

EDABC's IOR 2022 3rd Qtr. Summary Report

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%**

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

Description

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

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2



4005 Technology Dr
Angleton, TX 77515
Brazoria County

Building Type: **Class B Office/Medical**
 Status: **Built 1991**
 Building Size: **269,770 SF**
 Typical Floor Size: **184,209 SF**
 Stories: **2**
 Expenses: **2021 Tax @ \$0.58/sf; 2011 Combined Est Tax/Ops @ \$7.50/sf**
 Parking: **900 free Surface Spaces are available; Ratio of 3.36/1,000 SF**
 For Sale: **Not For Sale**

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

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

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

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

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

*12,000 SF - Class 100,000

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

*Laboratory Furniture

*Fume Hoods

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

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11025 Discovery Bay Dr

Discovery Bay Medical Plaza

Pearland, TX 77584

Brazoria County

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

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

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

Building Size: **110,000 SF**

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

Stories: **4**

Expenses: **2021 Tax @ \$0.70/sf; 2014 Combined Est Tax/Ops @ \$9.17/sf**

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

For Sale: **Not For Sale**

Space Avail: **100,000 SF**

Max Contig: **100,000 SF**

Smallest Space: **1,500 SF**

Rent/SF/YR: **Withheld**

% Leased: **9.1%**

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

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

Building Features:

Class A Medical Office Suites

Class A Specialized Use Medical Suites

Generous Tenant Improvement Allowances

Curtain Wall Entries

Ample Surface Parking

Perimeter & Interior Security Cameras

Computerized Card-Key Security Access

Rainwater Harvesting System for Landscaping

Hi-Tech Data & Communications Infrastructure

Two (2) Oversized High-Speed Elevators

Emergency Backup Generators

Convenient Pharmacy and Laboratory Services

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

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

4



8560 Broadway St

Pearland, TX 77584

Brazoria County

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

Status: **Proposed, breaks ground Aug 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**

Space Avail: **47,500 SF**

Max Contig: **47,500 SF**



Smallest Space: **23,750 SF**

Rent/SF/YR: **\$25.00**




% Leased: **0%**

Landlord Rep: Transwestern Real Estate Services / Heinrich Cronje (832) 408-4067 / Justin Davis (713) 270-7700 -- 47,500 SF (23,750 SF)

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5		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%
			Landlord Rep: Transwestern Real Estate Services / Sarah Carter (713) 231-1629 / Elise Pantazis (713) 231-1580 -- 45,344 SF (3,000-15,468 SF)	
6		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 Realtors / Sharon Rowsey (281) 947-8037 -- 40,000 SF (10,000-40,000 SF)	
7		636-734 W Brazos Ave West Columbia Shopping Center West Columbia, TX 77486 Brazoria County	Building Type: Retail Status: Built 1983 Building Size: 42,000 SF Land Area: 6.80 AC Stories: 1 Expenses: 2021 Tax @ \$0.33/sf For Sale: Not For Sale	Space Avail: 39,565 SF Max Contig: 24,700 SF Smallest Space: 1,200 SF Rent/SF/YR: \$5.88-\$14.28 % Leased: 5.8%
			Landlord Rep: Harry M. Green Interests / M.Harry M. Green (713) 953-9800 X103 -- 39,565 SF (1,200-24,700 SF)	

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<div>8</div> 	<p>1824 FM-523 Bldg 2 Freeport, TX 77541 Brazoria County</p>	<p>Building Type: Class C Manufacturing Status: Built 1975 Building Size: 42,353 SF Land Area: 5 AC Stories: 1 Expenses: 2021 Tax @ \$0.90/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 39,000 SF Max Contig: 21,000 SF Smallest Space: 18,000 SF Rent/SF/YR: \$5.90-\$6.60 % Leased: 7.9%</p>
<p>Landlord Rep: Chad Peltier / Chad Peltier (979) 482-0220 -- 39,000 SF (18,000-21,000 SF)</p> <p>* Sodium and mercury lighting</p> <p>* Covered deck area</p>			
<div>9</div> 	<p>1100-1116 E Mulberry St Angleton Plaza Angleton, TX 77515 Brazoria County</p>	<p>Building Type: Retail/(Neighborhood Ctr) Status: Built 1978 Building Size: 78,772 SF Land Area: 6.40 AC Stories: 1 Expenses: 2021 Tax @ \$0.85/sf Parking: 304 free Surface Spaces are available; Ratio of 3.86/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 33,326 SF Max Contig: 14,995 SF Smallest Space: 900 SF Rent/SF/YR: \$11.88-\$18.00 % Leased: 60.5%</p>
<p>Landlord Rep: Harry M. Green Interests / M.Harry M. Green (713) 953-9800 X103 -- 33,326 SF (900-14,995 SF)</p>			
<div>10</div> 	<p>2650 Pearland Pky The Center at Pearland Parkway Pearland, TX 77581 Brazoria County NWC</p>	<p>Building Type: Retail Status: Built Jan 2014 Building Size: 128,754 SF Land Area: 18.79 AC Stories: 1 Expenses: 2021 Tax @ \$0.00/sf Parking: 684 Surface Spaces are available; Ratio of 5.31/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 31,700 SF Max Contig: 25,000 SF Smallest Space: 6,700 SF Rent/SF/YR: Withheld % Leased: 75.4%</p>
<p>Landlord Rep: Dunhill Partners, Inc. / Sarah Landry (214) 525-3527 X127 -- 31,700 SF (6,700-25,000 SF)</p> <p>New shopping center at Pearland Pkwy & FM-518.</p>			

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493-533 N Downing Rd

Angleton Palm

Angleton, TX 77515

Brazoria County

Building Type: **Retail**

Status: **Built 1977**

Building Size: **60,000 SF**

Land Area: **5 AC**

Stories: **1**

Expenses: **2021 Tax @ \$0.22/sf**

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

For Sale: **Not For Sale**

Space Avail: **30,260 SF**

Max Contig: **19,760 SF**

Smallest Space: **10,500 SF**

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

% Leased: **49.6%**

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

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

Located on Highway 35 Angleton, TX

12



1131 FM 517 Rd

Alvin, TX 77511

Brazoria County

Building Type: **Class B Warehouse**

Status: **Built 1995**

Building Size: **30,000 SF**

Land Area: **4.44 AC**

Stories: **1**

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

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

For Sale: **For Sale - Active**

Space Avail: **30,000 SF**

Max Contig: **30,000 SF**

Smallest Space: **30,000 SF**




Rent/SF/YR: **Withheld**

% Leased: **100%**

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

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

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13		Highway 6 & Highway 35 Alvin, TX 77511 Brazoria County	Building Type: Retail/Freestanding Status: Proposed, breaks ground Jul 2022 Building Size: 30,000 SF Land Area: 5.38 AC Stories: 1 Expenses: 2021 Tax @ \$0.03/sf; 2010 Ops @ \$5.05/sf Parking: 227 Surface Spaces are available; Ratio of 4.34/1,000 SF For Sale: Not For Sale	Space Avail: 30,000 SF Max Contig: 30,000 SF Smallest Space: 30,000 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Property Commerce / Chad Moss (832) 804-8526 -- 30,000 SF (30,000 SF)				
14		4303-4307 Chance Ln Rosharon, TX 77583 Brazoria County	Building Type: Class B Warehouse Status: Built Oct 2021 Building Size: 29,425 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.06/sf For Sale: Not For Sale	Space Avail: 29,425 SF Max Contig: 29,425 SF Smallest Space: 29,425 SF Rent/SF/YR: \$12.58 % Leased: 0%
Landlord Rep: KW Commercial Signature / Chris Abel (281) 552-8423 -- 29,425 SF (29,425 SF)				
15		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 Ops @ \$0.72/sf Parking: 22 Surface Spaces are available; Ratio of 0.84/1,000 SF For Sale: For Sale at \$995,000 (\$38.31/SF) - Active	Space Avail: 25,976 SF Max Contig: 25,976 SF Smallest Space: 25,976 SF Rent/SF/YR: Withheld % Leased: 0%
Sales Company: Anchor Commercial Real Estate Services: Rob Giesecke (281) 335-8889				
Landlord Rep: Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889 -- 25,976 SF (25,976 SF)				

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10970 Shadow Creek Pky
Pearland, TX 77584
Brazoria County

Building Type: **Class B Office/Medical**
 Status: **Built May 2006**
 Building Size: **81,500 SF**
 Typical Floor Size: **27,166 SF**
 Stories: **3**

Space Avail: **25,900 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **1,300 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **68.2%**

Expenses: **2021 Tax @ \$3.30/sf, 2013 Est Tax @ \$2.59/sf; 2013 Est Ops @ \$8.62/sf**

Parking: **350 Surface Spaces are available; Ratio of 4.29/1,000 SF**
 For Sale: **Not For Sale**

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

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

17



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

Building Type: **Class C Warehouse**
 Status: **Built 1995**
 Building Size: **25,780 SF**
 Land Area: **10 AC**
 Stories: **1**

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

Expenses: **2021 Tax @ \$0.64/sf**

Parking: **100 Surface Spaces are available; Ratio of 3.88/1,000 SF**
 For Sale: **For Sale - Active**

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

Landlord Rep: Fritsche Anderson Realty Partners, LLC / Brandon Wuntch (713) 275-3784 / Anthony Fritsche (713) 275-3801 / Dylan Coleman (713) 275-3781 -- 20,530 SF (8,750-11,780 SF)

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

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7002 Bissell Rd
Manvel, TX 77578
Brazoria County

Building Type: **Class C Manufacturing**
Status: **Built 1969**
Building Size: **25,290 SF**
Land Area: **10 AC**
Stories: **1**
Expenses: **2021 Tax @ \$0.72/sf**
Parking: **1,000 Surface Spaces are available; Ratio of 38.78/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **25,290 SF**
Max Contig: **25,290 SF**
Smallest Space: **25,290 SF**
Rent/SF/YR: **\$9.00**
% Leased: **0%**

Landlord Rep: United Heroes Realty / Pablo Ng (713) 898-6734 / Tom Diep (713) 898-6734 -- 25,290 SF /500 ofc (25,290 SF)

19



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

Building Type: **Retail/Convenience Store**
Status: **Built Nov 1985**
Building Size: **57,167 SF**
Land Area: **5 AC**
Stories: **1**
Expenses: **2021 Tax @ \$1.55/sf; 2017 Ops @ \$2.58/sf**
Parking: **242 Surface Spaces are available; Ratio of 4.21/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **24,675 SF**
Max Contig: **12,600 SF**
Smallest Space: **900 SF**
Rent/SF/YR: **Withheld**
% Leased: **56.8%**

Landlord Rep: WPW Realty Advisors / David Werlin (713) 627-2711 X109 -- 24,675 SF (900-12,600 SF)

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

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

20



1201 N Velasco St
Angleton, TX 77515
Brazoria County

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 Ops @ \$3.92/sf**
Parking: **280 free Surface Spaces are available; Ratio of 6.36/1,000 SF**
For Sale: **Not For Sale**





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%**

Landlord Rep: Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 980-5638 -- 24,648 SF (1,500-21,648 SF)

PROPERTY HIGHLIGHTS

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

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21		8201 Broadway St Orchard Plaza Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 2005 Building Size: 60,187 SF Land Area: 6.74 AC Stories: 1 Expenses: 2021 Tax @ \$3.60/sf, 2012 Est Tax @ \$2.25/sf; 2007 Ops @ \$6.27/sf, 2012 Est Ops @ \$3.04/sf Parking: 355 free Surface Spaces are available; Ratio of 5.00/1,000 SF For Sale: Not For Sale	Space Avail: 24,009 SF Max Contig: 11,974 SF Smallest Space: 1,300 SF Rent/SF/YR: Withheld % Leased: 80.0%
Landlord Rep: Criss Cross Commercial Group / Corinne Agrella (713) 956-6625 -- 24,009 SF (1,300-11,974 SF)				
22		1033 Dixie Dr Clute, TX 77531 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built 1973 Building Size: 43,000 SF Land Area: 3.11 AC Stories: 1 Expenses: 2021 Tax @ \$1.34/sf For Sale: Not For Sale	Space Avail: 24,000 SF Max Contig: 13,000 SF Smallest Space: 5,000 SF Rent/SF/YR: Withheld % Leased: 44.2%
Landlord Rep: PMD, LLC / Barry Pulaski (832) 867-0974 -- 24,000 SF (5,000-13,000 SF)				
23		1701 Fairway Dr Fairway Plaza Alvin, TX 77511 Brazoria County	Building Type: Retail/Freestanding (Community Ctr) Status: Built 1982 Building Size: 91,360 SF Land Area: 14.30 AC Stories: 1 Expenses: 2021 Tax @ \$0.92/sf; 2016 Combined Est Tax/Ops @ \$3.00/sf Parking: 200 Surface Spaces are available; Ratio of 2.19/1,000 SF For Sale: Not For Sale	Space Avail: 23,990 SF Max Contig: 10,574 SF Smallest Space: 4,379 SF Rent/SF/YR: \$9.00-\$15.00 % Leased: 73.7%
Landlord Rep: CC Management, Ltd. / Randy Fertitta (713) 963-0963 X5 -- 23,990 SF (4,379-10,574 SF)				
91,360 SF plaza located on the northwest corner of State Highway 35 and Fairway Street. 28,000 vehicles per day (State Highway 35).				
24		1001 W Plantation Dr Clute, TX 77531 Brazoria County	Building Type: Retail/Storefront Status: Built 1974, Renov 2020 Building Size: 83,496 SF Land Area: 10.28 AC Stories: 1 Expenses: 2021 Tax @ \$0.87/sf Parking: 400 free Surface Spaces are available; Ratio of 4.03/1,000 SF For Sale: Not For Sale	Space Avail: 23,901 SF Max Contig: 19,701 SF Smallest Space: 4,200 SF Rent/SF/YR: Withheld % Leased: 71.4%
Landlord Rep: RESOLUT RE / Joaquin Orozco (281) 445-0033 -- 23,901 SF (4,200-19,701 SF)				

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25		2941 Broadway Bend Dr Primeline Pro Office Building Pearland, TX 77584 Brazoria County	Building Type: Class A Office/Medical Status: Built 2020 Building Size: 31,691 SF Typical Floor Size: 15,846 SF Stories: 2 Expenses: 2021 Tax @ \$2.69/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 23,252 SF Max Contig: 15,436 SF Smallest Space: 1,192 SF Rent/SF/YR: \$23.00 % Leased: 26.6%
Landlord Rep: Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 -- 23,252 SF (1,192-15,436 SF)				

26		4023 Technology Dr Biomedical Testing Building Angleton, TX 77515 Brazoria County	Building Type: Class B Flex/R&D Status: Built 1991 Building Size: 22,866 SF Land Area: 119.80 AC Stories: 1 Expenses: 2021 Tax @ \$6.81/sf Parking: 42 free Surface Spaces are available; Ratio of 1.97/1,000 SF For Sale: Not For Sale	Space Avail: 22,866 SF Max Contig: 22,866 SF Smallest Space: 22,866 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 -- 22,866 SF (22,866 SF)				

27		1920 Country Place Pky Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical (Strip Ctr) Status: Built 2008 Building Size: 67,500 SF Typical Floor Size: 17,000 SF Stories: 4 Expenses: 2021 Tax @ \$1.56/sf, 2012 Est Tax @ \$2.46/sf; 2011 Ops @ \$5.80/sf, 2012 Est Ops @ \$5.80/sf Parking: Free Surface Spaces; Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 22,047 SF Max Contig: 20,000 SF Smallest Space: 2,047 SF Rent/SF/YR: \$21.00 % Leased: 67.3%
Landlord Rep: Tribble & Associates / Tom Tribble (281) 461-4474 -- 22,047 SF (2,047-20,000 SF)				
Pre-leasing 64,000SF four-story medical/office building with excellent visibility on Hwy 288 and Beltway 8.				

28		1200-1232 FM 1462 Rd Alvin Shopping Center Alvin, TX 77511 Brazoria County	Building Type: Retail/Storefront Status: Built 1980 Building Size: 90,316 SF Land Area: 8 AC Stories: 1 Expenses: 2021 Tax @ \$0.39/sf; 2011 Ops @ \$1.44/sf Parking: 377 free Surface Spaces are available; Ratio of 4.17/1,000 SF For Sale: Not For Sale	Space Avail: 21,326 SF Max Contig: 14,026 SF Smallest Space: 3,600 SF Rent/SF/YR: Withheld % Leased: 76.4%
Landlord Rep: Silvestri Investments, Inc / Doreen Hill (713) 785-6272 X320 -- 21,326 SF (3,600-14,026 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

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

Building Type: **Retail/Storefront**
 Status: **Built 2008**
 Building Size: **62,022 SF**
 Land Area: **8.09 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$28.91/sf**
 Parking: **1,546 Surface Spaces are available; Ratio of 2.15/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **21,216 SF**
 Max Contig: **7,000 SF**
 Smallest Space: **2,517 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **65.8%**

Landlord Rep: CBL & Associates Properties, Inc. / J.Michael J. Stanley (281) 925-3661 X1 -- 21,216 SF (2,517-7,000 SF)

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, 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.

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7713 Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
 Status: **Proposed, breaks ground Nov 2022**
 Building Size: **21,000 SF**
 Land Area: **2.25 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$0.36/sf**
 For Sale: **Not For Sale**

Space Avail: **21,000 SF**
 Max Contig: **21,000 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: Veekay Commercial / Jeremy Roberts (713) 851-4982 -- 21,000 SF (1,500-21,000 SF)

31



NEC Cullen & McHard Rd
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
 Status: **Proposed, breaks ground Nov 2022**
 Building Size: **20,800 SF**
 Land Area: **1.96 AC**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **20,800 SF**
 Max Contig: **20,800 SF**
 Smallest Space: **20,800 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: EDGE Realty Partners / Charles Blaschke (713) 900-3000 X107 / Logan Havel (713) 900-3000 -- 20,800 SF (20,800 SF)

EDABC's IOR 2022 3rd Qtr. Summary Report

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2354 County Road 59

Manvel, TX 77578

Brazoria County

Building Type: **Class A Office**
 Status: **Built 2001**
 Building Size: **60,175 SF**
 Typical Floor Size: **33,603 SF**
 Stories: **2**
 Expenses: **2021 Tax @ \$0.89/sf**
 Parking: **60 free Surface Spaces are available; Ratio of 1.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **20,000 SF**
 Max Contig: **20,000 SF**
 Smallest Space: **1,400 SF**
 Rent/SF/YR: **\$19.80**
 % Leased: **66.8%**

Landlord Rep: KW Commercial Metropolitan / Bo Faber (281) 908-3122 -- 20,000 SF (1,400-20,000 SF)

33



3501 Galaznik Rd

Angleton, TX 77515

Brazoria County

Building Type: **Class B Warehouse**
 Status: **Built 2012**
 Building Size: **20,000 SF**
 Land Area: **2.76 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$1.95/sf**
 Parking: **27 Surface Spaces are available; Ratio of 1.35/1,000 SF**
 For Sale: **For Sale - Active**

Space Avail: **20,000 SF**
 Max Contig: **20,000 SF**
 Smallest Space: **20,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**


Sales Company: Clay & Co.: Kevin Dalrymple (713) 722-1250, Katie Dalrymple (713) 722-1250

Landlord Rep: Clay & Co. / Kevin Dalrymple (713) 722-1250 / Amy Silvey (713) 722-1250 -- 20,000 SF /6,500 ofc (20,000 SF)

EDABC's IOR 2022 3rd Qtr. Summary Report

34		825 Industrial St Clute, TX 77531 Brazoria County	Building Type: Class C Warehouse Status: Built 1981 Building Size: 25,000 SF Land Area: 3.03 AC Stories: 1 Expenses: 2021 Tax @ \$1.15/sf For Sale: Not For Sale	Space Avail: 20,000 SF Max Contig: 15,000 SF Smallest Space: 5,000 SF Rent/SF/YR: \$5.80 % Leased: 20.0%
Landlord Rep: Gary Brown & Associates, Inc. / S.Gary S. Brown (713) 468-1010 -- 20,000 SF /1,500 ofc (5,000-15,000 SF)				


35		12155 Shadow Creek Pky Pearland, TX 77584 Brazoria County	Building Type: Retail/Freestanding Status: Built Jul 2008 Building Size: 32,739 SF Land Area: 3.70 AC Stories: 1 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 For Sale: Not For Sale	Space Avail: 20,000 SF Max Contig: 20,000 SF Smallest Space: 1,200 SF Rent/SF/YR: \$22.00 % Leased: 38.9%
Landlord Rep: KW Commercial Metropolitan / Bo Faber (281) 908-3122 -- 20,000 SF (1,200-20,000 SF)				
Located in one of Houston's fastest selling residential communities.				

36		4001 Technology Dr Angleton, TX 77515 Brazoria County	Building Type: Class A Office Status: Built 1984, Renov 2011 Building Size: 58,720 SF Typical Floor Size: 19,041 SF Stories: 3 Expenses: 2021 Tax @ \$2.65/sf Parking: 1,267 free Surface Spaces are available; Ratio of 4.72/1,000 SF For Sale: Not For Sale	Space Avail: 19,737 SF Max Contig: 19,737 SF Smallest Space: 19,737 SF Rent/SF/YR: Withheld % Leased: 66.4%
Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 -- 19,737 SF (19,737 SF)				
3-Story Office Building 58,720 Total NRA				
*1st Floor: 18,039 SF				
*2nd Floor: 20,944 SF				
*3rd Floor: 19,737 SF				
Built in 1984 Extensive interior renovation completed in 2011				
*Updated Common-Area Lobby				
*New Roof				

EDABC's IOR 2022 3rd Qtr. Summary Report

37		23199 Highway 6	Building Type: Retail/Storefront	Space Avail: 17,952 SF
		Martha Vineyard's Retail	Status: Proposed, breaks ground Jun 2022	Max Contig: 17,952 SF
		Alvin, TX 77511	Building Size: 17,952 SF	Smallest Space: 1,200 SF
		Brazoria County	Land Area: 2.22 AC	Rent/SF/YR: \$24.00-\$27.00
			Stories: 1	% Leased: 0%
			Expenses: 2021 Tax @ \$0.00/sf	
			Parking: 93 Surface Spaces are available; Ratio of 5.18/1,000 SF	
			For Sale: Not For Sale	

Landlord Rep: Ausmus Premier Properties / Faye Ausmus (832) 563-4157 -- 17,952 SF (1,200-12,752 SF)

38		403 S Gulf Blvd	Building Type: Class C Warehouse	Space Avail: 17,200 SF
		Freeport, TX 77541	Status: Built 1963	Max Contig: 17,200 SF
		Brazoria County	Building Size: 17,200 SF	Smallest Space: 17,200 SF
			Land Area: 0.79 AC	Rent/SF/YR: \$5.40
			Stories: 1	% Leased: 100%
			Expenses: 2021 Tax @ \$1.00/sf	
			Parking: 15 Surface Spaces are available; Ratio of 0.87/1,000 SF	
			For Sale: For Sale at \$1,700,000 (\$98.84/SF) - Active	

Sales Company: Greg Flaniken and Associates: Ben Miller (979) 299-9457

Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 17,200 SF (17,200 SF)

39		1013 N Main St	Building Type: Retail/Storefront Retail/Office	Space Avail: 15,750 SF
		Building A	Status: Built 1977	Max Contig: 15,750 SF
		Pearland, TX 77581	Building Size: 15,750 SF	Smallest Space: 5,000 SF
		Brazoria County	Land Area: 1.84 AC	Rent/SF/YR: Withheld
			Stories: 1	% Leased: 0%
			Expenses: 2021 Tax @ \$3.27/sf	
			Parking: 30 free Surface Spaces are available; Ratio of 1.90/1,000 SF	
			For Sale: Not For Sale	

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

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

EDABC's IOR 2022 3rd Qtr. Summary Report

40



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-Texas Realtors / Sharon Rowsey (281) 947-8037 -- 15,000 SF (15,000 SF)

41



2309 Zapata St

Freeport, TX 77541

Brazoria County

Building Type: **Class C Industrial**

Status: **Built 1973**

Building Size: **14,812 SF**

Land Area: **3.91 AC**

Stories: **1**

Expenses: **2021 Tax @ \$1.09/sf**

Parking: **Ratio of 0.00/1,000 SF**

For Sale: **For Sale at \$650,000 (\$43.88/SF) - Active**

Space Avail: **14,812 SF**

Max Contig: **14,812 SF**

Smallest Space: **14,812 SF**





Rent/SF/YR: **\$9.00**

% Leased: **0%**

Sales Company: Birdsong Real Estate: Ryan Birdsong (979) 297-4200

Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 14,812 SF (14,812 SF)

EDABC's IOR 2022 3rd Qtr. Summary Report

42		1201 N Avenue H Petro Freeport, TX 77541 Brazoria County	Building Type: Class B Office/Medical Status: Built 1989, Renov 2017 Building Size: 21,920 SF Typical Floor Size: 10,960 SF Stories: 2 Expenses: 2021 Tax @ \$1.10/sf Parking: 38 Surface Spaces are available; Ratio of 1.73/1,000 SF For Sale: Not For Sale	Space Avail: 14,360 SF Max Contig: 10,960 SF Smallest Space: 1,000 SF Rent/SF/YR: \$15.00 % Leased: 34.5%
Landlord Rep: Agilis Commercial Real Estate / Dustin Graf (512) 970-4303 -- 14,360 SF (1,000-10,960 SF) LOCATED TWO BLOCKS OFF HWY 288B IN FREEPORT.				
43		12006 Shadow Creek Pky Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2008 Building Size: 21,335 SF Land Area: 13.50 AC Stories: 1 Expenses: 2021 Tax @ \$16.43/sf; 2009 Ops @ \$7.15/sf Parking: 175 free Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 14,345 SF Max Contig: 14,345 SF Smallest Space: 14,345 SF Rent/SF/YR: \$26.50 % Leased: 32.8%
Landlord Rep: Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 X126 -- 14,345 SF (14,345 SF)				
44		11200 Broadway St Building 900 Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Status: Built 2008 Building Size: 31,204 SF Land Area: 1.40 AC Stories: 1 Expenses: 2021 Tax @ \$5.63/sf For Sale: Not For Sale	Space Avail: 14,116 SF Max Contig: 14,116 SF Smallest Space: 3,016 SF Rent/SF/YR: Withheld % Leased: 54.8%
Landlord Rep: Evergreen Commercial Realty / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 / Blair Golden (713) 664-3634 -- 14,116 SF (3,016-5,600 SF)				
45		State Highway 35 Bypass & Alvin, TX 77511 Brazoria County	Building Type: Retail Status: Proposed, breaks ground Sep 2022 Building Size: 13,750 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.07/sf For Sale: Not For Sale	Space Avail: 13,750 SF Max Contig: 13,750 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: CC Management, Ltd. / Randy Fertitta (713) 963-0963 X5 -- 13,750 SF (1,000-13,750 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

46



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

Building Type: **Retail/Storefront (Community Ctr)**
 Status: **Built 2004**
 Building Size: **82,000 SF**
 Land Area: -
 Stories: **1**
 Expenses: **2021 Tax @ \$3.13/sf**
 Parking: **1,628 free Surface Spaces are available; Ratio of 5.43/1,000 SF**
 For Sale: **Not For Sale**

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

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

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

47



11233 Shadow Creek Pky
11233 Shadow Creek Parkway
Pearland, TX 77584
Brazoria County

Building Type: **Class A Office/Medical**
 Status: **Built 2009**
 Building Size: **80,000 SF**
 Typical Floor Size: **20,000 SF**
 Stories: **4**
 Expenses: **2021 Tax @ \$2.63/sf; 2018 Ops @ \$8.48/sf**
 Parking: **60 Covered Spaces are available; 200 Surface Spaces are available; Reserved Spaces @ \$40.00/mo; Ratio of 3.25/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **13,513 SF**
 Max Contig: **5,537 SF**
 Smallest Space: **1,702 SF**
 Rent/SF/YR: **\$19.50**
 % Leased: **91.0%**

Landlord Rep: Moody Rambin / Kurt Kistler (713) 773-5590 / Kevin Nolan (713) 773-5572 -- 13,513 SF (1,702-5,537 SF)

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

EDABC's IOR 2022 3rd Qtr. Summary Report

48



11200 Broadway St
Building 700
Pearland, TX 77584
Brazoria County

Building Type: **Retail/Storefront Retail/Office** Space Avail: **13,475 SF**
 Status: **Built 2008** Max Contig: **8,475 SF**
 Building Size: **71,096 SF** Smallest Space: **100 SF**
 Land Area: **2.42 AC** Rent/SF/YR: **Withheld**
 Stories: **2** % Leased: **88.1%**
 Expenses: **2021 Tax @ \$25.22/sf, 2013 Est Tax @ \$0.16/sf; 2012 Ops @ \$1.26/sf, 2013 Est Ops @ \$3.57/sf**
 Parking: **40 Surface Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Landlord Rep: CBL Properties, Inc. / J.Michael J. Stanley (281) 925-3661 X1
 Leasing Company: Evergreen Commercial Realty / Haley Golden (713) 664-3634 Lilly Golden (713) 664-3634 Blair Golden (713) 664-3634 -- 8,475 SF (2,512-5,963 SF)
 Sublet Contact: Regus / Eric Fletcher (972) 764-8882 -- 5,000 SF (100-5,000 SF)

49



1701 Fairway Dr
Fairway Plaza
Alvin, TX 77511
Brazoria County

Building Type: **Retail/Storefront Retail/Office (Community Ctr)** Space Avail: **12,838 SF**
 Status: **Built 1980** Max Contig: **12,838 SF**
 Building Size: **91,360 SF** Smallest Space: **12,838 SF**
 Land Area: **9.10 AC** Rent/SF/YR: **Withheld**
 Stories: **1** % Leased: **86.0%**
 Expenses: **2021 Tax @ \$1.54/sf; 2009 Ops @ \$1.62/sf**
 Parking: **200 free Surface Spaces are available; Ratio of 3.53/1,000 SF**
 For Sale: **Not For Sale**

Landlord Rep: Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X303 -- 12,838 SF (12,838 SF)

50



300 E Brazos St
300 E Brazos Industrial Park
Freeport, TX 77541
Brazoria County

Building Type: **Class C Warehouse** Space Avail: **12,800 SF**
 Status: **Built 2007, Renov 2016** Max Contig: **12,800 SF**
 Building Size: **14,000 SF** Smallest Space: **6,400 SF**
 Land Area: **0.76 AC** Rent/SF/YR: **\$6.09**
 Stories: **2** % Leased: **8.6%**
 Expenses: **2021 Tax @ \$1.47/sf**
 For Sale: **Not For Sale**

Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 12,800 SF (6,400 SF)





EDABC's IOR 2022 3rd Qtr. Summary Report

51		Bailey Rd & County Rd Manvel, TX 77578 Brazoria County	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 available; Ratio of 3.99/1,000 SF For Sale: Not For Sale	Space Avail: 12,647 SF Max Contig: 5,789 SF Smallest Space: 1,400 SF Rent/SF/YR: \$30.00-\$32.00 % Leased: 14.5%
		Landlord Rep: Ardent Hardcastle Real Estate / Stephan Robinson (281) 485-6000 X701 -- 12,647 SF (1,400-5,789 SF)		
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 available; Ratio of 5.54/1,000 SF 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%
		Landlord Rep: Wulfe & Co. / Wes Miller (713) 621-1703 Leasing Company: Research In Progress / -- 12,500 SF (12,500 SF)		

EDABC's IOR 2022 3rd Qtr. Summary Report

53		905 Industrial St Clute, TX 77531 Brazoria County	Building Type: Class B Industrial Status: Built 2010 Building Size: 12,500 SF Land Area: 0.50 AC Stories: 1 Expenses: 2021 Tax @ \$0.69/sf For Sale: Not For Sale	Space Avail: 12,500 SF Max Contig: 12,500 SF Smallest Space: 12,500 SF Rent/SF/YR: \$6.00 % Leased: 0%
Landlord Rep: Gary Brown & Associates, Inc. / S.Gary S. Brown (713) 468-1010 -- 12,500 SF (12,500 SF)				
54		1830 CR 341 Rt Angleton 288 Industrial Park Angleton, TX 77515 Brazoria County	Building Type: Class B Warehouse Status: Built 2020 Building Size: 12,000 SF Land Area: 1.75 AC Stories: 1 Expenses: 2020 Tax @ \$0.30/sf Parking: 16 Surface Spaces are available; Ratio of 1.33/1,000 SF For Sale: Not For Sale	Space Avail: 12,000 SF Max Contig: 12,000 SF Smallest Space: 12,000 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: JLL / Mark Nicholas (713) 888-4024 / Joseph Berwick (713) 425-5842 / Will Clay (713) 425-1810 -- 12,000 SF /1,200 ofc (12,000 SF)				
55		18500 Pearland Sites Rd Bldg 2 Pearland, TX 77584 Brazoria County	Building Type: Class B Warehouse Status: Proposed, breaks ground May 2022 Building Size: 11,675 SF Land Area: 1.46 AC Stories: 1 Expenses: 2021 Tax @ \$0.40/sf For Sale: Not For Sale	Space Avail: 11,675 SF Max Contig: 11,675 SF Smallest Space: 11,675 SF Rent/SF/YR: \$12.00 % Leased: 0%
Landlord Rep: NAI Partners / Darren O'Connor (713) 985-4616 -- 11,675 SF (11,675 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

<div>56</div> 	<p>18500 Pearland Sites Rd Bldg 1 Pearland, TX 77584 Brazoria County</p>	<p>Building Type: Class B Warehouse Status: Proposed, breaks ground May 2022 Building Size: 11,375 SF Land Area: 1.46 AC Stories: 1 Expenses: 2021 Tax @ \$0.41/sf For Sale: Not For Sale</p>	<p>Space Avail: 11,375 SF Max Contig: 11,375 SF Smallest Space: 11,375 SF Rent/SF/YR: \$12.00 % Leased: 0%</p> <p>Landlord Rep: NAI Partners / Darren O'Connor (713) 985-4616 -- 11,375 SF (11,375 SF)</p>
<div>57</div> 	<p>9415 Broadway St Bldg C Pearland, TX 77584 Brazoria County</p>	<p>Building Type: Retail/Freestanding (Neighborhood Ctr) Status: Built 2005 Building Size: 32,199 SF Land Area: 2.98 AC Stories: 2 Expenses: 2021 Tax @ \$2.84/sf, 2012 Est Tax @ \$2.36/sf; 2011 Ops @ \$2.48/sf, 2012 Est Ops @ \$3.09/sf Parking: 250 Surface Spaces are available; Ratio of 7.76/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 11,264 SF Max Contig: 6,200 SF Smallest Space: 882 SF Rent/SF/YR: \$18.00-\$23.00 % Leased: 65.0%</p> <p>Landlord Rep: CC Management, Ltd. / Randy Fertitta (713) 963-0963 X5 -- 11,264 SF (882-6,200 SF)</p> <p>This is a build to suit pad site.</p>
<div>58</div> 	<p>18500 Pearland Sites Rd Bldg 3 Pearland, TX 77584 Brazoria County</p>	<p>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</p>	<p>Space Avail: 11,250 SF Max Contig: 11,250 SF Smallest Space: 11,250 SF Rent/SF/YR: \$12.00 % Leased: 0%</p> <p>Landlord Rep: NAI Partners / Darren O'Connor (713) 985-4616 -- 11,250 SF (11,250 SF)</p>
<div>59</div> 	<p>19300 Morris Ave Manvel, TX 77578 Brazoria County</p>	<p>Building Type: Retail/Storefront Retail/Office Status: Proposed, breaks ground Aug 2022 Building Size: 11,500 SF Land Area: 1.09 AC Stories: 1 Expenses: 2021 Tax @ \$0.35/sf Parking: 48 Surface Spaces are available; Ratio of 6.84/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 10,825 SF Max Contig: 10,825 SF Smallest Space: 1,512 SF Rent/SF/YR: \$30.00 % Leased: 0%</p> <p>Landlord Rep: HomeSmart / Ryan Oommen (832) 535-0552 -- 10,825 SF (1,512-2,785 SF)</p>

EDABC's IOR 2022 3rd Qtr. Summary Report

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 Partners / Darren O'Connor (713) 985-4616 -- 10,800 SF (10,800 SF)

61



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 @ \$3.41/sf**
Parking: **60 Surface Spaces are available; Ratio of 5.56/1,000 SF**
For Sale: **Not For Sale**

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

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

62



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

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

Space Avail: **10,778 SF**
Max Contig: **8,978 SF**
Smallest Space: **1,800 SF**
Rent/SF/YR: **\$14.91**
% Leased: **87.5%**

Landlord Rep: Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 X126 -- 10,778 SF (1,800-8,978 SF)

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

EDABC's IOR 2022 3rd Qtr. Summary Report

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%**

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

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

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

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

64



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

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**

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

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

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 available; Ratio of 8.00/1,000 SF**
 For Sale: **For Sale at \$1,400,000 (\$140.00/SF) - Active**

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

Sales Company: Colliers: Christopher Klein (713) 830-2141

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

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

EDABC's IOR 2022 3rd Qtr. Summary Report

66		3730 S Main St Pearland, TX 77581 Brazoria County	Building Type: Class B Distribution Status: Built 2017 Building Size: 225,000 SF Land Area: 40.39 AC Stories: 1 Expenses: 2021 Tax @ \$0.19/sf For Sale: Not For Sale	Space Avail: 10,000 SF Max Contig: 10,000 SF Smallest Space: 5,000 SF Rent/SF/YR: Withheld % Leased: 100%
			Landlord Rep: FloWorks International / (713) 948-8858 Sublet Contact: Pipeline Realty Brokerage / Christopher Powell (713) 799-5973 -- 10,000 SF /5,000 ofc (5,000 SF)	

67		2631 Miller Ranch Rd Pearland, TX 77584 Brazoria County	Building Type: Class B Flex Status: Proposed, breaks ground Aug 2022 Building Size: 10,000 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$3.63/sf For Sale: Not For Sale	Space Avail: 10,000 SF Max Contig: 10,000 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 0%
			Landlord Rep: HC Commercial Leasing, LLC / Tom Amundsen (281) 468-8521 -- 10,000 SF (1,500-10,000 SF)	

68		10907 Memorial Hermann Dr Pearland Medical Plaza 2 Pearland, TX 77584 Brazoria County @ Hwy 288	Building Type: Class A Office/Medical Status: Built 2015 Building Size: 98,000 SF Typical Floor Size: 24,500 SF Stories: 4 Expenses: 2021 Tax @ \$2.66/sf; 2015 Combined Est Tax/Ops @ \$11.22/sf Parking: 500 Surface Spaces are available; Ratio of 5.00/1,000 SF For Sale: Not For Sale	Space Avail: 9,934 SF Max Contig: 5,684 SF Smallest Space: 1,366 SF Rent/SF/YR: \$23.00 % Leased: 89.9%
			Landlord Rep: Transwestern Real Estate Services / M.Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605 -- 9,934 SF (1,366-5,684 SF)	

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

EDABC's IOR 2022 3rd Qtr. Summary Report

69



457-491 This Way St
Plantation Village
Lake Jackson, TX 77566
Brazoria County

**Intersection of This Way and
 Abner Jackson Blvd**

Building Type: **Class B Office**
 Status: **Built 1992**
 Building Size: **36,830 SF**
 Typical Floor Size: **36,830 SF**
 Stories: **1**
 Expenses: **2021 Tax @ \$0.01/sf**
 Parking: **163 Surface Spaces are available; Ratio of 4.24/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **9,727 SF**
 Max Contig: **7,381 SF**
 Smallest Space: **2,346 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **73.6%**

Landlord Rep: CMI Brokerage / Trent Vacek (713) 961-4666 -- 9,727 SF (2,346-7,381 SF)

This professional multi-tenant building has a good accessible location and is well taken care of. Current tenants include: Great AmericanTitle, Workforce Solutions, RD Clinical, Total Body Performance to name a few.

70



6516 W Broadway St
West Oaks Centre
Pearland, TX 77581
Brazoria County

Building Type: **Retail/Freestanding (Strip Ctr)**
 Status: **Built 1999**
 Building Size: **22,000 SF**
 Land Area: **3.11 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$2.83/sf, 2012 Est Tax @ \$2.13/sf; 2011 Ops @ \$0.53/sf, 2012 Est Ops @ \$2.57/sf**
 Parking: **115 free Surface Spaces are available; Ratio of 5.23/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **9,232 SF**
 Max Contig: **3,500 SF**
 Smallest Space: **1,175 SF**
 Rent/SF/YR: **\$15.60**
 % Leased: **58.0%**

Landlord Rep: Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363 -- 9,232 SF (1,175-3,500 SF)

71







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%**

Landlord Rep: Clay & Co. / Amy Silvey (713) 722-1250 / Katie Dalrymple (713) 722-1250 -- 9,200 SF /1,200 ofc (9,200 SF)

EDABC's IOR 2022 3rd Qtr. Summary Report

72		3523 S Main St Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built Oct 2021 Building Size: 25,000 SF Land Area: - Stories: 1 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 Real Estate / Juan Sanchez (281) 407-0601 -- 9,132 SF (1,500-3,960 SF)				
73		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 Flaniken and Associates / Ben Miller (979) 299-9457 -- 9,000 SF /2,000 ofc (9,000 SF)				
74		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 Est Tax @ \$3.74/sf; 2016 Ops @ \$4.02/sf Parking: 200 Surface Spaces are available; Ratio of 5.71/1,000 SF For Sale: Not For Sale	Space Avail: 8,894 SF Max Contig: 4,398 SF Smallest Space: 1,568 SF Rent/SF/YR: \$21.00-\$23.00 % Leased: 74.7%
Landlord Rep: Healthcare Trust of America / Michael Moulton (281) 254-4997 / Sandra Wolters (281) 299-6774 -- 8,894 SF (1,568-4,398 SF)				
75		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 Est Tax @ \$0.37/sf; 2012 Est Ops @ \$13.50/sf Parking: 220 free Surface Spaces are available; Ratio of 7.86/1,000 SF For Sale: Not For Sale	Space Avail: 8,800 SF Max Contig: 7,000 SF Smallest Space: 1,800 SF Rent/SF/YR: \$17.00 % Leased: 69.7%
Landlord Rep: Vista Management Company / Courtney Lavender (281) 531-5300 X120 / Christina Kurt (281) 560-7307 -- 8,800 SF (1,800-7,000 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

76		640 W Brazos Ave West Columbia Shopping Center West Columbia, TX 77486 Brazoria County	Building Type: Retail Status: Built 1976 Building Size: 23,000 SF Land Area: 1.09 AC Stories: 1 Expenses: 2021 Tax @ \$0.24/sf For Sale: Not For Sale	Space Avail: 8,640 SF Max Contig: 8,640 SF Smallest Space: 8,640 SF Rent/SF/YR: \$11.88 % Leased: 62.4%
Landlord Rep: Harry M. Green Interests / M.Harry M. Green (713) 953-9800 X103 -- 8,640 SF (8,640 SF)				
77		10905 Memorial Hermann Dr Pearland Medical Plaza 1 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Built 2006 Building Size: 79,925 SF Typical Floor Size: 39,962 SF Stories: 2 Expenses: 2021 Tax @ \$3.26/sf; 2008 Ops @ \$9.01/sf Parking: 175 Surface Spaces are available; Ratio of 2.19/1,000 SF For Sale: Not For Sale	Space Avail: 8,585 SF Max Contig: 5,582 SF Smallest Space: 1,498 SF Rent/SF/YR: \$19.50 % Leased: 91.1%
Landlord Rep: Transwestern Real Estate Services / M.Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605 -- 8,585 SF (1,498-5,582 SF)				
<p>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.</p> <p>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</p>				
78		2011 E Broadway St Pearland, TX 77581 Brazoria County	Building Type: Class B Office/Medical Status: Built Oct 2009 Building Size: 11,350 SF Typical Floor Size: 11,350 SF Stories: 1 Expenses: 2021 Tax @ \$3.76/sf; 2013 Est Ops @ \$2.56/sf Parking: 12 Surface Spaces are available; Ratio of 1.06/1,000 SF For Sale: Not For Sale	Space Avail: 8,581 SF Max Contig: 8,581 SF Smallest Space: 8,581 SF Rent/SF/YR: \$27.00 % Leased: 100%
Landlord Rep: UTR-Texas Realtors / Sharon Rowsey (281) 947-8037 -- 8,581 SF (8,581 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

79



0 Reflection Bay

The Shops at Reflection Bay

Pearland, TX 77584

Brazoria County

Building Type: **Retail/Storefront**

Status: **Built Jun 2022**

Building Size: **15,550 SF**

Land Area: -

Stories: **1**

Expenses: **2021 Tax @ \$1.78/sf**

For Sale: **Not For Sale**

Space Avail: **8,500 SF**

Max Contig: **6,000 SF**

Smallest Space: **1,000 SF**

Rent/SF/YR: **\$28.00**

% Leased: **45.3%**

Landlord Rep: NextGen Real Estate / Michael Stavinocha (979) 320-4303 -- 8,500 SF (1,000-6,000 SF)

80



2734 W Sunrise Blvd

Bldg B

Pearland, TX 77584

Brazoria County

FM 518

Building Type: **Class B Office/(Neighborhood Ctr)**

Status: **Built 2006**

Building Size: **42,000 SF**

Typical Floor Size: **10,500 SF**

Stories: **4**

Expenses: **2021 Tax @ \$2.26/sf, 2012 Est Tax @ \$3.08/sf; 2011 Ops @ \$4.09/sf, 2012 Est Ops @ \$6.21/sf**

Parking: **190 Surface Spaces are available; 24 Covered Spaces are available; Ratio of 5.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **8,329 SF**

Max Contig: **2,565 SF**

Smallest Space: **1,284 SF**

Rent/SF/YR: **\$15.50**

% Leased: **80.2%**

Landlord Rep: CC Management, Ltd. / Randy Fertitta (713) 963-0963 X5 -- 8,329 SF (1,284-2,565 SF)

Great Location!

