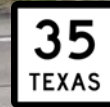


# FOR LEASE: +/- 9,000 SF OFFICE WAREHOUSE

SH-35 NEAR BROADWAY ST. | 3221 S. MAIN STREET, PEARLAND, TX 77581



16,713 VPD ('22)

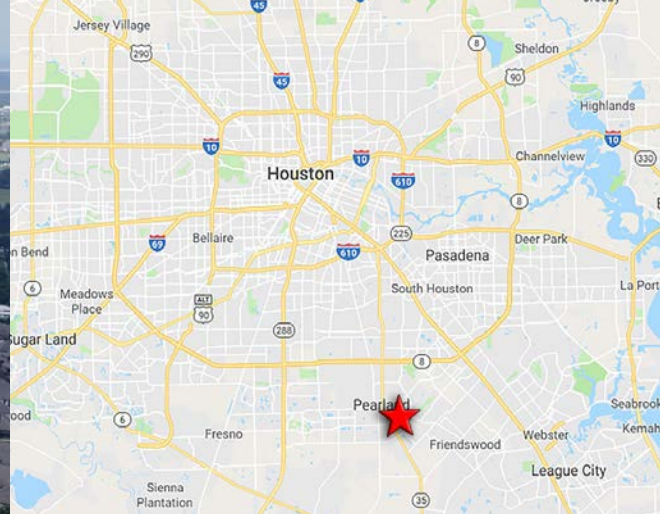


**S&P** INTERESTS

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5353 W. Alabama St., Ste. 602 | Houston, TX 77056



### PROPERTY FEATURES:

- Location: SH-35 near Broadway St. | Pearland, TX 77581
- Land Size: 22,477 SF
- Building Size: 9,000 SF
- Outside Storage
- Rent: \$11.50/SF
- NNN: \$3.05/SF
- Traffic Count: 16,713 Cars Per Day
- Income: \$115,496 in 3 mile radius

### DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Pop.	9,992	61,925	157,352
Households	3,670	21,160	51,891
Average HH Income	\$98,846	\$115,496	\$107,720

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	10,319	63,542	159,562
2023 Estimate	9,992	61,925	157,352
2010 Census	7,715	50,135	137,766
Growth 2023 - 2028	3.27%	2.61%	1.40%
Growth 2010 - 2023	29.51%	23.52%	14.22%

2023 Population by Age	9,992	61,925	157,352
Age 0 - 4	648 6.49%	3,946 6.37%	10,067 6.40%
Age 5 - 9	712 7.13%	4,318 6.97%	10,836 6.89%
Age 10 - 14	771 7.72%	4,761 7.69%	11,939 7.59%
Age 15 - 19	734 7.35%	4,624 7.47%	11,849 7.53%
Age 20 - 24	634 6.35%	4,036 6.52%	10,722 6.81%
Age 25 - 29	627 6.28%	3,909 6.31%	10,529 6.69%
Age 30 - 34	717 7.18%	4,235 6.84%	10,906 6.93%
Age 35 - 39	804 8.05%	4,615 7.45%	11,229 7.14%
Age 40 - 44	792 7.93%	4,631 7.48%	11,076 7.04%
Age 45 - 49	715 7.16%	4,335 7.00%	10,502 6.67%
Age 50 - 54	636 6.37%	4,009 6.47%	9,932 6.31%
Age 55 - 59	559 5.59%	3,638 5.87%	9,199 5.85%
Age 60 - 64	489 4.89%	3,267 5.28%	8,406 5.34%
Age 65 - 69	398 3.98%	2,709 4.37%	7,075 4.50%
Age 70 - 74	300 3.00%	2,048 3.31%	5,463 3.47%
Age 75 - 79	196 1.96%	1,339 2.16%	3,626 2.30%
Age 80 - 84	121 1.21%	794 1.28%	2,150 1.37%
Age 85+	139 1.39%	712 1.15%	1,845 1.17%
Age 65+	1,154 11.55%	7,602 12.28%	20,159 12.81%

<b>Median Age</b>	<b>36.00</b>	<b>36.20</b>	<b>35.80</b>
<b>Average Age</b>	<b>36.00</b>	<b>36.40</b>	<b>36.50</b>

2023 Population By Race	9,992	61,925	157,352
White	7,603 76.09%	46,446 75.00%	113,691 72.25%
Black	1,539 15.40%	8,620 13.92%	24,118 15.33%
Am. Indian & Alaskan	73 0.73%	482 0.78%	1,304 0.83%
Asian	515 5.15%	4,858 7.84%	14,854 9.44%
Hawaiian & Pacific Island	20 0.20%	121 0.20%	219 0.14%
Other	243 2.43%	1,398 2.26%	3,167 2.01%

