

**FOR LEASE**



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**PEARLAND CENTRAL PLAZA**

1921 N Main St Pearland, TX 77581

# FOR LEASE



## PEARLAND CENTRAL PLAZA

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### PROPERTY INFORMATION

Space for Lease	787 SF
Rental Rate	Call for Pricing
Total GLA	10,400
Parking Ratio	5.77 : 1,000
Year Built	1993



### PROPERTY HIGHLIGHTS

Located on North Main Street, Pearlman 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.



### DEMOGRAPHICS

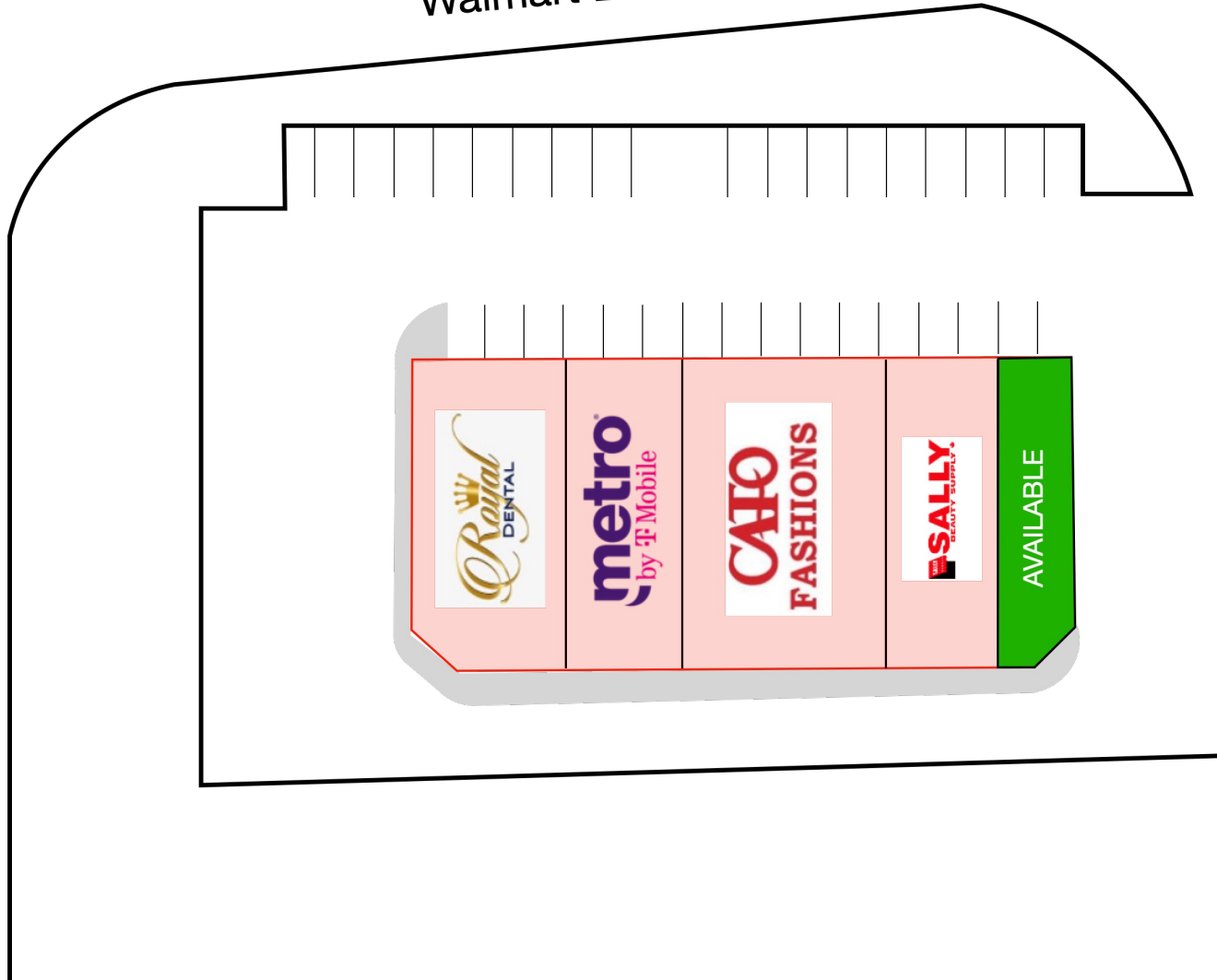
Population	1 mi. – 7,687 3 mi. – 69,228
Household Income	1 mi. - \$85,180 3 mi. - \$91,905
Traffic Count	N Main St – 23,782 vol./day

# FOR LEASE



Walmart Entrance

N Main St.



