 / Lilly Gol	den (713) 664-3634 >	(1 / Blair Golden (713) 664-36	634 x3		



Building 700 - Pearland Town Center -- cont'd 11200 Broadway St Pearland, TX 77584

	304						
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 2nd / Suite 2743	100 - 5,000	5,000	5,000	Withheld	TBD	Negotiable	Sublet
	704 0000						

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.



49 RETAIL

FOR LEASE

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

Building Type: SubType: Class: RBA: Typical Floor: Stories: Building Status: Year Built: % Leased: Owner Occupied:	Retail Storefront Retail/Office (Community Center) 91,360 SF 91,360 SF 1 Existing 1980 86.0% No					
Owner Type: Tenancy:	Individual 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 availab Ratio of 3.53/1,000 SF	ble				
Lease						
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Silvestri Investme Amenities	12,838 SF 12,838 SF 12,838 SF Retail Withheld 2021 Tax @ \$1.54/sf; 2009 Ops @ \$1.62/sf	K303 / Dan Silvestri (713	3) 785-6272 x303			
Pylon Sign						
Floor	SF Avail Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 1701	12,838 12,83 nc / Dan Silvestri (713) 785-6272 x303		Withheld		Negotiable	Direct

1.



50 INDUSTRIAL

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 @ \$1.47/sf

Structure

Building Type:	Class C Industrial	Ceiling Height:	-	
SubType:	Warehouse	Column Spacing:	-	
RBA:	14,000 SF	Drive Ins:	1	
Typical Floor:	14,000 SF	Crane:	-	
Building Status:	Existing	Rail Line:	-	I
Year Built:	2007	Rail Spots:	-	
% Leased:	8.6%	Cross Docks:	-	
Owner Occupied:	-	Loading Docks:	None	
Owner Type:	-	Utilities:	-	
Zoning:	None	Tenancy:	-	
Parcel No:	0028-0007-100	Parking:	-	

For Sale Info

Not For Sale

Presented By

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 Ass	ociates / Ben Miller (979) 299-	9457				
1200 sf of industrial spa	ace available as well.					
P 2nd	6,400	12,800	\$6.09/mg	Vacant	1-3 yrs	Direct
Greg Flaniken and Ass	ociates / Ben Miller (979) 299-	9457				
\$6500/month - 1200 sf	of industrial space available					

FOR LEASE



Stories: 2 Power: -Const Mat: Metal Sprinkler: -Lot Dimensions: -

Land Area: 0.76 AC Building FAR: 0.42 Levelators: None

51 RETAIL

FOR LEASE

Bailey Rd & County Rd
Manvel, TX 77578

Structure



Lease

Total Available:	12,647 SF
Smallest Space:	1,400 SF
Max Contig:	5,789 SF
Space Use:	Retail
Rent/SF/Yr:	\$30.00-\$32.00
Expenses:	2021 Tax @ \$3.07/sf

For Sale Info

Not For Sale

Presented By

Ardent Hardcastle Real Estate / 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	Туре
P 1st / Suite 100	2,500	2,500	2,500	\$32.00/nnn	Vacant	5-10 yrs	Direct
Ardent Hardcastle Real Esta	te / Stephan Robinson	(281) 485-6000 x701					
P 1st / Suite 200	2,000	2,000	2,000	\$30.00/nnn	Vacant	5-10 yrs	Direct
Ardent Hardcastle Real Esta	te / Stephan Robinson	(281) 485-6000 x701					
P 1st / Suite 300	1,400 - 5,789	5,789	5,789	\$30.00/nnn	Vacant	5-10 yrs	Direct
Ardent Hardcastle Real Esta	te / Stephan Robinson	(281) 485-6000 x701					
P 1st / Suite 400	2,358	2,358	2,358	\$30.00/nnn	Vacant	5-10 yrs	Direct
Ardent Hardcastle Real Esta	te / Stephan Robinson	(281) 485-6000 x701					



Bailey Rd & County Rd -- cont'd Manvel, TX 77578



52 RETAIL

FOR LEASE

		-
Savannah 15003 Higl Rosharon,	hway	y 6
Structure		
Building Typ	e:	Retail
Clas	SS:	-
RB	A:	16,800 SF
Typical Floo	or:	16,800 SF
Storie	es:	1
Building Statu	IS:	Existing
Year Bu	ilt:	2020
% Lease	ed:	25.6%
Owner Occupie	ed:	No
Owner Typ	e:	Individual
Tenano	:y:	Multiple Tenant
Land Are	ea:	2.79 AC
Zonin	ig:	-

6357-0001-000

93 Surface Spaces are available Ratio of 5.54/1,000 SF



Lease

Parcel No:

Parking:

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 @ \$3.15/sf

For Sale Info

Not For Sale

Presented By

Fresented By							
Wulfe & Co. / Wes Mille Research In Progress	er (713) 621-1703						
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
Floor P 1st	SF Avail 12,500	Floor Contig 12,500	Bldg Contig 12,500	Rent/SF/Yr + Svs \$28.00/nnn	Occupancy Vacant	Term Negotiable	Type Direct

53 INDUSTRIAL

FOR LEASE

Clute, TX 775 Lease Total Available: Warehouse Avail: Office Avail: CAM: Smallest Space: Max Contig: Space Use: Rent/SF/yr: Expenses:	12,500 SF 12,500 SF 0 SF - 12,500 SF 12,500 SF Industrial \$6.00					i a sin a menan jili	
Structure							
Building Type:	Class B Industrial	Ceiling Height:	16'0"			Stories:	1
SubType:	-	Column Spacing:	-			Power:	Heavy
RBA:	12,500 SF	Drive Ins:	3			Const Mat:	Metal
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:		Cross Docks:	None		Βι	uilding FAR:	0.57
Owner Occupied:	-	Loading Docks:	2 ext			Levelators:	-
Owner Type:	Corporate/User	Utilities:	Gas, Heating,	Lighting	, Sewer, Water		
Zoning:	Industrial	Tenancy:	-				
Parcel No:	2205-0004-000	Parking:	-				
For Sale Info							
Presented By							
	sociates, Inc. / Gary S. Brow		Ront/SE/Vr + Sv	e	Оссирарси	Term	
Floor P 1st Gary Brown & Associat leady for move in.	SF Avail 12,500 es, Inc. / Gary S. Brown (713) 44	Bldg Contig 12,500 58-1010	Rent/SF/Yr + Sv	s \$6.00/ig	Occupancy Vacant	Term 3-5 yrs	Use/Type Direct

54 **INDUSTRIAL**

Angleton 288 Industrial Park 1830 CR 341 Rt Angleton, TX 77515

Total Available: 12,000 SF Warehouse Avail: 12,000 SF/1,200 ofc

0 SF

12,000 SF

12,000 SF

Industrial

Withheld Expenses: 2020 Tax @ \$0.30/sf

Office Avail:

Space Use:

Rent/SF/yr:

Smallest Space: Max Contig:

CAM: -

The second second		-	(-
	1		-	
			-	
And a state of the		~	-	56.0
1				
			-	and and

FOR LEASE

Structure

Lease

Oli dolare					
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		

Fluorescent Lighting

Not For Sale

Presented By

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
st	12,000/1,200 ofc	12,000	Withheld	Vacant	5-10 yrs	Direct
/ Mark Nicholas (71	3) 888-4024 / Joseph Berwick	(713) 425-5842 / Will C	lay (713) 425-1810			
(-,	(, (



55 INDUSTRIAL

FOR LEASE

Bldg 2 - Cooper Business Park
18500 Pearland Sites Rd
Pearland, TX 77584

Lease	
Total Available:	11,675 SF
Warehouse Avail:	11,675 SF
Office Avail:	0 SF
CAM:	-
Smallest Space:	11,675 SF
Max Contig:	11,675 SF
Space Use:	Industrial
Rent/SF/yr:	\$12.00
Expenses:	2021 Tax @ \$0.40/sf



Structure

on dotal o					
Building Type:	Class B Industrial	Ceiling Height:	20'0"	Stories:	1
SubType:	Warehouse	Column Spacing:	-	Power:	-
RBA:	11,675 SF	Drive Ins:	-	Const Mat:	Metal
Typical Floor:	11,675 SF	Crane:	-	Sprinkler:	-
Building Status:	Proposed	Rail Line:	-	Lot Dimensions:	-
Year Built:	2022	Rail Spots:	-	Land Area:	1.46 AC
% Leased:	0%	Cross Docks:	-	Building FAR:	0.18
Owner Occupied:	-	Loading Docks:	-	Levelators:	-
Owner Type:	-	Utilities:	-		
Zoning:	-	Tenancy:	-		
Parcel No:	0293-0004-110	Parking:	-		
For Sale Info					
Not For Sale					

Presented By

 Presented By

 NAI Partners / Darren O'Conor (713) 985-4616

 Floor
 SF Avail
 Bldg Contig
 Rent/SF/Yr + Svs
 Occupancy
 Term
 Use/Type

 E 1st
 11,675
 11,675
 \$12.00/nnn
 09/2022
 Negotiable
 New

 NAI Partners / Darren O'Conor (713) 985-4616
 11,675
 \$12.00/nnn
 09/2022
 Negotiable
 New



56 INDUSTRIAL

FOR LEASE

Bldg 1	
18500 Pearland Sites Ro	ł
Pearland, TX 77584	

Lease	
Total Available:	11,375 SF
Warehouse Avail:	11,375 SF
Office Avail:	0 SF
CAM:	-
Smallest Space:	11,375 SF
Max Contig:	11,375 SF
Space Use:	Industrial
Rent/SF/yr:	\$12.00
Expenses:	2021 Tax @ \$0.41/sf



Structure

•••••••					
Building Type:	Class B Industrial	Ceiling Height:	20'0"	Stories:	1
SubType:	Warehouse	Column Spacing:	-	Power:	-
RBA:	11,375 SF	Drive Ins:	-	Const Mat:	Metal
Typical Floor:	11,375 SF	Crane:	-	Sprinkler:	-
Building Status:	Proposed	Rail Line:	-	Lot Dimensions:	-
Year Built:	2022	Rail Spots:	-	Land Area:	1.46 AC
% Leased:	0%	Cross Docks:	-	Building FAR:	0.18
Owner Occupied:	-	Loading Docks:	-	Levelators:	-
Owner Type:	-	Utilities:	-		
Zoning:	-	Tenancy:	-		
Parcel No:	0293-0004-110	Parking:	-		

For Sale Info

Not For Sale

Presented By

NAI Partners / Darren O'Conor (713) 985-4616

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
1st	11,375	11,375	\$12.00/nnn	09/2022	Negotiable	New
I Partners / Darren O'	Conor (713) 985-4616					



57 RETAIL

FOR LEASE

Bldg C - Sunrise Lake Village 9415 Broadway St Pearland, TX 77584

Structure Building Type: Retail Freestanding (Neighborhood SubType: Center) Class: RBA: 32,199 SF 16,100 SF Typical Floor: Stories: 2 Building Status: Existing Year Built: 2005 % Leased: 65.0% Owner Occupied: No Owner Type: Developer/Owner-RGNL **Multiple Tenant** Tenancy: Land Area: 2.98 AC Zoning: Commercial Parcel No: 7863-0001-002 Parking: 250 Surface Spaces are available Ratio of 7.76/1,000 SF



Lease

Total Available:	11,264 SF
Smallest Space:	882 SF
Max Contig:	6,200 SF
Space Use:	Retail
Rent/SF/Yr:	\$18.00-\$23.00
Expenses:	2021 Tax @ \$2.84/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	Туре
P 1st / Suite 123	6,200	6,200	6,200	\$23.00/nnn	Vacant	5 yrs	Direct
CC Management, Ltd. / Rand	dy Fertitta (713) 963-09	63 x5					
This is a 2nd Gen Restauran	t space, formerly Buffal	o Wild Wings.					
P 2nd / Suite 2	1,500	1,500	1,500	\$18.00/nnn	Vacant	1-5 yrs	Direct
CC Management, Ltd. / Rand	dy Fertitta (713) 963-09	63 x5					
P 2nd / Suite 3	882	882	882	\$18.00/nnn	Vacant	1-5 yrs	Direct
CC Management, Ltd. / Rand	dy Fertitta (713) 963-09	63 x5					
P 2nd / Suite 4	2,682	2,682	2,682	\$18.00/nnn	Vacant	1-5 yrs	Direct
CC Management, Ltd. / Rand	dy Fertitta (713) 963-09	63 x5					



Bldg C - Sunrise Lake Village -- cont'd 9415 Broadway St Pearland, TX 77584

Building Notes

This is a build to suit pad site.



58 INDUSTRIAL

FOR LEASE

Bldg 3 - Coop 18500 Pearlan Pearland, TX 7		
Lease		
Total Available:	11,250 SF	
Warehouse Avail:	11,250 SF	
Office Avail:	0 SF	
CAM:	-	
Smallest Space:	11,250 SF	
Max Contig:	11,250 SF	
Space Use:	Industrial	
Rent/SF/yr:	\$12.00	
Expenses:	2021 Tax @ \$0.41/sf	



Building Type:	Class B Industrial	Ceiling Height:	20'0"	Stories:	1
SubType:	Warehouse	Column Spacing:	-	Power:	-
RBA:	11,250 SF	Drive Ins:	-	Const Mat:	Metal
Typical Floor:	11,250 SF	Crane:	-	Sprinkler:	-
Building Status:	Proposed	Rail Line:	-	Lot Dimensions:	-
Year Built:	2022	Rail Spots:	-	Land Area:	1.46 AC
% Leased:	0%	Cross Docks:	-	Building FAR:	0.18
Owner Occupied:	-	Loading Docks:	-	Levelators:	-
Owner Type:	-	Utilities:	-		
Zoning:	-	Tenancy:	-		
Parcel No:	0293-0004-110	Parking:	-		

For Sale Info

Not For Sale

Presented By

NAI Partners / Darren O'Conor (713) 985-4616

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
1st	11,250	11,250	\$12.00/nnn	09/2022	Negotiable	New
Al Partners / Darren O'O	Conor (713) 985-4616					



59 RETAIL

FOR LEASE

19300 N	lorris	Ave
Manvel,	TX 7	7578

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:	0%
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 @ \$0.35/sf

For Sale Info

Not For Sale

Presented By

HomeSmart / Ryan Oommen (832) 535-0552

	. ,						
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite A	1,512	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
HomeSmart / Ryan Oommer	n (832) 535-0552						
P 1st / Suite B	1,512	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
HomeSmart / Ryan Oommer	n (832) 535-0552						
P 1st / Suite C	1,512	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
HomeSmart / Ryan Oommer	n (832) 535-0552						
P 1st / Suite D	2,785	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
HomeSmart / Ryan Oommer	n (832) 535-0552						
P 1st / Suite E	1,752	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
HomeSmart / Ryan Oommer	n (832) 535-0552						
P 1st / Suite F	1,752	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
HomeSmart / Ryan Oommer	n (832) 535-0552						



19300 Morris Ave -- cont'd Manvel, TX 77578



60 **INDUSTRIAL**

FOR LEASE

Bldg 4 - Cooper Business Park
18500 Pearland Sites Rd
Pearland, TX 77584

Expenses: 2021 Tax @ \$0.43/sf

Lease		
Total Available:	10,800 SF	美国 法法
Warehouse Avail:	10,800 SF	10.000
Office Avail:	0 SF	
CAM:	-	Contraction of the local division of the loc
Smallest Space:	10,800 SF	Thates
Max Contig:	10,800 SF	
Space Use:	Industrial	The.
Rent/SF/yr:	\$12.00	



Struc	cture
-------	-------

Building Type:	Class B Industrial	Ceiling Height:	20'0"	Stories:	1
SubType:	Warehouse	Column Spacing:	-	Power:	-
RBA:	10,800 SF	Drive Ins:	-	Const Mat:	Metal
Typical Floor:	10,800 SF	Crane:	-	Sprinkler:	-
Building Status:	Proposed	Rail Line:	-	Lot Dimensions:	-
Year Built:	2022	Rail Spots:	-	Land Area:	1.46 AG
% Leased:	0%	Cross Docks:	-	Building FAR:	0.17
Owner Occupied:	-	Loading Docks:	-	Levelators:	-
Owner Type:	-	Utilities:	-		
Zoning:	-	Tenancy:	-		
Parcel No:	0293-0004-110	Parking:	-		

For Sale Info

Not For Sale

Presented By

NAI Partners / Darren O'Conor (713) 985-4616

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
1st	10,800	10,800	\$12.00/nnn	09/2022	Negotiable	New
Al Partners / Darren O'	Conor (713) 985-4616					

61 OFFICE

FOR LEASE

135 E	E Hos	pita	al	Dr	
Angl	eton,	ΤX	7	751	5

Structure	
Building Type:	Office
SubType:	Medical
Class:	С
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: Smallest Space: Max Contig:	10,796 SF 10,796 SF 10,796 SF
Space Use:	Off/Med
Rent/SF/Yr:	\$15.00
Expenses:	2021 Tax @ \$1.03/sf; 2015 Ops @ \$3.41/sf

For Sale Info

Not For Sale

Presented By

Leopold & Strahan Realty Group / Rick Wade (713) 806-4758
Amenities

Amenities

Air Conditioning, Central Heating, Reception, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
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.



FOR LEASE

LDADC S IO	R 2022 SIU QUI. I-Faye Re	
62 RET	AIL	
Four Corners 1802-1806 N Angleton, TX		
Structure		
Building Type:	Retail	
SubType:	Storefront Retail/Office	-
Class:	(Neighborhood Center)	
RBA:	86,462 SF	
Typical Floor:	86,462 SF	n. and
Stories:	1	71-1-
Building Status:	Existing	and the second
Year Built:	1980	the second second
% Leased:	87.5%	
Owner Occupied:	No	Carlo Land
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 availab Ratio of 2.54/1,000 SF	le
Lease		
Total Available:	10,778 SF	
Smallest Space:	1,800 SF	
Max Contig:	8,978 SF	
Space Use:	Retail	
Rent/SF/Yr:	\$14.91	
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. / Eric Drymalla (832) 423-7439 X126 / Eric Drymalla (832) 423-7439 x126

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 1806a	1,800	1,800	1,800	\$14.91/nnn	Vacant	Negotiable	Direct
Tarantino Properties, Inc. / El	ric Drymalla (832) 423	-7439 x126					
P 1st / Suite D	8,978	8,978	8,978	\$14.91/nnn	Vacant	Negotiable	Direct
Tarantino Properties, Inc. / El	ric Drymalla (832) 423-	-7439 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.



Four Corners Shopping Center -- cont'd 1802-1806 N Velasco St Angleton, TX 77515

63 INDUSTRIAL

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



FOR LEASE

Structure

on dotare					
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 - Ele - City	ectric, Lighting - Fluoresc	ent, Sewer - City, Water
Zoning:	Commercial	Tenancy:	Multiple Tenant		
Parcel No:	4215-0001-000	Parking:	Ratio of 3.00/1,000 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	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 Ass	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.

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



Freeport Business Park -- cont'd 1740 W 4th St Freeport, TX 77541



64 RETAIL

Structure

Building Type:

Typical Floor:

Building Status:

Owner Occupied:

SubType:

Class:

Stories:

Year Built:

% Leased:

Owner Type:

Tenancy: Land Area:

Zoning:

Parcel No:

Parking:

RBA:

FOR LEASE

SWC Me	eridiana Parkway	(CR	Blvd
Iowa Co	olony, TX 77583		

Retail

-

1

2023

0%

-

Freestanding

10,225 SF

10,225 SF

Proposed

Individual Multiple Tenant

0288-0011-005

Ratio of 0.00/1,000 SF

4 AC

None

		-	No. of Concession, Name
CONVERSION	-	 and a factor	ORACHET .

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 @ \$3.74/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	Туре
P 1st	1,460 - 10,225	10,225	10,225	Withheld	Vacant	Negotiable	Direct
Transaction Real Estate, LLC	C / 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.



65 FLEX

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 @ \$2.06/sf



FOR SALE / FOR LEASE

Structure

on aotare					
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:	- L	ot 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 K	(lein (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.



66 INDUSTRIAL

FOR LEASE

	St 77581		and the second	1997	-
			and the	San L	- 1
Lease					
Total Available:	-,		Contra Classica Classica	100 A 100 A	
Warehouse Avail:	-,		-milling -		-
Office Avail:	-,			and the second se	
CAM:	-		STATE IN	104001	
Smallest Space: Max Contig:			Statement of the statem		-
Space Use:				6	ALL AND
Rent/SF/yr:			A Social	THE OWNER OF CAMERA	A CONTRACTOR
Expenses:				5 m	Car I I
Expenses.					
Structure					
Building Type:	Class B Industrial	Ceiling Height:	-	Storie	es: 1
SubType:	Distribution	Column Spacing:	-	Powe	er: -
RBA:	225,000 SF	Drive Ins:		Const Ma	at: Masonry
Typical Floor:	225,000 SF	Crane:	-	Sprinkle	
Building Status:		Rail Line:	None	Lot Dimensior	
Year Built:		Rail Spots:	None	Land Are	a: 40.39 AC
% Leased:	-	Cross Docks:		Building FA	
Owner Occupied:		Loading Docks:			rs: 4 ext
	Equity Funds	Utilities:		Levelator	
Zoning:			Multiple Tenant		
-	- 0507-0001-000	Parking:	-		
Faiceino.	0507-0001-000	Faiking.	-		
For Sale Info					
Not For Sale					
Not For Sale Presented By	onal				
Not For Sale Presented By FloWorks Internati Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy Ter	
Not For Sale Presented By FloWorks Internati Floor	SF Avail 5,000/5,000 ofc	10,000	Rent/SF/Yr + Svs Withheld		
Not For Sale Presented By FloWorks Internati Floor 1st eline Realty Brokera	SF Avail 5,000/5,000 ofc ge / Christopher Powell (713) 3	10,000 799-5973 x5	Withheld		ble Sublet
Not For Sale Presented By FloWorks Internati Floor 1st flice/Warehouse ava 1st	SF Avail 5,000/5,000 ofc ge / Christopher Powell (713) ilable for SUBLEASE - Up to 4 5,000/5,000 ofc	10,000 799-5973 x5 10,000 SF of Warehouse s 10,000	Withheld	Vacant Negotiat	ole Sublet
Not For Sale Presented By FloWorks Internati Floor 1st Define Realty Brokera Stit Define Realty Brokera 1st Define Realty Brokera	SF Avail 5,000/5,000 ofc ge / Christopher Powell (713) ilable for SUBLEASE - Up to 4 5,000/5,000 ofc ge / Christopher Powell (713)	10,000 799-5973 x5 10,000 SF of Warehouse s 10,000 799-5973 x5	Withheld space available - 5,000 SF o Withheld	Vacant Negotiat f Office - Storage yard space al Vacant Negotiat	ble Sublet so available - 2 loading docks ble Sublet
Not For Sale Presented By FloWorks Internati Floor 1st Define Realty Brokera Stit Define Realty Brokera 1st Define Realty Brokera	SF Avail 5,000/5,000 ofc ge / Christopher Powell (713) ilable for SUBLEASE - Up to 4 5,000/5,000 ofc ge / Christopher Powell (713)	10,000 799-5973 x5 10,000 SF of Warehouse s 10,000 799-5973 x5	Withheld space available - 5,000 SF o Withheld	Vacant Negotiat	ble Sublet so available - 2 loading docks ble Sublet
Not For Sale Presented By FloWorks Internati Floor 1st Define Realty Brokera Stit Define Realty Brokera 1st Define Realty Brokera	SF Avail 5,000/5,000 ofc ge / Christopher Powell (713) ilable for SUBLEASE - Up to 4 5,000/5,000 ofc ge / Christopher Powell (713)	10,000 799-5973 x5 10,000 SF of Warehouse s 10,000 799-5973 x5	Withheld space available - 5,000 SF o Withheld	Vacant Negotiat f Office - Storage yard space al Vacant Negotiat	ble Sublet so available - 2 loading docks ble Sublet
Not For Sale Presented By FloWorks Internati Floor 1st Deline Realty Brokera 1st Deline Realty Brokera 1st Deline Realty Brokera	SF Avail 5,000/5,000 ofc ge / Christopher Powell (713) ilable for SUBLEASE - Up to 4 5,000/5,000 ofc ge / Christopher Powell (713)	10,000 799-5973 x5 10,000 SF of Warehouse s 10,000 799-5973 x5	Withheld space available - 5,000 SF o Withheld	Vacant Negotiat f Office - Storage yard space al Vacant Negotiat	ble Sublet so available - 2 loading docks ble Sublet
Not For Sale Presented By FloWorks Internati Floor 1st Deline Realty Brokera ffice/Warehouse ava 1st Deline Realty Brokera	SF Avail 5,000/5,000 ofc ge / Christopher Powell (713) ilable for SUBLEASE - Up to 4 5,000/5,000 ofc ge / Christopher Powell (713)	10,000 799-5973 x5 10,000 SF of Warehouse s 10,000 799-5973 x5	Withheld space available - 5,000 SF o Withheld	Vacant Negotiat f Office - Storage yard space al Vacant Negotiat	ble Sublet so available - 2 loading docks ble Sublet
Not For Sale Presented By FloWorks Internati Floor 1st Define Realty Brokera Stit Define Realty Brokera 1st Define Realty Brokera	SF Avail 5,000/5,000 ofc ge / Christopher Powell (713) ilable for SUBLEASE - Up to 4 5,000/5,000 ofc ge / Christopher Powell (713)	10,000 799-5973 x5 10,000 SF of Warehouse s 10,000 799-5973 x5	Withheld space available - 5,000 SF o Withheld	Vacant Negotiat f Office - Storage yard space al Vacant Negotiat	ble Sublet so available - 2 loading docks ble Sublet
Not For Sale Presented By FloWorks Internati Floor 1st Deline Realty Brokera 1st Deline Realty Brokera 1st Deline Realty Brokera	SF Avail 5,000/5,000 ofc ge / Christopher Powell (713) ilable for SUBLEASE - Up to 4 5,000/5,000 ofc ge / Christopher Powell (713)	10,000 799-5973 x5 10,000 SF of Warehouse s 10,000 799-5973 x5	Withheld space available - 5,000 SF o Withheld	Vacant Negotiat f Office - Storage yard space al Vacant Negotiat	ble Sublet so available - 2 loading docks ble Sublet
Not For Sale Presented By FloWorks Internati Floor 1st Define Realty Brokera Stit Define Realty Brokera 1st Define Realty Brokera	SF Avail 5,000/5,000 ofc ge / Christopher Powell (713) ilable for SUBLEASE - Up to 4 5,000/5,000 ofc ge / Christopher Powell (713)	10,000 799-5973 x5 10,000 SF of Warehouse s 10,000 799-5973 x5	Withheld space available - 5,000 SF o Withheld	Vacant Negotiat f Office - Storage yard space al Vacant Negotiat	ble Sublet so available - 2 loading dock ble Sublet



67 **FLEX**

Lease

FOR LEASE

2631	Miller	Ran	ch F	۲d
Pearl	and, 1	FX 77	7584	

Total Available: 10,000 SF Flex Avail: 10,000 SF Office Avail: 0 SF CAM: -Smallest Space: 1,500 SF Max Contig:

Space Use:

10,000 SF

Expenses: 2021 Tax @ \$3.63/sf

Flex

Rent/SF/yr: Withheld

0		P		
	-			F
A PARTY		- 10		

Structure

Class B Flex	Ceiling Height:	14'0"	Stories:	1
-	Column Spacing:	-	Power:	-
10,000 SF	Drive Ins:	-	Const Mat:	Metal
10,000 SF	Crane:	-	Sprinkler:	-
Proposed	Rail Line:	-	Lot Dimensions:	-
2023	Rail Spots:	-	Land Area:	-
0%	Cross Docks:	-	Building FAR:	-
-	Loading Docks:	-	Levelators:	-
Other - Private	Utilities:	-		
Commercial	Tenancy:	Single Tenant		
0304-0005-000	Parking:	-		
	- 10,000 SF 10,000 SF Proposed 2023 0% - Other - Private Commercial	- Column Spacing: 10,000 SF Drive Ins: 10,000 SF Crane: Proposed Rail Line: 2023 Rail Spots: 0% Cross Docks: - Loading Docks: Other - Private Utilities: Commercial Tenancy:	- Column Spacing: - 10,000 SF Drive Ins: - 10,000 SF Crane: - Proposed Rail Line: - 2023 Rail Spots: - 0% Cross Docks: - - Loading Docks: - Other - Private Utilities: - Commercial Tenancy: Single Tenant	- Column Spacing: - Power: 10,000 SF Drive Ins: - Const Mat: 10,000 SF Crane: - Sprinkler: Proposed Rail Line: - Lot Dimensions: 2023 Rail Spots: - Loading Docks: - Loading Docks: - Levelators: Other - Private Utilities: - Commercial Tenancy: Single Tenant

For Sale Info

Not For Sale

Presented By

HC Commercial Leasing, LLC / Tom Amundsen	(281)) 468-8521
The commercial reasing, rec / Tom / managem	201	1400 0021

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
1st	10,000 div	10,000	Withheld	01/2023	3 yrs	Direct
Commercial Leasing, LL	.C / Tom Amundsen (281)	468-8521				
fice square footage is buil	d to suit					



68 OFFICE

FOR LEASE

	lical Plaza 2 - Memo	orial Herma					
Medical Plaza 10907 Memor @ Hwy 288	i ial Hermann Dr						
Pearland, TX	77584						
Structure				-		North Contraction	
Building Type:	Office		THE REAL PROPERTY.				
SubType:	Medical					STATUTE LATING	
Class:	Δ		MAT	AND ADDRESS OF THE R. P. C.		and a subscription	-
RBA:	98,000 SF		The manual state and				4
Typical Floor:	24,500 SF		State of the surger of the sur	I DESCRIPTION OF			世代
Stories:	4						
	-		-	A TEL	and south the second		ELT.
Building Status:	Existing				Con This P		-
Year Built:	2015		0	(Esp)	-	10 200	4
% Leased:	89.9%				SPR.	No. Mar	*
Owner Occupied:	No				- all		
Owner Type:	Public REIT						
Tenancy:	Multiple Tenant						
Land Area:	19.57 AC						
Zoning:	None						
Parcel No:	7498-0002-001						
Parking:	500 Surface Spaces are Ratio of 5.00/1,000 SF						
Lease							
Total Available:	9,934 SF						
Smallest Space:	1,366 SF						
Max Contig:	5,684 SF						
Space Use:	Medical, Off/Med						
Rent/SF/Yr:	\$23.00						
Expenses:	2021 Tax @ \$2.66/sf; 20 Combined Est Tax/Ops						
For Sale Info							
Not For Sale							
Presented By							
	al Estate Services / Ashley rties, Inc. / James A. Croy		190-3785 / Danielle La	anza (713) 231-1605			
Amenities							
24 Hour Access, 0	Controlled Access, Signag	је					
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
3rd / Suite 340	2,230	2,230	2,230 Danialla Lanza (712) 221	\$23.00/nnn	Vacant	Negotiable	Direct
answestern Real Esta uite available for suble	ate Services / Ashley M. Cass base	sei (7 13) 490-3785 / L	Janielle Lanza (713) 231	- 1000			
4th / Suite 400SH	1,366 - 5,684	5,684	5,684	\$23.00/nnn	Vacant	Negotiable	Direct
	ate Services / Ashley M. Cass			-1605		U U	
lowance 5/1,000 Park	next to the Memorial Hermar ing Ratio @ Hwy 288						
4th / Suite 460	2,020	2,020	2,020 Danialla Lanza (712) 221	\$23.00/nnn	Vacant	Negotiable	Direct
answestern Real Esta wly built out Spec Su	ate Services / Ashley M. Cass ute	sei (713) 490-3785 / E	Janielle Lanza (713) 231	- 1000			



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



69 OFFICE

				A A COMPANY		ANT PARTY PARTY	1000
Building Type:	Office			T.L. T.		antation	
Class:	В		The second second	1 -	ŧ	7:1000	1 martin
RBA:	36,830 SF		- James -	Lange and the set	E .	үшаус	1000
Typical Floor:	36,830 SF		1000		CO	RPORATE PARK	125
Stories:	1		A STATE	1-11-34/320	- Andrews	the set	100
Building Status:	Existing		Sec. Sec.	States in and		NUS CAR	
Year Built:	1992		Carl State	CARLON CONSTR	ASC SP	Mr. A.W. S.	2411.5
% Leased:	73.6%				Carlo Carlo	AN WAY DAY	2 马胡伯/
vner Occupied:	No		Part Canada and	and the Department	10.000	SAMPS)	No. Photo
Owner Type:	Individual		Sector and a log	Service Stations	12 Habils	the weller	
Tenancy:	Multiple Tenant			STATION OF MANY	With Harde	and the second	
Land Area:	2.83 AC		and the second second	1 CONTRACTOR	ALC: YES	A MARTINE	
Zoning:	none		A State Street	and the second			COSFAR
Parcel No:	7133-0004-111					Carde Assess Lanceman, As	
Parking:	163 Surface Spaces are	available					
	Ratio of 4.24/1,000 SF						
Lease	Ratio of 4.24/1,000 SF						
	Ratio of 4.24/1,000 SF 9,727 SF						
Total Available:							
Total Available: Smallest Space: Max Contig:	9,727 SF 2,346 SF 7,381 SF						
Total Available: Smallest Space:	9,727 SF 2,346 SF 7,381 SF						
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr:	9,727 SF 2,346 SF 7,381 SF Off/Ret \$15.00						
Total Available: Smallest Space: Max Contig: Space Use:	9,727 SF 2,346 SF 7,381 SF Off/Ret						
Smallest Space: Max Contig: Space Use: Rent/SF/Yr:	9,727 SF 2,346 SF 7,381 SF Off/Ret \$15.00						
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses:	9,727 SF 2,346 SF 7,381 SF Off/Ret \$15.00						
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By	9,727 SF 2,346 SF 7,381 SF Off/Ret \$15.00 2021 Tax @ \$0.01/sf						
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By CMI Brokerage /	9,727 SF 2,346 SF 7,381 SF Off/Ret \$15.00 2021 Tax @ \$0.01/sf Trent Vacek (713) 961-4666						
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By CMI Brokerage / Floor	9,727 SF 2,346 SF 7,381 SF Off/Ret \$15.00 2021 Tax @ \$0.01/sf Trent Vacek (713) 961-4666	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Тура
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By CMI Brokerage / Floor 1st / Suite 463	9,727 SF 2,346 SF 7,381 SF Off/Ret \$15.00 2021 Tax @ \$0.01/sf Trent Vacek (713) 961-4666 SF Avail 2,346 t Vacek (713) 961-4666		Bldg Contig 2,346	Rent/SF/Yr + Svs \$15.00/nnn		Term Negotiable	Type Direct



Plantation Village -- cont'd 457-491 This Way St Intersection of This Way and Abner Jackson Blvd Lake Jackson, TX 77566



70 RETAIL

West Oaks C 6516 W Broa Pearland, TX	dway St						
Structure						-	
Building Type:	Retail						· . /
SubType:	Freestanding (Strip Ce	nter)	and the second	.Vieweit Obsi	COLUMN STREET	POR LEASE	· · · · ·
Class:	-		100 P	TAZ.		713-464-1001	1
RBA:	22,000 SF						
Typical Floor:	22,000 SF						
Stories:	1		The second		1	-	1
Building Status:	Existing		1000		- 160		
Year Built:	1999				~	and shirts h	A A A
% Leased:	58.0%		100000000	No marke	and the second second		and the second second
% Leased: Owner Occupied:	58.0% No			100 A 200	100		TR
			And a start of the second				1/3/16
Owner Type: Tenancy:	Individual Multiple Tenant						
Land Area:	3.11 AC						
Zoning:	Commercial						
Parcel No: Parking:	0241-0025-110 115 free Surface Space Ratio of 5.23/1,000 SF	s are available	9				
Lease							
Total Available:	9,232 SF						
Smallest Space:	1,175 SF						
Max Contig:	3,500 SF						
Space Use:	Retail						
Rent/SF/Yr:	\$15.60						
Expenses:	2021 Tax @ \$2.83/sf, 20 \$2.13/sf; 2011 Ops @ \$ Est Ops @ \$2.57/sf						
For Sale Info							
Not For Sale							
Presented By		(= + =) + =)					
	ate Services, Inc. / Kathy J				•		_
Floor P 1st / Suite 108	SF Avail 1,175	Floor Contig 1,175	Bldg Contig 1,175	Rent/SF/Yr + Svs \$15.60/nnn	Occupancy Vacant	Term Negotiable	Type Direct
	ervices, Inc. / Kathy Jones (71	,	,		vacant	Negotiable	Direct
P 1st / Suite 112	2,325	2,325	2,325	\$15.60/nnn	Vacant	Negotiable	Direct
	ervices, Inc. / Kathy Jones (71						
P 1st / Suite 112A	3,500 Cervices, Inc. / Kathy Jones (71	3,500 3) 464-1001 / Jim		\$15.60/nnn	Vacant	Negotiable	Direct
P 1st / Suite 144	2,232	2,232 2,232		\$15.60/nnn	Vacant	Negotiable	Direct
	ervices, Inc. / Kathy Jones (71						
-rormer Daycare							



West Oaks Centre -- cont'd 6516 W Broadway St Pearland, TX 77581

71 INDUSTRIAL

2009 Hatfield Rd Pearland, TX 77581

Lease

Total Available:	9,200 SF
Warehouse Avail:	9,200 SF/1,200 ofc
Office Avail:	0 SF
CAM:	-
Smallest Space:	9,200 SF
Max Contig:	9,200 SF
Space Use:	Industrial
Rent/SF/yr:	Withheld



Structure						
Building Type:	Industrial	Ceiling Height:	-	Stories:	1	
SubType:	Warehouse	Column Spacing:	-	Power:	-	
RBA:	12,400 SF	Drive Ins:	-	Const Mat:	-	
Typical Floor:	9,200 SF	Crane:	-	Sprinkler:	-	
Building Status:	Existing	Rail Line:	-	Lot Dimensions:	-	
Year Built:	1990	Rail Spots:	-	Land Area:	2.75 AC	
% Leased:	25.8%	Cross Docks:	-	Building FAR:	0.10	
Owner Occupied:	-	Loading Docks:	-	Levelators:	-	
Owner Type:	-	Utilities:	-			
Zoning:	-	Tenancy:	Single Tenant			
Parcel No:	0237-0086-120	Parking:	Ratio of 0.00/1,000 SF			

For Sale Info

Not For Sale

Presented By

Clay & Co. / Amy	Silvey (713) 722-1250 / Ka	atie Dalrymple (713)) 722-1250			
Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	9,200/1,200 ofc	9,200	Withheld	Vacant	Negotiable	Direct
Clay & Co. / Amy Silve	y (713) 722-1250 / Katie Dalry	mple (713) 722-1250				
Two buildings totaling S	9,200 SF: 1,200 SF office build	ling 8,000 SF light indu	ustrial facility with a 18-foot eave	-height		

72 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:	-
Lease	
Total Available:	9,132 SF
Smallest Space:	,
Max Contig:	,
Space Use:	Retail
pace use.	Netan



Total Available:	9,132 SF						
Smallest Space:	1,500 SF						
Max Contig:	3,960 SF						
Space Use:	Retail						
Rent/SF/Yr:	\$26.00						
Expenses:	2021 Tax @ \$0.06/sf						
For Sale Info							
For Sale Info Not For Sale							
Not For Sale Presented By	tate / Juan Sanchez (281) 4	107-0601					
Not For Sale Presented By	tate / Juan Sanchez (281) 4 SF Avail	107-0601 Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Оссирапсу	Term	Туре
Not For Sale Presented By Sendero Real Es			Bldg Contig 3,960	Rent/SF/Yr + Svs \$26.00/nnn		Z-10 yrs	Type New
Not For Sale Presented By Sendero Real Es Floor P 1st / Suite 148/154	SF Avail	Floor Contig					
Not For Sale Presented By Sendero Real Es Floor P 1st / Suite 148/154 Sendero Real Estate /	SF Avail 3,960	Floor Contig			Vacant		
Not For Sale Presented By Sendero Real Es: Floor P 1st / Suite 148/154 Sendero Real Estate / New Construction. P 1st / Suite 180/186	SF Avail 3,960 Juan Sanchez (281) 407-0601	Floor Contig 3,960	3,960	\$26.00/nnn	Vacant	2-10 yrs	New
Not For Sale Presented By Sendero Real Es: Floor P 1st / Suite 148/154 Sendero Real Estate / New Construction. P 1st / Suite 180/186	SF Avail 3,960 Juan Sanchez (281) 407-0601 3,672	Floor Contig 3,960	3,960	\$26.00/nnn	Vacant Vacant	2-10 yrs	New



73 INDUSTRIAL

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: -9,000 SF Smallest Space: Max Contig: 9,000 SF Space Use: Industrial Rent/SF/yr: \$9.36 Expenses: 2021 Tax @ \$0.97/sf

Structure

Building Type:	Class C Industrial	Ceiling Height:	-
SubType:	Warehouse	Column Spacing:	-
RBA:	9,000 SF	Drive Ins:	2
Typical Floor:	9,000 SF	Crane:	-
Building Status:	Existing	Rail Line:	-
Year Built:	1960	Rail Spots:	-
% Leased:	0%	Cross Docks:	-
Owner Occupied:	-	Loading Docks:	1 ext
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
1st	9,000/2,000 ofc	9,000	\$9.36/nnn	Vacant	3-5 yrs	Direct
reg Flaniken and Assoc	ates / Ben Miller (979) 299-9	9457				
-						



Stories: 1 Power: -Const Mat: Metal Sprinkler: None

Land Area: **1.20 AC** Building FAR: **0.17** Levelators: -

Lot Dimensions: -

74 OFFICE

Structure				The later			
Building Type:	Office	10			THE REAL	10-	-
SubType:	Medical	-			THE PARTY OF	Line Barrier	mar and
Class:	В		A	A CONTRACT OF	The search of Factors Street		A REAL PROPERTY.
RBA:	35,120 SF					The state of the state	
Typical Floor:	17,507 SF		AND	and the second second		10-20-0-	
Stories:	2		To an and the second se				
Building Status:	Existing						-
Year Built:	2008	100					1100
% Leased:	74.7%						
wner 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 ava Ratio of 5.71/1,000 SF	ailable					
Lease							
Total Available:	8,894 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 @ \$2.04/sf, 2016 E \$3.74/sf; 2016 Ops @ \$4.02						
For Sale Info							
Not For Sale							
Presented By	of America / Michael Moulton ((201) 254 4007 /	Sandra Waltara (281) 2	00 6774			
-	of America / Michael Moulton (201) 204-4997 /		99-0774			
Healthcare Trust							
-							
Healthcare Trust Amenities Signage Floor		-		t/SF/Yr + Svs	Occupancy	Term	Туре
Healthcare Trust Amenities Signage Floor 1st / Suite 102	4,398	4,398	4,398	t /SF/Yr + Svs \$21.00/nnn		Term Negotiable	Type Direct
Healthcare Trust Amenities Signage Floor 1st / Suite 102 althcare Trust of Ar	4,398 nerica / Michael Moulton (281) 254-	4,398 -4997 / Sandra Wo	4,398 Iters (281) 299-6774	\$21.00/nnn	Vacant	Negotiable	Direct
Healthcare Trust Amenities Signage Floor 1st / Suite 102 althcare Trust of Ar 1st / Suite 108	4,398	4,398 4997 / Sandra Wo 1,568	4,398 Iters (281) 299-6774 1,568		Vacant		



Pearland Medical Office I -- cont'd 2950 Cullen Pky Pearland, TX 77584



75 RETAIL

Pearland, TX	dway St 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%	A A A A A A A A A A A A A A A A A A A
Owner Occupied:	No	
Owner Type: Tenancy:	Developer/Owner-RGNL Multiple Tenant	
Land Area:		
Zoning:	- None	
Parcel No:	7863-2001-003, 7863-2001- 004	
Parking:	220 free Surface Spaces are ava Ratio of 7.86/1,000 SF	ailable
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 @ \$3.62/sf, 2012 Est Ta \$0.37/sf; 2012 Est Ops @ \$13.50	
For Sale Info		
Not For Sale		
Presented By		
	nt Company / Courtney Lavender (28	281) 531-5300 X120 / Christina Kurt (281) 560-7307 / Courtney Lavender (281) 531-5300 x1
Vista Manageme		
Vista Manageme Amenities		ed Intersection
Amenities	ane, Pylon Sign, Signage, Signalize	
Amenities Dedicated Turn L Floor	SF Avail Floor Con	ntig Bldg Contig Rent/SF/Yr + Svs Occupancy Term Ty
Amenities Dedicated Turn L Floor 1st / Suite 115	SF Avail Floor Con 1,800	Bldg Contig Rent/SF/Yr + Svs Occupancy Term Ty 1,800 1,800 \$21.00/nnn Vacant Negotiable New
Amenities Dedicated Turn L Floor 1st / Suite 115 sta Management Co	SF Avail Floor Com 1,800 mpany / Courtney Lavender (281) 531-53	Bldg Contig Rent/SF/Yr + Svs Occupancy Term Ty 1,800 1,800 \$21.00/nnn Vacant Negotiable New
Amenities Dedicated Turn L Floor 1st / Suite 115 the Management Co eat office layout with 1st / Suite E1-101	SF Avail Floor Con 1,800 1,800 mpany / Courtney Lavender (281) 531-53 531-53 a approximately 6 offices, kitchen and bull 7,000	Bidg ContigRent/SF/Yr + SvsOccupancyTermTy1,800\$21.00/nnnVacantNegotiableNew300 x120 / Christina Kurt (281) 560-7307III pen area in back. Arched entry off the waiting area with wood trim accents throughout. Move-in ready!7,0007,000\$17.00/nnnVacant3-7 yrsDirect
Amenities Dedicated Turn L Floor 1st / Suite 115 ta Management Co bat office layout with 1st / Suite E1-101 ta Management Co	SF Avail Floor Com 1,800 1,800 mpany / Courtney Lavender (281) 531-53 531-53 a approximately 6 offices, kitchen and bull 7,000 mpany / Courtney Lavender (281) 531-53 531-53	Bidg ContigRent/SF/Yr + SvsOccupancyTermTy1,8001,800\$21.00/nnnVacantNegotiableNew300 x120 / Christina Kurt (281) 560-7307III pen area in back. Arched entry off the waiting area with wood trim accents throughout. Move-in ready!7,0007,000\$17.00/nnnVacant3-7 yrsDirect300 x120 / Christina Kurt (281) 560-7307\$17.00/nnnVacant3-7 yrsDirect
Amenities Dedicated Turn L Floor 1st / Suite 115 ta Management Co eat office layout with 1st / Suite E1-101 ta Management Co e spacious facility a	SF Avail Floor Com 1,800 1,800 mpany / Courtney Lavender (281) 531-53 531-53 a approximately 6 offices, kitchen and bull 7,000 mpany / Courtney Lavender (281) 531-53 531-53	Bidg ContigRent/SF/Yr + SvsOccupancyTermTy1,8001,800\$21.00/nnnVacantNegotiableNewi300 x120 / Christina Kurt (281) 560-7307III pen area in back. Arched entry off the waiting area with wood trim accents throughout. Move-in ready!7,0007,000\$17.00/nnnVacant3-7 yrsDirecti300 x120 / Christina Kurt (281) 560-7307with pretend play house business structures, a toddler play area inclusive of slides and obstacle course likeNew



