

For Sale



Kirby Commons

11625 Broadway Blvd.
Pearland, TX 77584



Hunnington

Hunnington Properties, Inc.

3773 Richmond Ave., Suite 800
Houston, Texas 77046

713-623-6944

hpiproperties.com



Watercrest
Active Retirement Living

Broadway Bend Dr.

W. Broadway St.

Kirby Commons Dr.

Kirby Dr.

Pinecrest
Community

SITE

KIRBY COMMONS

11625 Broadway Blvd., Pearland, Texas 77584

PROPERTY INFORMATION

| | |
|----------------------|------------------------|
| Sale Price | \$8,950,000.00 |
| CAP Rate | 6.62% |
| Net Operating Income | \$592,226.04 |
| Occupancy | 100% |
| Lease Type | NNN |
| Building Size | 19,935 SF |
| Lot Size | 102,118 SF / 2.3443 AC |
| Year Built | 2018 |

PROPERTY HIGHLIGHTS

- New Construction
- Strong Tenant Mix (Medical & Restaurant)
- Great Visibility
- Access off Kirby & FM 518
- High-end Suburban sub-market
- Ample Parking (138 Spots)

DEMOGRAPHICS

| | |
|--------------------------|-------------------|
| Population | 1 mi. - 15,448 |
| | 3 mi. - 71,799 |
| | 5 mi. - 175,462 |
| Average Household Income | 1 mi. - \$132,712 |
| | 3 mi. - \$132,752 |
| | 5 mi. - \$98,119 |

For More Information

Todd A. Carlson
Principal

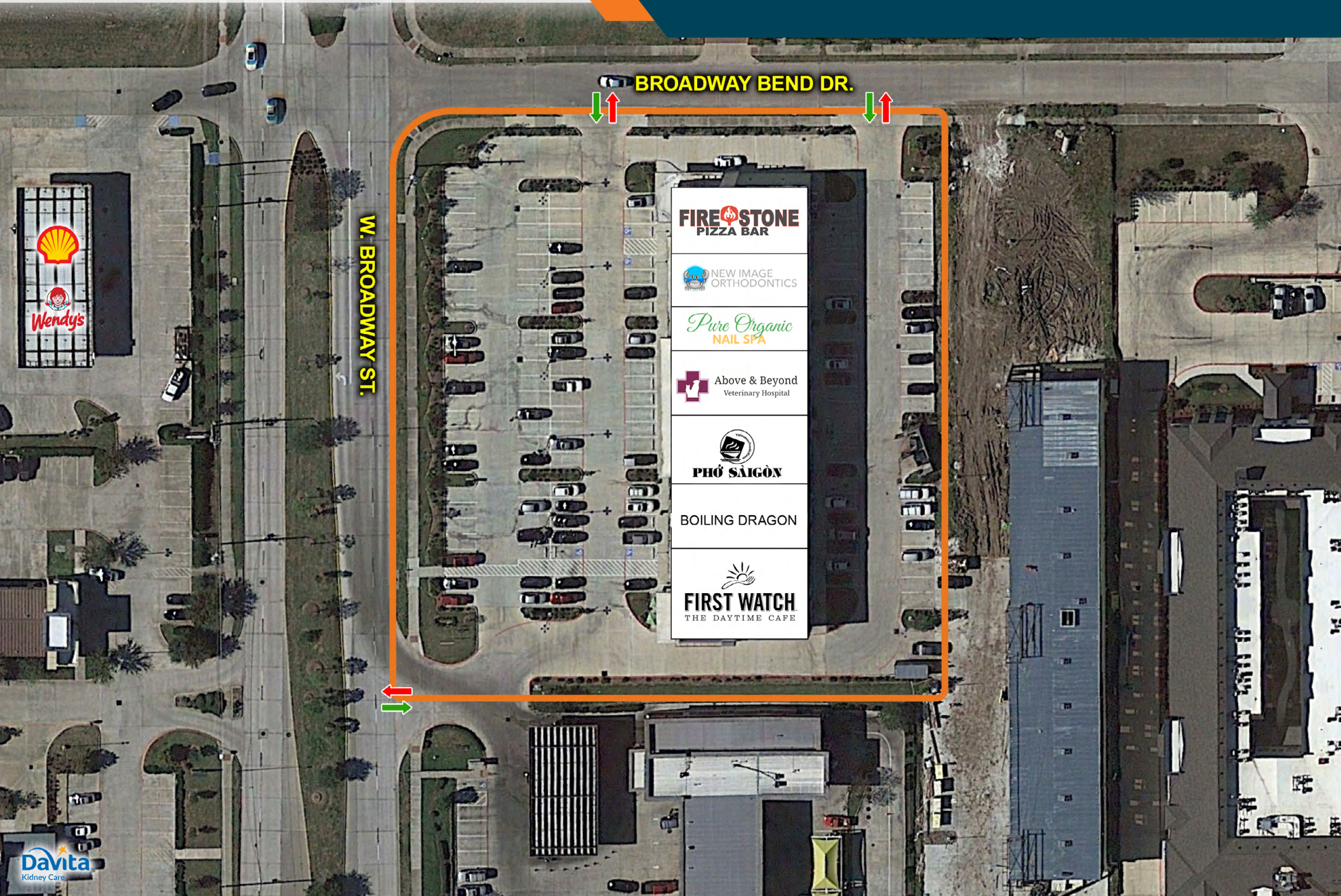
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**BROADWAY BEND DR.****W. BROADWAY ST.****FIRE STONE**
PIZZA BARNEW IMAGE
ORTHODONTICS*Pure Organic*
NAIL SPAAbove & Beyond
Veterinary Hospital**PHỞ SÀI GÒN**