81



1890A Highway 35 Byp N

Alvin, TX 77511

Brazoria County

Building Type: **Industrial**

Status: **Built 2003**

Building Size: **10,000 SF**

Land Area: -

Stories: **2**

Expenses: **2021 Tax @ \$0.43/sf**

For Sale: **Not For Sale**

Space Avail: **8,250 SF**

Max Contig: **8,250 SF**

Smallest Space: **8,250 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

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

EDABC's IOR 2022 3rd Qtr. Summary Report

82



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

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

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

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

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

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

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

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

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

83



165 Oyster Creek Dr
Lake Jackson, TX 77566
Brazoria County

Building Type: **Retail/Freestanding**
 Status: **Built 2000**
 Building Size: **33,670 SF**
 Land Area: **2.76 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$1.00/sf**
 For Sale: **Not For Sale**

Space Avail: **7,950 SF**
 Max Contig: **7,950 SF**
 Smallest Space: **7,950 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **76.4%**

Landlord Rep: Kin Properties, Inc. / Beth Calay (561) 620-9200 X121 / Jeff M. Ross (561) 620-9200 -- 7,950 SF (7,950 SF)

84



1309 N Brazosport Blvd
Freeport, TX 77541
Brazoria County

Building Type: **Class B Warehouse**
 Status: **Built 1968, Renov 2020**
 Building Size: **7,780 SF**
 Land Area: **-**
 Stories: **1**
 Expenses: **2021 Tax @ \$0.88/sf**
 For Sale: **Not For Sale**

Space Avail: **7,780 SF**
 Max Contig: **7,780 SF**
 Smallest Space: **7,780 SF**
 Rent/SF/YR: **\$7.80**
 % Leased: **0%**

Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 7,780 SF /6,822 ofc (7,780 SF)





EDABC's IOR 2022 3rd Qtr. Summary Report

85		504 S 288 B Clute, TX 77531 Brazoria County	Building Type: Class C Office Status: Built 1976 Building Size: 7,767 SF Typical Floor Size: 1,500 SF Stories: 1 Expenses: 2021 Tax @ \$0.62/sf Parking: 50 Surface Spaces are available; Ratio of 33.33/1,000 SF For Sale: Not For Sale	Space Avail: 7,767 SF Max Contig: 7,767 SF Smallest Space: 7,767 SF Rent/SF/YR: \$9.00 % Leased: 100%
Landlord Rep: Bob Peltier & Associates / Bob Peltier (979) 849-1238 -- 7,767 SF (7,767 SF)				
86		7650 County Road 48 Building B Rosharon, TX 77583 Brazoria County	Building Type: Class B Warehouse Status: Existing Building Size: 7,700 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$14.57/sf For Sale: Not For Sale	Space Avail: 7,700 SF Max Contig: 7,700 SF Smallest Space: 3,000 SF Rent/SF/YR: \$11.06 % Leased: 100%
Landlord Rep: Dalton Invs Inc / Dianne Brown (281) 343-0876 -- 7,700 SF (3,000-7,700 SF)				
87		6810 E Highway 332 Eads Building Freeport, TX 77541 Brazoria County	Building Type: Class C Flex/Showroom Status: Built 2011 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	Space Avail: 7,550 SF Max Contig: 7,550 SF Smallest Space: 7,550 SF Rent/SF/YR: \$10.81 % Leased: 0%
Landlord Rep: Champion Direct Leasing / Brent McKee (979) 233-4800 -- 7,550 SF (7,550 SF)				
88		12280 Broadway St Pearland, TX 77584 Brazoria County	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	Space Avail: 7,546 SF Max Contig: 1,326 SF Smallest Space: 1,014 SF Rent/SF/YR: \$28.00 % Leased: 73.1%
Landlord Rep: NextGen Real Estate / Michael Stavinoha (979) 320-4303 -- 4,368 SF (1,014-1,326 SF) Leasing Company: Republic Central Realty / Dawn Askew (281) 447-5100 -- 2,164 SF (1,082 SF)				




EDABC's IOR 2022 3rd Qtr. Summary Report

89		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) 768-3568 -- 7,535 SF (1,200-7,535 SF)				
90		8321-8325 W Broadway St Cullen Crossing Shopping Center Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 2000 Building Size: 34,730 SF Land Area: 11.50 AC Stories: 1 Expenses: 2021 Tax @ \$5.86/sf; 2009 Ops @ \$12.97/sf, 2011 Est Ops @ \$8.94/sf Parking: 420 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 7,531 SF Max Contig: 2,021 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 78.3%
Landlord Rep: Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 980-5638 -- 7,531 SF (1,200-2,021 SF)				
91		1102 N Brazosport Blvd U.S. HealthWorks Freeport, TX 77541 Brazoria County	Building Type: Class B Office/Medical Status: Built 1960 Building Size: 10,326 SF Typical Floor Size: 10,326 SF Stories: 1 Expenses: 2021 Tax @ \$0.96/sf Parking: 30 Surface Spaces are available; Ratio of 2.91/1,000 SF For Sale: Not For Sale	Space Avail: 7,500 SF Max Contig: 7,500 SF Smallest Space: 7,500 SF Rent/SF/YR: \$6.00 % Leased: 27.4%
Landlord Rep: Lucas Properties & Investments LLP / Stephen Hazen CCIM (281) 316-9990 -- 7,500 SF (7,500 SF)				
92		903 Industrial St Clute, TX 77531 Brazoria County	Building Type: Class B Industrial Status: Built 2010 Building Size: 7,500 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$0.78/sf For Sale: Not For Sale	Space Avail: 7,500 SF Max Contig: 7,500 SF Smallest Space: 7,500 SF Rent/SF/YR: \$6.24 % Leased: 0%
Landlord Rep: Gary Brown & Associates, Inc. / S.Gary S. Brown (713) 468-1010 -- 7,500 SF (7,500 SF)				



EDABC's IOR 2022 3rd Qtr. Summary Report

93		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 Development Group Inc / Bruce Frankel (713) 661-0440 -- 7,440 SF (7,440 SF)				
94		6322 E Highway 332 Freeport, TX 77541 Brazoria County	Building Type: Industrial Status: Built 1965 Building Size: 7,401 SF Land Area: 1.16 AC Stories: 1 Parking: 20 Surface Spaces are available; Ratio of 1.84/1,000 SF For Sale: Not For Sale	Space Avail: 7,401 SF Max Contig: 7,401 SF Smallest Space: 7,401 SF Rent/SF/YR: \$4.44 % Leased: 0%
Landlord Rep: Clyde Cone Company, Inc. / Brandon Cone (512) 496-1038 -- 7,401 SF /1,500 ofc (7,401 SF)				
95		11161 Shadowcreek Pl Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Built 2019 Building Size: 24,229 SF Typical Floor Size: 12,115 SF Stories: 2 Expenses: 2021 Tax @ \$5.19/sf Parking: 80 Surface Spaces are available; Ratio of 3.30/1,000 SF For Sale: Not For Sale	Space Avail: 7,351 SF Max Contig: 6,251 SF Smallest Space: 1,100 SF Rent/SF/YR: \$24.50 % Leased: 69.7%
Landlord Rep: TIG Real Estate Services, Inc. / Sammy Abuhamra (832) 758-9384 -- 7,351 SF (1,100-6,251 SF)				
96		2707 Hillhouse Rd Building 1 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Deferred Building Size: 7,205 SF Typical Floor Size: 7,205 SF Stories: 1 Expenses: 2021 Tax @ \$10.28/sf Parking: 26 Surface Spaces are available; Ratio of 3.61/1,000 SF For Sale: For Sale - Active	Space Avail: 7,205 SF Max Contig: 7,205 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 100%
Sales Company: Huffman Builders: Cinco Cocke (512) 659-4917 Landlord Rep: Huffman Builders / Cinco Cocke (512) 659-4917 Leasing Company: Huffman Builders / Cinco Cocke (512) 659-4917 -- 7,205 SF (1,000-7,205 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

97		2707 Hillhouse Rd Building 2 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Deferred Building Size: 7,205 SF Typical Floor Size: 7,205 SF Stories: 1 Expenses: 2021 Tax @ \$10.28/sf Parking: 26 Surface Spaces are available; Ratio of 10.00/1,000 SF For Sale: For Sale - Active	Space Avail: 7,205 SF Max Contig: 7,205 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 100%
Sales Company: Huffman Builders: Cinco Cocke (512) 659-4917 Landlord Rep: Huffman Builders / Cinco Cocke (512) 659-4917 -- 7,205 SF (1,000-7,205 SF)				
98		9330 W Broadway St Bldg A Pearland, TX 77584 Brazoria County	Building Type: Retail/Restaurant Status: Built 2000 Building Size: 21,697 SF Land Area: 1.21 AC Stories: 1 Expenses: 2021 Tax @ \$8.35/sf, 2012 Est Tax @ \$6.73/sf; 2011 Ops @ \$4.52/sf, 2012 Est Ops @ \$4.28/sf Parking: 80 free Surface Spaces are available; Ratio of 3.69/1,000 SF For Sale: Not For Sale	Space Avail: 7,200 SF Max Contig: 5,400 SF Smallest Space: 1,800 SF Rent/SF/YR: \$24.00 % Leased: 66.8%
Landlord Rep: LandPark Commercial / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200 -- 7,200 SF (1,800-5,400 SF)				
99		2707 Hillhouse Rd Building 3 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Deferred Building Size: 6,812 SF Typical Floor Size: 6,812 SF Stories: 1 Expenses: 2021 Tax @ \$10.88/sf Parking: 36 Surface Spaces are available; Ratio of 5.28/1,000 SF For Sale: For Sale - Active	Space Avail: 6,812 SF Max Contig: 6,812 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 100%
Sales Company: Huffman Builders: Cinco Cocke (512) 659-4917 Landlord Rep: Huffman Builders / Cinco Cocke (512) 659-4917 -- 6,812 SF (1,000-6,812 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

100		120 Circle Way St Four Corners Shopping Center Lake Jackson, TX 77566 Brazoria County	Building Type: Retail Status: Built 1979 Building Size: 57,567 SF Land Area: 7.25 AC Stories: 1 Expenses: 2021 Tax @ \$2.91/sf, 2010 Est Tax @ \$0.06/sf; 2011 Ops @ \$3.92/sf Parking: 360 free Surface Spaces are available; Ratio of 4.78/1,000 SF For Sale: Not For Sale	Space Avail: 6,760 SF Max Contig: 4,560 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 90.3%
Landlord Rep: Sona Development LLC / Robert Naggar (713) 523-4988 -- 6,760 SF (1,000-4,560 SF)				
Located on the east side of Highway 288, south of Highway 332, Four Corners Shopping Center features: <ul style="list-style-type: none"> • 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		8619 Broadway St Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Built 2003 Building Size: 19,698 SF Typical Floor Size: 9,849 SF Stories: 2 Expenses: 2021 Tax @ \$2.19/sf; 2011 Est Ops @ \$7.57/sf Parking: 89 Surface Spaces are available; Ratio of 4.52/1,000 SF For Sale: For Sale as part of a portfolio of 3 properties - Under Contract	Space Avail: 6,703 SF Max Contig: 2,498 SF Smallest Space: 2,091 SF Rent/SF/YR: \$21.75 % Leased: 66.0%
Sales Company: Transwestern Real Estate Services: Sarah Carter (713) 231-1629 Landlord Rep: Transwestern Real Estate Services / Sarah Carter (713) 231-1629 -- 6,703 SF (2,091-2,498 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

102		1708 N Velasco St Angleton, TX 77515 Brazoria County	Building Type: Retail/Restaurant Status: Built 1985 Building Size: 6,700 SF Land Area: 0.83 AC Stories: 1 Expenses: 2021 Tax @ \$2.37/sf Parking: 45 free Surface Spaces are available; Ratio of 6.72/1,000 SF For Sale: Not For Sale	Space Avail: 6,700 SF Max Contig: 6,700 SF Smallest Space: 6,700 SF Rent/SF/YR: \$10.50 % Leased: 0%
Landlord Rep: Toke Properties, LLC / Toke Ettehadieh (713) 398-5009 -- 6,700 SF (6,700 SF)				
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 available; Ratio of 4.15/1,000 SF 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%
Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 6,612 SF (3,306-6,612 SF)				

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




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

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


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

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

EDABC's IOR 2022 3rd Qtr. Summary Report


104		5010-5096 W Broadway St Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 1985 Building Size: 55,751 SF Land Area: 5.04 AC Stories: 1 Expenses: 2021 Tax @ \$1.57/sf; 2012 Ops @ \$3.78/sf, 2014 Est Ops @ \$4.70/sf Parking: 225 free Surface Spaces are available; Ratio of 4.04/1,000 SF For Sale: Not For Sale	Space Avail: 6,548 SF Max Contig: 2,359 SF Smallest Space: 1,840 SF Rent/SF/YR: Withheld % Leased: 88.3%
Landlord Rep: NAI Partners / Zach Leger (713) 275-9605 -- 6,548 SF (1,840-2,359 SF)				
West Side Plaza is a neighborhood retail center right in the heart of Pearland in the Old Town District. It is home to the largest Goodwill Store and Donation Center in the area and also home to one of Pearland's long time movie theaters, Premier Cinema 6. Both tenants bring plenty of foot traffic to the center. Pearland is a continually growing city and the Old Town District is one of Pearland's new plans to revitalize. There is a former restaurant space available and also a former medical space. The end cap offers highly visible large showroom space fronting FM 518. FM 518/Broadway is one of the most heavily traveled roads in Pearland. 25,000 plus cars per day.				
105		2510-2540 Broadway St Country Club Plaza Bldg 1 Pearland, TX 77581 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built 1980, Renov 2004 Building Size: 42,557 SF Land Area: 6.17 AC Stories: 1 Expenses: 2021 Tax @ \$2.48/sf, 2012 Est Tax @ \$2.22/sf; 2011 Ops @ \$3.69/sf, 2012 Est Ops @ \$3.69/sf Parking: 100 free Surface Spaces are available; Ratio of 5.00/1,000 SF For Sale: Not For Sale	Space Avail: 6,225 SF Max Contig: 4,575 SF Smallest Space: 1,650 SF Rent/SF/YR: Withheld % Leased: 85.4%
Landlord Rep: ICO Commercial / Jane Nodskov, CCIM (281) 207-3710 / Larry Indermuehle, CCIM (281) 207-3701 -- 6,225 SF (1,650-4,575 SF)				
106		1801 Country Place Pky Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2000 Building Size: 20,000 SF Land Area: 1.90 AC Stories: 1 Expenses: 2021 Tax @ \$3.88/sf, 2012 Est Tax @ \$3.57/sf; 2011 Ops @ \$2.28/sf, 2012 Est Ops @ \$1.68/sf Parking: 60 Surface Spaces are available; Ratio of 3.00/1,000 SF For Sale: Not For Sale	Space Avail: 6,220 SF Max Contig: 3,920 SF Smallest Space: 1,100 SF Rent/SF/YR: Withheld % Leased: 68.9%
Landlord Rep: Keller Williams Southwest / Rachel Brannan (281) 265-0000 Leasing Company: Keller Williams Southwest / Rachel Brannan (281) 265-0000 -- 6,220 SF (1,100-3,920 SF)				
Great Location!				

EDABC's IOR 2022 3rd Qtr. Summary Report

107		6302 W Broadway St Pearland Office Building Pearland, TX 77581 Brazoria County	Building Type: Class B Office Status: Built 1998 Building Size: 25,098 SF Typical Floor Size: 12,549 SF Stories: 2 Expenses: 2021 Tax @ \$2.75/sf, 2012 Est Tax @ \$1.78/sf; 2011 Ops @ \$7.37/sf, 2012 Est Ops @ \$9.05/sf Parking: 113 Surface Spaces are available; Ratio of 4.50/1,000 SF For Sale: Not For Sale	Space Avail: 6,201 SF Max Contig: 3,782 SF Smallest Space: 2,419 SF Rent/SF/YR: \$24.00-\$26.00 % Leased: 75.3%
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Landlord Rep: Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460 -- 6,201 SF (2,419-3,782 SF)

Wells Fargo Bank Building is a stabilized asset with a diverse tenant mix including medical/dental, bank facilities and various other professional tenants all on strong and staggered leases. With minimal to no competition in the immediate area, future stability and profitability is likely.

108		18202 Timothy St Pearland, TX 77584 Brazoria County	Building Type: Class C Warehouse Status: Built 1978 Building Size: 6,144 SF Land Area: 1 AC Stories: 1 Expenses: 2021 Tax @ \$3.67/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 6,144 SF Max Contig: 6,144 SF Smallest Space: 6,144 SF Rent/SF/YR: Withheld % Leased: 100%
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Landlord Rep: Cunningham Ventures / Billi Davis (281) 489-8800 / Preston Cunningham (281) 489-8800 -- 6,144 SF (6,144 SF)

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

109		7918 Broadway St Pearland, TX 77581 Brazoria County	Building Type: Class B Office/Loft/Creative Space Status: Built 2007 Building Size: 7,305 SF Typical Floor Size: 7,305 SF Stories: 2 Expenses: 2021 Tax @ \$18.33/sf, 2012 Est Tax @ \$13.87/sf; 2012 Ops @ \$9.96/sf, 2011 Est Ops @ \$9.96/sf Parking: 40 free Surface Spaces are available; Ratio of 5.48/1,000 SF For Sale: Not For Sale	Space Avail: 6,053 SF Max Contig: 3,653 SF Smallest Space: 2,400 SF Rent/SF/YR: \$15.00 % Leased: 17.1%
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Landlord Rep: JK Properties / Jung Kwak (281) 997-6626 -- 6,053 SF (2,400-3,653 SF)

Tranquility Center is a multi-tenant office park located in one of the fastest growing communities in the nation, Pearland, Texas. Located on the affluent west side of Pearland, this property is positioned to sustain above market occupancy and lends itself to substantial pride of ownership.



EDABC's IOR 2022 3rd Qtr. Summary Report

110		4616 Broadway Blvd Pearland, TX 77581 Brazoria County	Building Type: Retail/Freestanding Status: Built 1985 Building Size: 20,000 SF Land Area: 2.50 AC Stories: 1 Expenses: 2021 Tax @ \$0.67/sf, 2012 Est Tax @ \$0.63/sf; 2011 Ops @ \$1.00/sf, 2012 Est Ops @ \$3.60/sf Parking: 85 free Surface Spaces are available; Ratio of 4.25/1,000 SF For Sale: Not For Sale	Space Avail: 6,000 SF Max Contig: 5,000 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 70.0%
Landlord Rep: NRE Realty / Mike Nassif (713) 253-3862 / Michael Nassif Jr (281) 300-7189 -- 6,000 SF (1,000-5,000 SF) Retail Center with high visibility on BROADWAY ST/FM 518. Lots of growth and development coming from both directions of FM 518. Located on the corner of Broadway/FM 518 and South Austin St in the center of Pearland.				
111		1712 N Velasco St Angleton, TX 77515 Brazoria County	Building Type: Retail Status: Built Jun 2006 Building Size: 8,500 SF Land Area: 0.69 AC Stories: 1 Expenses: 2021 Tax @ \$1.43/sf For Sale: Not For Sale	Space Avail: 6,000 SF Max Contig: 3,800 SF Smallest Space: 1,100 SF Rent/SF/YR: \$12.00-\$18.00 % Leased: 29.4%
Landlord Rep: Toke Properties, LLC / Toke Ettehadieh (713) 398-5009 -- 6,000 SF (1,100-3,800 SF)				
112		3421 E Walnut St Pearland, TX 77581 Brazoria County	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 available; Ratio of 2.51/1,000 SF 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%
Landlord Rep: Shaw Real Estate / Jay Shaw (281) 546-9237 / Hector Lobos (832) 997-1042 / Nick Garrison (830) 708-4461 -- 5,975 SF (5,975 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

113		173 Tovrea Rd Alvin, TX 77511 Brazoria County	Building Type: Retail Status: Built 2004 Building Size: 14,687 SF Land Area: 1.85 AC Stories: 1 Expenses: 2021 Tax @ \$3.36/sf; 2006 Combined Est Tax/Ops @ \$4.03/sf Parking: 76 Surface Spaces are available; Ratio of 5.17/1,000 SF For Sale: Not For Sale	Space Avail: 5,860 SF Max Contig: 2,500 SF Smallest Space: 1,560 SF Rent/SF/YR: Withheld % Leased: 60.1%
Landlord Rep: MRP Capital Group / Paul Redel (636) 707-1273 -- 5,860 SF (1,560-2,500 SF)				
114		8540 Broadway St Pearland Medical Commons Building 2 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Built 2018 Building Size: 25,000 SF Typical Floor Size: 12,500 SF Stories: 2 Expenses: 2021 Tax @ \$6.64/sf Parking: 100 Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 5,847 SF Max Contig: 5,847 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 76.6%
Landlord Rep: Transwestern Real Estate Services / Heinrich Cronje (832) 408-4067 / Justin Davis (713) 270-7700 -- 5,847 SF (1,500-5,847 SF)				
The Pearland Medical Commons campus has its first tenant occupying its building with Methodist System taken possession of their Comprehensive Care unit space leasing 100% of phase 1. The location is in the heart of Pearland. The site is located at the intersection of Broadway/518 and Cullen Blvd. Phase II and III has begun and will be delivered Q4.				
115		824 E Adoue St Mustang Bayou Plaza Alvin, TX 77511 Brazoria County	Building Type: Retail Status: Built May 2020 Building Size: 5,824 SF Land Area: 1.96 AC Stories: 1 Expenses: 2021 Tax @ \$2.42/sf For Sale: Not For Sale	Space Avail: 5,824 SF Max Contig: 5,824 SF Smallest Space: 5,824 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Precious Pro Realty / Thoa Nguyen (713) 988-1425 -- 5,824 SF (5,824 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

116		202 S Avenue A Freeport, TX 77541 Brazoria County	Building Type: Class C Warehouse Status: Built 1975 Building Size: 5,600 SF Land Area: 2 AC Stories: 1 Expenses: 2021 Tax @ \$1.75/sf For Sale: For Sale at \$560,000 (\$100.00/SF) - Active	Space Avail: 5,600 SF Max Contig: 5,600 SF Smallest Space: 5,600 SF Rent/SF/YR: \$12.00 % Leased: 0%
Sales Company: Greg Flaniken and Associates: Ben Miller (979) 299-9457 Landlord Rep: Greg Flaniken and Associates / Ben Miller (979) 299-9457 -- 5,600 SF (5,600 SF)				
117		4015 Technology Dr Angleton, TX 77515 Brazoria County	Building Type: Class B Service Status: Built 1993 Building Size: 19,210 SF Land Area: 119.80 AC Stories: 1 Expenses: 2021 Tax @ \$8.11/sf Parking: 25 free Surface Spaces are available; Ratio of 1.33/1,000 SF For Sale: Not For Sale	Space Avail: 5,514 SF Max Contig: 5,514 SF Smallest Space: 5,514 SF Rent/SF/YR: Withheld % Leased: 71.3%
Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 -- 5,514 SF (5,514 SF)				
Single-Story Service Center Building 18,696 Total NRA Built in 1993 Features:				
*100% Climate-Controlled and approximately 50% Drop-Ceiling				
*Roughly 42% of the Building is Drop-Ceiling Office				
*Fully Sprinklered				
*Clear Height: 14'6" Minimum, up to 17'2" at Peak				
*Truck Loading: 2 - 10'x10' Semi-Dock Truck Doors (Rear Load) 1 - 10'x10' Grade Level Ramp Door (Rear Load) 25' x 40' Column Spacing / 120' Building Depth				
*Tiltwall Construction with Stucco & Brick Office Façade				

EDABC's IOR 2022 3rd Qtr. Summary Report

118



1468 S Bypass 35 Hwy

Shoppes at Alvin

Alvin, TX 77511

Brazoria County

Building Type: **Retail/Storefront**

Status: **Built Feb 2021**

Building Size: **23,660 SF**

Land Area: **6.07 AC**

Stories: **1**

Expenses: **2021 Tax @ \$1.11/sf**

For Sale: **Not For Sale**

Space Avail: **5,447 SF**

Max Contig: **5,347 SF**

Smallest Space: **100 SF**

Rent/SF/YR: **\$28.00**

% Leased: **77.0%**

Landlord Rep: UTR-Texas Realtors / Sharon Rowsey (281) 947-8037 -- 5,447 SF (100-5,347 SF)

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

119



12810 W Broadway St

Pearland, TX 77584

Brazoria County

Building Type: **Retail/Freestanding**

Status: **Built 2017**

Building Size: **14,451 SF**

Land Area: **1.75 AC**

Stories: **1**

Expenses: **2021 Tax @ \$4.30/sf**

Parking: **102 Surface Spaces are available; Ratio of 7.06/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **5,215 SF**

Max Contig: **3,207 SF**

Smallest Space: **1,400 SF**

Rent/SF/YR: **\$28.00-\$30.00**

% Leased: **63.9%**

Landlord Rep: Caisson Real Estate Brokerage, LLC / James Cotter (210) 871-0464 -- 5,215 SF (1,400-3,207 SF)

Located at a heavily trafficked intersection, Kingsley Crossing is a new retail plaza at 12810 W Broadway Street in the south Houston suburb of Pearland, Texas. The prominent shopping center welcomes patrons with expansive storefronts, natural stone accents, and modern awnings. 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.

EDABC's IOR 2022 3rd Qtr. Summary Report

120



30-36 Lack Ln
Lacks Plantation Center
Clute, TX 77531
Brazoria County

Building Type: **Retail/Storefront**
 Status: **Built 1969, Renov 2014**
 Building Size: **58,745 SF**
 Land Area: **3.40 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$0.79/sf**
 Parking: **193 Surface Spaces are available; Ratio of 3.25/1,000 SF**
 For Sale: **For Sale - Active**

Space Avail: **5,180 SF**
 Max Contig: **3,740 SF**
 Smallest Space: **1,440 SF**
 Rent/SF/YR: **\$12.00**
 % Leased: **97.6%**

Sales Company: Vandaveer Commercial: Mike Vandaveer (720) 726-7878, Mark McCrummen (720) 726-7878
 Landlord Rep: Vandaveer Commercial / Mark McCrummen (720) 726-7878 -- 5,180 SF (1,440-3,740 SF)

121



1909 N Main St
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
 Status: **Built 1994**
 Building Size: **5,969 SF**
 Land Area: **0.90 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$6.48/sf; 2011 Ops @ \$1.35/sf**
 Parking: **40 free Surface Spaces are available; Ratio of 6.70/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **5,100 SF**
 Max Contig: **3,600 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **14.6%**

Landlord Rep: Charma / Kathrine Lam (713) 772-1664 -- 5,100 SF (1,500-3,600 SF)

122



2010 Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Class C Office/Office Building**
 Status: **Built 1964**
 Building Size: **5,000 SF**
 Typical Floor Size: **5,000 SF**
 Stories: **1**
 Expenses: **2021 Tax @ \$2.47/sf**
 Parking: **15 Surface Spaces are available; Ratio of 2.86/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **5,000 SF**
 Max Contig: **2,500 SF**
 Smallest Space: **200 SF**
 Rent/SF/YR: **\$25.20**
 % Leased: **0%**

Landlord Rep: Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541 -- 5,000 SF (200-2,500 SF)

123



10498 County Road 190
Alvin, TX 77511
Brazoria County

Building Type: **Class B Industrial**
 Status: **Built 2010**
 Building Size: **5,000 SF**
 Land Area: **1 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$1.84/sf**
 Parking: **Ratio of 0.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **5,000 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **5,000 SF**
 Rent/SF/YR: **\$9.00**
 % Leased: **0%**

Landlord Rep: APEX Realtors / Daniel Bekele (713) 377-4391 -- 5,000 SF (5,000 SF)

EDABC's IOR 2022 3rd Qtr. Summary Report

124



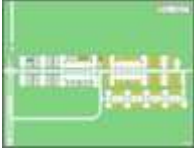
1809 Yellowstone St
Freeport, TX 77541
Brazoria County

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 Flaniken and Associates / Ben Miller (979) 299-9457 -- 5,000 SF /2,000 ofc (5,000 SF)

125



2743 Smith Ranch Rd
Building 17
Pearland, TX 77584
Brazoria County

Building Type: **Class B Office/Medical**
Status: **Proposed, breaks ground Jul 2022**
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: **4,800 SF**
Max Contig: **4,800 SF**
Smallest Space: **1,200 SF**
Rent/SF/YR: **\$25.00**
% Leased: **0%**

Landlord Rep: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413 -- 4,800 SF (1,200 SF)

126



2743 Smith Ranch Rd
Building 16
Pearland, TX 77584
Brazoria County

Building Type: **Class B Office**
Status: **Proposed, breaks ground Jul 2022**
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: **4,800 SF**
Max Contig: **4,800 SF**
Smallest Space: **1,200 SF**
Rent/SF/YR: **\$25.00**
% Leased: **0%**

Landlord Rep: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413 -- 4,800 SF (1,200 SF)

127






2743 Smith Ranch Rd
Building 18
Pearland, TX 77584
Brazoria County

Building Type: **Class B Office**
Status: **Proposed, breaks ground Jul 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: **4,800 SF**
Smallest Space: **1,200 SF**
Rent/SF/YR: **\$25.00**
% Leased: **0%**

Landlord Rep: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413 -- 4,800 SF (1,200 SF)





EDABC's IOR 2022 3rd Qtr. Summary Report

128		<p>2743 Smith Ranch Rd Building 19 Pearland, TX 77584 Brazoria County</p>	<p>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</p>	<p>Space Avail: 4,800 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$25.00 % Leased: 0%</p>
Landlord Rep: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413 -- 4,800 SF (1,200 SF)				
129		<p>SWC FM 518 & Shadow Creek Pearland, TX 77584 Brazoria County</p>	<p>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</p>	<p>Space Avail: 4,769 SF Max Contig: 2,392 SF Smallest Space: 2,377 SF Rent/SF/YR: Withheld % Leased: 77.7%</p>
Landlord Rep: NAI Partners / Jason Gaines (713) 410-8910 / Shaffer Braun (713) 275-9653 -- 4,769 SF (2,377-2,392 SF)				
130		<p>2225 CR 90 Silverlake Professional Building Pearland, TX 77584 Brazoria County</p>	<p>Building Type: Class B Office Status: Built 2002 Building Size: 19,393 SF Typical Floor Size: 9,697 SF Stories: 2 Expenses: 2021 Tax @ \$3.03/sf; 2007 Ops @ \$8.03/sf Parking: 60 Surface Spaces are available; Ratio of 3.09/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 4,736 SF Max Contig: 1,864 SF Smallest Space: 429 SF Rent/SF/YR: \$18.00-\$24.00 % Leased: 75.6%</p>
Landlord Rep: Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Kathy Jones (713) 464-1001 -- 4,736 SF (429-1,864 SF)				
<p>19,393 square foot Medical Professional Building located at 2225 County Road 90 in Pearland. Tenants include Johnston and Harrington P.C., Counseling Connections for Change, K-Del's Salon, Advance Eye Care, Pearland ENT, and Dr. Mark Moss.</p> <p>APN:7583-0101-003</p>				



EDABC's IOR 2022 3rd Qtr. Summary Report

131 	7930 Broadway St Pearland, TX 77581 Brazoria County	Building Type: Class B Office Status: Built 2003 Building Size: 17,849 SF Typical Floor Size: 17,849 SF Stories: 1 Expenses: 2021 Tax @ \$7.50/sf Parking: 50 free Surface Spaces are available; Ratio of 1.72/1,000 SF For Sale: Not For Sale	Space Avail: 4,560 SF Max Contig: 1,960 SF Smallest Space: 1,300 SF Rent/SF/YR: \$15.00-\$16.20 % Leased: 81.7%
Landlord Rep: JK Properties / Jung Kwak (281) 997-6626 -- 4,560 SF (1,300-1,960 SF)			
132 	11200 Broadway St Building 100 Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Status: Built 2007 Building Size: 15,598 SF Land Area: 1.02 AC Stories: 1 Expenses: 2021 Tax @ \$11.26/sf Parking: Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 4,538 SF Max Contig: 2,517 SF Smallest Space: 803 SF Rent/SF/YR: Withheld % Leased: 83.9%
Landlord Rep: Evergreen Commercial Realty / Lilly Golden (713) 664-3634 X1 / Haley Golden (713) 664-3634 -- 4,538 SF (803-2,517 SF)			
133 	12004 Shadow Creek Pky Retail IV Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2008 Building Size: 21,593 SF Land Area: 13.50 AC Stories: 1 Expenses: 2021 Tax @ \$16.23/sf, 2010 Est Tax @ \$0.75/sf; 2009 Ops @ \$6.58/sf, 2010 Est Ops @ \$6.02/sf Parking: 100 free Surface Spaces are available; Ratio of 4.63/1,000 SF For Sale: Not For Sale	Space Avail: 4,449 SF Max Contig: 2,500 SF Smallest Space: 1,949 SF Rent/SF/YR: \$26.50 % Leased: 79.4%
Landlord Rep: Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 X126 -- 4,449 SF (1,949-2,500 SF)			
Shadow Creek Crossing is a 146,719 SF master planned Class A retail complex and premier business destination in Pearland. It has large open floor plans providing efficient and flexible space planning. The retail centers traffic count exceeds 24,000 cars per day.			
134 	3414 Business Center Dr Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built Jan 2021 Building Size: 8,800 SF Land Area: 1.03 AC Stories: 1 Expenses: 2021 Tax @ \$2.70/sf Parking: 57 Surface Spaces are available; Ratio of 5.52/1,000 SF For Sale: Not For Sale	Space Avail: 4,400 SF Max Contig: 4,400 SF Smallest Space: 1,200 SF Rent/SF/YR: \$31.00 % Leased: 50.0%
Landlord Rep: Garbo Construction LLC / Peter Wood (713) 269-3058 -- 4,400 SF (1,200-2,000 SF)			

EDABC's IOR 2022 3rd Qtr. Summary Report

<div>135</div> 	<p>206 Highway 332 E Aldi Lake Jackson, TX 77566 Brazoria County</p>	<p>Building Type: Retail/Freestanding Status: Built 1998, Renov Jan 2017 Building Size: 23,500 SF Land Area: 1.93 AC Stories: 1 Expenses: 2021 Tax @ \$3.36/sf; 2006 Combined Est Tax/Ops @ \$3.18/sf Parking: 100 Surface Spaces are available; Ratio of 4.26/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 4,362 SF Max Contig: 4,362 SF Smallest Space: 4,362 SF Rent/SF/YR: Withheld % Leased: 81.4%</p> <p>Landlord Rep: Streetwise Retail Advisors / Chris Pitts (713) 773-5558 / Joe Silver (713) 595-9500 -- 4,362 SF (4,362 SF)</p>
<div>136</div> 	<p>1483 E Tx-6 Hwy Alvin, TX 77511 Brazoria County</p>	<p>Building Type: Retail/Restaurant Status: Built 1993 Building Size: 4,286 SF Land Area: 1.03 AC Stories: 1 Expenses: 2021 Tax @ \$3.49/sf Parking: 87 free Surface Spaces are available; Ratio of 10.00/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 4,286 SF Max Contig: 4,286 SF Smallest Space: 4,286 SF Rent/SF/YR: Withheld % Leased: 100%</p> <p>Landlord Rep: Streetwise Retail Advisors / Joe Silver (713) 595-9500 X5579 -- 4,286 SF (4,286 SF)</p>
<div>137</div> 	<p>3695 Kirby Dr Pearland, TX 77584 Brazoria County</p>	<p>Building Type: Retail/Storefront Status: Built 2018 Building Size: 23,504 SF Land Area: 3.79 AC Stories: 1 Expenses: 2021 Tax @ \$5.40/sf Parking: 142 Surface Spaces are available; Ratio of 6.04/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 4,270 SF Max Contig: 2,440 SF Smallest Space: 1,830 SF Rent/SF/YR: \$25.00 % Leased: 81.8%</p> <p>Landlord Rep: SVN Riverstone Commercial Real Estate / Angela Lasell (979) 431-4400 / Jim Jones (979) 431-4400 -- 4,270 SF (1,830-2,440 SF)</p>
<div>138</div> 	<p>1807 E Broadway Wood Creek Center Pearland, TX 77581 Brazoria County</p>	<p>Building Type: Retail/Restaurant Status: Built 2003 Building Size: 10,500 SF Land Area: 1.41 AC Stories: 1 Expenses: 2021 Tax @ \$2.99/sf; 2011 Ops @ \$4.51/sf Parking: 75 Surface Spaces are available; Ratio of 7.14/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 4,226 SF Max Contig: 2,104 SF Smallest Space: 1,050 SF Rent/SF/YR: \$22.00 % Leased: 59.8%</p> <p>Landlord Rep: Moody Rambin / Brent Fredricks (713) 572-3500 / Joel Dalak (713) 773-5596 -- 4,226 SF (1,050-2,104 SF)</p>

EDABC's IOR 2022 3rd Qtr. Summary Report

139		1635 Broadway St Bldg. B Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 2003 Building Size: 22,495 SF Land Area: 6.08 AC Stories: 1 Expenses: 2021 Tax @ \$4.43/sf, 2016 Est Tax @ \$2.51/sf; 2016 Est Ops @ \$3.92/sf Parking: 120 Surface Spaces are available; Ratio of 5.38/1,000 SF For Sale: Not For Sale	Space Avail: 4,206 SF Max Contig: 2,170 SF Smallest Space: 2,036 SF Rent/SF/YR: Withheld % Leased: 81.3%
Landlord Rep: Global Fund Investments / Edward Le (832) 203-0606 X106 -- 4,206 SF (2,036-2,170 SF) 38,042 square foot Retail Center located at the Northwest corner of FM 518 and Dixie Farm Road in Pearland. Tenants include CiCi's Pizza, Subway, and Sports Clips				
140		12280 Broadway St Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Office/Residential Status: Built Mar 2021 Building Size: 6,000 SF Typical Floor Size: 6,000 SF Stories: 1 Expenses: 2021 Tax @ \$3.67/sf For Sale: Not For Sale	Space Avail: 4,204 SF Max Contig: 1,100 SF Smallest Space: 1,014 SF Rent/SF/YR: \$25.00-\$32.00 % Leased: 29.9%
Landlord Rep: Re/Max Exclusive / Johnna Johnson (281) 513-9507 -- 3,154 SF (1,014-1,100 SF) Leasing Company: Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541 -- 1,050 SF (1,050 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

141		1205-1223 N Velasco St Angleton, TX 77515 Brazoria County	Building Type: Retail/Storefront Status: Built 1981 Building Size: 16,200 SF Land Area: 6.79 AC Stories: 1 Expenses: 2021 Tax @ \$2.46/sf Parking: 331 Surface Spaces are available For Sale: Not For Sale	Space Avail: 4,200 SF Max Contig: 2,700 SF Smallest Space: 1,500 SF Rent/SF/YR: \$18.00 % Leased: 74.1%
Landlord Rep: Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 980-5638 -- 4,200 SF (1,500-2,700 SF)				

142		815 Dixie Dr Dixie Shopping Center Clute, TX 77531 Brazoria County	Building Type: Retail Status: Built 1980 Building Size: 30,000 SF Land Area: 2.75 AC Stories: 1 Expenses: 2021 Tax @ \$1.11/sf, 2012 Est Tax @ \$0.71/sf; 2014 Ops @ \$2.16/sf, 2012 Est Ops @ \$1.32/sf Parking: 130 free Surface Spaces are available; Ratio of 4.33/1,000 SF For Sale: Not For Sale	Space Avail: 4,100 SF Max Contig: 4,100 SF Smallest Space: 1,100 SF Rent/SF/YR: \$12.00 % Leased: 86.3%
Landlord Rep: Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889 -- 4,100 SF (1,100-4,100 SF)				

Description

Highly visible shopping center on one of the principal commercial thoroughfares in fast-growing southern Brazoria County, where local industry has announced \$30 Billion in plant expansions over the next few years. Space available ranges from a 1700 sq ft restaurant up to 10,000 sq ft total, with wide flexibility to tailor the size to a tenant's needs.


Located less than 1/4 mile from one of the main entrances to Dow Chemical, the largest employer in Brazoria County.


Highly visible shopping center on one of the principal commercial thoroughfares in fast-growing southern Brazoria County, where local industry has announced \$30 Billion in plant expansions over the next few years. Space available ranges from a 1700 sq ft restaurant up to 10,000 sq ft total, with wide flexibility to tailor the size to a tenant's needs.


Located less than 1/4 mile from one of the main entrances to Dow Chemical, the largest employer in Brazoria County.

143		Oyster Creek & Oak Drive Lake Jackson, TX 77566 Brazoria County	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	Space Avail: 4,050 SF Max Contig: 4,050 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Ironbridge Realty Partners / Court Richardson (346) 701-5700 X1002 -- 4,050 SF (1,500-4,050 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

144		700 N Front St Angleton, TX 77515 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built 2010 Building Size: 8,000 SF Land Area: 1.15 AC Stories: 1 Expenses: 2021 Tax @ \$2.16/sf Parking: 29 free Surface Spaces are available; Ratio of 3.63/1,000 SF For Sale: Not For Sale	Space Avail: 4,000 SF Max Contig: 2,000 SF Smallest Space: 2,000 SF Rent/SF/YR: \$18.00 % Leased: 50.0%
Landlord Rep: Weitzman / Sarah Thobae (713) 980-5638 / Kyle Knight (713) 335-4532 / Emily Nejedly (713) 781-7111 -- 4,000 SF (2,000 SF)				
Description This is a new office development built in 2010 and the available space is efficiently laid out with multiple offices, centralized conference room, nice reception, small kitchen, ADA bathroom. The property is 1 block north of Brazoria County Courthouse and has great visibility and ample parking.				