Sunrise Lake Village -- cont'd 9515 W Broadway St Pearland, TX 77584



76 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 Buil: 1976 % Leased: 62.4% Owner Type: Corporate/User Tenancy: - Land Area: 1.09 AC Zoning: 0077 Parento: 2240-0076-000 Parking: - Lease - Total Available: 8,640 SF Smallest Space: 8,640 SF Space Use: Retail Rent/SF/Yr: \$11.88 Expenses: 2021 Tax @ \$0.24/sf For Sale Info - Not For Sale - Presented By -	n (713) 953-9800 x103	Adding Type: Retail Class: - RBA: 23,000 SF Stories: 1 dilding Status: Existing Year Built: 1976 % Leased: 62.4% ner Occupied: - Owner Type: Corporate/User Tenancy: - Land Area: 109 AC Zoning: 0077 Parcel No: 2240-0076-000 Parking: - Parkel No: 2240-0076-000 Parking: - Parcel No: 2640 SF Parcel No: 2	Building Type: Class: RBA: Typical Floor:							
Class: - RBA: 23,000 SF Typical Floor: 23,000 SF Stories: 1 Building Status: Existing Year Built: 1976 % Leased 62.4% Owner Type: Corporate/User Tenancy: - Qumer Type: Corporate/User Tenancy: - Land Area: 1.09 AC Zoning: 0077 Parcel No: 2240-0076-000 Parking: - Total Available: 8,640 SF Smallest Space: 8,640 SF Space Use: Retail Ren/SF/Y: \$11.88 Expenses: 2021 Tax @ \$0.24/sf	n (713) 953-9800 x103	Class: - RBA: 23,000 SF Typical Floor: 23,000 SF Stories: 1 Juiding Status: Existing Year Built: 1976 Year Built: 1976 Stories: 62,4% her Occupied: - Owner Type: Corporate/User Tenancy: - Land Area: 1.09 AC Zoning: 0077 Parcel No: 2240-0076-000 Parking: - Parking: - Asse Status: 8,640 SF Max Contig: 8,640 SF Space Use: Retail Rent/SF/Yr: \$11.88 Expenses: 2021 Tax @ \$0.24/sf stale Info State Info ch Sale Info State Info state Info State Info state Info State Info state Info	Class: RBA: Typical Floor:					8640 Sc	FL	
RBA: 23,000 SF Stories: 1 Building Status: Existing Year Built: 1976 % Leased: 62.4% Owner Occupied: - Owner Occupied: - Demory: - Land Area: 1.09 AC Zoning: 0077 Parcel No: 2240-0076-000 Parking: - Verase: 8,640 SF Smallest Space: 8,640 SF Space Use: Retail Rent/SF/Yr: \$11.88 Expenses: 2021 Tax @ \$0.24/sf	n (713) 953-9800 x103	RBA: 23,000 SF Typical Floor: 23,000 SF Stories: 1 uilding Status: Existing Year Built: 1976 % Leased: 62.4% her Occupied: - Owner Type: Corporate/User Tenancy: - Land Area: 1.09 AC Zoning: 0077 Parcel No: 2240-0076-000 Parking: - Parking: -	RBA: Typical Floor:						2000	1
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 Smallest Space: 8,640 SF Smallest Space: 8,640 SF Space Use: Retail Rent/SF/Yr: \$11.88 Expenses: 2021 Tax @ \$0.24/sf For Sale Info Not For Sale Presented By	an (713) 953-9800 x103	Typical Floor: 23,000 SF Stories: 1 uildig Status: Existing Year Built: 1976 % Leased: 62.4% oner Occupied: - Owner Type: Corporate/User Tenancy: - Land Area: 1.09 AC Zoning: 0077 Parcel No: 2240-0076-000 Parking: - Parcel No: 2240-0076-000 Parking: - Parcel Xo: 2240-0076-000 Parking: -	Typical Floor:						1111140	and the second
Stories: 1 Building Status: Existing Year Built: 1976 % Leased: 62.4% Owner Occupied: - Owner Type: Corporate/User Tenancy: - Land Area: 1.09 AC Zonig: 0077 Parcel No: 2240-0076-000 Parking: - Lease Total Available: 8,640 SF Smallest Space: 8,640 SF Smallest Space: 8,640 SF Space Use: Retail Rent/SF/Yr: \$11.88 Expenses: 2021 Tax @ \$0.24/sf For Sale Info Not For Sale Presented By	an (713) 953-9800 x103	Stories: 1 uilding Status: Existing Year Built: 1976 % Leased: 62.4% ner Occupied: - Owner Type: Corporate/User Tenancy: - Land Area: 1.09 AC Zoning: 0077 Parcel No: 2240-0076-000 Parking: - Parcel No: 2240-0076-000 Parking: - asse total Available: 8,640 SF nallest Space: 8,640 SF Space Use: Retail Rent/SF/Y: \$11.88 Expenses: 2021 Tax @ \$0.24/sf tor Sale Into tor Sale Into St For Sale tesented By arry M. Green (713) 953-9800 X103 / Harry M. Green (713) 953-9800 x103 Tyou Series / Harry M. Green (713) 953-9800 X103 / Harry M. Green (713) 953-9800 x103 Tyou Series / Harry M. Green (713) 953-9800 X103 / Harry M. Green (713) 953-9800 x103 Tyou Series / Harry M. Green (713) 953-9800 x103 Tyou Series / Harry M. Green (713) 953-9800 x103								
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		t / Suite 640 8,640 8,640 8,640 \$11.88/mg Vacant 1-5 yrs Direct		nterests / Harry M. Green			· · ·			
			Presented By Harry M. Green I		Floor Contia	Bldg Contig	Rent/SF/Yr + Svs			Туре
			Presented By Harry M. Green I Floor 1st / Suite 640	SF Avail 8,640	8,640	8,640	\$11.88/mg	Vacant	1-5 yrs	Direct
			Presented By Harry M. Green I Floor 1st / Suite 640	SF Avail 8,640	8,640	8,640	\$11.88/mg	Vacant	1-5 yrs	Direct
			Presented By Harry M. Green I Floor 1st / Suite 640	SF Avail 8,640	8,640	8,640	\$11.88/mg	Vacant	1-5 yrs	Direct



OFFICE

77

FOR LEASE

Pearland Medical Plaza 1 - Memorial Herma
Pearland Hospital
10905 Memorial Hermann Dr
Pearland, TX 77584

Structure	
Building Type:	Office
SubType:	Medical
Class:	В
RBA:	79,925 SF
Typical Floor:	39,962 SF
Stories:	2
Building Status:	Existing
Year Built:	2006
% Leased:	91.1%
Owner Occupied:	No
Owner Type:	Public REIT
Tenancy:	Multiple Tenant
Land Area:	19.57 AC
Zoning:	0002
Parcel No:	7498-0002-001
Parking:	175 Surface Spaces are available Ratio of 2.19/1,000 SF



Lease

Total Available:	8,585 SF
Smallest Space:	1,498 SF
Max Contig:	5,582 SF
Space Use:	Medical, Off/Med
Rent/SF/Yr:	\$19.50
Expenses:	2021 Tax @ \$3.26/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	Туре
P 1st / Suite 117	5,582	5,582	5,582	\$19.50/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Se	ervices / Ashley M. Cas	sel (713) 490-3785	/ Danielle Lanza (713) 231-1605			
P 2nd / Suite 202	1,498	1,498	1,498	\$19.50/nnn	30 Days	Negotiable	Direct
Transwestern Real Estate Se	ervices / Ashley M. Cas	sel (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 Se	ervices / Ashley M. Cas	sel (713) 490-3785	/ Danielle Lanza (713) 231-1605			

Building Notes



Pearland Medical Plaza 1 - Memorial Hermann Pearland Hospital -- cont'd 10905 Memorial Hermann Dr Pearland, TX 77584

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



78 OFFICE

2011 E Broac Pearland, TX					27		
Structure			and the second			-	-
Building Type:	Office		a state of	10000			
SubType:	Medical		Kenn	and the second s	Contraction of the local division of the loc	Statement of the local division in which the local division in the local division in the local division in the	
Class:	В		A State		CONTRACTOR OF THE OWNER	COLUMN STATE	
RBA:	11,350 SF		222	A DECK		1000	18 A
Typical Floor:	11,350 SF						-
Stories:	1						1
Building Status:	Existing				-		
Year Built:	2009						
% Leased:	100%		The second is				State State
wner Occupied:	No		and the second se	and the second s			Station 2
Owner Type:	Individual						
Tenancy:	Multiple Tenant						
Land Area:	1.32 AC						
Zoning:	none						
Parcel No:	3763-0000-004						
Parking:	12 Surface Spaces are Ratio of 1.06/1,000 SF	available					
Lease							
Total Available:	8,581 SF						
Smallest Space:	8,581 SF						
Max Contig:	8,581 SF						
Space Use:	Off/Med						
Rent/SF/Yr:	\$27.00						
Expenses:	2021 Tax @ \$3.76/sf; 20 @ \$2.56/sf	013 Est Ops					
For Sale Info							
Not For Sale							
Presented By							
	ors / Sharon Rowsey (281) 947-8037					
Amenities							
Signage							_
	SF Avail 8,581	Floor Contig 8,581	Bldg Contig 8,581	Rent/SF/Yr + Svs \$27.00/mg	Occupancy	Term 5-10 yrs	Type Direct



79 RETAIL

FOR LEASE

EISTRO

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

Structure	
Building Type:	Retail
SubType:	Storefront
Class:	-
RBA:	15,550 SF
Typical Floor:	15,550 SF
Stories:	1
Building Status:	Existing
Year Built:	2022
% Leased:	45.3%
Owner Occupied:	-
Owner Type:	-
Tenancy:	-
Land Area:	-
Zoning:	-
Parcel No:	7591-0001-001
Parking:	-
Lease	



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	Туре
P 1st	1,500 - 2,500	2,500	2,500	\$28.00/nnn	Vacant	Negotiable	Direct
NextGen Real Estate / Michael Stavinoha (979) 320-4303							
New Location on the Corner any medical operations!	of Shadow Creek Parky	vay and Reflection B	ay in Pearland Texas	s. High Traffic, Modern style a	and large populat	ion! Great for Denta	l, eye ware or
P 1st	1,000 - 6,000	6,000	6,000	\$28.00/nnn	Vacant	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!



80 OFFICE

Bldg B - Sunrise Lake Village 2734 W Sunrise Blvd FM 518 Pearland, TX 77584

Structure

Building Type:	Office
SubType:	(Neighborhood Center)
Class:	В
RBA:	42,000 SF
Typical Floor:	10,500 SF
Stories:	4
Building Status:	Existing
Year Built:	2006
% Leased:	80.2%
Owner Occupied:	No
Owner Type:	Developer/Owner-RGNL
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:	8,329 SF
Smallest Space:	1,284 SF
Max Contig:	2,565 SF
Space Use:	Office
Rent/SF/Yr:	\$15.50
Expenses:	2021 Tax @ \$2.26/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	Туре
P 3rd / Suite 310	2,344	2,344	2,344	\$15.50/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy	y Fertitta (713) 963-09	63 x5					
\$18.00/SF first year, with \$0.5	0/sf increases every y	ear after.					
P 4th / Suite 402	2,136	2,136	2,136	\$15.50/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy	y Fertitta (713) 963-09	63 x5					
P 4th / Suite 406	2,565	2,565	2,565	\$15.50/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy	y Fertitta (713) 963-09	63 x5					
\$15.00/SF first year, with \$0.5	0/sf increases every ye	ear after.					
P 4th / Suite 408-B	1,284	1,284	1,284	\$15.50/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy	y Fertitta (713) 963-09	63 x5					

Building Notes



Bldg B - Sunrise Lake Village -- cont'd 2734 W Sunrise Blvd FM 518 Pearland, TX 77584 Great Location!



81 **INDUSTRIAL**

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



FOR LEASE

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 Rea	al Estate / Hunter Johnston (7	13) 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)



82 RETAIL

Alvin, TX 775	use St 11						
Structure							
Building Type:	Retail					NSIS-	0
SubType:	Freestanding				MMINIStration	California de Cal	Same I
Class:	-		Allen Barriston	THE PARTY IN THE	H HTCH	22 M	10.71
RBA:	76,468 SF						en (
Typical Floor:	76,468 SF					Andress Borgs of	
Stories:	1				5/ 200	7	
Building Status:	Existing		1 1 · · · · · · · · · · · · · · · · · ·		Brand	-	
Year Built:	1964		2		1 3		and the second second
% Leased:	89.3%			1.1.2			
wner Occupied:	No		and the	and a state	100000000	Warner Milling	A ROMAN
Owner Type:	Individual						
Tenancy:	Multiple Tenant						
Land Area:	5.51 AC						
Zoning:	0034						
Parcel No:	0449-0037-000						
Parking:	262 free Surface Space Ratio of 3.42/1,000 SF	s are available					
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, 20 \$0.45/sf; 2011 Ops @ \$1 Est Ops @ \$1.80/sf						
For Sale Info							
Not For Sale							
Presented By							
Thien Thuy Realty	/ LLC / Chrissy Nguyen (83	32) 717-1108					
Amenities							
Drive Thru, Signa	ge, Signalized Intersection						
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
1st / Suite 202A ien Thuy Realty I I C	4,400 / Chrissy Nguyen (832) 717-1	4,400 108	4,400	Withheld	Vacant	Negotiable	Direct
1st / Suite 240	3,800 (832) 717-1 3,800 / Chrissy Nguyen (832) 717-1	3,800	3,800	Withheld	Vacant	Negotiable	Direct
Building Notes							
	t Shanning Center located	at 101 - 324 F F	louston Street in Alv	in			
6,468 square foc	a Shopping Center located	actor of the					

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.



83 RETAIL

FOR LEASE

70

-1925

165 Oyster Cre	ek Dr
Lake Jackson,	TX 77566

Structure Building Type: SubType: Class: RBA: Typical Floor: Stories: Building Status:	Retail Freestanding - 33,670 SF 33,670 SF 1 Existing			adet a	
Year Built:	2000				
% Leased:	76.4%				
Owner Occupied:	No				
Owner Type:	Developer/Owner-NTL				
Tenancy:	Multiple Tenant				
Land Area:	2.76 AC				
Zoning:	-				
Parcel No: Parking:	5850-1214-110 -				
Lease					
Total Available:	7,950 SF				
Smallest Space:	7,950 SF				
Max Contig:	7,950 SF				
Space Use:	Retail				
Rent/SF/Yr:	Withheld				
Expenses:	2021 Tax @ \$1.00/sf				
For Sale Info					
Not For Sale					
Presented By					
620-9200 x121	c. / Beth Calay (561) 620-9200 X12		. ,		,
Floor P 1st	SF Avail Floor Co 7,950	InitigBidg ContigF7,9507,950	Rent/SF/Yr + Svs Occupanc Withheld Vacant	y Term Negotiable	Type Direct
	aff <i>M. Ross (561) 620-9200 x123 / Beth (</i> 7,950 SF available July 1, 2022. 50' W x [−]		ar and Harbor Freight.		



84 INDUSTRIAL

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



FOR LEASE

Structure

Building Type: C	lass B Industrial	Ceiling Height:	-	Stories:	1
SubType: W	/arehouse	Column Spacing:	-	Power:	-
RBA: 7 ,	,780 SF	Drive Ins:	-	Const Mat:	-
Typical Floor: 7,	,780 SF	Crane:	-	Sprinkler:	-
Building Status: E	xisting	Rail Line:	-	Lot Dimensions:	-
Year Built: 19	968	Rail Spots:	-	Land Area:	-
% Leased: 09	%	Cross Docks:	-	Building FAR:	-
Owner Occupied: -		Loading Docks:	-	Levelators:	-
Owner Type: -		Utilities:	-		
Zoning: -		Tenancy:	-		
Parcel No: 81	110-3315-000	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
1st	7,780/6,822 ofc	7,780	\$7.80/nnn	Vacant	3-5 yrs	Direct
reg Flaniken and Associa	tes / Ben Miller (979) 299-9	457				
in and Associa	tes / Ben Miller (979) 299-9	457				

85 OFFICE

FOR LEASE

DR LEASI

504 S	288	В
Clute,	ТΧ	77531

Structure		1070
Building Type:	Office	
Class:	С	a contraction of
RBA:	7,767 SF	
Typical Floor:	1,500 SF	and the second second
Stories:	1	100
Building Status:	Existing	in the second
Year Built:	1976	
% Leased:	100%	
Owner Occupied:	No	A CONTRACTOR
Owner Type:	-	100000
Tenancy:	Single Tenant	
Land Area:	0.79 AC	
Zoning:	industrial	
Parcel No:	2114-0162-110	
Parking:	50 Surface Spaces are available Ratio of 33.33/1,000 SF	
Lease		
Total Available:	7,767 SF	
Smallest Space:	7,767 SF	
Max Contig:	7,767 SF	
Space Use:	Office	
Rent/SF/Yr:	\$9.00	
Expenses:	2021 Tax @ \$0.62/sf	
For Sale Info		
Not For Sale		
Presented By		

Bob Peltier & Associates / Bob Peltier (979) 849-1238

Amenities

Air Conditioning, Central Heating, Reception

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st	7,767	7,767	7,767	\$9.00/nnn	30 Days	Negotiable	Direct
Bob Peltier & Associates / B	ob Peltier (979) 849-12	38					

Excellent location with HIGHWAY 288 BUSINESS/ BRAZOSPORT BLVD. frontage, between Freeport and Houston. Single tenant property with about 7,000 sqft of office space, conference and storage space, bathrooms, and 10,000 sqft of paved parking. Up to seven separate entrances. Terms are negotiable. Asking: \$5950/mo, triple net, 12+ months. Please contact the listing agent for questions and information.



86 INDUSTRIAL

Total Availabie: 7,700 SF Warehouse Avai: 0 SF CAM: - Smalled: Space: Synake: 3,000 SF Space Use: Industrial RemUSF/y: \$11.06 Expenses: 2021 Tax @ \$14.57/sf SubType: Varehouse Column Spacing: - SubType: Warehouse Column Spacing: - Prover: - SubType: Warehouse Column Spacing: - Building Status: Existing Rail Space: - SubType: - Vear Built: - Loading Docks: None Daving: - For Sale Info	Lease					
Warehouse Avail: 7,700 SF Office Avail: 0 SF CAM: - Smallest Space Use: Industrial Rent/SF/y: S11.06 Expenses: 2021 Tax @ \$14.57/sf SubType: Varehouse Structure - Building Type: Class B Industrial Column Spacing: - Pypical Floor: 7.00 SF Original Status: Existing RBA: 7.700 SF Column Spacing: - Pypical Floor: 7.00 SF Crane: - Building Status: Existing RBA: 7.00 SF Crane: - SubType: Vorst Corst Mat: Year Built: - Rail Spots: - Column Scots: - Building Status: Existing Rail Spots: - Corporate/User Utilities: - Zoning: - - Tenancy: - Parcel No: 0281-0038-001 Parking: Paten Invs Inc /	Total Available:	7.700 SF		and the second second		and the second second
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 @ \$14.57/sf Structure		,		Support of the local division of the local d		
Smallest Space: 3,000 SF Max Contig: 7,700 SF Space Use: Industrial Rent/SF/Y: \$11.06 Expenses: 2021 Tax @ \$14.57/sf Building Type: Class B Industrial Ceiling Height: - SubType: Warehouse Column Spacing: - RBA: 7,700 SF Crane: - RBA: 7,700 SF Crane: - RBA: 7,700 SF Crane: - Building Status: Existing Rail Line: - SubType: Varehouse Column Spacing: - RBA: 7,700 SF Crane: - Sprinkler: - Building Status: Existing Rail Line: - SubType: Croporate/User Cross Docks: - SubType: Corporate/User Utilities: - Zoning: - Parcel No: 0281-0038-001 Parking: - For Sale Info Not For Sale Presented By Dalton Invs Inc / Dianne Brown (281) 343-0876 Provent Statuse Statu				and the second se		
Max Contig: Space Use: Industrial Rent/SF/yr:Industrial Industrial Rent/SF/yr:Stories: Stories:Industrial DiscretionBuilding Type:Class B Industrial Ceiling Height:-Stories:1StubType:Class B Industrial Column Spacing:-Power:-RBA:7,700 SFDrive Ins:1-12'0'w x 12'0'h Const Mat:-Const Mat:-Typical Floor:7,700 SFDrive Ins:1-12'0'w x 12'0'h Const Mat:Building Status:ExistingRail Line:-Land Area:Year Built:-Rail Spots:-Land Area:Year Built:-Loading Docks:NoneLevelators:NoneOwner Occupied:-Loading Docks:NoneLevelators:NoneOwner Type:Corporate/UserUtilifies:Zoning:-Tenancy:Parcel No:0281-0038-001Parking:Presented ByDalton Invs Inc / Dianne Brown (281) 343-0876Tion is 1 did ContigRent/SF/Yr + SvsOccupancyTemUser/Type1st7,700Y10.06/relec:30 DaysNegotiableDirect	CAM:	-		and in case of the local division of the loc		I I I
Space Use: Rent/SF/yr:Industrial \$11.06 Expenses:2021 Tax @ \$14.57/sfStructureBuilding Type:Class B Industrial Celling Height:-Stories:1SubType:Warehouse VarehouseColumn Spacing:-Power:-RBA:7,700 SFDrive Ins:1-12'0'w x 12'0'h Const Mat:Const Mat:-Typical Floo:7,700 SFCrane:-Sprinkler:-Building Status:ExistingRail Line:-Lot Dimensions:-Year Built:-Rail Spots:-Land Area:-Year Built:-Loading Docks:NoneLevelators:NoneOwner Occupied:-Loading Docks:NoneLevelators:NoneOwner Type:Corporate/UserUtilities:Zoning:-Tenancy:Parcel No:U281-0038-001Parking:Parcel No:U281-0038-001Parking:Parcel No:U281-0038-001Parking:Parcel No:U281-0038-001Parking: <td< th=""><th>Smallest Space:</th><th>3,000 SF</th><th></th><th></th><th></th><th>111</th></td<>	Smallest Space:	3,000 SF				111
Rent/SF/yr: \$11.06 Expenses: 2021 Tax @ \$14.57/sf Structure Stories: Building Type: Class B Industrial Ceiling Height: StubType: Warehouse Column Spacing: RBA: 7,700 SF Drive Ins: 1 - 12'0'w x 12'0'h Typical Floor: 7,700 SF Crane: Power: Building Status: Existing Rail Line: Lot Dimensions: - Year Built: - Rail Spots: - Land Area: - Year Built: - Rail Spots: - Land Area: - Year Built: - Loading Docks: None Levelators: None Owner Occupies: - Loading Docks: None Levelators: None Owner Type: Corporate/User Utilities: -				The local states of	Average and the second	
Expenses: 2021 Tax @ \$14.57/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: - Year Built: - Loading Docks: None Levelators: None Owner Occupied: - Loading Docks: None Levelators: None Owner Type: Corporate/User Utilities: -						
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: - Sprinkle:: - Building Status: Existing Rail Line: - Lot Dimensions: - Year Built: - Rail Spots: - Land Area: - % Leased: 100% Cross Docks: None Levelators: None Owner Occupied: - Loading Docks: None Levelators: None Owner Type: Corporate/User Utilities: -	-					
Building Type:Class B IndustrialCeiling Height:-Stories:1SubType:WarehouseColumn Spacing:-Power:-RBA:7,700 SFDrive Ins:1 - 12'0"w x 12'0"hConst Mat:-Typical Floor:7,700 SFCrane:-Sprinkler:-Building Status:ExistingRail Line:-Lot Dimensions:-Year Built:-Rail Spots:-Land Area:-% Leased:100%Cross Docks:-Building FAR:-Owner Occupied:-Loading Docks:NoneLevelators:NoneOwner Type:Corporate/UserUtilities:Zoning:-Tenancy:Parcel No:0281-0038-001Parking:Presented ByDalton Invs Inc / Dianne Brown (281) 343-0876It Stid Spots:7,700\$11.06/+elec30 DaysNegotiableDirectIt of Sf AvailBidg ContigRent/SF/Yr + SvsCocupancyTermUse/TypeIton Invs Inc / Dianne Brown (281) 343-0876Stories Type StoreStories Store<	Expenses:	2021 Tax @ \$14.57/sf				10
Building Type:Class B IndustrialCeiling Height:-Stories:1SubType:WarehouseColumn Spacing:-Power:-RBA:7,700 SFDrive Ins:1 - 12'0"w x 12'0"hConst Mat:-Typical Floor:7,700 SFCrane:-Sprinkler:-Building Status:ExistingRail Line:-Lot Dimensions:-Year Built:-Rail Spots:-Land Area:-% Leased:100%Cross Docks:-Building FAR:-Owner Occupied:-Loading Docks:NoneLevelators:NoneOwner Type:Corporate/UserUtilities:Zoning:-Tenancy:Parcel No:0281-0038-001Parking:Versented ByDalton Invs Inc / Dianne Brown (281) 343-0876Ist 7,700 div7,700\$11.06/+elec30 DaysNegotiableDirect	Structuro					
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 Statu: 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: - Tenacy: -		Class B Industrial	Ceiling Height:	-	Stories:	1
RBA:7,700 SFDrive Ins:1 - 12'0"w x 12'0"hConst Mat:-Typical Floor:7,700 SFCrane:-Sprinkle::-Building Status:ExistingRail Line:-Lot Dimensions:-Year Built:-Rail Spots:-Land Area:-% Leased:100%Cross Docks:-Building FAR:-% Leased:100%Cross Docks:NoneLevelators:NoneOwner Occupied:-Loading Docks:NoneLevelators:NoneOwner Type:Corporate/UserUtilities:Zoning:-Tenancy:Parcel No:0281-0038-001Parkin:Presented ByThor SaleFror Sale InfoFresented ByTheore SF AvailBidg ContigRent/SF/Yr + SvsOccupancyTermUse/TypeTaking SF AvailBidg ContigRent/SF/Yr + SvsOccupancyTermUse/TypeIst7,700 iv7,700\$11.06/+elec30 DaysNegotiableDirect					Power:	-
Typical Floor:7,700 SFCrane:·Sprinkler:·Building Status:ExistingRail Line:·Lot Dimensions:·Year Built:·Rail Spots:·Land Area:·Year Built:·Cross Docks:·Building FAR:·% Leased:100%Cross Docks:NoneLevelators:NoneOwner Occupied:·Loading Docks:NoneLevelators:NoneOwner Type:Corporate/UserUtilities:···Zoning:·Tenancy:····Parcel No:U281-0038-001Parking:····For Sale Info····Parcel Ro····Datton Invs Inc / Diarne Brown (281) 343-0876Bilg ContgRent/SF/Yr + SvsOccupancyTermUse/Type1st7,700 div7,700\$11.06/+elec30 DaysNegotiableDirect						
Building Status:ExistingRail Line:-Lot Dimensions:-Year Built:-Rail Spots:-Land Area:-% Leased:100%Cross Docks:>Building FAR:-Owner Occupied:-Loading Docks:NoneLevelators:NoneOwner Type:Corporate/UserUtilities:Zoning:-Tenancy:Parcel No:0281-0038-001Parking:For Sale InfoNot For SaleParcel No:Dianne Brown (281) 343-0876Iton Invs Inc / Dianne Brown (281) 343-0876Iton Invs Inc / Dianne Brown (281) 343-0876Iton Invs Inc / Dianne Brown (281) 343-0876						
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Owner Occupied: - Loading Docks: None Levelators: None Owner Type: Corporate/User Utilities: -						
Owner Type:Corporate/UserUtilities:-Zoning:-Tenancy:-Parcel No:0281-0038-001Parking:-For Sale InfoNot For SalePresented ByDalton Invs Inc / Dianne Brown (281) 343-0876Ist7,700 div7,700\$11.06/+elec30 DaysNegotiableDirect					-	
Zoning: Tenancy: Parking:					Levelators.	NOTE
Parcel No: 0281-0038-001 Parking: - For Sale Info - - - Not For Sale - - - Presented By - - - Dalton Invs Inc / Dianne Brown (281) 343-0876 - - - Floor SF Avail Bldg Contig Rent/SF/Yr + Svs Occupancy Term Use/Type 1st 7,700 div 7,700 \$11.06/+elec 30 Days Negotiable Direct Iton Invs Inc / Dianne Brown (281) 343-0876 - - - - -						
Not For Sale Presented By Dalton Invs Inc / Dianne Brown (281) 343-0876 Floor SF Avail Bldg Contig Rent/SF/Yr + Svs Occupancy Term Use/Type 1st 7,700 div 7,700 \$11.06/+elec 30 Days Negotiable Direct Iton Invs Inc / Dianne Brown (281) 343-0876 811.06/+elec 30 Days Negotiable Direct						
Presented By Dalton Invs Inc / Dianne Brown (281) 343-0876 Floor SF Avail Bldg Contig Rent/SF/Yr + Svs Occupancy Term Use/Type 1st 7,700 div 7,700 \$11.06/+elec 30 Days Negotiable Direct Iton Invs Inc / Dianne Brown (281) 343-0876	For Sale Info					
Dalton Invs Inc / Dianne Brown (281) 343-0876 Floor SF Avail Bldg Contig Rent/SF/Yr + Svs Occupancy Term Use/Type 1st 7,700 div 7,700 \$11.06/+elec 30 Days Negotiable Direct Idon Invs Inc / Dianne Brown (281) 343-0876 5 5 5 5 5	Not For Sale					
FloorSF AvailBldg ContigRent/SF/Yr + SvsOccupancyTermUse/Type1st7,700 div7,700\$11.06/+elec30 DaysNegotiableDirectIton Invs Inc / Dianne Brown (281) 343-0876	Presented By					
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Iton Invs Inc / Dianne Brown (281) 343-0876						Use/Type
			7,700	φιι.υσ/+elec	JU Days Ineguliable	Direct
		e Diowii (201) 343-0070				



87 FLEX

Total Available: 7,550 SF Flex Avail: 0 SF CAM: - Smallest Space: 7,550 SF Max Contig: 7,550 SF Space Use: Flex Rent/SF/yr: \$10.81 Expense: 2021 Tax @ \$1.18/sf Structure - Building Type: Class C Flex Column Spacing: - RBA: 7,550 SF Typical Floor: 7,550 SF Crass Dest Crass Date: Building Type: Class C Flex Column Spacing: - RBA: 7,550 SF Crass Date: - Stories: 1 Building Status: Existing Rail: 12011 Rail Spots: - Cowner Occupied: No Loading Docks: 2 ext Covers Docks: - Owner Occupied: No Owner Occupied: No Owner Type: Other - Private Unitilies: - Zoning: 0900 <th>Flex Avail: 7, Office Avail: 0 CAM: - Smallest Space: 7, Max Contig: 7, Space Use: Fle Rent/SF/yr: \$1</th> <th>550 SF SF 550 SF 550 SF ex 10.81</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	Flex Avail: 7, Office Avail: 0 CAM: - Smallest Space: 7, Max Contig: 7, Space Use: Fle Rent/SF/yr: \$1	550 SF SF 550 SF 550 SF ex 10.81						
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Rent/SF/yr: \$10.81 Expenses: 2021 Tax @ \$1.18/sf Structure Structure Building Type: Class C Flex Ceiling Height: 12'0" Stories: 1 SubType: Showroom Column Spacing: - Power: - RBA: 7,550 SF Drive Ins: - Const Mat: Reinforced Concre Typical Floor: 7,550 SF Crane: - Sprinkler: - Building Staus: Existing Rail Line: - Lot Dimensions: - Year Built: 2011 Rail Spots: - Land Area: 1.34 AC % Leased: 0% Cross Docks: None Building FAR: 0.13 Owner Occupied: No Loading Docks: 2 ext Levelators: - Zoning: 900 Tenancy: Multiple Tenant - - - Parcel No: 2113-0175-000, 2113-0175- Parking: Ratio of 0.00/1,000 SF - - Const For Sale ///r Year Built 24 Hour Access, Storage Space - -	Rent/SF/yr: \$1	10.81			1000			
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No Loading Docks: 2 ext Levelators: - Owner Occupied: No Loading Docks: 2 ext Levelators: - Owner Type: Other - Private Utilities: - <td>Year Built: 201</td> <td>11</td> <td>Rail Spots:</td> <td>-</td> <td></td> <td></td> <td>Land Area:</td> <td>1.34 AC</td>	Year Built: 201	11	Rail Spots:	-			Land Area:	1.34 AC
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st 7,550 7,550 \$10.81/nn Vacant Negotiable Direct			33-4800					
	Floor			Rent/SF/				

88 OFFICE

FOR LEASE

12280 Bro	adway St
Pearland,	TX 77584

Structure

Building Type:	Office
SubType:	Medical
Class:	Α
RBA:	24,000 SF
Typical Floor:	1,082 SF
Stories:	1
Building Status:	Existing
Year Built:	2021
% Leased:	73.1%
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

7,546 SF 1,014 SF
1,326 SF
Off/Ret, Office, Retail
\$28.00
2021 Tax @ \$2.39/sf

For Sale Info

Not For Sale

Presented By

NextGen Real Estate / Michael Stavinoha (979) 320-4303 Republic Central Realty / Dawn Askew (281) 447-5100

Amenities

24 Hour Access, Air Conditioning, Kitchen, Reception, Storage Space

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 1111	1,014	1,014	1,014	No	Withheld	Vacant	2-10 yrs	Direct
NextGen Real Estate / N	Michael Stavinoha (979) 32	0-4303						
P 1st / Suite 3101	1,326	1,326	1,326	No	Withheld	Vacant	Negotiable	Direct
NextGen Real Estate / N	Michael Stavinoha (979) 32	0-4303						
Prefect space for office,	medical or retail!							
P 1st / Suite 3109	1,082	1,082	1,082	No	\$28.00/nnn	30 Days	Negotiable	Direct
Republic Central Realty	/ Dawn Askew (281) 447-5	5100						
Now Construction boour	tiful office space 24 Hour	Access each space	o has a recontion of	torado ADA re	estroom Air Condition	ing and a small l	kitchon Porfoct a	nd roady to

New Construction, beautiful office space. 24 Hour Access, each space has a reception, storage, ADA restroom, Air Conditioning and a small kitchen. Perfect and ready to move in.



12280 Broadway St								
cont'd								
Pearland, TX	77584							
Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 3113	1,082	1,082	1,082	No	\$28.00/nnn	Vacant	Negotiable	Direct
	lty / Dawn Askew (281) 447							
P 1st / Suite 4120	1,014	1,014	1,014	No	Withheld	Vacant	Negotiable	New
	/ Michael Stavinoha (979) 3							
	Finishes, High Traffic Locat							
P 1st / Suite 4124	1,014	1,014	1,014	No	Withheld	Vacant	Negotiable	New
	/ <i>Michael Stavinoha (</i> 979) 3 Finishes, High Traffic Locat			(A/- II-1	
High Cellings, Luxury	Finishes, Figh Trailic Local	юп, васк ор ваце	ly for Lights, Touch i	ess laucets and	a tollets, Luxury vinyi	FIGUIS, Level 5 V	waiis!	



89 RETAIL

FOR LEASE

3405 CR 58 Manvel, TX 77578

Structure Biding Type: Retail Cass: - RBA: 7.535 SF Store: 1 Buding Status: Proposed Yeer Budi: 2022 % Leased: 0% Owner Obcupied: - Darking: - Parsetined: Space Lose Samets: 2021 Tax @ 30.00/sf Presented By - Main Street Commercial Partners / Brett Lewinson (281) 768-3568 Presented By - Main Street Commercial Partners / Brett Lewinson (281) 788-3568 <	Manvel, IX 7	1576		E SOL		and a		
Class: - RBA: 7,353 SF Typical Floor: 7,535 SF Stories: 1 Building Status: Proposed Year Bitt: 2022 % Leased: 0% Owner Occupied: - Owner Occupied: - Tenancy: - Land Area: - Zoring: - Parcel No: 0417-0002-121 Parkel No: 0417-0002-121 <th>Structure</th> <th></th> <th></th> <th></th> <th>annal a free for</th> <th>SU</th> <th></th> <th></th>	Structure				annal a free for	SU		
RBA: 7,535 SF Typical Floor: 7,535 SF Stories: 1 Building Status: Proposed Year Built: 2022 % Leased: 0% Owner Type: - Tenancy: - Land Area: - Zoning: - Parcel No: 0417-0002-121 Parking: - Total Available: 7,535 SF Smalles: Space: 1,200 SF Max Contig: 7,535 SF Space: 1,200 SF Max Contig: 7,535 SF Space: 1,200 SF Max Contig: 7,535 SF Space Use: Retail Retx/SF/Y: Withheld Expenses: 2021 Tax @ \$0.00/sf Presented By Main Street Commercial Partners / Brett Levinson (281) 768-3568 Pist 1,200 -7,53 7,535 Y,535 Y,535 Y,535 Y,535 Y,535					CONTRACTOR OF		122	21
Typical Floor: 7,535 SF Stories: 1 Building Status: Proposed Year Built: 2022 % Leased: 0% Owner Occupied: - Owner Occupied: - Owner Type: - Tenancy: - Land Area: - Zoning: - Parcel No: 0417-0002-121 Parking: - Parcel No: 0417-0002-121 Parking: - Cotal Available: 7,535 SF Smallest Space: 1,200 SF Max Contig: 7,535 SF Space Use: Retail Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$0.00/sf For Sale Info Not For Sale Presented By Main Street Commercial Partners / Brett Levinson (281) 768-3568 Pist 1,200 - 7,35 7,35 Withheld 10/2022 Negotiable Direct					Contra Contra	3 arethan		
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Building Status: Proposed Year Built: 2022 % Leased: 0% Owner Type: - Tenancy: - Land Area: - Zoning: - Parcel No: 0417-0002-121 Parking: - Total Available: 7,535 SF Smallest Space: 1,200 SF Max Contig: 7,535 SF Space 100 SF Max Contig: 7,535 SF Space 2021 Tax @ \$0.00/sf For Sale Info Not For Sale Presented By Main Street Commercial Partners / Brett Levinson (281) 768-3568 Filor: <u>SF Avail</u> Filor Contig Rent/SF/Y + Svis <u>Coccupanty</u> Term Type 71st 1,200 - 7,535 7,535 7,535 876				ALC: N	Courses 1	100		and a state
Year Built: 2022 % Leased: 0% Owner Occupied: - Owner Type: - Tenancy: - Land Area: - Zoring: - Parcel No: 0417-0002-121 Parking: - Conig: - Total Available: 7,535 SF Smallest Space: 1,200 SF Max Contig: 7,535 SF Space Loss: Retail Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$0.00/sf For Sale Info Not For Sale Presented By Main Street Commercial Partners / Brett Levinson (281) 768-3568 Total 98/Avail 1200 - 7,535 7,535 Yeas 7,535 7,535 7,535 Withheld 10/2022 Neg/alable					1 2022 Ouliting	NE ST		1
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Land Area: - Zoning: - Parcel No: 0417-0002-121 Parking: - Lease Total Available: 7,535 SF Smallest Space: 1,200 SF Max Contig: 7,535 SF Space Use: Retail Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$0.00/sf For Sale Info Not For Sale Presented By Main Street Commercial Partners / Brett Levinson (281) 768-3568				1 Bann L St	y Celtaber 2221	And the County		N AS A
Zoning: - Parcel No: 0417-0002-121 Parking: - Lease Total Available: 7,535 SF Smallest Space: 1,200 SF Max Contig: 7,535 SF Space Use: Retail Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$0.00/sf For Sale Info Not For Sale Presented By Main Street Commercial Partners / Brett Levinson (281) 768-3568 Main Street Commercial Partners / Brett Levinson (281) 768-3568				Contraction of the local division of the loc	Dan Ha	Cran Re		Mastree 1
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Parking: - Lease - Total Available: 7,535 SF Smallest Space: 1,200 SF Max Contig: 7,535 SF Space Use: Retail Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$0.00/sf For Sale Info - Not For Sale - Presented By - Main Street Commercial Partners / Brett Levinson (281) 768-3568 - Fior SF Avail Floor Contig Bidg Contig Rent/SF/Yr + Svs Occupancy Term Type 1020 - 7,535 7,535 7,535 Yithheld 10/2022 Negotiable Direct								
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Total Available: 7,535 SF Smallest Space: 1,200 SF Max Contig: 7,535 SF Space Use: Retail Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$0.00/sf For Sale Info Not For Sale Presented By Main Street Commercial Partners / Brett Levinson (281) 768-3568 Etor Set Vitheld 10/2022 Yegotiable 15t 1,200 - 7,535								
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Max Contig: 7,535 SF Space Use: Retail Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$0.00/sf For Sale Info Volume Not For Sale Volume Presented By Volume Main Street Commercial Partners / Brett Levinson (281) 768-3568 Not For Sale Image: Second Se	Total Available:	7,535 SF						
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Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$0.00/sf For Sale Info	Max Contig:	7,535 SF						
Expenses: 2021 Tax @ \$0.00/sf For Sale Info	Space Use:	Retail						
For Sale Info Second Sale	Rent/SF/Yr:	Withheld						
Not For Sale Presented By Main Street Commercial Partners / Brett Levinson (281) 768-3568 Floor SF Avail Floor Contig Bidg Contig Rent/SF/Yr + Svs Occupancy Term Type 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Expenses:	2021 Tax @ \$0.00/sf						
Presented By Main Street Commercial Partners / Brett Levinson (281) 768-3568 Floor SF Avail Floor Contig Bldg Contig Rent/SF/Yr + Svs Occupancy Term Type P 1st 1,200 - 7,535 7,535 7,535 Withheld 10/2022 Negotiable Direct	For Sale Info							
Main Street Commercial Partners / Brett Levinson (281) 768-3568 Floor SF Avail Floor Contig Bidg Contig Rent/SF/Yr + Svs Occupancy Term Type 2 1st 1,200 - 7,535 7,535 7,535 Withheld 10/2022 Negotiable Direct	Not For Sale							
Floor SF Avail Floor Contig Bldg Contig Rent/SF/Yr + Svs Occupancy Term Type 1 st 1,200 - 7,535 7,535 7,535 Withheld 10/2022 Negotiable Direct								
1st 1,200 - 7,535 7,535 7,535 Withheld 10/2022 Negotiable Direct					Rent/SF/Yr + Svs	Occupancy	Term	Туре
lain Street Commercial Partners / Brett Levinson (281) 768-3568								
	ain Street Commerci	ial Partners / Brett Levinson (2	81) 768-3568					



90 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:	78.3%
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:	7,531 SF
Smallest Space:	1,200 SF
Max Contig:	2,021 SF
Space Use:	Retail
Rent/SF/Yr:	Withheld
Expenses:	2021 Tax @ \$5.86/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) 980-5638

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 108	1,610	1,610	1,610	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken	(713) 980-5622 / Sarah	Thobae (713) 980-5	5638				
P 1st / Suite 112	2,021	2,021	2,021	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken	(713) 980-5622 / Sarah	Thobae (713) 980-5	5638				
P 1st / Suite 228	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken	(713) 980-5622 / Sarah	Thobae (713) 980-5	5638				
P 1st / Suite 240	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken	(713) 980-5622 / Sarah	Thobae (713) 980-5	5638				
P 1st / Suite 244	1,500	1,500	1,500	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken	(713) 980-5622 / Sarah	Thobae (713) 980-5	5638				



7/11/2022

Cullen Crossing Shopping Center -- cont'd 8321-8325 W Broadway St Pearland, TX 77581

91 OFFICE

U.S. HealthW 1102 N Brazc Freeport, TX	sport Blvd	
Structure		and the second second second second
Building Type:	Office	The second secon
SubType:	Medical	
Class:	В	
RBA:	10,326 SF	
Typical Floor:	10,326 SF	
Stories:	1	a when a second a second
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	3
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	& Investments LLP / Stephen Haze	an CCIM (281) 316-9990
Amenities		
24 Hour Access,	Air Conditioning, Central Heating, D)rop Ceiling, Kitchen, Wi-Fi
Floor	SF Avail Floor Co	ntig Bldg Contig Rent/SF/Yr + Svs Occupancy Term Type
,735 SF AVAILABLE	7,500 restments LLP / Stephen Hazen CCIM (2 ±1,125 SF IS CURRENTLY OCCUPIEL R 2020) 3 PHASE POWER ROOF S	D BY AN ATTORNEYS OFFICE EXTENSIVE REMODEL IN 1998 AND 2008 AND 2019 (COMPLETED B
CenterPoint Energy	© 2022	CoStar Group - Licensed to CenterPoint Energy, Inc - 368255.