BOILING DRAGON

FIRST WATCH
THE DAYTIME CAFEShell
Wendy'sDavita
Kidney Care



PEARLAND TOWN CENTER

- macy's
- VICTORIA'S SECRET
- GNC
- JAMES AVERY artisan jewelry
- FOREVER 21
- JARED Jewelry Boutique
- COURTYARD Marriott
- TORRID
- GameStop
- BARNES & NOBLE
- Red Robin GOURMET BURGERS & BEERS
- H&M
- FINISH LINE

- LANE BRYANT
- Payless SHOESOURCE
- Pier 1 imports
- PET SMART
- CHUCK E. CHEESE'S
- KIRKLAND'S
- ULTA BEAUTY
- Michaels

- HomeGoods
- Famous Footwear
- ROSS
- Marshalls

- ups elements massage
- SUBWAY
- PAPA JOHN'S

- LESLIE'S SWIMMING POOL SUPPLIES.
- ME Massage Envy
- BED BATH & BEYOND
- carter's
- OLD NAVY



288 TEXAS

BROADWAY ST

BROADWAY ST

- Dillard's
- at home The Home Décor Superstore
- GRINGO'S
- Wendy's
- ALDI
- ZOES KITCHEN
- DO
- POPEYES

MATTRESS FIRM

Burlington

HOBBY LOBBY

H-E-B plus!