145		22221 Highway 6 Manvel, TX 77578 Brazoria County	Building Type: Class C Office Status: Built 1999 Building Size: 4,000 SF Typical Floor Size: 4,000 SF Stories: 1 Expenses: 2021 Tax @ \$3.79/sf Parking: 20 free Surface Spaces are available; Ratio of 5.00/1,000 SF For Sale: Not For Sale	Space Avail: 4,000 SF Max Contig: 4,000 SF Smallest Space: 4,000 SF Rent/SF/YR: \$16.56 % Leased: 0%
Landlord Rep: Texas Group Co-424108 / Anabel Hidalgo (713) 553-4591 -- 4,000 SF (4,000 SF)				

146		TX-35 Alvin, TX 77511 Brazoria County	Building Type: Retail/Storefront Status: Built 2019 Building Size: 4,000 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 4,000 SF Max Contig: 4,000 SF Smallest Space: 4,000 SF Rent/SF/YR: \$24.00 % Leased: 0%
Landlord Rep: Sendero Real Estate / Juan Sanchez (281) 407-0601 -- 4,000 SF (4,000 SF)				




EDABC's IOR 2022 3rd Qtr. Summary Report

147		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 Group / Jack Savery (713) 814-4930 / Kellie Keller (713) 437-3979 -- 3,925 SF (1,400-2,525 SF)				
148		23147 W Highway 6 Alvin, TX 77511 Brazoria County	Building Type: Class C Warehouse Status: Built 1978, Renov 2000 Building Size: 58,824 SF Land Area: 6.57 AC Stories: 1 Expenses: 2021 Tax @ \$0.60/sf Parking: 16 Surface Spaces are available; Ratio of 0.27/1,000 SF For Sale: Not For Sale	Space Avail: 3,850 SF Max Contig: 3,850 SF Smallest Space: 3,850 SF Rent/SF/YR: Withheld % Leased: 93.5%
Landlord Rep: Pat Griffin Realty / Becky Cornelius (713) 208-1814 -- 3,850 SF (3,850 SF)				
149		104 E Motel Dr Alvin, TX 77511 Brazoria County	Building Type: Class C Flex/Light Manufacturing 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	Space Avail: 3,850 SF Max Contig: 3,850 SF Smallest Space: 3,850 SF Rent/SF/YR: \$12.00 % Leased: 0%
Landlord Rep: Jerry Starkey / Jerry Starkey (832) 498-3242 -- 3,850 SF (3,850 SF)				
150		3100-3142 S Gordon St Alvin, TX 77511 Brazoria County	Building Type: Retail/Freestanding Status: Built 1989 Building Size: 108,438 SF Land Area: 8.89 AC Stories: 1 Expenses: 2021 Tax @ \$0.94/sf Parking: 386 Surface Spaces are available; Ratio of 3.56/1,000 SF For Sale: Not For Sale	Space Avail: 3,830 SF Max Contig: 1,630 SF Smallest Space: 800 SF Rent/SF/YR: Withheld % Leased: 96.5%
Landlord Rep: Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X303 -- 3,830 SF (800-1,630 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

<div>151</div> 	<p>10645 Broadway St Retail B Pearland, TX 77584 Brazoria County</p>	<p>Building Type: Retail/Storefront Status: Built 2002 Building Size: 21,855 SF Land Area: 2.31 AC Stories: 1 Expenses: 2021 Tax @ \$4.41/sf Parking: 110 free Surface Spaces are available; Ratio of 4.80/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 3,781 SF Max Contig: 2,604 SF Smallest Space: 1,177 SF Rent/SF/YR: Withheld % Leased: 82.7%</p> <p>Landlord Rep: Weitzman / James Namken (713) 980-5622 / Kyle Knight (713) 335-4532 -- 3,781 SF (1,177-2,604 SF)</p>
<div>152</div> 	<p>9330 W Broadway St Bldg B Pearland, TX 77584 Brazoria County</p>	<p>Building Type: Class B Office/Office Live/Work Unit Status: Built 2000 Building Size: 22,200 SF Typical Floor Size: 11,100 SF Stories: 2 Expenses: 2021 Tax @ \$8.16/sf, 2011 Est Tax @ \$1.00/sf; 2011 Ops @ \$8.24/sf Parking: 50 free Surface Spaces are available; Ratio of 2.25/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 3,767 SF Max Contig: 2,387 SF Smallest Space: 1,380 SF Rent/SF/YR: \$17.00 % Leased: 83.0%</p> <p>Landlord Rep: LandPark Commercial / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200 -- 3,767 SF (1,380-2,387 SF)</p>
<div>153</div> 	<p>120 Circle Way St Bldg 2 Lake Jackson, TX 77566 Brazoria County</p>	<p>Building Type: Retail/Freestanding Status: Built 1979, Renov 2015 Building Size: 8,000 SF Land Area: 6.12 AC Stories: 1 Expenses: 2021 Tax @ \$2.20/sf For Sale: Not For Sale</p>	<p>Space Avail: 3,750 SF Max Contig: 2,000 SF Smallest Space: 1,750 SF Rent/SF/YR: Withheld % Leased: 53.1%</p> <p>Landlord Rep: Sona Development LLC / Robert Naggar (713) 523-4988 -- 3,750 SF (1,750-2,000 SF)</p>
<div>154</div> 	<p>1109 W Tx-6 Hwy Alvin, TX 77511 Brazoria County</p>	<p>Building Type: Retail/Freestanding Status: Built 2012 Building Size: 6,250 SF Land Area: 1.35 AC Stories: 1 Expenses: 2021 Tax @ \$2.49/sf; 2013 Combined Est Tax/Ops @ \$4.20/sf Parking: 12 free Surface Spaces are available; Ratio of 1.92/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 3,750 SF Max Contig: 3,750 SF Smallest Space: 3,750 SF Rent/SF/YR: Withheld % Leased: 100%</p> <p>Landlord Rep: SRS Real Estate Partners / Logan Taylor (281) 661-3224 -- 3,750 SF (3,750 SF)</p>

EDABC's IOR 2022 3rd Qtr. Summary Report

155		10015 Broadway St Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Built 2000 Building Size: 24,397 SF Typical Floor Size: 24,397 SF Stories: 1 Expenses: 2021 Tax @ \$2.06/sf, 2010 Est Tax @ \$2.06/sf; 2010 Est Ops @ \$2.76/sf Parking: 45 Surface Spaces are available; Ratio of 1.84/1,000 SF For Sale: Not For Sale	Space Avail: 3,720 SF Max Contig: 3,720 SF Smallest Space: 1,770 SF Rent/SF/YR: \$22.00 % Leased: 84.8%
Landlord Rep: Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460 -- 3,720 SF (1,770-3,720 SF)				
156		2625 S Loop 35 Meadow Park Alvin, TX 77511 Brazoria County SM1462 & Loop 35	Building Type: Retail/Freestanding Status: Built 1976, Renov 2008 Building Size: 117,492 SF Land Area: 10.81 AC Stories: 1 Expenses: 2021 Tax @ \$1.23/sf; 2013 Ops @ \$2.59/sf Parking: 546 Surface Spaces are available; Ratio of 4.30/1,000 SF For Sale: Not For Sale	Space Avail: 3,700 SF Max Contig: 1,400 SF Smallest Space: 1,000 SF Rent/SF/YR: \$12.00-\$14.00 % Leased: 96.9%
Landlord Rep: Cass Shewbart / Cass Shewbart (281) 451-5418 -- 3,700 SF (1,000-1,400 SF)				
157		3129 Kingsley Dr Building 17 Pearland, TX 77584 Brazoria County	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%
Landlord Rep: SHB Development LLC / Fleming Lester (832) 772-6866 X103 / Jason Hughes (832) 772-6866 -- 1,225 SF (1,225 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

158



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

Building Type: **Class C Office/Office Building** Space Avail: **3,671 SF**
 Status: **Built 1960, Renov 2020** Max Contig: **3,046 SF**
 Building Size: **6,168 SF** Smallest Space: **625 SF**
 Typical Floor Size: **3,046 SF** Rent/SF/YR: **\$18.00**
 Stories: **2** % Leased: **40.5%**
 Expenses: **2021 Tax @ \$0.93/sf**
 Parking: **10 Surface Spaces are available; Ratio of 1.64/1,000 SF**
 For Sale: **Not For Sale**

Landlord Rep: Vandaveer Commercial / Mark McCrummen (720) 726-7878 -- 3,671 SF (625-3,046 SF)

159



7103 Broadway St
Pearland Plaza Shopping Center
Pearland, TX 77581
Brazoria County

Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **3,600 SF**
 Status: **Built 1997** Max Contig: **1,200 SF**
 Building Size: **76,821 SF** Smallest Space: **1,200 SF**
 Land Area: **3.50 AC** Rent/SF/YR: **\$18.00**
 Stories: **1** % Leased: **95.3%**
 Expenses: **2021 Tax @ \$0.77/sf; 2011 Ops @ \$6.02/sf**
 Parking: **225 free Surface Spaces are available; Ratio of 2.93/1,000 SF**
 For Sale: **Not For Sale**

Landlord Rep: CBRE / Jazz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-1857 -- 3,600 SF (1,200 SF)

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

160



2849 Miller Ranch Rd
Pearland, TX 77584
Brazoria County




Building Type: **Class B Flex** Space Avail: **3,600 SF**
 Status: **Built 2002** Max Contig: **3,600 SF**
 Building Size: **18,000 SF** Smallest Space: **3,600 SF**
 Land Area: **1.26 AC** Rent/SF/YR: **Withheld**
 Stories: **1** % Leased: **100%**
 Expenses: **2021 Tax @ \$11.55/sf; 2015 Ops @ \$0.17/sf**
 Parking: **30 free Surface Spaces are available; Ratio of 1.01/1,000 SF**
 For Sale: **Not For Sale**

Landlord Rep: NAI Partners / Andy Parrish (713) 629-0500 / Abby Fraher (713) 629-0500 -- 3,600 SF (3,600 SF)




EDABC's IOR 2022 3rd Qtr. Summary Report

161		3300 Business Center Dr Pearland Town Plaza Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Status: Under Construction, delivers Nov 2022 Building Size: 10,400 SF Land Area: 1.50 AC Stories: 1 Expenses: 2021 Tax @ \$1.57/sf Parking: 75 Surface Spaces are available; Ratio of 7.21/1,000 SF For Sale: Not For Sale	Space Avail: 3,510 SF Max Contig: 1,755 SF Smallest Space: 1,755 SF Rent/SF/YR: \$31.00 % Leased: 66.3%
Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 / Rafael Melara (713) 623-6944 / Abdul Sabha (713) 623-6944 -- 3,510 SF (1,755 SF)				
162		1216 N Velasco St Angleton, TX 77515 Brazoria County	Building Type: Class B Office Status: Built 1982 Building Size: 8,144 SF Typical Floor Size: 8,144 SF Stories: 1 Expenses: 2021 Tax @ \$1.50/sf Parking: 40 Surface Spaces are available; Ratio of 4.91/1,000 SF For Sale: Not For Sale	Space Avail: 3,500 SF Max Contig: 3,500 SF Smallest Space: 100 SF Rent/SF/YR: Withheld % Leased: 57.0%
Landlord Rep: Realty Associates / David Gallo (832) 293-1088 -- 3,500 SF (100-3,500 SF)				
163		SH 288 & Bailey Ave Sedona Lakes Center Manvel, TX 77578 Brazoria County Tract 1	Building Type: Retail Status: Built Apr 2020 Building Size: 14,487 SF Land Area: 4.30 AC Stories: 1 For Sale: Not For Sale	Space Avail: 3,325 SF Max Contig: 2,100 SF Smallest Space: 1,225 SF Rent/SF/YR: Withheld % Leased: 77.1%
Landlord Rep: NewQuest Properties / Kevin Sims (281) 477-4366 / Nick Ramsey (281) 477-4359 -- 3,325 SF (1,225-2,100 SF)				



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164		135 Oyster Creek Dr Lake Jackson, TX 77566 Brazoria County	Building Type: Class B Office Status: Built 1978 Building Size: 27,492 SF Typical Floor Size: 13,746 SF Stories: 2 Expenses: 2021 Tax @ \$0.97/sf Parking: 140 Surface Spaces are available; Ratio of 5.09/1,000 SF For Sale: Not For Sale	Space Avail: 3,316 SF Max Contig: 1,316 SF Smallest Space: 950 SF Rent/SF/YR: \$12.00-\$18.00 % Leased: 87.9%
Landlord Rep: Olympus/Nelson Property Management Company / Michael Weyrich (713) 622-8908 -- 3,316 SF (950-1,316 SF)				
165		3525-3531 Broadway St Pearland, TX 77581 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built 1969 Building Size: 8,832 SF Land Area: 0.74 AC Stories: 1 Expenses: 2021 Tax @ \$2.22/sf Parking: 43 free Surface Spaces are available; Ratio of 4.87/1,000 SF For Sale: Not For Sale	Space Avail: 3,280 SF Max Contig: 3,280 SF Smallest Space: 3,280 SF Rent/SF/YR: \$22.00 % Leased: 62.9%
Landlord Rep: S & P Interests / Henry Garcia (713) 766-4500 / Ethan Beck (832) 454-8586 -- 3,280 SF (3,280 SF)				
166		3609 Business Center Dr Pearland, TX 77584 Brazoria County SH 288 & Country Rd 59	Building Type: Retail Status: Built 2016 Building Size: 22,000 SF Land Area: 3.40 AC Stories: 1 Expenses: 2021 Tax @ \$6.97/sf Parking: 145 Surface Spaces are available; Ratio of 6.59/1,000 SF For Sale: Not For Sale	Space Avail: 3,200 SF Max Contig: 3,200 SF Smallest Space: 1,600 SF Rent/SF/YR: \$36.00 % Leased: 85.5%
Landlord Rep: Discovery Consultants / D.Brantly D. Minor (713) 225-4568 -- 3,200 SF (1,600 SF)				

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167		804 S Hood St Alvin, TX 77511 Brazoria County	Building Type: Class B Office/Medical Status: Built 1991 Building Size: 3,185 SF Typical Floor Size: 3,185 SF Stories: 1 Expenses: 2021 Tax @ \$1.89/sf Parking: 1 Covered Spaces are available; 16 Surface Spaces are available; Ratio of 5.34/1,000 SF For Sale: For Sale - Active	Space Avail: 3,185 SF Max Contig: 3,185 SF Smallest Space: 3,185 SF Rent/SF/YR: Withheld % Leased: 0%
Sales Company: Belvoir Real Estate Group LLC: Stacey Saathoff (713) 332-8208 Landlord Rep: Belvoir Real Estate Group LLC / Stacey Saathoff (713) 332-8208 -- 3,185 SF (3,185 SF)				
168		9821 Broadway St Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2003 Building Size: 8,400 SF Land Area: 2.71 AC Stories: 1 Expenses: 2021 Tax @ \$9.93/sf Parking: 40 free Surface Spaces are available; Ratio of 4.19/1,000 SF For Sale: Not For Sale	Space Avail: 3,150 SF Max Contig: 3,150 SF Smallest Space: 3,150 SF Rent/SF/YR: \$30.00 % Leased: 62.5%
Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 / Jonathan Aron (713) 623-6944 / Todd Carlson (713) 623-6944 -- 3,150 SF (3,150 SF)				
169		1799 Kirby Dr Kirby Retail Center Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built Sep 2019 Building Size: 12,000 SF Land Area: 1.56 AC Stories: 1 Expenses: 2021 Tax @ \$4.81/sf Parking: 85 Surface Spaces are available; Ratio of 7.08/1,000 SF For Sale: Not For Sale	Space Avail: 3,040 SF Max Contig: 3,040 SF Smallest Space: 1,250 SF Rent/SF/YR: Withheld % Leased: 74.7%
Landlord Rep: KM Realty / Ronald Patrice (713) 275-2616 -- 3,040 SF (1,250-1,790 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

170		11901 Shadow Creek Pky Shadow Creek Center Pearland, TX 77584 Brazoria County Shadow Creek Center	Building Type: Retail Status: Built Jul 2009 Building Size: 35,000 SF Land Area: 3.50 AC Stories: 1 Expenses: 2021 Tax @ \$3.23/sf Parking: 100 free Surface Spaces are available; Ratio of 2.86/1,000 SF For Sale: Not For Sale	Space Avail: 3,010 SF Max Contig: 3,010 SF Smallest Space: 3,010 SF Rent/SF/YR: \$28.20 % Leased: 91.4%
<p>Landlord Rep: DN Commercial / Q.Danny Q. Nguyen, CCIM (713) 270-5400 / Matthew Ngo (713) 270-5400 -- 3,010 SF (3,010 SF)</p> <p>Shadow Creek Centre is approximately a 35,000 SF, class A shopping center situated on 3.5 acres of elevated land offering excellent visibility. This multi-use development is perfect for retail, restaurant and professional/medical tenants. The center has excellent frontage along</p> <p>* Shadow Creek Ranch Subdivision and is less than 1 mile west of Hwy 288 and 1 mile east of FM 521 (Almeda Rd). The unique "fan" layout of the shopping center allows each tenant to have excellent visibility from Shadow Creek Parkway.</p> <p>* 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</p> <p>* 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.</p>				
171		1071 Brazosport Blvd N Richwood, TX 77531 Brazoria County	Building Type: Flex/Showroom Status: Built 1978, Renov 2021 Building Size: 3,006 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$1.16/sf For Sale: For Sale at \$399,000 (\$132.74/SF) - Active	Space Avail: 3,006 SF Max Contig: 3,006 SF Smallest Space: 3,006 SF Rent/SF/YR: Withheld % Leased: 0%
<p>Sales Company: Coldwell Banker Realty: Pat Taylor (979) 236-0340</p> <p>Landlord Rep: Coldwell Banker Realty / Pat Taylor (979) 236-0340 -- 3,006 SF (3,006 SF)</p>				

EDABC's IOR 2022 3rd Qtr. Summary Report

172		3404 S Main St The CarSpot Pearland, TX 77581 Brazoria County	Building Type: Retail/Auto Dealership Status: Built 1990, Renov 2003 Building Size: 3,000 SF Land Area: 1.11 AC Stories: 2 Expenses: 2021 Tax @ \$1.84/sf Parking: 25 Surface Spaces are available; Ratio of 8.33/1,000 SF For Sale: For Sale at \$975,000 (\$325.00/SF) - Active	Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 3,000 SF Rent/SF/YR: \$20.00 % Leased: 100%
Sales Company: Rutledge Commercial Real Estate: Wayne Rutledge (832) 875-2980, Laurie Rutledge (832) 641-9103 Real Estate Options of Texas LLC: John Williams (832) 384-4917 Landlord Rep: Rutledge Commercial Real Estate / Wayne Rutledge (832) 875-2980 / Laurie Rutledge (832) 641-9103 -- 3,000 SF (3,000 SF)				
173		2401 Old Alvin Rd Pearland, TX 77581 Brazoria County	Building Type: Retail/Freestanding Status: Built 1984 Building Size: 4,500 SF Land Area: 0.43 AC Stories: 1 Expenses: 2021 Tax @ \$3.32/sf Parking: 15 Surface Spaces are available; Ratio of 3.42/1,000 SF For Sale: Not For Sale	Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 33.3%
Landlord Rep: Coldwell Banker Commercial NRT / Joyce Tolliver (281) 484-0066 -- 3,000 SF (1,500 SF)				
174		1331 Broadway St Building 3 Pearland, TX 77581 Brazoria County	Building Type: Class C Warehouse Status: Built 1977 Building Size: 4,000 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 2,997 SF Max Contig: 1,005 SF Smallest Space: 996 SF Rent/SF/YR: \$12.00 % Leased: 25.1%
Landlord Rep: Zann Commercial Brokerage, Inc. / Jason Kieschnick (281) 280-8088 / Michael Gage (281) 382-5460 -- 2,997 SF (996-1,005 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

175



430 Commerce St
Clute, TX 77531
Brazoria County

Building Type: **Class C Warehouse**
 Status: **Built 1968**
 Building Size: **2,944 SF**
 Land Area: **0.32 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$1.15/sf**
 Parking: **Ratio of 0.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,944 SF**
 Max Contig: **2,944 SF**
 Smallest Space: **2,944 SF**
 Rent/SF/YR: **\$14.27**
 % Leased: **0%**

Landlord Rep: TBT Real Estate / Tammie Bell (979) 299-0001 -- 2,944 SF (2,944 SF)

176



11710 Broadway St
The Center at Ridge Rock
Bldg A
Pearland, TX 77584
Brazoria County

Building Type: **Retail/Storefront**
 Status: **Built Nov 2017**
 Building Size: **49,252 SF**
 Land Area: **5.40 AC**
 Stories: **1**
 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 (\$357.08/SF) - Active**

Space Avail: **2,903 SF**
 Max Contig: **2,903 SF**
 Smallest Space: **2,903 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

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

Landlord Rep: Finial Group / Doc Perrier (832) 752-1608 -- 2,903 SF (2,903 SF)

EDABC's IOR 2022 3rd Qtr. Summary Report

177



90 Oak Dr
Lake Jackson, TX 77566
Brazoria County

Building Type: **Retail**
Status: **Built Oct 2021**
Building Size: **17,914 SF**
Land Area: **11.70 AC**
Stories: **1**
Expenses: **2021 Tax @ \$14.74/sf**
For Sale: **Not For Sale**

Space Avail: **2,840 SF**
Max Contig: **2,000 SF**
Smallest Space: **840 SF**
Rent/SF/YR: **Withheld**
% Leased: **95.3%**

Landlord Rep: NewQuest Properties / Rebecca Le (281) 477-4327 -- 2,840 SF (840-2,000 SF)

178



1331 E Broadway St
Building 2
Pearland, TX 77581
Brazoria County

Building Type: **Class B Flex/Showroom**
Status: **Built 1977, Renov 2014**
Building Size: **30,113 SF**
Land Area: **1.69 AC**
Stories: **2**
Expenses: **2021 Tax @ \$1.10/sf**
For Sale: **Not For Sale**

Space Avail: **2,708 SF**
Max Contig: **2,708 SF**
Smallest Space: **884 SF**
Rent/SF/YR: **Withheld**
% Leased: **91.0%**

Landlord Rep: Zann Commercial Brokerage, Inc. / Jason Kieschnick (281) 280-8088 / Michael Gage (281) 382-5460 -- 2,708 SF (884-1,824 SF)

Easily converted to office space.

179



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 available**
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%**

Landlord Rep: Weitzman / Kyle Knight (713) 335-4532 -- 2,625 SF (1,200-1,425 SF)


DESCRIPTION

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


AREA HIGHLIGHTS

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

EDABC's IOR 2022 3rd Qtr. Summary Report

180		2201 Highway 35 Byp N Alvin, TX 77511 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built 1978 Building Size: 13,600 SF Land Area: 1 AC Stories: 1 Expenses: 2021 Tax @ \$1.91/sf; 2012 Ops @ \$2.96/sf Parking: 44 free Surface Spaces are available; Ratio of 3.24/1,000 SF For Sale: Not For Sale	Space Avail: 2,600 SF Max Contig: 2,600 SF Smallest Space: 2,600 SF Rent/SF/YR: \$16.00 % Leased: 80.9%
			Landlord Rep: Andora Real Estate LLC / David Buttecali (281) 677-2626 -- 2,600 SF (2,600 SF)	


181		4205 W Broadway St Magnolia Building Pearland, TX 77581 Brazoria County	Building Type: Class B Office/Loft/Creative Space Status: Built 1963 Building Size: 14,800 SF Typical Floor Size: 7,400 SF Stories: 2 Expenses: 2021 Tax @ \$1.04/sf Parking: 100 Surface Spaces are available; Ratio of 6.76/1,000 SF For Sale: Not For Sale	Space Avail: 2,574 SF Max Contig: 1,614 SF Smallest Space: 960 SF Rent/SF/YR: \$12.60-\$13.20 % Leased: 82.6%
			Landlord Rep: Capital Trust Realty / Domenic Santilli (281) 282-9999 -- 2,574 SF (960-1,614 SF)	

182		130 Parking Way St Turturici Building Lake Jackson, TX 77566 Brazoria County	Building Type: Class B Office Status: Built 1962 Building Size: 9,000 SF Typical Floor Size: 9,000 SF Stories: 1 Expenses: 2021 Tax @ \$1.95/sf Parking: 30 Surface Spaces are available; Ratio of 3.33/1,000 SF For Sale: Not For Sale	Space Avail: 2,547 SF Max Contig: 2,547 SF Smallest Space: 1,000 SF Rent/SF/YR: \$24.00 % Leased: 71.7%
			Landlord Rep: Vandaveer Commercial / Mike Vandaveer (720) 726-7878 -- 2,547 SF (1,000-2,547 SF)	

This corner property is conveniently located at the entrance to a very actively growing town off of Highway 288.


- Great signage abilities
- CAM is negotiable along with T.I.
- Landlord pays taxes and insurance.
- Lake Jackson is the home of Dow Chemical who employees thousands of people
- Three tenants in the building include a title company, law firm and architectural firm.

EDABC's IOR 2022 3rd Qtr. Summary Report

183		1910 Country Place Pky	Building Type: Retail/Storefront Retail/Office	Space Avail: 2,520 SF
		Trinity Retail Center	Status: Built Apr 2006	Max Contig: 2,520 SF
		Pearland, TX 77584	Building Size: 9,692 SF	Smallest Space: 2,520 SF
		Brazoria County	Land Area: 1.30 AC	Rent/SF/YR: \$21.00
			Stories: 1	% Leased: 74.0%
			Expenses: 2021 Tax @ \$7.13/sf; 2009 Ops @ \$0.30/sf	
			Parking: Free Surface Spaces; Ratio of 0.00/1,000 SF	
			For Sale: Not For Sale	

Landlord Rep: Tribble & Associates / Tom Tribble (281) 461-4474 -- 2,520 SF (2,520 SF)

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

184		1631 FM 655	Building Type: Retail/Freestanding	Space Avail: 2,500 SF
		Rosharon, TX 77583	Status: Built 1985	Max Contig: 2,500 SF
		Brazoria County	Building Size: 2,500 SF	Smallest Space: 2,500 SF
			Land Area: 0.45 AC	Rent/SF/YR: Withheld
			Stories: 1	% Leased: 0%
			Expenses: 2021 Tax @ \$49.31/sf	
			Parking: 13 Surface Spaces are available; Ratio of 5.20/1,000 SF	
			For Sale: For Sale - Active	

Sales Company: Alms Properties: Greg Gholston (832) 496-5087

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

185		1813 Yellowstone St	Building Type: Class C Industrial	Space Avail: 2,500 SF
		Freeport, TX 77541	Status: Existing	Max Contig: 7,500 SF
		Brazoria County	Building Size: 2,500 SF	Smallest Space: 2,500 SF
			Land Area: -	Rent/SF/YR: Withheld
			Stories: 1	% Leased: 0%
			Expenses: 2021 Tax @ \$1.30/sf	
			For Sale: Not For Sale	

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

EDABC's IOR 2022 3rd Qtr. Summary Report

186



1208 N Brazosport Blvd
Freeport, TX 77541
Brazoria County

Building Type: **Retail/Freestanding**

Status: **Built 1982**

Building Size: **2,482 SF**

Land Area: **0.72 AC**

Stories: **1**

Expenses: **2021 Tax @ \$3.38/sf**

Parking: **18 Surface Spaces are available; Ratio of 7.25/1,000 SF**

For Sale: **For Sale - Active**

Space Avail: **2,482 SF**

Max Contig: **2,482 SF**

Smallest Space: **1,200 SF**

Rent/SF/YR: **Withheld**

% Leased: **0%**

Sales Company: Streetwise Retail Advisors: Joe Silver (713) 595-9500 X5579

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

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 available; Ratio of 5.75/1,000 SF**

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

Space Avail: **2,452 SF**

Max Contig: **2,452 SF**

Smallest Space: **1,100 SF**

Rent/SF/YR: **\$31.00**

% Leased: **89.3%**

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

Landlord Rep: Zann Commercial Brokerage, Inc. / Derek Hughes (281) 280-8088 -- 2,452 SF (1,100-2,452 SF)




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

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

EDABC's IOR 2022 3rd Qtr. Summary Report

188		2720-2800 E Broadway St Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 1999 Building Size: 71,219 SF Land Area: 8.85 AC Stories: 1 Expenses: 2021 Tax @ \$3.87/sf; 2017 Ops @ \$7.44/sf Parking: 350 free Surface Spaces are available; Ratio of 5.00/1,000 SF For Sale: Not For Sale	Space Avail: 2,450 SF Max Contig: 2,450 SF Smallest Space: 2,450 SF Rent/SF/YR: Withheld % Leased: 96.6%
Landlord Rep: Frankel Development Group Inc / Bruce Frankel (713) 661-0440 -- 2,450 SF (2,450 SF) Great visibility with 2 major Anchor Tenants- Randalls Food Store and Washington Mutual Bank. Suites Built out, ready for move-in.				
189		3129 Kingsley Dr Building 5 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Built 2021 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Expenses: 2021 Tax @ \$13.39/sf For Sale: Not For Sale	Space Avail: 2,450 SF Max Contig: 1,225 SF Smallest Space: 1,225 SF Rent/SF/YR: \$25.00-\$26.94 % Leased: 50.0%
Landlord Rep: Pearland Property / Nasser Oshkoohi (713) 922-1070 -- 2,450 SF (1,225 SF)				
190		3129 Kingsley Dr Building 12 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Medical Status: Proposed, breaks ground Dec 2022 Building Size: 4,900 SF Typical Floor Size: 4,900 SF Stories: 1 Parking: Ratio of 5.00/1,000 SF For Sale: Not For Sale	Space Avail: 2,450 SF Max Contig: 1,225 SF Smallest Space: 1,225 SF Rent/SF/YR: \$25.46 % Leased: 50.0%
Landlord Rep: Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pesek (713) 602-3764 -- 1,225 SF (1,225 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

191		3129 Kingsley Dr Building 10 Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Proposed, breaks ground Aug 2022 Building Size: 6,125 SF Typical Floor Size: 6,125 SF Stories: 1 For Sale: Not For Sale	Space Avail: 2,450 SF Max Contig: 1,225 SF Smallest Space: 1,225 SF Rent/SF/YR: \$24.48 % Leased: 60.0%
Landlord Rep: Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pesek (713) 602-3764 -- 1,225 SF (1,225 SF)				
192		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)				
193		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 available; Ratio of 4.16/1,000 SF For Sale: Not For Sale	Space Avail: 2,400 SF Max Contig: 2,400 SF Smallest Space: 2,400 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Keller Williams Houston Preferred / Cory Thornton (832) 474-4490 Leasing Company: Research In Progress / -- 2,400 SF (2,400 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

194		19431 Morris Ave Manvel, TX 77578 Brazoria County	Building Type: Retail/Storefront Retail/Office 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 available; Ratio of 5.12/1,000 SF For Sale: Not For Sale	Space Avail: 2,400 SF Max Contig: 2,400 SF Smallest Space: 1,200 SF Rent/SF/YR: \$27.00 % Leased: 62.8%
Landlord Rep: Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460 -- 2,400 SF (1,200-2,400 SF)				
195		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 Expenses: 2021 Tax @ \$6.42/sf Parking: 2 Covered Spaces are available; Ratio of 0.42/1,000 SF For Sale: Not For Sale	Space Avail: 2,400 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 50.0%
Landlord Rep: King Fay Realty Inc. / Jacqueline Shao (713) 392-8918 / Fei Jin (832) 539-6468 -- 2,400 SF (1,200 SF)				
196		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: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413 -- 2,400 SF (1,200 SF)				
197		2705 Broadway St Province Plaza Pearland, TX 77581 Brazoria County @ Pearland Pkwy	Building Type: Retail Status: Built 2007 Building Size: 27,000 SF Land Area: 2.67 AC Stories: 1 Expenses: 2021 Tax @ \$2.85/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 SF For Sale: Not For Sale	Space Avail: 2,375 SF Max Contig: 2,375 SF Smallest Space: 2,375 SF Rent/SF/YR: Withheld % Leased: 91.2%
Landlord Rep: MADA Properties / Moshe Allon (281) 728-9360 -- 2,375 SF (2,375 SF)				
71,363 SF Shopping Center Adjacent to Lowe's. Average HH Income: \$76,375 (3 mi.) Population: 2 mi.-17,665, 3 mi.-44,256, 4 mi.- 79,517.				

EDABC's IOR 2022 3rd Qtr. Summary Report

198



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

Building Type: **Class B Office/Office Building**
 Status: **Built 2004**
 Building Size: **9,520 SF**
 Typical Floor Size: **4,760 SF**
 Stories: **2**
 Expenses: **2021 Tax @ \$2.33/sf**
 For Sale: **Not For Sale**

Space Avail: **2,375 SF**
 Max Contig: **2,375 SF**
 Smallest Space: **2,375 SF**
 Rent/SF/YR: **\$19.20**
 % Leased: **75.1%**

Landlord Rep: The Local Center / Gaye Linford (979) 319-6368 -- 2,375 SF (2,375 SF)

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 façade 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 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



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

Building Type: **Class B Office/Medical**
 Status: **Built 1984**
 Building Size: **22,764 SF**
 Typical Floor Size: **22,712 SF**
 Stories: **2**
 Expenses: **2021 Tax @ \$1.47/sf**
 Parking: **45 free Surface Spaces are available; Ratio of 1.97/1,000 SF**
 For Sale: **Not For Sale**

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

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

EDABC's IOR 2022 3rd Qtr. Summary Report

200



1921 N Main St
Pearland, TX 77581
Brazoria County
Hwy 35 N of FM 518

Building Type: **Retail/Freestanding**
 Status: **Built 2006**
 Building Size: **10,400 SF**
 Land Area: **1.05 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$2.56/sf; 2006 Ops @ \$2.74/sf**
 Parking: **60 Surface Spaces are available; Ratio of 5.77/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,115 SF**
 Max Contig: **1,328 SF**
 Smallest Space: **787 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **92.4%**

Landlord Rep: KM Realty / Ronald Patrice (713) 275-2616 -- 2,115 SF (787-1,328 SF)

Property description: Wal-Mart Supercenter shadow-anchored shopping center located on Hwy 35 (Main St) in Pearland, Texas. The center sits at the signalized hard corner of the main entrance to the new Wal-Mart Supercenter. End cap space with drive thru available as well as in-line spaces. Existing tenants include Payless ShoeSource and Verizon. The center also includes a Chase ATM drive-thru.

201



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

Building Type: **Class B Office**
 Status: **Existing**
 Building Size: **4,310 SF**
 Typical Floor Size: **4,310 SF**
 Stories: **1**
 Expenses: **2021 Tax @ \$0.94/sf**
 For Sale: **Not For Sale**

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

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

202



204 W Highway 332
Lake Jackson, TX 77566
Brazoria County

Building Type: **Retail**
 Status: **Built 1994**
 Building Size: **12,240 SF**
 Land Area: **1.23 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$3.13/sf**
 For Sale: **Not For Sale**

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

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

EDABC's IOR 2022 3rd Qtr. Summary Report

203



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

Building Type: **Class B Office**
 Status: **Built 1945**
 Building Size: **2,034 SF**
 Typical Floor Size: **2,034 SF**
 Stories: **1**
 Expenses: **2021 Tax @ \$3.15/sf**
 For Sale: **For Sale at \$339,900 (\$167.11/SF) - Active**

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

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

204



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

205






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 available; Ratio of 2.26/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,000 SF**
 Max Contig: **2,000 SF**
 Smallest Space: **200 SF**
 Rent/SF/YR: **\$30.00**
 % Leased: **56.8%**

Landlord Rep: Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541 -- 2,000 SF (200-2,000 SF)





EDABC's IOR 2022 3rd Qtr. Summary Report

206		15718 S Highway 288 Pearland, TX 77584 Brazoria County SWC of Hwy 288 & Discovery Bay Blvd	Building Type: Retail Status: Built 2014 Building Size: 16,350 SF Land Area: 2.33 AC Stories: 1 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	Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 2,000 SF Rent/SF/YR: Withheld % Leased: 87.8%
Landlord Rep: Oldham Goodwin Group, LLC / Tyler Reiley (281) 256-2300 -- 2,000 SF (2,000 SF) High visibility end cap space available. Shadow anchored by Sam's Club. Additional medical and office proposed in the immediate area. Impressive growth rate of nearly 3% per year projected for the next five years. Excellent visibility and access. Located at the southwest corner of Highway 288 Frontage Road & Discovery Bay Boulevard. On the "going home" side of Highway 288.				
207		711 N Velasco St Angleton, TX 77515 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built 2010 Building Size: 8,000 SF Land Area: 1.04 AC Stories: 1 Expenses: 2021 Tax @ \$2.05/sf Parking: 39 free Surface Spaces are available; Ratio of 5.30/1,000 SF For Sale: Not For Sale	Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 1,000 SF Rent/SF/YR: \$15.00 % Leased: 75.0%
Landlord Rep: Weitzman / Sarah Thobae (713) 980-5638 / Kyle Knight (713) 335-4532 / Emily Nejedly (713) 781-7111 -- 2,000 SF (1,000-2,000 SF)				
208		1930 Pearland Pky Pearland Parkway Plaza Pearland, TX 77581 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built Jul 2020 Building Size: 21,931 SF Land Area: 2.62 AC Stories: 1 Expenses: 2021 Tax @ \$3.71/sf Parking: 110 free Surface Spaces are available; Ratio of 5.02/1,000 SF For Sale: Not For Sale	Space Avail: 1,965 SF Max Contig: 1,965 SF Smallest Space: 1,965 SF Rent/SF/YR: \$27.00 % Leased: 91.0%
Landlord Rep: Showcase Properties of Texas / Allie Peters (832) 875-8008 -- 1,965 SF (1,965 SF)				



EDABC's IOR 2022 3rd Qtr. Summary Report

<div data-bbox="94 191 142 218">209</div> 	<p>707 Dixie Dr Freestanding restaurant w/Drive-Thru Clute, TX 77531 Brazoria County</p>	<p>Building Type: Retail/Fast Food Status: Built 1975 Building Size: 1,828 SF Land Area: 0.53 AC Stories: 1 Expenses: 2021 Tax @ \$2.78/sf For Sale: Not For Sale</p>	<p>Space Avail: 1,828 SF Max Contig: 1,828 SF Smallest Space: 1,828 SF Rent/SF/YR: \$17.00 % Leased: 0%</p> <p>Landlord Rep: RESOLUT RE / Brian Clayton (281) 445-0033 / Gustavo Lopez (281) 445-0033 -- 1,828 SF (1,828 SF)</p>
<div data-bbox="94 632 142 659">210</div> 	<p>1330 Broadway St Pearland, TX 77581 Brazoria County</p>	<p>Building Type: Retail Status: Built 2013 Building Size: 6,114 SF Land Area: - Stories: 1 Expenses: 2021 Tax @ \$6.95/sf Parking: 56 Surface Spaces are available; Ratio of 9.16/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 1,800 SF Max Contig: 1,800 SF Smallest Space: 1,800 SF Rent/SF/YR: \$22.80 % Leased: 70.6%</p> <p>Landlord Rep: Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460 -- 1,800 SF (1,800 SF)</p>
<div data-bbox="94 1041 142 1068">211</div> 	<p>2825 Miller Ranch Rd Pearland, TX 77584 Brazoria County</p>	<p>Building Type: Class B Flex/Light Distribution Status: Built 2002 Building Size: 18,000 SF Land Area: 1.26 AC Stories: 1 Expenses: 2021 Tax @ \$11.55/sf Parking: 40 free Surface Spaces are available; Ratio of 1.86/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 1,800 SF Max Contig: 1,800 SF Smallest Space: 1,800 SF Rent/SF/YR: Withheld % Leased: 100%</p> <p>Landlord Rep: NAI Partners / Andy Parrish (713) 629-0500 / Abby Fraher (713) 629-0500 -- 1,800 SF (1,800 SF)</p>
<div data-bbox="94 1451 142 1478">212</div> 	<p>113 Oyster Creek Dr Lake Jackson, TX 77566 Brazoria County</p>	<p>Building Type: Retail Status: Built 1975, Renov Sep 2021 Building Size: 4,036 SF Land Area: 0.60 AC Stories: 1 Expenses: 2021 Tax @ \$1.40/sf Parking: 41 Surface Spaces are available; Ratio of 10.00/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 1,763 SF Max Contig: 978 SF Smallest Space: 785 SF Rent/SF/YR: Withheld % Leased: 56.3%</p> <p>Landlord Rep: Realm Real Estate Professionals / Murad Hemani (713) 471-0375 -- 1,763 SF (785-978 SF)</p>

EDABC's IOR 2022 3rd Qtr. Summary Report

213		9330 W Broadway St Silverlake Plaza II - Building D Pearland, TX 77584 Brazoria County	Building Type: Retail/Freestanding Status: Built 2001 Building Size: 6,218 SF Land Area: 1.21 AC Stories: 1 Expenses: 2021 Tax @ \$29.13/sf, 2011 Est Tax @ \$1.00/sf; 2011 Ops @ \$4.52/sf Parking: 30 free Surface Spaces are available; Ratio of 4.82/1,000 SF For Sale: Not For Sale	Space Avail: 1,530 SF Max Contig: 1,530 SF Smallest Space: 1,530 SF Rent/SF/YR: \$24.00 % Leased: 75.4%
Landlord Rep: LandPark Commercial / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200 -- 1,530 SF (1,530 SF)				
214		5730 W Broadway St West Pearland Plaza Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 2006 Building Size: 21,988 SF Land Area: 1.51 AC Stories: 1 Expenses: 2021 Tax @ \$1.93/sf; 2012 Ops @ \$3.29/sf Parking: 100 free Surface Spaces are available; Ratio of 4.55/1,000 SF For Sale: Not For Sale	Space Avail: 1,500 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: \$18.00 % Leased: 93.2%
Landlord Rep: Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Joe Bayne (713) 464-1001 -- 1,500 SF (1,500 SF)				
215		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 available; Ratio of 6.67/1,000 SF For Sale: Not For Sale	Space Avail: 1,500 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: \$18.80 % Leased: 0%
Landlord Rep: Champion Direct Leasing / Brent McKee (979) 233-4800 -- 1,500 SF (1,500 SF)				
216		3915 Halik St Pearland, TX 77581 Brazoria County	Building Type: Class B Warehouse 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 available; Ratio of 1.67/1,000 SF For Sale: Not For Sale	Space Avail: 1,500 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: \$9.48 % Leased: 75.0%
Landlord Rep: UTR-Texas Realtors / Sean Dennis (281) 222-6088 -- 1,500 SF /150 ofc (1,500 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

217		1200 TX-35 Byp Alvin, TX 77511 Brazoria County	Building Type: Retail Status: Built 2019 Building Size: 32,011 SF Land Area: 5.83 AC Stories: 1 Expenses: 2021 Tax @ \$2.97/sf, 2018 Est Tax @ \$2.96/sf; 2018 Est Ops @ \$1.60/sf Parking: Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 1,422 SF Max Contig: 1,422 SF Smallest Space: 1,422 SF Rent/SF/YR: \$24.00 % Leased: 95.6%
Landlord Rep: UTR-Texas Realtors / Juan Ramos (713) 910-0636 -- 1,422 SF (1,422 SF)				
218		106-204 Dixie Dr Clute, TX 77531 Brazoria County	Building Type: Retail Status: Built 1978 Building Size: 28,957 SF Land Area: 2.17 AC Stories: 1 Expenses: 2021 Tax @ \$0.77/sf Parking: 50 free Surface Spaces are available; Ratio of 1.73/1,000 SF For Sale: Not For Sale	Space Avail: 1,400 SF Max Contig: 1,400 SF Smallest Space: 1,400 SF Rent/SF/YR: \$14.52 % Leased: 100%
Landlord Rep: Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889 -- 1,400 SF (1,400 SF)				
219		1901 Kirby St Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built Dec 2006 Building Size: 15,838 SF Land Area: 2.30 AC Stories: 1 Expenses: 2021 Tax @ \$4.73/sf Parking: 160 free Surface Spaces are available; Ratio of 10.00/1,000 SF For Sale: Not For Sale	Space Avail: 1,400 SF Max Contig: 1,400 SF Smallest Space: 1,400 SF Rent/SF/YR: \$29.00 % Leased: 91.2%
Landlord Rep: NAI Partners / Jason Gaines (713) 410-8910 -- 1,400 SF (1,400 SF)				

Multi-tenant retail center located in master-planned community of Shadow Creek Ranch. Center currently includes Texas Children's Pediatric Associates and a Pediatric Dentist. Available space was formerly a medical office. Space can be subdivided. Abundant parking available.

Property is located adjacent to a CVS Pharmacy and near the intersection of Shadow Creek Parkway and direct access to State Highway 288.

EDABC's IOR 2022 3rd Qtr. Summary Report

220		1000 Broadway St Infinity Center Pearland, TX 77581 Brazoria County	Building Type: Class B Office Status: Built 2019 Building Size: 13,000 SF Typical Floor Size: 13,000 SF Stories: 1 Expenses: 2021 Tax @ \$3.14/sf Parking: Ratio of 10.00/1,000 SF For Sale: Not For Sale	Space Avail: 1,380 SF Max Contig: 1,380 SF Smallest Space: 1,380 SF Rent/SF/YR: \$24.00 % Leased: 89.4%
		Landlord Rep: Christy Buck Team Infinity Real Estate Group / Mona Malone (832) 264-8934 / Christy Buck (832) 264-8934 -- 1,380 SF (1,380 SF)		
221		2518-2526 Westminister St Pearland, TX 77581 Brazoria County	Building Type: Class C Office/Medical Status: Built 1985 Building Size: 16,120 SF Typical Floor Size: 16,120 SF Stories: 1 Expenses: 2021 Tax @ \$1.42/sf Parking: 45 Surface Spaces are available; Ratio of 2.79/1,000 SF For Sale: Not For Sale	Space Avail: 1,320 SF Max Contig: 1,320 SF Smallest Space: 1,320 SF Rent/SF/YR: \$16.92 % Leased: 91.8%
		Landlord Rep: Capital Trust Realty / Domenic Santilli (281) 282-9999 -- 1,320 SF (1,320 SF)		
222		2110 Pearlland Pky Pearland, TX 77581 Brazoria County	Building Type: Retail/Storefront Status: Built 2020 Building Size: 17,364 SF Land Area: 2.05 AC Stories: 1 Expenses: 2021 Tax @ \$4.96/sf Parking: Ratio of 0.00/1,000 SF For Sale: For Sale - Active	Space Avail: 1,261 SF Max Contig: 1,261 SF Smallest Space: 1,261 SF Rent/SF/YR: Withheld % Leased: 92.7%
		Sales Company: CBRE: Matthew Berry (713) 577-1640, Robbie Kilcrease (713) 577-1657, Drew Reinking (713) 577-1579 Landlord Rep: Gulf Coast Commercial Group, Inc. / Danny Miller (713) 292-0960 X119 -- 1,261 SF (1,261 SF)		

EDABC's IOR 2022 3rd Qtr. Summary Report

223



4101 Rice Drier Rd
Bayou Service Center
Pearland, TX 77581
Brazoria County

Building Type: **Class C Warehouse**
 Status: **Built 1982**
 Building Size: **22,316 SF**
 Land Area: **1.81 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$1.39/sf; 2011 Est Ops @ \$1.44/sf**
 Parking: **40 Surface Spaces are available; Ratio of 1.79/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,250 SF**
 Max Contig: **1,250 SF**
 Smallest Space: **1,250 SF**
 Rent/SF/YR: **\$9.84**
 % Leased: **94.4%**

Landlord Rep: Bernell & Associates / John Harrison (713) 526-1094 X223 / Ron Bernell (713) 526-1094 -- 1,250 SF (1,250 SF)

Property Features:

Business Park fronts on Rice Drier Road , off corner with N. Main St. aka Telephone Road, in Pearland Texas . Close to Wal-Mart and intersection with FM 518.

A typical 1250 SF office/warehouse has approx 288 SF of office and 1 bathroom, with approx. 962 SF warehouse. Warehouse has a 10x12 overhead door. Inquire about occupancy.

Located in Pearland, Texas this business park has office/warehouse space available.

No automotive or motorcycle-related business please.

224



3422 Business Center Dr
Pearland, TX 77584
Brazoria County

Building Type: **Retail/Storefront**
 Status: **Built 2018**
 Building Size: **17,653 SF**
 Land Area: **2.04 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$6.40/sf**
 Parking: **90 Surface Spaces are available; Ratio of 5.10/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,225 SF**
 Max Contig: **1,225 SF**
 Smallest Space: **1,225 SF**
 Rent/SF/YR: **\$31.00**
 % Leased: **93.1%**

Landlord Rep: Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363 -- 1,225 SF (1,225 SF)

225



3129 Kingsley Dr
Building 4
Pearland, TX 77584
Brazoria County

Building Type: **Class B Office**
 Status: **Built Mar 2021**
 Building Size: **4,900 SF**
 Typical Floor Size: **4,900 SF**
 Stories: **1**
 Expenses: **2021 Tax @ \$13.17/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: **75.0%**

Landlord Rep: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413 -- 1,225 SF (1,225 SF)

EDABC's IOR 2022 3rd Qtr. Summary Report

226		3129 Kingsley Dr	Building Type: Class B Office/Medical	Space Avail: 1,225 SF
		Building 8	Status: Built May 2021	Max Contig: 1,225 SF
		Pearland, TX 77584	Building Size: 6,125 SF	Smallest Space: 1,225 SF
		Brazoria County	Typical Floor Size: 1,225 SF	Rent/SF/YR: Withheld
			Stories: 1	% Leased: 80.0%
			Expenses: 2021 Tax @ \$10.53/sf	
			For Sale: Not For Sale	

Landlord Rep: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413 -- 1,225 SF (1,225 SF)


227		3129 Kingsley Dr	Building Type: Class B Office/Medical	Space Avail: 1,225 SF
		Building 16	Status: Built 2022	Max Contig: 1,225 SF
		Pearland, TX 77584	Building Size: 4,900 SF	Smallest Space: 1,225 SF
		Brazoria County	Typical Floor Size: 4,900 SF	Rent/SF/YR: \$25.46
			Stories: 1	% Leased: 75.0%
			Expenses: 2021 Tax @ \$13.17/sf	
			Parking: Ratio of 5.00/1,000 SF	
			For Sale: Not For Sale	

Landlord Rep: Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767 / Kyle Pesek (713) 602-3764 -- 1,225 SF (1,225 SF)

228		3129 Kingsley Dr	Building Type: Class B Office/Medical	Space Avail: 1,225 SF
		Building 18	Status: Built May 2022	Max Contig: 1,225 SF
		Pearland, TX 77584	Building Size: 1,225 SF	Smallest Space: 1,225 SF
		Brazoria County	Typical Floor Size: 1,225 SF	Rent/SF/YR: \$24.00
			Stories: 1	% Leased: 0%
			Parking: Ratio of 0.00/1,000 SF	
			For Sale: Not For Sale	

Landlord Rep: Energy Realty / Sattar Sobhani (832) 955-3531 -- 1,225 SF (1,225 SF)


EDABC's IOR 2022 3rd Qtr. Summary Report

229		117 W Highway 332	Building Type: Retail	Space Avail: 1,220 SF
		Lake Jackson Shopping Center	Status: Built 1995	Max Contig: 1,220 SF
		Lake Jackson, TX 77566	Building Size: 28,583 SF	Smallest Space: 1,220 SF
		Brazoria County	Land Area: 2.92 AC	Rent/SF/YR: \$23.00
			Stories: 1	% Leased: 95.7%
			Expenses: 2021 Tax @ \$3.30/sf; 2007 Ops @ \$4.26/sf	
			Parking: 200 Surface Spaces are available; Ratio of 2.62/1,000 SF	
			For Sale: Not For Sale	

Landlord Rep: Hinds-Banner LLC / Jay Foster (713) 623-6001 X1 -- 1,220 SF (1,220 SF)

Shopping center is located at the corner of Highways 332 and 288 in Lake Jackson, adjacent to Wal-Mart.

Available space is between Mattress Firm and Petco and was formerly occupied by Radio Shack.