92 INDUSTRIAL

Floor 1st	sociates, Inc. / Gary S. Brow SF Avail 7,500 es, Inc. / Gary S. Brown (713) 4	Bldg Contig 7,500	Rent/SF/Yr + Svs \$6.24/ig	Occupancy Vacant	Term 3-10 yrs	Use/Type Direct
Presented By						
For Sale Info Not For Sale			Features24 Hour Access, Air	Conditioning, Fe	enced Lot, Yard	
-	2205-0005-000	Parking:				
Owner Type: Zoning:	- Industrial		Gas, Heating, Lighting Single Tenant	, Sewer, Water		
Owner Occupied:		Loading Docks:		•	Levelators:	None
% Leased:		Cross Docks:		l	Building FAR:	
Year Built:		Rail Spots:			Land Area:	
Building Status:		Rail Line:		Lo	t Dimensions:	
Typical Floor:		Crane:	None		Sprinkler:	
RBA:	7,500 SF	Drive Ins:	1		Const Mat:	
Building Type: SubType:	Class B Industrial	Ceiling Height: Column Spacing:			Stories: Power:	
Structure						
Expenses:						A Milling and
Rent/SF/yr:			STREET FROM			
Space Use:			The state		E F	
Smallest Space: Max Contig:	7,500 SF 7,500 SF		The state	A DE COL	- C	
CAM:	-		And Street	Call and address		
Office Avail:	0 SF		F HE MANNE			
Warehouse Avail:	7,500 SF		STO IT		. 4.	and a set
Total Available:	7,500 SF			1 1 2 -	Er .	
Lease					1	Belt.
	31					

93 RETAIL

Future Expansion - Broadway Square Shor 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:	2023
% Leased:	0%
Owner Occupied:	No
Owner Type:	-
Tenancy:	Single Tenant
Land Area:	-
Zoning:	-
Parcel No:	7196-0000-100
Parking:	-
Lease	



FOR LEASE

Total Available: 7,440 SF Smallest Space: 7,440 SF Max Contig: 7,440 SF Space Use: Retail Rent/SF/Yr: Withheld 2021 Tax @ \$5.30/sf

For Sale Info

Expenses:

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	Туре	
P 1st	7,440	7,440	7,440	Withheld	TBD	Negotiable	Direct	
Frankel Development Group Inc / Bruce Frankel (713) 661-0440								
New Expansion Space								

94 INDUSTRIAL

	vay 332 77541					1
						in the second second
Lease			The second s	and the second s		
Total Available:	,					k
Warehouse Avail:	, ,		Station and			A BELLEVE
Office Avail: CAM:			1 1/4			in mall a
Smallest Space:			alandage and			
Max Contig:				-		
Space Use:						
Rent/SF/yr:			and the second second			
·				1		in Seaso
Structure						
Building Type:	Industrial	Ceiling Height:	-		Stories:	1
SubType:	-	Column Spacing:	-		Power:	-
RBA:	7,401 SF	Drive Ins:	-		Const Mat:	Steel
Typical Floor:	10,851 SF	Crane:	-		Sprinkler:	-
Building Status:		Rail Line:	-	Lot	Dimensions:	-
Year Built:	-	Rail Spots:	-		Land Area:	1.16 AC
% Leased:	0%	Cross Docks:		В	uilding FAR:	0.15
Owner Occupied:		Loading Docks:			Levelators:	
Owner Type:		-	Gas, Heating, Lighting	, Sewer, Water		
	Commercial		Single Tenant			
-	2113-0107-000		20 Surface Spaces are Ratio of 1.84/1,000 SF	available		
For Sale Info			Features			
Not For Sale			24 Hour Access, Air	Conditioning, Sto	rage Space	
Presented By						
Clyde Cone Com	oany, Inc. / Brandon Cone SF Avail	e (512) 496-1038 Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
Floor	Of Avail	Diag contrag	\$4.44/nnn		3-5 yrs	036/1906



95 OFFICE

Structure	77584		-				
Building Type:	Office		1				10.000
Class:	B	-	-		~	-	
	24,229 SF	2	Barris - Fr	MIRLIFON d	unum L	A DECEMBER OF THE OWNER OF	N
Typical Floor:	12,115 SF				11 11 1		1 Internet
Stories:	2				-	III MALEI	The second se
Building Status:	Existing		SUMILUE 18		夏日期	and the second second	1 M
Year Built:	2019					-	the to
% Leased:	69.7%			QD -	384	0.000	
Owner Occupied:	No		a serie		No.		
Owner Type:	Individual		Contraction of the second seco		Sales in	- Company	
Tenancy:	Multiple Tenant	10	with a	1	CONTRACT OF	201	Diet of
Land Area:	1.28 AC		ALC AND A LOAD				
Zoning:	Commercial						
Parcel No:	0675-0005-002						
Parking:	80 Surface Spaces are availa Ratio of 3.30/1,000 SF	ble					
Lease							
Total Available:	7,351 SF						
Smallest Space:	1,100 SF						
Max Contig:	6,251 SF						
Space Use:	Medical, Office						
Rent/SF/Yr:	\$24.50						
Expenses:	2021 Tax @ \$5.19/sf						
For Sale Info							
Not For Sale							
Presented By		- (000) 750 00	0.4				
Amenities	Services, Inc. / Sammy Abuhamra	a (032) 736-93	04				
24 Hour Access,	Bio-Tech/ Lab Space, High Ceilir	ngs, Natural Liç	ght, Open-Plan, Sho	wer Facilities			
Floor 9 1st	SF Avail Floor 1,100	Contig 1,100	Bldg Contig 1,100	Rent/SF/Yr + Svs \$24.50/nnn	Occupancy Vacant	y Term Negotiable	Type Direct
	ces, Inc. / Sammy Abuhamra (832) 75					-	
2nd / Suite 200	1,123 - 6,251	6,251	6,251	\$24.50/nnn	Vacant	5-10 yrs	Direct
	ces, <i>Inc. / Sammy Abuhamra (832) 75</i> 12 SF minimum. Three Inline spaces		128 SF, and can combi	ne to create more.			

96 OFFICE

FOR SALE / FOR LEASE

Structure				~		~	
Building Type:	Office					\wedge	
SubType:	Medical				_4		
Class:	В						
RBA:	7,205 SF						
Typical Floor:	7,205 SF						
Stories:	1						
Building Status:	Deferred						
Year Built:	-					VERITAS	AEC
% Leased:	100%					VALC	Crahan
wner Occupied:	No						
Owner Type:	Individual Multiple Tenant						
Tenancy: Land Area:	Multiple Tenant						
	2.10 AC						
Zoning: Parcel No:	None 0506-0058-000						
Parking:	26 Surface Spaces are av Ratio of 3.61/1,000 SF	ailable					
Lease							
Total Available:	7,205 SF						
Smallest Space:	1,000 SF						
Max Contig:	7,205 SF						
Space Use:	Office						
Rent/SF/Yr: Expenses:	Withheld 2021 Tax @ \$10.28/sf						
For Sale Info							
For Sale - Active	2						
Sales Company							
	: Cinco Cocke (512) 659-491	7					
Presented By							
	/ Cinco Cocke (512) 659-497	7					
Amenities							
Signage							
	SF Avail F	loor Contig 7,205	Bldg Contig 7,205	Rent/SF/Yr + Svs Withheld	Occupancy	Term 3-5 yrs	Тур
Floor GRND	1,000 - 7,205						New

Building 1 -- cont'd 2707 Hillhouse Rd Pearland, TX 77584



97 OFFICE

FOR SALE / FOR LEASE

	co Cocke (512) 659-4917			1,200 sf and 8,305 sf. To			
Floor GRND	SF Avail 1,000 - 7,205	Floor Contig 7,205	Bldg Contig 7,205	Rent/SF/Yr + Svs Withheld	Occupancy 11/2022	Term 3-5 yrs	Type Direct
Signage							
menities							
	/ CITED COCKE (512) 059-4	511					
-	/ Cinco Cocke (512) 659-4	917					
Presented By							
	: Cinco Cocke (512) 659-49	917					
ales Company							
or Sale - Active	•						
or Sale Info							
Expenses:	2021 Tax @ \$10.28/sf						
Rent/SF/Yr:	Withheld						
Space Use:	Office						
mallest Space: Max Contig:	1,000 SF 7,205 SF						
Fotal Available:	7,205 SF						
ease							
	· -						
Parking:	26 Surface Spaces are a Ratio of 10.00/1,000 SF						
Parcel No:	0506-0058-000						
Zoning:	None						
Land Area:	2.10 AC						
Tenancy:	Multiple Tenant						
Owner Type:	Individual						
vner Occupied:	No						0:308
% Leased:	100%					VERITAS	AEC
Year Built:	-						
Stories: Building Status:	1 Deferred						
Typical Floor:	7,205 SF				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
RBA:	7,205 SF						1
Class:	В						
SubType:	Medical				_		
Building Type:	Office				/	\frown	
structure				×		~	

Building 2 -- cont'd 2707 Hillhouse Rd Pearland, TX 77584



98 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:	Developer/Owner-RGNL	
Tenancy:	Multiple Tenant	
Land Area:	1.21 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 @ \$8.35/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 / Matt Easterling (71	13) 325-4112 / Will McGrath (713) 789-2200
Landi and Commercial / Matt Lasterning (7	13/ 323 4 1 12 / Will We Oraci (7 13) 7 03 2200

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite A212	1,800	1,800	1,800	\$24.00/nnn	Vacant	3 yrs	Direct
LandPark Commercial / Matt	Easterling (713) 325-4	112 / 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) 325-4	112 / Will McGrath (713) 789-2200				



99 OFFICE

FOR SALE / FOR LEASE

% Leased:	100%			4	VERITAS	AEC
Owner Occupied:	No		 			033068
Owner Type:	Individual					
Tenancy:	Multiple Tenant					
Land Area:	2.10 AC					
Zoning:	None					
Parcel No:	0506-0058-000					
Parking:	36 Surface Spaces are Ratio of 5.28/1,000 SF					
Lease						
Total Available:	6,812 SF					
Smallest Space:	1,000 SF					
Max Contig:	6,812 SF Office					
Space Use: Rent/SF/Yr:	Withheld					
Expenses:	2021 Tax @ \$10.88/sf					
For Sale Info						
For Sale - Active)					
Sales Company	· Cinco Cocke (512) 659-	4917				
	. Onico Oberce (312) 033					
Sales Company Huffman Builders Presented By	. OINCO OUCKE (012) 000 -					
Huffman Builders Presented By	/ Cinco Cocke (512) 659-	-4917				
Huffman Builders Presented By		-4917				
Huffman Builders Presented By Huffman Builders		-4917				



Building 3 -- cont'd 2707 Hillhouse Rd Pearland, TX 77584



100 RETAIL

FOR LEASE

Lake Jackson	s Shopping Center ay St n, TX 77566						
Structure							
Building Type:	Retail						
Class:	-		Quality .	4	-		COLUMN TO A
RBA:	57,567 SF		AND THE REAL PROPERTY	a 📕			+ 11 M
Typical Floor:	57,567 SF		STATE OF BELLEN				
Stories:	1						CONSIGNATION OF
Building Status:	Existing				1/100		
Year Built:	1979						
% Leased:	90.3%		and the second second	BRANNER	- Alexander	A REAL PROPERTY.	-
wner Occupied:	No		A SUR	CHI THE		ing the second	Alexander
Owner Type:	Individual			and the	and the second		All The
Tenancy:	Single Tenant		化之外的原则	18	365	and a state	Aux and the
Land Area:	7.25 AC						
Zoning:	-						
Parcel No:	5850-1214-160, 5850-121 161, 5850-1214-162						
Parking:	360 free Surface Spaces Ratio of 4.78/1,000 SF	are available					
Lease							
Total Available:	6,760 SF						
Smallest Space:	1,000 SF						
Max Contig:	4,560 SF						
Space Use:	Retail						
Rent/SF/Yr:	Withheld						
Expenses:	2021 Tax @ \$2.91/sf, 201 \$0.06/sf; 2011 Ops @ \$3						
For Sale Info							
For Sale Info Not For Sale							
Not For Sale Presented By							
Not For Sale Presented By Sona Developme	nt LLC / Robert Naggar (71:	3) 523-4988					
Not For Sale Presented By Sona Developme Amenities		3) 523-4988					
Not For Sale Presented By Sona Developme Amenities Signalized Interse	ection						
Not For Sale Presented By Sona Developme Amenities Signalized Interse Floor	ection SF Avail	Floor Contig	Bidg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
Not For Sale Presented By Sona Developme Amenities Signalized Interse Floor	ection SF Avail 1,000	Floor Contig	Bldg Contig 1,000	Rent/SF/Yr + Svs Withheld		Term 2-10 yrs	Type Direct
Not For Sale Presented By Sona Developme Amenities Signalized Interse Floor	ection SF Avail 1,000 C / Robert Naggar (713) 523-49	Floor Contig 1,000 188	1,000	Withheld	Vacant	2-10 yrs	Direct
Not For Sale Presented By Sona Developme Amenities Signalized Interse Floor Ist a Development LL Ist	ection SF Avail 1,000	Floor Contig 1,000 288 4,560			Vacant		
Not For Sale Presented By Sona Developme Amenities Signalized Interse Ist Development LL	ection SF Avail 1,000 C / Robert Naggar (713) 523-49 4,560	Floor Contig 1,000 188 4,560 1,200	1,000	Withheld	Vacant Vacant	2-10 yrs	Direct
Not For Sale Presented By Sona Developme Amenities Signalized Interse Floor Ist Development LL Ist Development LL Ist	ection SF Avail 1,000 C / Robert Naggar (713) 523-49 4,560 C / Robert Naggar (713) 523-49 1,200	Floor Contig 1,000 188 4,560 1,200	1,000	Withheld	Vacant Vacant	2-10 yrs 2-10 yrs	Direct Direct
Not For Sale Presented By Sona Developme Amenities Signalized Interse Floor st a Development LL st a Development LL st a Development LL st st a Development LL st	ection SF Avail 1,000 C / Robert Naggar (713) 523-49 4,560 C / Robert Naggar (713) 523-49 1,200	Floor Contig 1,000 088 4,560 088 1,200 088 1,200	1,000 4,560 1,200	Withheld Withheld Withheld	Vacant Vacant 30 Days	2-10 yrs 2-10 yrs	Direct Direct

Four Corners Shopping Center

-- cont'd

120 Circle Way St

Lake Jackson, TX 77566

- 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



101 OFFICE

FOR SALE / FOR LEASE

Pearland Central Medical Plaza
8619 Broadway St
Pearland, TX 77584

Structure	
Building Type:	Office
SubType:	Medical
Class:	В
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 Surface Spaces are available Ratio of 4.52/1,000 SF



Lease

Total Available: Smallest Space: Max Contig:	6,703 SF 2,091 SF 2,498 SF
Space Use:	Off/Med
Rent/SF/Yr:	\$21.75
Expenses:	2021 Tax @ \$2.19/sf; 2011 Est Ops @ \$7.57/sf

For Sale Info

For Sale as part of a portfolio of 3 properties - Under Contract

Sales Company

Transwestern Real Estate Services: Sarah Carter (713) 231-1629

Presented By

Transwestern Real Estate Services / Sarah Carter (713) 231-1629

Amenities

Controlled Access

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 2nd / Suite 201	2,114	2,114	2,114	\$21.75/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Se	ervices / Sarah Carter (713) 231-1629					
P 2nd / Suite 202	2,498	2,498	2,498	\$21.75/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Se	ervices / Sarah Carter (713) 231-1629					
P 2nd / Suite 205	2,091	2,091	2,091	\$21.75/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Se	ervices / Sarah Carter (713) 231-1629					



Pearland Central Medical Plaza -- cont'd 8619 Broadway St Pearland, TX 77584

102 RETAIL

FOR LEASE

1708 N Velas Angleton, TX 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	and the second se
Owner Type:	Trust	A COLOR OF THE OWNER
Tenancy:	Single Tenant	
Land Area:	0.83 AC	
Zoning:	-	
Parcel No:	4020-0002-120	
Parking:	45 free Surface Spaces are av Ratio of 6.72/1,000 SF	railable
Lease		
Total Available:	6,700 SF	
Smallest Space:	6,700 SF	
Max Contig:	6,700 SF	
Space Use:	Retail	
Rent/SF/Yr: Expenses:	\$10.50 2021 Tax @ \$2.37/sf	
For Sale Info		
Not For Sale		
Presented By		
•	LLC / Toke Ettehadieh (713) 398-	
Floor 1st	SF Avail Floor C 6,700	Contig Bldg Contig Rent/SF/Yr + Svs Occupancy Term Type 6,700 6,700 \$10.50/nnn Vacant 3-5 yrs Direct
oportunity !! Located	ful Mexican Restaurant in this Free Sta	elton, on N Velasco St with over 15,000 Vehicles driving by daily. Great location, high visibility, currently tanding Building! Bring your experience to this key turn business! Note : the building had some extention and

103 OFFICE

FOR LEASE

102 Oak Park Clute, TX 775 Structure							-
			£ _	and the second second			Noise .
Building Type:	Office		*	-			2.00
Class:	В	1				Contraction of the	5
RBA:	13,224 SF				-		and the
Typical Floor:	6,612 SF		1445		T	PARE	
Stories:	2						100
Building Status:	Existing	10				These	
Year Built:	1983		Contraction of the local division of the loc		1000		
% Leased:	50.0%			1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1			and the second
Owner Occupied:	No	100	1 AVX -	and the second second second		100	and the second s
Owner Type:	-	1	E PARTY		and the		-
Tenancy:	Multiple Tenant	0	and a		-		
Land Area:	1.05 AC	100					
Zoning:	-	1.				1 1 1 1	(THE STATE
Parcel No:	6826-0302-000						
Parking:	55 Surface Spaces are availab Ratio of 4.15/1,000 SF	le					
Lease							
Total Available:	6,612 SF						
Smallest Space:	3,306 SF						
Max Contig:	6,612 SF						
Space Use:	Office						
Rent/SF/Yr:	Withheld						
Expenses:	2021 Tax @ \$1.04/sf						
For Sale Info							
Not For Sale							
Presented By							
-	. ,				-		_
		-					Туре
Floor ? 2nd Greg Flaniken and Ass	d Associates / Ben Miller (979) 29 SF Avail Floor C 3,306 - 6,612 sociates / Ben Miller (979) 299-9457 e, can be divided, in half for \$ 2500 per	Contig B 6,612	ldg Contig 6,612 SQ. FT. 55 parkin		Occupancy d Vacant	Negotiable	Direct
"Marcus & Millich Houston, Texas." in 1983. The 13,2 expires on Augus The building's hig	hlights include ample parking, the n the property offering a competitiv	pportunity for a uated on 1.05 a current in-plac ve parking ratic	an owner/user to acres and is curr se tenant, and fir o of 4.39/1000 so	acquire a well maint ently 28 percent leas ally, the building's pr	ed by Lone Star emier location. T ng's current vaca	office building the Legal Aid whos There are a total ant space allows	at was built e lease of 58 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



102 Oak Park Dr

-- cont'd

Clute, TX 77531

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."



104 RETAIL

FOR LEASE

West Side Pl 5010-5096 W Pearland, TX	Broadway St						
Structure							
Building Type: Class:	Retail -			an an			
RBA:	55,751 SF		CONTRACTOR OFFICE				AND DECK
Typical Floor:	55,751 SF		The second				de la constante
Stories:	1		and the second		State State		1
Building Status:	Existing		-	- lid	1000	1	the second se
Year Built:	1985		- and the second				
% Leased:	88.3%			1	1-1	2 and the	Contraction of
wner Occupied:	No		/			7.2/ 20-	
Owner Type:	Other - Private			the first of the second	And the second second	11	12.70
Tenancy:	Multiple Tenant		The second se		1	-	TO ALMAN
Land Area:	5.04 AC						
Zoning:	None						
Parcel No:	8248-0000-000						
Parking:	225 free Surface Space Ratio of 4.04/1,000 SF						
Lease							
Total Available:	6,548 SF						
Smallest Space:	1,840 SF						
Max Contig:	2,359 SF						
Space Use:	Retail						
Rent/SF/Yr:	Withheld						
Expenses:	2021 Tax @ \$1.57/sf; 2 \$3.78/sf, 2014 Est Ops						
For Sale Info							
Not For Sale							
Presented By							
Amenities	ach Leger (713) 275-9605						
Pylon Sign							
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
1st / Suite 5020-B	2,349	2,349	2,349	Withheld	Vacant	Negotiable	Direct
	eger (713) 275-9605						
•	Barbara's Italian Kitchen. Sant					Negetiet	Diag
st / Suite 5060 Partners / Zach Le	1,840 eger (713) 275-9605	1,840	1,840	Withheld	vacant	Negotiable	Direct
1st / Suite 5070	2,359	2,359	2,359	Withheld	Vacant	Negotiable	Direct
	eger (713) 275-9605						
Building Notes	is a naighborhood rotail as	onter right in the he	part of Dearland in th	e Old Town District It is	s home to the l	argest Goodwill	Store and
	is a neighborhood retail ce	anter right in the he				argest GoodWill	
CenterPoint Energy		© 2022 CoStar Gro	oup - Licensed to CenterPo	int Energy, Inc - 368255.			7/11/202

West Side Plaza -- cont'd 5010-5096 W Broadway St Pearland, TX 77581

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.



105 RETAIL

FOR LEASE

Country Club Plaza Bldg 1 - Country Club I
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:	85.4%	
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 availab Ratio of 5.00/1,000 SF	ole
Lease		



Lease

Total Available:	6,225 SF
Smallest Space:	1,650 SF
Max Contig:	4,575 SF
Space Use:	Retail
Rent/SF/Yr:	Withheld
Expenses:	2021 Tax @ \$2.48/sf, 2012 Est Tax @ \$2.22/sf; 2011 Ops @ \$3.69/sf, 2012 Est Ops @ \$3.69/sf
Expenses:	\$2.22/sf; 2011 Ops @ \$3.69/sf, 2012

For Sale Info

Not For Sale

Presented By

ICO Commercial / Jane Nodskov, CCIM (281) 207-3710 / 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	Туре
11001	or Avan	ricor coning	Blag contig		Cocapanoy	Term	1966
P 1st / Suite 2540B,J,K	4,575	4,575	4,575	Withheld	Vacant	5 yrs	Direct
ICO Commercial / Jane Nods	skov, CCIM (281) 207-	3710 / Larry Indermu	iehle, CCIM (281) 20	7-3701			
P 1st / Suite 2540D	1,650	1,650	1,650	Withheld	Vacant	Negotiable	Direct
ICO Commercial / Jane Nodskov, CCIM (281) 207-3710 / Larry Indermuehle, CCIM (281) 207-3701							
Center space in main building available with Broadway frontage & visibility.							



Country Club Plaza Bldg 1 - Country Club Plaza -- cont'd 2510-2540 Broadway St Pearland, TX 77581

106 RETAIL

Structure

Building Type:

Typical Floor:

Building Status:

Owner Occupied:

Class:

Stories:

Year Built:

% Leased:

Owner Type:

Tenancy: Land Area:

Parcel No:

Parking:

Zoning:

RBA:

FOR LEASE

1801	Cour	ntry	Place	Pky
Pearl	and,	ТΧ	77584	

Retail

20,000 SF

20,000 SF

Existing

2000

68.9%

Individual **Multiple Tenant**

1.90 AC

0174-0001-020

60 Surface Spaces are available Ratio of 3.00/1,000 SF

None

No

-

1

- 14	di -		-
	2	-	
		SALE HE	
	and the		 and the

Lease	

Total Available:	6,220 SF
Smallest Space:	1,100 SF
Max Contig:	3,920 SF
Space Use:	Off/Med, Off/Ret
Rent/SF/Yr:	Withheld
Expenses:	2021 Tax @ \$3.88/sf, 2012 Est Tax @ \$3.57/sf; 2011 Ops @ \$2.28/sf, 2012 Est Ops @ \$1.68/sf

For Sale Info

Not For Sale

Presented By

Keller Williams Southwest / Rachel Brannan (281) 265-0000

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 109	3,920	3,920	3,920	\$18.00/nnn	Vacant	Negotiable	Direct
Keller Williams Southwest / I	Rachel Brannan (281)	265-0000					
Excellent opportunity here! - Chiropractor, Compound Pha							
P 1st / Suite 111	1,100	1,100	1,100	\$18.00/nnn	Vacant	Negotiable	Direct
Keller Williams Southwest / I	Rachel Brannan (281)	265-0000					
This space is OPEN and car	be divided to suite yo	ur needs.					
P 1st / Suite 114	1,200	1,200	1,200	\$18.00/nnn	Vacant	3-5 yrs	Direct
Keller Williams Southwest / I	Rachel Brannan (281)	265-0000					
This space is built out with pa	artitioned spaces. Plea	ase see photos!					
Building Notes							
Great Location							

Great Location!



1801 Country Place Pky -- cont'd Pearland, TX 77584



OFFICE 107

FOR LEASE

Pearland Offi 6302 W Broad Pearland, TX	dway St						
Structure				boild	De la composition de la compos	and the second second	
Building Type:	Office		Phillippine	and the second second	CLAN ST		Titan
Class:	-					State and	32
RBA:	- ,			The second	Torthe.	NT NORTH TH	1.00
Typical Floor:	12,549 SF				A BOARD	A DECEMBER OF	Francis
Stories:	2		En -				K.
Building Status:	Existing		and the second		The second s		1
Year Built:	1998		SEL	1000	Berlin La	and the second s	1 100
% Leased:	75.3%				100	and a	1.7.22
Owner Occupied:	No				27/11/10	0-1-	330
Owner Type:	-				Seck	1	23
Tenancy:			12 3720		Sector Sector	119-1-2-	CODUSE.
Land Area:							
Zoning:							
Parcel No: Parking:	8243-1004-140 113 Surface Spaces a Ratio of 4.50/1,000 SI						
Lease							
Total Available:	6,201 SF						
Smallest Space:	2,419 SF						
Max Contig:	•						
Space Use:							
Rent/SF/Yr:							
Expenses:	2021 Tax @ \$2.75/sf, 2 \$1.78/sf; 2011 Ops @ Est Ops @ \$9.05/sf						
For Sale Info							
Not For Sale							
Presented By							
Zann Commercia	I Brokerage, Inc. / Michae	el Gage (281) 382-5	5460				
Amenities							
	Controlled Access, Monu						
Floor P 1st / Suite 100	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Direct
	3,782 kerage, Inc. / Michael Gage (3,782 (281) 382-5460	3,782	\$26.00/fs	Vacant	Negotiable	Direct
302 W Broadway Suit	e 100 consists of 3,782 SF c argo Bank. Bank vault is still 2,419	of first floor anchor spa				facade signage righ 5 yrs	its. Formerly Direct
	<i>xerage, Inc. / Michael Gage (</i> ical. Now available. Space h is and rear access.		ns with sinks in place a	and internal restrooms. Larg	ge lobby and rece	ption window. 2,41	9 RSF with
Building Notes							
CenterPoint Energy		© 2022 CoStar Gro	oup - Licensed to CenterPo	pint Energy, Inc - 368255.			7/11/202

Pearland Office Building -- cont'd 6302 W Broadway St Pearland, TX 77581

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.



108 INDUSTRIAL

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



FOR LEASE

Structure

on dotal o					
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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	6,144	6,144	Withheld	30 Days	Negotiable	Direct

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



18202 Timothy St -- cont'd Pearland, TX 77584



109 OFFICE

FOR LEASE

Tranquility C 7918 Broadw Pearland, TX	ay St						
Structure							
Building Type:	Office						
SubType:	Loft/Creative Space						
Class:	В		1 -				
RBA:	7,305 SF			M No.		-	
Typical Floor:	7,305 SF		LA (A.) Membersh	anistican Marrie	CONTRACTOR OF STREET, STRE	MARKED .	
Stories:	2		a second states of the	I day and			
Building Status:	Existing				a presidente an	Contraction of the local	11.57
Year Built:	2007						1
% Leased:	17.1%						_
wner Occupied:	Νο		-		-		
Owner Type:	Individual						
Tenancy:	Multiple Tenant						
Land Area:	5.54 AC						
Zoning:	GB						
Parcel No: Parking:	0242-0015-001 40 free Surface Spaces 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:	\$15.00						
Expenses:	2021 Tax @ \$18.33/sf, @ \$13.87/sf; 2012 Ops 2011 Est Ops @ \$9.96/	@ \$9.96/sf,					
For Sale Info							
Not For Sale							
Presented By							
JK Properties / Ju	ing Kwak (281) 997-6626						
Amenities							
Air Conditioning,	Atrium, Storage Space						
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
1st / Suite 102,104 Properties / Juna K	3,653 wak (281) 997-6626	3,653	3,653	\$15.00/nnn	vacant	Negotiable	Direct
	14, it can be used for one tena	ant but it's can be divid	ded. For doctor's offic	e, law firms, insurance ager	its,		
2nd / Suite Attic	2,400	2,400	2,400	Withheld		Negotiable	Direct
	wak (281) 997-6626 of storage or office use, this or	nly above the office of	ttic. The rent is only fo	r CAM as \$0 06/SE the tot	al rent is \$1 002 (10	
5 can be 2,400 SF (a storage of onice use, this of	my above the onice a	the relicis only it	י סרועו מז שש.שט/סר, נוופ נטנ	arrenins φ1,992 .(
Building Notes							
-	is a multi-tenant office pa	ark located in one o	f the fastest growin	a communities in the na	tion. Pearland	Texas Located	on the

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.



110 RETAIL

FOR LEASE

Pearland, TX	17961	-				
Ctauratura		man Y				
Structure			Low Mar		24.0	
Building Type:	Retail			-	CRAAM AND	LT.
SubType:	Freestanding		· In case of the local division of the local		CONTRACTOR OF	THE REPORT
Class:	•					
RBA:	20,000 SF	and the second second				
Typical Floor:	20,000 SF		and the second		Carro Carro	
Stories:	1				Contraction of the	Carl Land
Building Status:	Existing	The Parties	and and a second second	-		
Year Built:	1985	and the second second				S CON
% Leased:	70.0%					
wner Occupied:	Νο					
Owner Type: Tenancy:	Developer/Owner-RGNL 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 @ \$0.67/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 / Mik	e 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	Туре
1st 2F Realty / Mike Nas	2,500 - 5,000 5,000 ssif (713) 253-3862 / Michael Nassif Jr (281) 30		\$15.00/nnn	Vacant	1-3 yrs	Direct
E Realty / Mike Nas 1st	ssir (713) 253-3862 / Michael Nassir Jr (281) 30 1,000 1,000 ssif (713) 253-3862 / Michael Nassif Jr (281) 30	1,000	\$15.00/nnn	Vacant	1-3 yrs	Direct

Located on the corner of Broadway/FM 518 and South Austin St in the center of Pearland.



4616 Broadway Blvd -- cont'd Pearland, TX 77581



111 RETAIL

FOR LEASE

1712 N	Velas	co St
Angleto	on, TX	77515

Structure			10 million	1.1	-	1.00	
Building Type: Class: RBA: Typical Floor: Stories: Building Status: Year Built: % Leased: Owner Occupied: Owner Type: Tenancy: Land Area: Zoning:	Retail - 8,500 SF 8,500 SF 1 Existing 2006 29.4% - Individual - 0.69 AC None			1 mm Sprint			
Parcel No: Parking:	4020-0002-110 -						
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 @ \$1.43/sf						
For Sale Info							
Not For Sale							
Presented By							
	LLC / Toke Ettehadieh (713	-					-
P 1st	SF Avail 3,800	Floor Contig 3,800	Bldg Contig 3,800	Rent/SF/Yr + Svs \$12.00/nnn	Occupancy Vacant	Term Negotiable	Type Direct
	Toke Ettehadieh (713) 398-500		0,000	ψ12.00/mm			2
P 1st	1,100	1,100	1,100	\$18.00/nnn	Vacant	Negotiable	Direct
the small shop (1100 S	Toke Ettehadieh (713) 398-500 SQFT) leasing at \$2.00 /sqft / n ap and vent but needs repair) re	nonth PLUS \$0.35					
P 1st	1,100	1,100	1,100	\$18.00/nnn		Negotiable	Direct
the small shop (1100 S	Toke Ettehadieh (713) 398-500 SQFT) leasing at \$2.00 /sqft / n ap and vent but needs repair) re	nonth PLUS \$0.35					



112 RETAIL

FOR LEASE

3421	E Wa	alnu	ut St	
Pearl	and,	ТΧ	77581	

Structure

Building Type:	Retail
SubType:	Day Care Center
Class:	-
RBA:	5,975 SF
Typical Floor:	5,975 SF
Stories:	1
Building Status:	Existing
Year Built:	2000
% Leased:	0%
Owner Occupied:	No
Owner Type:	Individual
Tenancy:	Single Tenant
Land Area:	0.98 AC
Zoning:	0033
Parcel No:	0147-0038-000
Parking:	15 Surface Spaces are available Ratio of 2.51/1,000 SF



Lease

Total Available:	5,975 SF
Smallest Space:	5,975 SF
Max Contig:	5,975 SF
Space Use:	Retail
Rent/SF/Yr:	\$22.00
Expenses:	2021 Tax @ \$2.60/sf

For Sale Info

Not For Sale

Presented By

Shaw Real Estate / Jay Shaw (281) 546-9237 / Hector Lobos (832) 997-1042 / Nick Garrison (830) 708-4461

Amenities

Air Conditioning, Fenced Lot, Security System, Signage, Storage Space

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st	5,975	5,975	5,975	\$22.00/nnn	Vacant	5-10 yrs	Direct
Shaw Real Estate / Jay Shaw	w (281) 546-9237 / Hec	tor Lobos (832) 997	-1042 / Nick Garrison	(830) 708-4461			

Octagonal building that provides rooms for each age group plus two offices, reception, kitchen and flex area in the middle for meals and group activities.



113 RETAIL

FOR LEASE

Structure Building Type: Class: RBA: Typical Floor: Stories: Building Status: Year Built: % Leased:	Retail - 14,687 SF 14,687 SF 1				10		
Class: RBA: Typical Floor: Stories: Building Status: Year Built:	- 14,687 SF 14,687 SF						
RBA: Typical Floor: Stories: Building Status: Year Built:	14,687 SF 14,687 SF		1000	-]	
Typical Floor: Stories: Building Status: Year Built:	14,687 SF		The second	See State			
Stories: Building Status: Year Built:			Contraction of the local division of the loc	D-STANGERSTER, ST	STREET, STREET, ST		10 Cal
Building Status: Year Built:						32	21
Year Built:	Existing						
	2004		-		and the second s		and a
	60.1%				-		
Owner Occupied:	No				and the		
Owner Type:	Equity Funds		State Section	and the second of the		and the second	and a
Tenancy:			Story - war		- Hall and		and
	1.85 AC		The state of the			in the second second	CLINES
Zoning:			and the second se			and the second second	South and Provide
Parcel No:							
Parking:	76 Surface Spaces are Ratio of 5.17/1,000 SF	available					
Lease							
Total Available:	5,860 SF						
Smallest Space:	1,560 SF						
Max Contig:	2,500 SF						
Space Use:	Retail						
Rent/SF/Yr:	Withheld						
Expenses:	2021 Tax @ \$3.36/sf; 20 Combined Est Tax/Ops						
For Sale Info							
Not For Sale							
Presented By							
	up / Paul Redel (636) 707-	1273					
Amenities Freeway Visibility,	Pylon Sign						
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
° 1st	1,800	1,800	1,800	Withheld		Negotiable	Direct
1st	aul Redel (636) 707-1273 1,560	1,560	1,560	Withheld	Vacant	Negotiable	Direct
IRP Capital Group / Pa ' 1st	aul Redel (636) 707-1273 2,500	2,500	2,500	Withheld	Vacant	Negotiable	Direct
RP Capital Group / Pa	aul Redel (636) 707-1273						



173 Tovrea Rd -- cont'd Alvin, TX 77511



114 OFFICE

FOR LEASE

Pearland Medical Commons Building 2 8540 Broadway St Pearland, TX 77584

Structure	
Building Type:	Office
SubType:	Medical
Class:	В
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

5,847 SF	Total Available:
1,500 SF	Smallest Space:
5,847 SF	Max Contig:
Medical	Space Use:
Withheld	Rent/SF/Yr:
2021 Tax @ \$6.64/sf	Expenses:

For Sale Info

Not For Sale

Presented By

Transwestern Real Estate Services / Heinrich Cronje (832) 408-4067 / Justin Davis (713) 270-7700

Amenities

24 Hour Access, Air Conditioning

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 2nd / Suite 210	1,500 - 5,847	5,847	5,847	\$26.00/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Se	ervices / Heinrich Cronj	ie (832) 408-4067 / J	lustin Davis (713) 270	-7700			

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.



Pearland Medical Commons Building 2 -- cont'd 8540 Broadway St Pearland, TX 77584



115 RETAIL

FOR LEASE

824 E Adoue Alvin, TX 775				R.			
Structure				131 3		and the	15 00
Building Type: Class:	Retail -					1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	38
RBA:	5,824 SF			11 the Martin	STALL STALL		200
Typical Floor:	5,824 SF		1 - 10 Bar /	101000	A STATE OF		Do al
Stories:	1		the second for the	and the second se	100	Like -	
Building Status:	Existing		1.12	and the second	- 1	-	
Year Built:	2020		THE WAR		an T		1000
% Leased:	0%		1 Marshall	A 400 - 11-	1		Cohrak
Owner Occupied:	-						
Owner Type:	Individual						
Tenancy:	-						
Land Area:	1.96 AC						
Zoning:	0002						
Parcel No:	6818-0001-120						
Parking:	-						
Ũ							
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 @ \$2.42/sf						
For Sale Info							
Not For Sale							
Not For Sale Presented By	lty / Thoa Nguyen (713) 98	38-1425					
Not For Sale Presented By Precious Pro Rea Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
Not For Sale Presented By Precious Pro Rea Floor 1st	SF Avail 5,824		Bidg Contig 5,824	Rent/SF/Yr + Svs \$30.00/nnn		Term Negotiable	Type New
Not For Sale Presented By Precious Pro Rea Floor 1st	SF Avail	Floor Contig					
Not For Sale Presented By Precious Pro Rea Floor 1st	SF Avail 5,824	Floor Contig					
Not For Sale Presented By Precious Pro Rea Floor 1st	SF Avail 5,824	Floor Contig					
Not For Sale Presented By Precious Pro Rea Floor 1st	SF Avail 5,824	Floor Contig					
Not For Sale Presented By Precious Pro Rea Floor 1st	SF Avail 5,824	Floor Contig					
Not For Sale Presented By Precious Pro Rea Floor 1st	SF Avail 5,824	Floor Contig					
Not For Sale Presented By Precious Pro Rea Floor 1st	SF Avail 5,824	Floor Contig					
Not For Sale Presented By Precious Pro Rea Floor 1st	SF Avail 5,824	Floor Contig					
Not For Sale Presented By Precious Pro Rea Floor 1st	SF Avail 5,824	Floor Contig					
Not For Sale Presented By Precious Pro Rea Floor 1st	SF Avail 5,824	Floor Contig					
Not For Sale Presented By Precious Pro Rea Floor 1st	SF Avail 5,824	Floor Contig					



116 INDUSTRIAL

FOR SALE / FOR LEASE

Lease			A	1111	
Total Available: Varehouse Avail:	,	4		Party States	Transferration of the local division of the
Office Avail:			A ST BUR BUR	-	and the second second
CAM:		-	and the second s	CIRCUMUS AND	
Smallest Space:					in the second
Max Contig:				New York and the	CIERCE A
Space Use:				A STATE	
Rent/SF/yr:				Barrow Barr	and the second
Expenses:	2021 188 @ \$1.75/51				
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
wner 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					
	d Associates: Ben Miller (97	9) 299-9457			
Greg Flaniken an					
Presented By	d Associates / Ben Miller (97	79) 299-9457			



117 INDUSTRIAL

Central Brazoria County Business Pa 4015 Technology Dr Angleton, TX 77515

5,514 SF

5,514 SF

5,514 SF

5,514 SF

Industrial

Withheld

2021 Tax @ \$8.11/sf

0 SF

-

-			
er -			-
	Contractory of the	COLUMN THE REAL	
-			
		~	

Structure

Lease

Total Available:

Office Avail:

Max Contig:

Space Use:

Rent/SF/yr:

Expenses:

CAM:

Warehouse Avail:

Smallest Space:

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 Ratio of 1.33/1,000 SF	are available	
For Sale Info			Features		

For Sale Info Not For Sale

Presented By

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

SCM Realty Servi	ices, Inc. / Brady Latimer (281) 879-8800 x103	3			
Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	5,514	5,514	Withheld	Vacant	Negotiable	Direct

Fenced Lot

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



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



118 RETAIL

Always There.

Shoppes at A 1468 S Bypas Alvin, TX 775	ss 35 Hwy				I	a sere	
Structure			- 2	42165F 10019 84	alian Print		COLUMN STATES
Building Type:	Retail			ANALARIE C	T STATE		100
SubType:	Storefront				m m m	DEDVICE	
Class:	-		11000	Contract of the second			
RBA:	23,660 SF		A. 10000000				
Typical Floor:	23,660 SF		No.				
Stories:	1						Summer.
Building Status:	Existing						
Year Built:	2021						
% Leased:	77.0%						
Owner Occupied:	No						
Owner Type:	Individual						
Tenancy:	Multiple Tenant						
Land Area:	6.07 AC						
Zoning:	None						
Parcel No: Parking:	0421-0022-000 -						
r unning.							
Lease							
Total Available:	5,447 SF						
Smallest Space:	100 SF						
Max Contig:	5,347 SF						
Space Use:	Retail						
Rent/SF/Yr: Expenses:	\$28.00 2021 Tax @ \$1.11/sf						
For Sale Info	2021 104 @ \$1.11/31						
Not For Sale							
Presented By							
UTR-Texas Realt	ors / Sharon Rowsey (281)	947-8037					
Floor		Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
lair Salon individual su alon. Space will have	100 Sharon Rowsey (281) 947-8037 uites available, spaces are 10' x amenities \$220/ week with a m	10' and will have 2 ninimum of a one ye	ear contract	ır clients whenever you r	-	-	
	5,347 Sharon Rowsey (281) 947-8037 bace square footage to suit • Spa		5,347 ed as white box • Main t	\$28.00/nnn		Negotiable	New
Building Notes							
Area Retailers: Wal-Mart Superce The Home Depot H-E-B Family Dollar O'Reilly	enter						
CenterPoint Energy		© 2022 CoStar Gro	pup - Licensed to CenterPoi	nt Energy, Inc - 368255.			7/11/2022

Shoppes at Alvin -- cont'd 1468 S Bypass 35 Hwy Alvin, TX 77511 Auto Zone Walgreen's



119 RETAIL

Structure							
Building Type:	Retail				CONTINIAS		
SubType:	Freestanding			and be a set of the	COLUMN AND	a state	1934
Class:	-		2.07	11111111	1111111		100
RBA:	14,451 SF		And Divert		RI-RE	TTU	100
Typical Floor:	14,451 SF		10				1
Stories:	1						1
Building Status:	Existing		Contraction of the local division of the loc				States of the
Year Built:	2017			1000	- TH		1
% Leased:	63.9%		and the second			1 m 1 m	the second
Owner Occupied:	No		1 and the second	-	and the second second		L'OSTRE?
Owner Type:	Individual						
Tenancy:	Multiple Tenant						
Land Area:	1.75 AC						
Zoning:	-						
Parcel No:	7707-1001-001						
Parking:	102 Surface Spaces ar Ratio of 7.06/1,000 SF						
Lease							
Lease Total Available:	5,215 SF						
Total Available: Smallest Space:	1,400 SF						
Total Available: Smallest Space: Max Contig:	1,400 SF 3,207 SF						
Total Available: Smallest Space: Max Contig: Space Use:	1,400 SF 3,207 SF Retail						
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr:	1,400 SF 3,207 SF Retail \$28.00-\$30.00						
Total Available: Smallest Space: Max Contig: Space Use:	1,400 SF 3,207 SF Retail \$28.00-\$30.00						
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr:	1,400 SF 3,207 SF Retail \$28.00-\$30.00						
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale	1,400 SF 3,207 SF Retail \$28.00-\$30.00						
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By	1,400 SF 3,207 SF Retail \$28.00-\$30.00 2021 Tax @ \$4.30/sf						
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Caisson Real Es	1,400 SF 3,207 SF Retail \$28.00-\$30.00	es Cotter (210) 8	71-0464 / Drew Bi	rdsong (832) 981-3935			
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Caisson Real Es Amenities	1,400 SF 3,207 SF Retail \$28.00-\$30.00 2021 Tax @ \$4.30/sf				Controlled HVA	C	
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Caisson Real Es Amenities	1,400 SF 3,207 SF Retail \$28.00-\$30.00 2021 Tax @ \$4.30/sf				Controlled HVA	C	Туре
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Caisson Real Es Amenities Air Conditioning, Floor	1,400 SF 3,207 SF Retail \$28.00-\$30.00 2021 Tax @ \$4.30/sf tate Brokerage, LLC / Jam Drive Thru, Monument Sig	gnage, Pylon Sign	ı, Signage, Signali	zed Intersection, Tenant C	Occupancy		Type Direct
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Caisson Real Es Amenities Air Conditioning, Floor 1st / Suite 140 aisson Real Estate B	1,400 SF 3,207 SF Retail \$28.00-\$30.00 2021 Tax @ \$4.30/sf tate Brokerage, LLC / Jam Drive Thru, Monument Sig SF Avail 2,008 Brokerage, LLC / James Cotte	gnage, Pylon Sign Floor Contig 2,008 r (210) 871-0464 / D	i, Signage, Signali Bldg Contig 2,008 rew Birdsong (832) S	zed Intersection, Tenant C Rent/SF/Yr + Svs \$28.00/nnn	Occupancy	Term	
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Caisson Real Es Amenities Air Conditioning, Floor 1st / Suite 140 aisson Real Estate Built out as a Taekwoo	1,400 SF 3,207 SF Retail \$28.00-\$30.00 2021 Tax @ \$4.30/sf tate Brokerage, LLC / Jam Drive Thru, Monument Sig SF Avail 2,008 Brokerage, LLC / James Cotten ndo studio, excellent for a fitne	gnage, Pylon Sign Floor Contig 2,008 r (210) 871-0464 / D ess facility or other re	I, Signage, Signali Bldg Contig 2,008 rew Birdsong (832) S atail.	zed Intersection, Tenant C Rent/SF/Yr + Svs \$28.00/nnn 81-3935	Occupancy Vacant	Term 3-10 yrs	Direct
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Caisson Real Es Amenities Air Conditioning, Floor 1st / Suite 140 aisson Real Estate B ilt out as a Taekwoo 1st / Suite 160	1,400 SF 3,207 SF Retail \$28.00-\$30.00 2021 Tax @ \$4.30/sf tate Brokerage, LLC / Jam Drive Thru, Monument Sig SF Avail 2,008 Brokerage, LLC / James Cotten ndo studio, excellent for a fitne 1,400 - 3,207	gnage, Pylon Sign Floor Contig 2,008 r (210) 871-0464 / D ess facility or other re 3,207	n, Signage, Signali Bldg Contig 2,008 rew Birdsong (832) S etail. 3,207	zed Intersection, Tenant C Rent/SF/Yr + Svs \$28.00/nnn 181-3935 \$30.00/nnn	Occupancy Vacant	Term	
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Caisson Real Est Air Conditioning, Floor 1 st / Suite 140 aisson Real Estate B uilt out as a Taekwor 1 st / Suite 160 aisson Real Estate B	1,400 SF 3,207 SF Retail \$28.00-\$30.00 2021 Tax @ \$4.30/sf tate Brokerage, LLC / Jame Drive Thru, Monument Sig SF Avail 2,008 Brokerage, LLC / James Cotten 1,400 - 3,207 Brokerage, LLC / James Cotten 1,400 - 3,207	gnage, Pylon Sign Floor Contig 2,008 r (210) 871-0464 / D ess facility or other re 3,207 r (210) 871-0464 / D	a, Signage, Signali 2,008 <i>rew Birdsong (832)</i> 9 etail. 3,207 <i>rew Birdsong (832)</i> 9	zed Intersection, Tenant C <u>Rent/SF/Yr + Svs</u> \$28.00/nnn 181-3935 \$30.00/nnn 181-3935	Occupancy Vacant Vacant	Term 3-10 yrs 3-10 yrs	Direct



Kingsley Crossing -- cont'd 12810 W Broadway St Pearland, TX 77584

Kingsley Crossing is home to a diverse tenant mix, including Marcos Pizza, Smile Village Dentistry, Goodwill, Olivia's Donuts, and one of the most popular nail salons in Pearland. With ample parking and entrances on Broadway Street and Kingsley Drive, Kingsley Crossing offers visitors easy accessibility in and out of the center.

