



Province Village

PROVINCE VILLAGE DR

COUNTRY CLUB DR

±3.05 ACRES AVAILABLE

E BROADWAY ST



# 3.05 ACRES - 2515 BROADWAY

COUNTRY CLUB DR. & FM 518 | PEARLAND, TEXAS

3.05 ACRES HIGH GROWTH EAST PEARLAND TRADE AREA

BRAD LYBRAND | 281.477.4300

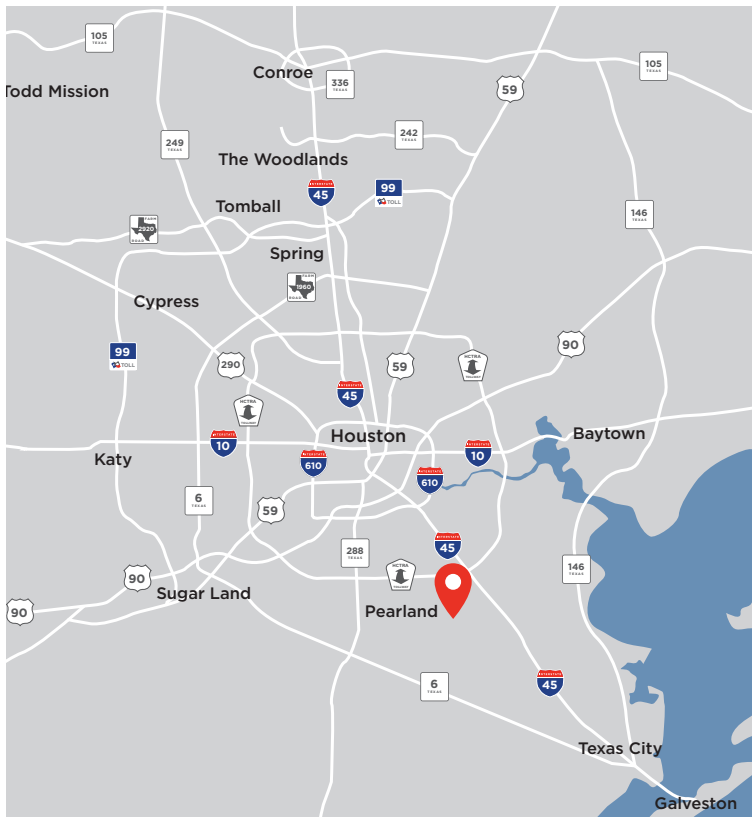


# PROPERTY INSIGHTS

## ±3.05 ACRES AVAILABLE FOR SALE IN WALLER COUNTY

► **BRAD LYBRAND**  
BLYBRAND@NEWQUEST.COM  
713.438.9516

- Strategically positioned in the path of long term sustainable growth
- Excellent Broadway frontage, view corridor traveling from east to west on FM 518 and direct access from FM 518
- Great for restaurant, bank, daycare, medical, office or self storage
- Property includes a residential structure in good condition currently being used as an office
- Seller will consider leaseback of the home office component from new owner
- Zoned General Business allowing for a wide variety development opportunities
- Tons of new residential and retail in the trade area to include HEB, Ross, TJ Max, Five Below, Palais Royal, Petco, CVS, Lowe's, Academy, and new Kroger anchored development coming soon



## PROPERTY HIGHLIGHTS

- **LOCATION:**  
Site less than .5 mile from retail HUB at Pearland Parkway & FM 518 in Pearland, TX
- **APPROXIMATE SIZE:**  
3.05 Acres
- **TRAFFIC COUNTS:**  
Approx, 32,070 VPD on FM 518



**193,727**  
Current Population  
Within 5-Mile Radius



**83.28%**  
Owner-Occupied  
Housing Units Within  
3-Mile Radius



**\$108,582**  
Average HHI Within  
3-Mile Radius





AERIALS + ACREAGE



# DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 12/18

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,141	25,889	64,656
Current Population	5,641	76,823	193,727
2010 Census Average Persons per Household	2.63	2.97	3.00
2010 Census Population	5,735	64,593	164,375
Population Growth 2010 to 2018	-1.62%	19.31%	18.23%

## CENSUS HOUSEHOLDS

1 Person Household	21.83%	16.15%	17.87%
2 Person Households	31.41%	30.13%	28.17%
3+ Person Households	46.76%	53.72%	53.95%
Owner-Occupied Housing Units	68.62%	83.28%	74.60%
Renter-Occupied Housing Units	31.38%	16.72%	25.40%

## RACE AND ETHNICITY

2018 Estimated White	73.03%	65.39%	61.08%
2018 Estimated Black or African American	12.38%	12.93%	13.96%
2018 Estimated Asian or Pacific Islander	6.30%	10.55%	9.54%
2018 Estimated Other Races	7.89%	10.70%	14.91%
2018 Estimated Hispanic	21.74%	28.07%	36.74%

## INCOME

2018 Estimated Average Household Income	\$95,800	\$108,582	\$97,973
2018 Estimated Median Household Income	\$85,126	\$90,838	\$80,017
2018 Estimated Per Capita Income	\$37,378	\$38,042	\$33,988

## EDUCATION (AGE 25+)

2018 Estimated High School Graduate	19.43%	22.15%	24.63%
2018 Estimated Bachelors Degree	25.58%	23.41%	19.80%
2018 Estimated Graduate Degree	10.00%	11.35%	9.76%

## AGE

2018 Median Age	36.4	35.8	34.3
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# 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:
  - 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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