230		20351 Tx-6	Building Type: Class B Office	Space Avail: 1,220 SF
		Manvel, TX 77578	Status: Built 1975	Max Contig: 1,220 SF
		Brazoria County	Building Size: 6,721 SF	Smallest Space: 1,220 SF
			Typical Floor Size: 6,721 SF	Rent/SF/YR: \$16.80
			Stories: 1	% Leased: 81.9%
			Expenses: 2021 Tax @ \$1.26/sf	
			Parking: 5 free Covered Spaces are available; 14 free Surface Spaces are available; Ratio of 2.83/1,000 SF	
			For Sale: Not For Sale	


Landlord Rep: Manvel Realty / Mark Lowe (281) 489-9444 -- 1,220 SF (1,220 SF)

231		215-219 W Sealy St	Building Type: Class B Office	Space Avail: 1,217 SF
		Alvin, TX 77511	Status: Built 1960	Max Contig: 1,217 SF
		Brazoria County	Building Size: 2,500 SF	Smallest Space: 1,217 SF
			Typical Floor Size: 2,500 SF	Rent/SF/YR: Withheld
			Stories: 1	% Leased: 100%
			Expenses: 2021 Tax @ \$1.92/sf	
			For Sale: Not For Sale	

Landlord Rep: Silvestri Investments, Inc / (713) 785-6272

Sublet Contact: eXp Commercial / Jason Suchecki (832) 956-0547 -- 1,217 SF (1,217 SF)


EDABC's IOR 2022 3rd Qtr. Summary Report

232		7902-7904 Broadway St	Building Type: Retail/Freestanding	Space Avail: 1,200 SF
		2	Status: Built Feb 2011	Max Contig: 1,200 SF
		Pearland, TX 77581	Building Size: 2,400 SF	Smallest Space: 1,200 SF
		Brazoria County	Land Area: 1.11 AC	Rent/SF/YR: Withheld
			Stories: 1	% Leased: 50.0%
			Expenses: 2021 Tax @ \$11.71/sf; 2012 Est Ops @ \$3.97/sf	
			Parking: 14 free Surface Spaces are available; Ratio of 1.30/1,000 SF	
			For Sale: Not For Sale	


Landlord Rep: Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 X126 -- 1,200 SF (1,200 SF)

Neighborhood Retail Center Approximately 10,800 SF Situated in the City of Pearland, TX, one of the fastest growing cities in Texas.

Exceptional Street Visibility
Ample Parking
Recently remodeled in 2013
Strong Ownership
Great Location, Medical, Office, Retail

233		SH288 Frontage	Building Type: Retail/Freestanding	Space Avail: 1,200 SF
		Pearland, TX 77584	Status: Built May 2021	Max Contig: 1,200 SF
		Brazoria County	Building Size: 14,250 SF	Smallest Space: 1,200 SF
			Land Area: 1.65 AC	Rent/SF/YR: \$31.00
			Stories: 1	% Leased: 91.6%
			Expenses: 2021 Tax @ \$2.72/sf	
			Parking: 16 Surface Spaces are available; Ratio of 1.12/1,000 SF	
			For Sale: Not For Sale	

Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 / Rafael Melara (713) 623-6944 / Abdul Sabha (713) 623-6944 -- 1,200 SF (1,200 SF)

234		1591 E Hwy 6	Building Type: Retail/Storefront Retail/Office	Space Avail: 1,200 SF
		Alvin Shopping Center	Status: Built 2001	Max Contig: 1,200 SF
		Alvin, TX 77511	Building Size: 22,397 SF	Smallest Space: 1,200 SF
		Brazoria County	Land Area: 2.25 AC	Rent/SF/YR: Withheld
			Stories: 1	% Leased: 94.6%
			Expenses: 2021 Tax @ \$3.49/sf; 2009 Ops @ \$10.80/sf	
			Parking: 96 Surface Spaces are available; Ratio of 4.29/1,000 SF	
			For Sale: Not For Sale	

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

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

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

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

Population 40,609 (5 miles).

13,500 cars/day

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

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235		2809 Miller Ranch Rd Pearland, TX 77584 Brazoria County	Building Type: Class B Flex/Light Distribution Status: Built 2002 Building Size: 18,000 SF Land Area: 1.26 AC Stories: 1 Expenses: 2021 Tax @ \$11.55/sf Parking: 50 free Surface Spaces are available; Ratio of 2.56/1,000 SF For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: NAI Partners / Andy Parrish (713) 629-0500 / Abby Fraher (713) 629-0500 -- 1,200 SF (1,200 SF)				
Silverlake Business Park (SLBP) is a unique property situated in the main shopping and business corridor of Pearland, Texas. This complex is located less than a mile from Highway 288. The property is situated at the signalized intersection of Miller Ranch Road and Broadway (FM 518). The lack of quality flex space in the area coupled with extremely limited Class C building lease space, has made SLBP an extremely hot location. Unlike the vast majority of flex space which has a normal build out configuration of 20% office space and 80% warehouse space, SLBP has a 70% office space build out and only 30% warehouse space. This void in large square footage office/retail space coupled with a dynamic location and retail friendly 4 year old complex enables SLBP to have a 2007 annualized EBITDA of approximately \$900,000!				
Phase I: Building 2837 & 2825 - Feb 2002 Phase II: Building 2809 & 2849 - March 2003				
236		2743 Smith Ranch Rd Bldg 5 Pearland, TX 77584 Brazoria County	Building Type: Class B Office/Office Live/Work Unit Status: Built 2020 Building Size: 4,800 SF Typical Floor Size: 1,200 SF Stories: 1 Expenses: 2021 Tax @ \$2.61/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%
Landlord Rep: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413 -- 1,200 SF (1,200 SF)				
237		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%
Landlord Rep: Champions Real Estate Group, LLC / Al Johnson (832) 229-4413 -- 1,200 SF (1,200 SF)				

EDABC's IOR 2022 3rd Qtr. Summary Report

238



2404 Grand Blvd
Medlin Office Building
Pearland, TX 77581
Brazoria County

Building Type: **Class C Office**
 Status: **Built 1982**
 Building Size: **9,129 SF**
 Typical Floor Size: **4,565 SF**
 Stories: **2**
 Expenses: **2021 Tax @ \$2.33/sf**
 Parking: **30 Surface Spaces are available; Ratio of 3.29/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,197 SF**
 Max Contig: **797 SF**
 Smallest Space: **225 SF**
 Rent/SF/YR: **\$23.00-\$30.00**
 % Leased: **86.9%**

Landlord Rep: Realvest Services LLC / Sarah Lerner (682) 556-1734 -- 1,197 SF (225-797 SF)

Well maintained office building in the heart of the Pearland Townsite, occupied with multiple office uses.

Located on Grand Boulevard, just off FM 518/Broadway St with easy access to SH 35, IH 45, Beltway 8 and SH 288

239



406 Verhalen Rd
Alvin, TX 77511
Brazoria County

Building Type: **Class C Office**
 Status: **Built 1976**
 Building Size: **2,250 SF**
 Typical Floor Size: **2,250 SF**
 Stories: **1**
 Expenses: **2021 Tax @ \$2.79/sf**
 Parking: **20 Surface Spaces are available; Ratio of 8.89/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,125 SF**
 Max Contig: **1,125 SF**
 Smallest Space: **1,125 SF**
 Rent/SF/YR: **\$10.12**
 % Leased: **50.0%**

Landlord Rep: UTR-Texas Realtors / Juan Ramos (713) 910-0636 -- 1,125 SF (1,125 SF)

240



11041 Shadow Creek Pky
Pearland, TX 77584
Brazoria County

Building Type: **Retail**
 Status: **Built Jan 2009**
 Building Size: **28,347 SF**
 Land Area: **6.94 AC**
 Stories: **1**
 Expenses: **2021 Tax @ \$5.18/sf**
 Parking: **100 free Surface Spaces are available; Ratio of 3.57/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,119 SF**
 Max Contig: **1,119 SF**
 Smallest Space: **1,119 SF**
 Rent/SF/YR: **\$35.00**
 % Leased: **96.1%**

Landlord Rep: Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 X126 -- 1,119 SF (1,119 SF)

241



8633 W Broadway St
Pearland, TX 77584
Brazoria County


Building Type: **Class B Office/Medical**
 Status: **Built 2003**
 Building Size: **9,624 SF**
 Typical Floor Size: **9,624 SF**
 Stories: **1**
 Expenses: **2021 Tax @ \$3.97/sf, 2012 Est Tax @ \$3.17/sf; 2011 Ops @ \$5.24/sf, 2012 Est Ops @ \$5.24/sf**
 Parking: **70 Surface Spaces are available; Ratio of 5.30/1,000 SF**
 For Sale: **For Sale as part of a portfolio of 3 properties - Under Contract**

Space Avail: **1,069 SF**
 Max Contig: **1,069 SF**
 Smallest Space: **1,069 SF**
 Rent/SF/YR: **\$21.75**
 % Leased: **88.9%**

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

Landlord Rep: Transwestern Real Estate Services / Sarah Carter (713) 231-1629 -- 1,069 SF (1,069 SF)

EDABC's IOR 2022 3rd Qtr. Summary Report


242		145 Oyster Creek Dr	Building Type: Retail	Space Avail: 1,000 SF
		Oyster Creek Center	Status: Built 1972	Max Contig: 1,000 SF
		Lake Jackson, TX 77566	Building Size: 31,189 SF	Smallest Space: 1,000 SF
		Brazoria County	Land Area: 6.25 AC	Rent/SF/YR: \$15.00
			Stories: 1	% Leased: 96.8%
			Expenses: 2021 Tax @ \$2.79/sf	
			Parking: 245 Surface Spaces are available; Ratio of 7.71/1,000 SF	
			For Sale: Not For Sale	

Landlord Rep: Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 X126 -- 1,000 SF (1,000 SF)


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

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

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


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
		Brazoria County	Building Size: 8,546 SF	Smallest Space: 950 SF
			Typical Floor Size: 8,546 SF	Rent/SF/YR: \$50.52
			Stories: 1	% Leased: 88.9%
			Expenses: 2021 Tax @ \$1.32/sf	
			Parking: 35 free Surface Spaces are available; Ratio of 4.10/1,000 SF	
			For Sale: Not For Sale	


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


244		200 E Mulberry St	Building Type: Class C Office	Space Avail: 740 SF
		Angleton, TX 77515	Status: Built 1959	Max Contig: 740 SF
		Brazoria County	Building Size: 7,000 SF	Smallest Space: 740 SF
			Typical Floor Size: 7,000 SF	Rent/SF/YR: \$16.20
			Stories: 1	% Leased: 89.4%
			Expenses: 2021 Tax @ \$0.92/sf	
			Parking: 20 Surface Spaces are available; Ratio of 2.86/1,000 SF	
			For Sale: Not For Sale	

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

EDABC's IOR 2022 3rd Qtr. Summary Report

245		1816 Pearland Pky Y Shops at Pearland Pkwy Pearland, TX 77581 Brazoria County	Building Type: Retail/Storefront Status: Built 2014 Building Size: 9,750 SF Land Area: 1.08 AC Stories: 1 Expenses: 2021 Tax @ \$1.30/sf Parking: 50 Surface Spaces are available; Ratio of 0.00/1,000 SF For Sale: Not For Sale	Space Avail: 694 SF Max Contig: 694 SF Smallest Space: 694 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: BPI Realty Services, Inc. / Mark Lapeyrouse (713) 350-2771 -- 694 SF (694 SF)				

246		1506 E Broadway St Pearland, TX 77581 Brazoria County	Building Type: Class B Office/Medical Status: Built 1978, Renov 1999 Building Size: 12,799 SF Typical Floor Size: 6,250 SF Stories: 2 Expenses: 2021 Tax @ \$2.34/sf Parking: 60 Surface Spaces are available; Reserved Spaces @ \$14.00/mo; Ratio of 4.85/1,000 SF For Sale: Not For Sale	Space Avail: 205 SF Max Contig: 205 SF Smallest Space: 205 SF Rent/SF/YR: \$20.40 % Leased: 98.4%
Landlord Rep: Capital Trust Realty / Domenic Santilli (281) 282-9999 -- 205 SF (205 SF)				
Located in the city of Pearland, one of the Southeast Houston Area's most exciting business and residential locations, this property features high visibility and monument signage in an area where the average daily traffic count is 24,700 cars a day.				
Pearland on FM 518, Broadway, just east of Dixie Farm Road, close to Friendswood				

247		3216-3272 E Broadway St Pearland, TX 77581 Brazoria County	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 Ops @ \$1.80/sf, 2013 Est Ops @ \$1.20/sf Parking: 385 Surface Spaces are available; Ratio of 4.75/1,000 SF For Sale: Not For Sale	Space Avail: 124 SF Max Contig: 124 SF Smallest Space: 124 SF Rent/SF/YR: Withheld % Leased: 99.9%
Landlord Rep: Shaw Real Estate / Jay Shaw (281) 546-9237 -- 124 SF (124 SF)				

1

RETAIL

FOR LEASE

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

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **748,800 SF**
 Typical Floor: **748,800 SF**
 Stories: **1**
 Building Status: **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: **748,800 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.00/sf**

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

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,500 - 748,800	748,800	748,800	Withheld	30 Days	Negotiable	New

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

Building Notes**Description**

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

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

Structure

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

**Lease**

Total Available: **257,399 SF**
 Smallest Space: **150 SF**
 Max Contig: **150,000 SF**
 Space Use: **Flex, Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.58/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

Amenities

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
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EDABC's IOR 2022 3rd Qtr. 1-Page Report

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	150 - 150,000	150,000	150,000	Withheld	Vacant	Negotiable	Direct

Avison Young / Josh J. LaRocca (713) 993-7171
SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103
Max. Contiguous: 100,000 SF

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

CENTRAL BRAZORIA COUNTY BUSINESS PARK:

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

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

Approximately 900 lighted concrete parking spaces

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

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

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

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

Building Features:

* Key Card Entrances and Access

* 24 Hour Electronic Security

* 100% Climate-Controlled

* Fully-Sprinklered

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

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

* 24 Minutes to Freeport (BASF, Dow Chemical)

* 19 Minutes to Lake Jackson

* 25 Minutes to Alvin (INEOS, Ascend)

* 23 Minutes to Oyster Creek (Freeport LNG)

* 15 Minutes to Sweeny (Chevron-Phillips)

* 22 Minutes to Pearland

* 25 Minutes to Beltway 8

P 1st	3,577	3,577	3,577	Withheld	Vacant	Negotiable	Direct
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Avison Young / Josh J. LaRocca (713) 993-7171
SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103

P 1st	16,565 - 48,822	48,822	48,822	Withheld	Vacant	Negotiable	Direct
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Avison Young / Josh J. LaRocca (713) 993-7171
SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103

Unique technology support facility that features... - Large isolated rooms with HEPA filtered closed air circulation - Extensive exhaust capability for fume handling - House gasses such as Helium, Nitrogen, Argon and compressed air - House Deionized water - House High Vacuum - Extensive 3 phase power, 480V, 240V & 208V available in all areas - Significant number of large power drops for large and sensitive equipment. - Pre-run electrical for isolated, floating and static sensitive applications. - Installed safety showers for wet lab and chemical use applications. - Extensive Cat 6 network infrastructure, fiber service already installed. - New air handler with humidity control

EDABC's IOR 2022 3rd Qtr. 1-Page Report

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
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P 2nd	5,000 - 55,000	55,000	55,000	Withheld	Vacant	Negotiable	Direct
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Avison Young / Josh J. LaRocca (713) 993-7171
SCM Realty Services, Inc. / Brady Latimer (281) 879-8800 x103
Max. Contiguous: 45,000 SF

CENTRAL BRAZORIA COUNTY BUSINESS PARK:

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

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

Approximately 900 lighted concrete parking spaces

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

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

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

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

Building Features:

* Key Card Entrances and Access

* 24 Hour Electronic Security

* 100% Climate-Controlled

* Fully-Sprinklered

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

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

* 24 Minutes to Freeport (BASF, Dow Chemical)

* 19 Minutes to Lake Jackson

* 25 Minutes to Alvin (INEOS, Ascend)

* 23 Minutes to Oyster Creek (Freeport LNG)

* 15 Minutes to Sweeny (Chevron-Phillips)

* 22 Minutes to Pearland

* 25 Minutes to Beltway 8

Building Notes

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

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

100% Climate-Controlled

Fully-Sprinklered

Approximately 13,800 SF of Clean Room area

*12,000 SF - Class 100,000

EDABC's IOR 2022 3rd Qtr. 1-Page Report

Central Brazoria County Business Pa

-- cont'd

4005 Technology Dr

Angleton, TX 77515

*1,800 SF - Class 1,000

Approximate 3,500 SF of Laboratory Space

*Laboratory Furniture

*Fume Hoods

*Special Gas and Water connections

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

2 - 8'x10' Dock Doors

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

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

7,000 SF fully-serviced Cafeteria

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

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **A**
 RBA: **110,000 SF**
 Typical Floor: **25,209 SF**
 Stories: **4**
 Building Status: **Proposed**
 Year Built: **2023**
 % Leased: **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: **100,000 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **100,000 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.70/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	Type
P 1st	1,500 - 25,000	25,000	100,000	Withheld	Vacant	Negotiable	Direct
Lee & Associates / Patrick Wolford, SIOR, CCIM (713) 744-7436 / Travis Taylor (713) 744-7449							
P 2nd	1,500 - 25,000	25,000	100,000	Withheld	Vacant	Negotiable	Direct
Lee & Associates / Patrick Wolford, SIOR, CCIM (713) 744-7436 / Travis Taylor (713) 744-7449							
P 3rd	1,500 - 25,000	25,000	100,000	Withheld	Vacant	Negotiable	Direct
Lee & Associates / Patrick Wolford, SIOR, CCIM (713) 744-7436 / Travis Taylor (713) 744-7449							
P 4th	1,500 - 25,000	25,000	100,000	Withheld	Vacant	Negotiable	Direct
Lee & Associates / Patrick Wolford, SIOR, CCIM (713) 744-7436 / Travis Taylor (713) 744-7449							

Building Notes

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

EDABC's IOR 2022 3rd Qtr. 1-Page Report

Discovery Bay Medical Plaza

-- cont'd

11025 Discovery Bay Dr

SWC Business Center Dr & Discovery Bay
Dr

Pearland, TX 77584

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

Building Features:

Class A Medical Office Suites

Class A Specialized Use Medical Suites

Generous Tenant Improvement Allowances

Curtain Wall Entries

Ample Surface Parking

Perimeter & Interior Security Cameras

Computerized Card-Key Security Access

Rainwater Harvesting System for Landscaping

Hi-Tech Data & Communications Infrastructure

Two (2) Oversized High-Speed Elevators

Emergency Backup Generators

Convenient Pharmacy and Laboratory Services

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

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

4

OFFICE

FOR LEASE

8560 Broadway St
Pearland, TX 77584

Structure

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

**Lease**

Total Available: **47,500 SF**
 Smallest Space: **23,750 SF**
 Max Contig: **47,500 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$25.00**
 Expenses: **2021 Tax @ \$0.27/sf**

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

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	23,750	23,750	47,500	\$25.00/nnn	Vacant	Negotiable	New
Transwestern Real Estate Services / Heinrich Cronje (832) 408-4067 / Justin Davis (713) 270-7700							
E 2nd	23,750	23,750	47,500	\$25.00/nnn	Vacant	Negotiable	New
Transwestern Real Estate Services / Heinrich Cronje (832) 408-4067 / Justin Davis (713) 270-7700							

5

OFFICE

FOR LEASE

301 This Way St
Lake Jackson, TX 77566

Structure

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

**Lease**

Total Available: **45,344 SF**
 Smallest Space: **3,000 SF**
 Max Contig: **15,468 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$1.14/sf**

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

Transwestern Real Estate Services / Sarah Carter (713) 231-1629 / Elise Pantazis (713) 231-1580

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

6

INDUSTRIAL

FOR LEASE

00 Highway 35
Liverpool, TX 77577

Lease

Total Available: **40,000 SF**
Warehouse Avail: **40,000 SF**
Office Avail: **0 SF**
CAM: -
Smallest Space: **10,000 SF**
Max Contig: **40,000 SF**
Space Use: **Industrial**
Rent/SF/yr: **Withheld**

**Structure**

Building Type: Class B Industrial	Ceiling Height: -	Stories: 1
SubType: -	Column Spacing: -	Power: -
RBA: 40,000 SF	Drive Ins: -	Const Mat: Steel
Typical Floor: 40,000 SF	Crane: -	Sprinkler: -
Building Status: Proposed	Rail Line: -	Lot Dimensions: -
Year Built: -	Rail Spots: -	Land Area: -
% Leased: 0%	Cross Docks: -	Building FAR: -
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: Single Tenant	
Parcel No: 02600004000	Parking: -	

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

UTR-Texas Realtors / Sharon Rowsey (281) 947-8037

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	40,000 div	40,000	Withheld	Vacant	5-10 yrs	Direct

UTR-Texas Realtors / Sharon Rowsey (281) 947-8037
Owner will build to suit

7

RETAIL

FOR LEASE

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

Structure

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

**Lease**

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

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

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

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

EDABC's IOR 2022 3rd Qtr. 1-Page Report

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

8

INDUSTRIAL

FOR LEASE

Bldg 2
1824 FM-523
Freeport, TX 77541

Lease

Total Available: **39,000 SF**
Warehouse Avail: **39,000 SF**
Office Avail: **0 SF**
CAM: **-**
Smallest Space: **18,000 SF**
Max Contig: **21,000 SF**
Space Use: **Industrial**
Rent/SF/yr: **\$5.90-\$6.60**
Expenses: **2021 Tax @ \$0.90/sf**

**Structure**

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

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

Fenced Lot

Presented By

Chad Peltier / Chad Peltier (979) 482-0220

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

Building Notes

- * Sodium and mercury lighting
- * Covered deck area

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

Structure

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

**Lease**

Total Available: **33,326 SF**
 Smallest Space: **900 SF**
 Max Contig: **14,995 SF**
 Space Use: **Office, Retail**
 Rent/SF/Yr: **\$11.88-\$18.00**
 Expenses: **2021 Tax @ \$0.85/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	Type
P 1st / Suite 1100-D	2,206	2,206	2,206	\$18.00/nnn	Vacant	Negotiable	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							
P 1st / Suite 1104 A	900	900	900	\$16.80/mg	Vacant	3 yrs	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							
P 1st / Suite 1104-E	2,250	2,250	2,250	\$14.40/mg	Vacant	Negotiable	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							
P 1st / Suite 1112	10,800	10,800	10,800	\$11.88/mg	Vacant	Negotiable	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							
P 1st / Suite 1116A	14,995	14,995	14,995	\$11.88/mg	Vacant	Negotiable	Direct
Harry M. Green Interests / Harry M. Green (713) 953-9800 x103							

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

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

10 RETAIL**FOR LEASE**

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

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **128,754 SF**
 Typical Floor: **128,754 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2014**
 % 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**
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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	25,000	25,000	25,000	Withheld	Vacant	3-10 yrs	Direct
Dunhill Partners, Inc. / Sarah Landry (214) 525-3527 x127							
P 1st / Suite 120	6,700	6,700	6,700	Withheld	Vacant	Negotiable	Direct
Dunhill Partners, Inc. / Sarah Landry (214) 525-3527 x127							

Building Notes

New shopping center at Pearland Pkwy & FM-518.

11 RETAIL**FOR LEASE**

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

Structure

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

**Lease**

Total Available: **30,260 SF**
 Smallest Space: **10,500 SF**
 Max Contig: **19,760 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$5.88-\$10.80**
 Expenses: **2021 Tax @ \$0.22/sf**

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

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

Amenities

Signalized Intersection

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

Building Notes

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

Located on Highway 35 Angleton, TX

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

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

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

**Structure**

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

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

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

Sales Company

Fritsche Anderson Realty Partners, LLC: Anthony Fritsche (713) 275-3801, Brandon Wuntch (713) 275-3784, 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

Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781
 Call for pricing and more details.

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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

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

Property Commerce / Chad Moss (832) 804-8526

14 INDUSTRIAL**FOR LEASE****4303-4307 Chance Ln
Rosharon, TX 77583****Lease**

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

**Structure**

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

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

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

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

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

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RETAIL

FOR SALE / FOR LEASE

**702 Dixie Dr
Clute, TX 77531**

Structure

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

**Lease**

Total Available: **25,976 SF**
 Smallest Space: **25,976 SF**
 Max Contig: **25,976 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.38/sf; 2014 Ops @ \$0.72/sf**

For Sale Info

For Sale at \$995,000 (\$38.31/SF) - Active

Sales Company

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

Presented By

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

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

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

16 OFFICE**FOR LEASE**

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

Structure

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

**Lease**

Total Available: **25,900 SF**
 Smallest Space: **1,300 SF**
 Max Contig: **5,000 SF**
 Space Use: **Medical**
 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	Type
P 1st / Suite 160-C	5,000	5,000	5,000	\$26.00/nnn	Vacant	3-10 yrs	Direct
HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452							
Suite #160-C was previously an Imaging Center and will now work well as a general or specialized medical clinic.							
P 2nd / Suite 210	3,100	3,100	3,100	\$24.00/nnn	Vacant	1-10 yrs	Direct
HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452							
P 2nd / Suite 260	1,300	1,300	1,300	\$24.00/nnn	Vacant	Negotiable	Direct
HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452							
2nd generation medical clinic space with 3 exam rooms and 1 doctor's office. Available for immediate occupancy.							
P 2nd / Suite 270	5,000	5,000	5,000	\$24.00/nnn	Vacant	1-10 yrs	Direct
HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452							
P 3rd / Suite 310	2,500	2,500	2,500	\$24.00/nnn	Vacant	1-10 yrs	Direct
HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452							

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10970 Shadow Creek Pky

-- cont'd

Pearland, TX 77584

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 320	4,500	4,500	4,500	\$24.00/nnn	Vacant	1-10 yrs	Direct
<i>HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452</i>							
P 3rd / Suite 370	4,500	4,500	4,500	\$24.00/nnn	Vacant	3-10 yrs	Direct
<i>HealthCare Facilities Development Corporation / Mike Cunningham (512) 493-5452</i>							

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

Building Notes

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

17 INDUSTRIAL**FOR SALE / FOR LEASE**

Schlumberger
22535 N Highway 288B
Angleton, TX 77515

Lease

Total Available: **25,780 SF**
 Warehouse Avail: **25,780 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **8,750 SF**
 Max Contig: **25,780 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$0.64/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 Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1995	Rail Spots: None	Land Area: 10 AC
% Leased: 100%	Cross Docks: -	Building FAR: 0.06
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Individual	Utilities: Lighting - Fluorescent, Sewer - Septic Field, Water - Well	
Zoning: none	Tenancy: Multiple Tenant	
Parcel No: 7176-0039-002	Parking: 100 Surface Spaces are available	
	Ratio of 3.88/1,000 SF	

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

24 Hour Access, Fenced Lot, Floor Drains, Yard

Sales Company

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

Presented By

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite Warehouse A	8,750	8,750	Withheld	30 Days	Negotiable	Direct
Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781						
P 1st / Suite Warehouse B	11,780	11,780	Withheld	30 Days	Negotiable	Direct
Fritsche Anderson Realty Partners, LLC / Anthony Fritsche (713) 275-3801 / Brandon Wuntch (713) 275-3784 / Dylan Coleman (713) 275-3781						

Building Notes

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

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Schlumberger

-- cont'd

22535 N Highway 288B

Angleton, TX 77515

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

Total Available: **25,290 SF**
 Warehouse Avail: **25,290 SF/500 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **25,290 SF**
 Max Contig: **25,290 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$9.00**
 Expenses: **2021 Tax @ \$0.72/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Manufacturing	Column Spacing: -	Power: 480v 3p
RBA: 25,290 SF	Drive Ins: 3	Const Mat: Metal
Typical Floor: 25,788 SF	Crane: None	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1969	Rail Spots: None	Land Area: 10 AC
% Leased: 0%	Cross Docks: None	Building FAR: 0.06
Owner Occupied: No	Loading Docks: 2 ext	Levelators: None
Owner Type: Individual	Utilities: -	
Zoning: None	Tenancy: Single Tenant	
Parcel No: 6398-0155-000	Parking: 1,000 Surface Spaces are available Ratio of 38.78/1,000 SF	

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

Yard

Presented By

United Heroes Realty / Pablo Ng (713) 898-6734 / Tom Diep (713) 898-6734

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	25,290/500 ofc	25,290	\$9.00/negot	Vacant	3-5 yrs	Direct

United Heroes Realty / Pablo Ng (713) 898-6734 / Tom Diep (713) 898-6734

3 warehouse space combine: Building 1: 5538SF with newly renovated office space 500SF approximate. 1 Drive ins door and 1 Dock High. Building 2: 5130SF 1 drive ins and 1 Dock High. Building 3: 15,120 SF 1 drive ins

19 RETAIL**FOR LEASE**

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

Structure

Building Type: **Retail**
 SubType: **Convenience Store**
 Class: **-**
 RBA: **57,167 SF**
 Typical Floor: **57,167 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1985**
 % Leased: **56.8%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **5 AC**
 Zoning: **None**
 Parcel No: **7133-0006-000**
 Parking: **242 Surface Spaces are available**
Ratio of 4.21/1,000 SF

**Lease**

Total Available: **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 Ops @ \$2.58/sf**

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

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

Amenities

Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	900	900	900	Withheld	Vacant	Negotiable	Direct
WPW Realty Advisors / David Werlin (713) 627-2711 x109							
P 1st	1,900	1,900	1,900	Withheld	Vacant	Negotiable	Direct
WPW Realty Advisors / David Werlin (713) 627-2711 x109							
P 1st / Suite 403	1,050 - 6,575	6,575	6,575	Withheld	Vacant	Negotiable	Direct
WPW Realty Advisors / David Werlin (713) 627-2711 x109							
P 1st / Suite 409	900	900	900	Withheld	Vacant	Negotiable	Direct
WPW Realty Advisors / David Werlin (713) 627-2711 x109							
P 1st / Suite 427	1,800	1,800	1,800	Withheld	Vacant	Negotiable	Direct
WPW Realty Advisors / David Werlin (713) 627-2711 x109							

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 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.

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RETAIL

FOR LEASE

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

**Structure**

Building Type: **Retail**
 SubType: **Storefront**
 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: **5686-0002-000**
 Parking: **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	Type
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) 980-5638							
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 (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



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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**FOR LEASE**

Orchard Plaza
8201 Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **60,187 SF**
 Typical Floor: **60,187 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2005**
 % Leased: **80.0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **6.74 AC**
 Zoning: **GB**
 Parcel No: **0243-0060-110**
 Parking: **355 free Surface Spaces are available**
Ratio of 5.00/1,000 SF

**Lease**

Total Available: **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 Tax @ \$2.25/sf; 2007 Ops @ \$6.27/sf, 2012 Est Ops @ \$3.04/sf**

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

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

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1-101	3,250	3,250	3,250	Withheld	Vacant	Negotiable	Direct
Criss Cross Commercial Group / Corinne Agrella (713) 956-6625							
2nd gen restaurant space with a patio and private dining room.							
P 1st / Suite 1-118	1,500 - 11,974	11,974	11,974	Withheld	120 Days	Negotiable	Direct
Criss Cross Commercial Group / Corinne Agrella (713) 956-6625							
P 1st / Suite 1-143	1,500	1,500	1,500	Withheld	Vacant	Negotiable	Direct
Criss Cross Commercial Group / Corinne Agrella (713) 956-6625							

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

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

22**RETAIL****FOR LEASE**

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

Structure

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

**Lease**

Total Available: **24,000 SF**
 Smallest Space: **5,000 SF**
 Max Contig: **13,000 SF**
 Space Use: **Off/Ret**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$1.34/sf**

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

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	11,000	11,000	11,000	\$7.50/nnn	Vacant	Negotiable	Direct
PMD, LLC / Barry Pulaski (832) 867-0974							
P 1st	5,000 - 13,000	13,000	13,000	\$9.00/nnn	Vacant	5-10 yrs	Direct
PMD, LLC / Barry Pulaski (832) 867-0974							
Located at the intersection of Hwy 332 and Dixie Drive in the Clute/Lake Jackson/Freeport area, Texas. This property wraps the corner of Hwy 332 and Dixie Drive. There are four national food franchises on the corner all of which are sales volume leaders in their chains. AREA A: 32,000 Sq. Ft. currently leased to S&B Engineering, will expire in November 2018. Very nice buildout with several small offices, open bullpen areas, conference rooms, and two break rooms, one with a full kitchen. Base rent: \$.50 / Sq. Ft. / month (\$6.00 / Sq. Ft. / Year) Approximate CAM: \$2.75/Sq.Ft/ Year. TI is available to a credit tenant. AREA B: 11,633 Sq. Ft. - currently vacant, several small offices with mostly open space (was previously occupied by Arron's Rent To Own.) 4,000 additional Sq. Ft. in mezzanine included at no charge. Base Rent: \$.375/Sq. Ft./Month - \$4.50 / Sq. Ft. / Year CAM: approximately \$2.75 / Sq. Ft. / year. TI is available to a credit tenant. Will divide the space for qualified tenants!							

23

RETAIL

FOR LEASE

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

Structure

Building Type: **Retail**
 SubType: **Freestanding (Community Center)**
 Class: **-**
 RBA: **91,360 SF**
 Typical Floor: **91,360 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1982**
 % Leased: **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**
Ratio of 2.19/1,000 SF

**Lease**

Total Available: **23,990 SF**
 Smallest Space: **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	Type
P 1st / Suite 14	4,379	4,379	4,379	\$15.00/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
P 1st / Suite 15	10,574	10,574	10,574	\$9.00/nnn	Vacant	5 yrs	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
P 1st / Suite 15A	9,037	9,037	9,037	\$9.00/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							

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).

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Fairway Plaza - Fairway Centre

-- cont'd

1701 Fairway Dr

Alvin, TX 77511

Plantation Plaza
1001 W Plantation Dr
Clute, TX 77531

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **83,496 SF**
 Typical Floor: **83,496 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1974**
 % Leased: **71.4%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **10.28 AC**
 Zoning: **C1**
 Parcel No: **0019-0328-000, 0019-0328-130**
 Parking: **400 free Surface Spaces are available**
Ratio of 4.03/1,000 SF

**Lease**

Total Available: **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	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 (52K sf, will demise) 0.25 Acre Pad Available Fast growing sub-market of Houston Close Proximity to Dow Chemical (+6,500 employees)							
P 1st	4,200	4,200	4,200	Withheld	Vacant	Negotiable	Direct
RESOLUT RE / Joaquin Orozco (281) 445-0033 / RESOLUT RE (512) 474-5557							

25 OFFICE**FOR LEASE**

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

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **A**
 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	Type
P 1st	1,192 - 7,816	7,816	7,816	\$23.00/nnn	Vacant	Negotiable	New
Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767							
P 2nd	1,249 - 15,436	15,436	15,436	\$23.00/nnn	Vacant	Negotiable	New
Holt Lunsford Commercial, Inc. / Brad Segreto (713) 602-3758 / Brandon Avedikian (713) 602-3754 / Skyler Seidman (713) 602-3767							

26

FLEX

FOR LEASE

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

Lease

Total Available: **22,866 SF**
 Flex Avail: **0 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **22,866 SF**
 Max Contig: **22,866 SF**
 Space Use: **Medical**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$6.81/sf**

**Structure**

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

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

Bio-Tech/ Lab Space, Fenced Lot

Presented By

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

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

FOR LEASE

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

Structure

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

Total Available: **22,047 SF**
 Smallest Space: **2,047 SF**
 Max Contig: **20,000 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$21.00**
 Expenses: **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	Type
E 2nd / Suite 2nd Floor	5,000 - 20,000	20,000	20,000	\$21.00/nnn	Vacant	5-10 yrs	New
Tribble & Associates / Tom Tribble (281) 461-4474							
Any TENANT leasing at least 15,000sf can put there name on the building!!							
P 3rd / Suite 300	2,047	2,047	2,047	\$21.00/nnn	Vacant	5 yrs	Direct
Tribble & Associates / Tom Tribble (281) 461-4474							
Fully built out doctors office. Great condition ready to go.							

Building Notes

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

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1910 - 1920 - 1930 Trinity Properti

-- cont'd

1920 Country Place Pky

Pearland, TX 77584

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	Type
P 1st / Suite 1202A	14,026	14,026	14,026	Withheld	Vacant	Negotiable	Direct
Silvestri Investments, Inc / Doreen Hill (713) 785-6272 x320							
P 1st / Suite 1210-1212	3,700	3,700	3,700	Withheld	Vacant	Negotiable	Direct
Silvestri Investments, Inc / Doreen Hill (713) 785-6272 x320							
P 1st / Suite 1228	3,600	3,600	3,600	Withheld	Vacant	Negotiable	Direct
Silvestri Investments, Inc / Doreen Hill (713) 785-6272 x320							

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Alvin Shopping Center - Ready Center

-- cont'd

1200-1232 FM 1462 Rd

Alvin, TX 77511

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 x1

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

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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****FOR LEASE**

**7713 Broadway St
Pearland, TX 77581**

Structure

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

**Lease**

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

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

Veekay Commercial / Jeremy Roberts (713) 851-4982

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

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

31 RETAIL**FOR LEASE**

**NEC Cullen & McHard Rd
Pearland, TX 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**
 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) 900-3000 x107

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	20,800	20,800	20,800	Withheld	10/2022	Negotiable	Direct

EDGE Realty Partners / Charles Blaschke (713) 900-3000 x107 / Logan Havel (713) 900-3000

32 OFFICE**FOR LEASE**

**2354 County Road 59
Manvel, TX 77578**

Structure

Building Type: **Office**
 Class: **A**
 RBA: **60,175 SF**
 Typical Floor: **33,603 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2001**
 % Leased: **66.8%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **-**
 Land Area: **11.67 AC**
 Zoning: **N/A**
 Parcel No: **7967-0001-001**
 Parking: **60 free Surface Spaces are available
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**
 Rent/SF/Yr: **\$19.80**
 Expenses: **2021 Tax @ \$0.89/sf**

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

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

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	1,400 - 20,000	20,000	20,000	\$19.80/fs	Vacant	3-5 yrs	Direct

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

This newly renovated office offers the opportunity to operate in one of the fastest-growing areas in Houston. This property offers easy access to TX Hwy. 288 and the Sam Houston Tollway. Less than 2 miles from Pearland Town Center and some of the area's top restaurants.

33 INDUSTRIAL**FOR SALE / FOR LEASE****3501 Galaznik Rd
Angleton, TX 77515****Lease**

Total Available: **20,000 SF**
 Warehouse Avail: **20,000 SF/6,500 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **20,000 SF**
 Max Contig: **20,000 SF**
 Space Use: **Flex**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$1.95/sf**

Structure

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

For Sale Info**For Sale - Active****Sales Company**

Clay & Co.: Kevin Dalrymple (713) 722-1250, Katie Dalrymple (713) 722-1250

Presented By

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

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

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

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

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

Total Available: **20,000 SF**
 Warehouse Avail: **20,000 SF/1,500 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **5,000 SF**
 Max Contig: **15,000 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$5.80**
 Expenses: **2021 Tax @ \$1.15/sf**

Structure

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

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

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

Presented By

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite CDE	15,000 div/1,500 ofc	15,000	\$5.80/ig	Vacant	Negotiable	Direct
Gary Brown & Associates, Inc. / Gary S. Brown (713) 468-1010						
P 1st / Suite H	5,000	5,000	Withheld	Vacant	Negotiable	New
Gary Brown & Associates, Inc. / Gary S. Brown (713) 468-1010						

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RETAIL

FOR LEASE

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

**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	Type
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.

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Reflection Bay Shopping Center

-- cont'd

12155 Shadow Creek Pky

Pearland, TX 77584

36 OFFICE**FOR LEASE**

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

Structure

Building Type: **Office**
 Class: **A**
 RBA: **58,720 SF**
 Typical Floor: **19,041 SF**
 Stories: **3**
 Building Status: **Existing**
 Year Built: **1984**
 % Leased: **66.4%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **119.80 AC**
 Zoning: **Commercial & Industrial**
 Parcel No: **0169-1019-115**
 Parking: **1,267 free Surface Spaces are available
Ratio of 4.72/1,000 SF**

**Lease**

Total Available: **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**

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

Amenities

Air Conditioning

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 3rd	19,737	19,737	19,737	Withheld	Vacant	Negotiable	Direct

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

This space offers a standard office layout with newly renovated common areas and convenient location.

Building Notes

3-Story Office Building
 58,720 Total NRA

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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 Properties / Faye Ausmus (832) 563-4157

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

38 INDUSTRIAL**FOR SALE / FOR LEASE****403 S Gulf Blvd
Freeport, TX 77541****Lease**

Total Available: **17,200 SF**
 Warehouse Avail: **17,200 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **17,200 SF**
 Max Contig: **17,200 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$5.40**
 Expenses: **2021 Tax @ \$1.00/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: 14'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 17,200 SF	Drive Ins: 4 - 10'0"w x 14'0"h	Const Mat: Metal
Typical Floor: 17,200 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1963	Rail Spots: -	Land Area: 0.79 AC
% Leased: 100%	Cross Docks: -	Building FAR: 0.50
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Corporate/User	Utilities: -	
Zoning: Industrial	Tenancy: Multiple Tenant	
Parcel No: 8110-0304-000	Parking: 15 Surface Spaces are available Ratio of 0.87/1,000 SF	

For Sale Info**For Sale at \$1,700,000 (\$98.84/SF) - Active****Sales Company**

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

Presented By

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	17,200	17,200	\$5.40/nnn	Negotiable	3 yrs	Direct

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

39**RETAIL****FOR LEASE**

Building A
1013 N Main St
Pearland, TX 77581

Structure

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

**Lease**

Total Available: **15,750 SF**
 Smallest Space: **5,000 SF**
 Max Contig: **15,750 SF**
 Space Use: **Flex**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.27/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

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

KW Commercial / Americo Mendez (713) 409-5527

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

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OFFICE

FOR LEASE

**Alvin Regional Medical Center - Shoppes at
Highway 35 & Steele Rd
Alvin, TX 77511**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **61,000 SF**
 Typical Floor: **15,250 SF**
 Stories: **4**
 Building Status: **Proposed**
 Year Built: **2024**
 % Leased: **75.4%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **-**
 Zoning: **-**
 Parcel No: **0421-0022-000**
 Parking: **-**

**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 Realtors / Sharon Rowsey (281) 947-8037

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

UTR-Texas Realtors / Sharon Rowsey (281) 947-8037

New building can be built to suit the tenants exact needs.. Please call for more info

41 INDUSTRIAL**FOR SALE / FOR LEASE**

**2309 Zapata St
Freeport, TX 77541**

Lease

Total Available: **14,812 SF**
 Warehouse Avail: **14,812 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **14,812 SF**
 Max Contig: **14,812 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$9.00**
 Expenses: **2021 Tax @ \$1.09/sf**

**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**For Sale at \$650,000 (\$43.88/SF) - Active****Features**

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 Associates / Ben Miller (979) 299-9457
 3.9 acres of paved property, Total Building square footage 16,000, all fenced in.

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OFFICE

FOR LEASE

Petro
1201 N Avenue H
Freeport, TX 77541

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **21,920 SF**
 Typical Floor: **10,960 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1989**
 % Leased: **34.5%**
 Owner Occupied: **No**
 Owner Type: **Investment Manager**
 Tenancy: **Multiple Tenant**
 Land Area: **1.23 AC**
 Zoning: **C**
 Parcel No: **8110-3026-000**
 Parking: **38 Surface Spaces are available**
Ratio of 1.73/1,000 SF

**Lease**

Total Available: **14,360 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **10,960 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$15.00**
 Expenses: **2021 Tax @ \$1.10/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	Type
P 1st	1,400 - 3,400	3,400	3,400	\$15.00/mg	Vacant	3-5 yrs	Direct
Agilis Commercial Real Estate / Dustin Graf (512) 970-4303							
P 2nd	1,000 - 10,960	10,960	10,960	\$15.00/mg	Vacant	3-5 yrs	Direct
Agilis Commercial Real Estate / Dustin Graf (512) 970-4303							
Entire 2nd and 3rd floor available. 2nd Floor has is secured with a private entrance and parking. Additional offices and conference room available on 1st floor.							

Building Notes

LOCATED TWO BLOCKS OFF HWY 288B IN FREEPORT.

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Petro

-- cont'd

1201 N Avenue H

Freeport, TX 77541

43**RETAIL****FOR LEASE**

Shadow Creek Crossing
12006 Shadow Creek Pky
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **21,335 SF**
 Typical Floor: **21,335 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2008**
 % Leased: **32.8%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **13.50 AC**
 Zoning: **0025**
 Parcel No: **0678-0025-110**
 Parking: **175 free Surface Spaces are available**
Ratio of 4.00/1,000 SF

**Lease**

Total Available: **14,345 SF**
 Smallest Space: **14,345 SF**
 Max Contig: **14,345 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$26.50**
 Expenses: **2021 Tax @ \$16.43/sf; 2009 Ops @ \$7.15/sf**

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

Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 X126 / Eric Drymalla (832) 423-7439 x126

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	14,345	14,345	14,345	\$26.50/nnn	Vacant	Negotiable	Direct

Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 x126

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

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **31,204 SF**
 Typical Floor: **31,204 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2008**
 % Leased: **54.8%**
 Owner Occupied: **No**
 Owner Type: **Public REIT**
 Tenancy: **Multiple Tenant**
 Land Area: **1.40 AC**
 Zoning: **-**
 Parcel No: **7022-0001-123**
 Parking: **-**

**Lease**

Total Available: **14,116 SF**
 Smallest Space: **3,016 SF**
 Max Contig: **14,116 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$5.63/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	Type
P 1st / Suite 900	5,600	14,116	14,116	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Realty / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 x1 / Blair Golden (713) 664-3634 x3							
P 1st / Suite 910	3,016	14,116	14,116	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Realty / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 x1 / Blair Golden (713) 664-3634 x3							
P 1st / Suite 920	5,500	14,116	14,116	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Realty / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 x1 / Blair Golden (713) 664-3634 x3							

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Building 900 - Pearland Town Center

-- cont'd

11200 Broadway St

Pearland, TX 77584

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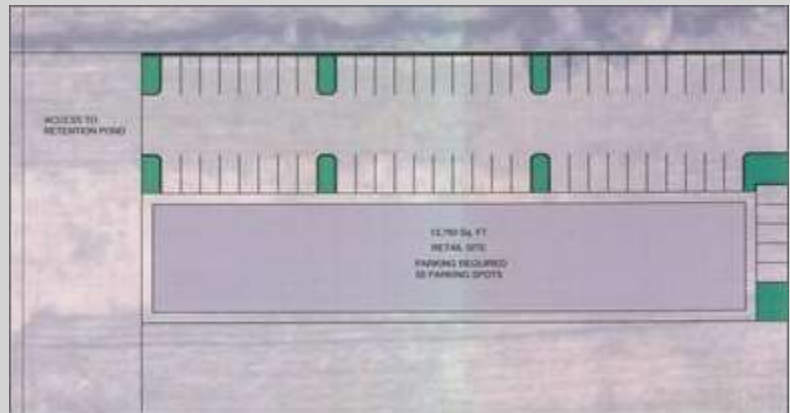
RETAIL

FOR LEASE

**State Highway 35 Bypass &
Alvin, TX 77511**

Structure

Building Type: **Retail**
 Class: -
 RBA: **13,750 SF**
 Typical Floor: **13,750 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **2023**
 % Leased: **0%**
 Owner Occupied: -
 Owner Type: -
 Tenancy: **Multiple Tenant**
 Land Area: -
 Zoning: -
 Parcel No: **0227-0138-000**
 Parking: -

**Lease**

Total Available: **13,750 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **13,750 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.07/sf**

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

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,000 - 13,750	13,750	13,750	Withheld	06/2023	Negotiable	Direct

CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5
 New Construction Retail and Office/Warehouse. Pad Site Available

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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 available
Ratio of 5.43/1,000 SF**

**Lease**

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

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Retail C-D - The Crossing at 288

-- cont'd

2508-2754 Smith Ranch Rd

Pearland, TX 77584

Building Notes

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

47 OFFICE**FOR LEASE**

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

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **A**
 RBA: **80,000 SF**
 Typical Floor: **20,000 SF**
 Stories: **4**
 Building Status: **Existing**
 Year Built: **2009**
 % Leased: **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	Type
P 1st / Suite 121	5,537	5,537	5,537	\$19.50/nnn	Vacant	Negotiable	Direct
Moody Rambin / Kurt Kistler (713) 773-5590 / Kevin Nolan (713) 773-5572							
First Floor Lobby Access, wood floors in reception area. Kitchen in the suite. Monument Signage Available. Virtual tour - https://youtu.be/K37iuFs6zLE							
P 1st / Suite 123	3,208	3,208	3,208	\$19.50/nnn	09/2022	Negotiable	Direct
Moody Rambin / Kurt Kistler (713) 773-5590 / Kevin Nolan (713) 773-5572							
P 1st / Suite 125	1,702	1,702	1,702	\$19.50/nnn	Vacant	Negotiable	Direct
Moody Rambin / Kurt Kistler (713) 773-5590 / Kevin Nolan (713) 773-5572							
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 Nolan (713) 773-5572							



Always There.