Shadow anchored by CVS Pharmacy, Kingsley Crossing is adjacent to a wealth of demand generators, including Walmart Neighborhood Market, Anytime Fitness, and McNair Jr. High School. The site's prominent location at the intersection of Broadway Street and Kingsley Drive provides unmatched exposure to 36,373 vehicles each day. Situated at the entrance to Pearland's largest master-planned community, Kingsley Crossing is primed to serve the affluent residents of Shadow Creek Ranch. The population within three miles of Kingsley Crossing has grown 62% over the last ten years and is expected to continue to grow 12% over the next five years.



120 RETAIL

FOR SALE / FOR LEASE

30-36 Lack L Clute, TX 775			-				_
Structure			-				
Building Type:	Retail		and the second	States and	The statement	The Party of	and the second
SubType:	Storefront		Carlos -	and and and and	the second second	Sales and a second second	1000
Class:	-		Land I want		10 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -	A STATE OF THE	The second
RBA:	58,745 SF			- 1975 · ·	and the second		Sec. 1
Typical Floor:	58,745 SF			A CONTRACTOR OF A CONTRACTOR O	ALL ALL		100
Stories:	1		Land M.	CALMER STREET	all strates		
			E	X	54.5		
Building Status:	Existing			THE REAL		man 1'	Jan .
Year Built:	1969			- CORRECT	14 A.	CP -	E
% Leased:	97.6%		The Tay	14/10/10	M.	· Alles	X
Owner Occupied:	No		milles	the second se	- 22		1200
Owner Type:	-						
Tenancy:	Multiple Tenant						
Land Area:	3.40 AC						
Zoning:	0029						
Parcel No: Parking:	0019-0326-000 193 Surface Spaces a Ratio of 3.25/1,000 SF						
Lease							
Total Available:	5,180 SF						
Smallest Space:	1,440 SF						
Max Contig:							
Space Use:							
Rent/SF/Yr:	\$12.00						
Expenses:	2021 Tax @ \$0.79/sf						
For Sale Info							
For Sale - Active	9						
Sales Company							
	nercial: Mike Vandaveer (720) 726-7878,	Mark McCrummen (72	20) 726-7878			
Presented By	nercial / Mark McCrumma	n (720) 726 707	8				
Vandaveer Com		Floor Contig	O Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
Vandaveer Comr	SE Avail	Tioor contry		\$12.00/nnn		Negotiable	Direct
Vandaveer Comr Floor P 1st / Suite 32 & 30E	SF Avail 3 3,740	3,740		·	-	<u> </u>	
Floor P 1st / Suite 32 & 30E /andaveer Commercia	3 3,740 al / Mark McCrummen (720) 7	726-7878					
Floor P 1st / Suite 32 & 30E /andaveer Commercia ormer dance studio th	3 3,740 al / Mark McCrummen (720) 7 at can be easily converted to	726-7878 retail or office					
Floor P 1st / Suite 32 & 30E andaveer Commercia prmer dance studio the P 1st / Suite 88	3 3,740 al / Mark McCrummen (720) 7 at can be easily converted to 1,440	726-7878 retail or office 1,440	1,440	\$12.00/nnn	Vacant	Negotiable	Direct
Floor P 1st / Suite 32 & 30E (andaveer Commercian prmer dance studio the P 1st / Suite 88 (andaveer Commercian)	3 3,740 al / Mark McCrummen (720) 7 at can be easily converted to 1,440 al / Mark McCrummen (720) 7	726-7878 retail or office 1,440	1,440	\$12.00/nnn	Vacant	Negotiable	Direct
Floor P 1st / Suite 32 & 30E andaveer Commercia prmer dance studio the P 1st / Suite 88	3 3,740 al / Mark McCrummen (720) 7 at can be easily converted to 1,440 al / Mark McCrummen (720) 7	726-7878 retail or office 1,440	1,440	\$12.00/nnn	Vacant	Negotiable	Direct
Floor P 1st / Suite 32 & 30E andaveer Commercia ormer dance studio the P 1st / Suite 88 andaveer Commercia	3 3,740 al / Mark McCrummen (720) 7 at can be easily converted to 1,440 al / Mark McCrummen (720) 7	726-7878 retail or office 1,440	1,440	\$12.00/nnn	Vacant	Negotiable	Direct



121 RETAIL

etail 969 SF 969 SF xisting 994 4.6% o						
969 SF 969 SF xisting 994 4.6%						
969 SF xisting 994 4.6%					Ex Int	
969 SF xisting 994 4.6%				man	ELA DATA	F III
xisting 994 4.6%			- California and	The Party number of the Pa	An Add in the second	
994 4.6%			A DESCRIPTION OF THE OWNER OWNER OF THE OWNER OWNER OF THE OWNER OWNER OF THE OWNER OWNE		I DECEMBER	
4.6%		Contraction of the second s	Summer of the local division of the local di			TANK
					Dell'and Annu Lines	and the second se
0						
ultiple Tenant			and the second			Constant.
90 AC						
542-0001-160						
0 free Surface Spaces a atio of 6.70/1,000 SF	are available					
100 SF						
etail						
lithheld						
	1 Ops @					
. ,	Floor Contig	Pida Contia Pi	ont/SE/Vr + Svc	Occupancy	Torm	Tupo
	1,500	1,500			Negotiable	Type Direct
	,	,			5	
3,600 13) 772-1664	3,600	3,600	Withheld	Vacant	Negotiable	Direct
	Ratio of 6.70/1,000 SF ,500 SF ,600 SF etail /ithheld 021 Tax @ \$6.48/sf; 201 1.35/sf arm (713) 772-1664 SF Avail 1,500 13) 772-1664	0 free Surface Spaces are available Ratio of 6.70/1,000 SF ,500 SF ,600 SF etail //ithheld 021 Tax @ \$6.48/sf; 2011 Ops @ 1.35/sf am (713) 772-1664 SF Avail Floor Contig 1,500 1,500 13) 772-1664 3,600 3,600	0 free Surface Spaces are available Ratio of 6.70/1,000 SF ,500 SF ,600 SF etail /ithheld 021 Tax @ \$6.48/sf; 2011 Ops @ 1.35/sf am (713) 772-1664 <u>SF Avail Floor Contig Bidg Contig Re</u> 1,500 1,500 1,500 13) 772-1664 <u>3,600 3,600 3,600</u>	0 free Surface Spaces are available Ratio of 6.70/1,000 SF 100 SF 5500 SF 660 SF etail //ithheld 021 Tax @ \$6.48/sf; 2011 Ops @ 1.35/sf am (713) 772-1664 SF Avail Floor Contig Bldg Contig Rent/SF/Yr + Svs 1,500 1,500 1,500 Withheld 13) 772-1664 3,600 3,600 Withheld	Of free Surface Spaces are available Ratio of 6.70/1,000 SF 100 SF ,500 SF ,600 SF etail /ithheld 021 Tax @ \$6.48/sf; 2011 Ops @ 1.35/sf 21 Tax @ \$6.48/sf; 2011 Ops @ 1.35/sf am (713) 772-1664 SF Avail Floor Contig Bidg Contig Rent/SF/Yr + Svs Occupancy 1,500 1,500 1,500 Withheld Vacant 13) 772-1664 3,600 3,600 Withheld Vacant	Image: Surface Spaces are available Ratio of 6.70/1,000 SF Ratio of 6.70/1,000 SF 100 SF 500 SF 600 SF etail //ithheld 021 Tax @ \$6.48/sf; 2011 Ops @ 1.35/sf

122 OFFICE

Structure			
Building Type:	Office	1	
SubType:	Office Building	the set	
Class:	С		
RBA:	5,000 SF		and a
Typical Floor:	5,000 SF		THE CONTRACT
Stories:	1	and the second se	A LALIER MONT
Building Status:	Existing		A STREET
Year Built:	1964		
% Leased:	0%		CON AS
wner Occupied:	No		
Owner Type: Tenancy:	Individual Multiple Tenant		
Land Area:	0.28 AC		
Zoning:	None		
Parcel No:	7510-0024-000		
Parking:	15 Surface Spaces are availabl Ratio of 2.86/1,000 SF	le	
Lease			
Total Available:	5,000 SF		
Smallest Space:	200 SF		
Max Contig:	2,500 SF		
Space Use:	Office		
Rent/SF/Yr: Expenses:	\$25.20 2021 Tax @ \$2.47/sf		
For Sale Info	2021 10x @ \$2.47731		
Not For Sale			
Presented By			
	Group, Inc. / Kevin Duc Nguyen (83	32) 850-6541	
Amenities	Central Heating, Fully Carneted		
Amenities	Central Heating, Fully Carpeted	Contig Bldg Contig Rent/SF/Yr + Svs Occupancy Term	Туре
Amenities Air Conditioning, Floor 1st	SF Avail Floor C 2,500	2,500 2,500 \$25.20/fs Vacant Negotiable	Type Direct
Amenities Air Conditioning, Floor 1st psolute Realty Group eal Office spaces for	SF Avail Floor C 2,500 b, Inc. / Kevin Duc Nguyen (832) 850-65 r LEASE on Broadway (FM 518), easy a	2,500 2,500 \$25.20/fs Vacant Negotiable 541 access to Pearland Parkway and Dixie Farm rd Available spaces are marked with red color on Su	Direct
Amenities Air Conditioning, Floor 1st esolute Realty Group eal Office spaces for	SF Avail Floor C 2,500 b, Inc. / Kevin Duc Nguyen (832) 850-65	2,500 2,500 \$25.20/fs Vacant Negotiable 541 access to Pearland Parkway and Dixie Farm rd Available spaces are marked with red color on Su	Direct
Amenities Air Conditioning, Floor 1st solute Realty Group al Office spaces for ached under photo 1st / Suite 2010 solute Realty Group	SF Avail Floor C 2,500 b, Inc. / Kevin Duc Nguyen (832) 850-65 r LEASE on Broadway (FM 518), easy a section. Spaces will be available to mov 200 - 2,500 b, Inc. / Kevin Duc Nguyen (832) 850-65	2,5002,500\$25.20/fsVacantNegotiable541access to Pearland Parkway and Dixie Farm rd Available spaces are marked with red color on Su ve in by Sep 1st, 20202,500\$25.20/fsVacantNegotiable2,5002,500\$25.20/fsVacantNegotiable541	Direct uite map
Amenities Air Conditioning, Floor 1st solute Realty Group al Office spaces for ached under photo 1st / Suite 2010 solute Realty Group	SF Avail Floor C 2,500 b, Inc. / Kevin Duc Nguyen (832) 850-65 r LEASE on Broadway (FM 518), easy a section. Spaces will be available to mov 200 - 2,500 b, Inc. / Kevin Duc Nguyen (832) 850-65	2,5002,500\$25.20/fsVacantNegotiable541access to Pearland Parkway and Dixie Farm rd Available spaces are marked with red color on Su ve in by Sep 1st, 20202,5002,500\$25.20/fsVacantNegotiable	Direct uite map
Amenities Air Conditioning, Floor 1st esolute Realty Group eal Office spaces for ached under photo 1st / Suite 2010 solute Realty Group	SF Avail Floor C 2,500 b, Inc. / Kevin Duc Nguyen (832) 850-65 r LEASE on Broadway (FM 518), easy a section. Spaces will be available to mov 200 - 2,500 b, Inc. / Kevin Duc Nguyen (832) 850-65	2,5002,500\$25.20/fsVacantNegotiable541access to Pearland Parkway and Dixie Farm rd Available spaces are marked with red color on Su ve in by Sep 1st, 20202,500\$25.20/fsVacantNegotiable2,5002,500\$25.20/fsVacantNegotiable541	Direct uite map

2010 Broadway St -- cont'd Pearland, TX 77581



123 **INDUSTRIAL**

FOR LEASE

10498	County	Road	190
Alvin,	TX 7751	1	

5,000 SF

5,000 SF

5,000 SF

Industrial

\$9.00 Expenses: 2021 Tax @ \$1.84/sf

0 SF

-5,000 SF



Structure

Lease

Total Available:

Office Avail:

Space Use:

Rent/SF/yr:

CAM:

Warehouse Avail:

Smallest Space: Max Contig:

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 Features Not For Sale Fenced Lot

Presented By

APEX Realtors / 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
PEX Realtors / Daniel Bekele ((713) 377-4391					



124 INDUSTRIAL

Lease Total Available: /arehouse Avail: Office Avail: CAM: Smallest Space: Max Contig: Space Use: Rent/SF/yr: Expenses:	5,000 SF/2,000 ofc 0 SF - 5,000 SF 7,500 SF Industrial Withheld						
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:		Rail Line:	-	Lot	t Dimensions:	-	
Year Built:		Rail Spots:	-		Land Area:	0.48 AC	
% Leased:	0%	Cross Docks:			Building FAR:	0.24	
Owner Occupied:		Loading Docks:			Levelators:		
Owner Type:		Utilities:			2010/04/07/07		
Zoning:		Tenancy:	Multiple Tenant				
-	8115-0040-000		Ratio of 0.00/1,000 SF				
For Sale Info							
lot For Sale							
Presented By							
	d Associates / Ben Miller (97						
							Use/Type
Greg Flaniken and Floor st g Flaniken and Ass	d Associates / Ben Miller (97 SF Avail 5,000/2,000 ofc sociates / Ben Miller (979) 299-9 E 5000 SQ. FT. ANOTHER 250	Bldg Contig 7,500 9457	Rent/SF/Yr + Svs Withheld D.70 ACRES	Occupancy Vacant	Term 3-5 yrs	New	Use



125 OFFICE

•								
Structure								
Building Type:	Office		Ĩ					
SubType:	Medical		i 👘	8 A 8 8				2.1
Class:	В				G			
RBA:	4,800 SF		B 1 47 175	and the second	1.0.0	1 C	1 10000 1000	
Typical Floor:	4,800 SF				1000010000			
Stories:	1			and the last				
Building Status:	Proposed				1	CU203 CI		
Year Built:	2023				1	(4149) (4		a 1
% Leased:	0%							
Dwner Occupied:	No							
Owner Type:	-							
Tenancy:	- Single Tenant							
Land Area:	-							05.8966
Zoning:	-							
-								
Parcel No: Parking:	0304-0010-000 -							
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses:	4,800 SF 1,200 SF 4,800 SF Office \$25.00 2021 Tax @ \$6.42/3	sf						
For Sale Info								
Not For Sale								
Presented By								
Champions Real	Estate Group, LLC / A	Al Johnson (832) 22	9-4413					
Floor 1st / Suite 1701	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy		Туре
1 ot / Suito 1701	1,200		4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
	te Group, LLC / Ai Johnso 1,200	1 ,	4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
hampions Real Esta	te Group, LLC / Al Johnso		1,000	110	φ 2 0.00/mm	01,1010	. logotable	Diroot
hampions Real Esta 1st / Suite 1702			4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
hampions Real Esta 1st / Suite 1702 hampions Real Esta 1st / Suite 1703	1,200							
hampions Real Esta 1st / Suite 1702 hampions Real Esta 1st / Suite 1703	1,200 te Group, LLC / Al Johnso 1,200	on (832) 229-4413	4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
Champions Real Esta P 1st / Suite 1702 Champions Real Esta P 1st / Suite 1703	,							



126 OFFICE

Structure								
Building Type:	Office			Imag	ge Com	nina Sa	oon	
Class:	В				,			
RBA:	4,800 SF		- 3					02
Typical Floor:	4,800 SF		1.1					8
Stories:	1				2-1-1			
Building Status:	Proposed		The other Carl	2.2.4				84.
Year Built:	2023		A COLORING		or also provid 200		THE DESIGN	1000
% Leased:	0%							
Owner Occupied:	Νο							
Owner Type:	-							
Tenancy:	Multiple Tenant							
Land Area:	-							
Zoning:	•							
Parcel No:	0304-0010-000							
Parking:	-							
Lease								
Total Available:	4,800 SF							
Smallest Space:	1,200 SF							
Max Contig:	4,800 SF							
Space Use:	Office							
Rent/SF/Yr:	\$25.00							
Expenses:	2021 Tax @ \$6.42/sf							
For Sale Info								
Not For Sale								
Presented By								
Champions Real	Estate Group, LLC / Al C SF Avail	lohnson (832) 229 Floor Contig	9-4413 Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Тур
1st / Suite 1601	1,200	4,800	4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
	e Group, LLC / Al Johnson		,					
1st / Suite 1602	1,200	4,800	4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
	e Group, LLC / Al Johnson				005.001	00/0000	NI	6
1st / Suite 1603	1,200 e Group, LLC / Al Johnson	4,800	4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
1st / Suite 1604	e Group, LLC / Ar Johnson 1,200	4,800	4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
	1,200	1,000	1,000	110	\$20.00/IIIII	02/2020	regenable	Diroot



127 OFFICE

2743 Smith F Pearland, TX						- Martine			
Structure									
Building Type:	Office				Ima	ge Com	nina Se	oon	
Class:	В					90 00			
RBA:	4,800 SF								02
Typical Floor:	4,800 SF								
Stories:	1					III CONT			
Building Status:	Proposed			III Land	10-282				0.2
Year Built:	2023			1000					Carlos .
% Leased:	0%								
Owner Occupied:	No								
Owner Type:	-								
Tenancy:	Multiple Ten	ant							
Land Area:	-								
Zoning:	-								
Parcel No:	0304-0010-00	00							
Parking:	-								
Lease Total Available:	4,800 SF								
Smallest Space:	4,800 SF 1,200 SF								
Max Contig:	4,800 SF								
Space Use:	Office								
Rent/SF/Yr:	\$25.00								
For Sale Info									
Not For Sale									
Presented By									
Champions Real		LLC / AI			Price	Boot/SENT - Sug	Occupancy	Term	Tuno
Floor 1st / Suite 1801	SF Avail	1,200	Floor Contig 4,800	Bldg Contig 4,800	No	Rent/SF/Yr + Svs \$25.00/nnn	02/2023	Negotiable	Type Direct
ampions Real Estat	te Group, LLC / Al			,			-	0	
1st / Suite 1802		1,200	4,800	4,800	No	Withheld	02/2023	Negotiable	Direct
nampions Real Estat	te Group, LLC / Al		. ,						
1st / Suite 1803		1,200	4,800	4,800	No	Withheld	02/2023	Negotiable	Direct
	e Group, LLC / Al	Johnson 1,200	(832) 229-4413 4,800	4,800	No	\\/ithhald	02/2023	Nogotichia	Direct
		1.200	4,000	4,800	INO	Withheld	02/2023	Negotiable	Direct
hampions Real Estai 1st / Suite 1804 hampions Real Estai	te Group LLC / A	'							



128 OFFICE

Pearland, TX									
Structure									
Building Type:	Office				Ima	ge Com	ning Se	oon	
Class:	В					90 0011	in ig or		
RBA:	4,800 SF								64 L
Typical Floor:	4,800 SF								
Stories:	1					III CONT			
Building Status:	Proposed			III and	15-107				3. J
Year Built:	2023			in the set					Carlos .
% Leased:	0%								
Owner Occupied:	No								
Owner Type:	-								
Tenancy:	Multiple Tenan	t							
Land Area:	-								
Zoning:	-								
Parcel No:	0304-0010-000								
Parking:	-								
Lease Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr:	4,800 SF 1,200 SF 1,200 SF Office \$25.00								
For Sale Info									
Not For Sale									
Presented By									
-	Estate Group, LLC		on (832) 22 r Contig		Price	Rent/SF/Yr + Svs	0	Term	Tune
El a a u	SF Avail	,200	1,200	Bldg Contig 1,200	No	\$25.00/nnn	Occupancy 06/2023	Negotiable	Type Direct
Floor 1st / Suite 1901	te Group, LLC / Al Jo			1,200	140	φ 2 0.00/mm	30,2020	1 togotiabio	Billot
1st / Suite 1901		1,200	1,200	1,200	No	\$25.00/nnn	06/2023	Negotiable	Direct
1st / Suite 1901 hampions Real Esta	1	,200	00 4440						
1st / Suite 1901 hampions Real Esta 1st / Suite 1902 hampions Real Esta	te Group, LLC / Al Jo	hnson (832) 2				\$25.00/nnn	06/2023	N a statistical state	
1st / Suite 1901 hampions Real Esta 1st / Suite 1902 hampions Real Esta 1st / Suite 1903	te Group, LLC / Al Jo 1	hnson (832) 2 1,200	1,200	1,200	No	\$20.00/mm	00/2023	Negotiable	Direct
1st / Suite 1901 hampions Real Esta 1st / Suite 1902 hampions Real Esta 1st / Suite 1903 hampions Real Esta	te Group, LLC / Al Jo 1 te Group, LLC / Al Jo	hnson (832) 2 1,200 hnson (832) 2	1,200 29-4413					_	
1st / Suite 1901 hampions Real Esta 1st / Suite 1902 hampions Real Esta 1st / Suite 1903 hampions Real Esta 1st / Suite 1904	te Group, LLC / Al Jo 1 te Group, LLC / Al Jo	hnson (832) 2 1,200 hnson (832) 2 1,200	1,200 29-4413 1,200	1,200	No	\$25.00/nnn	06/2023	Negotiable	Direct



129 RETAIL

FOR LEASE

Broadway Plaza SWC FM 518 & Shadow Creek Pearland TX 77584 P

Structure							£
Building Type:	Retail		and the second second			ICORE	-
SubType:	Storefront		-	10 10 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	COMPANY COMPANY	HANNAN THE REAL	
Class:	-		2 Company of	AND ADDRESS OF ADDRESS		ALL AND	- 23
RBA:	21,400 SF		And the second second	A STATE OF LEVEL		建筑和美洲世界	-12
Typical Floor:	21,400 SF			Albert			68
Stories:	1		CHE				1
Building Status:	Under Construction			and the second second			
Year Built:	2022						
% Leased:	77.7%						
wner Occupied:	Νο						
Owner Type: Tenancy:	Individual Multiple Tenant						
Land Area:	3.12 AC						
Zoning:	None						
Parcel No: Parking:	0564-0005-001 -						
Lease							
Total Available:	4,769 SF						
Smallest Space:	2,377 SF						
Max Contig:	2,392 SF						
Space Use: Rent/SF/Yr:	Retail Withheld						
Expenses:	2021 Tax @ \$2.48/sf						
For Sale Info							
Not For Sale							
Not For Sale							
Not For Sale Presented By NAI Partners / Ja	son Gaines (713) 410-891	10 / Shaffer Braun (713) 275-9653				
Not For Sale Presented By NAI Partners / Ja Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	
Not For Sale Presented By NAI Partners / Ja Floor 1st	SF Avail 2,392	Floor Contig 2,392	Bldg Contig 2,392	Rent/SF/Yr + Svs Withheld		Term Negotiable	Typ New
Not For Sale Presented By NAI Partners / Ja Floor 1st M Partners / Jason (SF Avail	Floor Contig 2,392 fer Braun (713) 275-96	Bldg Contig 2,392 553	Withheld			



130 OFFICE

FOR LEASE

Silverlake Professional Bu	uilding
2225 CR 90	_
Pearland, TX 77584	

Structure	
Building Type:	Office
Class:	В
RBA:	19,393 SF
Typical Floor:	9,697 SF
Stories:	2
Building Status:	Existing
Year Built:	2002
% Leased:	75.6%
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: Smallest Space: Max Contig:	4,736 SF 429 SF 1,864 SF
Space Use:	Off/Ret, Office
Rent/SF/Yr: Expenses:	\$18.00-\$24.00 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	Туре
P 1st / Suite 107	1,155	1,155	1,155	\$18.00/nnn	Vacant	Negotiable	Direct
Investar Real Estate Services	nvestar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363						
P 1st / Suite 115	1,864	1,864	1,864	\$18.00/nnn	Vacant	Negotiable	Direct
Investar Real Estate Services	s, Inc. / Kathy Jones (7	713) 464-1001 / Jim E	Bayne (713) 273-1363				
P 2nd / Suite 201-G	429	429	429	\$24.00/fs	Vacant	Negotiable	Direct
Investar Real Estate Services	s, Inc. / Kathy Jones (7	713) 464-1001 / Jim E	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	s, Inc. / Kathy Jones (7	713) 464-1001 / Jim E	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., Counceling Connections for Change, K-Del's Salon, Advance Eye Care, Pearland ENT, and Dr. Mark Moss.

APN:7583-0101-003



Silverlake Professional Building -- cont'd 2225 CR 90 Pearland, TX 77584



131 OFFICE

Tranquility C 7930 Broadw Pearland, TX Structure	ay St				fer-		
Building Type:	Office				1000		100
Class:	B					-	T
RBA:	17,849 SF			And and a second		VI-1 Am	-
Typical Floor:	17,849 SF		1	Contraction of the local division of the			100 200
Stories:	1					Chinese Sounds	THE REAL PROPERTY OF
Building Status:	Existing				0	- T - OF	
Year Built:	2003		THE		-	and the second s	
% Leased:	81.7%						0-0-0
Owner Occupied:	No		Harden	Warmer Park			
Owner Type:	Individual		The second second	10 11 11	The second	the second second	- Comment
Tenancy:	Multiple Tenant			the P. C. and	C.M.C.	- Alexander	ANICO NHE
Land Area:	5.44 AC						
Zoning:	-						
Parcel No:	0242-0015-001						
Parking:	50 free Surface Spaces Ratio of 1.72/1,000 SF						
Lease							
Total Available:	4,560 SF						
Smallest Space:	1,300 SF						
Max Contig:	1,960 SF						
Space Use:	Office						
Rent/SF/Yr:	\$15.00-\$16.20						
Expenses:	2021 Tax @ \$7.50/sf						
For Sale Info							
Not For Sale							
Presented By							
-	ung Kwak (281) 997-6626					_	_
Floor 9 1st / Suite 104	SF Avail 1,300	Floor Contig 1,300	Bldg Contig 1,300	Rent/SF/Yr + Svs \$16.20/nnn	Occupancy	Term 3-5 yrs	Type Direct
K Properties / Jung K		1,300	1,500	φ10.20/11111	10/2022	0-0 yis	Direct
	ent want to retire next year, ar	y one to take over he	er place for insurance.	it will be great!.			
1st / Suite 110	1,300	1,300	1,300	Withheld	Vacant	Negotiable	Direct
K Properties / Jung K	wak (281) 997-6626						
	nd good for any private busine			.			
¹ 1st / Suite 118 K <i>Properties / Jung K</i> enter of Pearland Tx		1,960	1,960	\$15.00/nnn	Vacant	Negotiable	Direct
CenterPoint							7/11/202



132 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 @ \$11.26/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 (281) 925-3661 x1

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 100	2,517	2,517	2,517	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Real	ty / Lilly Golden (713) 6	64-3634 x1 / Haley	Golden (713) 664-363	4			
P 1st / Suite 150	1,218	1,218	1,218	Withheld	60 Days	Negotiable	Direct
Evergreen Commercial Real	ty / Lilly Golden (713) 6	64-3634 x1 / Haley	Golden (713) 664-363	4			
P 1st / Suite 170	803	803	803	Withheld	30 Days	Negotiable	Direct
Evergreen Commercial Real	ty / Lilly Golden (713) 6	64-3634 x1 / Haley	Golden (713) 664-363	4			



Building 100 - Pearland Town Center -- cont'd 11200 Broadway St Pearland, TX 77584



133 RETAIL

FOR LEASE

Structure		100				THE R	
Building Type:	Retail	100	State of State of State	1		There	pr a
Class:	-		States of the local division of the local di	11.0-			
RBA:	21,593 SF			Bu Hall	1212 4 4	hacar 1	1.
Typical Floor:	21,593 SF	1000			A REAL PROPERTY AND	time to the later	-
Stories:	1 Fodeting		And a state of the		NAN AKER BA	II KIN MATHATERAS	2010ER DECK
Building Status: Year Built:	Existing 2008		Statistics.	-		- martinet al	ELL C
% Leased:	2008 79.4%	1000			ALCONOMICS	CALL SEA	3308.4
	79.4% No		and the second	- Anit Martin		CONTRACTOR OF	
Owner Occupied:	NO Developer/Owner-NTL	1.11	WUSA-TOTAL				144551
Owner Type: Tenancy:	Multiple Tenant		ale take a				Arterep
Land Area:	13.50 AC		A CONTRACTOR OF			1	and the second s
Zoning:	0025						
Parcel No:	0678-0025-110						
Parking:	100 free Surface Spaces are av Ratio of 4.63/1,000 SF	vailable					
Lease							
Total Available:	4,449 SF						
	4 4 4 9 9 5						
Smallest Space:	1,949 SF						
Smallest Space: Max Contig:	1,949 SF 2,500 SF						
	-						
Space Use: Rent/SF/Yr:	2,500 SF Retail \$26.50	_					
Max Contig: Space Use:	2,500 SF Retail						
Max Contig: Space Use: Rent/SF/Yr:	2,500 SF Retail \$26.50 2021 Tax @ \$16.23/sf, 2010 Es @ \$0.75/sf; 2009 Ops @ \$6.58/						
Max Contig: Space Use: Rent/SF/Yr: Expenses:	2,500 SF Retail \$26.50 2021 Tax @ \$16.23/sf, 2010 Es @ \$0.75/sf; 2009 Ops @ \$6.58/						
Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By	2,500 SF Retail \$26.50 2021 Tax @ \$16.23/sf, 2010 Es @ \$0.75/sf; 2009 Ops @ \$6.58/ 2010 Est Ops @ \$6.02/sf	sf,					
Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Tarantino Proper	2,500 SF Retail \$26.50 2021 Tax @ \$16.23/sf, 2010 Es @ \$0.75/sf; 2009 Ops @ \$6.58/	sf,	ic Drymalla (832)	423-7439 x126			
Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Tarantino Proper Amenities	2,500 SF Retail \$26.50 2021 Tax @ \$16.23/sf, 2010 Es @ \$0.75/sf; 2009 Ops @ \$6.58/ 2010 Est Ops @ \$6.02/sf	sf,	ic Drymalla (832)	423-7439 x126			
Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Tarantino Proper Amenities Signalized Inters	2,500 SF Retail \$26.50 2021 Tax @ \$16.23/sf, 2010 Es @ \$0.75/sf; 2009 Ops @ \$6.58/ 2010 Est Ops @ \$6.02/sf ties, Inc. / Eric Drymalla (832) 423-	'sf, -7439 X126 / Er					
Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Tarantino Proper Amenities Signalized Inters Floor	2,500 SF Retail \$26.50 2021 Tax @ \$16.23/sf, 2010 Es @ \$0.75/sf; 2009 Ops @ \$6.58/ 2010 Est Ops @ \$6.02/sf ties, Inc. / Eric Drymalla (832) 423- ection	-7439 X126 / Er	g Contig	Rent/SF/Yr + Svs	Occupancy	Term	
Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Tarantino Proper Amenities Signalized Inters Floor 1st / Suite 121	2,500 SF Retail \$26.50 2021 Tax @ \$16.23/sf, 2010 Es @ \$0.75/sf; 2009 Ops @ \$6.58/ 2010 Est Ops @ \$6.02/sf ties, Inc. / Eric Drymalla (832) 423- ection SF Avail Floor C 2,500 Inc. / Eric Drymalla (832) 423-7439 x120	-7439 X126 / Er -ontig Bid 2,500				Term Negotiable	Typ Direct



Retail IV - Shadow Creek Crossing -- cont'd 12004 Shadow Creek Pky Pearland, TX 77584



134 RETAIL

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



FOR LEASE

Lease

4,400 SF
1,200 SF
4,400 SF
Retail
\$31.00
2021 Tax @ \$2.70/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	Туре
P 1st / Suite 110	2,000	4,400	4,400	\$31.00/nnn	Vacant	Negotiable	New
Garbo Construction LLC / Pe	eter Wood (713) 269-30	58					
P 1st / Suite 140	1,200	4,400	4,400	\$31.00/nnn	Vacant	Negotiable	New
Garbo Construction LLC / Pe	eter Wood (713) 269-30	58					
P 1st / Suite 150	1,200	4,400	4,400	\$31.00/nnn	Vacant	Negotiable	New
Garbo Construction LLC / Pe	eter Wood (713) 269-30	58					



3414 Business Center Dr -- cont'd Pearland, TX 77584



135 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: Smallest Space: Max Contig: Space Use: Rent/SF/Yr:	4,362 SF 4,362 SF 4,362 SF Retail Withheld
Rent/SF/Yr:	Withheld
Expenses:	2021 Tax @ \$3.36/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	Туре
P 1st	4,362	4,362	4,362	Withheld	Vacant	Negotiable	Direct
Streetwise Retail Advisors / .	Joe Silver (713) 595-95	500 x5579 / Chris Pi	tts (713) 773-5558				



136 RETAIL

1483 E Tx-6 H Alvin, TX 775			-	Y			
Structure			a sure state	A Charles	2	PHARE 2	
Building Type:	Retail		The state		and series	1 2	NAN B
SubType:	Restaurant		Man GA SE	- Aller		COLORA COLORA	
Class:	-			Cale.04			16.3
RBA:	4,286 SF		Sa part of the	Concession of the local division of the loca			1811
Typical Floor:	4,286 SF					22 10 1/200	
Stories:	1				- Million		and the second
Building Status:	Existing		Part of the second seco	The state			
Year Built:	1993		(3)	de la compañía de la			
% Leased:	100%			The second se			
Owner Occupied:	No		1				
Owner Type:	-						(TRESISTE,
Tenancy:	Single Tenant						
Land Area:	1.03 AC						
Zoning:	0121						
Parcel No:	0227-0102-110						
Parking:	87 free Surface Space Ratio of 10.00/1,000 S						
Lease							
Total Available:	4,286 SF						
Smallest Space:	4,286 SF						
Max Contig:	4,286 SF						
Space Use:	Retail						
Rent/SF/Yr:	Withheld						
Expenses:	2021 Tax @ \$3.49/sf						
For Sale Info							
Not For Sale							
Presented By							
	Advisors / Joe Silver (713	3) 595-9500 X5579	/ Joe Silver (713) 5	95-9500 x5579			
Amenities	ane, Pylon Sign, Signage	Signalized Interes	action				
					0	T	T
Floor 1st	SF Avail 4,286	Floor Contig 4,286	Bldg Contig 4,286	Rent/SF/Yr + Svs Withheld	Occupancy 30 Days	Term Negotiable	Direct
	sors / Joe Silver (713) 595-95 ation Restaurant property	500 x5579					
CenterPoint Energy		© 2022 CoStar Gro	oup - Licensed to CenterPo	bint Energy, Inc - 368255.			7/11/202



137 RETAIL

	De Martin is a lite	
Retail	A State of the state of the	1. 4
Storefront		
-		
23,504 SF		
23,504 SF		262
1		
Existing		C. Contag
2018		
81.8%		
No		
3.79 AC		
None		
0564-0033-105		
142 Surface Spaces are availa Ratio of 6.04/1,000 SF	able	
4,270 SF		
1,830 SF		
2,440 SF		
Retail		
\$25.00		
2021 Tax @ \$5.40/sf		
	a Lasell (979) 431-4400 / Jim Jones (979) 431-4400	
	a Lasell (979) 431-4400 / Jim Jones (979) 431-4400	
e Commercial Real Estate / Angela		
e Commercial Real Estate / Angela	Contig Bldg Contig Rent/SF/Yr + Svs Occupancy Term	
e Commercial Real Estate / Angela		Type Direct
	Storefront - 23,504 SF 23,504 SF 1 Existing 2018 81.8% No Other - Private Multiple Tenant 3.79 AC None 0564-0033-105 142 Surface Spaces are avails Ratio of 6.04/1,000 SF 4,270 SF 1,830 SF 2,440 SF Retail	Storefront - 23,504 SF 23,504 SF 1 Existing 2018 81.8% No Other - Private Multiple Tenant 3.79 AC None 0564-0033-105 142 Surface Spaces are available Ratio of 6.04/1,000 SF 4,270 SF 1,830 SF 2,440 SF Retail



138 RETAIL

Structure							
Building Type:	Retail	Alter	6 same	Sales			
SubType:	Restaurant			anatt Balls	unit materia	a	
Class:	-				Contraction Inconting	-	1000
RBA:	10,500 SF	11.1			10 H		No. of Concession, Name
Typical Floor:	10,500 SF		5.4	1		一世	-
Stories:	1	-		50			-
Building Status:	Existing					a series	
Year Built:	2003	and the second			and the second s	-	
% Leased:	59.8%	ALC: N		1 - Andrew		The second	
Owner Occupied:	No	24-00					C DSTAR
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							
Lease Total Available:	4,226 SF						
Total Available:	4,226 SF 1,050 SF						
Total Available: Smallest Space: Max Contig:	•						
Total Available: Smallest Space: Max Contig: Space Use:	1,050 SF 2,104 SF Retail						
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr:	1,050 SF 2,104 SF Retail \$22.00						
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses:	1,050 SF 2,104 SF Retail	0					
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr:	1,050 SF 2,104 SF Retail \$22.00 2021 Tax @ \$2.99/sf; 2011 Ops (Q					
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses:	1,050 SF 2,104 SF Retail \$22.00 2021 Tax @ \$2.99/sf; 2011 Ops (Q					
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info	1,050 SF 2,104 SF Retail \$22.00 2021 Tax @ \$2.99/sf; 2011 Ops (0					
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By	1,050 SF 2,104 SF Retail \$22.00 2021 Tax @ \$2.99/sf; 2011 Ops (73-5596				
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By	1,050 SF 2,104 SF Retail \$22.00 2021 Tax @ \$2.99/sf; 2011 Ops (\$4.51/sf		73-5596				
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Moody Rambin / Amenities Pylon Sign, Rest	1,050 SF 2,104 SF Retail \$22.00 2021 Tax @ \$2.99/sf; 2011 Ops (\$4.51/sf Brent Fredricks (713) 572-3500 / Joc	el Dalak (713) 77					
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Moody Rambin / Amenities Pylon Sign, Rest: Floor	1,050 SF 2,104 SF Retail \$22.00 2021 Tax @ \$2.99/sf; 2011 Ops (\$4.51/sf Brent Fredricks (713) 572-3500 / Joc aurant, Signage	el Dalak (713) 77	Contig F	Rent/SF/Yr + Svs	Occupancy	Term	Type
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Moody Rambin / Amenities Pylon Sign, Rest: Floor 1st / Suite 101	1,050 SF 2,104 SF Retail \$22.00 2021 Tax @ \$2.99/sf; 2011 Ops (\$4.51/sf Brent Fredricks (713) 572-3500 / Joc aurant, Signage SF Avail Floor Cor 1,050	el Dalak (713) 77 ntig Bldg (1,050		Rent/SF/Yr + Svs \$22.00/nnn		Term Negotiable	Type Direct
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Moody Rambin / Amenities Pylon Sign, Rest Floor 1st / Suite 101 oody Rambin / Bren	1,050 SF 2,104 SF Retail \$22.00 2021 Tax @ \$2.99/sf; 2011 Ops (\$4.51/sf Brent Fredricks (713) 572-3500 / Joc aurant, Signage	el Dalak (713) 77 ntig Bldg (1,050	Contig F				
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Moody Rambin / Amenities Pylon Sign, Rest: Floor 1st / Suite 101 oody Rambin / Brent ad-Cap Space 1st / Suite 109	1,050 SF 2,104 SF Retail \$22.00 2021 Tax @ \$2.99/sf; 2011 Ops (\$4.51/sf Brent Fredricks (713) 572-3500 / Joe aurant, Signage SF Avail Floor Cor 1,050 # Fredricks (713) 572-3500 / Joel Dalak (7 2,104	el Dalak (713) 73 ntig Bldg (1,050 13) 773-5596 2,104	Contig F		Vacant		
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Moody Rambin / Amenities Pylon Sign, Rest Floor 1st / Suite 101 Moody Rambin / Brent Ind-Cap Space	1,050 SF 2,104 SF Retail \$22.00 2021 Tax @ \$2.99/sf; 2011 Ops (\$4.51/sf Brent Fredricks (713) 572-3500 / Joe aurant, Signage SF Avail Floor Cor 1,050 # Fredricks (713) 572-3500 / Joel Dalak (7	el Dalak (713) 73 ntig Bldg (1,050 13) 773-5596 2,104	Contig F 1,050	\$22.00/nnn	Vacant Vacant	Negotiable	Direct



Wood Creek Center -- cont'd 1807 E Broadway Pearland, TX 77581



139 RETAIL

FOR LEASE

Structure							
Building Type:	Retail		Ray -			SN WAT	12
Class:	-			H H	POR LYANG	11 A	-
RBA:	22,495 SF		TICO -		CONTRACT.	See V. O	RE .
Typical Floor:	22,495 SF						1
Stories:	1 Evicting		102				1
Building Status: Year Built:	Existing 2003				-		State Street Street
% Leased:	2003 81.3%		State Contract		AN	and the second	Sector .
wner Occupied:	81.3% No		SHEET SHEET		CO. ST.	and the second se	
Owner Type:	Individual		BE BURNELL	E Was			ALC: NO.
Tenancy:	Multiple Tenant		and the second	The start		a la company	COSTAR
Land Area:	6.08 AC		and the second se	and the second second second	and the second second	and the second second	And States of Lot of Lo
Zoning:	-						
Parcel No:	7032-0000-000						
Parking:	120 Surface Spaces are ava Ratio of 5.38/1,000 SF	ailable					
Lease							
Total Available:	4,206 SF						
Smallest Space:	2,036 SF						
Max Contig:	2,170 SF						
Space Use:	Retail						
Rent/SF/Yr:	Withheld						
Expenses:	2021 Tax @ \$4.43/sf, 2016 E \$2.51/sf; 2016 Est Ops @ \$						
·							
For Sale Info							
Not For Sale							
	stments / Edward Le (832) 203	3-0606 X106 /	Edward Le (832) 20	3-0606 x106			
Not For Sale Presented By Global Fund Inve Amenities		3-0606 X106 /	Edward Le (832) 20	3-0606 x106			
Not For Sale Presented By Global Fund Inve Amenities Pylon Sign, Signa	age, Signalized Intersection						
Not For Sale Presented By Global Fund Inve Amenities Pylon Sign, Signa Floor	age, Signalized Intersection	por Contig	Bidg Contig	Rent/SF/Yr + Svs	Occupancy Vacant	Term	Direct
Not For Sale Presented By Global Fund Inve Amenities Pylon Sign, Signa Floor Ist / Suite B-106	age, Signalized Intersection	por Contig				Term Negotiable	Type Direct

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



Bldg. B - Pearland Corners I -- cont'd 1635 Broadway St Pearland, TX 77581



140 OFFICE

FOR LEASE

12280 Broadway St Pearland, TX 77584

Structure

Building Type:	Office
SubType:	Office/Residential
Class:	В
RBA:	6,000 SF
Typical Floor:	6,000 SF
Stories:	1
Building Status:	Existing
Year Built:	2021
% Leased:	29.9%
Owner Occupied:	No
Owner Type:	-
Tenancy:	Multiple Tenant
Land Area:	-
Zoning:	-
Parcel No:	0564-0034-002
Parking:	-



Lease

Total Available:	4,204 SF
Smallest Space:	1,014 SF
Max Contig:	1,100 SF
Space Use:	Office
Rent/SF/Yr:	\$25.00-\$32.00
Expenses:	2021 Tax @ \$3.67/sf

For Sale Info

Not For Sale

Presented By

Re/Max Exclusive / Johnna Johnson (281) 513-9507 Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541

Amenities

24 Hour Access, Air Conditioning, Kitchen, Reception, Storage Space

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st	1,050	1,050	1,050	No	\$32.00/negot	Vacant	Negotiable	Direct
Absolute Realty Group	, Inc. / Kevin Duc Nguyen (832) 850-6541						
Office/ Retail Space for	r Lease right on the heart o	f City of Pearland w	ith high traffic Two a	available Units (1,050 Sqft each)			
P 1st / Suite 1111	1,040	1,040	1,040	No	\$25.00/nn	Vacant	3-5 yrs	Direct
Re/Max Exclusive / Jol	hnna Johnson (281) 513-95	607						
P 1st / Suite 3105	1,100	1,100	1,100	No	\$25.00/nn	Vacant	Negotiable	Direct
Re/Max Exclusive / Jol	hnna Johnson (281) 513-95	607						
P 1st / Suite 3117	1,014	1,014	1,014	No	\$25.00/nn	Vacant	Negotiable	Direct
Re/Max Exclusive / Jol	hnna Johnson (281) 513-95	607						



12280 Broadway St -- cont'd Pearland, TX 77584



141 RETAIL

FOR LEASE

Angleton Plaza Shopping Center
1205-1223 N Velasco St
Angleton, TX 77515

Structure	
Building Type:	Retail
SubType:	Storefront
Class:	-
RBA:	16,200 SF
Typical Floor:	16,200 SF
Stories:	1
Building Status:	Existing
Year Built:	1981
% Leased:	74.1%
Owner Occupied:	-
Owner Type:	Investment Manager
Tenancy:	-
Land Area:	6.79 AC
Zoning:	None
Parcel No:	5686-0002-000
Parking:	331 Surface Spaces are available



Lease

Total Available:	4,200 SF
Smallest Space:	1,500 SF
Max Contig:	2,700 SF
Space Use:	Retail
Rent/SF/Yr:	\$18.00
Expenses:	2021 Tax @ \$2.46/sf

For Sale Info

Not For Sale

Presented By

Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 980-5	638
---	-----

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре	
P 1st / Suite 1217	2,700	2,700	2,700	\$18.00/nnn	Vacant	Negotiable	Direct	
Weitzman / James Namken	(713) 980-5622 / Sarah	n Thobae (713) 980-5	5638					
P 1st / Suite 1219	1,500	1,500	1,500	\$18.00/nnn	Vacant	Negotiable	Direct	
Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 980-5638								



142 RETAIL

Dixie Shopping Center - Gulf Shopping Ce 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	and the second second
Year Built:	1980	1
% Leased:	86.3%	
Owner Occupied:	No	1
Owner Type:	Individual	100
Tenancy:	Multiple Tenant	150
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)
	Railo 01 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 @ \$1.11/sf, 2012 Est Tax @	
	\$0.71/sf; 2014 Ops @ \$2.16/sf, 2012	
	Est Ops @ \$1.32/sf	
For Sale Info		
Not For Sale		



-----**,**

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	Туре
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,





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.