Population by Hispanic Origin	9,992	61,925	157,352
Non-Hispanic Origin	6,870 68.76%	41,631 67.23%	95,385 60.62%
Hispanic Origin	3,122 31.24%	20,294 32.77%	61,967 39.38%

<b>2023 Median Age, Male</b>	<b>34.50</b>	<b>35.10</b>	<b>34.70</b>
<b>2023 Average Age, Male</b>	<b>34.80</b>	<b>35.50</b>	<b>35.60</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population by Occupation Classification</b>	<b>7,713</b>	<b>47,976</b>	<b>122,139</b>
Civilian Employed	5,341 69.25%	32,550 67.85%	80,503 65.91%
Civilian Unemployed	246 3.19%	1,575 3.28%	4,543 3.72%
Civilian Non-Labor Force	2,111 27.37%	13,776 28.71%	36,986 30.28%
Armed Forces	15 0.19%	75 0.16%	107 0.09%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	1,913	13,089	32,021
Married No Children	883	6,054	14,936
Married w/Children	1,031	7,034	17,085

2023 Population by Education	6,784	42,452	107,844
Some High School, No Diploma	561 8.27%	2,895 6.82%	11,680 10.83%
High School Grad (Incl Equivalency)	1,444 21.29%	8,826 20.79%	23,486 21.78%
Some College, No Degree	2,103 31.00%	13,502 31.81%	33,390 30.96%
Associate Degree	292 4.30%	2,211 5.21%	5,905 5.48%
Bachelor Degree	1,856 27.36%	10,043 23.66%	22,271 20.65%
Advanced Degree	528 7.78%	4,975 11.72%	11,112 10.30%

2023 Population by Occupation	9,964	60,771	148,989
Real Estate & Finance	261 2.62%	2,064 3.40%	4,416 2.96%
Professional & Management	3,255 32.67%	18,969 31.21%	42,650 28.63%
Public Administration	170 1.71%	992 1.63%	2,491 1.67%
Education & Health	1,547 15.53%	8,895 14.64%	19,224 12.90%
Services	410 4.11%	3,453 5.68%	11,204 7.52%
Information	43 0.43%	459 0.76%	1,221 0.82%
Sales	1,340 13.45%	7,147 11.76%	17,225 11.56%
Transportation	7 0.07%	133 0.22%	477 0.32%
Retail	450 4.52%	2,711 4.46%	7,677 5.15%
Wholesale	199 2.00%	1,163 1.91%	2,739 1.84%
Manufacturing	633 6.35%	4,021 6.62%	9,687 6.50%
Production	600 6.02%	4,220 6.94%	10,942 7.34%
Construction	422 4.24%	2,393 3.94%	7,261 4.87%
Utilities	378 3.79%	2,009 3.31%	5,320 3.57%
Agriculture & Mining	113 1.13%	895 1.47%	2,101 1.41%
Farming, Fishing, Forestry	15 0.15%	93 0.15%	106 0.07%
Other Services	121 1.21%	1,154 1.90%	4,248 2.85%

2023 Worker Travel Time to Job	5,240	31,430	77,428
<30 Minutes	2,333 44.52%	13,104 41.69%	33,400 43.14%
30-60 Minutes	2,185 41.70%	14,352 45.66%	33,891 43.77%
60+ Minutes	722 13.78%	3,974 12.64%	10,137 13.09%

Radius	1 Mile	3 Mile	5 Mile
<b>2010 Households by HH Size</b>	<b>2,778</b>	<b>16,888</b>	<b>44,903</b>
1-Person Households	631 22.71%	2,785 16.49%	7,176 15.98%
2-Person Households	788 28.37%	4,960 29.37%	12,553 27.96%
3-Person Households	562 20.23%	3,373 19.97%	8,678 19.33%
4-Person Households	469 16.88%	3,296 19.52%	8,796 19.59%
5-Person Households	219 7.88%	1,565 9.27%	4,563 10.16%
6-Person Households	67 2.41%	551 3.26%	1,879 4.18%
7 or more Person Households	42 1.51%	358 2.12%	1,258 2.80%

<b>2023 Average Household Size</b>	<b>2.70</b>	<b>2.90</b>	<b>3.00</b>
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Households			
2028 Projection	3,800	21,758	52,733
2023 Estimate	3,670	21,160	51,891
2010 Census	2,778	16,888	44,904
Growth 2023 - 2028	3.54%	2.83%	1.62%
Growth 2010 - 2023	32.11%	25.30%	15.56%