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**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 design
- Fully sprinklered building
- Computerized card-key security access
- Ample surface parking
- Office and medical suites available
- Child care facility within walking distance
- 15 Miles to downtown, 12 Miles to Medical Center
- Perimeter security cameras
- Professionally managed

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RETAIL

FOR LEASE

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

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **71,096 SF**
 Typical Floor: **36,326 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2008**
 % Leased: **88.1%**
 Owner Occupied: **No**
 Owner Type: **Public REIT**
 Tenancy: **Multiple Tenant**
 Land Area: **2.42 AC**
 Zoning: **0011**
 Parcel No: **7022-0001-023**
 Parking: **40 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

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 2701	2,512	8,475	8,475	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Realty / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 x1 / Blair Golden (713) 664-3634 x3							
P 2nd / Suite 2731	5,963	8,475	8,475	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Realty / Haley Golden (713) 664-3634 / Lilly Golden (713) 664-3634 x1 / Blair Golden (713) 664-3634 x3							

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Building 700 - Pearland Town Center

-- cont'd

11200 Broadway St

Pearland, TX 77584

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

Regus / Eric Fletcher (972) 764-8882

Pearland Town Center, located in the heart of Pearland, offers an exciting variety of well-known retailers and restaurants in a beautiful open air shopping environment. This multi-lifestyle center gives residents the opportunity to live, work and dine in one location. Includes a park and community pavilion with serene water features. Regus provides: -Fully furnished Offices with flexible terms -Quick and easy setup for a new market -No up-front capital or build-out costs -Ideal for requirements under 5,000 sq. ft. - Meeting Rooms -Business Lounges -On-site Receptionist and IT Support -No personal or business credit checks required -2000 locations. 750 cities. 100 countries. One call.

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RETAIL

FOR LEASE

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

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office (Community Center)**
 Class:
 RBA: **91,360 SF**
 Typical Floor: **91,360 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1980**
 % Leased: **86.0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **9.10 AC**
 Zoning: **None**
 Parcel No: **0161-0057-130, 0161-0057-140, 0161-0057-150**
 Parking: **200 free Surface Spaces are available Ratio of 3.53/1,000 SF**

**Lease**

Total Available: **12,838 SF**
 Smallest Space: **12,838 SF**
 Max Contig: **12,838 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$1.54/sf; 2009 Ops @ \$1.62/sf**

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

Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X303 / Dan Silvestri (713) 785-6272 x303

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1701	12,838	12,838	12,838	Withheld	Vacant	Negotiable	Direct

Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 x303

50 INDUSTRIAL**FOR LEASE**

300 E Brazos Industrial Park
300 E Brazos St
Freeport, TX 77541

**Lease**

Total Available: **12,800 SF**
Warehouse Avail: **12,800 SF**
Office Avail: **0 SF**
CAM: **-**
Smallest Space: **6,400 SF**
Max Contig: **12,800 SF**
Space Use: **Industrial**
Rent/SF/yr: **\$6.09**
Expenses: **2021 Tax @ \$1.47/sf**

Structure

Building Type: Class C Industrial	Ceiling Height: -	Stories: 2
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 14,000 SF	Drive Ins: 1	Const Mat: Metal
Typical Floor: 14,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 2007	Rail Spots: -	Land Area: 0.76 AC
% Leased: 8.6%	Cross Docks: -	Building FAR: 0.42
Owner Occupied: -	Loading Docks: None	Levelators: None
Owner Type: -	Utilities: -	
Zoning: None	Tenancy: -	
Parcel No: 0028-0007-100	Parking: -	

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

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	6,400	12,800	\$6.09/mg	Vacant	1-3 yrs	Direct
Greg Flaniken and Associates / Ben Miller (979) 299-9457 1200 sf of industrial space available as well.						
P 2nd	6,400	12,800	\$6.09/mg	Vacant	1-3 yrs	Direct
Greg Flaniken and Associates / Ben Miller (979) 299-9457 \$6500/month - 1200 sf of industrial space available						

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RETAIL

FOR LEASE

**Bailey Rd & County Rd
Manvel, TX 77578**

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **14,789 SF**
 Typical Floor: **14,789 SF**
 Stories: **1**
 Building Status: **Under Construction**
 Year Built: **2022**
 % Leased: **14.5%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **7.25 AC**
 Zoning: **Commercial**
 Parcel No: **0415-0018-000**
 Parking: **59 Surface Spaces are available**
Ratio of 3.99/1,000 SF

**Lease**

Total Available: **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	Type
P 1st / Suite 100	2,500	2,500	2,500	\$32.00/nnn	Vacant	5-10 yrs	Direct
Ardent Hardcastle Real Estate / 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 Estate / 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 Estate / 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 Estate / Stephan Robinson (281) 485-6000 x701							

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Bailey Rd & County Rd
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Manvel, TX 77578

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RETAIL

FOR LEASE

Savannah Retail Center
15003 Highway 6
Rosharon, TX 77583

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **16,800 SF**
 Typical Floor: **16,800 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **25.6%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.79 AC**
 Zoning: **-**
 Parcel No: **6357-0001-000**
 Parking: **93 Surface Spaces are available**
Ratio of 5.54/1,000 SF

**Lease**

Total Available: **12,500 SF**
 Smallest Space: **12,500 SF**
 Max Contig: **12,500 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$28.00**
 Expenses: **2021 Tax @ \$3.15/sf**

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

Wulfe & Co. / Wes Miller (713) 621-1703
 Research In Progress

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	12,500	12,500	12,500	\$28.00/nnn	Vacant	Negotiable	Direct

Research In Progress / Research In Progress

53**INDUSTRIAL****FOR LEASE****905 Industrial St
Clute, TX 77531****Lease**

Total Available: **12,500 SF**
 Warehouse Avail: **12,500 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **12,500 SF**
 Max Contig: **12,500 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$6.00**
 Expenses: **2021 Tax @ \$0.69/sf**

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: 0%	Cross Docks: None	Building 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**Not For Sale****Presented By**

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	12,500	12,500	\$6.00/ig	Vacant	3-5 yrs	Direct

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

Ready for move in.

54 INDUSTRIAL**FOR LEASE**

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

**Lease**

Total Available: **12,000 SF**
 Warehouse Avail: **12,000 SF/1,200 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **12,000 SF**
 Max Contig: **12,000 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2020 Tax @ \$0.30/sf**

Structure

Building Type: Class B Industrial	Ceiling Height: 28'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: 600a/480v 3p
RBA: 12,000 SF	Drive Ins: 3 - 12'0"w x 14'0"h	Const Mat: Metal
Typical Floor: 12,000 SF	Crane: Yes	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 2020	Rail Spots: None	Land Area: 1.75 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.16
Owner Occupied: -	Loading Docks: None	Levelators: None
Owner Type: Developer/Owner-RGNL	Utilities: -	
Zoning: N/A	Tenancy: Single Tenant	
Parcel No: 0380-0067-000	Parking: 16 Surface Spaces are available	
	Ratio of 1.33/1,000 SF	

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

Fluorescent Lighting

Presented By

JLL / Mark Nicholas (713) 888-4024 / Joseph Berwick (713) 425-5842 / Will Clay (713) 425-1810

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	12,000/1,200 ofc	12,000	Withheld	Vacant	5-10 yrs	Direct

JLL / Mark Nicholas (713) 888-4024 / Joseph Berwick (713) 425-5842 / Will Clay (713) 425-1810

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

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**

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

56**INDUSTRIAL****FOR LEASE**

Bldg 1
18500 Pearland Sites Rd
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'Connor (713) 985-4616

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	11,375	11,375	\$12.00/nnn	09/2022	Negotiable	New

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

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RETAIL

FOR LEASE

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

Structure

Building Type: **Retail**
 SubType: **Freestanding (Neighborhood Center)**
 Class:
 RBA: **32,199 SF**
 Typical Floor: **16,100 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2005**
 % Leased: **65.0%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **2.98 AC**
 Zoning: **Commercial**
 Parcel No: **7863-0001-002**
 Parking: **250 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	Type
P 1st / Suite 123	6,200	6,200	6,200	\$23.00/nnn	Vacant	5 yrs	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
This is a 2nd Gen Restaurant space, formerly Buffalo Wild Wings.							
P 2nd / Suite 2	1,500	1,500	1,500	\$18.00/nnn	Vacant	1-5 yrs	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
P 2nd / Suite 3	882	882	882	\$18.00/nnn	Vacant	1-5 yrs	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
P 2nd / Suite 4	2,682	2,682	2,682	\$18.00/nnn	Vacant	1-5 yrs	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							

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

**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**

Structure

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'Connor (713) 985-4616

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	11,250	11,250	\$12.00/nnn	09/2022	Negotiable	New

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

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RETAIL

FOR LEASE

**19300 Morris Ave
Manvel, TX 77578**

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **11,500 SF**
 Typical Floor: **11,500 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **2022**
 % Leased: **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	Type
P 1st / Suite A	1,512	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
HomeSmart / Ryan Oommen (832) 535-0552							
P 1st / Suite B	1,512	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
HomeSmart / Ryan Oommen (832) 535-0552							
P 1st / Suite C	1,512	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
HomeSmart / Ryan Oommen (832) 535-0552							
P 1st / Suite D	2,785	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
HomeSmart / Ryan Oommen (832) 535-0552							
P 1st / Suite E	1,752	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
HomeSmart / Ryan Oommen (832) 535-0552							
P 1st / Suite F	1,752	10,825	10,825	\$30.00/nnn	TBD	2-5 yrs	New
HomeSmart / Ryan Oommen (832) 535-0552							

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

60 INDUSTRIAL**FOR LEASE**

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

**Lease**

Total Available: **10,800 SF**
 Warehouse Avail: **10,800 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **10,800 SF**
 Max Contig: **10,800 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$12.00**
 Expenses: **2021 Tax @ \$0.43/sf**

Structure

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 AC
% 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'Connor (713) 985-4616

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	10,800	10,800	\$12.00/nnn	09/2022	Negotiable	New

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

61 OFFICE**FOR LEASE**

**135 E Hospital Dr
Angleton, TX 77515**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **C**
 RBA: **10,796 SF**
 Typical Floor: **10,796 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1970**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **1.51 AC**
 Zoning: **Multi-use**
 Parcel No: **0318-0075-000**
 Parking: **60 Surface Spaces are available
Ratio of 5.56/1,000 SF**

**Lease**

Total Available: **10,796 SF**
 Smallest Space: **10,796 SF**
 Max Contig: **10,796 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$15.00**
 Expenses: **2021 Tax @ \$1.03/sf; 2015 Ops @ \$3.41/sf**

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

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

Amenities

Air Conditioning, Central Heating, Reception, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	10,796	10,796	10,796	\$15.00/fs	Vacant	3-10 yrs	Direct

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

The present layout is 2 Medical Offices (3,555 Sq/Ft and 5,929 Sq/Ft) and 1 Pharmacy (1,312 Sq/Ft). The space can be altered to fit most needs. The Landlord is willing to update and make alterations to all available space.

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RETAIL

FOR LEASE

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

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office (Neighborhood Center)**
 Class:
 RBA: **86,462 SF**
 Typical Floor: **86,462 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1980**
 % Leased: **87.5%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **10.65 AC**
 Zoning: **0140**
 Parcel No: **0380-0111-120**
 Parking: **360 free Surface Spaces are available**
Ratio of 2.54/1,000 SF

**Lease**

Total Available: **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	Type
P 1st / Suite 1806a	1,800	1,800	1,800	\$14.91/nnn	Vacant	Negotiable	Direct
Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 x126							
P 1st / Suite D	8,978	8,978	8,978	\$14.91/nnn	Vacant	Negotiable	Direct
Tarantino Properties, Inc. / Eric 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.

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Four Corners Shopping Center

-- cont'd

1802-1806 N Velasco St

Angleton, TX 77515

63 INDUSTRIAL**FOR LEASE**

Freeport Business Park
1740 W 4th St
Freeport, TX 77541

Lease

Total Available: **10,400 SF**
 Warehouse Avail: **8,000 SF**
 Office Avail: **2,400 SF**
 CAM: -
 Smallest Space: **900 SF**
 Max Contig: **8,000 SF**
 Space Use: **Industrial, Off/Ret**
 Rent/SF/yr: **\$12.00**
 Expenses: **2021 Tax @ \$1.81/sf**

**Structure**

Building Type: Class B Industrial	Ceiling Height: 16'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 25,000 SF	Drive Ins: -	Const Mat: -
Typical Floor: 25,000 SF	Crane: None	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1982	Rail Spots: None	Land Area: 4.25 AC
% Leased: 58.4%	Cross Docks: None	Building FAR: 0.14
Owner Occupied: No	Loading Docks: 6 ext	Levelators: -
Owner Type: Individual	Utilities: Gas - Natural, Heating - Electric, Lighting - Fluorescent, Sewer - City, Water - City	
Zoning: Commercial	Tenancy: Multiple Tenant	
Parcel No: 4215-0001-000	Parking: Ratio of 3.00/1,000 SF	

For Sale Info**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 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

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

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RETAIL

FOR LEASE

**SWC Meridiana Parkway (CR Blvd
Iowa Colony, TX 77583**

**Structure**

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **10,225 SF**
 Typical Floor: **10,225 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **2023**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **4 AC**
 Zoning: **None**
 Parcel No: **0288-0011-005**
 Parking: **Ratio of 0.00/1,000 SF**

Lease

Total Available: **10,225 SF**
 Smallest Space: **1,460 SF**
 Max Contig: **10,225 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.74/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	Type
P 1st	1,460 - 10,225	10,225	10,225	Withheld	Vacant	Negotiable	Direct

Transaction Real Estate, LLC / Brian Harbuck (281) 394-0070

Available spaces range from 1,460 - 10,225 square feet. End-caps available. See proposed site plan and building plan in attached brochure.

65

FLEX

FOR SALE / FOR LEASE

1122 N Main St
Pearland, TX 77581

Lease

Total Available: **10,000 SF**
 Flex Avail: **10,000 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **10,000 SF**
 Max Contig: **10,000 SF**
 Space Use: **Flex**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$2.06/sf**

**Structure**

Building Type: Class C Flex	Ceiling Height: -	Stories: 1
SubType: R&D	Column Spacing: -	Power: 1600a 3p
RBA: 10,000 SF	Drive Ins: -	Const Mat: -
Typical Floor: 10,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1995	Rail Spots: -	Land Area: 1.25 AC
% Leased: 100%	Cross Docks: -	Building FAR: 0.18
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: Single Tenant	
Parcel No: 0542-0058-141	Parking: 80 free Surface Spaces are available	
	Ratio of 8.00/1,000 SF	

For Sale Info

For Sale at \$1,400,000 (\$140.00/SF) - Active

Sales Company

Colliers: Christopher Klein (713) 830-2141

Presented By

Colliers / Christopher Klein (713) 830-2141

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	10,000	10,000	Withheld	30 Days	Negotiable	Direct

Colliers / Christopher Klein (713) 830-2141

Building Notes

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

66 INDUSTRIAL**FOR LEASE**

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

Lease

Total Available: **10,000 SF**
 Warehouse Avail: **5,000 SF/5,000 ofc**
 Office Avail: **5,000 SF**
 CAM: **-**
 Smallest Space: **5,000 SF**
 Max Contig: **10,000 SF**
 Space Use: **Industrial, Office**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$0.19/sf**

**Structure**

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

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

FloWorks International

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	5,000/5,000 ofc	10,000	Withheld	Vacant	Negotiable	Sublet
Pipeline Realty Brokerage / Christopher Powell (713) 799-5973 x5						
- Office/Warehouse available for SUBLEASE - Up to 40,000 SF of Warehouse space available - 5,000 SF of Office - Storage yard space also available - 2 loading docks						
P 1st	5,000/5,000 ofc	10,000	Withheld	Vacant	Negotiable	Sublet
Pipeline Realty Brokerage / Christopher Powell (713) 799-5973 x5						
- Office/Warehouse available for SUBLEASE - Up to 40,000 SF of Warehouse space available - 5,000 SF of Office - Storage yard space also available - 2 loading docks						

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FLEX

FOR LEASE

2631 Miller Ranch Rd
Pearland, TX 77584

**Lease**

Total Available: **10,000 SF**
 Flex Avail: **10,000 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **1,500 SF**
 Max Contig: **10,000 SF**
 Space Use: **Flex**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$3.63/sf**

Structure

Building Type: Class B Flex	Ceiling Height: 14'0"	Stories: 1
SubType: -	Column Spacing: -	Power: -
RBA: 10,000 SF	Drive Ins: -	Const Mat: Metal
Typical Floor: 10,000 SF	Crane: -	Sprinkler: -
Building Status: Proposed	Rail Line: -	Lot Dimensions: -
Year Built: 2023	Rail Spots: -	Land Area: -
% Leased: 0%	Cross Docks: -	Building FAR: -
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: Other - Private	Utilities: -	
Zoning: Commercial	Tenancy: Single Tenant	
Parcel No: 0304-0005-000	Parking: -	

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

HC Commercial Leasing, LLC / Tom Amundsen (281) 468-8521

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	10,000 div	10,000	Withheld	01/2023	3 yrs	Direct

HC Commercial Leasing, LLC / Tom Amundsen (281) 468-8521
 Office square footage is build to suit

68 OFFICE**FOR LEASE**

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

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **A**
 RBA: **98,000 SF**
 Typical Floor: **24,500 SF**
 Stories: **4**
 Building Status: **Existing**
 Year Built: **2015**
 % Leased: **89.9%**
 Owner Occupied: **No**
 Owner Type: **Public REIT**
 Tenancy: **Multiple Tenant**
 Land Area: **19.57 AC**
 Zoning: **None**
 Parcel No: **7498-0002-001**
 Parking: **500 Surface Spaces are available**
Ratio of 5.00/1,000 SF

**Lease**

Total Available: **9,934 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; 2015**
Combined Est Tax/Ops @ \$11.22/sf

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

Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605
 Healthpeak Properties, Inc. / James A. Croy (949) 407-0700

Amenities

24 Hour Access, Controlled Access, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 340	2,230	2,230	2,230	\$23.00/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605 Suite available for sublease.							
P 4th / Suite 400SH	1,366 - 5,684	5,684	5,684	\$23.00/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605 Broker friendly Located next to the Memorial Hermann Convenient Care Center Phase 2: New Hospital with 64 beds and 4 operating rooms Generous Tenant Improvement Allowance 5/1,000 Parking Ratio @ Hwy 288							
P 4th / Suite 460	2,020	2,020	2,020	\$23.00/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605 Newly built out Spec Suite							



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**Pearland Medical Plaza 2 - Memorial
Hermann Medical Plaza
-- cont'd
10907 Memorial Hermann Dr
@ Hwy 288
Pearland, TX 77584**

Building Notes

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

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

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

@ Hwy 288

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OFFICE

FOR LEASE

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

Structure

Building Type: **Office**
 Class: **B**
 RBA: **36,830 SF**
 Typical Floor: **36,830 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1992**
 % Leased: **73.6%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.83 AC**
 Zoning: **none**
 Parcel No: **7133-0004-111**
 Parking: **163 Surface Spaces are available**
Ratio of 4.24/1,000 SF

**Lease**

Total Available: **9,727 SF**
 Smallest Space: **2,346 SF**
 Max Contig: **7,381 SF**
 Space Use: **Off/Ret**
 Rent/SF/Yr: **\$15.00**
 Expenses: **2021 Tax @ \$0.01/sf**

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

CMI Brokerage / Trent Vacek (713) 961-4666

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 463	2,346	2,346	2,346	\$15.00/nnn	Vacant	Negotiable	Direct
CMI Brokerage / Trent Vacek (713) 961-4666							
\$1.00 PSF Broker Bonus							
P 1st / Suite 491	7,381	7,381	7,381	\$15.00/nnn	Vacant	Negotiable	Direct
CMI Brokerage / Trent Vacek (713) 961-4666							
\$1.00 PSF Broker Bonus							

Building Notes

This professional multi-tenant building has a good accessible location and is well taken care of. Current tenants include: Great American Title, Workforce Solutions, RD Clinical, Total Body Performance to name a few.

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Plantation Village

-- cont'd

457-491 This Way St

Intersection of This Way and Abner

Jackson Blvd

Lake Jackson, TX 77566

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RETAIL

FOR LEASE

West Oaks Centre
6516 W Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Freestanding (Strip Center)**
 Class: **-**
 RBA: **22,000 SF**
 Typical Floor: **22,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1999**
 % Leased: **58.0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **3.11 AC**
 Zoning: **Commercial**
 Parcel No: **0241-0025-110**
 Parking: **115 free Surface Spaces are available**
Ratio of 5.23/1,000 SF

**Lease**

Total Available: **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, 2012 Est Tax @ \$2.13/sf; 2011 Ops @ \$0.53/sf, 2012 Est Ops @ \$2.57/sf**

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

Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 108	1,175	1,175	1,175	\$15.60/nnn	Vacant	Negotiable	Direct
Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363							
P 1st / Suite 112	2,325	2,325	2,325	\$15.60/nnn	Vacant	Negotiable	Direct
Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363							
P 1st / Suite 112A	3,500	3,500	3,500	\$15.60/nnn	Vacant	Negotiable	Direct
Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363							
P 1st / Suite 144	2,232	2,232	2,232	\$15.60/nnn	Vacant	Negotiable	Direct
Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363							
*Former Daycare							

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

71 INDUSTRIAL**FOR LEASE**

**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 / Katie 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 Silvey (713) 722-1250 / Katie Dalrymple (713) 722-1250

Two buildings totaling 9,200 SF: 1,200 SF office building 8,000 SF light industrial 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: **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**Not For Sale****Presented By**

Sendero Real Estate / Juan Sanchez (281) 407-0601

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 148/154	3,960	3,960	3,960	\$26.00/nnn	Vacant	2-10 yrs	New
Sendero Real Estate / Juan Sanchez (281) 407-0601 New Construction.							
P 1st / Suite 180/186	3,672	3,672	3,672	\$26.00/nnn	Vacant	2-10 yrs	Direct
Sendero Real Estate / Juan Sanchez (281) 407-0601							
P 1st / Suite 184	1,500	1,500	1,500	\$26.00/nnn	Vacant	2-10 yrs	New
Sendero Real Estate / Juan Sanchez (281) 407-0601							

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73 INDUSTRIAL

FOR LEASE

**1926 FM 523 Rd
Oyster Creek, TX 77541**



Lease

Total Available: **9,000 SF**
Warehouse Avail: **9,000 SF/2,000 ofc**
Office Avail: **0 SF**
CAM: **-**
Smallest Space: **9,000 SF**
Max Contig: **9,000 SF**
Space Use: **Industrial**
Rent/SF/yr: **\$9.36**
Expenses: **2021 Tax @ \$0.97/sf**

Structure

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 9,000 SF	Drive Ins: 2	Const Mat: Metal
Typical Floor: 9,000 SF	Crane: -	Sprinkler: None
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1960	Rail Spots: -	Land Area: 1.20 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.17
Owner Occupied: -	Loading Docks: 1 ext	Levelators: -
Owner Type: Individual	Utilities: -	
Zoning: N/A	Tenancy: -	
Parcel No: 2110-0056-000	Parking: -	

For Sale Info

Not For Sale

Presented By

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	9,000/2,000 ofc	9,000	\$9.36/nnn	Vacant	3-5 yrs	Direct

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

74 OFFICE**FOR LEASE**

Pearland Medical Office I
2950 Cullen Pky
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **35,120 SF**
 Typical Floor: **17,507 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2008**
 % Leased: **74.7%**
 Owner Occupied: **No**
 Owner Type: **Public REIT**
 Tenancy: **Multiple Tenant**
 Land Area: **3.83 AC**
 Zoning: **-**
 Parcel No: **0309-0034-003**
 Parking: **200 Surface Spaces are available**
Ratio of 5.71/1,000 SF

**Lease**

Total Available: **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 Est Tax @ \$3.74/sf; 2016 Ops @ \$4.02/sf**

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

Healthcare Trust of America / Michael Moulton (281) 254-4997 / Sandra Wolters (281) 299-6774

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 102	4,398	4,398	4,398	\$21.00/nnn	Vacant	Negotiable	Direct
Healthcare Trust of America / Michael Moulton (281) 254-4997 / Sandra Wolters (281) 299-6774							
P 1st / Suite 108	1,568	1,568	1,568	\$23.00/nnn	Vacant	Negotiable	Direct
Healthcare Trust of America / Michael Moulton (281) 254-4997 / Sandra Wolters (281) 299-6774							
P 1st / Suite 110	2,928	2,928	2,928	\$22.00/nnn	Vacant	Negotiable	Direct
Healthcare Trust of America / Michael Moulton (281) 254-4997 / Sandra Wolters (281) 299-6774							

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

75**RETAIL****FOR LEASE**

Sunrise Lake Village
9515 W Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **29,000 SF**
 Typical Floor: **14,000 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2007**
 % Leased: **69.7%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **None**
 Parcel No: **7863-2001-003, 7863-2001-004**
 Parking: **220 free Surface Spaces are available**
Ratio of 7.86/1,000 SF

**Lease**

Total Available: **8,800 SF**
 Smallest Space: **1,800 SF**
 Max Contig: **7,000 SF**
 Space Use: **Off/Ret, Retail**
 Rent/SF/Yr: **\$17.00**
 Expenses: **2021 Tax @ \$3.62/sf, 2012 Est Tax @ \$0.37/sf; 2012 Est Ops @ \$13.50/sf**

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

Vista Management Company / Courtney Lavender (281) 531-5300 X120 / Christina Kurt (281) 560-7307 / Courtney Lavender (281) 531-5300 x120

Amenities

Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 115	1,800	1,800	1,800	\$21.00/nnn	Vacant	Negotiable	New
Vista Management Company / Courtney Lavender (281) 531-5300 x120 / Christina Kurt (281) 560-7307							
Great office layout with approximately 6 offices, kitchen and bull pen area in back. Arched entry off the waiting area with wood trim accents throughout. Move-in ready!							
P 1st / Suite E1-101	7,000	7,000	7,000	\$17.00/nnn	Vacant	3-7 yrs	Direct
Vista Management Company / Courtney Lavender (281) 531-5300 x120 / Christina Kurt (281) 560-7307							
The spacious facility at ±7,000 SF turn-key indoor playground with pretend play house business structures, a toddler play area inclusive of slides and obstacle course like objects, multiple large party/event rooms, arcade games, cafe and an in-house build-a-bear workshop.							

EDABC's IOR 2022 3rd Qtr. 1-Page Report

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 Built: **1976**
 % Leased: **62.4%**
 Owner Occupied: -
 Owner Type: **Corporate/User**
 Tenancy: -
 Land Area: **1.09 AC**
 Zoning: **0077**
 Parcel No: **2240-0076-000**
 Parking: -

**Lease**

Total Available: **8,640 SF**
 Smallest Space: **8,640 SF**
 Max Contig: **8,640 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$11.88**
 Expenses: **2021 Tax @ \$0.24/sf**

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

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 640	8,640	8,640	8,640	\$11.88/mg	Vacant	1-5 yrs	Direct

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

77

OFFICE

FOR LEASE

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

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **79,925 SF**
 Typical Floor: **39,962 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **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	Type
P 1st / Suite 117	5,582	5,582	5,582	\$19.50/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605							
P 2nd / Suite 202	1,498	1,498	1,498	\$19.50/nnn	30 Days	Negotiable	Direct
Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605							
Available 1/1/2022							
P 2nd / Suite 203	1,505	1,505	1,505	\$19.50/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Ashley M. Cassel (713) 490-3785 / Danielle Lanza (713) 231-1605							

Building Notes

Always There.

EDABC's IOR 2022 3rd Qtr. 1-Page Report

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**FOR LEASE**

**2011 E Broadway St
Pearland, TX 77581**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **11,350 SF**
 Typical Floor: **11,350 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2009**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.32 AC**
 Zoning: **none**
 Parcel No: **3763-0000-004**
 Parking: **12 Surface Spaces are available
Ratio of 1.06/1,000 SF**

**Lease**

Total Available: **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; 2013 Est Ops
@ \$2.56/sf**

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

UTR-Texas Realtors / Sharon Rowsey (281) 947-8037

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	8,581	8,581	8,581	\$27.00/mg	10/2022	5-10 yrs	Direct

UTR-Texas Realtors / Sharon Rowsey (281) 947-8037

This space is amazing and no expense was spared when they did the buildout. Can be modified to fit the right tenants needs.

79 RETAIL**FOR LEASE**
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**

Total Available: **8,500 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **6,000 SF**
 Space Use: **Off/Med, Retail**
 Rent/SF/Yr: **\$28.00**
 Expenses: **2021 Tax @ \$1.78/sf**

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

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,500 - 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 of Shadow Creek Parkway and Reflection Bay in Pearland Texas. High Traffic, Modern style and large population! Great for Dental, eye ware or any medical operations!							
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****FOR LEASE**

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

Structure

Building Type: **Office**
 SubType: **(Neighborhood Center)**
 Class: **B**
 RBA: **42,000 SF**
 Typical Floor: **10,500 SF**
 Stories: **4**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **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	Type
P 3rd / Suite 310	2,344	2,344	2,344	\$15.50/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5 \$18.00/SF first year, with \$0.50/sf increases every year after.							
P 4th / Suite 402	2,136	2,136	2,136	\$15.50/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							
P 4th / Suite 406	2,565	2,565	2,565	\$15.50/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5 \$15.00/SF first year, with \$0.50/sf increases every year after.							
P 4th / Suite 408-B	1,284	1,284	1,284	\$15.50/nnn	Vacant	Negotiable	Direct
CC Management, Ltd. / Randy Fertitta (713) 963-0963 x5							

Building Notes

Always There.

EDABC's IOR 2022 3rd Qtr. 1-Page Report

Bldg B - Sunrise Lake Village

-- cont'd

2734 W Sunrise Blvd

FM 518

Pearland, TX 77584

Great Location!

81 INDUSTRIAL**FOR LEASE**

1890A Highway 35 Byp N
Alvin, TX 77511

Lease

Total Available: **8,250 SF**
 Warehouse Avail: **8,250 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **8,250 SF**
 Max Contig: **8,250 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$0.43/sf**

**Structure**

Building Type: Industrial	Ceiling Height: -	Stories: 2
SubType: -	Column Spacing: -	Power: -
RBA: 10,000 SF	Drive Ins: 2 - 14'0" w x 14'0" h	Const Mat: Metal
Typical Floor: 5,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 2003	Rail Spots: -	Land Area: -
% Leased: 100%	Cross Docks: -	Building FAR: -
Owner Occupied: -	Loading Docks: None	Levelators: None
Owner Type: Individual	Utilities: -	
Zoning: -	Tenancy: Single Tenant	
Parcel No: 0421-0054-001	Parking: -	

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

Bridge Commercial Real Estate / Hunter Johnston (713) 589-3534

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite A	8,250	8,250	Withheld	30 Days	Negotiable	Direct

Bridge Commercial Real Estate / Hunter Johnston (713) 589-3534

Building Specs • +/- 8,250 SF • +/- 7,000 SF Mezzanine Office • +/- 1,250 SF Warehouse • Two (2) 14' X 14' Grade Level Doors • 24' Clear Height • Warehouse Fully Insulated • Outside Lighting • 1/2 Acre outside storage (concrete)

82

RETAIL

FOR LEASE

Alvin Towne Center
101-324 E House St
Alvin, TX 77511

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **76,468 SF**
 Typical Floor: **76,468 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1964**
 % Leased: **89.3%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **5.51 AC**
 Zoning: **0034**
 Parcel No: **0449-0037-000**
 Parking: **262 free Surface Spaces are available**
Ratio of 3.42/1,000 SF

**Lease**

Total Available: **8,200 SF**
 Smallest Space: **3,800 SF**
 Max Contig: **4,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.81/sf, 2012 Est Tax @ \$0.45/sf; 2011 Ops @ \$1.72/sf, 2012 Est Ops @ \$1.80/sf**

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

Thien Thuy Realty LLC / Chrissy Nguyen (832) 717-1108

Amenities

Drive Thru, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 202A	4,400	4,400	4,400	Withheld	Vacant	Negotiable	Direct
Thien Thuy Realty LLC / Chrissy Nguyen (832) 717-1108							
P 1st / Suite 240	3,800	3,800	3,800	Withheld	Vacant	Negotiable	Direct
Thien Thuy Realty LLC / Chrissy Nguyen (832) 717-1108							

Building Notes

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

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

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Alvin Towne Center
-- cont'd
101-324 E House St
Alvin, TX 77511

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

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

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

83

RETAIL

FOR LEASE

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

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **33,670 SF**
 Typical Floor: **33,670 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2000**
 % Leased: **76.4%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **2.76 AC**
 Zoning: **-**
 Parcel No: **5850-1214-110**
 Parking: **-**

**Lease**

Total Available: **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**

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	7,950	7,950	7,950	Withheld	Vacant	Negotiable	Direct

Kin Properties, Inc. / Jeff M. Ross (561) 620-9200 x123 / Beth Calay (561) 620-9200 x121
 Former Food Market. 7,950 SF available July 1, 2022. 50' W x 160' D. Situated between Family Dollar and Harbor Freight.

84 INDUSTRIAL**FOR LEASE**

**1309 N Brazosport Blvd
Freeport, TX 77541**

Lease

Total Available: **7,780 SF**
 Warehouse Avail: **7,780 SF/6,822 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **7,780 SF**
 Max Contig: **7,780 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$7.80**
 Expenses: **2021 Tax @ \$0.88/sf**

**Structure**

Building Type: Class B Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 7,780 SF	Drive Ins: -	Const Mat: -
Typical Floor: 7,780 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1968	Rail Spots: -	Land Area: -
% Leased: 0%	Cross Docks: -	Building FAR: -
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: -	
Parcel No: 8110-3315-000	Parking: -	

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

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	7,780/6,822 ofc	7,780	\$7.80/nnn	Vacant	3-5 yrs	Direct

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

85**OFFICE****FOR LEASE**

504 S 288 B
Clute, TX 77531

Structure

Building Type: **Office**
 Class: **C**
 RBA: **7,767 SF**
 Typical Floor: **1,500 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1976**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **-**
 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	Type
P 1st	7,767	7,767	7,767	\$9.00/nnn	30 Days	Negotiable	Direct

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

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****FOR LEASE**

Building B
7650 County Road 48
Rosharon, TX 77583

Lease

Total Available: **7,700 SF**
 Warehouse Avail: **7,700 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **3,000 SF**
 Max Contig: **7,700 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$11.06**
 Expenses: **2021 Tax @ \$14.57/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: -
% Leased: 100%	Cross Docks: -	Building FAR: -
Owner Occupied: -	Loading Docks: None	Levelators: None
Owner Type: Corporate/User	Utilities: -	
Zoning: -	Tenancy: -	
Parcel No: 0281-0038-001	Parking: -	

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

Dalton Invs Inc / Dianne Brown (281) 343-0876

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	7,700 div	7,700	\$11.06/+elec	30 Days	Negotiable	Direct

Dalton Invs Inc / Dianne Brown (281) 343-0876
 \$7900/month

87

FLEX

FOR LEASE

Eads Building
6810 E Highway 332
Freeport, TX 77541

**Lease**

Total Available: **7,550 SF**
 Flex Avail: **7,550 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **7,550 SF**
 Max Contig: **7,550 SF**
 Space Use: **Flex**
 Rent/SF/yr: **\$10.81**
 Expenses: **2021 Tax @ \$1.18/sf**

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 Concrete
Typical Floor: 7,550 SF	Crane: -	Sprinkler: -
Building Status: 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: -
Owner Type: Other - Private	Utilities: -	
Zoning: 0900	Tenancy: Multiple Tenant	
Parcel No: 2113-0175-000, 2113-0175-001	Parking: Ratio of 0.00/1,000 SF	

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

24 Hour Access, Storage Space

Presented By

Champion Direct Leasing / Brent McKee (979) 233-4800

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	7,550	7,550	\$10.81/nn	Vacant	Negotiable	Direct

Champion Direct Leasing / Brent McKee (979) 233-4800

This Property has multiple offices, large conference rooms, a large warehouse and shop area, a dock for the the warehouse, lots of parking and or equipment area. This office is right off hwy 332 next to all major chemical plants. (BASF, DOW, Shintech, ME Global, FLNG).

88

OFFICE

FOR LEASE

**12280 Broadway St
Pearland, TX 77584**

Structure

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

Total Available: **7,546 SF**
 Smallest Space: **1,014 SF**
 Max Contig: **1,326 SF**
 Space Use: **Off/Ret, Office, Retail**
 Rent/SF/Yr: **\$28.00**
 Expenses: **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	Type
P 1st / Suite 1111	1,014	1,014	1,014	No	Withheld	Vacant	2-10 yrs	Direct
NextGen Real Estate / Michael Stavinoha (979) 320-4303								
P 1st / Suite 3101	1,326	1,326	1,326	No	Withheld	Vacant	Negotiable	Direct
NextGen Real Estate / Michael Stavinoha (979) 320-4303								
Perfect space for office, medical or retail!								
P 1st / Suite 3109	1,082	1,082	1,082	No	\$28.00/nnn	30 Days	Negotiable	Direct
Republic Central Realty / Dawn Askew (281) 447-5100								

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.

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

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 3113	1,082	1,082	1,082	No	\$28.00/nnn	Vacant	Negotiable	Direct
<i>Republic Central Realty / Dawn Askew (281) 447-5100</i>								
P 1st / Suite 4120	1,014	1,014	1,014	No	Withheld	Vacant	Negotiable	New
<i>NextGen Real Estate / Michael Stavinoha (979) 320-4303</i>								
High Ceilings, Luxury Finishes, High Traffic Location, Back Up Battery for Lights, Touch less faucets and toilets, Luxury Vinyl Floors, Level 5 Walls!								
P 1st / Suite 4124	1,014	1,014	1,014	No	Withheld	Vacant	Negotiable	New
<i>NextGen Real Estate / Michael Stavinoha (979) 320-4303</i>								
High Ceilings, Luxury Finishes, High Traffic Location, Back Up Battery for Lights, Touch less faucets and toilets, Luxury Vinyl Floors, Level 5 Walls!								

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RETAIL

FOR LEASE

3405 CR 58
Manvel, TX 77578

Structure

Building Type: **Retail**
 Class: -
 RBA: **7,535 SF**
 Typical Floor: **7,535 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **2022**
 % Leased: **0%**
 Owner Occupied: -
 Owner Type: -
 Tenancy: -
 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

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

Main Street Commercial Partners / Brett Levinson (281) 768-3568

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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	Type
P 1st / Suite 108	1,610	1,610	1,610	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 980-5638							
P 1st / Suite 112	2,021	2,021	2,021	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 980-5638							
P 1st / Suite 228	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 980-5638							
P 1st / Suite 240	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 980-5638							
P 1st / Suite 244	1,500	1,500	1,500	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622 / Sarah Thobae (713) 980-5638							



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

91 OFFICE**FOR LEASE**

U.S. HealthWorks
1102 N Brazosport Blvd
Freeport, TX 77541

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **10,326 SF**
 Typical Floor: **10,326 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1960**
 % Leased: **27.4%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.48 AC**
 Zoning: **-**
 Parcel No: **8110-2983-000**
 Parking: **30 Surface Spaces are available**
Ratio of 2.91/1,000 SF

**Lease**

Total Available: **7,500 SF**
 Smallest Space: **7,500 SF**
 Max Contig: **7,500 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$6.00**
 Expenses: **2021 Tax @ \$0.96/sf**

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

Lucas Properties & Investments LLP / Stephen Hazen CCIM (281) 316-9990

Amenities

24 Hour Access, Air Conditioning, Central Heating, Drop Ceiling, Kitchen, Wi-Fi

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B	7,500	7,500	7,500	\$6.00/mg	Vacant	Negotiable	New

Lucas Properties & Investments LLP / Stephen Hazen CCIM (281) 316-9990

±7,735 SF AVAILABLE ±1,125 SF IS CURRENTLY OCCUPIED BY AN ATTORNEYS OFFICE EXTENSIVE REMODEL IN 1998 AND 2008 AND 2019 (COMPLETED BY
 END OF 1ST QUARTER 2020) 3 PHASE POWER ROOF STILL UNDER WARRANTY

92 INDUSTRIAL**FOR LEASE****903 Industrial St
Clute, TX 77531****Lease**

Total Available: **7,500 SF**
 Warehouse Avail: **7,500 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **7,500 SF**
 Max Contig: **7,500 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$6.24**
 Expenses: **2021 Tax @ \$0.78/sf**

Structure

Building Type: Class B Industrial	Ceiling Height: 16'0"	Stories: 1
SubType: -	Column Spacing: -	Power: -
RBA: 7,500 SF	Drive Ins: 1	Const Mat: Metal
Typical Floor: 7,500 SF	Crane: None	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 2010	Rail Spots: None	Land Area: -
% Leased: 0%	Cross Docks: None	Building FAR: -
Owner Occupied: -	Loading Docks: 2 ext	Levelators: None
Owner Type: -	Utilities: Gas, Heating, Lighting, Sewer, Water	
Zoning: Industrial	Tenancy: Single Tenant	
Parcel No: 2205-0005-000	Parking: -	

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

24 Hour Access, Air Conditioning, Fenced Lot, Yard

Presented By

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	7,500	7,500	\$6.24/ig	Vacant	3-10 yrs	Direct

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

93

RETAIL

FOR LEASE

Future Expansion - Broadway Square Shopping Center
2720-2800 Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: -
 RBA: **7,440 SF**
 Typical Floor: **0**
 Stories: -
 Building Status: **Proposed**
 Year Built: **2023**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: -
 Tenancy: **Single Tenant**
 Land Area: -
 Zoning: -
 Parcel No: **7196-0000-100**
 Parking: -

**Lease**

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

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

Frankel Development Group Inc / Bruce Frankel (713) 661-0440

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	7,440	7,440	7,440	Withheld	TBD	Negotiable	Direct

Frankel Development Group Inc / Bruce Frankel (713) 661-0440
 New Expansion Space

94 INDUSTRIAL**FOR LEASE**

6322 E Highway 332
Freeport, TX 77541

Lease

Total Available: **7,401 SF**
 Warehouse Avail: **7,401 SF/1,500 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **7,401 SF**
 Max Contig: **7,401 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$4.44**

**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: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1965	Rail Spots: -	Land Area: 1.16 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.15
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: -	Utilities: Gas, Heating, Lighting, Sewer, Water	
Zoning: Commercial	Tenancy: Single Tenant	
Parcel No: 2113-0107-000	Parking: 20 Surface Spaces are available	
	Ratio of 1.84/1,000 SF	

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

24 Hour Access, Air Conditioning, Storage Space

Presented By

Clyde Cone Company, Inc. / Brandon Cone (512) 496-1038

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	7,401/1,500 ofc	7,401	\$4.44/nnn	Vacant	3-5 yrs	Direct

Clyde Cone Company, Inc. / Brandon Cone (512) 496-1038

95 OFFICE**FOR LEASE**

11161 Shadowcreek PI
Pearland, TX 77584

Structure

Building Type: **Office**
 Class: **B**
 RBA: **24,229 SF**
 Typical Floor: **12,115 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2019**
 % Leased: **69.7%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.28 AC**
 Zoning: **Commercial**
 Parcel No: **0675-0005-002**
 Parking: **80 Surface Spaces are available**
Ratio of 3.30/1,000 SF

**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**

TIG Real Estate Services, Inc. / Sammy Abuhmra (832) 758-9384

Amenities

24 Hour Access, Bio-Tech/ Lab Space, High Ceilings, Natural Light, Open-Plan, Shower Facilities

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,100	1,100	1,100	\$24.50/nnn	Vacant	Negotiable	Direct
TIG Real Estate Services, Inc. / Sammy Abuhmra (832) 758-9384							
P 2nd / Suite 200	1,123 - 6,251	6,251	6,251	\$24.50/nnn	Vacant	5-10 yrs	Direct
TIG Real Estate Services, Inc. / Sammy Abuhmra (832) 758-9384							
Eastern end-cap is 2,312 SF minimum. Three Inline spaces are from 1123-1128 SF, and can combine to create more.							

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OFFICE

FOR SALE / FOR LEASE

Building 1
2707 Hillhouse Rd
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **7,205 SF**
 Typical Floor: **7,205 SF**
 Stories: **1**
 Building Status: **Deferred**
 Year Built: **-**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.10 AC**
 Zoning: **None**
 Parcel No: **0506-0058-000**
 Parking: **26 Surface Spaces are available**
Ratio of 3.61/1,000 SF

**Lease**

Total Available: **7,205 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **7,205 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$10.28/sf**

For Sale Info**For Sale - Active****Sales Company**

Huffman Builders: Cinco Cocke (512) 659-4917

Presented By

Huffman Builders / Cinco Cocke (512) 659-4917

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	1,000 - 7,205	7,205	7,205	Withheld	TBD	3-5 yrs	New

Huffman Builders / Cinco Cocke (512) 659-4917

Office Condos for sale and for lease. Whole building available as well as Condo spaces between 1,200 sf and 8,305 sf. Total of three buildings, each is divisible.

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Building 1

-- cont'd

2707 Hillhouse Rd

Pearland, TX 77584

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OFFICE

FOR SALE / FOR LEASE

Building 2
2707 Hillhouse Rd
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **7,205 SF**
 Typical Floor: **7,205 SF**
 Stories: **1**
 Building Status: **Deferred**
 Year Built: **-**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.10 AC**
 Zoning: **None**
 Parcel No: **0506-0058-000**
 Parking: **26 Surface Spaces are available**
Ratio of 10.00/1,000 SF

**Lease**

Total Available: **7,205 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **7,205 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$10.28/sf**

For Sale Info**For Sale - Active****Sales Company**

Huffman Builders: Cinco Cocke (512) 659-4917

Presented By

Huffman Builders / Cinco Cocke (512) 659-4917

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	1,000 - 7,205	7,205	7,205	Withheld	11/2022	3-5 yrs	Direct

Huffman Builders / Cinco Cocke (512) 659-4917

Office Condos for sale and for lease. Whole building available as well as Condo spaces between 1,200 sf and 8,305 sf. Total of three buildings, each is divisible.