143 RETAIL

Structure	n, TX 77566		A.	1.4	-		
on dotal c			No. C.C.	80.0		Tenant	
Building Type:	Retail			- inchaires 1	inna-		
Class:	-						
RBA:	13,552 SF		MINH CO	A MARTIN A			
Typical Floor:	13,552 SF		ANY MULTING	ALL ALL ALL	Party and		and the second
Stories:	1		STAND STAN	In Aller	ALC: NO	ALC: NO	
Building Status:	Proposed						100
Year Built:	2023		12 15 6 5 9/1		and the second s		1 - Sec.
% Leased:	0%						manin
Owner Occupied:	-						LAUSLAN
Owner Type:	-						
Tenancy:	Multiple Tenant						
Land Area:							
Zoning:	-						
Parcel No:	5795-0000-003						
Parking:	-						
Ū							
Lease							
Total Available:	4,050 SF						
Smallest Space:	1,500 SF						
Max Contig:	4,050 SF						
Space Use:	Retail						
Rent/SF/Yr:	Withheld						
Expenses:	2021 Tax @ \$0.46/sf						
For Sale Info							
Not For Sale							
			00 X1002 / Court Rick	ardson (346) 701-5700) x1002		
Presented By	Partners / Court Richards	son (346) 701-570					
Not For Sale Presented By Ironbridge Realty Floor 1st	Partners / Court Richards	SON (346) 701-570 Floor Contig 4,050	Bldg Contig 4,050	Rent/SF/Yr + Svs Withheld	Occupancy	Term Negotiable	Type New



144 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:	50.0%	
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	e



Lease

Total Available:4,000 SFSmallest Space:2,000 SFMax Contig:2,000 SFSpace Use:RetailRent/SF/Yr:\$18.00Expenses:2021 Tax @ \$2.16/sf

For Sale Info

Not For Sale

Presented By

Weitzman / Sarah Thobae (713) 980-5638 / 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	Туре
P 1st / Suite A	2,000	2,000	2,000	\$18.00/nnn	Vacant	Negotiable	Direct
Weitzman / Sarah Thobae (7	713) 980-5638 / Kyle Kr	night (713) 335-4532	/ Emily Nejedly (713)) 781-7111			
P 1st / Suite B	2,000	2,000	2,000	\$18.00/nnn	Vacant	Negotiable	Direct
Weitzman / Sarah Thobae (713) 980-5638 / 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.



Front Street Office Park -- cont'd 700 N Front St Angleton, TX 77515



145 OFFICE

22221 Highw Manvel, TX 7						
Structure				1		Alle
Building Type: Class:	Office C					
RBA:	4,000 SF					
Typical Floor:	4,000 SF 4,000 SF	12.00	and the second s	- 11		100
Stories:	1	the second				1.1
Building Status:	Existing	AND THE CONTRACT OF				Carlos a
Year Built:	1999					La com
% Leased:	0%	the second second				1000
	No	the second second	A CONTRACTOR OF THE OWNER	-	A	ALC: NO
Owner Occupied:			Carl Contraction of the State			Contraction of the local division of the loc
Owner Type:	Individual Single Tenent	and the second s	A State of the second sec	TRACE IN THE	- 20	
Tenancy:	Single Tenant	and the second of	if all the states and	and the second	and the second	and the second
Land Area:	1.95 AC	the second s	Sold States		the state of the	1000
Zoning:	Commercial	1 / and to see		and the second second	and the strength	all
Parcel No:	0231-1028-150					
Parking:	20 free Surface Spaces are availa Ratio of 5.00/1,000 SF	DI				
Lease						
Total Available:	4,000 SF					
Smallest Space:	4,000 SF					
Max Contig:	4,000 SF					
Space Use:	Office					
Rent/SF/Yr:	\$16.56					
Expenses:	2021 Tax @ \$3.79/sf					
For Sale Info						
Not For Sale						
Presented By						
	424108 / Anabel Hidalgo (713) 553-45	591				
Floor	SF Avail Floor Contig	g Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
1st		,000 4,000	\$16.56/fs		2-5 yrs	New
	08 / Anabel Hidalgo (713) 553-4591	, -			-	
ne space is open with	n great potential for any type of business. Th	ne monthly rent is \$4,200 + C/	AM \$1,300			
CenterPoint						7/11/202

146 RETAIL

FOR LEASE

TX-35			
Alvin,	ТΧ	775 ⁻	11

Structure	
Building Type:	Retail
SubType:	Storefront
Class:	-
RBA:	4,000 SF
Typical Floor:	4,000 SF
Stories:	1
Building Status:	Existing
Year Built:	2019
% Leased:	0%
Owner Occupied:	-
Owner Type:	-
Tenancy:	Single Tenant
Land Area:	-
Zoning:	-
Parking:	-



Lease							
Total Available:	4,000 SF						
Smallest Space:	4,000 SF						
Max Contig:	4,000 SF						
Space Use:	Retail						
Rent/SF/Yr:	\$24.00						
For Sale Info							
Not For Sale							
Presented By							
Sendero Real Es	tate / Juan Sanchez (281)	407-0601					
Amenities							
Air Conditioning,	Freeway Visibility, Pylon S	Sign					
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Тур
1st / Suite 109	4,000	4,000	4,000	\$24.00/nnn	Vacant	Negotiable	Direct
	Juan Sanchez (281) 407-060						

as a bar for clients and includes a 20 tap kegerator with top of the line cooler system. Salon as a bar has a dual entrance with one side designated as a barber shop and the ladies hair salon. Back of the salon includes two suites for waxing, esthetician practice, microblading, eyelashes, etc. Also includes two bathrooms, break room with kitchenette, and washer/dryer. Call for details and to discuss the many lease options.

147 RETAIL

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:	77.1%
Owner Occupied:	No
Owner Type: Tenancy: Land Area: Zoning: Parcel No:	Developer/Owner-RGNL Multiple Tenant - - 0288-0011-004 Ratio of 6.19/1,000 SF
Parking:	Railo 01 0.19/1,000 SF



Lease

Total Available: Smallest Space:	3,925 SF 1,400 SF
Max Contig:	2,525 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) 814-49	930 / Kellie Keller (713) 437-3979
	•••••••••••••••••••••••••••••••••••••••	

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st	1,400	1,400	1,400	\$32.00/nnn	Vacant	Negotiable	Direct
The Blue Ox Group / Jack Sa	avery (713) 814-4930 /	Kellie Keller (713) 4	37-3979				
P 1st	2,525	2,525	2,525	\$32.00/nnn	Vacant	Negotiable	New
The Blue Ox Group / Jack Sa	avery (713) 814-4930 /	Kellie Keller (713) 4	37-3979				



148 INDUSTRIAL

FOR LEASE

23147	W	Highway	6
Alvin,	ТΧ	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 / Beck	y 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.



149 FLEX

	11			
			Colores - Subornet	
ease			and the second sec	RA.
Total Available:	,		With an an and the second seco	1
Flex Avail:	-)			1996
Office Avail:				19
CAM: Smallest Space:				Hat
Max Contig:				
Space Use:			and the second	
Rent/SF/yr:				
Expenses:				ale ale ale
				OSTAR
tructure				
Building Type:	Class C Flex	Ceiling Height:	- Stories: 1	
SubType:	Light Manufacturing	Column Spacing:	- Power: -	
RBA:	3,850 SF	Drive Ins:	1 Const Mat: Masonry	
Typical Floor:	3,850 SF	Crane:	None Sprinkler: -	
Building Status:	Existing	Rail Line:	None Lot Dimensions: -	
Year Built:	1970	Rail Spots:	None Land Area: 0.61 AC	
% Leased:	0%	Cross Docks:	- Building FAR: 0.14	
wner Occupied:	No	Loading Docks:		
Owner Type:	Individual	Utilities:	Heating - Electric, Lighting - Fluorescent, Sewer - City, Water - Cit	ty
Zoning:	N/A	Tenancy:	Single Tenant	
Parcel No:	0227-0089-000	Parking:	Free Surface Spaces	
or Sale Info			Features	
ot For Sale			Fenced Lot, Signage	
resented By				
erry Starkey / Je	rry Starkey (832) 498-3242			
	SF Avail	Bldg Contig 3,850	Rent/SF/Yr + Svs Occupancy Term Use \$12.00/+util Vacant Negotiable Direct	e/Type
Floor	3,850			



150 RETAIL

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:	96.5%
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

3,830 SF
800 SF
1,630 SF
Retail
Withheld
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	Туре
P 1st / Suite 3124A	1,400	1,400	1,400	Withheld	Vacant	Negotiable	Direct
Silvestri Investments, Inc / D	0an Silvestri (713) 785-6	6272 x303					
P 1st / Suite 3134	800	800	800	Withheld	Vacant	Negotiable	Direct
Silvestri Investments, Inc / D	0an Silvestri (713) 785-6	6272 x303					
P 1st / Suite 3140	1,630	1,630	1,630	Withheld	Vacant	Negotiable	Direct
Silvestri Investments, Inc / D) 20 Silvestri (713) 785-6	6272 x303					



Highland Square Shopping Cneter -- cont'd 3100-3142 S Gordon St Alvin, TX 77511

151 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 availabl 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 @ \$4.41/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	Туре
P 1st / Suite 114	1,177	1,177	1,177	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken	(713) 980-5622 / Kyle I	Knight (713) 335-4532	2				
P 1st / Suite 121	2,604	2,604	2,604	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken ((713) 980-5622 / Kyle I	Knight (713) 335-4532	?				



152 OFFICE

FOR LEASE

152 OFFI							
9330 W Broa Pearland, TX							
Structure				-		10.00	Ser.
Building Type:	Office			Starlex			
SubType: Class:	Office Live/Work Unit B		and the second second	Contractory			
RBA:			1000				
	22,200 SF 11,100 SF		Part International Internation				
Typical Floor:					10°01'00'		
Stories:	2 Eviating		-				
Building Status:	Existing 2000				- Carer		
Year Built:							
% Leased:	83.0%						
Owner Occupied:	No						and and
Owner Type: Tenancy:	Developer/Owner-RGN Multiple Tenant	<i>ا</i> لـ					
Land Area:	1.21 AC						
Zoning:	-						
Parcel No:	7583-5000-001						
Parking:	50 free Surface Space Ratio of 2.25/1,000 SF						
Lease							
Total Available:	3,767 SF						
Smallest Space:	1,380 SF						
Max Contig:	2,387 SF						
Space Use:	Office						
Rent/SF/Yr:	\$17.00	044 E-4 E @					
Expenses:	2021 Tax @ \$8.16/sf, 2 \$1.00/sf; 2011 Ops @ \$						
For Sale Info							
Not For Sale							
Presented By							
LandPark Comm	ercial / Matt Easterling (71	3) 325-4112 / Will	McGrath (713) 789	-2200			
	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
Floor		1 0 0 0	1,380	\$17.00/nnn	Vecent	3-5 yrs	Direct
P 1st / Suite B306	1,380	1,380		\$17:00/11111	vacant	00,00	Direct
P 1st / Suite B306 andPark Commercial Description Retail/Offic	/ <i>Matt Easterling</i> (713) 325-4 ce Development center at prin	112 / Will McGrath (7 ne retail intersection i	13) 789-2200 n Pearland's hottest re	tail district. Located east of		-	
P 1st / Suite B306 andPark Commercial Description Retail/Offit lose to Smith Rd in th P 2nd / Suite B328	/ Matt Easterling (713) 325-4	112 / Will McGrath (7 ne retail intersection i arland. Center has h 2,387	(13) 789-2200 n Pearland's hottest re igh traffic counts and g 2,387	tail district. Located east of	f the CR 90 and E	-	



153 RETAIL

Bldg 2 - Four Corners Shopping Center 120 Circle Way St Lake

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:	53.1%
Owner Occupied:	-
Owner Type:	Individual
Tenancy:	-
Land Area:	6.12 AC
Zoning:	-
Parcel No:	0069-0036-000
Parking:	-

Lease

Total A Smalles Max Spa Rei E

For Sa

Not Fo

Presen

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st	2,000	2,000	2,000	Withheld	Vacant	Negotiable	Direct
Sona Development LLC / Ro	bert Naggar (713) 523-	4988					
P 1st	1,750	1,750	1,750	Withheld	Vacant	1-10 yrs	Direct
Sona Development LLC / Ro	bert Naggar (713) 523-	4988					

SubType: Fre Class: - RBA: 8,0 bical Floor: 8,0 Stories: 1 ing Status: Exi Year Built: 197	etail eestanding 000 SF		1	mage Cor	nina S	oon	
SubType: Fre Class: - RBA: 8,0 Dical Floor: 8,0 Stories: 1 ing Status: Exi Year Built: 197	eestanding 000 SF			mage Cor	nina S	ioon	
SubType: Fre Class: - RBA: 8,0 bical Floor: 8,0 Stories: 1 ing Status: Exi Year Built: 197	eestanding 000 SF			in lage cor			
Class: - RBA: 8,0 bical Floor: 8,0 Stories: 1 ing Status: Exi Year Built: 197	000 SF			•			
RBA: 8,0 bical Floor: 8,0 Stories: 1 ing Status: Exi Year Built: 197			100				CCr.
oical Floor: 8,0 Stories: 1 ing Status: Exi Year Built: 197			0.00				
ing Status: Exi Year Built: 197	JUU SF		-	Derer C			
Year Built: 197			Real Providence				
	isting		0	which at this work private	Children -		
0/	79						
% Leased: 53.	.1%						
Occupied: -							
	dividual						
Tenancy: -							
	I2 AC						
Zoning: -							
	69-0036-000						
Parking: -							
9							
Available: 3,7	750 SF						
	750 SF						
ax Contig: 2,0	000 SF						
•	etail						
	ithheld						
	21 Tax @ \$2.20/sf						
ale Info							
or Sale							
ented By							
Development LL	_C / Robert Naggar (71	3) 523-4988					
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
velopment II C / Rr	2,000 obert Naggar (713) 523-49	2,000	2,000	Withheld	Vacant	Negotiable	Direct
velopment LLO / No	1,750	1,750	1,750	Withheld	Vacant	1-10 yrs	Direct
velopment LLC / Ro	obert Naggar (713) 523-49	988					



154 RETAIL

1109 W Tx-6 Alvin, TX 775			
Structure			
Building Type:	Retail		
SubType:	Freestanding		-
Class:	-		
RBA:	6,250 SF		
Typical Floor:	6,250 SF	and a state of the	
Stories:	1		P
Building Status:	Existing	and the second design and a first second sec	and the second se
Year Built:	2012	the same of the	-
% Leased:	100%		
wner Occupied:	No	and the second sec	
Owner Type: Tenancy:	Individual Multiple Tenant	a the second	15SFag
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: Rent/SF/Yr:	Retail 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 / Logan Taylor (281) 661-3224		
Amenities			
Pylon Sign, Signa	alized Intersection		
Floor	SF Avail Floor Contig	Bldg Contig Rent/SF/Yr + Svs Occupancy Term	Туре
1st RS Real Estate Partr	3,750 3,75 ners / Logan Taylor (281) 661-3224	i0 3,750 Withheld 30 Days Negotiable	Direct
CenterPoint Fnerav	© 2022 CoSta	ar Group - Licensed to CenterPoint Energy, Inc - 368255.	7/11/202

155 OFFICE

ffice edical 1,397 SF		-	-			
edical		B		-		
		The second s				
				10		1. The
		1	A REAL PROPERTY AND			A SHOT
1,397 SF			A CONTRACTOR	State of the local division of the local div		ALL S
		a the said and the		1 1 1		
xistina				10-0-	and the second	
-		the second se			I.	
				- /	1	
0						HISTORY
ultiple Tenant						
93 AC						
304-0054-110						
5 Surface Spaces are a atio of 1.84/1,000 SF	vailable					
720 SF						
770 SF						
021 Tax @ \$2.06/sf, 201						
-			D //070/		-	_
	-					Type Direct
		0,720	φ22.00/11111	· abun	5 910	Billoot
	kisting 1000 1.8% 10 1.8% 10 1.8% 10 1.8% 10 1.8% 1.8% 1.8% 1.8% 1.8% 1.8% 1.8% 1.8% 1.8% 1.8% 1.8% 1.8% 1.8% 1.000 SF 1.8% 1.000 SF 1.000 SF 1.0	kisting 000 1.8% 0 ther - Private ultiple Tenant 93 AC 804-0054-110 5 Surface Spaces are available atio of 1.84/1,000 SF 720 SF 770 SF 770 SF 770 SF 720 SF 1.84/1,000 SF	kisting 100 1.8% 50 ther - Private 111iple Tenant 33 AC 204-0054-110 5 Surface Spaces are available atio of 1.84/1,000 SF 720 SF 770 SF 720 SF 770 SF 720 SF 770 SF 720 SF 1.84/1,000 SF	kisting 100 1.8% 5 5 ther - Private ultiple Tenant 33 AC 104-0054-110 5 Surface Spaces are available atio of 1.84/1,000 SF 720 SF 770 SF 720 SF	kisting 1.00 1.8% 2.06 2.16 2.20 2.20 2.27 2.06 2.20 2.27 2.06 2.20 2.27 2.06 2.27 2.77 2.7	kisting 100 1.8% 5 ther - Private ultiple Tenant 33 AC 104-0054-110 5 Surface Spaces are available atio of 1.84/1,000 SF 720 SF 770

156 RETAIL

Meadow Park - Meadow Park Plaza 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:	96.9%
Owner Occupied:	No
Owner Type:	Individual
Tenancy:	Multiple Tenant
Land Area:	10.81 AC
Zoning:	Commercial
Parcel No:	6556-0001-000
Parking:	546 Surface Spaces are available Ratio of 4.30/1,000 SF



Lease

Total Available:	3,700 SF
Smallest Space:	1,000 SF
Max Contig:	1,400 SF
Space Use:	Retail
Rent/SF/Yr:	\$12.00-\$14.00
Expenses:	2021 Tax @ \$1.23/sf; 2013 Ops @ \$2.59/sf

For Sale Info

Not For Sale

Presented By

Cass Shewbart / Cass Shewbart (281) 451-5418

Amenities

Banking, Enclosed Mall, Freeway Visibility, Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st	1,400	1,400	1,400	\$12.00/nnn	Vacant	Negotiable	Direct
Cass Shewbart / Cass Shew	/bart (281) 451-5418						
P 1st / Suite 167	1,000	1,000	1,000	\$14.00/nnn	Vacant	Negotiable	Direct
Cass Shewbart / Cass Shew	/bart (281) 451-5418						
P 1st / Suite 192	1,300	1,300	1,300	\$12.00/nnn	Vacant	Negotiable	Direct
Cass Shewbart / Cass Shew	/bart (281) 451-5418						



Meadow Park - Meadow Park Plaza -- cont'd 2625 S Loop 35 SM1462 & Loop 35 Alvin, TX 77511



157 OFFICE

Building 17 - Kinglsey Ridge at Broadway 3129 Kingsley Dr Pearland, TX 77584

Structure	
Building Type:	Office
SubType:	Medical
Class:	В
RBA:	4,900 SF
Typical Floor:	4,900 SF
Stories:	1
Building Status:	Existing
Year Built:	2022
% Leased:	25.0%
Owner Occupied:	No
Owner Type:	-
Tenancy:	Multiple Tenant
Land Area:	8.65 AC
Zoning:	-
Parcel No:	5644-0000-002
Parking:	-



Lease

Total Available:	3,675 SF
Smallest Space:	1,225 SF
Max Contig:	1,225 SF
Space Use:	Office
Rent/SF/Yr:	\$26.00
Expenses:	2021 Tax @ \$13.17/sf

For Sale Info

Not For Sale

Presented By

SHB Development LLC / Fleming Lester (832) 772-6866 X103 / Jason Hughes (832) 772-6866 X101 / Fleming Lester (832) 772-6866 x103 / Jason Hughes (832) 772-6866 x101

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Туре	
P 1st / Suite 1710	1,225	1,225	1,225	No	\$26.00/mg	Vacant	Negotiable	Direct	
SHB Development L	LC / Fleming Lester (832) 77	2-6866 x103 / Jaso	on Hughes (832) 77	72-6866 x101					
In the heart of Shado	n the heart of Shadow Creek Ranch and close to Pearland Town Center. Zoned for general office use and also medical use								



158 OFFICE

FOR LEASE **Clyde Cone Building** ----1227 Hwy 332 Clute, TX 77531 -03 1000 8-48 -10 -134 Sel 848 548 Structure Office - 21 -Building Type: Office Building SubType: 11+ Class: С -RBA: 6,168 SF -77 Typical Floor: 3,046 SF Stories: 2 -25 **Building Status:** Existing - 22-Year Built: 1960 % Leased: 40.5% Owner Occupied: -2011 Soft. Office space including all interior walls Owner Type: -Tenancy: Land Area: 0.39 AC Zoning: None Parcel No: 2115-0056-000 Parking: 10 Surface Spaces are available Ratio of 1.64/1,000 SF Lease Total Available: 3,671 SF Smallest Space: 625 SF Max Contig: 3,046 SF Space Use: Office Rent/SF/Yr: \$18.00 Expenses: 2021 Tax @ \$0.93/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 Туре P 1st / Suite 2 625 625 625 \$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. This space has a private bathroom with a bar. P 2nd 3,046 \$18.00/fs Vacant Direct 3,046 3,046 Negotiable Vandaveer Commercial / Mark McCrummen (720) 726-7878 Centrally located between Lake Jackson and Clute with quick access to highway. Offices newly renovated and upgraded.



159 RETAIL

FOR LEASE

Pearland Plaza Shopping Center - Pearland	
Shopping Center	
7103 Broadway St	
Pearland, TX 77581	

Structure

Building Type:	Retail
SubType:	(Neighborhood Center)
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

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 1,200 \$18.00/nnn Vacant Negotiable Direct +Food Town Anchored shopping center P 1st / Suite 4 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 1,200 1,200 \$18.00/nnn Vacant Negotiable Direct 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 1,200 \$18.00/nnn Vacant Negotiable Direct CBRE / Jazz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-1857 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 1,200 \$18.00/nnn Vacant Negotiable Direct CBRE / Jazz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-1857	Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
+Food Town Anchored shopping center P 1st / Suite 4 1,200 1,200 1,200 \$18.00/nnn Vacant Negotiable Direct <i>CBRE / Jazz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-1857</i> +Food Town Anchored shopping center P 1st / Suite 8 1,200 1,200 1,200 \$18.00/nnn Vacant Negotiable Direct <i>CBRE / Jazz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-1857</i>	P 1st / Suite 2	1,200	1,200	1,200	\$18.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite 4 1,200 1,200 1,200 1,200 \$18.00/nnn Vacant Negotiable Direct CBRE / Jazz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-1857 - <td>CBRE / Jazz Hamilton (713)</td> <td>577-1805 / Rusty Lille</td> <td>y (713) 577-1857</td> <td></td> <td></td> <td></td> <td></td> <td></td>	CBRE / Jazz Hamilton (713)	577-1805 / Rusty Lille	y (713) 577-1857					
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	+Food Town Anchored shop	ping center						
+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	P 1st / Suite 4	1,200	1,200	1,200	\$18.00/nnn	Vacant	Negotiable	Direct
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	CBRE / Jazz Hamilton (713)	577-1805 / Rusty Lille	y (713) 577-1857					
CBRE / Jazz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-1857	+Food Town Anchored shop	ping center						
	P 1st / Suite 8	1,200	1,200	1,200	\$18.00/nnn	Vacant	Negotiable	Direct
	CBRE / Jazz Hamilton (713)	577-1805 / Rusty Lille	y (713) 577-1857					
	Duilding Notes							

Building Notes



Pearland Plaza Shopping Center -Pearland Shopping Center -- cont'd 7103 Broadway St Pearland, TX 77581 Anchored by Food Town, Located on the northea

Anchored by Food Town. Located on the northeast corner of FM 518 and FM 1128 in Pearland, Texas (20 minutes southeast of Downtown Houston).



160 FLEX

-ease Total Available:				*		
			1			
	3,600 SF				and the	
Flex Avail:	3,600 SF			21. 22		1 200 1
Office Avail:			10-10-10-10-10-10-10-10-10-10-10-10-10-1		See and	
CAM:	•		and a state of the		1.55 . 4	Contrast Contrast
Smallest Space:	3,600 SF					
Max Contig:	3,600 SF		and the second second			
Space Use:	Flex		and the second second			
Rent/SF/yr:	Withheld	15 O ne @	the second			
Expenses:	2021 Tax @ \$11.55/sf; 20 \$0.17/sf	15 Ops @	100000	and the second second	19.44	CAISTAR
Structure						
Building Type:	Class B Flex	Ceiling Height:	-		Stories:	1
SubType:		Column Spacing:			Power:	-
RBA:	18,000 SF	Drive Ins:		(Const Mat:	Metal
Typical Floor:		Crane:	-		Sprinkler:	-
Building Status:		Rail Line:	-	Lot D	imensions:	
Year Built:	-	Rail Spots:			_and Area:	
% Leased:		Cross Docks:			Iding FAR:	
Owner Occupied:		Loading Docks:			_evelators:	
	Developer/Owner-RGNL	Utilities:				Nono
	Retail,Offices,Services	Tenancy:	Multiple Tenant			
-	0304-0025-002	-	30 free Surface Spa Ratio of 1.01/1,000			
For Sale Info			Features			
Not For Sale			24 Hour Access,	Air Conditioning, Signa	ige	
Presented By						
NAI Partners / And	y Parrish (713) 629-0500 / A		29-0500			
Floor st / Suite 533	SF Avail 3,600	Bldg Contig 3,600	Rent/SF/Yr + Svs	Occupancy eld 30 Days	Term Negotiable	Use/Type Direct



161 RETAIL

FOR LEASE

Pearland Town Plaza 3300 Business Center Dr Pearland, TX 77584							
Structure							
Building Type:	Retail						
SubType:	Storefront						
Class:	-						
RBA:	10,400 SF						
Typical Floor:	10,400 SF						
Stories:	1						
Building Status:	Under Construction						
Year Built:	2022						
% Leased:	66.3%						
Owner Occupied:	No						
Owner Type:	Individual						
Tenancy:	Multiple Tenant						
Land Area:	1.50 AC						
Zoning:	None						

7022-0001-213

75 Surface Spaces are available Ratio of 7.21/1,000 SF



Lease

Parcel No:

Parking:

Total Available:3,510 SFSmallest Space:1,755 SFMax Contig:1,755 SFSpace Use:RetailRent/SF/Yr:\$31.00Expenses:2021 Tax @ \$1.57/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	Туре
P 1st	1,755	1,755	1,755	\$31.00/nnn	11/2022	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 ava	ailable						
P 1st	1,755	1,755	1,755	\$31.00/nnn	11/2022	Negotiable	New
Hunington Properties, Inc. / S	Sandy P. Aron (713) 62	3-6944 x308 / Rafae	el Melara (713) 623-6	944 x326 / Abdul Sabha (713) 623-6944		
- Retail & Medical Space ava	ailable						



Pearland Town Plaza -- cont'd 3300 Business Center Dr Pearland, TX 77584



162 OFFICE

1216 N Velas Angleton, TX		Ē					
Structure				1	(1) states	1 1	
Building Type:	Office			and the second		404	
Class:	В		10000		1216		alor.
RBA:	8,144 SF		-			1 HILING	Contraction of the
Typical Floor:	8,144 SF		UHE CONTRACT				
Stories:	1	-		and the second second	2ML Pages		0
Building Status:	Existing		the second se	No. of Concession, Name	the states		
Year Built:	1982						-
% Leased:	57.0%				-		
wner Occupied:	No		and the second second				
Owner Type:	Individual				A COLOR		
Tenancy:	Multiple Tenant		Carlos Carlos			-	
Land Area:	0.86 AC						CoSnuc
Zoning:	-						
Parcel No:	4020-0001-000						
Parking:	40 Surface Spaces are availal Ratio of 4.91/1,000 SF	ole					
Lease							
Total Available:	3,500 SF						
Smallest Space:	100 SF						
Max Contig:	3,500 SF						
Space Use:	Office						
Rent/SF/Yr:	Withheld						
Expenses:	2021 Tax @ \$1.50/sf						
For Sale Info							
Not For Sale							
Presented By	s / David Gallo (832) 293-1088						
Floor		Contig	Dida Ocarda		0	T	T
1st	100 - 3,500	3,500	Bldg Contig 3,500	Rent/SF/Yr + Svs Withheld	Occupancy Vacant	Term Negotiable	Type Direct
	<i>vid Gallo (832) 293-1088</i> ils. 6 Private offices 2 have kitchens					-	
CenterPoint				nt Energy, Inc - 368255.			7/11/20

163 RETAIL

7578			NewC	Duest	RAPIDLY-GROW RESIDENTIAL AREA SOUTH OF HOUSTO	
			and the same	-	<u> </u>	_
Retail			Mars of Assessment		in an	
-		Judgener -	-475	2.000 I		Art Date Cart
		PROPERTY AND INCOME.	THE R. L. LOW	THE R.		Summer P
		States in the		Distante -		Contraction of the local division of the loc
			Stiller		- MA	
-		TAX CARE A STORE	Section strain	Temperatoria	A SHOT	-
		Langer and the second			mark a substance	Sec. 1
		1-ACRE	PAD SITE AND LAST INLINE	SPACES REMAINI	ING AVAILABLE	
		TH	E SHOPS AT S	EDONA	LAKES	
-					Kan .	COSTAR
-			WAS STOCKED TO AN A STOCKED STOCKED			
-						
3,325 SF						
1,225 SF						
2,100 SF						
Retail						
Withheld						
ties / Kevin Sims (281) 4	77-4366 / Nick Ra	msey (281) 477-4359				
SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs Withheld	Occupancy Vacant	Term	Type
	1,225	1,225 477-4359	Withheld	vacalli	Negotiable	Direct
1,225 Kevin Sims (281) 477-4366		111 1000				
1,225 Kevin Sims (281) 477-4366 2,100	2,100	2,100	Withheld	Vacant	Negotiable	Direct
	14,487 SF 14,487 SF 1 Existing 2020 77.1% No - Multiple Tenant 4.30 AC - 0540-0029-002 - 3,325 SF 1,225 SF 2,100 SF Retail Withheld	14,487 SF 14,487 SF 1 Existing 2020 77.1% No - Multiple Tenant 4.30 AC - 0540-0029-002 - 3,325 SF 1,225 SF 2,100 SF Retail Withheld	14,487 SF 14,487 SF 1 Existing 2020 77.1% No - Multiple Tenant 4.30 AC - 0540-0029-002 - 3,325 SF 1,225 SF 2,100 SF Retail Withheld	14,487 SF 14,487 SF 1 Existing 2020 77.1% No - Multiple Tenant 4.30 AC - 0540-0029-002 - 3,325 SF 1,225 SF 2,100 SF Retail Withheld	14,487 SF 14,487 SF 1 Existing 2020 77.1% No - Multiple Tenant 4.30 AC - 0540-0029-002 - 3,325 SF 1,225 SF 2,100 SF Retail Withheld	14,487 SF 14,487 SF 1 Existing 2020 77.1% No - Multiple Tenant 4.30 AC - 0540-0029-002 - 3,325 SF 1,225 SF 2,100 SF Retail Withheld



164 OFFICE

Structure			
Building Type:	Office		
Class:	В		8
RBA:	27,492 SF		-
Typical Floor:	13,746 SF		
Stories:	2 Eviating		1 Kon
Building Status: Year Built:	Existing 1978		
% Leased:	87.9%		8
	87.9% No		
wner Occupied: Owner Type:	NO Other - Private		
Tenancy:	Multiple Tenant		
Land Area:	2.45 AC		along.
Zoning:	-		
Parcel No:	- 5850-1213-000		
Parking:	140 Surface Spaces are available Ratio of 5.09/1,000 SF		
Lease			
Total Available:	3,316 SF		
Total Available: Smallest Space:	3,316 SF 950 SF		
Smallest Space:	950 SF		
Smallest Space: Max Contig: Space Use: Rent/SF/Yr:	950 SF 1,316 SF Office \$12.00-\$18.00		
Smallest Space: Max Contig: Space Use:	950 SF 1,316 SF Office		
Smallest Space: Max Contig: Space Use: Rent/SF/Yr:	950 SF 1,316 SF Office \$12.00-\$18.00		
Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses:	950 SF 1,316 SF Office \$12.00-\$18.00		
Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info	950 SF 1,316 SF Office \$12.00-\$18.00		
Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Olympus/Nelson	950 SF 1,316 SF Office \$12.00-\$18.00 2021 Tax @ \$0.97/sf Property Management Company / Micha		
Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Olympus/Nelson Floor	950 SF 1,316 SF Office \$12.00-\$18.00 2021 Tax @ \$0.97/sf Property Management Company / Micha SF Avail Floor Contig	Bldg Contig Rent/SF/Yr + Svs Occupancy Term	Type
Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Olympus/Nelson Floor 1st / Suite U	950 SF 1,316 SF Office \$12.00-\$18.00 2021 Tax @ \$0.97/sf Property Management Company / Micha SF Avail Floor Contig 1,316 1,3:	Bldg Contig Rent/SF/Yr + Svs Occupancy Term 16 1,316 \$12.00/tbd Vacant Negotiable Dir	Type
Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Olympus/Nelson Floor 1st / Suite U ympus/Nelson Prop	950 SF 1,316 SF Office \$12.00-\$18.00 2021 Tax @ \$0.97/sf Property Management Company / Micha SF Avail Floor Contig	Bldg Contig Rent/SF/Yr + Svs Occupancy Term 16 1,316 \$12.00/tbd Vacant Negotiable Dir	
Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Olympus/Nelson Floor 1st / Suite U //mpus/Nelson Propi ps://www.lakejacksc 2nd / Suite M	950 SF 1,316 SF Office \$12.00-\$18.00 2021 Tax @ \$0.97/sf Property Management Company / Michael SF Avail Floor Contig 1,316 1,3 erty Management Company / Michael Weyrich nmanagement.com/ 950 95	Bidg ContigRent/SF/Yr + SvsOccupancyTerm161,316\$12.00/tbdVacantNegotiableDir(713) 622-890850\$15.84/tbdVacantNegotiableDir	
Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Olympus/Nelson Floor 1st / Suite U ympus/Nelson Propi ps://www.lakejacksc 2nd / Suite M	950 SF 1,316 SF Office \$12.00-\$18.00 2021 Tax @ \$0.97/sf Property Management Company / Michael SF Avail Floor Contig 1,316 1,3: arty Management Company / Michael Weyrich nmanagement.com/	Bidg ContigRent/SF/Yr + SvsOccupancyTerm161,316\$12.00/tbdVacantNegotiableDir16 (713) 622-8908\$15.84/tbdVacantNegotiableDir16 (713) 622-8908\$15.84/tbdVacantNegotiableDir	irect irect



165 RETAI

FOR LEASE

165 RETA	AIL .				
3525-3531 Br Pearland, TX					
Structure				4	
Building Type: SubType: Class: RBA: Typical Floor: Stories: Building Status: Year Built: % Leased:	Retail Storefront Retail/Office - 8,832 SF 8,832 SF 1 Existing 1969 62.9%	e			
Owner Occupied: Owner Type: Tenancy: Land Area: Zoning: Parcel No: Parking:	No Individual Multiple Tenant 0.74 AC - 0147-0021-000 43 free Surface Spaces Ratio of 4.87/1,000 SF				
Lease					
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses:	3,280 SF 3,280 SF 3,280 SF Retail \$22.00 2021 Tax @ \$2.22/sf				
For Sale Info					
Not For Sale					
Presented By					
S & P Interests / I	Henry Garcia (713) 766-45	500 / Ethan Beck (83	32) 454-8586		
Floor P 1st	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy
	3,280 n Beck (832) 454-8586 / Henry	3,280 y Garcia (713) 766-450	3,280 O	\$22.00/nnn	vatarit



Туре

Direct

Term

Negotiable

166 RETAIL

SH 288 & Con Pearland, TX					-		-0
Structure							
Building Type: Class:	Retail -						
RBA:	- 22,000 SF						
Typical Floor:	22,000 SF						
Stories:	1						
Building Status:	Existing						
Year Built:	2016						
% Leased:	85.5%						
wner Occupied:	No						
Owner Type:	Individual						
Tenancy:	Multiple Tenant						
Land Area:	3.40 AC						
Zoning:	-						
Parcel No:	2362-0001-004						
Parking:	145 Surface Spaces are 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 @ \$6.97/sf						
For Sale Info							
Not For Sale							
Presented By							
Discovery Consu	tants / Brantly D. Minor (7	13) 225-4568					
Amenities							
Freeway Visibility	, Signage, Signalized Inte	rsection					
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
-	1,600 / Brantly D. Minor (713) 225-4 vith rear fire exit. Currently has		3,200	\$36.00/nnn		5 yrs	New
1st / Suite 116-B	1,600	3,200	3,200	\$36.00/nnn	,	5 yrs	New
	/ Brantly D. Minor (713) 225-4		-,				
covery consultants			preconfiguration for spe	alfia una			

3609 Business Center -- cont'd 3609 Business Center Dr SH 288 & Country Rd 59 Pearland, TX 77584



167 OFFICE

FOR SALE / FOR LEASE

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%	
)wner 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: For Sale Info	2021 Tax @ \$1.89/sf	
For Sale - Active	.	
Sales Company	•	
	te Group LLC: Stacey Saathoff (713) 3	32-8208
Presented By		
	te Group LLC / Stacey Saathoff (713) 3	332-8208
Amenities		
	Central Heating, Monument Signage, F	Reception, Yard
	SF Avail Floor Contig	Bldg Contig Rent/SF/Yr + Svs Occupancy Term Type



168 RETAIL

Building Type: Class: RBA:		
	Retail	
RBA:	-	Real Property and a second sec
	8,400 SF	State of the second state
Typical Floor:	8,400 SF	
Stories:	1	
Building Status:	Existing	
Year Built:	2003	
% Leased:	62.5%	
wner Occupied:	No	
Owner Type:	Individual	
Tenancy:	Multiple Tenant	CoStar
Land Area:	2.71 AC	
Zoning:	-	
Parcel No:	0304-0025-001	
Parking:	40 free Surface Spaces are availab Ratio of 4.19/1,000 SF	le
_ease		
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 @ \$9.93/sf	
For Sale Info		
Not For Sale		
Presented By		
		44 X308 / Jonathan Aron (713) 623-6944 X312 / Todd Carlson (713) 623-6944 / Sandy P. 044 x312
Hunington Prope Aron (713) 623-6	944 x308 / Jonathan Aron (713) 623-69	
Hunington Proper Aron (713) 623-6	944 x308 / Jonathan Aron (713) 623-69	
Hunington Prope Aron (713) 623-6 Amenities	944 x308 / Jonathan Aron (713) 623-69 Sign, Signage, Signalized Intersection	
Hunington Prope Aron (713) 623-6 Amenities	Sign, Signage, Signalized Intersection SF Avail Floor Contig	



169 RETAIL

Kirby Retail (1799 Kirby D Pearland, TX	r				30		1
Structure					· h ·		
Building Type:	Retail						-
SubType:	Storefront Retail/Office		La	No. of Concession, Name		Contract of the local division of the local	
Class: RBA:	- 12,000 SF		1	A designed	Barrier	terte.	
Typical Floor:	12,000 SF				1. 25.0	THE REAL PROPERTY.	
Stories:	1						
Building Status:	Existing		ATT THE PARTY	Contraction of the local division of the			
Year Built:	2019						- 0.000-85
% Leased:	74.7%						
wner Occupied:	-						
Owner Type: Tenancy:	- Corporate/User Multiple Tenant						
Land Area:	1.56 AC						
Zoning:	None						
Parcel No:	7497-1810-008						
Parking:	85 Surface Spaces are a Ratio of 7.08/1,000 SF	available					
Lease							
Total Available:	3,040 SF						
Smallest Space:	1,250 SF						
Max Contig:	3,040 SF						
Space Use:	Retail						
Rent/SF/Yr:	Withheld						
Expenses:	2021 Tax @ \$4.81/sf						
For Sale Info Not For Sale							
Presented By							
	ald Patrice (713) 275-2616						
Amenities							
Air Conditioning,	Monument Signage						
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
1st / Suite 160	1,250	3,040	3,040	Withheld	Vacant	Negotiable	Direct
// Realty / Ronald Pa 1st / Suite 170	atrice (713) 275-2616 1,790	3,040	3,040	Withheld	Vacant	Negotiable	Direct
A Realty / Ronald Pa	atrice (713) 275-2616 aparound glass storefronts high		-,				
CenterPoint Energy		© 2022 CoStar Gro	up - Licensed to CenterPoi	nt Energy, Inc - 368255.			7/11/2022

170 RETAIL

Shadow Cree 11901 Shado Shadow Cree Pearland, TX	w Creek Pky ek Center		saint andre	O DOLLAR TREE	Apna Bazaar		AILABLE 3,010 SF
Structure						1	
Building Type: Class:	Retail -		DDS	Tenaran		PHILE A ARTIST	
RBA:	35,000 SF		and the second	No. Mar -		A DATE OF A	
Typical Floor:	35,000 SF						
Stories:	1						
Building Status:	Existing						
Year Built:	2009						
% Leased:	91.4%						
wner Occupied:	No						
Owner Type:	Individual						
Tenancy:	Multiple Tenant						
Land Area:	3.50 AC						
Zoning:	0024						
Parcel No:	7497-2040-000						
Parking:	100 free Surface Spac Ratio of 2.86/1,000 S						
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 @ \$3.23/sf						
For Sale Info							
Not For Sale							
Presented By							
DN Commercial /	Danny Q. Nguyen, CCIN	√l (713) 270-5400 / l	Matthew Ngo (713) 2	70-5400			
Amenities							
Pylon Sign, Signa	-						
Floor 1st	SF Avail 3,010	Floor Contig 3,010	Bldg Contig	Rent/SF/Yr + Svs \$28.20/nnn	Occupancy Vacant	Term Negotiable	Direct
I Commercial / Dan	3,010 ny Q. Nguyen, CCIM (713) 2 Ft/Mo • NNN: Approx. \$0.59	270-5400 / Matthew Ng				Negoliable	Direct
Building Notes							
	entre is approximately a velopment is perfect for r						sibility.
*							yout of the



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.



