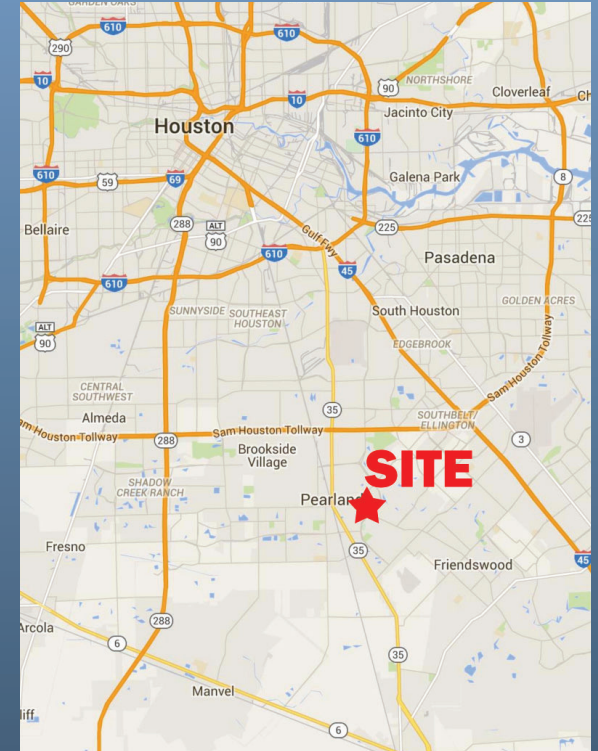


PAD SITES AVAILABLE

HEB Pearland Parkway at FM 518, Pearland, TX 77581



PROPERTY DATA

- 1.28 acre pad site for lease
- HEB anchored center
- Pad tenants include Bank of America and Care Now Urgent Care
- Approximately 351 feet of frontage along FM 518
- Seeking restaurant or medical uses

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019 Estimate	9,745	70,913	182,453
Avg HH Income 2019 Estimate	\$89,674	\$105,500	\$94,134
Traffic Counts FM 518	32,605 cars per day		
Pearland Pkwy	30,857 cars per day		

CONTACT

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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.5569/-95.2648

RS1

2885 E Broadway St			1 mi radius	3 mi radius	5 mi radius
Pearland, TX 77581					
POPULATION	2019 Estimated Population		9,745	70,913	182,453
	2024 Projected Population		10,894	77,369	194,518
	2010 Census Population		8,596	59,688	162,533
	2000 Census Population		6,702	37,368	114,653
	Projected Annual Growth 2019 to 2024		2.4%	1.8%	1.3%
	Historical Annual Growth 2000 to 2019		2.4%	4.7%	3.1%
	2019 Median Age		35.3	35.2	34.1
HOUSEHOLDS	2019 Estimated Households		3,946	24,812	63,407
	2024 Projected Households		4,303	26,896	68,074
	2010 Census Households		3,300	19,954	53,978
	2000 Census Households		2,618	12,911	39,132
	Projected Annual Growth 2019 to 2024		1.8%	1.7%	1.5%
	Historical Annual Growth 2000 to 2019		2.7%	4.9%	3.3%
RACE AND ETHNICITY	2019 Estimated White		70.9%	65.0%	59.8%
	2019 Estimated Black or African American		11.0%	12.3%	14.4%
	2019 Estimated Asian or Pacific Islander		7.3%	10.6%	9.8%
	2019 Estimated American Indian or Native Alaskan		0.4%	0.4%	0.5%
	2019 Estimated Other Races		10.3%	11.7%	15.4%
	2019 Estimated Hispanic		23.7%	29.5%	38.0%
INCOME	2019 Estimated Average Household Income		\$89,674	\$105,500	\$94,134
	2019 Estimated Median Household Income		\$82,506	\$92,828	\$80,557
	2019 Estimated Per Capita Income		\$36,366	\$36,933	\$32,730
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		3.9%	4.8%	7.1%
	2019 Estimated Some High School (Grade Level 9 to 11)		5.2%	4.3%	6.5%
	2019 Estimated High School Graduate		19.1%	23.5%	24.9%
	2019 Estimated Some College		23.8%	22.4%	22.7%
	2019 Estimated Associates Degree Only		10.5%	11.3%	9.8%
	2019 Estimated Bachelors Degree Only		24.2%	22.9%	19.6%
	2019 Estimated Graduate Degree		13.3%	10.8%	9.4%
BUSINESS	2019 Estimated Total Businesses		519	2,043	5,128
	2019 Estimated Total Employees		4,434	16,695	42,277
	2019 Estimated Employee Population per Business		8.5	8.2	8.2
	2019 Estimated Residential Population per Business		18.8	34.7	35.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

11-2-2015



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date