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Building 2

-- cont'd

2707 Hillhouse Rd

Pearland, TX 77584

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 (713) 325-4112 / Will McGrath (713) 789-2200

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A212	1,800	1,800	1,800	\$24.00/nnn	Vacant	3 yrs	Direct
LandPark Commercial / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200							
P 1st / Suite A226	5,400	5,400	5,400	\$24.00/nnn	Vacant	Negotiable	Direct
LandPark Commercial / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200							

99 OFFICE**FOR SALE / FOR LEASE**

Building 3
2707 Hillhouse Rd
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **6,812 SF**
 Typical Floor: **6,812 SF**
 Stories: **1**
 Building Status: **Deferred**
 Year Built: **-**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.10 AC**
 Zoning: **None**
 Parcel No: **0506-0058-000**
 Parking: **36 Surface Spaces are available**
Ratio of 5.28/1,000 SF

**Lease**

Total Available: **6,812 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **6,812 SF**
 Space Use: **Office**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$10.88/sf**

For Sale Info**For Sale - Active****Sales Company**

Huffman Builders: Cinco Cocke (512) 659-4917

Presented By

Huffman Builders / Cinco Cocke (512) 659-4917

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	1,000 - 6,812	6,812	6,812	Withheld	11/2022	3-5 yrs	Direct

Huffman Builders / Cinco Cocke (512) 659-4917

Office Condos for sale and for lease. Whole building available as well as Condo spaces between 1,200 sf and 8,305 sf. Total of three buildings, each is divisible.

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Building 3

-- cont'd

2707 Hillhouse Rd

Pearland, TX 77584

100 RETAIL**FOR LEASE**

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

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **57,567 SF**
 Typical Floor: **57,567 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1979**
 % Leased: **90.3%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Single Tenant**
 Land Area: **7.25 AC**
 Zoning: **-**
 Parcel No: **5850-1214-160, 5850-1214-161, 5850-1214-162**
 Parking: **360 free Surface Spaces are available**
Ratio of 4.78/1,000 SF

**Lease**

Total Available: **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, 2010 Est Tax @ \$0.06/sf; 2011 Ops @ \$3.92/sf**

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

Sona Development LLC / Robert Naggar (713) 523-4988

Amenities

Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,000	1,000	1,000	Withheld	Vacant	2-10 yrs	Direct
Sona Development LLC / Robert Naggar (713) 523-4988							
P 1st	4,560	4,560	4,560	Withheld	Vacant	2-10 yrs	Direct
Sona Development LLC / Robert Naggar (713) 523-4988							
P 1st	1,200	1,200	1,200	Withheld	30 Days	Negotiable	Direct
Sona Development LLC / Robert Naggar (713) 523-4988							

Building Notes

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

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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: **B**
 RBA: **19,698 SF**
 Typical Floor: **9,849 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2003**
 % Leased: **66.0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.26 AC**
 Zoning: **OP**
 Parcel No: **2585-0001-001**
 Parking: **89 Surface Spaces are available**
Ratio of 4.52/1,000 SF

**Lease**

Total Available: **6,703 SF**
 Smallest Space: **2,091 SF**
 Max Contig: **2,498 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$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	Type
P 2nd / Suite 201	2,114	2,114	2,114	\$21.75/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Sarah Carter (713) 231-1629							
P 2nd / Suite 202	2,498	2,498	2,498	\$21.75/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Sarah Carter (713) 231-1629							
P 2nd / Suite 205	2,091	2,091	2,091	\$21.75/nnn	Vacant	Negotiable	Direct
Transwestern Real Estate Services / Sarah Carter (713) 231-1629							

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Pearland Central Medical Plaza

-- cont'd

8619 Broadway St

Pearland, TX 77584

102 RETAIL**FOR LEASE**

**1708 N Velasco St
Angleton, TX 77515**

Structure

Building Type: **Retail**
 SubType: **Restaurant**
 Class: **-**
 RBA: **6,700 SF**
 Typical Floor: **6,700 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1985**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Trust**
 Tenancy: **Single Tenant**
 Land Area: **0.83 AC**
 Zoning: **-**
 Parcel No: **4020-0002-120**
 Parking: **45 free Surface Spaces are available**
Ratio of 6.72/1,000 SF

**Lease**

Total Available: **6,700 SF**
 Smallest Space: **6,700 SF**
 Max Contig: **6,700 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$10.50**
 Expenses: **2021 Tax @ \$2.37/sf**

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

Token Properties, LLC / Token Ettehadieh (713) 398-5009

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	6,700	6,700	6,700	\$10.50/nnn	Vacant	3-5 yrs	Direct

Token Properties, LLC / Token Ettehadieh (713) 398-5009

Opportunity !! Located in a high traffic shopping area of Angleton, on N Velasco St with over 15,000 Vehicles driving by daily. Great location, high visibility, currently operating as a successful Mexican Restaurant in this Free Standing Building! Bring your experience to this key turn business! Note : the building had some extension and actual space is 6700 SQFT

103 OFFICE**FOR LEASE****102 Oak Park Dr
Clute, TX 77531****Structure**

Building Type: **Office**
 Class: **B**
 RBA: **13,224 SF**
 Typical Floor: **6,612 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1983**
 % Leased: **50.0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **1.05 AC**
 Zoning: **-**
 Parcel No: **6826-0302-000**
 Parking: **55 Surface Spaces are available
Ratio of 4.15/1,000 SF**

**Lease**

Total Available: **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**

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	3,306 - 6,612	6,612	6,612	Withheld	Vacant	Negotiable	Direct

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

6612 SQ. FT. available, can be divided, in half for \$ 2500 per month for 3306 SQ. FT. 55 parking spaces available.

Building Notes

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

The building's highlights include ample parking, the current in-place tenant, and finally, the building's premier location. There are a total of 58 parking spaces on the property offering a competitive parking ratio of 4.39/1000 square feet. The building's current vacant space allows an 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

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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 Plaza
5010-5096 W Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **55,751 SF**
 Typical Floor: **55,751 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1985**
 % Leased: **88.3%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **5.04 AC**
 Zoning: **None**
 Parcel No: **8248-0000-000**
 Parking: **225 free Surface Spaces are available**
Ratio of 4.04/1,000 SF

**Lease**

Total Available: **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; 2012 Ops @ \$3.78/sf, 2014 Est Ops @ \$4.70/sf**

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

NAI Partners / Zach Leger (713) 275-9605

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5020-B	2,349	2,349	2,349	Withheld	Vacant	Negotiable	Direct
NAI Partners / Zach Leger (713) 275-9605							
Space formerly Santa Barbara's Italian Kitchen. Santa Barbara's has relocated within the center. Kitchen equipment not in place.							
P 1st / Suite 5060	1,840	1,840	1,840	Withheld	Vacant	Negotiable	Direct
NAI Partners / Zach Leger (713) 275-9605							
P 1st / Suite 5070	2,359	2,359	2,359	Withheld	Vacant	Negotiable	Direct
NAI Partners / Zach Leger (713) 275-9605							

Building Notes

West Side Plaza is a neighborhood retail center right in the heart of Pearland in the Old Town District. It is home to the largest Goodwill Store and

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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
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 available**
Ratio of 5.00/1,000 SF

**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**

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	Type
P 1st / Suite 2540B,J,K	4,575	4,575	4,575	Withheld	Vacant	5 yrs	Direct
ICO Commercial / Jane Nodskov, CCIM (281) 207-3710 / Larry Indermuehle, CCIM (281) 207-3701							
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.							

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

106 RETAIL**FOR LEASE**

1801 Country Place Pky
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **20,000 SF**
 Typical Floor: **20,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2000**
 % Leased: **68.9%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.90 AC**
 Zoning: **None**
 Parcel No: **0174-0001-020**
 Parking: **60 Surface Spaces are available**
Ratio of 3.00/1,000 SF

**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	Type
P 1st / Suite 109	3,920	3,920	3,920	\$18.00/nnn	Vacant	Negotiable	Direct
Keller Williams Southwest / Rachel Brannan (281) 265-0000							
Excellent opportunity here! This 3920 Sq Ft space was previously a medical training facility, so it is ideal for a healthcare practice. Positioned in the same strip center is a Chiropractor, Compound Pharmacy, Music Center and a Children's Learning Center. It is located directly next to Country Place Golf Club and easy access from 288.							
P 1st / Suite 111	1,100	1,100	1,100	\$18.00/nnn	Vacant	Negotiable	Direct
Keller Williams Southwest / Rachel Brannan (281) 265-0000							
This space is OPEN and can be divided to suite your needs.							
P 1st / Suite 114	1,200	1,200	1,200	\$18.00/nnn	Vacant	3-5 yrs	Direct
Keller Williams Southwest / Rachel Brannan (281) 265-0000							
This space is built out with partitioned spaces. Please see photos!							

Building Notes

Great Location!



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

107 OFFICE**FOR LEASE**

Pearland Office Building
6302 W Broadway St
Pearland, TX 77581

Structure

Building Type: **Office**
 Class: **B**
 RBA: **25,098 SF**
 Typical Floor: **12,549 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1998**
 % Leased: **75.3%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **2.33 AC**
 Zoning: **General Commercial**
 Parcel No: **8243-1004-140**
 Parking: **113 Surface Spaces are available**
Ratio of 4.50/1,000 SF

**Lease**

Total Available: **6,201 SF**
 Smallest Space: **2,419 SF**
 Max Contig: **3,782 SF**
 Space Use: **Off/Med, Off/Ret**
 Rent/SF/Yr: **\$24.00-\$26.00**
 Expenses: **2021 Tax @ \$2.75/sf, 2012 Est Tax @ \$1.78/sf; 2011 Ops @ \$7.37/sf, 2012 Est Ops @ \$9.05/sf**

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

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

Amenities

Air Conditioning, Controlled Access, Monument Signage, Natural Light, Secure Storage, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	3,782	3,782	3,782	\$26.00/fs	Vacant	Negotiable	Direct
Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460							
6302 W Broadway Suite 100 consists of 3,782 SF of first floor anchor space. This suite comes with top sign marque slot rights and building facade signage rights. Formerly a pharmacy and Wells Fargo Bank. Bank vault is still in place. Covered drive thru for bank tellers still in place.							
P 1st / Suite 130	2,419	2,419	2,419	\$24.00/fs	Vacant	5 yrs	Direct
Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460							
Former Pear Tree Medical. Now available. Space has multiple exam rooms with sinks in place and internal restrooms. Large lobby and reception window. 2,419 RSF with direct parking lot access and rear access.							

Building Notes

Always There.

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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**FOR LEASE****18202 Timothy St
Pearland, TX 77584****Lease**

Total Available: **6,144 SF**
 Warehouse Avail: **6,144 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **6,144 SF**
 Max Contig: **6,144 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$3.67/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: 16'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 6,144 SF	Drive Ins: -	Const Mat: -
Typical Floor: 6,144 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1978	Rail Spots: -	Land Area: 1 AC
% Leased: 100%	Cross Docks: -	Building FAR: 0.14
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: Individual	Utilities: -	
Zoning: 0027	Tenancy: Multiple Tenant	
Parcel No: 0293-0020-111	Parking: Ratio of 0.00/1,000 SF	

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

Cunningham Ventures / Billi Davis (281) 489-8800 / Preston Cunningham (281) 489-8800

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

Cunningham Ventures / Preston Cunningham (281) 489-8800 / Billi Davis (281) 489-8800

Building Notes

Industrial warehouse building with 5 covered commercial doors. Total building size is 3,000 SF with additional fenced lot area in the rear to accommodate for extra outdoor use. Easy access to Roy Long Rd/County Rd 113. Great investment, available for lease or sale!

Room to add Tailor in back as an option!

For detailed measurement please refer to pictures

An additional 18,000 sq. ft. of grass pasture is available for lease, if desired, e.g. keep livestock on the property.

Unrestricted County Property

School District = Alvin ISD

Pearland ETJ (extra territorial jurisdiction)

House is approximately 2,244 sq. ft. (3 bedroom & 2 bath)

Large garage apartment (Living room + loft bedroom + 1 bathroom) approximately 900 sq. ft.

3 car garage attached to the house.

Home square footage is 2,244

Land area is approximately 1-1.25 acres

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

109 OFFICE**FOR LEASE**

Tranquility Center
7918 Broadway St
Pearland, TX 77581

Structure

Building Type: **Office**
 SubType: **Loft/Creative Space**
 Class: **B**
 RBA: **7,305 SF**
 Typical Floor: **7,305 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2007**
 % Leased: **17.1%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **5.54 AC**
 Zoning: **GB**
 Parcel No: **0242-0015-001**
 Parking: **40 free Surface Spaces are available**
Ratio of 5.48/1,000 SF

**Lease**

Total Available: **6,053 SF**
 Smallest Space: **2,400 SF**
 Max Contig: **3,653 SF**
 Space Use: **Industrial, Office**
 Rent/SF/Yr: **\$15.00**
 Expenses: **2021 Tax @ \$18.33/sf, 2012 Est Tax @ \$13.87/sf; 2012 Ops @ \$9.96/sf, 2011 Est Ops @ \$9.96/sf**

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

JK Properties / Jung Kwak (281) 997-6626

Amenities

Air Conditioning, Atrium, Storage Space

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 102,104	3,653	3,653	3,653	\$15.00/nnn	Vacant	Negotiable	Direct
JK Properties / Jung Kwak (281) 997-6626							
This's suite 102 and 104, it can be used for one tenant but it's can be divided. For doctor's office, law firms, insurance agents,							
P 2nd / Suite Attic	2,400	2,400	2,400	Withheld	Vacant	Negotiable	Direct
JK Properties / Jung Kwak (281) 997-6626							
This can be 2,400 SF of storage or office use, this only above the office attic. The rent is only for CAM as \$9.96/SF, the total rent is \$1,992.00							

Building Notes

Tranquility Center is a multi-tenant office park located in one of the fastest growing communities in the nation, Pearland, Texas. Located on the

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Tranquility Center

-- cont'd

7918 Broadway St

Pearland, TX 77581

affluent west side of Pearland, this property is positioned to sustain above market occupancy and lends itself to substantial pride of ownership.

110 RETAIL**FOR LEASE**

**4616 Broadway Blvd
Pearland, TX 77581**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **20,000 SF**
 Typical Floor: **20,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1985**
 % Leased: **70.0%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **2.50 AC**
 Zoning: **none**
 Parcel No: **0232-0026-110**
 Parking: **85 free Surface Spaces are available
Ratio of 4.25/1,000 SF**

**Lease**

Total Available: **6,000 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **5,000 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.67/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 / Mike Nassif (713) 253-3862 / Michael Nassif Jr (281) 300-7189

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,500 - 5,000	5,000	5,000	\$15.00/nnn	Vacant	1-3 yrs	Direct
NRE Realty / Mike Nassif (713) 253-3862 / Michael Nassif Jr (281) 300-7189							
P 1st	1,000	1,000	1,000	\$15.00/nnn	Vacant	1-3 yrs	Direct
NRE Realty / Mike Nassif (713) 253-3862 / Michael Nassif Jr (281) 300-7189							

Building Notes

Retail Center with high visibility on BROADWAY ST/FM 518. Lots of growth and development coming from both directions of FM 518.

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

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

111 RETAIL**FOR LEASE**

**1712 N Velasco St
Angleton, TX 77515**

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **8,500 SF**
 Typical Floor: **8,500 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **29.4%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **-**
 Land Area: **0.69 AC**
 Zoning: **None**
 Parcel No: **4020-0002-110**
 Parking: **-**

**Lease**

Total Available: **6,000 SF**
 Smallest Space: **1,100 SF**
 Max Contig: **3,800 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$12.00-\$18.00**
 Expenses: **2021 Tax @ \$1.43/sf**

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

Toke Properties, LLC / Toke Ettehadieh (713) 398-5009

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,800	3,800	3,800	\$12.00/nnn	Vacant	Negotiable	Direct
Toke Properties, LLC / Toke Ettehadieh (713) 398-5009							
P 1st	1,100	1,100	1,100	\$18.00/nnn	Vacant	Negotiable	Direct
Toke Properties, LLC / Toke Ettehadieh (713) 398-5009							
the small shop (1100 SQFT) leasing at \$2.00 /sqft / month PLUS \$0.35 NNN (total \$2585/ month) the bigger shop (3800 SQFT , previous restaurant , had some main elements like grease trap and vent but needs repair) renting at at \$1.00 /sqft / month PLUS \$0.35 NNN (total \$5130/ month). this shop is dividable for other retail purposes							
P 1st	1,100	1,100	1,100	\$18.00/nnn	Vacant	Negotiable	Direct
Toke Properties, LLC / Toke Ettehadieh (713) 398-5009							
the small shop (1100 SQFT) leasing at \$2.00 /sqft / month PLUS \$0.35 NNN (total \$2035/ month) the bigger shop (3800 SQFT , previous restaurant , had some main elements like grease trap and vent but needs repair) renting at at \$1.00 /sqft / month PLUS \$0.35 NNN (total \$5130/ month). this shop is dividable for other retail purposes							

112 RETAIL**FOR LEASE**

**3421 E Walnut St
Pearland, TX 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	Type
P 1st	5,975	5,975	5,975	\$22.00/nnn	Vacant	5-10 yrs	Direct

Shaw Real Estate / Jay Shaw (281) 546-9237 / Hector 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**

**173 Tovrea Rd
Alvin, TX 77511**

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **14,687 SF**
 Typical Floor: **14,687 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2004**
 % Leased: **60.1%**
 Owner Occupied: **No**
 Owner Type: **Equity Funds**
 Tenancy: **Multiple Tenant**
 Land Area: **1.85 AC**
 Zoning: **-**
 Parcel No: **8150-0000-006**
 Parking: **76 Surface Spaces are available
Ratio of 5.17/1,000 SF**

**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; 2006
Combined Est Tax/Ops @ \$4.03/sf**

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

MRP Capital Group / Paul Redel (636) 707-1273

Amenities

Freeway Visibility, Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,800	1,800	1,800	Withheld	Vacant	Negotiable	Direct
MRP Capital Group / Paul Redel (636) 707-1273							
P 1st	1,560	1,560	1,560	Withheld	Vacant	Negotiable	Direct
MRP Capital Group / Paul Redel (636) 707-1273							
P 1st	2,500	2,500	2,500	Withheld	Vacant	Negotiable	Direct
MRP Capital Group / Paul Redel (636) 707-1273							

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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: **B**
 RBA: **25,000 SF**
 Typical Floor: **12,500 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2018**
 % Leased: **76.6%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.50 AC**
 Zoning: **Commercial**
 Parcel No: **7049-0001-001**
 Parking: **100 Surface Spaces are available**
Ratio of 4.00/1,000 SF

**Lease**

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

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	Type
P 2nd / Suite 210	1,500 - 5,847	5,847	5,847	\$26.00/nnn	Vacant	Negotiable	Direct

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

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

115 RETAIL**FOR LEASE**

Mustang Bayou Plaza
824 E Adoue St
Alvin, TX 77511

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **5,824 SF**
 Typical Floor: **5,824 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **-**
 Land Area: **1.96 AC**
 Zoning: **0002**
 Parcel No: **6818-0001-120**
 Parking: **-**

**Lease**

Total Available: **5,824 SF**
 Smallest Space: **5,824 SF**
 Max Contig: **5,824 SF**
 Space Use: **Off/Ret**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.42/sf**

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

Precious Pro Realty / Thoa Nguyen (713) 988-1425

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	5,824	5,824	5,824	\$30.00/nnn	Vacant	Negotiable	New

Precious Pro Realty / Thoa Nguyen (713) 988-1425

116 INDUSTRIAL**FOR SALE / FOR LEASE**

**202 S Avenue A
Freeport, TX 77541**

Lease

Total Available: **5,600 SF**
 Warehouse Avail: **5,600 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **5,600 SF**
 Max Contig: **5,600 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$12.00**
 Expenses: **2021 Tax @ \$1.75/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 5,600 SF	Drive Ins: -	Const Mat: -
Typical Floor: 5,600 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1975	Rail Spots: -	Land Area: 2 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.06
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: -	Utilities: -	
Zoning: C-2	Tenancy: -	
Parcel No: 8110-0102-000	Parking: -	

For Sale Info

For Sale at \$560,000 (\$100.00/SF) - Active

Sales Company

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

Presented By

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	5,600	5,600	\$12.00/mg	Vacant	Negotiable	Direct
Greg Flaniken and Associates / Ben Miller (979) 299-9457 rent is \$5600/month						

117 INDUSTRIAL**FOR LEASE**

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

Lease

Total Available: **5,514 SF**
 Warehouse Avail: **5,514 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **5,514 SF**
 Max Contig: **5,514 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$8.11/sf**

**Structure**

Building Type: Class B Industrial	Ceiling Height: 14'6"-17'2"	Stories: 1
SubType: Service	Column Spacing: 25'w x 24'd	Power: -
RBA: 19,210 SF	Drive Ins: -	Const Mat: Reinforced Concrete
Typical Floor: 19,210 SF	Crane: -	Sprinkler: Yes
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1993	Rail Spots: None	Land Area: 119.80 AC
% Leased: 71.3%	Cross Docks: -	Building FAR: 0.00
Owner Occupied: No	Loading Docks: 3 ext	Levelators: None
Owner Type: Other - Private	Utilities: -	
Zoning: -	Tenancy: Multiple Tenant	
Parcel No: 0169-1019-115	Parking: 25 free Surface Spaces are available	
	Ratio of 1.33/1,000 SF	

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

Fenced Lot

Presented By

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	5,514	5,514	Withheld	Vacant	Negotiable	Direct

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

*100% Climate-Controlled and approximately 50% Drop-Ceiling *Roughly 42% of the Building is Drop-Ceiling Office -Fully Sprinklered -Clear Height: 14'6" Minimum, up to 17'2" at Peak *Truck Loading: 2 - 10'x10' Semi-Dock Truck Doors (Rear Load) *1 - 10'x10' Grade Level Ramp Door (Rear Load) *25' x 40' Column Spacing / 120' Building Depth *Tiltwall Construction with Stucco & Brick Office Façade

Building Notes

Single-Story Service Center Building
 18,696 Total NRA
 Built in 1993
 Features:

*100% Climate-Controlled and approximately 50% Drop-Ceiling

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Central Brazoria County Business Pa

-- cont'd

4015 Technology Dr

Angleton, TX 77515

*Roughly 42% of the Building is Drop-Ceiling Office

*Fully Sprinklered

*Clear Height: 14'6" Minimum, up to 17'2" at Peak

*Truck Loading:

2 - 10'x10' Semi-Dock Truck Doors (Rear Load)

1 - 10'x10' Grade Level Ramp Door (Rear Load)

25' x 40' Column Spacing / 120' Building Depth

*Tiltwall Construction with Stucco & Brick Office Façade

118 RETAIL**FOR LEASE**

Shoppes at Alvin
1468 S Bypass 35 Hwy
Alvin, TX 77511

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **23,660 SF**
 Typical Floor: **23,660 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **77.0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **6.07 AC**
 Zoning: **None**
 Parcel No: **0421-0022-000**
 Parking: **-**

**Lease**

Total Available: **5,447 SF**
 Smallest Space: **100 SF**
 Max Contig: **5,347 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$28.00**
 Expenses: **2021 Tax @ \$1.11/sf**

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

UTR-Texas Realtors / Sharon Rowsey (281) 947-8037

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	100	100	100	Withheld	Vacant	Negotiable	Direct

UTR-Texas Realtors / Sharon Rowsey (281) 947-8037

Hair Salon individual suites available, spaces are 10' x 10' and will have 24/7 access to serve your clients whenever you need to. This space will be right next door to a nail salon. Space will have amenities \$220/ week with a minimum of a one year contract

P 1st / Suite CDE	5,347	5,347	5,347	\$28.00/nnn	Vacant	Negotiable	New
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UTR-Texas Realtors / Sharon Rowsey (281) 947-8037

FEATURES • In-line space square footage to suit • Space can be delivered as white box • Main thoroughfare on morning side of road

Building Notes

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

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Shoppes at Alvin

-- cont'd

1468 S Bypass 35 Hwy

Alvin, TX 77511

Auto Zone

Walgreen's

119 RETAIL**FOR LEASE**

Kingsley Crossing
12810 W Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **14,451 SF**
 Typical Floor: **14,451 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2017**
 % Leased: **63.9%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.75 AC**
 Zoning: **-**
 Parcel No: **7707-1001-001**
 Parking: **102 Surface Spaces are available**
Ratio of 7.06/1,000 SF

**Lease**

Total Available: **5,215 SF**
 Smallest Space: **1,400 SF**
 Max Contig: **3,207 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$28.00-\$30.00**
 Expenses: **2021 Tax @ \$4.30/sf**

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

Caisson Real Estate Brokerage, LLC / James Cotter (210) 871-0464 / Drew Birdsong (832) 981-3935

Amenities

Air Conditioning, Drive Thru, Monument Signage, Pylon Sign, Signage, Signalized Intersection, Tenant Controlled HVAC

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 140	2,008	2,008	2,008	\$28.00/nnn	Vacant	3-10 yrs	Direct
Caisson Real Estate Brokerage, LLC / James Cotter (210) 871-0464 / Drew Birdsong (832) 981-3935							
Built out as a Taekwondo studio, excellent for a fitness facility or other retail.							
P 1st / Suite 160	1,400 - 3,207	3,207	3,207	\$30.00/nnn	Vacant	3-10 yrs	Direct
Caisson Real Estate Brokerage, LLC / James Cotter (210) 871-0464 / Drew Birdsong (832) 981-3935							
Drive-thru capable. Fully built out as education space but perfect for any retail, fitness or restaurant conversion. Does not have a grease trap but landlord will provide generous TI. Space is divisible							

Building Notes

Located at a heavily trafficked intersection, Kingsley Crossing is a new retail plaza at 12810 W Broadway Street in the south Houston suburb of Pearland, Texas. The prominent shopping center welcomes patrons with expansive storefronts, natural stone accents, and modern awnings.

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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**

Lacks Plantation Center
30-36 Lack Ln
Clute, TX 77531

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **58,745 SF**
 Typical Floor: **58,745 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1969**
 % Leased: **97.6%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **3.40 AC**
 Zoning: **0029**
 Parcel No: **0019-0326-000**
 Parking: **193 Surface Spaces are available**
Ratio of 3.25/1,000 SF

**Lease**

Total Available: **5,180 SF**
 Smallest Space: **1,440 SF**
 Max Contig: **3,740 SF**
 Space Use: **Off/Ret, Retail**
 Rent/SF/Yr: **\$12.00**
 Expenses: **2021 Tax @ \$0.79/sf**

For Sale Info**For Sale - Active****Sales Company**

Vandaveer Commercial: Mike Vandaveer (720) 726-7878, Mark McCrummen (720) 726-7878

Presented By

Vandaveer Commercial / Mark McCrummen (720) 726-7878

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 32 & 30B	3,740	3,740	3,740	\$12.00/nnn	30 Days	Negotiable	Direct
Vandaveer Commercial / Mark McCrummen (720) 726-7878 former dance studio that can be easily converted to retail or office							
P 1st / Suite 88	1,440	1,440	1,440	\$12.00/nnn	Vacant	Negotiable	Direct
Vandaveer Commercial / Mark McCrummen (720) 726-7878 Move-in ready, fully built out retail.							

121**RETAIL****FOR LEASE**

Pearland Central Plaza
1909 N Main St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **5,969 SF**
 Typical Floor: **5,969 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1994**
 % Leased: **14.6%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.90 AC**
 Zoning: **-**
 Parcel No: **0542-0001-160**
 Parking: **40 free Surface Spaces are available**
Ratio of 6.70/1,000 SF

**Lease**

Total Available: **5,100 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **3,600 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$6.48/sf; 2011 Ops @ \$1.35/sf**

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

Charma / Kathrine Lam (713) 772-1664

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 101	1,500	1,500	1,500	Withheld	Vacant	Negotiable	Direct
Charma / Kathrine Lam (713) 772-1664							
P 1st / Suite 111	3,600	3,600	3,600	Withheld	Vacant	Negotiable	Direct
Charma / Kathrine Lam (713) 772-1664							

122 OFFICE**FOR LEASE**

**2010 Broadway St
Pearland, TX 77581**

Structure

Building Type: **Office**
 SubType: **Office Building**
 Class: **C**
 RBA: **5,000 SF**
 Typical Floor: **5,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1964**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.28 AC**
 Zoning: **None**
 Parcel No: **7510-0024-000**
 Parking: **15 Surface Spaces are available
Ratio of 2.86/1,000 SF**

**Lease**

Total Available: **5,000 SF**
 Smallest Space: **200 SF**
 Max Contig: **2,500 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$25.20**
 Expenses: **2021 Tax @ \$2.47/sf**

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

Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541

Amenities

Air Conditioning, Central Heating, Fully Carpeted

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,500	2,500	2,500	\$25.20/fs	Vacant	Negotiable	Direct
Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541							
Ideal Office spaces for LEASE on Broadway (FM 518), easy access to Pearland Parkway and Dixie Farm rd Available spaces are marked with red color on Suite map attached under photo section. Spaces will be available to move in by Sep 1st, 2020							
P 1st / Suite 2010	200 - 2,500	2,500	2,500	\$25.20/fs	Vacant	Negotiable	Direct
Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541							
Space from 200 sq.ft to 1,500 sq.ft available for most use. Doctors, Insurance, Real Estate, Skin care, Thereapy, small office spaces...							

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

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123 INDUSTRIAL

FOR LEASE

**10498 County Road 190
Alvin, TX 77511**



Lease

Total Available: **5,000 SF**
Warehouse Avail: **5,000 SF**
Office Avail: **0 SF**
CAM: **-**
Smallest Space: **5,000 SF**
Max Contig: **5,000 SF**
Space Use: **Industrial**
Rent/SF/yr: **\$9.00**
Expenses: **2021 Tax @ \$1.84/sf**

Structure

Building Type: Class B Industrial	Ceiling Height: 20'0"	Stories: 1
SubType: -	Column Spacing: 50'w	Power: 400a/240v 3p
RBA: 5,000 SF	Drive Ins: 2	Const Mat: Metal
Typical Floor: 5,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 2010	Rail Spots: -	Land Area: 1 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.11
Owner Occupied: -	Loading Docks: None	Levelators: None
Owner Type: Individual	Utilities: -	
Zoning: -	Tenancy: -	
Parcel No: 0477-0043-013	Parking: Ratio of 0.00/1,000 SF	

For Sale Info

Not For Sale

Features

Fenced Lot

Presented By

APEX Realtors / Daniel Bekele (713) 377-4391

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	5,000	5,000	\$9.00/fs	Vacant	Negotiable	Direct

APEX Realtors / Daniel Bekele (713) 377-4391

124 INDUSTRIAL**FOR LEASE**

**1809 Yellowstone St
Freeport, TX 77541**

Lease

Total Available: **5,000 SF**
 Warehouse Avail: **5,000 SF/2,000 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **5,000 SF**
 Max Contig: **7,500 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$2.70/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 5,000 SF	Drive Ins: -	Const Mat: Masonry
Typical Floor: 5,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1960	Rail Spots: -	Land Area: 0.48 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.24
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Individual	Utilities: -	
Zoning: C	Tenancy: Multiple Tenant	
Parcel No: 8115-0040-000	Parking: Ratio of 0.00/1,000 SF	

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

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	5,000/2,000 ofc	7,500	Withheld	Vacant	3-5 yrs	New

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

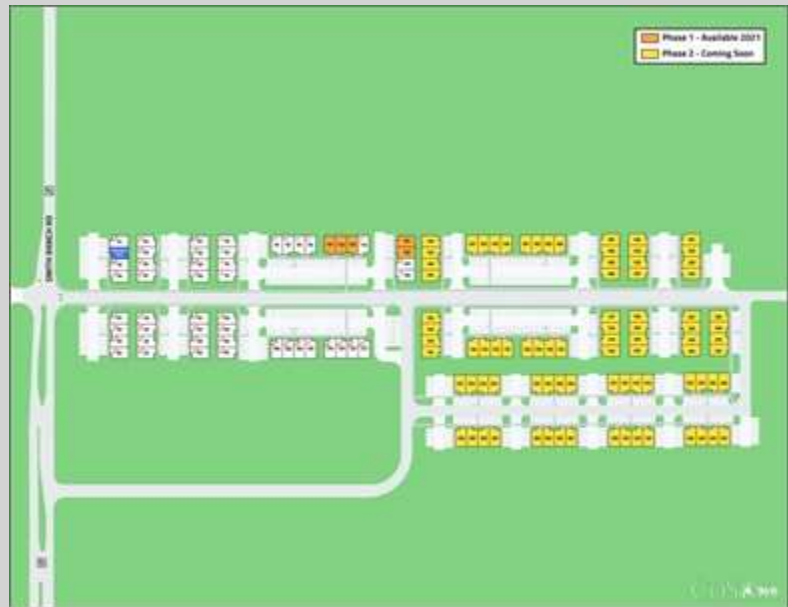
TWO BUILDINGS, ONE 5000 SQ. FT. ANOTHER 2500 SQ. FT. INCLUDING 0.70 ACRES

125 OFFICE**FOR LEASE**

Building 17
2743 Smith Ranch Rd
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **4,800 SF**
 Typical Floor: **4,800 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **2023**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Single 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 Johnson (832) 229-4413

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1701	1,200	4,800	4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
P 1st / Suite 1702	1,200	4,800	4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
P 1st / Suite 1703	1,200	4,800	4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
P 1st / Suite 1704	1,200	4,800	4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								

126 OFFICE**FOR LEASE**

Building 16
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: **Proposed**
 Year Built: **2023**
 % Leased: **0%**
 Owner Occupied: **No**
 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 Johnson (832) 229-4413

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1601	1,200	4,800	4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
P 1st / Suite 1602	1,200	4,800	4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
P 1st / Suite 1603	1,200	4,800	4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
P 1st / Suite 1604	1,200	4,800	4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								

127 OFFICE**FOR LEASE**

Building 18
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: **Proposed**
 Year Built: **2023**
 % Leased: **0%**
 Owner Occupied: **No**
 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**

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

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

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1801	1,200	4,800	4,800	No	\$25.00/nnn	02/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
P 1st / Suite 1802	1,200	4,800	4,800	No	Withheld	02/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
P 1st / Suite 1803	1,200	4,800	4,800	No	Withheld	02/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
P 1st / Suite 1804	1,200	4,800	4,800	No	Withheld	02/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								

128 OFFICE**FOR LEASE**

Building 19
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: **Proposed**
 Year Built: **2023**
 % Leased: **0%**
 Owner Occupied: **No**
 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: **1,200 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$25.00**

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

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

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1901	1,200	1,200	1,200	No	\$25.00/nnn	06/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
P 1st / Suite 1902	1,200	1,200	1,200	No	\$25.00/nnn	06/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
P 1st / Suite 1903	1,200	1,200	1,200	No	\$25.00/nnn	06/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
P 1st / Suite 1904	1,200	1,200	1,200	No	\$25.00/nnn	06/2023	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								

129 RETAIL**FOR LEASE**

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

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **21,400 SF**
 Typical Floor: **21,400 SF**
 Stories: **1**
 Building Status: **Under Construction**
 Year Built: **2022**
 % Leased: **77.7%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **3.12 AC**
 Zoning: **None**
 Parcel No: **0564-0005-001**
 Parking: **-**

**Lease**

Total Available: **4,769 SF**
 Smallest Space: **2,377 SF**
 Max Contig: **2,392 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.48/sf**

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

NAI Partners / Jason Gaines (713) 410-8910 / Shaffer Braun (713) 275-9653

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	2,392	2,392	2,392	Withheld	12/2022	Negotiable	New
NAI Partners / Jason Gaines (713) 410-8910 / Shaffer Braun (713) 275-9653							
PREMISES • Total Square Footage: ±25,000 SF • Space Available: ±3,916 SF • Call for Pricing • Building Depth: 73'-77'							
P 1st	2,377	2,377	2,377	Withheld	12/2022	Negotiable	Direct
NAI Partners / Jason Gaines (713) 410-8910 / Shaffer Braun (713) 275-9653							

130 OFFICE**FOR LEASE**

Silverlake Professional Building
2225 CR 90
Pearland, TX 77584

Structure

Building Type: **Office**
 Class: **B**
 RBA: **19,393 SF**
 Typical Floor: **9,697 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2002**
 % Leased: **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: **4,736 SF**
 Smallest Space: **429 SF**
 Max Contig: **1,864 SF**
 Space Use: **Off/Ret, Office**
 Rent/SF/Yr: **\$18.00-\$24.00**
 Expenses: **2021 Tax @ \$3.03/sf; 2007 Ops @ \$8.03/sf**

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

Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Kathy Jones (713) 464-1001

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 107	1,155	1,155	1,155	\$18.00/nnn	Vacant	Negotiable	Direct
Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363							
P 1st / Suite 115	1,864	1,864	1,864	\$18.00/nnn	Vacant	Negotiable	Direct
Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363							
P 2nd / Suite 201-G	429	429	429	\$24.00/fs	Vacant	Negotiable	Direct
Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363							
P 2nd / Suite 201-I	1,288	1,288	1,288	\$24.00/fs	Vacant	Negotiable	Direct
Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363							

Building Notes

19,393 square foot Medical Professional Building located at 2225 County Road 90 in Pearland. Tenants include Johnston and Harrington P.C., Counseling Connections for Change, K-Del's Salon, Advance Eye Care, Pearland ENT, and Dr. Mark Moss.

APN:7583-0101-003



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

131 OFFICE**FOR LEASE**

Tranquility Center
7930 Broadway St
Pearland, TX 77581

Structure

Building Type: **Office**
 Class: **B**
 RBA: **17,849 SF**
 Typical Floor: **17,849 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2003**
 % Leased: **81.7%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **5.44 AC**
 Zoning: **-**
 Parcel No: **0242-0015-001**
 Parking: **50 free Surface Spaces are available**
Ratio of 1.72/1,000 SF

**Lease**

Total Available: **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**

JK Properties / Jung Kwak (281) 997-6626

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 104	1,300	1,300	1,300	\$16.20/nnn	10/2022	3-5 yrs	Direct
JK Properties / Jung Kwak (281) 997-6626							
Long time All State agent want to retire next year, any one to take over her place for insurance, it will be great!.							
P 1st / Suite 110	1,300	1,300	1,300	Withheld	Vacant	Negotiable	Direct
JK Properties / Jung Kwak (281) 997-6626							
This's law firm office and good for any private business offices							
P 1st / Suite 118	1,960	1,960	1,960	\$15.00/nnn	Vacant	Negotiable	Direct
JK Properties / Jung Kwak (281) 997-6626							
Center of Pearland Tx							

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	Type
P 1st / Suite 100	2,517	2,517	2,517	Withheld	Vacant	Negotiable	Direct
Evergreen Commercial Realty / Lilly Golden (713) 664-3634 x1 / Haley Golden (713) 664-3634							
P 1st / Suite 150	1,218	1,218	1,218	Withheld	60 Days	Negotiable	Direct
Evergreen Commercial Realty / Lilly Golden (713) 664-3634 x1 / Haley Golden (713) 664-3634							
P 1st / Suite 170	803	803	803	Withheld	30 Days	Negotiable	Direct
Evergreen Commercial Realty / Lilly Golden (713) 664-3634 x1 / Haley Golden (713) 664-3634							

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Building 100 - Pearland Town Center

-- cont'd

11200 Broadway St

Pearland, TX 77584

133 RETAIL**FOR LEASE**

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

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **21,593 SF**
 Typical Floor: **21,593 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2008**
 % Leased: **79.4%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **13.50 AC**
 Zoning: **0025**
 Parcel No: **0678-0025-110**
 Parking: **100 free Surface Spaces are available**
Ratio of 4.63/1,000 SF

**Lease**

Total Available: **4,449 SF**
 Smallest Space: **1,949 SF**
 Max Contig: **2,500 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$26.50**
 Expenses: **2021 Tax @ \$16.23/sf, 2010 Est Tax @ \$0.75/sf; 2009 Ops @ \$6.58/sf, 2010 Est Ops @ \$6.02/sf**

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

Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 X126 / Eric Drymalla (832) 423-7439 x126

Amenities

Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 121	2,500	2,500	2,500	\$26.50/nnn	Vacant	Negotiable	Direct
Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 x126							
2nd Generation Medical							
P 1st / Suite 150b	1,949	1,949	1,949	\$26.50/nnn	Vacant	Negotiable	Direct
Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 x126							

Building Notes

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

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Retail IV - Shadow Creek Crossing

-- cont'd

12004 Shadow Creek Pky

Pearland, TX 77584

134 RETAIL**FOR LEASE****3414 Business Center Dr
Pearland, TX 77584****Structure**

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **8,800 SF**
 Typical Floor: **8,800 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **50.0%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **1.03 AC**
 Zoning: **None**
 Parcel No: **6563-0001-002**
 Parking: **57 Surface Spaces are available
Ratio of 5.52/1,000 SF**

**Lease**

Total Available: **4,400 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **4,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$31.00**
 Expenses: **2021 Tax @ \$2.70/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	Type
P 1st / Suite 110	2,000	4,400	4,400	\$31.00/nnn	Vacant	Negotiable	New
Garbo Construction LLC / Peter Wood (713) 269-3058							
P 1st / Suite 140	1,200	4,400	4,400	\$31.00/nnn	Vacant	Negotiable	New
Garbo Construction LLC / Peter Wood (713) 269-3058							
P 1st / Suite 150	1,200	4,400	4,400	\$31.00/nnn	Vacant	Negotiable	New
Garbo Construction LLC / Peter Wood (713) 269-3058							

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

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: **4,362 SF**
 Smallest Space: **4,362 SF**
 Max Contig: **4,362 SF**
 Space Use: **Retail**
 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	Type
P 1st	4,362	4,362	4,362	Withheld	Vacant	Negotiable	Direct

Streetwise Retail Advisors / Joe Silver (713) 595-9500 x5579 / Chris Pitts (713) 773-5558

136 RETAIL**FOR LEASE**

**1483 E Tx-6 Hwy
Alvin, TX 77511**

Structure

Building Type: **Retail**
 SubType: **Restaurant**
 Class: **-**
 RBA: **4,286 SF**
 Typical Floor: **4,286 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1993**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **1.03 AC**
 Zoning: **0121**
 Parcel No: **0227-0102-110**
 Parking: **87 free Surface Spaces are available**
Ratio of 10.00/1,000 SF

**Lease**

Total Available: **4,286 SF**
 Smallest Space: **4,286 SF**
 Max Contig: **4,286 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.49/sf**

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

Streetwise Retail Advisors / Joe Silver (713) 595-9500 X5579 / Joe Silver (713) 595-9500 x5579

Amenities

Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,286	4,286	4,286	Withheld	30 Days	Negotiable	Direct

Streetwise Retail Advisors / Joe Silver (713) 595-9500 x5579
 For Lease- 2nd generation Restaurant property

137 RETAIL**FOR LEASE**

**3695 Kirby Dr
Pearland, TX 77584**

**Structure**

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **23,504 SF**
 Typical Floor: **23,504 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2018**
 % Leased: **81.8%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **3.79 AC**
 Zoning: **None**
 Parcel No: **0564-0033-105**
 Parking: **142 Surface Spaces are available
Ratio of 6.04/1,000 SF**

Lease

Total Available: **4,270 SF**
 Smallest Space: **1,830 SF**
 Max Contig: **2,440 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$25.00**
 Expenses: **2021 Tax @ \$5.40/sf**

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

SVN | Riverstone Commercial Real Estate / Angela Lasell (979) 431-4400 / Jim Jones (979) 431-4400

Amenities

Corner Lot

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 109	2,440	2,440	2,440	\$25.00/nnn	Vacant	Negotiable	Direct
SVN Riverstone Commercial Real Estate / Jim Jones (979) 431-4400 / Angela Lasell (979) 431-4400							
P 1st / Suite 115	1,830	1,830	1,830	\$25.00/nnn	Vacant	Negotiable	Direct
SVN Riverstone Commercial Real Estate / Jim Jones (979) 431-4400 / Angela Lasell (979) 431-4400							

138 RETAIL**FOR LEASE**

Wood Creek Center
1807 E Broadway
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Restaurant**
 Class: **-**
 RBA: **10,500 SF**
 Typical Floor: **10,500 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2003**
 % Leased: **59.8%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.41 AC**
 Zoning: **-**
 Parcel No: **2199-0001-003**
 Parking: **75 Surface Spaces are available**
Ratio of 7.14/1,000 SF

**Lease**

Total Available: **4,226 SF**
 Smallest Space: **1,050 SF**
 Max Contig: **2,104 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$22.00**
 Expenses: **2021 Tax @ \$2.99/sf; 2011 Ops @ \$4.51/sf**

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

Moody Rambin / Brent Fredricks (713) 572-3500 / Joel Dalak (713) 773-5596

Amenities

Pylon Sign, Restaurant, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 101	1,050	1,050	1,050	\$22.00/nnn	Vacant	Negotiable	Direct
Moody Rambin / Brent Fredricks (713) 572-3500 / Joel Dalak (713) 773-5596							
End-Cap Space							
P 1st / Suite 109	2,104	2,104	2,104	\$22.00/nnn	Vacant	Negotiable	Direct
Moody Rambin / Brent Fredricks (713) 572-3500 / Joel Dalak (713) 773-5596							
P 1st / Suite 111	1,072	1,072	1,072	\$22.00/nnn	Vacant	Negotiable	Direct
Moody Rambin / Brent Fredricks (713) 572-3500 / Joel Dalak (713) 773-5596							

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

139 RETAIL**FOR LEASE**

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

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **22,495 SF**
 Typical Floor: **22,495 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2003**
 % Leased: **81.3%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **6.08 AC**
 Zoning: **-**
 Parcel No: **7032-0000-000**
 Parking: **120 Surface Spaces are available**
Ratio of 5.38/1,000 SF

**Lease**

Total Available: **4,206 SF**
 Smallest Space: **2,036 SF**
 Max Contig: **2,170 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$4.43/sf, 2016 Est Tax @ \$2.51/sf; 2016 Est Ops @ \$3.92/sf**

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

Global Fund Investments / Edward Le (832) 203-0606 X106 / Edward Le (832) 203-0606 x106

Amenities

Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B-106	2,036	2,036	2,036	Withheld	Vacant	Negotiable	Direct
Global Fund Investments / Edward Le (832) 203-0606 x106							
P 1st / Suite B-108	2,170	2,170	2,170	Withheld	Vacant	Negotiable	Direct
Global Fund Investments / Edward Le (832) 203-0606 x106							

Building Notes

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

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

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

140 OFFICE**FOR LEASE**

**12280 Broadway St
Pearland, TX 77584**

Structure

Building Type: **Office**
 SubType: **Office/Residential**
 Class: **B**
 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	Type
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 Lease right on the heart of City of Pearland with high traffic Two 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 / Johnna Johnson (281) 513-9507								
P 1st / Suite 3105	1,100	1,100	1,100	No	\$25.00/nn	Vacant	Negotiable	Direct
Re/Max Exclusive / Johnna Johnson (281) 513-9507								
P 1st / Suite 3117	1,014	1,014	1,014	No	\$25.00/nn	Vacant	Negotiable	Direct
Re/Max Exclusive / Johnna Johnson (281) 513-9507								

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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) 980-5638

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

Dixie Shopping Center - Gulf Shopping Center
815 Dixie Dr
Clute, TX 77531

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **30,000 SF**
 Typical Floor: **30,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1980**
 % Leased: **86.3%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.75 AC**
 Zoning: **None**
 Parcel No: **2115-0066-130**
 Parking: **130 free Surface Spaces are available**
Ratio of 4.33/1,000 SF

**Lease**

Total Available: **4,100 SF**
 Smallest Space: **1,100 SF**
 Max Contig: **4,100 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$12.00**
 Expenses: **2021 Tax @ \$1.11/sf, 2012 Est Tax @ \$0.71/sf; 2014 Ops @ \$2.16/sf, 2012 Est Ops @ \$1.32/sf**

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

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

Amenities

24 Hour Access, Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,100 - 4,100	4,100	4,100	\$12.00/nnn	Vacant	3-5 yrs	Direct

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

Last remaining vacancy in a newly remodeled shopping center. Recent renovation includes new facade, pylon sign, parking lot lighting, stone face on storefront, lighting accents on building, and new landscaping. This center offers Class A quality at a Class B rent rate.