171 FLEX

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 @ \$1.16/sf

FOR SALE / FOR LEASE

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	y / Pat Taylor (979) 236-0340					



172 RETAIL

FOR SALE / FOR LEASE

The CarSpot 3404 S Main Pearland, TX		281-809-8868	
Structure		281-800	
Building Type:	Retail		
SubType:	Auto Dealership		
Class:	-		
RBA:	3,000 SF		
Typical Floor:	3,000 SF		
Stories:	2 Eviation		
Building Status:	Existing		
Year Built:	1990	1012012018 11	
% Leased:	100%		
Owner Occupied:	-		ALL CONTRACTOR
Owner Type: Tenancy:	Individual 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: Expenses:	\$20.00 2021 Tax @ \$1.84/sf		
•	2021 10. @ \$1.04/31		
For Sale Info	,000 (\$325.00/SF) - Active		
Sales Company			
Rutledge Comme	ercial Real Estate: Wayne Rutledge (83 ons of Texas LLC: John Williams (832)	2) 875-2980, Laurie Rutledge (832) 641-9103 384-4917	
Presented By			
Rutledge Comme	ercial Real Estate / Wayne Rutledge (83 ons of Texas LLC / John Williams (832)	32) 875-2980 / Laurie Rutledge (832) 641-9103 384-4917	
Amenities	. ,		
Car Charging Sta	tion, Fenced Lot, Storage Space		
Floor	SF Avail Floor Contig	Bldg Contig Rent/SF/Yr + Svs Occupancy Term	Туре
P 1st Rutledge Commercial		000 3,000 \$20.00/nnn 30 Days Negotiable	Direct
CenterPoint Energy	© 2022 CoS	Star Group - Licensed to CenterPoint Energy, Inc - 368255.	7/11/2022

The CarSpot -- cont'd 3404 S Main St Pearland, TX 77581



FOR LEASE

Pearland, TX	in Rd 77581		20
Structure			
Building Type:	Retail	and the second	
SubType:	Freestanding		
Class:	-		
RBA:	4,500 SF	14.31	
Typical Floor:	4,500 SF	a second	
Stories:	1	State of the local division of the local div	
Building Status:	Existing		
Year Built:	1984		
% Leased:	33.3%	State Britsmann	
Owner Occupied:	No	100	
Owner Type:	-	and a second second	and for some set
Tenancy:	Multiple Tenant	Contraction of the second	and the second
Land Area:	0.43 AC	and the second second	A SHOW NOT
Zoning:	-	and the second second	In I want
Parcel No:	7195-0041-000	and the second second second	Contraction of the local division of the loc
Parking:	15 Surface Spaces are av Ratio of 3.42/1,000 SF	ailable	
Lease			
Lease Total Available:	3,000 SF		
	3,000 SF 1,500 SF		
Total Available:	•		
Total Available: Smallest Space:	1,500 SF		
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr:	1,500 SF 3,000 SF Off/Ret Withheld		
Total Available: Smallest Space: Max Contig: Space Use:	1,500 SF 3,000 SF Off/Ret Withheld		
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr:	1,500 SF 3,000 SF Off/Ret Withheld		
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses:	1,500 SF 3,000 SF Off/Ret Withheld		
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info	1,500 SF 3,000 SF Off/Ret Withheld		
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By	1,500 SF 3,000 SF Off/Ret Withheld	ver (281) 484-0066	
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By	1,500 SF 3,000 SF Off/Ret Withheld 2021 Tax @ \$3.32/sf	ver (281) 484-0066	
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Coldwell Banker	1,500 SF 3,000 SF Off/Ret Withheld 2021 Tax @ \$3.32/sf	ver (281) 484-0066	
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Coldwell Banker Amenities Air Conditioning, Floor	1,500 SF 3,000 SF Off/Ret Withheld 2021 Tax @ \$3.32/sf Commercial NRT / Joyce Toll Fenced Lot	loor Contig Bldg Contig	Rent/SF/Yr + Svs
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Coldwell Banker Amenities Air Conditioning, Floor	1,500 SF 3,000 SF Off/Ret Withheld 2021 Tax @ \$3.32/sf Commercial NRT / Joyce Toll Fenced Lot SF Avail F 1,500	loor Contig Bldg Contig 3,000 3,000	
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Coldwell Banker Amenities Air Conditioning, Floor	1,500 SF 3,000 SF Off/Ret Withheld 2021 Tax @ \$3.32/sf Commercial NRT / Joyce Toll Fenced Lot SF Avail F 1,500 mercial NRT / Joyce Tolliver (281)	Bldg Contig 3,000 3,000 484-0066 3000 3000	
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Coldwell Banker Amenities Air Conditioning, Floor 2 1st / Suite A coldwell Banker Commandlord in process in 2 1st / Suite C	1,500 SF 3,000 SF Off/Ret Withheld 2021 Tax @ \$3.32/sf Commercial NRT / Joyce Toll Fenced Lot SF Avail F 1,500	Ioor Contig Bldg Contig 3,000 3,000 484-0066	Rent/SF/Yr + Svs \$12.00 \$12.00



Туре

Direct

Direct

Occupancy

\$12.00/fs Vacant

\$12.00/fs Vacant

Term

Negotiable

Negotiable

2401 Old Alvin Rd -- cont'd Pearland, TX 77581



174 INDUSTRIAL

Total Available:2,997 SFWarehouse Avail:2,997 SFOffice Avail:0 SFCAM:-Smallest Space:996 SFMax Contig:1,005 SF

Space Use:

Rent/SF/yr: \$12.00

Building 3 - Pearland Business Park 1331 Broadway St Pearland, TX 77581

Flex

-				
111	Ш		11	
				5

FOR LEASE

Structure

Lease

on aotaro					
Building Type:	Class C Industrial	Ceiling Height:	-	Stories:	1
SubType:	Warehouse	Column Spacing:	-	Power:	-
RBA:	4,000 SF	Drive Ins:	-	Const Mat:	-
Typical Floor:	4,000 SF	Crane:	-	Sprinkler:	-
Building Status: I	Existing	Rail Line:	-	Lot Dimensions:	-
Year Built:	1977	Rail Spots:	-	Land Area:	-
% Leased:	25.1%	Cross Docks:	-	Building FAR:	-
Owner Occupied: ·	-	Loading Docks:	-	Levelators:	-
Owner Type: ·	-	Utilities:	-		
Zoning:	-	Tenancy:	-		
Parcel No:	5411-0045-120	Parking:	-		

For Sale Info

Not For Sale

Presented By

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite N	996	996	\$12.00/nnn	Vacant	Negotiable	Direct
Zann Commercial Brokerage, In Vail Commercial Group / Jon Jai Small warehouse/workshop/stora	mison (713) 458-8221		schnick (281) 280-8088			
P 1st / Suite O	996	996	\$12.00/nnn	Vacant	Negotiable	Direct
Zann Commercial Brokerage, In Vail Commercial Group / Jon Jai		382-5460 / Jason Kie	schnick (281) 280-8088			
P 1st / Suite P	1,005	1,005	\$12.00/nnn	Vacant	Negotiable	Direct
Zann Commercial Brokerage, In Vail Commercial Group / Jon Jai Small warehouse/workshop/stor:	mison (713) 458-8221		schnick (281) 280-8088			



175 INDUSTRIAL

Structure Building Type: Class SubType: Wareh	SF SF SF strial 7 Tax @ \$1.15/sf				Cohor
Office Avail: 0 SF CAM: - Smallest Space: 2,944 Max Contig: 2,944 Space Use: Indus Rent/SF/yr: \$14.2 Expenses: 2021 Structure Building Type: Class (SubType: Wareh	SF SF strial 7 Tax @ \$1.15/sf				Constant
CAM: - Smallest Space: 2,944 Max Contig: 2,944 Space Use: Indus Rent/SF/yr: \$14.2 Expenses: 2021 Structure Building Type: Class (SubType: Wareh	SF strial 7 Tax @ \$1.15/sf				Constant
Smallest Space: 2,944 Max Contig: 2,944 Space Use: Indus Rent/SF/yr: \$14.2 Expenses: 2021 Structure Building Type: Class of SubType: Wareh	SF strial 7 Tax @ \$1.15/sf				COSA
Max Contig: 2,944 Space Use: Indus Rent/SF/yr: \$14.2 Expenses: 2021 Structure Building Type: Class of SubType: Wareh	SF strial 7 Tax @ \$1.15/sf				CONT
Space Use: Indus Rent/SF/yr: \$14.2 Expenses: 2021 Structure Building Type: Class SubType: Wareh	strial 7 Tax @ \$1.15/sf				Conne
Rent/SF/yr: \$14.2 Expenses: 2021 Structure Building Type: Class SubType: Wareh	7 Tax @ \$1.15/sf				Contail
Expenses: 2021 Structure Building Type: Class SubType: Wareh				- to -	CoSine
Building Type: Class SubType: Wareh	C Industrial	_			
SubType: Wareh	C Industrial				
		Ceiling Height:	-	Stories	: 1
	ouse	Column Spacing:	-	Power	: -
RBA: 2,944 \$	SF	Drive Ins:	3	Const Mat	Steel
Typical Floor: 2,944 \$	SF	Crane:	-	Sprinkler	: -
Building Status: Existin		Rail Line:	-	Lot Dimensions	: -
Year Built: 1968	•	Rail Spots:	-	Land Area	: 0.32 AC
% Leased: 0%		Cross Docks:		Building FAR	: 0.21
wner Occupied: No		Loading Docks:		Levelators	
Owner Type: Other/	Unknown-Instl	Utilities:		2010/04/010	
Zoning: AMS/C			Single Tenant		
Parcel No: 2114-0			Ratio of 0.00/1,000 SF		
For Sale Info			Features		
lot For Sale			Air Conditioning, Fend	ced Lot, Storage Space	
Presented By BT Real Estate / Tammie	Roll (070) 200 00	01			
DI REALESIALE / TAITITIE	299-00 (979)	01			
Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy Term	n Use/Type



176 RETAIL

The Center at Ridge Rock Bldg A - The Cer Ridge Rock 11710 Broadway St Pearland, TX 77584

	* ITALIANOS
-	

FOR SALE / FOR LEASE

Structure

•••••••••	
Building Type:	Retail
SubType:	Storefront
Class:	-
RBA:	49,252 SF
Typical Floor:	49,252 SF
Stories:	1
Building Status:	Existing
Year Built:	2017
% Leased:	100%
Owner Occupied:	No
Owner Type:	Other - Private
Tenancy:	Multiple Tenant
Land Area:	5.40 AC
Zoning:	-
Parcel No:	2586-0001-002
Parking:	132 Surface Spaces are available Ratio of 2.68/1,000 SF

Lease

Total Available:2,903 SFSmallest Space:2,903 SFMax Contig:2,903 SFSpace Use:RetailRent/SF/Yr:WithheldExpenses:2021 Tax @ \$2.35/sf

For Sale Info

For Sale at \$17,587,000 (\$357.08/SF) - Active

Sales Company

Marcus & Millichap: Philip Levy (972) 755-5225, Chris Gainey (817) 932-6122 Marcus & Millichap: Gus Lagos (713) 452-4257, Alex Wolansky (713) 452-4292
Presented By
Finial Craum / Das Darrier (922) 752 4609

Finial Group / Doc Peri	rier (832) 752-1608						
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 124	2,903	2,903	2,903	Withheld	08/2022	5 yrs	Direct
Finial Group / Doc Perrier (83	32) 752-1608						
1							



177

HEB Development 90 Oak Dr Lake Jackson, TX 77566

Structure

Building Type:

Building Type.	Relati
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:	-

Potail



Lease Total Available: 2,840 SF 840 SF Smallest Space: Max Contig: 2,000 SF Space Use: Retail Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$14.74/sf For Sale Info Not For Sale **Presented By** NewQuest Properties / Rebecca Le (281) 477-4327 SF Avail Floor Floor Contig Rent/SF/Yr + Svs **Bldg Contig** Occupancy Term Туре 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. 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.

178 FLEX

_ease				I		_	
Total Available:	2,708 SF		Constant IIII	1 🐨			- 41
Flex Avail:	0 SF			ALL IN Y	1.1	10 - House	- M
Office Avail:	2,708 SF		and individually 1	ALC: N & REAL	12	T.	
CAM:				- Total			
Smallest Space:					~	1	
Max Contig:			1 2000		-	1	10-10
Space Use: Rent/SF/yr:			-		and the second		1000
Expenses:			or Provensi	X			
Expenses.			The second	1			
Structure							
Building Type:	Class B Flex	Ceiling Height:	-		Stories:	2	
SubType:	Showroom	Column Spacing:	-		Power:	Heavy	
RBA:	30,113 SF	Drive Ins:	-		Const Mat:	-	
Typical Floor:	24,659 SF	Crane:	-		Sprinkler:	-	
Building Status:	Existing	Rail Line:	-	Lot E	Dimensions:	-	
Year Built:	1977	Rail Spots:	-		Land Area:	1.69 AC	
% Leased:	91.0%	Cross Docks:	-	Βι	ilding FAR:	0.41	
Owner Occupied:	No	Loading Docks:	-		Levelators:		
Owner Type:	Other - Private	Utilities:	-				
Zoning:	-	Tenancy:	Multiple Tenant				
Parcel No:	5411-0045-120	Parking:	-				
For Sale Info			Features				
Not For Sale			Mezzanine, Signage	e, Storage Space			
Presented By							
/ail Commercial	l Brokerage, Inc. / Jason Ki Group / Jon Jamison (713)	458-8221			_		
Floor 2nd / Suite K	SF Avail 1,824	Bldg Contig 2,708	Rent/SF/Yr + Svs \$15.00/nnn	Occupancy Vacant	Term Negotiable	Direct	Jse/Type
n Commercial Brok	r,oz4 kerage, Inc. / Michael Gage (28 o / Jon Jamison (713) 458-822	1) 382-5460 / Jason Kies		vacant	Negotiable	Direct	
2nd / Suite L In Commercial Brok Commercial Grou	884 erage, Inc. / Michael Gage (28 o / Jon Jamison (713) 458-822	2,708 1) 382-5460 / Jason Kies 1	\$15.00/nnn chnick (281) 280-8088	Vacant	Negotiable	Direct	
uilding Notes							
asily converted t	o office space.						



179 RETAIL

FOR LEASE

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:	98.1%
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

2,625 SF
1,200 SF
1,425 SF
Retail
Withheld
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	Туре
P 1st	1,425	1,425	1,425	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						

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

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 -- cont'd 810 Dixie Dr Kroger Clute, TX 77531 Woodshore Marketplace Shopping Center is located



180 RETAIL

2201	Higł	nway	35	Вур	Ν
Alvin	, TX	7751	1		

		1	1.1	-	100	
Structure		265 T	1000	a dela	11	a ca
Building Type:	Retail	ALC: NO.	and the second second		a starter	
SubType:	Storefront Retail/Office		AND A PROVIDE	4		- T
Class:	-	2.8		4		100
RBA:	13,600 SF	2	COLUMN TWO IS	A Longer	THIS COME	Subday.
Typical Floor:	13,600 SF			ê		
Stories:	1	(4)		and a		and the second second
Building Status:	Existing	other designation of the		-		
Year Built:	1978	a second second				
% Leased:	80.9%	10000				
Owner Occupied:	No	1000				
Owner Type: Tenancy:	Corporate/User Multiple Tenant					GOSTAR
Land Area:	1 AC					
Zoning:	None					
Parcel No:	0421-0084-000					
Parking:	44 free Surface Spaces are available Ratio of 3.24/1,000 SF					
Lease						
Total Available:	2,600 SF					
Smallest Space:	2,600 SF					
Max Contig:	2,600 SF					
Space Use:	Retail					
Rent/SF/Yr:	\$16.00					
Expenses:	2021 Tax @ \$1.91/sf; 2012 Ops @ \$2.96/sf					
For Sale Info						
Not For Sale						
Presented By						
Andora Real Esta	ate LLC / David Buttecali (281) 677-2626					
Amenities						
Air Conditioning,	Pylon Sign, Signage, Storage Space, Ter	nant Controlled HVAC				
Floor	SF Avail Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite D Andora Real Estate LL	2,600 2,600 LC / David Buttecali (281) 677-2626	0 2,600	\$16.00/nnn	Vacant	3-5 yrs	New
CenterPoint						7/11/202



181 OFFICE

4205 W Broad Pearland, TX			
Structure			
Building Type:	Office		
SubType:	Loft/Creative Space		
Class:	В		
RBA:	14,800 SF		
Typical Floor:	7,400 SF		
Stories:	2	4205	
Building Status:	Existing		11-1.1
Year Built:	1963		
% Leased:	82.6%		
Wher Occupied:	-		
Owner Type: Tenancy:	Developer/Owner-NTL Multiple Tenant		
Land Area:	0.24 AC		
	0.24 AC Office / Retail		
Zoning:			
Parcel No: Parking:	7025-0201-110 100 Surface Spaces are available		
Faiking.	Ratio of 6.76/1,000 SF		COSTAR
Lease			
Total Available:	2,574 SF		
Smallest Space:	960 SF		
Max Contig:	1,614 SF		
Space Use:	Office		
Rent/SF/Yr:	\$12.60-\$13.20		
Expenses:	2021 Tax @ \$1.04/sf		
For Sale Info			
Not For Sale			
Presented By			
•	lty / Domenic Santilli (281) 282-9999		
Amenities	Air Conditioning, Central Heating, Dro	n Cailing Forced Lat Signage	
Floor	SF Avail Floor Conti		m Type
2nd / Suite 201		614 1,614 \$12.60/nnn Vacant 2-5 yrs	Direct
	Domenic Santilli (281) 282-9999		
orks for you.	-	a a dance or marital arts studio or a church. Offices can be added as well so you car	
2nd / Suite 209	960	960 960 \$13.20/nnn Vacant 1-5 yrs	Direct
	<i>Domenic Santilli (281) 282-9999</i> e built out for your needs.		
JELL SUGLE LEGUV IO D'	e built out for your fields.		



Magnolia Building -- cont'd 4205 W Broadway St Pearland, TX 77581



182 OFFICE

Structure							
Building Type:	Office						and the
Class:				A COLUMN A COLUMN			
RBA:	-,				1 Martinet	A	
Typical Floor:	9,000 SF		120		- Tring- day	and the second	
Stories:	1 Eviating					Martin Martin	the second second
Building Status: Year Built:	Existing 1962		10 HE 1		TITLE	a secol	1
% Leased:	71.7%					a desta	1
% Leased: Owner Occupied:					- Allahan	STREET, STREET	1000
			and P		- est		and the
Owner Type: Tenancy:	-		- Constanting	A CONTRACTOR OF	9	- 1	
Land Area:			COMPANY STATE	See State	/		1
Zoning:			and the second	States and			Transmitter .
Parcel No:			1	Contraction of the second s			and the second second
Parking:	30 Surface Spaces are Ratio of 3.33/1,000 SF	available					
Lease							
Total Available:	2,547 SF						
Smallest Space:	1,000 SF						
Smallest Space: Max Contig:	•						
	2,547 SF						
Max Contig: Space Use: Rent/SF/Yr:	2,547 SF Office \$24.00						
Max Contig: Space Use:	2,547 SF Office \$24.00						
Max Contig: Space Use: Rent/SF/Yr:	2,547 SF Office \$24.00						
Max Contig: Space Use: Rent/SF/Yr: Expenses:	2,547 SF Office \$24.00						
Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By	2,547 SF Office \$24.00 2021 Tax @ \$1.95/sf						
Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Vandaveer Com	2,547 SF Office \$24.00 2021 Tax @ \$1.95/sf nercial / Mike Vandaveer (7						
Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Vandaveer Comm	2,547 SF Office \$24.00 2021 Tax @ \$1.95/sf mercial / Mike Vandaveer (7	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs \$24 00/fs	<u>Occupancy</u>	Term	Type
Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Vandaveer Commerci Ist Vandaveer Commerci	2,547 SF Office \$24.00 2021 Tax @ \$1.95/sf mercial / Mike Vandaveer (7 SF Avail 1,000 - 2,547 al / Mike Vandaveer (720) 726-	Floor Contig 2,547 -7878	2,547	\$24.00/fs	Vacant	Negotiable	Direct
Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Vandaveer Commerci his available office/re beir needs. Behind th	2,547 SF Office \$24.00 2021 Tax @ \$1.95/sf mercial / Mike Vandaveer (7 <u>SF Avait</u> 1,000 - 2,547 al / Mike Vandaveer (720) 726- tail space is currently in shell c te available space with direct ar	Floor Contig 2,547 -7878 condition. Landlord h	2,547 as budgeted for a "Tur	\$24.00/fs n-Key" buildout allowance	Vacant for Tenant to cus	Negotiable stomize the space	Direct according to
Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Vandaveer Commercial Vandaveer Commercial Andaveer Commercial Inster Andaveer Commercial	2,547 SF Office \$24.00 2021 Tax @ \$1.95/sf mercial / Mike Vandaveer (7 <u>SF Avait</u> 1,000 - 2,547 al / Mike Vandaveer (720) 726- tail space is currently in shell c te available space with direct ar	Floor Contig 2,547 -7878 condition. Landlord h	2,547 as budgeted for a "Tur	\$24.00/fs n-Key" buildout allowance	Vacant for Tenant to cus	Negotiable stomize the space	Direct according to
Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Vandaveer Commercian his available office/re- leer needs. Behind the athrooms all with new	2,547 SF Office \$24.00 2021 Tax @ \$1.95/sf mercial / Mike Vandaveer (7 <u>SF Avait</u> 1,000 - 2,547 al / Mike Vandaveer (720) 726- tail space is currently in shell c te available space with direct ar	Floor Contig 2,547 -7878 condition. Landlord h	2,547 as budgeted for a "Tur	\$24.00/fs n-Key" buildout allowance	Vacant for Tenant to cus	Negotiable stomize the space	Direct according to
Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Vandaveer Commerci his available office/re reir needs. Behind th athrooms all with new Building Notes	2,547 SF Office \$24.00 2021 Tax @ \$1.95/sf mercial / Mike Vandaveer (7 <u>SF Avait</u> 1,000 - 2,547 al / Mike Vandaveer (720) 726- tail space is currently in shell c te available space with direct ar	Floor Contig 2,547 -7878 condition. Landlord h iccess is a fully renov	2,547 as budgeted for a "Tur ated Common Area fo	\$24.00/fs n-Key" buildout allowance r the building that includes	Vacant for Tenant to cus a coffee bar, lun	Negotiable stomize the space	Direct according to
Max Contig: Space Use: Rent/SF/Yr: Expenses: For Sale Info Not For Sale Presented By Vandaveer Commerci his available office/re reir needs. Behind th athrooms all with new Building Notes	2,547 SF Office \$24.00 2021 Tax @ \$1.95/sf mercial / Mike Vandaveer (7 <u>SF Avail</u> 1,000 - 2,547 al / Mike Vandaveer (720) 726- tail space is currently in shell c the available space with direct are of finishes.	Floor Contig 2,547 -7878 condition. Landlord h iccess is a fully renov	2,547 as budgeted for a "Tur ated Common Area fo	\$24.00/fs n-Key" buildout allowance r the building that includes	Vacant for Tenant to cus a coffee bar, lun	Negotiable stomize the space	Direct according to



Turturici Building -- cont'd 130 Parking Way St Lake Jackson, TX 77566

183 RETAIL

Trinity Retail Center - 1910 - 1920 - 1930 Tr Properti 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 \$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	Туре	
P 1st / Suite 156	2,520	2,520	2,520	\$21.00/nnn	Vacant	5-10 yrs	Direct	
Tribble & Associates / Tom 7	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.



Trinity Retail Center - 1910 - 1920 - 1930 Trinity Properti -- cont'd 1910 Country Place Pky Pearland, TX 77584

184 RETAIL

FOR SALE / FOR LEASE

etail reestanding 500 SF 500 SF kisting 985 %				-	P
reestanding 500 SF 500 SF kisting 985				6	P
500 SF 500 SF kisting 985			addar Marka	-	P
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ngle Tenant	the second se	atter - The state	-		CARSONNE
45 AC					
Surface Spaces are available	le				
500 SF					
121 Tax @ 949.31/51					
a Gholston (832) 496-5087					
g enolosis (co2) 100 0001					
eg Gholston (832) 496-5087					
SF Avail Floor C	ontig Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
SF Avail Floor C 2,500 2,500 olston (832) 496-5087 2	2,500 2,500	Withheld		Term 3-5 yrs	Diree
	tatio of 5.20/1,000 SF 500 SF 500 SF 500 SF etail //ithheld 021 Tax @ \$49.31/sf g Gholston (832) 496-5087 eg Gholston (832) 496-5087 SF Avail Floor C 2,500 olston (832) 496-5087	225-0062-000 8 Surface Spaces are available Ratio of 5.20/1,000 SF 500 SF 500 SF 500 SF etail lithheld 021 Tax @ \$49.31/sf g Gholston (832) 496-5087 eg Gholston (832) 496-5087 SF Avail Floor Contig Bidg Contig 2,500 2,500 2,500	225-0062-000 3 Surface Spaces are available tatio of 5.20/1,000 SF 500 SF 500 SF 500 SF etail Nithheld 021 Tax @ \$49.31/sf g Gholston (832) 496-5087 eg Gholston (832) 496-5087 <u>SF Avail Floor Contig Bidg Contig Rent/SF/Yr + Svs</u> 2,500 2,500 2,500 Withheld	225-0062-000 3 Surface Spaces are available tatio of 5.20/1,000 SF 500 SF 500 SF 500 SF etail lithheld 021 Tax @ \$49.31/sf g Gholston (832) 496-5087 etail g Gholston (832) 496-5087 Etail Contig Rent/SF/Yr + Svs Occupancy 2,500 2,500 2,500 2,500 Withheld Vacant olston (832) 496-5087	25-0062-000 3 Surface Spaces are available tatio of 5.20/1,000 SF 500 SF 500 SF 500 SF 500 SF etail lithheld 021 Tax @ \$49.31/sf g Gholston (832) 496-5087 ag Gholston (832) 496-5087 SF Avail Floor Contig Bidg Contig Rent/SF/Yr + Svs Occupancy Term 2,500 2,500 2,500 2,500 Withheld Vacant 3-5 yrs olston (832) 496-5087

185 INDUSTRIAL

1813 Yellows Freeport, TX				and the second		
Lease					1	
Total Available:	2,500 SF		Imaa	le Com	ing Soc	n
Warehouse Avail:				0.41.54		
Office Avail:	0 SF		20000000			
CAM:	-			RACE		
Smallest Space:						
Max Contig:						
Space Use:			And the first sector of the	1 202 2021 202	11 (BAL) (* 1777)	
Rent/SF/yr:						
Expenses:	2021 Tax @ \$1.30/sf					
Structure						
Building Type:	Class C Industrial	Ceiling Height:	-		Stories: 1	
SubType:		Column Spacing:			Power: -	
	2,500 SF	Drive Ins:			Const Mat: -	
Typical Floor:		Crane:	-		Sprinkler: -	
Building Status:		Rail Line:		Lot	Dimensions: -	
Year Built:	-	Rail Spots:			Land Area: -	
% Leased:		Cross Docks:				
Owner Occupied:		Loading Docks:			Levelators: -	
	- Other - Private	Utilities:				
Zoning:		Tenancy:				
	- 8115-0010-110	Parking:				
For Sale Info						
Not For Sale						
Presented By						
Greg Flaniken an	d Associates / Ben Miller (97 SF Avail			0		11
Floor	SEAVall	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type



186 RETAIL

FOR SALE / FOR LEASE

1208 N Brazosport E	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 @ \$3.38/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	Туре		
P 1st	1,200 - 2,482	2,482	2,482	Withheld	Vacant	Negotiable	Direct		
Streetwise Retail Advisors / J	Streetwise Retail Advisors / Joe Silver (713) 595-9500 x5579								
Freestanding building with dr	ive-thru								



1208 N Brazosport Blvd -- cont'd Freeport, TX 77541



187 RETAIL

FOR SALE / FOR LEASE

3569 Busi	ness	Center Dr
Pearland,	TX 77	7584

Structure

Building Type:	Retail
SubType:	Storefront Retail/Office
Class:	-
RBA:	23,000 SF
Typical Floor:	23,115 SF
Stories:	1
Building Status:	Existing
Year Built:	2020
% Leased:	89.3%
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 5.75/1,000 SF



Lease

Total Available:	2,452 SF
Smallest Space:	1,100 SF
Max Contig:	2,452 SF
Space Use:	Retail
Rent/SF/Yr:	\$31.00
Expenses:	2021 Tax @ \$5.15/sf

For Sale Info

For Sale at \$12,208,000 (\$530.78/SF) - Active

Sales Company

Zann Commercial Brokerage, Inc.: Derek Hughes (281) 280-8088

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	Туре		
P 1st	1,100 - 2,452	2,452	2,452	\$31.00/nnn	Vacant	Negotiable	Direct		
Zann Commercial Brokerage	Zann Commercial Brokerage, Inc. / Derek Hughes (281) 280-8088								

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.



3569 Business Center Dr

-- cont'd

Pearland, TX 77584

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.



188 RETAIL

2720-2800 E Pearland, TX	quare Shopping Center Broadway St 77581		-	in the second	,*	13
Structure			and the second	23 -		1992.
Building Type:	Retail		1	-	a California	Contraction of the second
Class:	-	and the second	America			
RBA:	71,219 SF	State of the first	100.0.00		and the fact	
Typical Floor:	71,219 SF		- ADMALL -	177-2-11	TOBACCO ETC.	The
Stories:	1	Else and		An	5	NT AND
Building Status:	Existing		In the second of			1000
Year Built:	1999					
% Leased:	96.6%		1	-		
wner Occupied:	Νο	1 JIE	the second			
Owner Type:	-			17	- 11-	
Tenancy:	Multiple Tenant		- letter			CONDR
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 av Ratio of 5.00/1,000 SF	/ailable				
Lease						
Total Available:	2,450 SF					
Smallest Space:	2,450 SF					
Max Contig:	2,450 SF					
Space Use:	Retail					
Rent/SF/Yr:	Withheld					
Expenses:	2021 Tax @ \$3.87/sf; 2017 Ops \$7.44/sf	. @				
For Sale Info						
Not For Sale						
Presented By						
Frankel Developr	ment Group Inc / Bruce Frankel (71	3) 661-0440				
Amenities						
Pylon Sign						
Floor	SF Avail Floor C 2,450	ontig Bldg Contig 2,450 2,450	Rent/SF/Yr + Svs Withheld	Occupancy Vacant	Term 5-10 yrs	Direct
	2,450 Group Inc / Bruce Frankel (713) 661-04		viumeid	vacant	0-10 yis	Direct
Building Notes						
-	h 2 major Anchor Tenants- Randal	Ils Food Store and Washingto	n Mutual Bank. Suites E	Built out, ready f	or move-in.	
CenterPoint Energy	© 202	2 CoStar Group - Licensed to CenterPo	bint Energy, Inc - 368255.			7/11/20

Broadway Square Shopping Center -- cont'd 2720-2800 E Broadway St Pearland, TX 77581

189 OFFICE

Building 5 - Kinglsey Ridge at Broadway S 3129 Kingsley Dr Pearland, TX 77584

Structure	
Building Type:	Office
SubType:	Medical
Class:	В
RBA:	4,900 SF
Typical Floor:	4,900 SF
Stories:	1
Building Status:	Existing
Year Built:	2021
% Leased:	50.0%
Owner Occupied:	-
Owner Type:	Individual
Tenancy:	Multiple Tenant
Land Area:	-
Zoning:	-
Parking:	-
Lease	
Total Available:	2,450 SF
Smallest Space:	1,225 SF
Max Contig:	•
0	•
Space Use:	
Rent/SF/Yr:	+=====
Expenses:	2021 Tax @ \$13.39/sf



Not For Sale

Presented By

Pearland Property / Nasser Oshkoohi (713) 922-1070

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Туре	
P 1st / Suite 510	1,225	1,225	1,225	No	\$25.00/mg	Vacant	Negotiable	Direct	
Pearland Property / Nasser Oshkoohi (713) 922-1070									
End cap									
P 1st / Suite 520	1,225	1,225	1,225	No	\$26.94/mg	Vacant	Negotiable	Direct	
Pearland Property / Nasser Oshkoohi (713) 922-1070									
\$2,750/month									



190 OFFICE

Building 12 - Kinglsey Ridge at Broadway 3129 Kingsley Dr Pearland, TX 77584

Office
Medical
В
4,900 SF
4,900 SF
1
Proposed
-
50.0%
-
-
Multiple Tenant
8.65 AC
-
5644-0000-002
Ratio of 5.00/1,000 SF



Lease Total Available: 2,450 SF Smallest Space: 1,225 SF Max Contig: 1,225 SF Space Use: Office Rent/SF/Yr: \$25.46 For Sale Info Not For Sale Presented By Presented By

Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pesek (713) 602-3764

Floor	SF AVall	Floor Contig	Bidg Contig	Price	Rent/SF/Tr + SVS	Occupancy	Term	туре
P 1st / Suite 1210	1,225	1,225	1,225	No	\$25.46/mg	120 Days	Negotiable	Direct
Holt Lunsford Commer	cial, Inc. / Brad Segreto (7	13) 602-3758 / Bran	don Avedikian (713) 602-3754 / Sk	kyler Seidman (713) 6	02-3767 / Kyle P	əsek (713) 602-3764	4
								l



191 OFFICE

FOR LEASE

Building 10 - Kinglsey Ridge at Broadway 3129 Kingsley Dr Pearland, TX 77584

Building Type: Office Class: B RBA: 6,125 SF Stories: 1 Building Status: Proposed Yere Built: - % Leased: 60.0% Owner Occupied: - Owner Type: - Tenancy: - Land Area: - Zoring: - Parcel No: 5644-0000-002 Parking: - Award Contig: 1,225 SF Shalest Space: 1,225 SF Shalest Space: 1,225 SF Space Use: Office Rent/SF/Yr: 524.48	Structure						~		
Zoning: - Parcel No: 5644-0000-002 Parking: - Itease - Total Available: 2,450 SF Smallest Space: 1,225 SF Max Contig: 1,225 SF Space Use: Office Rent/SF/Yr: \$24.48 Presented By Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pese	Class: RBA: Typical Floor: Stories: Building Status: Year Built: % Leased: Owner Occupied: Owner Type: Tenancy:	B 6,125 SF 6,125 SF 1 Proposed - 60.0% -			Te				
Parcel No: 5644-0000-002 Parking: - Lease Total Available: 2,450 SF Smallest Space: 1,225 SF Max Contig: 1,225 SF Max Contig: 1,225 SF Space Use: Office Rent/SF/Yr: \$24.48 For Sale Info Not For Sale Presented By Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pese (713) 602-3764		-							
Parking: - Parking: 2,450 SF Smallest Space: 1,225 SF Max Contig: 1,225 SF Space Use: Office Rent/SF/Yr: \$24.48 For Sale Info Not For Sale Presented By Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pese (713) 602-3764	0	- 5644-0000-002							
Total Available: 2,450 SF Smallest Space: 1,225 SF Max Contig: 1,225 SF Space Use: Office Rent/SF/Yr: \$24.48 For Sale Info Not For Sale Presented By Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pese (713) 602-3764									
Smallest Space: 1,225 SF Max Contig: 1,225 SF Space Use: Office Rent/SF/Yr: \$24.48 For Sale Info Not For Sale Presented By Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pese (713) 602-3764	Lease								
Max Contig: 1,225 SF Space Use: Office Rent/SF/Yr: \$24.48 For Sale Info Not For Sale Presented By Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pese (713) 602-3764	Total Available:	2,450 SF							
Space Use: Office Rent/SF/Yr: \$24.48 For Sale Info Not For Sale Presented By Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pese (713) 602-3764									
Rent/SF/Yr: \$24.48 For Sale Info	-								
For Sale Info Not For Sale Presented By Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pese (713) 602-3764	•								
Not For Sale Presented By Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pese (713) 602-3764	Rent/SF/Yr:	\$24.48							
Presented By Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pese (713) 602-3764	For Sale Info								
Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pese (713) 602-3764	Not For Sale								
(713) 602-3764	Presented By								
		mmercial, Inc. / Brad S	egreto (713) 602-	3758 / Brandon A	vedikian (713	3) 602-3754 / Skyle	r Seidman (713	3) 602-3767 / Ky	le Pesek
		SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Туре





192 INDUSTRIAL

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



FOR LEASE

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:	-	Utilities:	Gas - Natural, Heating - E - City	Electric, Lighting - Fluoreso	cent, Sewer - City, Water
Zoning:	Commercial	Tenancy:	Multiple Tenant		
Parcel No:	4215-0001-000	Parking:	Ratio of 3.00/1,000 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 / Suite 2003	2,400	2,400	\$12.00/n	Vacant	1-5 yrs	Direct			
Greg Flaniken and Associates / Ben Miller (979) 299-9457									

2,400 SF

Industrial

Withheld Expenses: 2021 Tax @ \$1.08/sf

Flex Avail: 2,400 SF Office Avail: 0 SF CAM: -

Smallest Space: 2,400 SF Max Contig: 2,400 SF

Space Use:

Rent/SF/yr:

193 **FLEX**

FOR LEASE

3632 F	FM 2	2403
Alvin,	ТΧ	77511

Total Available:

Kang and	Charles -	-
-		
	and the second second	

Structure

Lease

Building Type:	Class C Flex	Ceiling Height:	10'0"	Stories:	1
SubType:	-	Column Spacing:	-	Power:	-
RBA:	2,400 SF	Drive Ins:	-	Const Mat:	Metal
Typical Floor:	2,400 SF	Crane:	-	Sprinkler:	-
Building Status:	Existing	Rail Line:	-	Lot Dimensions:	-
Year Built:	2018	Rail Spots:	-	Land Area:	11.57 AC
% Leased:	0%	Cross Docks:	-	Building FAR:	0.00
Owner Occupied:	-	Loading Docks:	-	Levelators:	-
Owner Type:	-	Utilities:	Lighting, Water - Well		
Zoning:	0033	Tenancy:	-		
Parcel No:	0423-0014-110	Parking:	10 Surface Spaces are available Ratio of 4.16/1,000 SF		

For Sale Info Features Not For Sale Air Conditioning

Presented By

Keller Williams Houston Preferred / Cory Thornton (832) 474-4490 **Research In Progress**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Rent/SF/Yr + Svs Occupancy		Use/Type
P 1st	2,400	2,400	\$21.60/ig	Vacant	Negotiable	Direct
/						

Research In Progress / Research In Progress

A great Space that was previously used as a Gymnastics center, Air Conditioned space that can be used as an office, a storage space, a sports studio and many more options.



194 RETAIL

FOR LEASE

19431	Μ	orr	is	Av	е
Manve	I,	ТΧ	77	757	8

Structure

Building Type:	Retail
SubType:	Storefront Retail/Office
Class:	-
RBA:	6,450 SF
Typical Floor:	6,450 SF
Stories:	1
Building Status:	Existing
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
Total Available.	•
Smallest Space:	1,200 SF
Max Contig:	2,400 SF
Space Use:	Retail
Rent/SF/Yr:	\$27.00
Expenses:	2021 Tax @ \$1.07/sf

For Sale Info

Not For Sale

Presented By

Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460

Amenities

Drive Thru, Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Blda Contia	Rent/SF/Yr + Svs	Occupancy	Term	Туре			
P 1st	1,200 - 2,400	2,400	2,400	\$27.00/nnn	Vacant	5-10 yrs	Direct			
Zann Commercial Brokerage	Zann Commercial Brokerage Inc. / Michael Gage (281) 382-5460									

New proposed retail center on Hwy 6 next t 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!



195 OFFICE

-

FOR LEASE

Bldg 6 - Pearland Office Park
2743 Smith Ranch Rd
Pearland, TX 77584

Office
Office Live/Work Unit
В
4,800 SF
4,800 SF
1
Existing
2020
50.0%
Νο
Individual
Multiple Tenant
30.71 AC
Commercial
0304-0010-000
2 Covered Spaces are available Ratio of 0.42/1,000 SF



Lease

Total Availables	2 400 85
Total Available:	2,400 SF
Smallest Space:	1,200 SF
Max Contig:	1,200 SF
Space Use:	Office
Rent/SF/Yr:	Withheld
Expenses:	2021 Tax @ \$6.42/sf

For Sale Info

Not For Sale

Presented By

King Fay Realty Inc. / Jacqueline Shao (713) 392-8918 / Fei Jin (832) 539-6468

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	Туре	
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	Tile Roof, 4 Offices, 1 Break Room, 1 Reception, 1 Bathroom								



196 OFFICE

Structure

Building Type:

Typical Floor:

Building Status:

Class:

RBA:

Stories:

Year Built:

% Leased: Owner Occupied:

Tenancy: -

Owner Type:

FOR LEASE

Bldg 13 - Pearland Office Park
2743 Smith Ranch Rd
Pearland, TX 77584

Office

4,800 SF

4,800 SF

Existing

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

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

1,200

1,200

2021 50.0%

в

1

-

-



,							
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:	\$25.00						
Expenses:	2021 Tax @ \$6.42/sf						
For Sale Info							
Not For Sale							
Presented By							
Champions Real	Estate Group, LLC / Al	Johnson (832) 22	29-4413				
Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term
1st / Suite 1301	1,200	1,200	1,200	No	\$25.00/nnn	Vacant	Negotiable



P 1st / Suite 1302

1,200

No

\$25.00/nnn Vacant

Туре

Direct

Direct

Negotiable

197 RETAIL

Owner Type: Individual Tenancy: Multiple Tenant Land Area: S.77 AC Zoning: - Parcel No: 0198-0003-002 Parking: 184 free Surface Spaces are available Ratio of 8.36/1,000 SF Ratio of 8.36/1,000 SF Lease Total Available: 2,375 SF Smalest Space: 2,375 SF Space Use: Office Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$2.85/sf, 2012 Est Tax @ \$1.10/sf; 2013 Ops @ \$2.81/sf Presented By MADA Properties / Moshe Allon (281) 728-9360	RBA: 27,000 SF Tycical 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 Are: 267 AC Zoning: - Parcel No: 0198-0003-002 Parking: 184 free Surface Spaces are available Ratio of 8.36/1,000 SF - Ease - Total Available: 2,375 SF Space Use: Office Rent/SF/Y: Withheld Expense: 2021 Tax @ \$2.85/sf, 2012 Est Tax @ S1.10/sf; 2013 Ops @ \$2.81/sf - For Sale Info - Not For Sale - Presented By - MADA Properties / Moshe Allon (281) 728-9360 -	Structure Building Type:	Retail		OPAN TRANSPORT			
Typical Floor: 27,000 SF Stories: 1 Building Status: Existing Year Built: 2007 % Leased: 91.2% Dwner 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 Total Available: 2.375 SF Smallest Space: 2.375 SF Smallest Space: 2.375 SF Smallest Space: 2.375 SF Space Use: Office Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$2.85/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	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: 0193-0003-002 Parking: 184 free Surface Spaces are available Ratio of 8.36/1,000 SF Lease Total Available: 2,375 SF Smallest Space: 2,375 SF Smallest Space: 2,375 SF Smallest Space: 2,375 SF Space Use: Office Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$2.85/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				100 Marino	Notes 1	nices Marine	
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Building Status Existing Year Built 2007 % Leased: 91.2% Windr 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 Total Available: 2.375 SF Smallest Space: 2.375 SF Max Contig: 2.375 SF Max Contig: 2.375 SF Smallest Space: 2.375 SF Max Contig: 2.375 SF	Building Status: Existing Year Built: 2007 % Leased: 91.2% Wurd 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 Total Available: 2,375 SF Smallest Space: 2,375 SF Smallest Space: 2,375 SF Smallest Space: 2,375 SF Smallest Space: 2,375 SF Space Use: Office Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$2.85/sf, 2012 Est Tax @ \$1.10/sf; 2013 Ops @ \$2.81/sf Presented By MDA Properties / Moshe Allon (281) 728-9360				THE PARTY I	and the		-
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Parcel No: 0198-0003-002 Parking: 184 free Surface Spaces are available Ratio of 8.36/1,000 SF cease Total Available: 2,375 SF mallest Space: 2,375 SF Max Contig: 2,375 SF Space Use: Office Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$2.85/sf, 2012 Est Tax @ \$1.10/sf; 2013 Ops @ \$2.81/sf Total Available: Vot For Sale MADA Properties / Moshe Allon (281) 728-9360	Parcel No: 0198-0003-002 Parking: 184 free Surface Spaces are available Ratio of 8.36/1,000 SF ease Total Available: 2,375 SF mallest Space: 2,375 SF Max Contig: 2,375 SF Space Use: Office Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$2.85/sf, 2012 Est Tax @ \$1.10/sf; 2013 Ops @ \$2.81/sf For Sale Info Not For Sale MADA Properties / Moshe Allon (281) 728-9360							
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Smallest Space: 2,375 SF Max Contig: 2,375 SF Space Use: Office Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$2.85/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	Smallest Space: 2,375 SF Max Contig: 2,375 SF Space Use: Office Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$2.85/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	Lease						
Smallest Space 2,375 SF Max Contig: 2,375 SF Space Use: Office Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$2.85/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	Smallest Space: 2,375 SF Max Contig: 2,375 SF Space Use: Office Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$2.85/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	Total Available:	2.375 SF					
Max Contig: 2,375 SF Space Use: Office Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$2.85/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	Max Contig: 2,375 SF Space Use: Office Rent/SF/Yr: Withheld Expenses: 2021 Tax @ \$2.85/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							
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Presented By MADA Properties / Moshe Allon (281) 728-9360	Presented By MADA Properties / Moshe Allon (281) 728-9360	For Sale Info						
MADA Properties / Moshe Allon (281) 728-9360	MADA Properties / Moshe Allon (281) 728-9360							
			(Macha Allan (201) 720 0260					
		-		Oraștin Dida Oraștin		0	T	T
	Floor SF Avail Floor Contig Bldg Contig Rent/SF/Yr + Svs Occupancy Term Lat 2.275 2.275 2.275 2.275 Vacout Nagatishie							Type Direct
NDA Properties / Moshe Allon (281) 728-9360	Building Notes							
		Buildina Notes						



198 OFFICE

FOR LEASE

The Local Center
116-118 That Way St
Lake Jackson, TX 77566

Structure

Building Type:	Office
SubType:	Office Building
Class:	В
RBA:	9,520 SF
Typical Floor:	4,760 SF
Stories:	2
Building Status:	Existing
Year Built:	2004
% Leased:	75.1%
Owner Occupied:	No
Owner Type:	-
Tenancy:	Multiple Tenant
Land Area:	0.19 AC
Zoning:	-
Parcel No:	5850-1152-000
Parking:	-



Lease

Total Available:	2,375 SF
Smallest Space:	2,375 SF
Max Contig:	2,375 SF
Space Use:	Office
Rent/SF/Yr:	\$19.20
Expenses:	2021 Tax @ \$2.33/sf

For Sale Info

Not For Sale

Presented By

The Local Center / Gave Linford (979) 319-6368

	,						
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 2nd / Suite 118	2,375	2,375	2,375	\$19.20/nnn	Vacant	5-10 yrs	Direct
The Local Center / Gave Lin	ford (979) 319-6368						

Located above the town favorite, The Local Restaurant, this is a fully built-out office suite, including two private offices, a conference room, bullpen, kitchenette, private restroom, and private entrance.

