Province Plaza

1,120 SF AVAILABLE

2705 E Broadway St, Pearland, TX 77581

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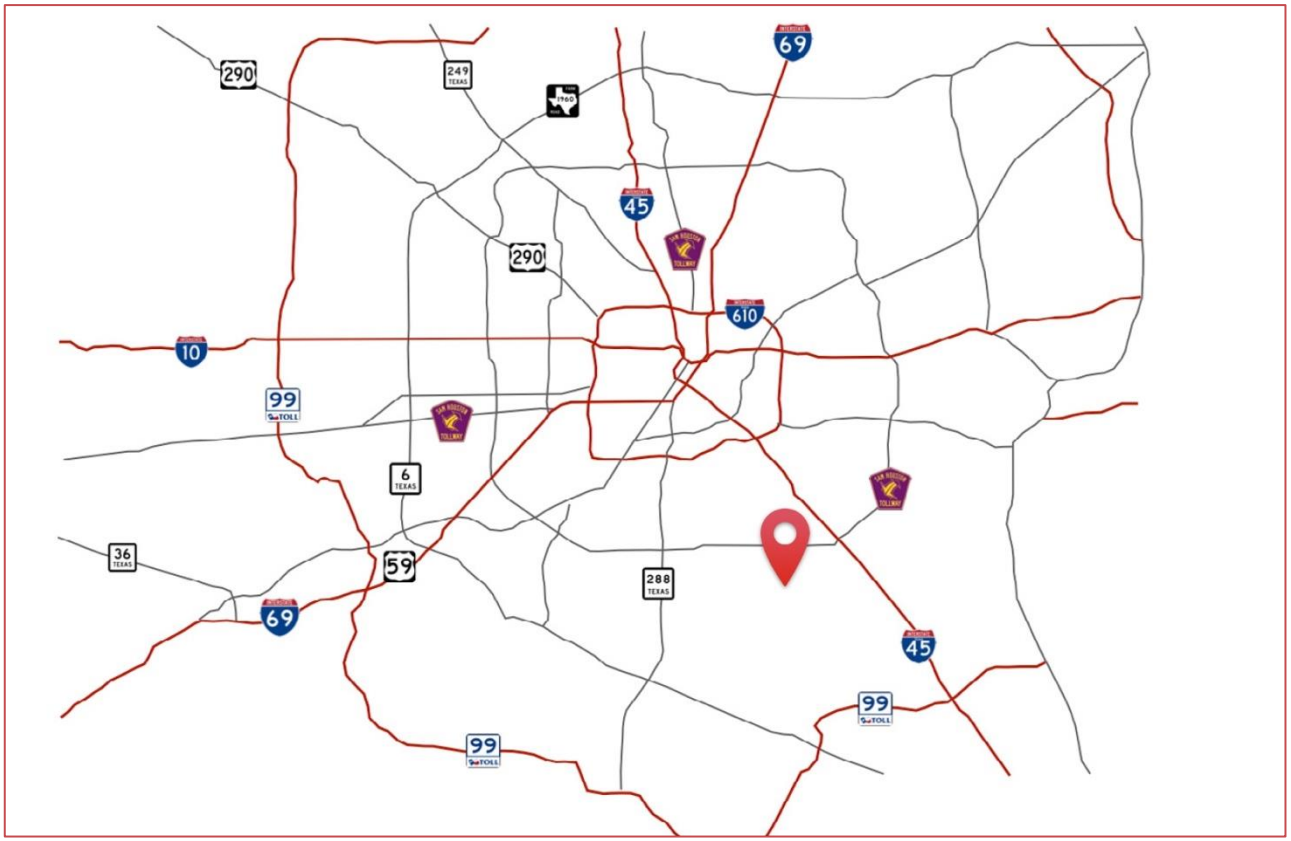

LOCATION

2705 E Broadway St, Pearland, TX 77581

AVAILABLE

Suite 114: 1,120 SF

RATE

Please call for pricing

TRAFFIC COUNTS (TXDOT)