Building Notes**Description**

Highly visible shopping center on one of the principal commercial thoroughfares in fast-growing southern Brazoria County, where local industry has announced \$30 Billion in plant expansions over the next few years. Space available ranges from a 1700 sq ft restaurant up to 10,000 sq ft total,

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Dixie Shopping Center - Gulf Shopping Center

-- cont'd

**815 Dixie Dr
Clute, TX 77531**

with wide flexibility to tailor the size to a tenant's needs.

Located less than 1/4 mile from one of the main entrances to Dow Chemical, the largest employer in Brazoria County.

Highly visible shopping center on one of the principal commercial thoroughfares in fast-growing southern Brazoria County, where local industry has announced \$30 Billion in plant expansions over the next few years. Space available ranges from a 1700 sq ft restaurant up to 10,000 sq ft total, with wide flexibility to tailor the size to a tenant's needs.

Located less than 1/4 mile from one of the main entrances to Dow Chemical, the largest employer in Brazoria County.

143 RETAIL**FOR LEASE**

Lake Jackson Center
Oyster Creek & Oak Drive
Lake Jackson, TX 77566

Structure

Building Type: **Retail**
 Class: -
 RBA: **13,552 SF**
 Typical Floor: **13,552 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **2023**
 % Leased: **0%**
 Owner Occupied: -
 Owner Type: -
 Tenancy: **Multiple Tenant**
 Land Area: -
 Zoning: -
 Parcel No: **5795-0000-003**
 Parking: -

**Lease**

Total Available: **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****Presented By**

Ironbridge Realty Partners / Court Richardson (346) 701-5700 X1002 / Court Richardson (346) 701-5700 x1002

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	1,500 - 4,050	4,050	4,050	Withheld	Vacant	Negotiable	New

Ironbridge Realty Partners / Court Richardson (346) 701-5700 x1002

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

**Lease**

Total Available: **4,000 SF**
 Smallest Space: **2,000 SF**
 Max Contig: **2,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$18.00**
 Expenses: **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	Type
P 1st / Suite A	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							
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.

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

145 OFFICE**FOR LEASE**

**22221 Highway 6
Manvel, TX 77578**

Structure

Building Type: **Office**
 Class: **C**
 RBA: **4,000 SF**
 Typical Floor: **4,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1999**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Single Tenant**
 Land Area: **1.95 AC**
 Zoning: **Commercial**
 Parcel No: **0231-1028-150**
 Parking: **20 free Surface Spaces are available
Ratio of 5.00/1,000 SF**

**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**

Texas Group Co-424108 / Anabel Hidalgo (713) 553-4591

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,000	4,000	4,000	\$16.56/fs	Vacant	2-5 yrs	New

Texas Group Co-424108 / Anabel Hidalgo (713) 553-4591

The space is open with great potential for any type of business. The monthly rent is \$4,200 + CAM \$1,300

146 RETAIL**FOR LEASE****TX-35**
Alvin, TX 77511**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 Estate / Juan Sanchez (281) 407-0601

Amenities

Air Conditioning, Freeway Visibility, Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 109	4,000	4,000	4,000	\$24.00/nnn	Vacant	Negotiable	Direct

Sendero Real Estate / Juan Sanchez (281) 407-0601

Unique opportunity to lease a fully equipped 4,000 square foot 2nd Gen Hair Salon & Spa Services space. The space has a front 1300 square foot waiting area that doubles as a bar for clients and includes a 20 tap kegerator with top of the line cooler system. Salon has a dual entrance with one side designated as a barber shop and the other a 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**FOR LEASE**

SWC Highway 288 & CR 56
Rosharon, TX 77583

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **17,125 SF**
 Typical Floor: **17,125 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **77.1%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **-**
 Parcel No: **0288-0011-004**
 Parking: **Ratio of 6.19/1,000 SF**

**Lease**

Total Available: **3,925 SF**
 Smallest Space: **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) 814-4930 / Kellie Keller (713) 437-3979

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,400	1,400	1,400	\$32.00/nnn	Vacant	Negotiable	Direct
The Blue Ox Group / Jack Savery (713) 814-4930 / Kellie Keller (713) 437-3979							
P 1st	2,525	2,525	2,525	\$32.00/nnn	Vacant	Negotiable	New
The Blue Ox Group / Jack Savery (713) 814-4930 / Kellie Keller (713) 437-3979							

148 INDUSTRIAL**FOR LEASE**

23147 W Highway 6
Alvin, TX 77511

Lease

Total Available: **3,850 SF**
 Warehouse Avail: **0 SF**
 Office Avail: **3,850 SF**
 CAM: **-**
 Smallest Space: **3,850 SF**
 Max Contig: **3,850 SF**
 Space Use: **Office**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$0.60/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: 9'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 58,824 SF	Drive Ins: 5	Const Mat: -
Typical Floor: 58,824 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1978	Rail Spots: None	Land Area: 6.57 AC
% Leased: 93.5%	Cross Docks: -	Building FAR: 0.21
Owner Occupied: Yes	Loading Docks: None	Levelators: None
Owner Type: Other - Private	Utilities: -	
Zoning: -	Tenancy: Multiple Tenant	
Parcel No: 0230-0042-005	Parking: 16 Surface Spaces are available	
	Ratio of 0.27/1,000 SF	

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

Pat Griffin Realty / Becky Cornelius (713) 208-1814

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	3,850	3,850	\$12.00/mg	Vacant	Negotiable	Direct

Pat Griffin Realty / Becky Cornelius (713) 208-1814

Great executive or industrial executive offices with conference room, kitchen, 2 baths. Clean, well maintained and ready to move in. Warehouses in back are all in use. Right past 146 on Hwy 6 heading toward 288.

149 FLEX**FOR LEASE****104 E Motel Dr
Alvin, TX 77511****Lease**

Total Available: **3,850 SF**
 Flex Avail: **3,850 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **3,850 SF**
 Max Contig: **3,850 SF**
 Space Use: **Flex**
 Rent/SF/yr: **\$12.00**
 Expenses: **2021 Tax @ \$0.86/sf**

**Structure**

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
Owner Occupied: No	Loading Docks: -	Levelators: -
Owner Type: Individual	Utilities: Heating - Electric, Lighting - Fluorescent, Sewer - City, Water - City	
Zoning: N/A	Tenancy: Single Tenant	
Parcel No: 0227-0089-000	Parking: Free Surface Spaces	

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

Fenced Lot, Signage

Presented By

Jerry Starkey / Jerry Starkey (832) 498-3242

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	3,850	3,850	\$12.00/+util	Vacant	Negotiable	Direct

Jerry Starkey / Jerry Starkey (832) 498-3242

Retail area has offices, showroom, kitchen and 2 bathrooms. Warehouse has bathroom and shower, 3 phase electric.

150 RETAIL**FOR LEASE**

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

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **108,438 SF**
 Typical Floor: **108,438 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1989**
 % Leased: **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**

Total Available: **3,830 SF**
 Smallest Space: **800 SF**
 Max Contig: **1,630 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.94/sf**

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

Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X303 / Dan Silvestri (713) 785-6272 x303

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 3124A	1,400	1,400	1,400	Withheld	Vacant	Negotiable	Direct
Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 x303							
P 1st / Suite 3134	800	800	800	Withheld	Vacant	Negotiable	Direct
Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 x303							
P 1st / Suite 3140	1,630	1,630	1,630	Withheld	Vacant	Negotiable	Direct
Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 x303							

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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 available**
Ratio of 4.80/1,000 SF

**Lease**

Total Available: **3,781 SF**
 Smallest Space: **1,177 SF**
 Max Contig: **2,604 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$4.41/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	Type
P 1st / Suite 114	1,177	1,177	1,177	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622 / Kyle Knight (713) 335-4532							
P 1st / Suite 121	2,604	2,604	2,604	Withheld	Vacant	Negotiable	Direct
Weitzman / James Namken (713) 980-5622 / Kyle Knight (713) 335-4532							

152 OFFICE**FOR LEASE**

Bldg B - Silverlake Plaza II
9330 W Broadway St
Pearland, TX 77584

Structure

Building Type: **Office**
 SubType: **Office Live/Work Unit**
 Class: **B**
 RBA: **22,200 SF**
 Typical Floor: **11,100 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **2000**
 % Leased: **83.0%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **1.21 AC**
 Zoning: **-**
 Parcel No: **7583-5000-001**
 Parking: **50 free Surface Spaces are available**
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**
 Expenses: **2021 Tax @ \$8.16/sf, 2011 Est Tax @ \$1.00/sf; 2011 Ops @ \$8.24/sf**

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

LandPark Commercial / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B306	1,380	1,380	1,380	\$17.00/nnn	Vacant	3-5 yrs	Direct
LandPark Commercial / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200							
Description Retail/Office Development center at prime retail intersection in Pearland's hottest retail district. Located east of the CR 90 and Broadway/ FM 518 intersection close to Smith Rd in the Silverlake subdivision of Pearland. Center has high traffic counts and great visibility.							
P 2nd / Suite B328	2,387	2,387	2,387	\$17.00/nnn	Vacant	3-5 yrs	Direct
LandPark Commercial / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200							

153 RETAIL**FOR LEASE**

Bldg 2 - Four Corners Shopping Center
120 Circle Way St
Lake Jackson, TX 77566

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **8,000 SF**
 Typical Floor: **8,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1979**
 % Leased: **53.1%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **-**
 Land Area: **6.12 AC**
 Zoning: **-**
 Parcel No: **0069-0036-000**
 Parking: **-**

**Lease**

Total Available: **3,750 SF**
 Smallest Space: **1,750 SF**
 Max Contig: **2,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.20/sf**

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

Sona Development LLC / Robert Naggar (713) 523-4988

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

154 RETAIL**FOR LEASE**

**1109 W Tx-6 Hwy
Alvin, TX 77511**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **6,250 SF**
 Typical Floor: **6,250 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2012**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.35 AC**
 Zoning: **0110**
 Parcel No: **3690-0446-000**
 Parking: **12 free Surface Spaces are available**
Ratio of 1.92/1,000 SF

**Lease**

Total Available: **3,750 SF**
 Smallest Space: **3,750 SF**
 Max Contig: **3,750 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.49/sf; 2013**
Combined Est Tax/Ops @ \$4.20/sf

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

SRS Real Estate Partners / Logan Taylor (281) 661-3224

Amenities

Pylon Sign, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,750	3,750	3,750	Withheld	30 Days	Negotiable	Direct

SRS Real Estate Partners / Logan Taylor (281) 661-3224

155 OFFICE**FOR LEASE**

**10015 Broadway St
Pearland, TX 77584**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **24,397 SF**
 Typical Floor: **24,397 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2000**
 % Leased: **84.8%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **1.93 AC**
 Zoning: **-**
 Parcel No: **0304-0054-110**
 Parking: **45 Surface Spaces are available**
Ratio of 1.84/1,000 SF

**Lease**

Total Available: **3,720 SF**
 Smallest Space: **1,770 SF**
 Max Contig: **3,720 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$22.00**
 Expenses: **2021 Tax @ \$2.06/sf, 2010 Est Tax @ \$2.06/sf; 2010 Est Ops @ \$2.76/sf**

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

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite F	1,770 - 3,720	3,720	3,720	\$22.00/nnn	Vacant	5 yrs	Direct

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

Great space that lends itself to medical, retail or office/professional use. Formerly a orthodontist office. Space is equipped with plenty of work area, lab, file rooms, storage, consultation rooms, kids area. Great layout for any medical user. Space is comprised of vacant fully built out Orthodontist space and partially built out adjacent space, to be lease together or possibly separate. Total SF can be demised into two spaces at a minimum of 1770 SF.

156 RETAIL**FOR LEASE**

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	Type
P 1st	1,400	1,400	1,400	\$12.00/nnn	Vacant	Negotiable	Direct
Cass Shewbart / Cass Shewbart (281) 451-5418							
P 1st / Suite 167	1,000	1,000	1,000	\$14.00/nnn	Vacant	Negotiable	Direct
Cass Shewbart / Cass Shewbart (281) 451-5418							
P 1st / Suite 192	1,300	1,300	1,300	\$12.00/nnn	Vacant	Negotiable	Direct
Cass Shewbart / Cass Shewbart (281) 451-5418							

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Meadow Park - Meadow Park Plaza

-- cont'd

2625 S Loop 35

SM1462 & Loop 35

Alvin, TX 77511

157 OFFICE**FOR LEASE**

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

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 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	Type
P 1st / Suite 1710	1,225	1,225	1,225	No	\$26.00/mg	Vacant	Negotiable	Direct

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

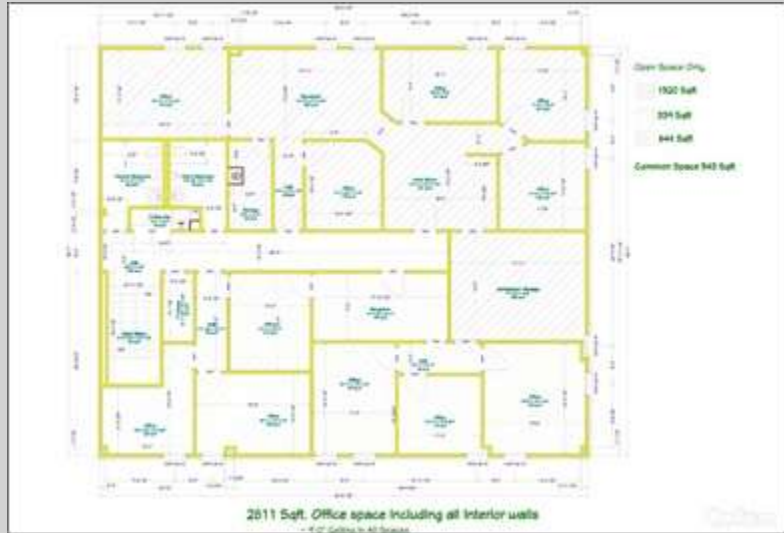
In the heart of Shadow Creek Ranch and close to Pearland Town Center. Zoned for general office use and also medical use.

158 OFFICE**FOR LEASE**

Clyde Cone Building
1227 Hwy 332
Clute, TX 77531

Structure

Building Type: **Office**
 SubType: **Office Building**
 Class: **C**
 RBA: **6,168 SF**
 Typical Floor: **3,046 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1960**
 % Leased: **40.5%**
 Owner Occupied: **-**
 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	Type
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	3,046	3,046	\$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.							

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 2	1,200	1,200	1,200	\$18.00/nnn	Vacant	Negotiable	Direct
CBRE / Jazz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-1857 +Food Town Anchored shopping center							
P 1st / Suite 4	1,200	1,200	1,200	\$18.00/nnn	Vacant	Negotiable	Direct
CBRE / Jazz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-1857 +Food Town Anchored shopping center							
P 1st / Suite 8	1,200	1,200	1,200	\$18.00/nnn	Vacant	Negotiable	Direct
CBRE / Jazz Hamilton (713) 577-1805 / Rusty Lilley (713) 577-1857							

Building Notes

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**Pearland Plaza Shopping Center -
Pearland Shopping Center
-- cont'd**

**7103 Broadway St
Pearland, TX 77581**

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

160 FLEX**FOR LEASE**

Silverlake Business Park
2849 Miller Ranch Rd
Pearland, TX 77584

Lease

Total Available: **3,600 SF**
 Flex Avail: **3,600 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **3,600 SF**
 Max Contig: **3,600 SF**
 Space Use: **Flex**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$11.55/sf; 2015 Ops @ \$0.17/sf**

**Structure**

Building Type: Class B Flex	Ceiling Height: -	Stories: 1
SubType: -	Column Spacing: -	Power: -
RBA: 18,000 SF	Drive Ins: 10	Const Mat: Metal
Typical Floor: 18,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 2002	Rail Spots: -	Land Area: 1.26 AC
% Leased: 100%	Cross Docks: -	Building FAR: 0.33
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Developer/Owner-RGNL	Utilities: -	
Zoning: Retail,Offices,Services	Tenancy: Multiple Tenant	
Parcel No: 0304-0025-002	Parking: 30 free Surface Spaces are available	
	Ratio of 1.01/1,000 SF	

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

24 Hour Access, Air Conditioning, Signage

Presented By

NAI Partners / Andy Parrish (713) 629-0500 / Abby Fraher (713) 629-0500

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 533	3,600	3,600	Withheld	30 Days	Negotiable	Direct

NAI Partners / Andy Parrish (713) 629-0500 / Abby Fraher (713) 629-0500

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**
 Parcel No: **7022-0001-213**
 Parking: **75 Surface Spaces are available**
Ratio of 7.21/1,000 SF

**Lease**

Total Available: **3,510 SF**
 Smallest Space: **1,755 SF**
 Max Contig: **1,755 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$31.00**
 Expenses: **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	Type
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 available							
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 available							

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

162 OFFICE**FOR LEASE**

**1216 N Velasco St
Angleton, TX 77515**

Structure

Building Type: **Office**
 Class: **B**
 RBA: **8,144 SF**
 Typical Floor: **8,144 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1982**
 % Leased: **57.0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.86 AC**
 Zoning: **-**
 Parcel No: **4020-0001-000**
 Parking: **40 Surface Spaces are available
Ratio of 4.91/1,000 SF**

**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**

Realty Associates / David Gallo (832) 293-1088

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	100 - 3,500	3,500	3,500	Withheld	Vacant	Negotiable	Direct

Realty Associates / David Gallo (832) 293-1088

Contact broker for details. 6 Private offices 2 have kitchens

163 RETAIL**FOR LEASE**

Sedona Lakes Center - The Shops at Sedona Lakes
SH 288 & Bailey Ave
Tract 1
Manvel, TX 77578

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **14,487 SF**
 Typical Floor: **14,487 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **77.1%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **4.30 AC**
 Zoning: **-**
 Parcel No: **0540-0029-002**
 Parking: **-**

**Lease**

Total Available: **3,325 SF**
 Smallest Space: **1,225 SF**
 Max Contig: **2,100 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**

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

NewQuest Properties / Kevin Sims (281) 477-4366 / Nick Ramsey (281) 477-4359

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,225	1,225	1,225	Withheld	Vacant	Negotiable	Direct
NewQuest Properties / Kevin Sims (281) 477-4366 / Nick Ramsey (281) 477-4359							
P 1st	2,100	2,100	2,100	Withheld	Vacant	Negotiable	Direct
NewQuest Properties / Kevin Sims (281) 477-4366 / Nick Ramsey (281) 477-4359							

164 OFFICE**FOR LEASE**

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

Structure

Building Type: **Office**
 Class: **B**
 RBA: **27,492 SF**
 Typical Floor: **13,746 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1978**
 % Leased: **87.9%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **2.45 AC**
 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**
 Smallest Space: **950 SF**
 Max Contig: **1,316 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$12.00-\$18.00**
 Expenses: **2021 Tax @ \$0.97/sf**

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

Olympus/Nelson Property Management Company / Michael Weyrich (713) 622-8908

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite U	1,316	1,316	1,316	\$12.00/tbd	Vacant	Negotiable	Direct
Olympus/Nelson Property Management Company / Michael Weyrich (713) 622-8908 https://www.lakejacksonmanagement.com/							
P 2nd / Suite M	950	950	950	\$15.84/tbd	Vacant	Negotiable	Direct
Olympus/Nelson Property Management Company / Michael Weyrich (713) 622-8908							
P 2nd / Suite N	1,050	1,050	1,050	\$18.00/tbd	Vacant	Negotiable	New
Olympus/Nelson Property Management Company / Michael Weyrich (713) 622-8908							

165**RETAIL****FOR LEASE**

**3525-3531 Broadway St
Pearland, TX 77581**

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **8,832 SF**
 Typical Floor: **8,832 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1969**
 % Leased: **62.9%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.74 AC**
 Zoning: **-**
 Parcel No: **0147-0021-000**
 Parking: **43 free Surface Spaces are available
Ratio of 4.87/1,000 SF**

**Lease**

Total Available: **3,280 SF**
 Smallest Space: **3,280 SF**
 Max Contig: **3,280 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$22.00**
 Expenses: **2021 Tax @ \$2.22/sf**

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

S & P Interests / Henry Garcia (713) 766-4500 / Ethan Beck (832) 454-8586

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,280	3,280	3,280	\$22.00/nnn	Vacant	Negotiable	Direct

S & P Interests / Ethan Beck (832) 454-8586 / Henry Garcia (713) 766-4500

166 RETAIL**FOR LEASE**

3609 Business Center
3609 Business Center Dr
SH 288 & Country Rd 59
Pearland, TX 77584

**Structure**

Building Type: **Retail**
 Class: **-**
 RBA: **22,000 SF**
 Typical Floor: **22,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2016**
 % Leased: **85.5%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **3.40 AC**
 Zoning: **-**
 Parcel No: **2362-0001-004**
 Parking: **145 Surface Spaces are available**
Ratio of 6.59/1,000 SF

Lease

Total Available: **3,200 SF**
 Smallest Space: **1,600 SF**
 Max Contig: **3,200 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$36.00**
 Expenses: **2021 Tax @ \$6.97/sf**

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

Discovery Consultants / Brantly D. Minor (713) 225-4568

Amenities

Freeway Visibility, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 116-A	1,600	3,200	3,200	\$36.00/nnn	Vacant	5 yrs	New
Discovery Consultants / Brantly D. Minor (713) 225-4568							
20" wide by 80" deep with rear fire exit. Currently has one unisex ADA restroom and a mop sink. Sprinkler system in place subject to reconfiguration for specific use.							
P 1st / Suite 116-B	1,600	3,200	3,200	\$36.00/nnn	Vacant	5 yrs	New
Discovery Consultants / Brantly D. Minor (713) 225-4568							
20" wide by 80" deep with rear fire exit. Sprinkler system in place subject to reconfiguration for specific use.							

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

167 OFFICE**FOR SALE / FOR LEASE****804 S Hood St
Alvin, TX 77511****Structure**

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **3,185 SF**
 Typical Floor: **3,185 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1991**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **0.43 AC**
 Zoning: **None**
 Parcel No: **3460-0066-110**
 Parking: **1 Covered Spaces are available
16 Surface Spaces are available
Ratio of 5.34/1,000 SF**

**Lease**

Total Available: **3,185 SF**
 Smallest Space: **3,185 SF**
 Max Contig: **3,185 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$1.89/sf**

For Sale Info**For Sale - Active****Sales Company**

Belvoir Real Estate Group LLC: Stacey Saathoff (713) 332-8208

Presented By

Belvoir Real Estate Group LLC / Stacey Saathoff (713) 332-8208

Amenities

24 Hour Access, Central Heating, Monument Signage, Reception, Yard

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,185	3,185	3,185	Withheld	Vacant	Negotiable	Direct

Belvoir Real Estate Group LLC / Stacey Saathoff (713) 332-8208

168 RETAIL**FOR LEASE**

Silverlake Shopping Center
9821 Broadway St
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **8,400 SF**
 Typical Floor: **8,400 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2003**
 % Leased: **62.5%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.71 AC**
 Zoning: **-**
 Parcel No: **0304-0025-001**
 Parking: **40 free Surface Spaces are available**
Ratio of 4.19/1,000 SF

**Lease**

Total Available: **3,150 SF**
 Smallest Space: **3,150 SF**
 Max Contig: **3,150 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$30.00**
 Expenses: **2021 Tax @ \$9.93/sf**

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

Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 X308 / Jonathan Aron (713) 623-6944 X312 / Todd Carlson (713) 623-6944 / Sandy P. Aron (713) 623-6944 x308 / Jonathan Aron (713) 623-6944 x312

Amenities

Drive Thru, Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,150	3,150	3,150	\$30.00/nnn	Vacant	Negotiable	Direct

Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 x308 / Jonathan Aron (713) 623-6944 x312 / Todd Carlson (713) 623-6944

169 RETAIL**FOR LEASE**

Kirby Retail Center
1799 Kirby Dr
Pearland, TX 77584

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **12,000 SF**
 Typical Floor: **12,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2019**
 % Leased: **74.7%**
 Owner Occupied: **-**
 Owner Type: **Corporate/User**
 Tenancy: **Multiple Tenant**
 Land Area: **1.56 AC**
 Zoning: **None**
 Parcel No: **7497-1810-008**
 Parking: **85 Surface Spaces are available**
Ratio of 7.08/1,000 SF

**Lease**

Total Available: **3,040 SF**
 Smallest Space: **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**

KM Realty / Ronald Patrice (713) 275-2616

Amenities

Air Conditioning, Monument Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 160	1,250	3,040	3,040	Withheld	Vacant	Negotiable	Direct
KM Realty / Ronald Patrice (713) 275-2616							
P 1st / Suite 170	1,790	3,040	3,040	Withheld	Vacant	Negotiable	Direct
KM Realty / Ronald Patrice (713) 275-2616							
Endcap space with wraparound glass storefronts high clearance height.							

170 RETAIL**FOR LEASE**

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

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **35,000 SF**
 Typical Floor: **35,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2009**
 % Leased: **91.4%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **3.50 AC**
 Zoning: **0024**
 Parcel No: **7497-2040-000**
 Parking: **100 free Surface Spaces are available**
Ratio of 2.86/1,000 SF

**Lease**

Total Available: **3,010 SF**
 Smallest Space: **3,010 SF**
 Max Contig: **3,010 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$28.20**
 Expenses: **2021 Tax @ \$3.23/sf**

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

DN Commercial / Danny Q. Nguyen, CCIM (713) 270-5400 / Matthew Ngo (713) 270-5400

Amenities

Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,010	3,010	3,010	\$28.20/nnn	Vacant	Negotiable	Direct

DN Commercial / Danny Q. Nguyen, CCIM (713) 270-5400 / Matthew Ngo (713) 270-5400

• Base Rent: \$2.35 SqFt/Mo • NNN: Approx. \$0.59 SqFt/Mo • Avail. +/- 3,010 SqFt 2nd Generation Dry Cleaners, 900 sqft of office space

Building Notes

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

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

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Shadow Creek Center

-- cont'd

11901 Shadow Creek Pky

Shadow Creek Center

Pearland, TX 77584

*

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

*

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

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FLEX

FOR SALE / FOR LEASE

1071 Brazosport Blvd N
Richwood, TX 77531



Lease

Total Available: **3,006 SF**
Flex Avail: **3,006 SF**
Office Avail: **0 SF**
CAM: **-**
Smallest Space: **3,006 SF**
Max Contig: **3,006 SF**
Space Use: **Flex**
Rent/SF/yr: **Withheld**
Expenses: **2021 Tax @ \$1.16/sf**

Structure

Building Type: Flex	Ceiling Height: -	Stories: 1
SubType: Showroom	Column Spacing: -	Power: -
RBA: 3,006 SF	Drive Ins: -	Const Mat: Metal
Typical Floor: 3,006 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1978	Rail Spots: -	Land Area: -
% Leased: 0%	Cross Docks: -	Building FAR: -
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: -	Utilities: -	
Zoning: -	Tenancy: -	
Parcel No: 7070-0018-110	Parking: -	

For Sale Info

For Sale at \$399,000 (\$132.74/SF) - Active

Sales Company

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

Presented By

Coldwell Banker Realty / Pat Taylor (979) 236-0340

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	3,006	3,006	Withheld	Vacant	Negotiable	Direct
Coldwell Banker Realty / Pat Taylor (979) 236-0340						

172 RETAIL**FOR SALE / FOR LEASE**

The CarSpot
3404 S Main St
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Auto Dealership**
 Class: **-**
 RBA: **3,000 SF**
 Typical Floor: **3,000 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1990**
 % Leased: **100%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **Single Tenant**
 Land Area: **1.11 AC**
 Zoning: **COM-NEC**
 Parcel No: **0147-0005-000**
 Parking: **25 Surface Spaces are available**
Ratio of 8.33/1,000 SF

**Lease**

Total Available: **3,000 SF**
 Smallest Space: **3,000 SF**
 Max Contig: **3,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$20.00**
 Expenses: **2021 Tax @ \$1.84/sf**

For Sale Info

For Sale at \$975,000 (\$325.00/SF) - Active

Sales Company

Rutledge Commercial Real Estate: Wayne Rutledge (832) 875-2980, Laurie Rutledge (832) 641-9103
 Real Estate Options of Texas LLC: John Williams (832) 384-4917

Presented By

Rutledge Commercial Real Estate / Wayne Rutledge (832) 875-2980 / Laurie Rutledge (832) 641-9103
 Real Estate Options of Texas LLC / John Williams (832) 384-4917

Amenities

Car Charging Station, Fenced Lot, Storage Space

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,000	3,000	3,000	\$20.00/nnn	30 Days	Negotiable	Direct

Rutledge Commercial Real Estate / Wayne Rutledge (832) 875-2980 / Laurie Rutledge (832) 641-9103
 Real Estate Options of Texas LLC / John Williams (832) 384-4917

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The CarSpot

-- cont'd

3404 S Main St

Pearland, TX 77581

173 RETAIL**FOR LEASE**

**2401 Old Alvin Rd
Pearland, TX 77581**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **4,500 SF**
 Typical Floor: **4,500 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1984**
 % Leased: **33.3%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.43 AC**
 Zoning: **-**
 Parcel No: **7195-0041-000**
 Parking: **15 Surface Spaces are available
Ratio of 3.42/1,000 SF**

**Lease**

Total Available: **3,000 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **3,000 SF**
 Space Use: **Off/Ret**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.32/sf**

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

Coldwell Banker Commercial NRT / Joyce Tolliver (281) 484-0066

Amenities

Air Conditioning, Fenced Lot

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A	1,500	3,000	3,000	\$12.00/fs	Vacant	Negotiable	Direct
Coldwell Banker Commercial NRT / Joyce Tolliver (281) 484-0066 Landlord in process installing Firewalls, build out is negatable at a cost.							
P 1st / Suite C	1,500	3,000	3,000	\$12.00/fs	Vacant	Negotiable	Direct
Coldwell Banker Commercial NRT / Joyce Tolliver (281) 484-0066 Landlord in process installing Firewalls, build out is negatable at a cost.							

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

174 INDUSTRIAL**FOR LEASE**

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

**Lease**

Total Available: **2,997 SF**
 Warehouse Avail: **2,997 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **996 SF**
 Max Contig: **1,005 SF**
 Space Use: **Flex**
 Rent/SF/yr: **\$12.00**

Structure

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: 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**

Zann Commercial Brokerage, Inc. / Jason Kieschnick (281) 280-8088 / Michael Gage (281) 382-5460
 Vail Commercial Group / Jon Jamison (713) 458-8221

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, Inc. / Michael Gage (281) 382-5460 / Jason Kieschnick (281) 280-8088 Vail Commercial Group / Jon Jamison (713) 458-8221 Small warehouse/workshop/storage space with roll up door.						
P 1st / Suite O	996	996	\$12.00/nnn	Vacant	Negotiable	Direct
Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460 / Jason Kieschnick (281) 280-8088 Vail Commercial Group / Jon Jamison (713) 458-8221						
P 1st / Suite P	1,005	1,005	\$12.00/nnn	Vacant	Negotiable	Direct
Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460 / Jason Kieschnick (281) 280-8088 Vail Commercial Group / Jon Jamison (713) 458-8221 Small warehouse/workshop/storage space with roll up door.						

175 INDUSTRIAL**FOR LEASE****430 Commerce St
Clute, TX 77531****Lease**

Total Available: **2,944 SF**
 Warehouse Avail: **2,944 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **2,944 SF**
 Max Contig: **2,944 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$14.27**
 Expenses: **2021 Tax @ \$1.15/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 2,944 SF	Drive Ins: 3	Const Mat: Steel
Typical Floor: 2,944 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1968	Rail Spots: -	Land Area: 0.32 AC
% Leased: 0%	Cross Docks: -	Building FAR: 0.21
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Other/Unknown-Instl	Utilities: -	
Zoning: AMS/CJC	Tenancy: Single Tenant	
Parcel No: 2114-0329-000	Parking: Ratio of 0.00/1,000 SF	

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

Air Conditioning, Fenced Lot, Storage Space

Presented By

TBT Real Estate / Tammie Bell (979) 299-0001

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	2,944	2,944	\$14.27/nnn	Vacant	Negotiable	New

TBT Real Estate / Tammie Bell (979) 299-0001

176**RETAIL****FOR SALE / FOR LEASE**

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

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 SF**
 Smallest Space: **2,903 SF**
 Max Contig: **2,903 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **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 Group / Doc Perrier (832) 752-1608

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 124	2,903	2,903	2,903	Withheld	08/2022	5 yrs	Direct

Finial Group / Doc Perrier (832) 752-1608

177 RETAIL**FOR LEASE**

HEB Development
90 Oak Dr
Lake Jackson, TX 77566

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **17,914 SF**
 Typical Floor: **17,914 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **95.3%**
 Owner Occupied: **No**
 Owner Type: **Corporate/User**
 Tenancy: **Multiple Tenant**
 Land Area: **11.70 AC**
 Zoning: **-**
 Parcel No: **5795-0000-000**
 Parking: **-**

**Lease**

Total Available: **2,840 SF**
 Smallest Space: **840 SF**
 Max Contig: **2,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$14.74/sf**

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

NewQuest Properties / Rebecca Le (281) 477-4327

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	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**FOR LEASE**

Building 2 - Pearland Business Park
1331 E Broadway St
Pearland, TX 77581

Lease

Total Available: **2,708 SF**
 Flex Avail: **0 SF**
 Office Avail: **2,708 SF**
 CAM: **-**
 Smallest Space: **884 SF**
 Max Contig: **2,708 SF**
 Space Use: **Office**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$1.10/sf**

**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 Dimensions: -
Year Built: 1977	Rail Spots: -	Land Area: 1.69 AC
% Leased: 91.0%	Cross Docks: -	Building 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, Storage Space

Presented By

Zann Commercial Brokerage, Inc. / Jason Kieschnick (281) 280-8088 / Michael Gage (281) 382-5460
 Vail Commercial Group / Jon Jamison (713) 458-8221

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 2nd / Suite K	1,824	2,708	\$15.00/nnn	Vacant	Negotiable	Direct
Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460 / Jason Kieschnick (281) 280-8088 Vail Commercial Group / Jon Jamison (713) 458-8221						
P 2nd / Suite L	884	2,708	\$15.00/nnn	Vacant	Negotiable	Direct
Zann Commercial Brokerage, Inc. / Michael Gage (281) 382-5460 / Jason Kieschnick (281) 280-8088 Vail Commercial Group / Jon Jamison (713) 458-8221						

Building Notes

Easily converted to office space.

179 RETAIL**FOR LEASE**

Woodshore Marketplace
810 Dixie Dr
Kroger
Clute, TX 77531

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **140,000 SF**
 Typical Floor: **139,450 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2016**
 % Leased: **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**

Total Available: **2,625 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,425 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$0.02/sf**

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

Weitzman / Kyle Knight (713) 335-4532

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	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

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Woodshore Marketplace

-- cont'd

810 Dixie Dr

Kroger

Clute, TX 77531

Woodshore Marketplace Shopping Center is located

180 RETAIL**FOR LEASE**

2201 Highway 35 Byp N
Alvin, TX 77511

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **13,600 SF**
 Typical Floor: **13,600 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1978**
 % Leased: **80.9%**
 Owner Occupied: **No**
 Owner Type: **Corporate/User**
 Tenancy: **Multiple Tenant**
 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 Estate LLC / David Buttecali (281) 677-2626

Amenities

Air Conditioning, Pylon Sign, Signage, Storage Space, Tenant Controlled HVAC

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite D	2,600	2,600	2,600	\$16.00/nnn	Vacant	3-5 yrs	New

Andora Real Estate LLC / David Buttecali (281) 677-2626

181 OFFICE**FOR LEASE**

Magnolia Building
4205 W Broadway St
Pearland, TX 77581

Structure

Building Type: **Office**
 SubType: **Loft/Creative Space**
 Class: **B**
 RBA: **14,800 SF**
 Typical Floor: **7,400 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1963**
 % Leased: **82.6%**
 Owner Occupied: **-**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **0.24 AC**
 Zoning: **Office / Retail**
 Parcel No: **7025-0201-110**
 Parking: **100 Surface Spaces are available**
Ratio of 6.76/1,000 SF

**Lease**

Total Available: **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**

Capital Trust Realty / Domenic Santilli (281) 282-9999

Amenities

24 Hour Access, Air Conditioning, Central Heating, Drop Ceiling, Fenced Lot, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 201	1,614	1,614	1,614	\$12.60/nnn	Vacant	2-5 yrs	Direct
Capital Trust Realty / Domenic Santilli (281) 282-9999							
Open space with lots of windows and room to expand. Perfect for a dance or marital arts studio or a church. Offices can be added as well so you can pick a layout that works for you.							
P 2nd / Suite 209	960	960	960	\$13.20/nnn	Vacant	1-5 yrs	Direct
Capital Trust Realty / Domenic Santilli (281) 282-9999							
Open space ready to be built out for your needs.							

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

182 OFFICE**FOR LEASE**

Turturici Building
130 Parking Way St
Lake Jackson, TX 77566

Structure

Building Type: **Office**
 Class: **B**
 RBA: **9,000 SF**
 Typical Floor: **9,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1962**
 % Leased: **71.7%**
 Owner Occupied: **No**
 Owner Type: **Corporate/User**
 Tenancy: **Multiple Tenant**
 Land Area: **0.29 AC**
 Zoning: **Commercial**
 Parcel No: **5850-1128-000**
 Parking: **30 Surface Spaces are available**
Ratio of 3.33/1,000 SF

**Lease**

Total Available: **2,547 SF**
 Smallest Space: **1,000 SF**
 Max Contig: **2,547 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$24.00**
 Expenses: **2021 Tax @ \$1.95/sf**

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

Vandaveer Commercial / Mike Vandaveer (720) 726-7878

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,000 - 2,547	2,547	2,547	\$24.00/fs	Vacant	Negotiable	Direct

Vandaveer Commercial / Mike Vandaveer (720) 726-7878

This available office/retail space is currently in shell condition. Landlord has budgeted for a "Turn-Key" buildout allowance for Tenant to customize the space according to their needs. Behind the available space with direct access is a fully renovated Common Area for the building that includes a coffee bar, lunch lounge, side lobby, and bathrooms all with new finishes.

Building Notes

This corner property is conveniently located at the entrance to a very actively growing town off of Highway 288.

- Great signage abilities
- CAM is negotiable along with T.I.
- Landlord pays taxes and insurance.
- Lake Jackson is the home of Dow Chemical who employees thousands of people
- Three tenants in the building include a title company, law firm and architectural firm.

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

183 RETAIL**FOR LEASE**

**Trinity Retail Center - 1910 - 1920 - 1930 Tr
Property
1910 Country Place Pky
Pearland, TX 77584**

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **9,692 SF**
 Typical Floor: **9,692 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **74.0%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **1.30 AC**
 Zoning: **-**
 Parcel No: **0174-0001-012**
 Parking: **Free Surface Spaces
Ratio of 0.00/1,000 SF**

**Lease**

Total Available: **2,520 SF**
 Smallest Space: **2,520 SF**
 Max Contig: **2,520 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$21.00**
 Expenses: **2021 Tax @ \$7.13/sf; 2009 Ops @ \$0.30/sf**

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

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

Amenities

Freeway Visibility, Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 156	2,520	2,520	2,520	\$21.00/nnn	Vacant	5-10 yrs	Direct

Tribble & Associates / Tom Tribble (281) 461-4474
 Great location directly facing Highway 288!

Building Notes

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

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Trinity Retail Center - 1910 - 1920 - 1930

Trinity Properti

-- cont'd

1910 Country Place Pky

Pearland, TX 77584

184 RETAIL**FOR SALE / FOR LEASE**

1631 FM 655
Rosharon, TX 77583

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **2,500 SF**
 Typical Floor: **2,500 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1985**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **0.45 AC**
 Zoning: **-**
 Parcel No: **0025-0062-000**
 Parking: **13 Surface Spaces are available**
Ratio of 5.20/1,000 SF

**Lease**

Total Available: **2,500 SF**
 Smallest Space: **2,500 SF**
 Max Contig: **2,500 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$49.31/sf**

For Sale Info**For Sale - Active****Sales Company**

Alms Properties: Greg Gholston (832) 496-5087

Presented By

Alms Properties / Greg Gholston (832) 496-5087

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,500	2,500	2,500	Withheld	Vacant	3-5 yrs	Direct

Alms Properties / Greg Gholston (832) 496-5087

Rental rate is negotiable. Either \$1,500 per month triple net or \$2,000 per month full service gross.

185 INDUSTRIAL**FOR LEASE**

Yellowstone Industrial Park
1813 Yellowstone St
Freeport, TX 77541

Lease

Total Available: **2,500 SF**
 Warehouse Avail: **2,500 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **2,500 SF**
 Max Contig: **7,500 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$1.30/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: -	Column Spacing: -	Power: -
RBA: 2,500 SF	Drive Ins: -	Const Mat: -
Typical Floor: 2,500 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: -	Rail Spots: -	Land Area: -
% Leased: 0%	Cross Docks: -	Building FAR: -
Owner Occupied: -	Loading Docks: -	Levelators: -
Owner Type: Other - Private	Utilities: -	
Zoning: -	Tenancy: -	
Parcel No: 8115-0010-110	Parking: -	

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

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	2,500	7,500	Withheld	Vacant	Negotiable	Direct

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

186**RETAIL****FOR SALE / FOR LEASE**

**1208 N Brazosport Blvd
Freeport, TX 77541**

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **2,482 SF**
 Typical Floor: **2,482 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1982**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **-**
 Land Area: **0.72 AC**
 Zoning: **GC**
 Parcel No: **8110-3025-000**
 Parking: **18 Surface Spaces are available**
Ratio of 7.25/1,000 SF

**Lease**

Total Available: **2,482 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **2,482 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.38/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	Type
P 1st	1,200 - 2,482	2,482	2,482	Withheld	Vacant	Negotiable	Direct

Streetwise Retail Advisors / Joe Silver (713) 595-9500 x5579
 Freestanding building with drive-thru

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

187 RETAIL**FOR SALE / FOR LEASE****3569 Business Center Dr
Pearland, TX 77584****Structure**

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **23,000 SF**
 Typical Floor: **23,115 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	Type
P 1st	1,100 - 2,452	2,452	2,452	\$31.00/nnn	Vacant	Negotiable	Direct

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.