Building Notes

Place your business in the heart of Lake Jackson's vibrant Old Downtown with the elegant second-floor space offered at The Local Center. Offering 2,375 square feet of space, the office boasts a private entrance, sophisticated hardwood floors, and cozy lighting accentuated by the building's refined stone facade standing prominently at the corner of That Way and Circle Way. The first-floor houses Carriage Flowers and the town favorite, The Local Restaurant, providing on-site food options in addition to the dozens of businesses within Old Downtown Lake Jackson. Surrounded by Lake Jackson's premier amenities and hangouts. The Local Center allows tenants to embrace a true work-play lifestyle. Employees can start their day with a cup of joe at Refined Coffee Company, grab a bite for lunch at Casa Tequila, head to H-E-B to knock out some errands, and enjoy a glass at Wine Revue before heading home, all within a few blocks from the office. The Lake Jackson Civic Center is also a short walk away so you can easily catch one of their year-round community events. This offering comes at an ideal time as Old Downtown Lake Jackson is currently undergoing a major capital improvement program to beautify the district with stone roadways, improved parking, lush green space, and art



The Local Center -- cont'd

116-118 That Way St

Lake Jackson, TX 77566

installations, expected to be largely completed within a few months. This much-needed facelift is due, in part, to Lake Jackson's recent explosion of growth. Since 2010, the population in a five-mile radius grew at an annual rate of 0.5% and that factor is projected to more than double to 1.8% through 2027. The average household income within that same area is \$101,125 which contributes to \$629.1 million in annual consumer spending, providing an ample labor pool and affluent customer base for client-oriented services. Step into the midst of Lake Jackson's renaissance with this stylish office space and become a prolific fixture of Old Downtown.



199 OFFICE

Always There.

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				37	01-		
SubType: Medical Class: B RBA: 22,764 SF Typical Floor: 22,712 SF Stories: 2 Building Status: Existing Year Built: 1984 % Leased: 89.9% Dwner Occupied: Yes Owner Occupied: Yes 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 - Ease - Total Available: 2,300 SF Smallest Space: 2,300 SF Space Use: Office Rent/SF/Yr: \$26.09 Expense: 2021 Tax @ \$1.47/sf For Sale Info -	uilding Type:				1.3. 1.40.4		Sectors.
ClassBRBA:22,764 SFTypical Floor:22,712 SFStories:2Building Status:ExistingYear Built:1984% Leased:89.9%Owner Occupied:YesOwner Occupied:YesOwner Type:IndividualTenancy:Multiple TenantLand Area:1.37 ACZoning:-Parcel No:4020-0004-000Parking:45 free Surface Spaces are availableRatio of 1.97/1,000 SFTotal Available:2,300 SFSmallest Space:2,300 SFSpace Use:OfficeRent/SF/Yr:\$26.09Expenses:2021 Tax @ \$1.47/sfFor Sale Info		Office				947 - A	Sec.
RBA:22,764 SFTypical Floor:22,712 SFStories:2Building Status:ExistingYear Built:1984% Leased:89.9%Owner Occupied:YesOwner Occupied:YesOwner Type:IndividualTenancy:Multiple TenantLand Area:1.37 ACZoning:-Parcel No:4020-0004-000Parkel No:4020-0004-000Parkel No:4020-0004 SFSmallest Space:2,300 SFSmallest Space:2,300 SFSpace Use:OfficeRent/SF/Yr:\$26.09Expense:2021 Tax @ \$1.47/sf	SubType:	Medical					
Typical Floor: 2,712 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 Parkel No: 4020-0004-000 Parkel No: 4020-0004-000 Parkel No: 4020-0004-000 Parkel No: 4020-0004 SF Smallest Space: 2,300 SF Smallest Space: 2,300 SF Space Use: Office Rent/SF/Yr: \$26.09 Expense: 2021 Tax @ \$1.47/sf	Class:	В	Stones -			- 2 -	
Stories:2Building Status:ExistingYear Built:1984% Leased:89.9%Wurer Occupied:YesOwner Type:IndividualTenancy:Multiple TenantLand Area:1.37 ACZoning:-Parcel No:4020-0004-000Parking:45 free Surface Spaces are available Ratio of 1.97/1,000 SFTotal Available:2,300 SFSmallest Space:2,300 SFSmallest Space:2,300 SFSpace Use:OfficeRent/SF/Yr:\$26.09Expenses:2021 Tax @ \$1.47/sf	RBA:	22,764 SF	Sec. 1				
Building Status: Existing Year Built: 1984 % Leased: 89.9% Where 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 Smallest Space: 2,300 SF Smallest Space: 2	ypical Floor:	22,712 SF		The Real Property line		iller I	Sec.
Year Built 1984 % Leased: 89.9% Winer 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 Zoning: - Parcel No: 4020-0003 F Smallest Space: 2,300 SF Smallest Space: 2,300 SF Space Use: Office Rent/SF/Yr: \$26.09 Expenses: 2021 Tax @ \$1.47/sf	Stories:	2	C. Hart See a lines	1 a com	1 h		1
Year Built: 1984 % Leased: 89.9% Winer 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 Zoning: - Total Available: 2,300 SF Smallest Space: 2,300 SF Smallest Space: 2,300 SF Space Use: Office Rent/SF/Yr: \$26.09 Expenses: 2021 Tax @ \$1.47/sf	Iding Status:	Existing			1		
wwner 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 Smallest Space: 2,300 SF Space Use: Office Rent/SF/Yr: \$26.09 Expenses: 2021 Tax @ \$1.47/sf		-					Parts of a
wher 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 Smallest Space: 2,300 SF Smallest Space: 2,300 SF Smallest Space: 2,300 SF Space Use: Office Rent/SF/Yr: \$26.09 Expenses: 2021 Tax @ \$1.47/sf		89.9%	The second s			12	
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 Smallest Space: 2,300 SF Space Use: Office Rent/SF/Yr: \$26.09 Expenses: 2021 Tax @ \$1.47/sf						1	
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 Smallest Space: 2,300 SF Space Use: Office Rent/SF/Yr: Rent/SF/Yr: \$26.09 Expense: 2021 Tax @ \$1.47/sf			and the second	State of the state of the			COSTAR
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Parcel No:4020-0004-000Parking:45 free Surface Spaces are available Ratio of 1.97/1,000 SFLeaseTotal Available:2,300 SFSmallest Space:2,300 SFMax Contig:2,300 SFSpace Use:Office Rent/SF/Yr:Rent/SF/Yr:\$26.09Expenses:2021 Tax @ \$1.47/sf		-					
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 @ \$1.47/sf	Zoning:	-					
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 @ \$1.47/sf	-	4020-0004-000					
Total Available:2,300 SFSmallest Space:2,300 SFMax Contig:2,300 SFSpace Use:OfficeRent/SF/Yr:\$26.09Expenses:2021 Tax @ \$1.47/sf	Parking:		ailable				
Smallest Space: 2,300 SF Max Contig: 2,300 SF Space Use: Office Rent/SF/Yr: \$26.09 Expenses: 2021 Tax @ \$1.47/sf	ise						
Max Contig: 2,300 SF Space Use: Office Rent/SF/Yr: \$26.09 Expenses: 2021 Tax @ \$1.47/sf	tal Available:	2,300 SF					
Space Use: Office Rent/SF/Yr: \$26.09 Expenses: 2021 Tax @ \$1.47/sf For Sale Info	allest Space:	2,300 SF					
Rent/SF/Yr: \$26.09 Expenses: 2021 Tax @ \$1.47/sf For Sale Info		2,300 SF					
Expenses: 2021 Tax @ \$1.47/sf For Sale Info							
For Sale Info		•					
		2021 Tax @ \$1.47/st					
NUL FUL JAIE							
Presented By							
UTR Texas Realtors / Linda Cessac (281) 282-0935 UTR-Texas Realtors / Bill Havey (281) 282-0935			5				
Floor SF Avail Floor Contig Bldg Contig Rent/SF/Yr + Svs Occupancy Term			Contig Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
2nd / Suite 400 2,300 2,300 \$26.09/fs Vacant 5 yrs D <i>R</i> -Texas Realtors / Bill Havey (281) 282-0935 <i>R</i> -Texas Realtors / Linda Cessac (281) 282-0935	ēxas Realtors / E ēxas Realtors / L	Bill Havey (281) 282-0935 inda Cessac (281) 282-0935 ette with room for tables, large 28x23 (conference room, two storage	closets, open area for printers	and files, 6 individ	dual offices of vary	

200 RETAIL

Pearland Cer 1921 N Main Hwy 35 N of I Pearland, TX	St FM 518			1 A	ne.	and and	
Structure							and a
Building Type:	Retail				-		
SubType:	Freestanding						1000
Class:	-		1.00		1	1	
RBA:	10,400 SF		1.7	and the state	1,635	Piels	
Typical Floor:	10,400 SF		The second of	N COL DESC AVAILABLE COL	PERCE - T	THE R. LEWIS	Marca B
Stories:	1						
Building Status:	Existing		1000			HARRON CONTRACTOR	-
Year Built:	2006						
% Leased:	92.4%						and and and
wner Occupied:	No		and the second second			100	A CONTRACT OF
Owner Type: Tenancy:	Developer/Owner-RGN Multiple Tenant	IL					
Land Area:	1.05 AC						
Zoning:	-						
Parcel No:	7017-0001-003						
Parking:	60 Surface Spaces are Ratio of 5.77/1,000 SF						
Lease							
Total Available:	2,115 SF						
Smallest Space:	787 SF						
Max Contig:	1,328 SF						
Space Use: Rent/SF/Yr:	Retail Withheld						
Expenses:	2021 Tax @ \$2.56/sf; 2	006 Ops @					
Expenses.	\$2.74/sf	000 000 @					
For Sale Info							
Not For Sale							
Presented By							
KM Realty / Rona	ald Patrice (713) 275-2616	;					
Amenities							
Pylon Sign, Signa	alized Intersection						
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
d cap with possibility	787 atrice (713) 275-2616 y for Drive-Thru. Available spa ce of the large retail store, Wa				ed on North Maiı		
1st / Suite 102	1,328 1,328 1,328 1,328 1,328	1,328	1,328	Withheld	-	Negotiable	Direct
Building Notes							
-	ion: Wol Mort Sunaracity	abadaw anahara	d channing conta-	loootod on Live 25 (Main	St) in Dearles	d Toyon The	ntor olto ot
	ion: Wal-Mart Supercenter rd corner of the main entra						



Pearland Central Plaza -- cont'd 1921 N Main St Hwy 35 N of FM 518 Pearland, TX 77581 spaces. Existing tenants include Payless ShoeSource and Verizon. The center also includes a Chase ATM drive-thru.



201 OFFICE

Structure	w Creek Pky 77584						
	0///						
Building Type:	Office		2	and the second s		and the second s	
Class: RBA:	B 4,310 SF		The second secon	-	-	- A-	
ква. Typical Floor:	4,310 SF 4,310 SF				E Stan		
Stories:	4,510 SF 1			1200			十四
Building Status:	Existing		10000				
Year Built:	-					S. Lange	7
% Leased:	51.8%		Station of the local division of the local d	the second second	E		1
wner Occupied:	No					1	6000
Owner Type:	-						
Tenancy:	- Multiple Tenant						
	-						
Zoning:							
	- 7470-0001-018						
Parking:							
_ease							
Total Available:	2,078 SF						
mallest Space:	2,078 SF						
Max Contig:	2,078 SF						
Space Use:	Off/Med						
Rent/SF/Yr:	\$21.50						
Expenses:	2021 Tax @ \$0.94/sf						
For Sale Info							
lot For Sale							
Presented By							
	cial Real Estate / Ryan Di						
	SF Avail	Floor Contig	Bldg Contig 2,078	Rent/SF/Yr + Svs \$21.50/nnn	Occupancy	Term Negotiable	Туре
lewcor Commer Floor st	2,078	2,078					Direct



202 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: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses:	2,075 SF 2,075 SF 2,075 SF Retail Withheld 2021 Tax @ \$3.13/sf						
For Sale Info							
Not For Sale							
Presented By							
Sona Developme	nt LLC / Robert Naggar (7	13) 523-4988					
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st Sona Development LL	2,075 C / Robert Naggar (713) 523-4	2,075 1988	2,075	Withheld	Vacant	Negotiable	Direct



203 OFFICE

FOR SALE / FOR LEASE

201	EAST BRAZOS
201	E Brazos Ave
Wes	st Columbia, TX 77486

Structure	
Building Type:	Office
Class:	В
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:	-



Total Available:	2,034 SF						
Smallest Space:	1,500 SF						
Max Contig:	2,034 SF						
Space Use:	Office						
Rent/SF/Yr:	\$18.00						
Expenses:	• • • • •						
For Sale Info							
For Sale at \$339	,900 (\$167.11/SF) - Active	9					
Sales Company							
Provenzano Prop	erties: Dea Provenzano (9	79) 292-0010					
Presented By							
Provenzano Prop	erties / Dea Provenzano (S	979) 292-0010					
Amenities							
Atrium, Central H	eating, Kitchen, Reception	, Security System					
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
1st	1,500 - 2,034	2,034	2,034	\$18.00/tbd	Vacant	1-5 yrs	Direct
	/ Dea Provenzano (979) 292-	.0010					



201 EAST BRAZOS -- cont'd 201 E Brazos Ave West Columbia, TX 77486

RETAIL 204

Lake Jackson	n, IX //366			- Aller			
Structure				_ CAR			
Building Type: Class:	Retail -		In	nage Cor	ming S	Soon	
RBA:	2,022 SF						
Typical Floor:	2,022 SF		1000				
Stories:	1		Ref R	1 marsh	TO 1		
Building Status:	Existing		III Land CONT	U			
Year Built:	1980		201010101				Sec. 1
% Leased:	0%			THE REPORT OF A CONTRACT OF	10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
wner 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 @ \$2.05/sf						
For Sale Info							
Not For Sale							
Presented By							
	tAmerican Apartments / E Property Management Con			8			
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
		2,022	2,022	\$18.18/fs	Vacant	Negotiable	Direct
	2,022 nerican Apartments / Eric Corte prty Management Company / N	z (979) 299-3121		\$18.18/fs	Vacant	Negotiable	Direct
CenterPoint							7/11/2

205 OFFICE

Pearland, TX 77581 Structure Building Type: Office Building Class: C RA: 4.634 SF Typical Floor: 4.416 SF Stories: 1 Building Type: Information Year Built: 1978 Parcel No: 7510-0010-000 Synae Use: Office Ratio of 2.200 SF Smalesti Space: <td< th=""><th>2006 Broadw</th><th>ay St</th><th></th><th></th><th></th><th></th></td<>	2006 Broadw	ay St				
Building Type: Office SubType: Office Building Class: C RBA: 4,634 SF Typical Floor: 4,416 SF Stories: 1 Building Status: Existing Year Buil: 1978 % Leased: 56.8% Owner Occupied: No Owner Occupied: No Owner Occupied: No Owner Occupied: No Owner Type: Individual Tenanoy: Multiple Tenant Land Area: 0,26 AC Zornig: None Parcel No: 7510-0010-000 Parking: 10 Surface Spaces are available Ratio of 2.26/1,000 SF Smallest Space: 200 SF Space Use: Office Rent/SF/Yr: \$30.00 Expresse: 2021 Tax @ \$1.86/sf For Sale Presented By Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541						
Building Type: Office SubType: Office Building Class: C RBA: 4,634 SF Typical Floor: 4,416 SF Stories: 1 Building Status: Existing Year Buil: 1978 % Leased: 56.8% Owner Occupied: No Owner Occupied: No Owner Occupied: No Owner Occupied: No Owner Type: Individual Tenanoy: Multiple Tenant Land Area: 0,26 AC Zornig: None Parcel No: 7510-0010-000 Parking: 10 Surface Spaces are available Ratio of 2.26/1,000 SF Smallest Space: 200 SF Space Use: Office Rent/SF/Yr: \$30.00 Expresse: 2021 Tax @ \$1.86/sf For Sale Presented By Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541						
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 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 Smallest Space: 200 SF Smallest Space: 200 SF Space Les: Office For Sale Info Storte Restly Sroup, Inc. / Kevin Duc Nguyen (832) 850-6541 Presented By Parcel N Touc Nguyen (832) 850-6541	Structure					
Class: C RBA: 4,434 SF Typical Floo: 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 Smallest Space: 2000 SF Smallest Space: 200 SF Space Use: Office Rent/SF/Y: Rancorrig: 2,000 SF Space Use: Office Rent/SF/Y: Ratio of 2.26/1,000 SF Space Use: Space Use: Office Rent/SF/Y: Rent/SF/Y: S30.00 Expenses: 202 Tax@ \$1.86/sf For Sale Info State Rent/SF/Y: + Sys Absolute Reatly Group, Inc. / Kevin Duc Nguyen (832) 850-6541	Building Type:	Office		A company and	Calana.	-
RB:: 4,634 SF Typical Floor: 4,416 SF Stories: 1 Building Status: Existing Year Buil: 1978 % Leased: 56.8% Domer Occupied: No 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 Smallest Space 2000 SF Max Contig: 2,000 SF Space Use: Office Rent/SF/Yr: \$30.00 Experse: 2021 Tax @ \$1.86/sf	SubType:	Office Building				A Date of the
Typical Floor: 4,416 SF Stories: 1 Building Status: Existing Year Built: 1978 % Leased: 56.8% Owner Occupied: No Owner Type: Individual Tenanov; 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 Smallest Space: 200 SF Smallest Space:	Class:	С				-0-
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 Smallest Space: 2000 SF Smallest Space: 2000 SF Space Use: Out face Spaces are available Rent/SF/Yr: \$30.00 Expenses: 2021 Tax @ \$1.86/sf For Sale Info Image: Space S	RBA:	4,634 SF				
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 Smallest Space: 200 SF Smallest Space: 200 SF Smallest Space: 200 SF Smallest Space: 200 SF Space Use: Office Rent/SF/Yr: \$30.00 Expenses: 2021 Tax @ \$1.86/sf For Sale Info Not For Sale Presented By Absolute Realty Group, Inc. / Kevin Duc Nguyen (82) 850-6541 Total Available: 200-2,000 2,000 2,000 \$30.00/s Vacant Negotiable Direct souther Realty Group, Inc. / Kevin Duc Nguyen (82) 850-6541	Typical Floor:	4,416 SF				
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 Smallest Space: Smallest Space: 200 SF Smallest Space: 200 SF Space Use: Office Rent/SF/Yr: \$30.00 Expenses: 2021 Tax @ \$1.86/sf Fresented By Absolute Realty Group, Inc. / Kevin Duc Nguyen (822) 850-6541 1st 200 - 2,000 2,000 \$30.00's Vacant Negotiable Direct soluble	Stories:	1	The second second second second			
% Lease Total Available: 2,000 SF Smallest Space: 200 SF Smallest Space: 200 SF Smallest Space: 200 SF Smallest Space: 201 Tax @ \$1.86/sf	Building Status:	Existing			and the set of	No. of Lot of Lo
Demonstration 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 Smallest Space: 200 SF Smallest Space: 200 SF Space Use: Office Rent/SF/Yr: \$30.00 Expense: 2021 Tax @ \$1.86/sf For Sale Info Not For Sale Presented By Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541 Support Sup	Year Built:	1978	and the second second second second		A DESCRIPTION OF	WANSHARE.
Owner Type: Individual Tenancy: Multiple Tenant Land Area: 0.26 AC Zonig: None Parcel No: 7510-0010-000 Parking: 10 Krace Spaces are available Ratio of 2.26/1,000 SF Smallest Space: 2000 SF Smallest Space: 2000 SF Space Use: Office Rent/SF/Yr: Space Use: Office Rent/SF/Yr: Space Use: Office Rent/SF/Yr: Not For Sale Image: Space Use Presented By Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541	% Leased:	56.8%				
Owner Type: Individual Tenancy: Multiple Tenant Land Area: 0.26 AC Zonig: None Parcel No: 7510-0010-000 Parking: 10 Krace Spaces are available Ratio of 2.26/1,000 SF Smallest Space: 2000 SF Smallest Space: 2000 SF Space Use: Office Rent/SF/Yr: Space Use: Office Rent/SF/Yr: Space Use: Office Rent/SF/Yr: Not For Sale Image: Space Use Presented By Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541	Owner Occupied:	No				
Tenancy: Multiple Tenant Land Area: 0.26 AC Zoning: None Parcel No: 7510-0010-000 Parkel No: 2000 SF Space Use: Office Rent/SF/Yr: \$30.00 Expenses: 2021 Tax @ \$1.86/sf For Sale Info Not For Sale Not For Sale Presented By Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541 Presented By Floor Contig Bidg Contig Rent/SF/Yr + Svs Occupancy Term Type 1st 200 - 2,000 2,000 \$30.00/fs Vacant Negotiable Direct		Individual				
Zoning: None Parcel No: 7510-0010-000 Parking: 10 Surface Spaces are available Ratio of 2.26/1,000 SF 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 @ \$1.86/sf For Sale Info						
Parcel No. 7510-0010-000 Parking: 10 Surface Spaces are available Ratio of 2.26/1,000 SF Lease Image: Space	Land Area:	0.26 AC				
Parking: 10 Surface Spaces are available Ratio of 2.26/1,000 SF Ratio of 2.26/1,000 SF Smallest Space: 200 SF Smallest Space: 200 SF Smallest Space: 200 SF Max Contig: 2,000 SF Space Use: 0ffice Rent/SF/Yr: \$30.00 Space Use: 0ffice Presented By Space Use: 0ffice Pioor SF Avail Floor Contig Bidg Contig Rent/SF/Yr + Svs Occupancy Tem Type Ist 200 - 2,000 2,000 2,000 \$30.00/fs Vacent Negotiable Direct	Zoning:	None				
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 @ \$1.86/sf For Sale Info Not For Sale Presented By Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541 Your SF Avail Floor Contig Bidg Contig Rent/SF/Yr + Svs Occupancy Term Type Tot Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541	Parcel No:	7510-0010-000				
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 @ \$1.86/sf For Sale Info Not For Sale Presented By Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541 Ist 200 - 2,000 2,000 2,000 \$30.00/fs Vacant Negotiable Direct bsolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541	Parking:	10 Surface Spaces are availa Ratio of 2.26/1,000 SF	able			
Smallest Space:200 SF 2,000 SF Space Use:200 SF 2,000 SF Space Use:Space Use:Office Space Use:Space Use	Lease					
Max Contig:2,000 SF Space Use:Office Office Rent/SF/Yr:Solute SoluteFor Sale InfoNot For SalePresented ByAbsolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541Internet Bldg ContigRent/SF/Yr + SvsOccupancyTermTypePresented ByPresented By						



206 RETAIL

Structure						
Building Type: Class:	Retail -		an Antonio and	TRACE		-
RBA:	16,350 SF	THE PROPERTY OF	an E		CULTURE CONTRACTOR	
Typical Floor:	16,350 SF				Shir Com	AND AND
Stories:	1		the Part of the	ALLE		Parton
Building Status:	Existing					
Year Built:	2014	States				
% Leased:	87.8%					
wner Occupied:	No	the .				
Owner Type:	Other - Private					
Tenancy:	Multiple Tenant			A.M		Children
Land Area:	2.33 AC					
Zoning:	F1					
Parcel No:	7954-0001-005					
Parking:	166 free Surface Spaces are ava Ratio of 10.15/1,000 SF	able				
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 @ \$5.34/sf					
For Sale Info						
Not For Sale						
Presented By						
	Group, LLC / Tyler Reiley (281) 256				_	
Floor 1st / Suite 170	SF Avail Floor Con		Rent/SF/Yr + Svs Withheld	Occupancy	Term Negotiable	Type
ldham Goodwin Grou	up, LLC / Tyler Reiley (281) 256-2300 rant with curb-side drive up for easy to go		medical and office pr			Direct . Impressiv
	cap space available. Shadow ancho arly 3% per year projected for the nex		/ and access			



207 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: -**Multiple Tenant** Tenancy: 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: 1,000 SF Max Contig: 2,000 SF Space Use: Retail Rent/SF/Yr: \$15.00 Expenses: 2021 Tax @ \$2.05/sf

For Sale Info

Not For Sale

Presented By

Weitzman / Sarah Thobae (713) 980-5638 / 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	Туре
P 1st	1,000 - 2,000	2,000	2,000	\$15.00/nnn	Vacant	Negotiable	Direct
Weitzman / Sarah Thobae (7	713) 980-5638 / Kyle Ki	night (713) 335-4532	/ Emily Nejedly (713,	781-7111			



208 RETAIL

Pearland, TX Structure	77581		
Building Type:	Retail		
SubType:	Storefront Retail/Office		
Class:	-		1
RBA:	21,931 SF		-
Typical Floor:	21,931 SF		
Stories:	1		
Building Status:	Existing		
Year Built:	2020	and a second	100
% Leased:	91.0%		A STA
Owner Occupied:	Νο		No. of
Owner Type:	-		
Tenancy:	Multiple Tenant		
Land Area:	2.62 AC		
Zoning:	-		
Parcel No: Parking:	7016-1000-003 110 free Surface Spaces are availa	ble	
r unnig.	Ratio of 5.02/1,000 SF		
Lease			
Total Available:	1,965 SF		
Smallest Space:	1,965 SF		
Max Contig:	1,965 SF		
Space Use: Rent/SF/Yr:	Retail \$27.00		
Expenses:	2021 Tax @ \$3.71/sf		
For Sale Info			
Not For Sale			
Presented By			
•	ties of Texas / Allie Peters (832) 875-8	3008	
Amenities			
Drive Thru, Pylon	Sign, Signage		
Floor 1st / Suite 190	SF Avail Floor Contig 1,965 1,9	Bldg Contig Rent/SF/Yr + Svs Occupancy Term 965 1,965 \$27.00/nnn Vacant 5-10 yrs	Type New
	f Texas / Allie Peters (832) 875-8008 ru and Outdoor Dining available. Fabulous f	or a Coffee Shop, Donut Shop, a Fast Food Restaurant or a Drive-Thru Cleaners.	
CenterPoint Energy	© 2022 Co	Star Group - Licensed to CenterPoint Energy, Inc - 368255.	7/11/202

209 RETAIL

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:	Investment Manager
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:	\$17.00
Expenses:	2021 Tax @ \$2.78/sf

For Sale Info

Not For Sale

Presented By

RESOLUT RE / Brian Clayton (281) 445-0033 / Gustavo Lopez (281) 445-0033 / RESOLUT RE (512) 474-5557

Amenities

Drive Thru, Restaurant

1 000						Туре
1,828	1,828	1,828	\$17.00/nnn	Vacant	Negotiable	Direct
81) 445-0033 / Gusta	vo Lopez (281) 445	-0033 / RESOLUT RI	E (512) 474-5557			
	,		. ,			
2	81) 445-0033 / Gusta	81) 445-0033 / Gustavo Lopez (281) 445	81) 445-0033 / Gustavo Lopez (281) 445-0033 / RESOLUT Ri	81) 445-0033 / Gustavo Lopez (281) 445-0033 / RESOLUT RE (512) 474-5557	81) 445-0033 / Gustavo Lopez (281) 445-0033 / RESOLUT RE (512) 474-5557	81) 445-0033 / Gustavo Lopez (281) 445-0033 / RESOLUT RE (512) 474-5557



210 RETAIL

FOR LEASE

1330 Broadw Pearland, TX			and the second			-	~ ~
realialiu, ix	11501		EHOLLOW	2.2	M		
			LEASING 201-007-15	LAZA	100	1000	
Structure			Color Stelor A	AGES		- And	1.00
Building Type:	Retail		ACTION DEHAVIOR				24
Class:	-		HE HON DEHRANGE	212		-	200
RBA:	6,114 SF			B. M. Re		The second second second	
Typical Floor:	6,114 SF				A Shall	-	1
Stories:	1		And Address of the Owner	2 20 20	Colorado		
Building Status:	Existing		and the second second second				
Year Built:	2013			T	Contraction of	The deside	-
% Leased:	70.6%			The subscript		- Jone -	and the
wner Occupied:	-		stants and and successive		Contract of	The states	Sec. 1
Owner Type:	-		IL STATISTICS	A LORA DA		Contract States	State -
Tenancy:	Multiple Tenant		Contractor				
Land Area:	- Concrol Rusiness				Carlos Carlos		State State
Zoning: Parcel No:	General Business 7113-0001-002						C-COSE-DR
		oveileble					
Parking:	56 Surface Spaces are 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						
Expenses:	2021 Tax @ \$6.95/sf						
For Sale Info							
Not For Sale							
Presented By							
Zann Commercia	l Brokerage, Inc. / Michae	l Gage (281) 382-5	5460				
Amenities							
Corner Lot, Resta	aurant, Signage						
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
1st / Suite 104	1,800	1,800	1,800	\$22.80/nnn	Vacant	Negotiable	Direct
	<i>kerage, Inc. / Michael Gage (2</i> ace for lease consisting of 1,8	,	on aquinmont oon hau	ing by now Tonget with La	ndlard'a narmiania	n and approval. C	urrently evict
nt hood, walk in cool	er, commercial sinks, oven, d	eep fryer, and other	equipment. FFE availa	ble per request.			
CenterPoint							7/11/202

Always There.

211 FLEX

Flex Avail: 1, Office Avail: 0 CAM: - Smallest Space: 1, Max Contig: 1, Space Use: FI Rent/SF/yr: W	800 SF 800 SF SF 800 SF 800 SF ex		-INPRH		R F	F F.F.F.
Flex Avail: 1, Office Avail: 0 CAM: - Smallest Space: 1, Max Contig: 1, Space Use: FI Rent/SF/yr: W	800 SF SF 800 SF 800 SF ex				FF	F F.F.J.III-
Office Avail: 0 CAM: - Smallest Space: 1, Max Contig: 1, Space Use: FI Rent/SF/yr: W	SF 800 SF 800 SF ex		HERE		RF	F EFFI
CAM: - Smallest Space: 1, Max Contig: 1, Space Use: FI Rent/SF/yr: W	800 SF 800 SF ex				, m m	H H.H.J.
Smallest Space: 1, Max Contig: 1, Space Use: FI Rent/SF/yr: W	800 SF ex		10 + 0 + 10		i gin	
Max Contig: 1, Space Use: FI Rent/SF/yr: W	800 SF ex		- and	as and		and the second s
Space Use: FI Rent/SF/yr: W	ex		Contraction of the second	the second of the second s		Concerning of the second se
Rent/SF/yr: W			and the second s	And the second se		There a
			that -			The sold
	/ithheld		ALE R			
Expenses: 20)21 Tax @ \$11.55/sf		and the second states	6	and the	L CONTRACT
Structure						
Building Type: Cla	iss B Flex	Ceiling Height:			Stories:	1
SubType: Lig	ht Distribution	Column Spacing:	-		Power:	-
RBA: 18 ,	000 SF	Drive Ins:	10 - 9'0"w x 15'0"h		Const Mat:	Metal
Typical Floor: 18,	000 SF	Crane:	None		Sprinkler:	-
Building Status: Exi	sting	Rail Line:	None	Lo	ot Dimensions:	-
Year Built: 200)2	Rail Spots:	None		Land Area:	1.26 AC
% Leased: 100)%	Cross Docks:	-		Building FAR:	0.33
Owner Occupied: No		Loading Docks:	None		Levelators:	
	veloper/Owner-RGNL	Utilities:				
	tail,Offices,Services	Tenancy:	Multiple Tenant			
Parcel No: 030		-	40 free Surface Spaces Ratio of 1.86/1,000 SF			
For Sale Info			· · · · · · · · · · · · · · · · · · ·			
Not For Sale						
Presented By						
NAI Partners / Andy Pa	arrish (713) 629-0500 / A SF Avail	bby Fraher (713) 62	29-0500 Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
1st / Suite 221	1,800	1,800		30 Days	Negotiable	Direct



212 RETAIL

Structure				No.	که		
Building Type:	Retail			- Alt			
Class:	-		The research day	THE READERS	And a state of the	A REAL PROPERTY.	
RBA:	4,036 SF					1 111	and T
Typical Floor:	4,036 SF			N TU B B Service			
Stories:	1 Fodeting				and the second second	Line -	-
Building Status:	Existing				2	a contra	
Year Built:	1975 56 2%			- Aller	all		-
% Leased:	56.3%		in the second se	and the second	Contraction -	The state	- Carp
wner Occupied:	No Individual		The Cold of Carl				1-20
Owner Type:			and the second	and the second of the second of the second sec	al and a	de la transmission	Sec. M. Edge
Tenancy: Land Area:	Multiple Tenant 0.60 AC						
Land Area: Zoning:	1208						
Parcel No:	5850-1202-000						
Parking:	41 Surface Spaces are av Ratio of 10.00/1,000 SF	vailable					
Lease							
Total Available:	1,763 SF						
Smallest Space:	785 SF						
Max Contig:	978 SF						
Space Use:	Off/Ret, Retail						
Rent/SF/Yr:	Withheld						
Expenses:	2021 Tax @ \$1.40/sf						
For Sale Info							
Not For Sale							
Presented By	to Drofossionala / Murad Llan	man: (712) 171 0	275				
Presented By Realm Real Esta	te Professionals / Murad Hen			DemilorNe - O	0		T
Presented By Realm Real Esta Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs Withbeld	Occupancy	Term	Type
Presented By Realm Real Esta Floor 1st / Suite B	SF Avail 978	Floor Contig 978		Rent/SF/Yr + Svs Withheld		Term Negotiable	Type New
Presented By Realm Real Esta Floor 1st / Suite B Palm Real Estate Pro 1st / Suite E	SF Avail	Floor Contig 978 8) 471-0375 785	Bldg Contig		Vacant		



2

FOR LEASE

Silverlake Pla 9330 W Broad Pearland, TX		Silverlake			
Structure			J		
Building Type:	Retail				
SubType:	Freestanding				1200
Class:	-			A CONTRACTOR	-
RBA:	6,218 SF		1/2 Price Baxes	The second s	THE
Typical Floor:	6,218 SF		281-412-0400		
Stories:	1			- CONT	
Building Status:	Existing				
Year Built:	2001				
% Leased:	75.4%			7	
	No				
Owner Occupied:					
Owner Type: Tenancy:	Developer/Owner-RGI Multiple Tenant	NL			
Land Area:	1.21 AC				
Zoning:	-				
Parcel No:	7583-5000-001				
Parking:	30 free Surface Space Ratio of 4.82/1,000 SP				
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 @ \$29.13/sf, @ \$1.00/sf; 2011 Ops	2011 Est Tax @ \$4.52/sf			
For Sale Info					
Not For Sale					
Presented By					
	ercial / Matt Easterling (7	13) 325-4112 / Wil	I McGrath (713) 789	-2200	
LandPark Comme	5.	-			Oc
LandPark Comme	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	00



Туре

Direct

Term

Negotiable

Occupancy

214 RETAIL

Always There.

FOR LEASE

8 SF 8 SF 9 SF 9 SF 9 Srate/User 9 Sole Tenant AC 9 0003-002 9 Surface Spaces are av 9 of 4.55/1,000 SF	ailable		
8 SF 8 SF ing 5 prate/User ple Tenant AC 0003-002 ree Surface Spaces are av	ailable		
8 SF ing prate/User ple Tenant AC 0003-002 ree Surface Spaces are av	ailable		
8 SF ing prate/User ple Tenant AC 0003-002 ree Surface Spaces are av	ailable		
ing 5 prate/User 5 ble Tenant AC 0003-002 ree Surface Spaces are av	ailable		
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ole Tenant AC 0003-002 ree Surface Spaces are av	vailable		and the second
ole Tenant AC 0003-002 ree Surface Spaces are av	vailable		
0003-002 ree Surface Spaces are av	vailable		
0003-002 ree Surface Spaces are av	vailable		
ee Surface Spaces are av	vailable		
SF			
Tax @ \$1.93/sf; 2012 Ops /sf	@		
vices, Inc. / Jim Bayne (713)	s) 273-1363 / Joe Bayne (713)	464-1001	
			Taur -
SF Avail Floor Co 1,500	Bldg Contig 1,500 1,500	Rent/SF/Yr + Svs Occupan \$18.00/nnn Vacant	cy Term Typ Negotiable Direct
	/sf vices, Inc. / Jim Bayne (713	SF SF I 0 Tax @ \$1.93/sf; 2012 Ops @ /sf vices, Inc. / Jim Bayne (713) 273-1363 / Joe Bayne (713) -	SF SF I 0 Tax @ \$1.93/sf; 2012 Ops @ /sf vices, Inc. / Jim Bayne (713) 273-1363 / Joe Bayne (713) 464-1001

Page 381



215 RETAIL

850 E Brazos Av East Brazos Ave West Columbia, TX 77486

Structure							
Building Type:	Retail						
SubType:	Auto Repair						
Class:	-					my dilla	
RBA:	1,500 SF			man william	Sets There are	NY HE	Style-
Typical Floor:	1,500 SF			CALL AND STORE		Sales PJ and th	and the second second
Stories:	1						2
Building Status:	Existing			NAME OF TAXABLE			Same and
Year Built:	2017			distance in the second second		Chart Chart	the second
% Leased:	0%			Europanister			
Owner Occupied:				Ener Aler Int	1.5.3		
Owner Type:	-						
Tenancy:	Single Tenant			Contraction of the		LAND LAND	
Land Area:	0.79 AC					C. Carlos	and the second s
Zoning:	-						ALC: NO
Parcel No:	8196-0024-000					Dult, Stat	
Parking:	10 Surface Spaces are av	ailable		and the statement			- SIMC
	Ratio of 6.67/1,000 SF			State of the state		and the second	
				an and the states		A STATE OF THE STA	Sec. 1
Lease						Ci	STAK:
Total Available:	1,500 SF				Martine Carton	Contraction a beam of	
Smallest Space:	1,500 SF						
Max Contig:	1,500 SF						
Space Use:	Retail						
Rent/SF/Yr:	\$18.80						
For Sale Info							
Not For Sale							
Presented By							
Champion Direct	Leasing / Brent McKee (979)) 233-4800					
Amenities							
Amerideo							
Air Conditioning							
	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре



216 INDUSTRIAL

3915 Halik St Pearland, TX 77581

FOR LEASE

Lease	
Total Available:	1,500 SF
Warehouse Avail:	1,500 SF/150 ofc
Office Avail:	0 SF
CAM:	-
Smallest Space:	1,500 SF
Max Contig:	1,500 SF
Space Use:	Industrial
Rent/SF/yr:	\$9.48
Expenses:	2009 Tax @ \$0.11/sf



Structure

Building Type:	Class B Industrial	Ceiling Height:	-	Stories:	1
SubType:	Warehouse	Column Spacing:	-	Power:	-
RBA:	6,000 SF	Drive Ins:	4	Const Mat:	Metal
Typical Floor:	6,000 SF	Crane:	None	Sprinkler:	-
Building Status:	Existing	Rail Line:	None	Lot Dimensions:	-
Year Built:	1978	Rail Spots:	None	Land Area:	0.19 AC
% Leased:	75.0%	Cross Docks:	-	Building FAR:	0.72
Owner Occupied:	No	Loading Docks:	None	Levelators:	None
Owner Type:	Individual	Utilities:	-		
Zoning:	2065	Tenancy:	Multiple Tenant		
Parcel No:	0542-0025-001	Parking:	10 Surface Spaces are available Ratio of 1.67/1,000 SF		

For Sale Info Features Not For Sale 24 Hour Access

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 / Suite 3919 #3	1,500/150 ofc	1,500	\$9.48/+elec	Vacant	1 yr	Direct
UTR-Texas Realtors / Second	ean Dennis (281) 222-6088					

UTR-Texas Realtors / Sean Dennis (281) 222-6088

AVAILABLE NOW! 1,500 SF +/- of warehouse space...insulated building...one bay door 12x14...one restroom with shower...one office with loft...very affordable at \$1,185 a month, available now!