30,944 VPD
E Broadway St

33,097 VPD
Pearland Pkwy

PROPERTY INFORMATION

- **Unrivaled Commuter Flow:** Sees exceptional daily activity with 30,944 vehicles passing by on E Broadway St and an additional 33,097 vehicles on the nearby Pearland Pkwy.
- **Top-Tier Purchasing Power:** Benefits from an exceptionally affluent immediate neighborhood, boasting a lucrative average household income of $139,416 within a single mile.
- **Massive Regional Reach:** Services an incredibly dense suburban market that expands to an impressive 780,439 residents within a five-mile radius.
- **Unmatched Retail Synergy:** Shares a vibrant commercial corridor with powerful, daily-needs traffic generators like H-E-B, Lowe's, Walmart, and Chick-fil-A.
- **Adaptable Leasing Opportunity:** Features a highly adaptable 1,120 SF space (Suite 114) perfectly sized to accommodate a wide variety of retail, medical, or service concepts.

Visitor data from Placer.ai

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	77,473	189,928	780,439
AVG HH INCOME	$139,416	$118,609	$104,227

CO-TENANTS

Boiling Pho, Urban Eve Salon & Boutique, PL Nails & Day Spa, Memorial Eye Center, Tiger J Kim's World Class Taekwondo, NextCare Urgent Care, etc.

AREA RETAILERS

Chili's, Lowe's, Pizza Hut, Sonic, Wingstop, Mattress Firm, Menchie's, Torchy's Tacos, Chick-fil-A, Chase, iHOP, MOD Pizza, CVS, El Pollo Loco, TJ Maxx, First Watch, Valvoline, Ross Dress for Less, Daiso, Petco, H-E-B, Crumbl Cookies, Academy Sports + Outdoors, Gringos Tex-Mex, Hobby Lobby, Discount Tire, Smoothie King, Advance Auto Parts, Goodwill, Walmart, etc.

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Province Plaza represents a premium commercial leasing destination situated at **2705 E Broadway St** in the thriving market of Pearland, Texas. The property commands exceptional daily visibility, benefiting from a **robust traffic flow** of 30,944 vehicles per day along E Broadway St and an impressive 33,097 vehicles per day on nearby Pearland Pkwy.

The center is anchored within an incredibly **dense and affluent consumer market**. Within a single mile, the property serves a population of 77,473 residents who boast a high average household income of $139,416. This immense economic power scales dramatically outward, reaching a sprawling customer base of 780,439 people and a civilian workforce of 385,209 individuals within a five-mile radius.

A **highly synergistic mix** of health, wellness, and dining co-tenants currently occupies the plaza, including Memorial Eye Center, NextCare Urgent Care, Tiger J Kim's World Class Taekwondo, Urban Eve Salon & Boutique, PL Nails & Day Spa, and Boiling Pho. Furthermore, Province Plaza shares its immediate **retail ecosystem** with a multitude of powerhouse national brands such as Lowe's, H-E-B, Walmart, and Hobby Lobby, ensuring a continuous daily consumer draw to the area.

For prospective businesses seeking entry into this lucrative corridor, Province Plaza currently has **Suite 114 at 1,120 SF available.**

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	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
Population			
2024 Population	77,473	189,928	780,439
2029 Population Projection	83,287	203,056	835,073
Annual Growth 2024-2029	1.5%	1.4%	1.4%
Households			
2024 Households	26,082	63,205	268,283
2029 Household Projection	28,108	67,693	287,585
Annual Growth 2024-2029	1.6%	1.4%	1.4%
Avg Household Size	2.90	2.90	2.80
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	$332,072	$293,667	$278,662
Median Year Built	1997	1994	1988
Household Income			
Avg Household Income	$139,416	$118,609	$104,227
Median Household Income	$117,719	$95,177	$78,545
Population Summary			
Median Age	38.50	36.70	36.30
Avg Age	38.50	37.40	37.10
Employment			
Civilian Employed	40,543	98,068	385,209
Marital Status			
Married	16,007	35,097	130,592
Married No Children	8,512	18,571	69,497
Married with Children	7,495	16,526	61,095

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:
This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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Ronald Patrice	780842	ronald@kmrealty.net	713.275.2616
SALES AGENT/ASSOCIATE'S NAME	**LICENSE NO.**	**EMAIL**	**PHONE**

BUYER/TENANT/SELLER/LANDLORD INITIALS **DATE**