# FOR LEASE



## PEARLAND CENTRAL PLAZA TENANT KEY

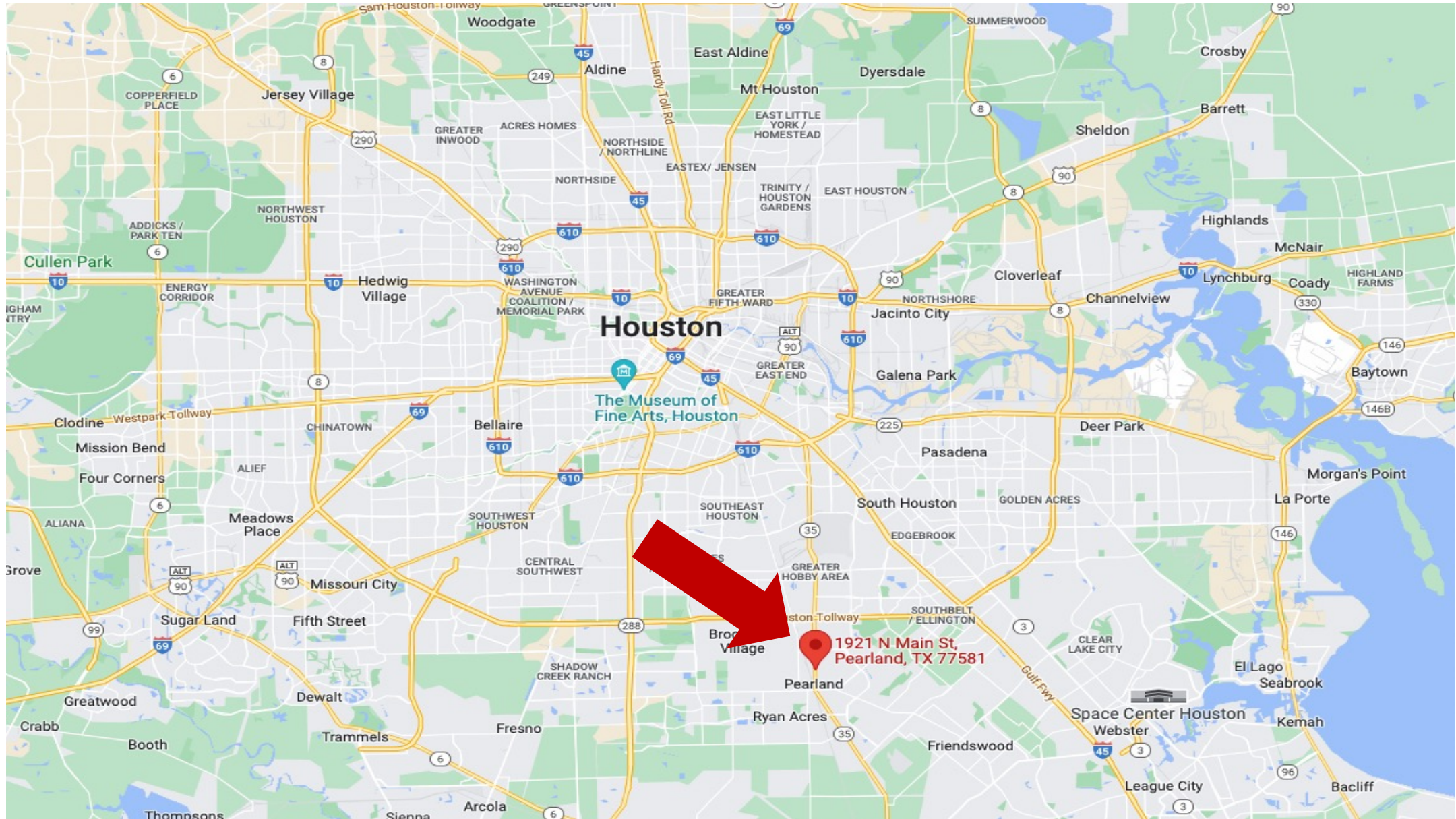
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#	Tenant	SF
105	Royal Dental	3,000
104	Metro by T-Mobile	1,355
103	Cato Fashion	3,930
102	Sally Beauty Supply	1,328
101	<b>AVAILABLE FOR LEASE</b>	<b>787</b>



# FOR EVEN BETTER REFERENCE



# DEMOGRAPHIC DETAILS

	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2022 Population	30,259	187,949	806,176
2027 Population Projection	33,620	201,080	850,496
Annual Growth 2022-2027	2.2%	1.4%	1.1%
Median Age	36.3	35.1	34.5
Bachelor's Degree or Higher	35%	29%	24%
Avg Household Income	\$106,826	\$101,623	\$85,975
Median Household Income	\$88,025	\$83,906	\$64,687
Median Home Value	\$242,222	\$209,784	\$184,788
Median Year Built	1998	1995	1984
White	23,138	131,463	534,107
Black	3,866	33,298	190,699
American Indian/Alaskan Native	288	1,624	7,389
Asian	2,249	17,638	59,114
Hawaiian & Pacific Islander	33	247	843
Two or More Races	685	3,680	14,025
Hispanic Origin	10,336	77,613	367,116



BROKER

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INFORMATION PRESENTED

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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.





11-2-2015



## Information About Brokerage Services

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

### TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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<b>Ronald Patrice</b> <small>Sales Agent/Associate's Name</small>	<b>780842</b> <small>License No.</small>	<b>ronald@kmreality.net</b> <small>Email</small>	<b>713-275-2616</b> <small>Phone</small>
<small>Buyer/Tenant/Seller/Landlord Initials</small>		<small>Date</small>	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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