217 RETAIL

Parkway Plaz 1200 TX-35 B Alvin, TX 775	ур		-			Ŀ	1
Structure			-				÷ _/
Building Type: Class:	Retail -			COMBINE OF		6-	5
RBA:	32,011 SF		2001 /= /			1000	1
Typical Floor:	32,011 SF		and the second second			Station -	and the second
Stories:	1		-167-0		SEM TIM	7711	A COLOR
Building Status:	Existing		Solution				AND DECEMBER
Year Built:	2019		20				
% Leased:	95.6%			-			
Owner Occupied:	-				KINT	- /	
Owner Type:	Individual				State - Contract	-/	
Tenancy:	Multiple Tenant		X	- DE AL	तर्वत्र संस्थित	1	Dr. Star
Land Area:	5.83 AC						
Zoning:	0086						
Parcel No:	0620-0058-000						
Parking:	Ratio of 0.00/1,000 SF						
Lease							
Total Available:	1,422 SF						
Smallest Space:	1,422 SF						
Max Contig:	1,422 SF						
Space Use:	Retail						
Rent/SF/Yr:	\$24.00						
Expenses:	2021 Tax @ \$2.97/sf, 20 \$2.96/sf; 2018 Est Ops						
For Sale Info							
Not For Sale							
Presented By							
UTR-Texas Realt	ors / Juan Ramos (713) 91	10-0636					
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite B-107	1,422 Juan Ramos (713) 910-0636	1,422	1,422	\$24.00/nnn	Vacant	3-10 yrs	Direct
\$28440.00 per month I exclusive shopping cer subdivisions under cor the pass-through traffic	Plus NNN Last valuable retail ner located in the heart of Alvi struction around the nearby ar coming into Houston from An nore. Call me for more informa	n. This is the perfect rea. This place is loc gleton and Freeport.	location for your busin ated on the northside o Retailers nearby are	ess to succeed. Great Vi f Alvin 35 Bypass. This is Walmart, Home Depot, Of	sibility with plenty the main thoroug fice Depot, Chillis	y of Parking. Lots on hfare for Alvin res	of new idents and all



218 RETAIL

Clute, TX 775	e Dr 531						
Structure			the well		-		
Building Type:	Retail				-	West -	and the
Class:	-			TO DESCRIPTION OF THE OWNER, NAMES		ter in the state	a to
RBA:	28,957 SF			200	Contraction (1)	PRESENT OF	Pro-
Typical Floor:	28,957 SF		and the second second		- marine	Jan Bar	No. of Concession, name
Stories:	1		The state of the s	and the second second	Se and		
Building Status:	Existing			and the second			
Year Built:	1978						
% Leased:	100%			Contraction of the second	Carl College		The war
wner Occupied:	No		and the second second	A CONTRACT OF THE OWNER			ANALY INTERNAL
Owner Type:	-						
Tenancy:	Multiple Tenant						
Land Area:	2.17 AC						
Zoning:	0024						
Parcel No:	0019-0322-110						
Parking:	50 free Surface Space Ratio of 1.73/1,000 SF	es are available -					
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 @ \$0.77/sf						
For Sale Info							
Not For Sale							
Presented By							
Anchor Commerc	cial Real Estate Services /	Rob Giesecke (281) 335-8889				
Amenities							
Pylon Sign							
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
1st	1,400 eal Estate Services / Rob Gie	1,400	1,400	\$14.52/mg	30 Days	Negotiable	Direct

219 RETAIL

ices are available SF				Pediatric Dentistry	
	e			Pediatric Dentistry	
				Pediatric Dentistry	
	e			Pediatric	
	e				
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	e				
	6				
	e				
	e				
010					
910					
Floor Contig 1,400	Bidg Contig 0 1,400	Rent/SF/Yr + Svs \$29.00/nn	Occupancy In Vacant	Term Negotiable	Direct
		Ranch. Center curren e. Space can be subdi			
0	-			0 1,400 1,400 \$29.00/nnn Vacant	

Shadow Creek Ranch Parkway -- cont'd 1901 Kirby St Pearland, TX 77584



OFFICE 220

Structure					and the second	**
Building Type:	Office	4	An Ist	The same	Star W	100
Class:	В	State Party in			A DECEMBER OF A	N 1
RBA:	13,000 SF					8. F
Typical Floor: Stories:	13,000 SF 1	a metane			1	ALC: NO
Building Status:	Existing	TR. A.R.			- Real BU	**
Year Built:	2019	1 × 1	1×1+	-	d search the	21
% Leased:	89.4%	and the second second	and the second	Concession of the local division of the loca		
Owner Occupied:	No	ALC: NO DE	1	1992		
Owner Type:	Individual	De la serie de la	1.28	A STATE	A and the A	2.5
Tenancy:		13-26 P. 10		and the		COSTAR
Land Area:	1.59 AC					
Zoning:	-					
Parcel No:	7868-0101-002					
Parking:	Ratio of 10.00/1,000 SF					
Lease						
Total Available:	1,380 SF					
Smallest Space:	1,380 SF					
Max Contig:	1,380 SF					
Space Use:	Office					
Rent/SF/Yr:						
Expenses:	2021 Tax @ \$3.14/sf					
For Sale Info						
Not For Sale						
Presented By						
Christy Buck Tea	m Infinity Real Estate Group / Mona	1 Malone (832) 264-8934 / Ch	risty Buck (832) 264-8	934		
Amenities						
	Central Heating, High Ceilings, Kitch	hen, Recessed Lighting, Sigr	lage			
Air Conditioning,	SF Avail Floor Co		Rent/SF/Yr + Svs	Occupancy	Term	Туре
Floor	4 000	1,380 1,380	\$24.00/nnn	vacant	3-10 yrs	Direct
Floor 1st / Suite 130	1,380 inity Real Estate Group / Christy Buck (8)	32) 264-8934 / Mona Malone (83				Open
Floor 1st / Suite 130 pristy Buck Team Inf nished out office spa	1,380 inity Real Estate Group / Christy Buck (8: ice with two restrooms, a kitchenette and dream office! Call Mona Malone at 832-6	two exterior doors. Beautiful luxu	iry vinyl plank flooring and		viding natural light	. Open
Floor 1st / Suite 130 pristy Buck Team Inf nished out office spa	inity Real Estate Group / Christy Buck (8: ice with two restrooms, a kitchenette and	two exterior doors. Beautiful luxu	iry vinyl plank flooring and		viding natural light	. Open
Floor 1st / Suite 130 nristy Buck Team Inf nished out office spa	inity Real Estate Group / Christy Buck (8: ice with two restrooms, a kitchenette and	two exterior doors. Beautiful luxu	iry vinyl plank flooring and		viding natural light	. Open

OFFICE 221

Structure

Building Type:

Typical Floor:

Building Status:

Owner Occupied:

SubType:

Class:

RBA:

Stories:

Year Built:

% Leased:

Owner Type:

Tenancy: Land Area:

Zoning:

Parking:

Parcel No:

FOR LEASE

2518-2526 Westminister St Pearland, TX 77581	

Office

С

1

-

-

Medical

Existing

1985

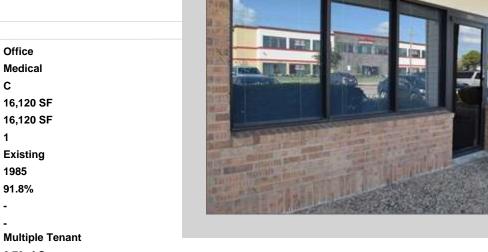
91.8%

0.79 AC

7034-0000-203

45 Surface Spaces are available Ratio of 2.79/1,000 SF

None



Lease

Total Available: 1,320 SF Smallest Space: 1,320 SF 1,320 SF Max Contig: Space Use: Office Rent/SF/Yr: \$16.92 Expenses: 2021 Tax @ \$1.42/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	Туре	
P 1st / Suite 2524	1,320	1,320	1,320	\$16.92/nnn	Vacant	3-5 yrs	Direct	
Capital Trust Realty / Domer	Capital Trust Realty / Domenic Santilli (281) 282-9999							

222 RETAIL

FOR SALE / FOR LEASE

Duildia - Torr	Deteil				San I		A
Building Type:	Retail			115	1/1	150	
SubType: Class:	Storefront -						the states
RBA:	- 17,364 SF		R				1
Typical Floor:	17,364 SF			Comp		ILANE T	Salah Inda
Stories:	1		ALC: "		() () () () () () () () () ()		
Building Status:	Existing	100	X		E-RIE-RIE		國部
Year Built:	2020		THE		1 CONTRACTOR	THE P	38
% Leased:	2020 92.7%				NO2	the second s	and the second
% Leased: wner Occupied:	92.7% No						
	NO Other - Private						
Owner Type: Tenancy:	Multiple Tenant						
Land Area:	2.05 AC						
Zoning:	None						
Parcel No:	5693-0000-000						
Parking:	Ratio of 0.00/1,000 SF						
Lease	4 004 05						
Total Available:	1,261 SF						
Smallest Space: Max Contig:	1,261 SF 1,261 SF						
Space Use:	Retail						
Rent/SF/Yr:	Withheld						
Expenses:	2021 Tax @ \$4.96/sf						
For Sale Info							
	}						
For Sale - Active							
For Sale - Active Sales Company				inkina (713) 577-1579)		
Sales Company	Berry (713) 577-1640, Robbi	e Kilcrease (713) 57	7-1657, Drew Re	3(-)			
Sales Company CBRE: Matthew Presented By	Berry (713) 577-1640, Robbi						
Sales Company CBRE: Matthew Presented By		Ailler (713) 292-0960			119 Occupancy	Term	Туре



223 INDUSTRIAL

Bayou Service 4101 Rice Drie Pearland, TX	er Rd			and a	
Lease				L story	and the second s
Total Available:	1,250 SF				100
Warehouse Avail:	1,250 SF		ANTER	A Printer	100 million - 100
Office Avail:	0 SF		A PARTY AND		
CAM:	-		a and	The second second	inti and a
Smallest Space:	1,250 SF		and the second s	1 Standard	A LOS I LOS AND
Max Contig:	1,250 SF		Curaio S 1		
Space Use:	Industrial		STIN TO BER		-t-
Rent/SF/yr:	\$9.84		and the second second		
Expenses:	2021 Tax @ \$1.39/sf; 201 @ \$1.44/sf	1 Est Ops	10		
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:		Rail Line:	None	Lot Dimensions:	
Year Built:	-	Rail Spots:	None	Land Area:	1.81 AC
% Leased:	94.4%	Cross Docks:		Building FAR:	0.28
Owner Occupied:		Loading Docks:		Levelators:	
Owner Type:		Utilities:		Ecvolutoro.	None
Zoning:			Multiple Tenant		
-	7239-0001-002	-	40 Surface Spaces are Ratio of 1.79/1,000 SF		
For Sale Info			Features		
Not For Sale			Air Conditioning		
Presented By					
				ohn Harrison (713) 526-1094 x	
Floor P 1st / Suite 4111	SF Avail 1,250	Bldg Contig 1,250	Rent/SF/Yr + Svs \$9.84/mg	Occupancy Term Vacant Negotiable	Use/Type Direct
	Ron Bernell (713) 526-1094 / Johi			rogotiable	2
Office with warehouse.	Call John for details 7134081631				
Building Notes					
with FM 518. A typical 1250 SF o overhead door. Inc Located in Pearlan	nts on Rice Drier Road , off co	288 SF of office an	nd 1 bathroom, with appro	in Pearland Texas . Close to W x. 962 SF warehouse. Wareho	



Bayou Service Center -- cont'd 4101 Rice Drier Rd Pearland, TX 77581



224 RETAIL

Structure				PEARLAND TO	AN CENTER Xilards		
Building Type:	Retail		and the second of	errozystantale			and the second
SubType:	Storefront		Starting and the start	PANDO	Distantial Con	HOORY - Convert	
Class:	-		A CONTRACTOR CONTRACTOR	of hame	A	All Contracts	Care of the second
RBA:	17,653 SF		Directorine Discourse		and the second second		STAR STA
Typical Floor:	17,653 SF		State of the second	and the second second	A CRASS	New Arrow Company	110
Stories:	1		SOUTHGATE	A CONTRACT OF	and the second	and the	and the second
Building Status:	Existing		AND HOME VALUE AND DO	NEWGUEST MELTI-FAMILY DEVELOPMENT		to and	3
Year Built:	2018		1		C.C.C.	And	942461093
% Leased:	93.1%		Contraction of the local division of the loc		RED-USE RETAIL FOR	CONTRACTO	ALL ALL
vner Occupied:	No		-	Contractor N	Indicate Interview	The states	C.
Owner Type:	Individual			Share and a	man D	-0	1
Tenancy:	Multiple Tenant			211	Contraction of the	ALC: NO DECK	and and
Land Area:	2.04 AC						20002
Zoning:	None						
Parcel No:	6563-0001-003						
Parking:	90 Surface Spaces are Ratio of 5.10/1,000 SF						
_ease							
Total Available:	1,225 SF						
Smallest Space:	1,225 SF						
Max Contig:	1,225 SF						
Space Use:	Retail						
Rent/SF/Yr:	\$31.00						
Expenses:	2021 Tax @ \$6.40/sf						
For Sale Info							
Not For Sale							
Presented By			001 / Jim Bayne (71	3) 273-1363			
Presented By	ate Services, Inc. / Kathy	Jones (713) 464-1	,	-,			



225 OFFICE

FOR LEASE

Building 4 - Kinglsey Ridge at Broadway S 3129 Kingsley Dr Pearland, TX 77584

Structure				
Building Type:	Office			
Class:	В		Constant State	
RBA:	4,900 SF		San and the same	
Typical Floor:	4,900 SF			
Stories:	1		ALL P	
Building Status:	Existing			
Year Built:	2021			
% Leased:	75.0%			
Owner Occupied:	No			
Owner Type:	Individual			
Tenancy:	Multiple Tenant			
Land Area:	-			
Zoning:	-			
Parcel No:	5644-0000-002			
Parking:	-			
Lease				
Total Available:	1,225 SF			
Smallest Space:	1,225 SF			
Max Contig:	1,225 SF			
Space Use:	Office			
Rent/SF/Yr:	Withheld			
Expenses:	2021 Tax @ \$13.17/s	f		
For Sale Info				
Not For Sale				
Presented By				
Champions Real	Estate Group, LLC / Al	Johnson (832) 2	29-4413	
Amenities				
24 Hour Access,	Air Conditioning, Drop C	Ceiling, Natural L	ight, Property Ma	an
Floor	SF Avail	Floor Contig	Bldg Contig	
P 1st / Suite 420	1,225	1,225	1,225	



Lease	
Total Available:	1,225 SF
Smallest Space:	1,225 SF
Max Contig:	1,225 SF
Space Use:	Office
Rent/SF/Yr:	Withheld
Expenses:	2021 Tax @ \$13.17/sf
For Sale Info	
Not For Sale	
Presented By	

er on Site, Reception

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 420	1,225	1,225	1,225	No	Withheld	Vacant	Negotiable	Direct
Champions Real Esta	ate Group, LLC / Al Johnsor	n (832) 229-4413						

tion in the Office Park. This is one of the BEST locations in the Pearland market ot 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.



226 OFFICE

FOR LEASE

Building 8 - Kinglsey Ridge at Broadway S
3129 Kingsley Dr
Pearland, TX 77584

Structure	
Building Type:	Office
SubType:	Medical
Class:	В
RBA:	6,125 SF
Typical Floor:	1,225 SF
Stories:	1
Building Status:	Existing
Year Built:	2021
% Leased:	80.0%
Owner Occupied:	-
Owner Type:	-
Tenancy:	Multiple Tenant
Land Area:	-
Zoning:	-
Parcel No:	5644-0000-002
Parking:	-



Lease

Total Available:	1,225 SF
Smallest Space:	1,225 SF
Max Contig:	1,225 SF
Space Use:	Office
Rent/SF/Yr:	Withheld
Expenses:	2021 Tax @ \$10.53/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	Туре		
P 1st / Suite 820	1,225	1,225	1,225	No	Withheld	Vacant	Negotiable	Direct		
Champions Real Esta	Champions Real Estate Group, LLC / Al Johnson (832) 229-4413									
Contact broker today f	for pricing information.									

227 OFFICE

O1-----

Building 16 - Kinglsey Ridge at Broadway 3129 Kingsley Dr Pearland, TX 77584

Office
Medical
В
4,900 SF
4,900 SF
1
Existing
2022
75.0%
No
-
Multiple Tenant
8.65 AC
-
5644-0000-002
Ratio of 5.00/1,000 SF



Lease

Total Available:	1,225 SF
Smallest Space:	1,225 SF
Max Contig:	1,225 SF
Space Use:	Office
Rent/SF/Yr:	\$25.46
Expenses:	2021 Tax @ \$13.17/sf

For Sale Info

Not For Sale

Presented By

Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pesek (713) 602-3764

	Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Туре	
P 1	st / Suite 1610	1,225	1,225	1,225	No	\$25.46/mg	Vacant	Negotiable	Direct	
Hol	Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pesek (713) 602-3764									



228 OFFICE

Building 18 - Kinglsey Ridge at Broadway 3129 Kingsley Dr Pearland, TX 77584

Structure	
Building Type:	Office
SubType:	Medical
Class:	В
RBA:	1,225 SF
Typical Floor:	1,225 SF
Stories:	1
Building Status:	Existing
Year Built:	2022
% Leased:	0%
Owner Occupied:	-
Owner Type:	-
Tenancy:	Single Tenant
Land Area:	8.65 AC
Zoning:	-
Parking:	Ratio of 0.00/1,000 SF



Lease								
Total Available:	1,225 SF							
Smallest Space:	1,225 SF							
Max Contig:	1,225 SF							
Space Use:	Off/Med							
Rent/SF/Yr:	\$24.00							
For Sale Info								
Not For Sale								
Not For Sale Presented By Energy Realty / S	attar Sobhani (832) 95	5-3531						
Presented By Energy Realty / S Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Ту
resented By nergy Realty / S Floor st	SF Avail 1,225		Bldg Contig 1,225	Price No	Rent/SF/Yr + Svs \$24.00/te		Term Negotiable	-
resented By nergy Realty / S Floor st	SF Avail	Floor Contig						-
resented By nergy Realty / S Floor st	SF Avail 1,225	Floor Contig						-
resented By nergy Realty / S Floor st	SF Avail 1,225	Floor Contig						-
resented By nergy Realty / S Floor st	SF Avail 1,225	Floor Contig						-
resented By nergy Realty / S Floor st	SF Avail 1,225	Floor Contig						-
resented By nergy Realty / S Floor st	SF Avail 1,225	Floor Contig						-
Presented By Energy Realty / S Floor st	SF Avail 1,225	Floor Contig						Direc



RETAIL 229

Structure			E and	-			
Building Type:	Retail		and the second	SuperConta	44		
Class:	-		ALC: N	MAL DISSeau	ten '	ate Barrow day	-
	28,583 SF						1. 22
Typical Floor: Stories:	28,583 SF 1		-	Sin the second second			The Parameter
Building Status:	r Existing						
Year Built:	1995		and the second second				-
% Leased:	95.7%		Contraction of the				
wner Occupied:	95.7% No		and the second second				CANCERNIN
Owner Type:	Individual		States and a second second second	A DECEMBER OF STREET, STRE	and the second second		Casnot
Tenancy:	Multiple Tenant						
Land Area:	2.92 AC						
Zoning:							
Zoning: Parcel No:	- 7133-1601-003						
Parking:	200 Surface Spaces are Ratio of 2.62/1,000 SF	available					
Lease							
Total Available:	1,220 SF						
Smallest Space:	1,220 SF						
Max Contig:	1,220 SF						
Space Use:	Retail						
Rent/SF/Yr:	\$23.00						
Expenses:	2021 Tax @ \$3.30/sf; 20(\$4.26/sf	07 Ops @					
For Sale Info							
Not For Sale							
Presented By							
	C / Jay Foster (713) 623-60						
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
1st / Suite D	1,220	1,220	1,220	\$23.00/nnn	Vacant	Negotiable	Direct
as-Banner LLC / Ja	ay Foster (713) 623-6001 x1						
Building Notes							
Shopping center i	s located at the corner of Hi	ighways 332 and	1 288 in Lake Jackson	n, adjacent to Wal-Mar			
Available space is	s between Mattress Firm and	d Petco and was	formerly occupied b	Radio Shack			

230 OFFICE

20351 Tx-6 Manvel, TX 77	7578						
							F
Structure					the self is an	Mar Street	100 ye
Building Type:	Office				12 2 2	S Andrew	
Class:	В		and a	A COM	1000	Title	
RBA:	6,721 SF		COLUMN STATE		A COMPANY	HT PART	Same C.
Typical Floor: Stories:	6,721 SF 1					al relief	
Building Status:	Existing						
Year Built:	1975					-	
% Leased:	81.9%						ALC: NOT THE OWNER OF
wner Occupied:	No		The second				
Owner Type:	-						
Tenancy:	Multiple Tenant						
Land Area:	2.07 AC						
Zoning:	Light Commercial						
Parcel No:	6398-0001-000						
Parking:	5 free Covered Spaces a 14 free Surface Spaces Ratio of 2.83/1,000 SF						
Lease							
Total Available:	1,220 SF						
Smallest Space:	1,220 SF						
Max Contig:	1,220 SF						
Space Use:	Office						
Rent/SF/Yr:	\$16.80						
Expenses:	2021 Tax @ \$1.26/sf						
For Sale Info							
Not For Sale							
Presented By							
	lark Lowe (281) 489-9444						
Amenities							
Signage	05 4		Dida Osatia		0	T	Tours
Floor 1st	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Direct
	1,220 .owe (281) 489-9444	1,220	1,220	\$16.80/nnn	Vacant	3-5 yrs	Direct
at office space on h	nigh traffic Hwy 6. There are 2 s	paces 1220 sq. ft. a	and 1550 sq. ft. Can be	combined or separate.			

231 OFFICE

FOR LEASE

215-21	9 W	Sealy	St
Alvin,	TX 7	7511	

Structure

Building Type: Class: RBA: Typical Floor: Stories: Building Status: Year Built: % Leased: Owner Occupied: Owner Occupied: Owner Type: Tenancy: Land Area: Zoning: Parcel No: Parking:	2,500 SF 1 Existing 1960 100% No Individual Multiple Tenant 0.06 AC
Lease Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses:	1,217 SF 1,217 SF 1,217 SF Office Withheld 2021 Tax @ \$1.92/sf



Lease							
Total Available:	1,217 SF						
Smallest Space:	1,217 SF						
Max Contig:	1,217 SF						
Space Use:	Office						
Rent/SF/Yr:	Withheld						
Expenses:	2021 Tax @ \$1.92/sf						
For Sale Info							
Not For Sale							
Presented By							
Silvestri Investme	ents, Inc						
Amenities							
Air Conditioning,	Central Heating, Open-I	Plan, Reception, Si	gnage				
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре

Floor	SF AVali	Floor Contig	Bidg Contig	Rent/SF/fr + SVS	Occupancy	Term	туре
P 1st / Suite 219	1,217	1,217	1,217	Withheld	Vacant	Negotiable	Sublet
eXp Commercial / Jason Su	checki (832) 956-0547						

This is a fantastic opportunity to take over a lease. It's only \$1600/month for the 1,217 SF and is a gross lease (includes everything but utilities). You have the option to take over the entire lease or the driving school which operates after regular business hours 6pm-8pm only would be happy to split the cost. Current lease expires July 31st 2024, However, if you like a longer lease, the current owners would be happy to work something out with that as well. The space has a reception, large work area (classroom area the driving school uses) and storage/bathroom areas.



232 RETAIL

2 - Tranquility 7902-7904 Br Pearland, TX	oadway St			an and the	Nr.		
Structure			and the second second	The state of the s	4	7	750
Building Type:	Retail		CTISM A LE	PEDIATELC INTERACT		2	
SubType:	Freestanding		Dis Martine	and setting the setting of the	-	LANK O	ALIS-REAL
Class:	-				THE OWNER WATCHING		-
RBA:	2,400 SF				And in case of	1100	
Typical Floor:	2,400 SF						
Stories:	1				1-1		-
Building Status:	Existing		the second		2000		1
Year Built:	2011						1
% Leased:	50.0%					~ /	1
Owner Occupied:	No				7	. /	Ternstern.
Owner Type:	Other - Private	E	and the second sec			1 mil	and a contraction of the
Tenancy:	Multiple Tenant						
Land Area:	1.11 AC						
Zoning:	None						
Parcel No:	0242-0001-000						
Parking:	14 free Surface Spaces 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 @ \$11.71/sf; @ \$3.97/sf	2012 Est Ops					
For Sale Info							
Not For Sale							
Presented By							
Tarantino Propert	ies, Inc. / Eric Drymalla (8	332) 423-7439 X126	/ Eric Drymalla (832)	423-7439 x126			
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy		Туре
1st / Suite 106	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct
Building Notes	ed in 2013		in the City of Pearlan	d, TX, one of the fas	test growing	cities in Texas.	
	ledical, Office, Retail						



2 - Tranquility Plaza -- cont'd 7902-7904 Broadway St Pearland, TX 77581

233 RETAIL

FOR LEASE

Shadow Creek Plaza
SH288 Frontage
Pearland, TX 77584

Structure

Building Type:	Retail
SubType:	Freestanding
Class:	-
RBA:	14,250 SF
Typical Floor:	14,250 SF
Stories:	1
Building Status:	Existing
Year Built:	2021
% Leased:	91.6%
Owner Occupied:	No
Owner Type: Tenancy:	Individual Multiple Tenant
Land Area:	1.65 AC
Zoning:	-
Parcel No:	7954-0001-008
Parking:	16 Surface Spaces are available Ratio of 1.12/1,000 SF



Lease

Total Available:	1,200 SF
Smallest Space:	1,200 SF
Max Contig:	1,200 SF
Space Use:	Retail
Rent/SF/Yr:	\$31.00
Expenses:	2021 Tax @ \$2.72/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

Air Conditioning

Floor SF Avail Floor Contig Bldg Contig Rent/SF/Yr + Svs Occupancy Term Ty									
P 1st 1,200 1,200 1,200 \$31.00/nm Vacant Negotiable									
Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 x308 / Rafael Melara (713) 623-6944 x326 / Abdul Sabha (713) 623-6944									

Spacious end cap retail suite with 1, 200 square feet available.



234 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: Land Area:	- Multiple Tenant
	2.25 AC
Zoning:	0067
Parcel No: Parking:	0227-0051-000 96 Surface Spaces are available
	Ratio of 4.29/1,000 SF



Lease

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	Туре
P 1st / Suite 112	1,200	1,200	1,200	Withheld	Vacant	3 yrs	Direct
Colin Fox & Associates / Col	lin 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)

e

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).



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



235 FLEX

s Park Rd 9 SF 9 SF 9 SF 9 SF 9 SF 9 SF held Tax @ \$11.55/sf B Flex Distribution 9 SF 9 SF	Ceiling Height: Column Spacing: Drive Ins: Crane: Rail Line: Rail Spots: Cross Docks: Loading Docks:	30'w x 60'd 1 - 14'0"w x 18'0"h None None -	Stories: Power: Const Mat: Sprinkler: Lot Dimensions: Land Area: Building FAR: Levelators:	- Metal - - 1.26 AC 0.33
9 SF 9 SF 9 SF held Tax @ \$11.55/sf B Flex Distribution 9 SF	Column Spacing: Drive Ins: Crane: Rail Line: Rail Spots: Cross Docks:	30'w x 60'd 1 - 14'0"w x 18'0"h None None -	Power: Const Mat: Sprinkler: Lot Dimensions: Land Area: Building FAR:	- Metal - - 1.26 AC 0.33
9 SF 9 SF 9 SF held Tax @ \$11.55/sf B Flex Distribution 9 SF	Column Spacing: Drive Ins: Crane: Rail Line: Rail Spots: Cross Docks:	30'w x 60'd 1 - 14'0"w x 18'0"h None None -	Power: Const Mat: Sprinkler: Lot Dimensions: Land Area: Building FAR:	- Metal - - 1.26 AC 0.33
) SF) SF held Tax @ \$11.55/sf B Flex Distribution) SF) SF	Column Spacing: Drive Ins: Crane: Rail Line: Rail Spots: Cross Docks:	30'w x 60'd 1 - 14'0"w x 18'0"h None None -	Power: Const Mat: Sprinkler: Lot Dimensions: Land Area: Building FAR:	- Metal - - 1.26 AC 0.33
9 SF held Tax @ \$11.55/sf B Flex Distribution 9 SF 9 SF	Column Spacing: Drive Ins: Crane: Rail Line: Rail Spots: Cross Docks:	30'w x 60'd 1 - 14'0"w x 18'0"h None None -	Power: Const Mat: Sprinkler: Lot Dimensions: Land Area: Building FAR:	- Metal - - 1.26 AC 0.33
9 SF held Tax @ \$11.55/sf B Flex Distribution 9 SF 9 SF	Column Spacing: Drive Ins: Crane: Rail Line: Rail Spots: Cross Docks:	30'w x 60'd 1 - 14'0"w x 18'0"h None None -	Power: Const Mat: Sprinkler: Lot Dimensions: Land Area: Building FAR:	- Metal - - 1.26 AC 0.33
9 SF held Tax @ \$11.55/sf B Flex Distribution 9 SF 9 SF	Column Spacing: Drive Ins: Crane: Rail Line: Rail Spots: Cross Docks:	30'w x 60'd 1 - 14'0"w x 18'0"h None None -	Power: Const Mat: Sprinkler: Lot Dimensions: Land Area: Building FAR:	- Metal - - 1.26 AC 0.33
held Tax @ \$11.55/sf B Flex Distribution) SF 0 SF	Column Spacing: Drive Ins: Crane: Rail Line: Rail Spots: Cross Docks:	30'w x 60'd 1 - 14'0"w x 18'0"h None None -	Power: Const Mat: Sprinkler: Lot Dimensions: Land Area: Building FAR:	- Metal - - 1.26 AC 0.33
Tax @ \$11.55/sf B Flex Distribution) SF 0 SF	Column Spacing: Drive Ins: Crane: Rail Line: Rail Spots: Cross Docks:	30'w x 60'd 1 - 14'0"w x 18'0"h None None -	Power: Const Mat: Sprinkler: Lot Dimensions: Land Area: Building FAR:	- Metal - - 1.26 AC 0.33
Tax @ \$11.55/sf B Flex Distribution) SF 0 SF	Column Spacing: Drive Ins: Crane: Rail Line: Rail Spots: Cross Docks:	30'w x 60'd 1 - 14'0"w x 18'0"h None None -	Power: Const Mat: Sprinkler: Lot Dimensions: Land Area: Building FAR:	- Metal - - 1.26 AC 0.33
B Flex Distribution) SF) SF	Column Spacing: Drive Ins: Crane: Rail Line: Rail Spots: Cross Docks:	30'w x 60'd 1 - 14'0"w x 18'0"h None None -	Power: Const Mat: Sprinkler: Lot Dimensions: Land Area: Building FAR:	- Metal - - 1.26 AC 0.33
Distribution) SF) SF	Column Spacing: Drive Ins: Crane: Rail Line: Rail Spots: Cross Docks:	30'w x 60'd 1 - 14'0"w x 18'0"h None None -	Power: Const Mat: Sprinkler: Lot Dimensions: Land Area: Building FAR:	- Metal - - 1.26 AC 0.33
Distribution) SF) SF	Column Spacing: Drive Ins: Crane: Rail Line: Rail Spots: Cross Docks:	30'w x 60'd 1 - 14'0"w x 18'0"h None None -	Power: Const Mat: Sprinkler: Lot Dimensions: Land Area: Building FAR:	- Metal - - 1.26 AC 0.33
Distribution) SF) SF	Column Spacing: Drive Ins: Crane: Rail Line: Rail Spots: Cross Docks:	30'w x 60'd 1 - 14'0"w x 18'0"h None None -	Const Mat: Sprinkler: Lot Dimensions: Land Area: Building FAR:	Metal - - 1.26 AC 0.33
) SF) SF	Drive Ins: Crane: Rail Line: Rail Spots: Cross Docks:	1 - 14'0"w x 18'0"h None None None -	Sprinkler: Lot Dimensions: Land Area: Building FAR:	- - 1.26 AC 0.33
) SF	Crane: Rail Line: Rail Spots: Cross Docks:	None None -	Sprinkler: Lot Dimensions: Land Area: Building FAR:	- - 1.26 AC 0.33
	Rail Line: Rail Spots: Cross Docks:	None None -	Lot Dimensions: Land Area: Building FAR:	- 1.26 AC 0.33
'Y	Rail Spots: Cross Docks:	None -	Land Area: Building FAR:	1.26 AC 0.33
	Cross Docks:	-	Building FAR:	0.33
			-	
	Loading Docks:	None	Levelators:	
				None
oper/Owner-RGNL		Heating - Electric, Sewer	- City, Water - City	
Offices,Services		Multiple Tenant		
0025-002	Parking:	50 free Surface Spaces a Ratio of 2.56/1,000 SF	are available	
		Features		
		24 Hour Access, Air Co	onditioning, Signage	
ah (712) 620 0500 /	Abby Frabar (712) 6	20.0500		
. ,	Abby Fraher (713) 6		Occurrency Torm	line/Turne
SF Avail 1,200	Bldg Contig 1,200	Rent/SF/Yr + Svs Withheld 0	Occupancy Term 09/2022 Negotiable	Use/Type Direct
3) 629-0500 / Abby Fra				
				
om Highway 288. Tr ace in the area coup flex space which ha only 30% warehous	ne property is situate led with extremely lir as a normal build out se space. This void ir	d at the signalized intersecti nited Class C building lease configuration of 20% office a large square footage office	ion of Miller Ranch Road and e space, has made SLBP an space and 80% warehouse s /retail space coupled with a	d Broadway (FM 518). extremely hot location. space, SLBP has a 70°
	om Highway 288. Ti lice in the area coup flex space which ha only 30% warehous mplex enables SLB 825 - Feb 2002	om Highway 288. The property is situate the in the area coupled with extremely lin flex space which has a normal build out only 30% warehouse space. This void ir mplex enables SLBP to have a 2007 an	om Highway 288. The property is situated at the signalized intersective ince in the area coupled with extremely limited Class C building lease flex space which has a normal build out configuration of 20% office only 30% warehouse space. This void in large square footage office mplex enables SLBP to have a 2007 annualized EBITDA of approxi 2825 - Feb 2002	



Silverlake Business Park -- cont'd 2809 Miller Ranch Rd Pearland, TX 77584



236 OFFICE

Bldg 5 - Pearland Office Park 2743 Smith Ranch Rd Pearland, TX 77584

Structure

Building Type:	Office
SubType:	Office Live/Work Unit
Class:	В
RBA:	4,800 SF
Typical Floor:	1,200 SF
Stories:	1
Building Status:	Existing
Year Built:	2020
% Leased:	75.0%
Owner Occupied:	-
Owner Type:	-
Tenancy:	Multiple Tenant
Land Area:	-
Zoning:	Commercial
Parcel No:	0304-0039-000
Parking:	-



FOR LEASE

Lease

Total Available:	1,200 SF
Smallest Space:	1,200 SF
Max Contig:	1,200 SF
Space Use:	Office
Rent/SF/Yr:	\$24.00
Expenses:	2021 Tax @ \$2.61/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	Туре
P 1st / Suite 502	1,200	1,200	1,200	No	\$24.00/nnn	Vacant	Negotiable	Direct
Champions Real Esta	te Group, LLC / Al Johnson	(832) 229-4413						



237 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:	75.0%
Owner Occupied:	-
Owner Type:	-
Tenancy:	-
Land Area:	0.20 AC
Zoning:	-
Parcel No:	0304-0010-000
Parking:	
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses:	1,200 SF 1,200 SF 1,200 SF Office \$24.00 2021 Tax @ \$6.42/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	Туре
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!!!!



238 OFFICE

Medlin Office 2404 Grand E Pearland, TX	Blvd					
Structure			then a state	A IN THE R	3 J.	-
Building Type:	Office	1. 1. 11		1 Pri		a min
Class:	С	12 ST 1/	CON-CONCERN	- HALL	- M	
RBA:	9,129 SF	DE AR	UNIX-	-	142	
Typical Floor:	4,565 SF			-	-	Sec.
Stories:	2		<u> </u>		-	
Building Status:	Existing					1000
Year Built:	1982		Internet of the second			
% Leased:	86.9%				And	
Owner Occupied:	Yes	- F	TTITIC		1. 15 15	A CONTRACT
Owner Type:	Individual Multiple Tenant	1 HEA				
Tenancy: Land Area:	0.43 AC	110			1 - 1 - 1	
Zoning:	commercial		1 States	1 2/2	the for	and and a second
Parcel No:	7025-0286-000	1 - James	h trates	and the second	for the second	White the
Parking:	30 Surface Spaces are available Ratio of 3.29/1,000 SF					
Lease						
Total Available:	1,197 SF					
Smallest Space:	225 SF					
Max Contig:	797 SF					
Space Use:	Office					
Rent/SF/Yr:	\$23.00-\$30.00					
Expenses:	2021 Tax @ \$2.33/sf					
For Sale Info						
Not For Sale						
Presented By						
	s LLC / Sarah Lernor (682) 556-1734					
Floor P 1st / Suite 100	SF Avail Floor Contig 797 7	Bldg Contig 97 797	Rent/SF/Yr + Svs	Occupancy		Type
Realvest Services LLC Prime Pearland locatio perfect for copy machir Building management o	: / Sarah Lernor (682) 556-1734 n with updated building. The owners are will ne and break area. Gross lease for \$2,000/ m	update this suite to suit. Its cur		on area, three j		
P 2nd / Suite 210		00 400	\$30.00/fs	Vacant	Negotiable	Direct
	: / Sarah Lernor (682) 556-1734 e possibilities- could be two offices (225 SF +	175 SF) or a lobby entrance o	ff of a waiting room. Has	been recently	updated with fresh p	aint and hard
Building Notes						
Well maintained o	ffice building in the heart of the Pearlar	nd Townsite, occupied with	multiple office uses.			



Medlin Office Building -- cont'd 2404 Grand Blvd Pearland, TX 77581

239 OFFICE

406 Verhalen	Rd						
Alvin, TX 775							
,							
				Const.			
			THE OWNER WAT	And the second s			-
Structure				STOPNORIVE AASAATERIA			
Building Type:	Office						
Class:	С		and the second s				
RBA:	2,250 SF		Contraction of the				
Typical Floor:	2,250 SF		A CONTRACTOR				1993
Stories:	1		the states				100
Building Status:	Existing		10000				
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:	20 Surface Spaces are	available					
	Ratio of 8.89/1,000 SF						
Lease							
Total Available:	1,125 SF						
Smallest Space:	1,125 SF						
Max Contig:	1,125 SF						
Space Use:	Office						
Rent/SF/Yr:	\$10.12						
Expenses:	2021 Tax @ \$2.79/sf						
For Sale Info							
Not For Sale							
Presented By							
	ors / Juan Ramos (713) 91	10-0636					
Amenities							
Air Conditioning, 0	Central Heating, Convenie	ence Store, Open	-Plan				
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite C	1,125	1,125	1,125	\$10.12/fs	s Vacant	1-5 yrs	Direct
06 Verhalen, Alvin Tex vasheteria. This is a m	luan Ramos (713) 910-0636 (as 77511 1125 SQ FT Retail ultitenant Building with 3 Avail eeds. Located near Alvin Co	lable General retail	Spaces of 1125 Sq F	Each. Can be rented to b	be used as office Sp	bace, Beauty salon	, Nail Salon, or
Population is more than completely open space nformation Juan Ramo	a lavandería. Tres espacios d	of Visibility, metal c ant will have its own 910-0636 406 Verh	onstruction building a n Brand-new A/C Sys nalen, Alvin, Texas 77	the corner of Mustang and em. This location is in the 511 1125 SQ Ft, \$949 al m	I Verhalen. Suite C perfect environmer es Suite C Gran es	has 2 ½ Restroom to grow Call me spacio en un centro	s and a for more comercial con
erca del Colegio de Al	vin. El colegio de Alvin cuent está en la zona perfecta de cro	ta con una inscripcio recimiento. Local C	ón de más de 5000 es Cuenta con dos medi	tudiantes, y la población de b baños y está completame	e Alvin es de mas d ente abierto para ar	le 26,000 personas	y sigue



406 Verhalen Rd -- cont'd Alvin, TX 77511



240 RETAIL

	Retail		
Building Type: Class:	-		-
RBA:	28,347 SF		
Typical Floor:	28,347 SF		
Stories:	1		
Building Status:	Existing	Datter and the second second	-
Year Built:	2009	statice and	1000
% Leased:	96.1%	and the second second	The state
wner Occupied:	No	the second se	
Owner Type:	Developer/Owner-RGNL	the second se	COSINE
Tenancy:	Multiple Tenant		
Land Area:			
Zoning:			
Parcel No:	7496-0000-003		
Parking:	100 free Surface Spaces are a Ratio of 3.57/1,000 SF	Ivaliable	
Lease			
Total Available:	1,119 SF		
mallest Space:	1,119 SF		
Max Contig:	1,119 SF		
Space Use:	Retail		
Rent/SF/Yr:			
Expenses:	2021 Tax @ \$5.18/sf		
For Sale Info			
Not For Sale			
Presented By	·· · · · · · · · · · · · · · · · · · ·		
Presented By Farantino Proper	ties, Inc. / Eric Drymalla (832) 423	3-7439 X126 / Eric Drymalla (832) 423-7439 x126	
Not For Sale Presented By Tarantino Proper Amenities Freeway Visibilit		3-7439 X126 / Eric Drymalla (832) 423-7439 x126	
Presented By Farantino Proper Amenities			Туре



241 OFFICE

FOR SALE / FOR LEASE

Pearland Central Medical Plaza
8633 W Broadway St
Pearland, TX 77584

Office
Medical
В
9,624 SF
9,624 SF
1
Existing
2003
88.9%
Νο
Individual
Multiple Tenant
1.26 AC
Commercial
2585-0001-003
70 Surface Spaces are available Ratio of 5.30/1,000 SF



Lease

Total Available: Smallest Space: Max Contig: Space Use:	1,069 SF 1,069 SF 1,069 SF Off/Med
Rent/SF/Yr: Expenses:	\$21.75 2021 Tax @ \$3.97/sf, 2012 Est Tax @ \$3.17/sf; 2011 Ops @ \$5.24/sf, 2012 Est Ops @ \$5.24/sf

For Sale Info

For Sale as part of a portfolio of 3 properties - Under Contract

Sales Company

Transwestern Real Estate Services: Sarah Carter (713) 231-1629

Presented By

Transwestern Real Estate Services / Sarah Carter (713) 231-1629

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 101	1,069	1,069	1,069	\$21.75/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Sarah Carter (713) 231-1629							



Pearland Central Medical Plaza -- cont'd 8633 W Broadway St Pearland, TX 77584



RETAIL 242

Structure		Yest.	-	40.00	-
Building Type:	Retail	and the second	the land		
Class: RBA:	-	and the second se	Contraction of the local division of the loc	NO 10 March 100 OVS	ter
Typical Floor:	31,189 SF 31,189 SF				
Stories:	1	- Contraction		V Creek	08/102
Building Status:	Existing			A STATE OF THE OWNER	
Year Built:	1972	the second s	and state		1
% Leased:	96.8%	State Transformer and the second			-
wner Occupied:	90.8 % No	And and the second			10
Owner Type:	-	and the second second		and the second second	Net Real
Tenancy:					
Land Area:	6.25 AC	Maria Cal			
Zoning:	none	TO SERVICE TO			COSTAR
Parcel No:	5850-1214-120				erevenuit.
Parking:	245 Surface Spaces are availabl Ratio of 7.71/1,000 SF	le			
Lease					
Total Available:	1,000 SF				
Smallest Space:	1,000 SF				
Max Contig:	1,000 SF				
Space Use:	Retail				
Rent/SF/Yr:	\$15.00				
Expenses:	2021 Tax @ \$2.79/sf				
For Sale Info					
Not For Sale					
Procontod RV					
Tresented by	ties, Inc. / Eric Drymalla (832) 423-7	'439 X126 / Eric Drymalla (832)			
-	SF Avail Floor Cor			cupancy Term	Туре
Floor	1,000	1,000 1,000	\$15.00/nnn Vaca	nt Negotiable	Direct
Tarantino Proper Floor 1st / Suite 6	nc. / Eric Drymalla (832) 423-7439 x126				
Tarantino Proper Floor 1st / Suite 6 <i>rantino Properties,</i> d Generation Resta	nc. / Eric Drymalla (832) 423-7439 x126				
Tarantino Proper Floor 1st / Suite 6 rantino Properties, d Generation Resta Building Notes	nc. / Eric Drymalla (832) 423-7439 x126 urant				
Tarantino Proper Floor 1st / Suite 6 rrantino Properties, d Generation Resta Building Notes Oyster Creek Cel	nc. / Eric Drymalla (832) 423-7439 x126	neighborhood shopping center c	composed of one L-shaped	I building with a total of ⁻	17 lease



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).



243 OFFICE

1204 N Velas Angleton, TX						
Structure						
Building Type:	Office		F	144		1
SubType:	Medical		Sand I		Contraction of the second	1
Class:	С		1204	1	Contra Co	
RBA:	8,546 SF		and the second second	des.	Wing De	- 17
Typical Floor:	8,546 SF		- 10V	- AND - STREET		
Stories:	1					
Building Status:	Existing					
Year Built:	1979	-				- Contraction
% Leased:	88.9%	1				Ser St
wner Occupied:	No	200				5.15
	Individual		and the second second			1 and the
Owner Type: Tenancy:	Multiple Tenant			and a state of the	and a straight straig	March Harris
Land Area:	0.66 AC					
Zoning:	0.00 AC					
Parcel No:	- 4020-0006-000					
Parcer No: Parking:	35 free Surface Spaces are avail	able				
Tarking.	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 @ \$1.32/sf					
For Sale Info						
Not For Sale						
Presented By						
UTR Texas Realt	ors / Bill Havey (281) 282-0935 ors / Linda Cessac (281) 282-0935					
Floor	SF Avail Floor Con		Rent/SF/Yr + Svs	Occupancy	Term	Туре
1st	950 Bill Havey (281) 282-0935	950 950	\$50.52/fs	Vacant	3-5 yrs	Direct
	Linda Cessac (281) 282-0935 utilities included. 7 office spaces that vary	in size. Only one office does not	have a window. Two stor	age closets. Kitch	enette.	
CenterPoint		CoStar Group - Licensed to CenterPoi				7/11/202

244 OFFICE

200 E Mulber Angleton, TX		
Structure		
Building Type:	Office	
Class:	С	
RBA:	7,000 SF	
Typical Floor: Stories:	7,000 SF 1	
Building Status:	Existing	
Year Built:	1959	
% Leased:	89.4%	the states
Owner Occupied:	No	
Owner Type:	Religious	State And a state of the state
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: Expenses:	\$16.20 2021 Tax @ \$0.92/sf	
·		
For Sale Info		
Not For Sale		
Presented By		
Clyde Cone Com	bany, Inc. / Brandon Cone (512) 496-1	1038
Floor	SF Avail Floor Contig	
P 1st / Suite 3	740 Inc. / Brandon Cone (512) 496-1038	740 740 \$16.20/fs Vacant 1-5 yrs Direct
		e could easily be divided into 3 or 4 workspaces. Restroom is shared with 4 other building tenants (located
allway). Access to sui as, sewer, trash inclue		ugh private exterior entrance directly into space. Minimum 1 year lease. \$1,000/month (electricity, water,
as, sewer, trastrinciut	ded in rent).	
CenterPoint		



245 RETAIL

FOR LEASE

Y Shops at Pearland Pkwy - Y Shops at Pea Parkway 1816 Pearland Pky Pearland, TX 77581

Structure

Building Type:	Retail
SubType:	Storefront
Class:	-
RBA:	9,750 SF
Typical Floor:	9,494 SF
Stories:	1
Building Status:	Existing
Year Built:	2014
% Leased:	100%
Owner Occupied:	No
Owner Type:	Trust
Tenancy:	Multiple Tenant
Land Area:	1.08 AC
Zoning:	N/A
Parcel No:	4883-0001-002
Parking:	50 Surface Spaces are available Ratio of 0.00/1,000 SF



Lease

Total Available:	694 SF
Smallest Space:	694 SF
Max Contig:	694 SF
Space Use:	Retail
Rent/SF/Yr:	Withheld
Expenses:	2021 Tax @ \$1.30/sf

For Sale Info

Not For Sale

Presented By

BPI Realty Services, Inc. / Mark Lapeyrouse (713) 350-2771

-		. ,					1
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st	694	694	694	Withheld	30 Days	Negotiable	Direct
BPI Realty Services, Inc. / M	ark Lapeyrouse (713)	350-2771					
New construction							

FOR LEASE

246 OFFI	R 2022 3rd Qtr. 1-Page R CE	-
1506 E Broad Pearland, TX		a construction of the second s
Structure		and the
	Office Medical B 12,799 SF 6,250 SF 2 Existing 1978 98.4% No Individual Multiple Tenant 1 AC None 5410-0031-110 60 Surface Spaces are available Reserved Spaces @ \$14.00/mo Ratio of 4.85/1,000 SF	
Lease		
Total Available: Smallest Space: Max Contig: Space Use: Rent/SF/Yr: Expenses:	205 SF 205 SF 205 SF Office \$20.40 2021 Tax @ \$2.34/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	Туре
P 2nd / Suite 211	205	205	205	\$20.40/nnn	Vacant	1-5 yrs	Direct
Capital Trust Realty / Domenia	c Santilli (281) 282-999	99					
One room suite upstairs, wind	ow to outside. \$475 pe	r month!					
Building Notes							
Located in the city of Pe exciting business and re visibility and monument	sidential locations,	this property feat	ures high	t is 24,700 cars a day.			

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



1506 E Broadway St -- cont'd Pearland, TX 77581



247 RETAIL

Typical Floor: Stories: Building Status: Year Built:	Retail - 80,690 SF 80,690 SF 1 Existing					T
RBA: Typical Floor: Stories: Building Status: Year Built: % Leased:	80,690 SF 80,690 SF 1 Existing					TT
Typical Floor: Stories: Building Status: Year Built: % Leased:	80,690 SF 1 Existing		THE ET		TT HOTEL	TT
Stories: Building Status: Year Built: % Leased:	1 Existing	CTR CTR				
Building Status: Year Built: % Leased:	Existing				A	- A
Year Built: % Leased:	-	Vite and and and		1		100
% Leased:					1	
	1967				The second	No.
wner Occupied:	99.9%	and the second se			a star 1 th	
	No	Construction of the local division of the lo		E		No.
Owner Type:	Developer/Owner-NTL	The second second	2	1000		
Tenancy:	Multiple Tenant	Margare Later	54		the Martin Contraction	COMPRE
	7.03 AC					
Zoning: Parcel No:	None 7565-0003-000					
Parking:	385 Surface Spaces are available Ratio of 4.75/1,000 SF					
Lease						
Total Available:	124 SF					
Smallest Space:	124 SF					
Max Contig:	124 SF					
Space Use:	Retail					
	Withheld					
Expenses:	2021 Tax @ \$1.45/sf; 2016 Ops @ \$1.80/sf, 2013 Est Ops @ \$1.20/sf					
For Sale Info						
Not For Sale						
Presented By						
Shaw Real Estate	/ Jay Shaw (281) 546-9237					
Amenities						
Pylon Sign, Signag	ge, Signalized Intersection					
Floor	SF Avail Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
lst aw Real Estate / Jay		24 124	Withheld	Vacant	Negotiable	Direct