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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**FOR LEASE**

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

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **71,219 SF**
 Typical Floor: **71,219 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1999**
 % Leased: **96.6%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **8.85 AC**
 Zoning: **Retail**
 Parcel No: **7196-0000-100, 7196-0000-200, 7196-0000-300, 7196-0000-400**
 Parking: **350 free Surface Spaces are available**
Ratio of 5.00/1,000 SF

**Lease**

Total Available: **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 Development Group Inc / Bruce Frankel (713) 661-0440

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,450	2,450	2,450	Withheld	Vacant	5-10 yrs	Direct

Frankel Development Group Inc / Bruce Frankel (713) 661-0440

Building Notes

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

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

189 OFFICE**FOR LEASE**

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

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 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: **1,225 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$25.00-\$26.94**
 Expenses: **2021 Tax @ \$13.39/sf**

For Sale Info**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	Type
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**FOR LEASE**

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

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **4,900 SF**
 Typical Floor: **4,900 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **-**
 % Leased: **50.0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **8.65 AC**
 Zoning: **-**
 Parcel No: **5644-0000-002**
 Parking: **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**

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	Type
P 1st / Suite 1210	1,225	1,225	1,225	No	\$25.46/mg	120 Days	Negotiable	Direct

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

191 OFFICE**FOR LEASE**

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

Structure

Building Type: **Office**
 Class: **B**
 RBA: **6,125 SF**
 Typical Floor: **6,125 SF**
 Stories: **1**
 Building Status: **Proposed**
 Year Built: **-**
 % Leased: **60.0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **-**
 Land Area: **-**
 Zoning: **-**
 Parcel No: **5644-0000-002**
 Parking: **-**

**Lease**

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 Pesek (713) 602-3764

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1020	1,225	1,225	1,225	No	\$24.48/mg	12/2022	Negotiable	Direct

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

192 INDUSTRIAL**FOR LEASE**

**1744 W 4th St
Freeport, TX 77541**

**Lease**

Total Available: **2,400 SF**
 Warehouse Avail: **2,400 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **2,400 SF**
 Max Contig: **2,400 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$12.00**
 Expenses: **2021 Tax @ \$1.81/sf**

Structure

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: -
RBA: 25,000 SF	Drive Ins: -	Const Mat: Reinforced Concrete
Typical Floor: 25,000 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1982	Rail Spots: -	Land Area: 4.25 AC
% Leased: 90.4%	Cross Docks: None	Building FAR: 0.14
Owner Occupied: -	Loading Docks: 9 ext	Levelators: None
Owner Type: -	Utilities: Gas - Natural, Heating - Electric, Lighting - Fluorescent, Sewer - City, Water - City	
Zoning: Commercial	Tenancy: Multiple Tenant	
Parcel No: 4215-0001-000	Parking: Ratio of 3.00/1,000 SF	

For Sale Info**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

193 FLEX**FOR LEASE****3632 FM 2403
Alvin, TX 77511****Lease**

Total Available: **2,400 SF**
 Flex 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: **Withheld**
 Expenses: **2021 Tax @ \$1.08/sf**

Structure

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	Occupancy	Term	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 Morris Ave
Manvel, TX 77578****Structure**

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **6,450 SF**
 Typical Floor: **6,450 SF**
 Stories: **1**
 Building Status: **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**
 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	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200 - 2,400	2,400	2,400	\$27.00/nnn	Vacant	5-10 yrs	Direct

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

Structure

Building Type: **Office**
 SubType: **Office Live/Work Unit**
 Class: **B**
 RBA: **4,800 SF**
 Typical Floor: **4,800 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **50.0%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **30.71 AC**
 Zoning: **Commercial**
 Parcel No: **0304-0010-000**
 Parking: **2 Covered Spaces are available**
Ratio of 0.42/1,000 SF

**Lease**

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	Type
P 1st / Suite 601	1,200	1,200	1,200	No	Withheld	Vacant	Negotiable	Direct
King Fay Realty Inc. / Jacqueline Shao (713) 392-8918 / Fei Jin (832) 539-6468								
P 1st / Suite 602	1,200	1,200	1,200	No	Withheld	Vacant	Negotiable	Direct
King Fay Realty Inc. / Jacqueline Shao (713) 392-8918 / Fei Jin (832) 539-6468								
Tile Roof, 4 Offices, 1 Break Room, 1 Reception, 1 Bathroom								

196 OFFICE**FOR LEASE**

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

**Structure**

Building Type: **Office**
 Class: **B**
 RBA: **4,800 SF**
 Typical Floor: **4,800 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2021**
 % Leased: **50.0%**
 Owner Occupied: -
 Owner Type: -
 Tenancy: -
 Land Area: -
 Zoning: -
 Parcel No: **0304-0010-000**
 Parking: -

Lease

Total Available: **2,400 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$25.00**
 Expenses: **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	Type
P 1st / Suite 1301	1,200	1,200	1,200	No	\$25.00/nnn	Vacant	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								
P 1st / Suite 1302	1,200	1,200	1,200	No	\$25.00/nnn	Vacant	Negotiable	Direct
Champions Real Estate Group, LLC / Al Johnson (832) 229-4413								

197 RETAIL**FOR LEASE**

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

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **27,000 SF**
 Typical Floor: **27,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2007**
 % Leased: **91.2%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.67 AC**
 Zoning: **-**
 Parcel No: **0198-0003-002**
 Parking: **184 free Surface Spaces are available**
Ratio of 8.36/1,000 SF

**Lease**

Total Available: **2,375 SF**
 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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,375	2,375	2,375	\$24.00/nnn	Vacant	Negotiable	Direct

MADA Properties / Moshe Allon (281) 728-9360

Building Notes

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

198 OFFICE**FOR LEASE**

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

Structure

Building Type: **Office**
 SubType: **Office Building**
 Class: **B**
 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 / Gaye Linford (979) 319-6368

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 118	2,375	2,375	2,375	\$19.20/nnn	Vacant	5-10 yrs	Direct

The Local Center / Gaye Linford (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 façade 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

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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**FOR LEASE**

Chenango Office Park
1212 N Velasco St
Angleton, TX 77515

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **22,764 SF**
 Typical Floor: **22,712 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1984**
 % Leased: **89.9%**
 Owner Occupied: **Yes**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.37 AC**
 Zoning: **-**
 Parcel No: **4020-0004-000**
 Parking: **45 free Surface Spaces are available**
Ratio of 1.97/1,000 SF

**Lease**

Total Available: **2,300 SF**
 Smallest Space: **2,300 SF**
 Max Contig: **2,300 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$26.09**
 Expenses: **2021 Tax @ \$1.47/sf**

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

UTR Texas Realtors / Linda Cessac (281) 282-0935
 UTR-Texas Realtors / Bill Havey (281) 282-0935

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 400	2,300	2,300	2,300	\$26.09/fs	Vacant	5 yrs	Direct

UTR-Texas Realtors / Bill Havey (281) 282-0935
 UTR Texas Realtors / Linda Cessac (281) 282-0935

Reception area, kitchenette with room for tables, large 28x23 conference room, two storage closets, open area for printers and files, 6 individual offices of varying sizes with windows. One office has a view to the reception area and a separate door to the outside. The office building has an elevator, courtyard, and stairs. Plenty of parking outside.

200 RETAIL**FOR LEASE**

Pearland Central Plaza
1921 N Main St
Hwy 35 N of FM 518
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **10,400 SF**
 Typical Floor: **10,400 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **92.4%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **1.05 AC**
 Zoning: **-**
 Parcel No: **7017-0001-003**
 Parking: **60 Surface Spaces are available**
Ratio of 5.77/1,000 SF

**Lease**

Total Available: **2,115 SF**
 Smallest Space: **787 SF**
 Max Contig: **1,328 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$2.56/sf; 2006 Ops @ \$2.74/sf**

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

KM Realty / Ronald Patrice (713) 275-2616

Amenities

Pylon Sign, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 101	787	787	787	Withheld	Vacant	Negotiable	Direct
KM Realty / Ronald Patrice (713) 275-2616							
End cap with possibility for Drive-Thru. Available space on Monument sign. Former Cash checking location. Suite is Located on North Main Street, Pearland Central Plaza sits at the main entrance of the large retail store, Walmart. The shopping center is located just outside a large residential area with many different neighborhoods.							
P 1st / Suite 102	1,328	1,328	1,328	Withheld	07/2022	Negotiable	Direct
KM Realty / Ronald Patrice (713) 275-2616							

Building Notes

Property description: Wal-Mart Supercenter shadow-anchored shopping center located on Hwy 35 (Main St) in Pearland, Texas. The center sits at the signalized hard corner of the main entrance to the new Wal-Mart Supercenter. End cap space with drive thru available as well as in-line

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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**FOR LEASE**

Building 10 - Office Condos at Reflection E
12234 Shadow Creek Pky
Pearland, TX 77584

Structure

Building Type: **Office**
 Class: **B**
 RBA: **4,310 SF**
 Typical Floor: **4,310 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **-**
 % Leased: **51.8%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **-**
 Parcel No: **7470-0001-018**
 Parking: **-**

**Lease**

Total Available: **2,078 SF**
 Smallest Space: **2,078 SF**
 Max Contig: **2,078 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$21.50**
 Expenses: **2021 Tax @ \$0.94/sf**

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

Newcor Commercial Real Estate / Ryan Dierker (281) 210-2484 X3 / Ryan Dierker (281) 210-2484 x3

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,078	2,078	2,078	\$21.50/nnn	Vacant	Negotiable	Direct

Newcor Commercial Real Estate / Ryan Dierker (281) 210-2484 x3

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: **2,075 SF**
 Smallest Space: **2,075 SF**
 Max Contig: **2,075 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.13/sf**

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

Sona Development LLC / Robert Naggar (713) 523-4988

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,075	2,075	2,075	Withheld	Vacant	Negotiable	Direct

Sona Development LLC / Robert Naggar (713) 523-4988

203 OFFICE**FOR SALE / FOR LEASE**

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

Structure

Building Type: **Office**
 Class: **B**
 RBA: **2,034 SF**
 Typical Floor: **2,034 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1945**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.11 AC**
 Zoning: **0058**
 Parcel No: **8222-0055-000**
 Parking: **-**

**Lease**

Total Available: **2,034 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **2,034 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$18.00**
 Expenses: **2021 Tax @ \$3.15/sf**

For Sale Info

For Sale at \$339,900 (\$167.11/SF) - Active

Sales Company

Provenzano Properties: Dea Provenzano (979) 292-0010

Presented By

Provenzano Properties / Dea Provenzano (979) 292-0010

Amenities

Atrium, Central Heating, Kitchen, Reception, Security System

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,500 - 2,034	2,034	2,034	\$18.00/tbd	Vacant	1-5 yrs	Direct

Provenzano Properties / Dea Provenzano (979) 292-0010
 Two offices with doors, one open office, large workspace area in front. Large conference room between front space and back office space, each have separate entrance/exit.

EDABC's IOR 2022 3rd Qtr. 1-Page Report

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

204 RETAIL**FOR LEASE**

**202 Parking Way St
Lake Jackson, TX 77566**

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **2,022 SF**
 Typical Floor: **2,022 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1980**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **0.07 AC**
 Zoning: **-**
 Parcel No: **5850-1153-120**
 Parking: **-**

**Lease**

Total Available: **2,022 SF**
 Smallest Space: **2,022 SF**
 Max Contig: **2,022 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$18.18**
 Expenses: **2021 Tax @ \$2.05/sf**

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

Lake Jackson Mgt--American Apartments / Eric Cortez (979) 299-3121
 Olympus/Nelson Property Management Company / Michael Weyrich (713) 622-8908

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,022	2,022	2,022	\$18.18/fs	Vacant	Negotiable	Direct

Lake Jackson Mgt--American Apartments / Eric Cortez (979) 299-3121
 Olympus/Nelson Property Management Company / Michael Weyrich (713) 622-8908

EDABC's IOR 2022 3rd Qtr. 1-Page Report

205

OFFICE

FOR LEASE

**2006 Broadway St
Pearland, TX 77581**

Structure

Building Type: **Office**
 SubType: **Office Building**
 Class: **C**
 RBA: **4,634 SF**
 Typical Floor: **4,416 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1978**
 % Leased: **56.8%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.26 AC**
 Zoning: **None**
 Parcel No: **7510-0010-000**
 Parking: **10 Surface Spaces are available
Ratio of 2.26/1,000 SF**



Lease

Total Available: **2,000 SF**
 Smallest Space: **200 SF**
 Max Contig: **2,000 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$30.00**
 Expenses: **2021 Tax @ \$1.86/sf**

For Sale Info

Not For Sale

Presented By

Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	200 - 2,000	2,000	2,000	\$30.00/fs	Vacant	Negotiable	Direct

Absolute Realty Group, Inc. / Kevin Duc Nguyen (832) 850-6541
 Space available from 200-2000 sq.ft for most kinds of uses, Insurance, Real Estate, Doctors, Hair Salon Station, Skin care, Eyelashes....

206 RETAIL**FOR LEASE**

Discovery Bay Shopping Center
15718 S Highway 288
SWC of Hwy 288 & Discovery Bay Blvd
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **16,350 SF**
 Typical Floor: **16,350 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2014**
 % Leased: **87.8%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **2.33 AC**
 Zoning: **F1**
 Parcel No: **7954-0001-005**
 Parking: **166 free Surface Spaces are available**
Ratio of 10.15/1,000 SF

**Lease**

Total Available: **2,000 SF**
 Smallest Space: **2,000 SF**
 Max Contig: **2,000 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$5.34/sf**

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

Oldham Goodwin Group, LLC / Tyler Reiley (281) 256-2300

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 170	2,000	2,000	2,000	Withheld	Vacant	Negotiable	Direct

Oldham Goodwin Group, LLC / Tyler Reiley (281) 256-2300

2nd Generation restaurant with curb-side drive up for easy to go deliveries.

Building Notes

High visibility end cap space available. Shadow anchored by Sam's Club. Additional medical and office proposed in the immediate area. Impressive growth rate of nearly 3% per year projected for the next five years. Excellent visibility and access.

Located at the southwest corner of Highway 288 Frontage Road & Discovery Bay Boulevard. On the "going home" side of Highway 288.

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: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **1.04 AC**
 Zoning: **None**
 Parcel No: **6860-0001-002**
 Parking: **39 free Surface Spaces are available**
Ratio of 5.30/1,000 SF

**Lease**

Total Available: **2,000 SF**
 Smallest Space: **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	Type
P 1st	1,000 - 2,000	2,000	2,000	\$15.00/nnn	Vacant	Negotiable	Direct

Weitzman / Sarah Thobae (713) 980-5638 / Kyle Knight (713) 335-4532 / Emily Nejedly (713) 781-7111

208 RETAIL**FOR LEASE**

Pearland Parkway Plaza
1930 Pearland Pky
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **21,931 SF**
 Typical Floor: **21,931 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **91.0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **2.62 AC**
 Zoning: **-**
 Parcel No: **7016-1000-003**
 Parking: **110 free Surface Spaces are available**
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: **Retail**
 Rent/SF/Yr: **\$27.00**
 Expenses: **2021 Tax @ \$3.71/sf**

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

Showcase Properties of Texas / Allie Peters (832) 875-8008

Amenities

Drive Thru, Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 190	1,965	1,965	1,965	\$27.00/nnn	Vacant	5-10 yrs	New

Showcase Properties of Texas / Allie Peters (832) 875-8008

End Cap with Drive-Thru and Outdoor Dining available. Fabulous for a Coffee Shop, Donut Shop, a Fast Food Restaurant or a Drive-Thru Cleaners.

209 RETAIL**FOR LEASE**

Freestanding restaurant w/Drive-Thru
707 Dixie Dr
Clute, TX 77531

Structure

Building Type: **Retail**
 SubType: **Fast Food**
 Class: **-**
 RBA: **1,828 SF**
 Typical Floor: **1,828 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1975**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	1,828	1,828	1,828	\$17.00/nnn	Vacant	Negotiable	Direct

RESOLUT RE / Brian Clayton (281) 445-0033 / Gustavo Lopez (281) 445-0033 / RESOLUT RE (512) 474-5557
 Former Long John Silver's.

210 RETAIL**FOR LEASE**

**1330 Broadway St
Pearland, TX 77581**

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **6,114 SF**
 Typical Floor: **6,114 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2013**
 % Leased: **70.6%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **-**
 Zoning: **General Business**
 Parcel No: **7113-0001-002**
 Parking: **56 Surface Spaces are available
Ratio of 9.16/1,000 SF**

**Lease**

Total Available: **1,800 SF**
 Smallest Space: **1,800 SF**
 Max Contig: **1,800 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$22.80**
 Expenses: **2021 Tax @ \$6.95/sf**

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

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

Amenities

Corner Lot, Restaurant, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 104	1,800	1,800	1,800	\$22.80/nnn	Vacant	Negotiable	Direct

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

Kitchen/Restaurant space for lease consisting of 1,800 SF. Existing kitchen equipment can be use by new Tenant with Landlord's permission and approval. Currently existing vent hood, walk in cooler, commercial sinks, oven, deep fryer, and other equipment. FFE available per request.

211 FLEX**FOR LEASE**

Silverlake Business Park
2825 Miller Ranch Rd
Pearland, TX 77584

Lease

Total Available: **1,800 SF**
 Flex Avail: **1,800 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **1,800 SF**
 Max Contig: **1,800 SF**
 Space Use: **Flex**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$11.55/sf**

**Structure**

Building Type: Class B Flex	Ceiling Height: -	Stories: 1
SubType: Light 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: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 2002	Rail Spots: None	Land Area: 1.26 AC
% Leased: 100%	Cross Docks: -	Building FAR: 0.33
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Developer/Owner-RGNL	Utilities: -	
Zoning: Retail,Offices,Services	Tenancy: Multiple Tenant	
Parcel No: 0304-0025-002	Parking: 40 free Surface Spaces are available	
	Ratio of 1.86/1,000 SF	

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

NAI Partners / Andy Parrish (713) 629-0500 / Abby Fraher (713) 629-0500

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 221	1,800	1,800	Withheld	30 Days	Negotiable	Direct

NAI Partners / Andy Parrish (713) 629-0500 / Abby Fraher (713) 629-0500

212 RETAIL**FOR LEASE**

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

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **4,036 SF**
 Typical Floor: **4,036 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1975**
 % Leased: **56.3%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.60 AC**
 Zoning: **1208**
 Parcel No: **5850-1202-000**
 Parking: **41 Surface Spaces are available
Ratio of 10.00/1,000 SF**

**Lease**

Total Available: **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**

Realm Real Estate Professionals / Murad Hemani (713) 471-0375

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B	978	978	978	Withheld	Vacant	Negotiable	New
Realm Real Estate Professionals / Murad Hemani (713) 471-0375							
P 1st / Suite E	785	785	785	Withheld	Vacant	Negotiable	Direct
Realm Real Estate Professionals / Murad Hemani (713) 471-0375							

213 RETAIL**FOR LEASE**

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

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **6,218 SF**
 Typical Floor: **6,218 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2001**
 % Leased: **75.4%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **1.21 AC**
 Zoning: **-**
 Parcel No: **7583-5000-001**
 Parking: **30 free Surface Spaces are available**
Ratio of 4.82/1,000 SF

**Lease**

Total Available: **1,530 SF**
 Smallest Space: **1,530 SF**
 Max Contig: **1,530 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$24.00**
 Expenses: **2021 Tax @ \$29.13/sf, 2011 Est Tax**
@ \$1.00/sf; 2011 Ops @ \$4.52/sf

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

LandPark Commercial / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite D404	1,530	1,530	1,530	\$24.00/nnn	Vacant	Negotiable	Direct

LandPark Commercial / Matt Easterling (713) 325-4112 / Will McGrath (713) 789-2200

214 RETAIL**FOR LEASE**

West Pearland Plaza
5730 W Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **21,988 SF**
 Typical Floor: **21,988 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **93.2%**
 Owner Occupied: **No**
 Owner Type: **Corporate/User**
 Tenancy: **Multiple Tenant**
 Land Area: **1.51 AC**
 Zoning: **None**
 Parcel No: **4100-0003-002**
 Parking: **100 free Surface Spaces are available**
Ratio of 4.55/1,000 SF

**Lease**

Total Available: **1,500 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **1,500 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$18.00**
 Expenses: **2021 Tax @ \$1.93/sf; 2012 Ops @ \$3.29/sf**

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

Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Joe Bayne (713) 464-1001

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 104	1,500	1,500	1,500	\$18.00/nnn	Vacant	Negotiable	Direct

Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Joe Bayne (713) 464-1001

215**RETAIL****FOR LEASE**

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

Structure

Building Type: **Retail**
 SubType: **Auto Repair**
 Class: **-**
 RBA: **1,500 SF**
 Typical Floor: **1,500 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2017**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **0.79 AC**
 Zoning: **-**
 Parcel No: **8196-0024-000**
 Parking: **10 Surface Spaces are available
Ratio of 6.67/1,000 SF**

**Lease**

Total Available: **1,500 SF**
 Smallest Space: **1,500 SF**
 Max Contig: **1,500 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$18.80**

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

Champion Direct Leasing / Brent McKee (979) 233-4800

Amenities

Air Conditioning

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,500	1,500	1,500	\$18.80/n	Vacant	Negotiable	Direct

Champion Direct Leasing / Brent McKee (979) 233-4800

This property is located right off of Highway 35 which is very busy. The building is 1,500 sq ft and sits on .79 acres. There is shop/warehouse space and a nice lobby. It has a private bathroom in shop area. It has gates so you can secure the property as well.

216 INDUSTRIAL**FOR LEASE**

**3915 Halik St
Pearland, TX 77581**

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 / 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**FOR LEASE**

Parkway Plaza
1200 TX-35 Byp
Alvin, TX 77511

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **32,011 SF**
 Typical Floor: **32,011 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2019**
 % Leased: **95.6%**
 Owner Occupied: **-**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 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, 2018 Est Tax @ \$2.96/sf; 2018 Est Ops @ \$1.60/sf**

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

UTR-Texas Realtors / Juan Ramos (713) 910-0636

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B-107	1,422	1,422	1,422	\$24.00/nnn	Vacant	3-10 yrs	Direct

UTR-Texas Realtors / Juan Ramos (713) 910-0636

\$28440.00 per month Plus NNN Last valuable retail Spot left in this New Building. Build to Suit. Great location, Join all the successful retailers already anchored in this exclusive shopping center located in the heart of Alvin. This is the perfect location for your business to succeed. Great Visibility with plenty of Parking. Lots of new subdivisions under construction around the nearby area. This place is located on the northside of Alvin 35 Bypass. This is the main thoroughfare for Alvin residents and all the pass-through traffic coming into Houston from Angleton and Freeport. Retailers nearby are Walmart, Home Depot, Office Depot, Chillis, Dollar Tree, Olive Garden, Starbucks and plenty more. Call me for more information. Office 713-910-0636 Cell 713-480-2440 Email: juan@juanmramos.com

218 RETAIL**FOR LEASE**

**106-204 Dixie Dr
Clute, TX 77531**

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **28,957 SF**
 Typical Floor: **28,957 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1978**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **2.17 AC**
 Zoning: **0024**
 Parcel No: **0019-0322-110**
 Parking: **50 free Surface Spaces are available
Ratio of 1.73/1,000 SF**

**Lease**

Total Available: **1,400 SF**
 Smallest Space: **1,400 SF**
 Max Contig: **1,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$14.52**
 Expenses: **2021 Tax @ \$0.77/sf**

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

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

Amenities

Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,400	1,400	1,400	\$14.52/mg	30 Days	Negotiable	Direct

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

219 RETAIL**FOR LEASE**

**Shadow Creek Ranch Parkway
1901 Kirby St
Pearland, TX 77584**

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **15,838 SF**
 Typical Floor: **15,838 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2006**
 % Leased: **91.2%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.30 AC**
 Zoning: **None**
 Parcel No: **0678-0016-002**
 Parking: **160 free Surface Spaces are available
Ratio of 10.00/1,000 SF**

**Lease**

Total Available: **1,400 SF**
 Smallest Space: **1,400 SF**
 Max Contig: **1,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$29.00**
 Expenses: **2021 Tax @ \$4.73/sf**

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

NAI Partners / Jason Gaines (713) 410-8910

Amenities

Drive Thru, Pylon Sign

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,400	1,400	1,400	\$29.00/nnn	Vacant	Negotiable	Direct

NAI Partners / Jason Gaines (713) 410-8910

Building Notes

Multi-tenant retail center located in master-planned community of Shadow Creek Ranch. Center currently includes Texas Children's Pediatric Associates and a Pediatric Dentist. Available space was formerly a medical office. Space can be subdivided. Abundant parking available.

Property is located adjacent to a CVS Pharmacy and near the intersection of Shadow Creek Parkway and direct access to State Highway 288.

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

220 OFFICE**FOR LEASE**

Infinity Center
1000 Broadway St
Pearland, TX 77581

Structure

Building Type: **Office**
 Class: **B**
 RBA: **13,000 SF**
 Typical Floor: **13,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2019**
 % Leased: **89.4%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 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: **\$24.00**
 Expenses: **2021 Tax @ \$3.14/sf**

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

Christy Buck Team Infinity Real Estate Group / Mona Malone (832) 264-8934 / Christy Buck (832) 264-8934

Amenities

Air Conditioning, Central Heating, High Ceilings, Kitchen, Recessed Lighting, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 130	1,380	1,380	1,380	\$24.00/nnn	Vacant	3-10 yrs	Direct

Christy Buck Team Infinity Real Estate Group / Christy Buck (832) 264-8934 / Mona Malone (832) 264-8934

Finished out office space with two restrooms, a kitchenette and two exterior doors. Beautiful luxury vinyl plank flooring and large windows providing natural light. Open concept to set up your dream office! Call Mona Malone at 832-647-4340 or email Mona@ChristyBuckTeam.com for more information.

221 OFFICE**FOR LEASE**

**2518-2526 Westminister St
Pearland, TX 77581**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **C**
 RBA: **16,120 SF**
 Typical Floor: **16,120 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1985**
 % Leased: **91.8%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.79 AC**
 Zoning: **None**
 Parcel No: **7034-0000-203**
 Parking: **45 Surface Spaces are available
Ratio of 2.79/1,000 SF**

**Lease**

Total Available: **1,320 SF**
 Smallest Space: **1,320 SF**
 Max Contig: **1,320 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$16.92**
 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	Type
P 1st / Suite 2524	1,320	1,320	1,320	\$16.92/nnn	Vacant	3-5 yrs	Direct

Capital Trust Realty / Domenic Santilli (281) 282-9999

222 RETAIL**FOR SALE / FOR LEASE**

2110 Pearland Pky
Pearland, TX 77581

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **17,364 SF**
 Typical Floor: **17,364 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2020**
 % Leased: **92.7%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **2.05 AC**
 Zoning: **None**
 Parcel No: **5693-0000-000**
 Parking: **Ratio of 0.00/1,000 SF**

**Lease**

Total Available: **1,261 SF**
 Smallest Space: **1,261 SF**
 Max Contig: **1,261 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$4.96/sf**

For Sale Info**For Sale - Active****Sales Company**

CBRE: Matthew Berry (713) 577-1640, Robbie Kilcrease (713) 577-1657, Drew Reinking (713) 577-1579

Presented By

Gulf Coast Commercial Group, Inc. / Danny Miller (713) 292-0960 X119 / Danny Miller (713) 292-0960 x119

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,261	1,261	1,261	Withheld	Vacant	Negotiable	Direct

Gulf Coast Commercial Group, Inc. / Danny Miller (713) 292-0960 x119

223 INDUSTRIAL**FOR LEASE**

Bayou Service Center
4101 Rice Drier Rd
Pearland, TX 77581

Lease

Total Available: **1,250 SF**
 Warehouse Avail: **1,250 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **1,250 SF**
 Max Contig: **1,250 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$9.84**
 Expenses: **2021 Tax @ \$1.39/sf; 2011 Est Ops @ \$1.44/sf**

**Structure**

Building Type: Class C Industrial	Ceiling Height: 16'0"	Stories: 1
SubType: Warehouse	Column Spacing: -	Power: 200a 3p
RBA: 22,316 SF	Drive Ins: 16 - 10'0" w x 12'0" h	Const Mat: Metal
Typical Floor: 22,316 SF	Crane: -	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1982	Rail Spots: None	Land Area: 1.81 AC
% Leased: 94.4%	Cross Docks: -	Building FAR: 0.28
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: -	Utilities: -	
Zoning: 0037	Tenancy: Multiple Tenant	
Parcel No: 7239-0001-002	Parking: 40 Surface Spaces are available Ratio of 1.79/1,000 SF	

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

Air Conditioning

Presented By

Bernell & Associates / John Harrison (713) 526-1094 X223 / Ron Bernell (713) 526-1094 / John Harrison (713) 526-1094 x223

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 4111	1,250	1,250	\$9.84/mg	Vacant	Negotiable	Direct

Bernell & Associates / Ron Bernell (713) 526-1094 / John Harrison (713) 526-1094 x223
 Office with warehouse. Call John for details 7134081631.

Building Notes**Property Features:**

Business Park fronts on Rice Drier Road , off corner with N. Main St. aka Telephone Road, in Pearland Texas . Close to Wal-Mart and intersection with FM 518.

A typical 1250 SF office/warehouse has approx 288 SF of office and 1 bathroom, with approx. 962 SF warehouse. Warehouse has a 10x12 overhead door. Inquire about occupancy.

Located in Pearland, Texas this business park has office/warehouse space available.

No automotive or motorcycle-related business please.

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

224 RETAIL**FOR LEASE**

**3422 Business Center Dr
Pearland, TX 77584**

Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **17,653 SF**
 Typical Floor: **17,653 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2018**
 % Leased: **93.1%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.04 AC**
 Zoning: **None**
 Parcel No: **6563-0001-003**
 Parking: **90 Surface Spaces are available**
Ratio of 5.10/1,000 SF

**Lease**

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**

Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 140	1,225	1,225	1,225	\$31.00/nnn	Vacant	Negotiable	Direct

Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 / Jim Bayne (713) 273-1363

225 OFFICE**FOR LEASE**

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

**Structure**

Building Type: **Office**
 Class: **B**
 RBA: **4,900 SF**
 Typical Floor: **4,900 SF**
 Stories: **1**
 Building Status: **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/sf**

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

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

Amenities

24 Hour Access, Air Conditioning, Drop Ceiling, Natural Light, Property Manager on Site, Reception

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 420	1,225	1,225	1,225	No	Withheld	Vacant	Negotiable	Direct

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

Come be the one of the first Medical Practices to occupy this development with a Great location in the Office Park. This is one of the BEST locations in the Pearland market for any Medical Professional who wants to have a professional, high end, and New office foot print with proximity to Pearland Town Center, Shadow Creek High School, Shadow Creek Ranch and Southern trails. Very busy intersection (Broadway and Kingsley) that is convenient to restaurants, convenience stores, shopping and PJ's coffee. This location will help grow your practice! You will get Retail visibility to market and grow your client base while having the privacy of a high end office space.

226 OFFICE**FOR LEASE**

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

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 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	Type
P 1st / Suite 820	1,225	1,225	1,225	No	Withheld	Vacant	Negotiable	Direct

Champions Real Estate Group, LLC / Al Johnson (832) 229-4413
 Contact broker today for pricing information.

227 OFFICE**FOR LEASE**

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

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **4,900 SF**
 Typical Floor: **4,900 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2022**
 % Leased: **75.0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **8.65 AC**
 Zoning: **-**
 Parcel No: **5644-0000-002**
 Parking: **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	Type
P 1st / Suite 1610	1,225	1,225	1,225	No	\$25.46/mg	Vacant	Negotiable	Direct

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**FOR LEASE**

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

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 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****Presented By**

Energy Realty / Sattar Sobhani (832) 955-3531

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,225	1,225	1,225	No	\$24.00/te	Vacant	Negotiable	Direct

Energy Realty / Sattar Sobhani (832) 955-3531

229 RETAIL**FOR LEASE**

Lake Jackson Shopping Center - LJ Comm
Shopping Center
117 W Highway 332
Lake Jackson, TX 77566

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **28,583 SF**
 Typical Floor: **28,583 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1995**
 % Leased: **95.7%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **2.92 AC**
 Zoning: **-**
 Parcel No: **7133-1601-003**
 Parking: **200 Surface Spaces are available**
Ratio of 2.62/1,000 SF

**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; 2007 Ops @ \$4.26/sf**

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

Hinds-Banner LLC / Jay Foster (713) 623-6001 X1 / Jay Foster (713) 623-6001 x1

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite D	1,220	1,220	1,220	\$23.00/nnn	Vacant	Negotiable	Direct

Hinds-Banner LLC / Jay Foster (713) 623-6001 x1

Building Notes

Shopping center is located at the corner of Highways 332 and 288 in Lake Jackson, adjacent to Wal-Mart.

Available space is between Mattress Firm and Petco and was formerly occupied by Radio Shack.

230 OFFICE**FOR LEASE**

20351 Tx-6
Manvel, TX 77578

Structure

Building Type: **Office**
 Class: **B**
 RBA: **6,721 SF**
 Typical Floor: **6,721 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1975**
 % Leased: **81.9%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **2.07 AC**
 Zoning: **Light Commercial**
 Parcel No: **6398-0001-000**
 Parking: **5 free Covered Spaces are available**
14 free Surface Spaces are available
Ratio of 2.83/1,000 SF

**Lease**

Total Available: **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**

Manvel Realty / Mark Lowe (281) 489-9444

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,220	1,220	1,220	\$16.80/nnn	Vacant	3-5 yrs	Direct

Manvel Realty / Mark Lowe (281) 489-9444

Great office space on high traffic Hwy 6. There are 2 spaces 1220 sq. ft. and 1550 sq. ft. Can be combined or separate.

231 OFFICE**FOR LEASE**

**215-219 W Sealy St
Alvin, TX 77511**

Structure

Building Type: **Office**
 Class: **B**
 RBA: **2,500 SF**
 Typical Floor: **2,500 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1960**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.06 AC**
 Zoning: **Commercial**
 Parcel No: **1235-0128-000**
 Parking: **-**

**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 Investments, Inc

Amenities

Air Conditioning, Central Heating, Open-Plan, Reception, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 219	1,217	1,217	1,217	Withheld	Vacant	Negotiable	Sublet

eXp Commercial / Jason Suchecki (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**FOR LEASE**

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

Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **2,400 SF**
 Typical Floor: **2,400 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2011**
 % Leased: **50.0%**
 Owner Occupied: **No**
 Owner Type: **Other - Private**
 Tenancy: **Multiple Tenant**
 Land Area: **1.11 AC**
 Zoning: **None**
 Parcel No: **0242-0001-000**
 Parking: **14 free Surface Spaces are available**
Ratio of 1.30/1,000 SF

**Lease**

Total Available: **1,200 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$11.71/sf; 2012 Est Ops @ \$3.97/sf**

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

Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 X126 / Eric Drymalla (832) 423-7439 x126

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 106	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct

Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 x126

Building Notes

Neighborhood Retail Center Approximately 10,800 SF Situated in the City of Pearland, TX, one of the fastest growing cities in Texas.
 Exceptional Street Visibility
 Ample Parking
 Recently remodeled in 2013
 Strong Ownership
 Great Location, Medical, Office, Retail

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2 - 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: **Individual**
 Tenancy: **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	Type
P 1st	1,200	1,200	1,200	\$31.00/nnn	Vacant	Negotiable	Direct

Hunington Properties, Inc. / Sandy P. Aron (713) 623-6944 x308 / Rafael Melara (713) 623-6944 x326 / Abdul Sabha (713) 623-6944

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

**Lease**

Total Available: **1,200 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2021 Tax @ \$3.49/sf; 2009 Ops @ \$10.80/sf**

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

Colin Fox & Associates / Colin Fox (281) 333-4692

Amenities

Banking, Freeway Visibility, Monument Signage, Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 112	1,200	1,200	1,200	Withheld	Vacant	3 yrs	Direct

Colin Fox & Associates / Colin Fox (281) 333-4692

Suite Number: 112 Size: 1,200 SqFt. Base Rate: Negotiable Per SqFt NNN Rate: \$7.20 Per SqFt (Includes Taxes, Insurance and Maintenance)

Building Notes

The tax ID # of this property is R164929 and the key map # is 696N.
 Attractive well designed 3 year old building. Great street visibility within the shadow of a Wal-Mart Superstore. The center is anchored by a highly successful Dollar Tree store. Other credit rated tenants include Payless Shoes, Advance America, Cingular, Subway and Stewart Title. The space is ideal for an insurance agent or other retail user looking for high traffic and visibility.
 Average Household Income \$50,434 (3 miles).

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Alvin Shopping Center

-- cont'd

1591 E Hwy 6

Alvin, TX 77511

Population 40,609 (5 miles).

13,500 cars/day

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

235 FLEX**FOR LEASE**

Silverlake Business Park
2809 Miller Ranch Rd
Pearland, TX 77584

Lease

Total Available: **1,200 SF**
 Flex Avail: **1,200 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Flex**
 Rent/SF/yr: **Withheld**
 Expenses: **2021 Tax @ \$11.55/sf**

**Structure**

Building Type: Class B Flex	Ceiling Height: 18'0"	Stories: 1
SubType: Light Distribution	Column Spacing: 30'w x 60'd	Power: -
RBA: 18,000 SF	Drive Ins: 1 - 14'0"w x 18'0"h	Const Mat: Metal
Typical Floor: 18,000 SF	Crane: None	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 2002	Rail Spots: None	Land Area: 1.26 AC
% Leased: 100%	Cross Docks: -	Building FAR: 0.33
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Developer/Owner-RGNL	Utilities: Heating - Electric, Sewer - City, Water - City	
Zoning: Retail,Offices,Services	Tenancy: Multiple Tenant	
Parcel No: 0304-0025-002	Parking: 50 free Surface Spaces are available	
	Ratio of 2.56/1,000 SF	

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

24 Hour Access, Air Conditioning, Signage

Presented By

NAI Partners / Andy Parrish (713) 629-0500 / Abby Fraher (713) 629-0500

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 437	1,200	1,200	Withheld	09/2022	Negotiable	Direct

NAI Partners / Andy Parrish (713) 629-0500 / Abby Fraher (713) 629-0500

Building Notes

Silverlake Business Park (SLBP) is a unique property situated in the main shopping and business corridor of Pearland, Texas. This complex is located less than a mile from Highway 288. The property is situated at the signalized intersection of Miller Ranch Road and Broadway (FM 518). The lack of quality flex space in the area coupled with extremely limited Class C building lease space, has made SLBP an extremely hot location. Unlike the vast majority of flex space which has a normal build out configuration of 20% office space and 80% warehouse space, SLBP has a 70% office space build out and only 30% warehouse space. This void in large square footage office/retail space coupled with a dynamic location and retail friendly 4 year old complex enables SLBP to have a 2007 annualized EBITDA of approximately \$900,000!

Phase I: Building 2837 & 2825 - Feb 2002
 Phase II: Building 2809 & 2849 - March 2003

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

236 OFFICE**FOR LEASE**

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

Structure

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

**Lease**

Total Available: **1,200 SF**
 Smallest Space: **1,200 SF**
 Max Contig: **1,200 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$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	Type
P 1st / Suite 502	1,200	1,200	1,200	No	\$24.00/nnn	Vacant	Negotiable	Direct

Champions Real Estate 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: -

**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 @ \$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	Type
P 1st / Suite 903	1,200	1,200	1,200	No	\$24.00/nnn	Vacant	Negotiable	Direct

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

Brand New Office Units. Occupy One Unit or Combine two units for a bigger space! All units come with upgraded flooring to give an upscale experience for your clients to enjoy when they come do business with you. This is a Great location in a BOOMING Market!! Come Grow your BUSINESS TODAY, COME MOVE IN TODAY!!!!

238 OFFICE**FOR LEASE**

Medlin Office Building
2404 Grand Blvd
Pearland, TX 77581

Structure

Building Type: **Office**
 Class: **C**
 RBA: **9,129 SF**
 Typical Floor: **4,565 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1982**
 % Leased: **86.9%**
 Owner Occupied: **Yes**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.43 AC**
 Zoning: **commercial**
 Parcel No: **7025-0286-000**
 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**

Realvest Services LLC / Sarah Lerner (682) 556-1734

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	797	797	797	\$23.00/nnn	Vacant	Negotiable	Direct
Realvest Services LLC / Sarah Lerner (682) 556-1734							
Prime Pearland location with updated building. The owners are will update this suite to suit. Its current layout has a reception area, three private offices, and a storage closet perfect for copy machine and break area. Gross lease for \$2,000/ month. No separate utility or water charges. Tenants have the option of office internet for an additional fee. Building management on site.							
P 2nd / Suite 210	225 - 400	400	400	\$30.00/fs	Vacant	Negotiable	Direct
Realvest Services LLC / Sarah Lerner (682) 556-1734							
This space has multiple possibilities- could be two offices (225 SF + 175 SF) or a lobby entrance off of a waiting room. Has been recently updated with fresh paint and hard floors.							

Building Notes

Well maintained office building in the heart of the Pearland Townsite, occupied with multiple office uses.

Located on Grand Boulevard, just off FM 518/Broadway St with easy access to SH 35, IH 45, Beltway 8 and SH 288

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

239 OFFICE**FOR LEASE****406 Verhalen Rd
Alvin, TX 77511****Structure**

Building Type: **Office**
 Class: **C**
 RBA: **2,250 SF**
 Typical Floor: **2,250 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1976**
 % Leased: **50.0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.58 AC**
 Zoning: **Commercial**
 Parcel No: **6730-0001-000**
 Parking: **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**

UTR-Texas Realtors / Juan Ramos (713) 910-0636

Amenities

Air Conditioning, Central Heating, Convenience Store, Open-Plan

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite C	1,125	1,125	1,125	\$10.12/fs	Vacant	1-5 yrs	Direct

UTR-Texas Realtors / Juan Ramos (713) 910-0636

406 Verhalen, Alvin Texas 77511 1125 SQ FT Retail. \$949 per month Gross Suite C Great Space in a Corner Shopping Center with a gas station, convenience store, and a washeteria. This is a multitenant Building with 3 Available General retail Spaces of 1125 Sq Ft Each. Can be rented to be used as office Space, Beauty salon, Nail Salon, or any other retail space needs. Located near Alvin Community College and lots of major retailers. ACC has an enrollment rate of more than 5000 students, and the Alvin Population is more than 26,000 and growing. Plenty of Visibility, metal construction building at the corner of Mustang and Verhalen. Suite C has 2 ½ Restrooms and a completely open space ready for your ideas. The tenant will have its own Brand-new A/C System. This location is in the perfect environment to grow. Call me for more information. Juan Ramos UTR Texas Realtors 713-910-0636 406 Verhalen, Alvin, Texas 77511 1125 SQ Ft, \$949 al mes Suite C Gran espacio en un centro comercial con tienda, Gasolinera y una lavandería. Tres espacios disponibles. Se puede usar como Oficina, Salón de belleza, o cualquier otro tipo de negocio que necesite. Localizado cerca del Colegio de Alvin. El colegio de Alvin cuenta con una inscripción de más de 5000 estudiantes, y la población de Alvin es de mas de 26,000 personas y sigue creciendo. Este local está en la zona perfecta de crecimiento. Local C Cuenta con dos medio baños y está completamente abierto para arreglarlo como lo necesite Aire Acondicionado y calefacción Central. Llamemos para mas información Juan Ramos 713-910-0636 UTR Texas Realtors

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

240 RETAIL**FOR LEASE**

Shadow Creek Marketplace
11041 Shadow Creek Pky
Pearland, TX 77584

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **28,347 SF**
 Typical Floor: **28,347 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2009**
 % Leased: **96.1%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-RGNL**
 Tenancy: **Multiple Tenant**
 Land Area: **6.94 AC**
 Zoning: **C**
 Parcel No: **7496-0000-003**
 Parking: **100 free Surface Spaces are available**
Ratio of 3.57/1,000 SF

**Lease**

Total Available: **1,119 SF**
 Smallest Space: **1,119 SF**
 Max Contig: **1,119 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$35.00**
 Expenses: **2021 Tax @ \$5.18/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

Freeway Visibility

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B	1,119	1,119	1,119	\$35.00/nnn	Vacant	Negotiable	Direct

Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 x126

241 OFFICE**FOR SALE / FOR LEASE**

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

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **9,624 SF**
 Typical Floor: **9,624 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2003**
 % Leased: **88.9%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1.26 AC**
 Zoning: **Commercial**
 Parcel No: **2585-0001-003**
 Parking: **70 Surface Spaces are available**
Ratio of 5.30/1,000 SF

**Lease**

Total Available: **1,069 SF**
 Smallest Space: **1,069 SF**
 Max Contig: **1,069 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$21.75**
 Expenses: **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	Type
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

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Pearland Central Medical Plaza

-- cont'd

8633 W Broadway St

Pearland, TX 77584

242 RETAIL**FOR LEASE**

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

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **31,189 SF**
 Typical Floor: **31,189 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1972**
 % Leased: **96.8%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **6.25 AC**
 Zoning: **none**
 Parcel No: **5850-1214-120**
 Parking: **245 Surface Spaces are available**
Ratio of 7.71/1,000 SF

**Lease**

Total Available: **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****Presented By**

Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 X126 / Eric Drymalla (832) 423-7439 x126

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 6	1,000	1,000	1,000	\$15.00/nnn	Vacant	Negotiable	Direct

Tarantino Properties, Inc. / Eric Drymalla (832) 423-7439 x126
 2nd Generation Restaurant

Building Notes

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

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

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Oyster Creek Center

-- cont'd

145 Oyster Creek Dr

Lake Jackson, TX 77566

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

243 OFFICE**FOR LEASE**

**1204 N Velasco St
Angleton, TX 77515**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **C**
 RBA: **8,546 SF**
 Typical Floor: **8,546 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1979**
 % Leased: **88.9%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.66 AC**
 Zoning: **-**
 Parcel No: **4020-0006-000**
 Parking: **35 free Surface Spaces are available
Ratio of 4.10/1,000 SF**

**Lease**

Total Available: **950 SF**
 Smallest Space: **950 SF**
 Max Contig: **950 SF**
 Space Use: **Off/Med**
 Rent/SF/Yr: **\$50.52**
 Expenses: **2021 Tax @ \$1.32/sf**

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

UTR-Texas Realtors / Bill Havey (281) 282-0935
 UTR Texas Realtors / Linda Cessac (281) 282-0935

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	950	950	950	\$50.52/fs	Vacant	3-5 yrs	Direct

UTR-Texas Realtors / Bill Havey (281) 282-0935

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

Approximately 950 sf, utilities included. 7 office spaces that vary in size. Only one office does not have a window. Two storage closets. Kitchenette.

244 OFFICE**FOR LEASE**

**200 E Mulberry St
Angleton, TX 77515**

Structure

Building Type: **Office**
 Class: **C**
 RBA: **7,000 SF**
 Typical Floor: **7,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1959**
 % Leased: **89.4%**
 Owner Occupied: **No**
 Owner Type: **Religious**
 Tenancy: **Multiple Tenant**
 Land Area: **0.56 AC**
 Zoning: **Commercial**
 Parcel No: **1310-0159-000**
 Parking: **20 Surface Spaces are available
Ratio of 2.86/1,000 SF**

**Lease**

Total Available: **740 SF**
 Smallest Space: **740 SF**
 Max Contig: **740 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$16.20**
 Expenses: **2021 Tax @ \$0.92/sf**

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

Clyde Cone Company, Inc. / Brandon Cone (512) 496-1038

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 3	740	740	740	\$16.20/fs	Vacant	1-5 yrs	Direct

Clyde Cone Company, Inc. / Brandon Cone (512) 496-1038

Private office space with break room available immediately. Space could easily be divided into 3 or 4 workspaces. Restroom is shared with 4 other building tenants (located in hallway). Access to suite 3 can be through shared hallway or through private exterior entrance directly into space. Minimum 1 year lease. \$1,000/month (electricity, water, gas, sewer, trash included in rent).

245 RETAIL**FOR LEASE**

Y Shops at Pearland Pkwy - Y Shops at Pearland Pkwy
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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	694	694	694	Withheld	30 Days	Negotiable	Direct

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

246 OFFICE**FOR LEASE**

**1506 E Broadway St
Pearland, TX 77581**

Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **B**
 RBA: **12,799 SF**
 Typical Floor: **6,250 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1978**
 % Leased: **98.4%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **1 AC**
 Zoning: **None**
 Parcel No: **5410-0031-110**
 Parking: **60 Surface Spaces are available
Reserved Spaces @ \$14.00/mo
Ratio of 4.85/1,000 SF**

**Lease**

Total Available: **205 SF**
 Smallest Space: **205 SF**
 Max Contig: **205 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$20.40**
 Expenses: **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	Type
P 2nd / Suite 211	205	205	205	\$20.40/nnn	Vacant	1-5 yrs	Direct

Capital Trust Realty / Domenic Santilli (281) 282-9999

One room suite upstairs, window to outside. \$475 per month!

Building Notes

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

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

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

247**RETAIL****FOR LEASE**

Sherwood Village
3216-3272 E Broadway St
Pearland, TX 77581

Structure

Building Type: **Retail**
 Class: **-**
 RBA: **80,690 SF**
 Typical Floor: **80,690 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1967**
 % Leased: **99.9%**
 Owner Occupied: **No**
 Owner Type: **Developer/Owner-NTL**
 Tenancy: **Multiple Tenant**
 Land Area: **7.03 AC**
 Zoning: **None**
 Parcel No: **7565-0003-000**
 Parking: **385 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**
 Rent/SF/Yr: **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, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	124	124	124	Withheld	Vacant	Negotiable	Direct

Shaw Real Estate / Jay Shaw (281) 546-9237