FedEx Corporation

UT Physicians
A Part of UTHealth

MEMORIAL HERMANN

JCPenney

TEXAS KITCHENS

Party City

FRIDAYS

PRIMEURGENTCARE

BEST BUY

LUPE TORTILLA MEXICAN RESTAURANTS

Castle Dental

Walmart

CUBESMART

DISCOUNT TIRE

Capital One

GameStop

Office DEPOT

WINGBOYER

IHOP

TARGET

STARBUCKS COFFEE

KOHL'S

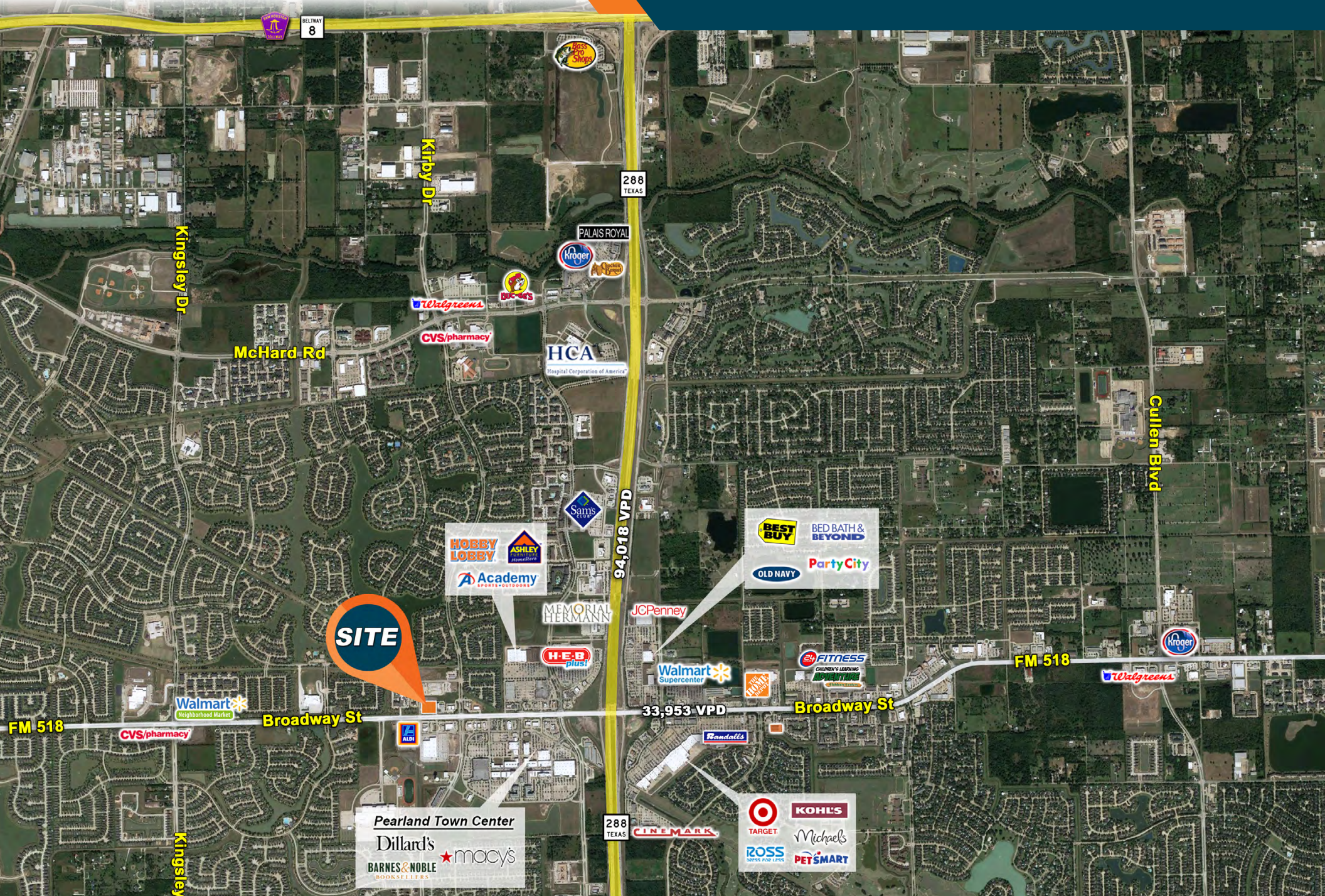
Bank of America

FIREHOUSE SUBS

smart.financial

THE HOME DEPOT

Kels



SITE

Pearland Town Center
 Dillard's
 BARNES & NOBLE BOOKSTORES
 macy's

TARGET
 KOHL'S
 Michael's
 ROSS
 PETSMART

BEST BUY
 BED BATH & BEYOND
 OLD NAVY
 Party City

HOBBY LOBBY
 ASHLEY HOMESTORE
 Academy

Walmart Supercenter

CINEMARK

FITNESS

HCA
 Hospital Corporation of America

Sams Club

MEMORIAL HERMANN

HEB

JCPenney

Randalls

288 TEXAS

288 TEXAS

BELLWAY 8

94,018 VPD

33,953 VPD

FM 518

FM 518

CVS/pharmacy

Walmart Neighborhood Market

Broadway St

Kingsley Dr

McHard Rd

Kirby Dr

Cullen Blvd

Walgreens

Kroger

PALAIS ROYAL

Best Buy Shops

Walgreens

CVS/pharmacy

DUC-ONS

Kroger

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**

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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|---|------------------------------|---|------------------------------|
| Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 454676 License No. | sandy@hpiproperties.com Email | 713.623.6944 Phone |
| Sanford Paul Aron Designated Broker of Firm | 218898 License No. | sandy@hpiproperties.com Email | 713.623.6944 Phone |
| Todd Carlson Licensed Supervisor of Sales Agent/ Associate | 531445 License No. | Todd@hpiproperties.com Email | 713.623.6944 Phone |
| N/A Sales Agent/Associate's Name | N/A License No. | N/A Email | N/A Phone |

Buyer/Tenant/Seller/Landlord Initials

Date