2023 Households by HH Income	3,668	21,161	51,891
<\$25,000	356 9.71%	1,824 8.62%	5,162 9.95%
\$25,000 - \$50,000	556 15.16%	2,337 11.04%	5,162 9.95%
\$50,000 - \$75,000	724 19.74%	3,371 15.93%	8,396 16.18%
\$75,000 - \$100,000	608 16.58%	3,102 14.66%	8,040 15.49%
\$100,000 - \$125,000	416 11.34%	2,966 14.02%	7,085 13.65%
\$125,000 - \$150,000	388 10.58%	2,396 11.32%	5,059 9.75%
\$150,000 - \$200,000	395 10.77%	3,084 14.57%	6,384 12.30%
\$200,000+	225 6.13%	2,081 9.83%	4,540 8.75%

<b>2023 Avg Household Income</b>	<b>\$98,846</b>	<b>\$115,496</b>	<b>\$107,720</b>
<b>2023 Med Household Income</b>	<b>\$83,141</b>	<b>\$99,568</b>	<b>\$91,052</b>

2023 Occupied Housing	3,670	21,160	51,892
Owner Occupied	2,217 60.41%	16,765 79.23%	41,268 79.53%
Renter Occupied	1,453 39.59%	4,395 20.77%	10,624 20.47%
<b>2010 Housing Units</b>	<b>3,832</b>	<b>21,701</b>	<b>53,457</b>
1 Unit	2,433 63.49%	18,640 85.89%	46,068 86.18%
2 - 4 Units	70 1.83%	206 0.95%	639 1.20%
5 - 19 Units	760 19.83%	1,737 8.00%	3,932 7.36%
20+ Units	569 14.85%	1,118 5.15%	2,818 5.27%

2023 Housing Value	2,218	16,764	41,268
<\$100,000	108 4.87%	987 5.89%	3,239 7.85%
\$100,000 - \$200,000	714 32.19%	4,364 26.03%	14,722 35.67%
\$200,000 - \$300,000	941 42.43%	6,925 41.31%	14,569 35.30%
\$300,000 - \$400,000	375 16.91%	3,019 18.01%	5,770 13.98%
\$400,000 - \$500,000	67 3.02%	1,041 6.21%	1,728 4.19%
\$500,000 - \$1,000,000	13 0.59%	358 2.14%	1,068 2.59%
\$1,000,000+	0 0.00%	70 0.42%	172 0.42%
<b>2023 Median Home Value</b>	<b>\$230,499</b>	<b>\$243,769</b>	<b>\$218,347</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Housing Units by Yr Built</b>	<b>4,008</b>	<b>22,954</b>	<b>56,679</b>
Built 2010+	1,028 25.65%	5,102 22.23%	9,164 16.17%
Built 2000 - 2010	939 23.43%	6,493 28.29%	15,285 26.97%
Built 1990 - 1999	640 15.97%	4,014 17.49%	9,775 17.25%
Built 1980 - 1989	584 14.57%	2,267 9.88%	6,235 11.00%
Built 1970 - 1979	437 10.90%	3,145 13.70%	10,543 18.60%
Built 1960 - 1969	272 6.79%	1,404 6.12%	4,312 7.61%
Built 1950 - 1959	60 1.50%	354 1.54%	954 1.68%
Built <1949	48 1.20%	175 0.76%	411 0.73%
<b>2023 Median Year Built</b>	<b>1998</b>	<b>1999</b>	<b>1995</b>

## Demographic Trend Report

Description	2010	2023	2028
<b>Population</b>	<b>7,715</b>	<b>9,992</b>	<b>10,319</b>
Age 0 - 4	614 7.96%	648 6.49%	625 6.06%
Age 5 - 9	644 8.35%	712 7.13%	662 6.42%
Age 10 - 14	603 7.82%	771 7.72%	716 6.94%
Age 15 - 19	541 7.01%	734 7.35%	745 7.22%
Age 20 - 24	434 5.63%	634 6.35%	710 6.88%
Age 25 - 29	603 7.82%	627 6.28%	664 6.43%
Age 30 - 34	632 8.19%	717 7.18%	666 6.45%
Age 35 - 39	646 8.37%	804 8.05%	724 7.02%
Age 40 - 44	559 7.25%	792 7.93%	771 7.47%
Age 45 - 49	604 7.83%	715 7.16%	759 7.36%
Age 50 - 54	461 5.98%	636 6.37%	698 6.76%
Age 55 - 59	386 5.00%	559 5.59%	620 6.01%
Age 60 - 64	278 3.60%	489 4.89%	540 5.23%
Age 65 - 69	184 2.38%	398 3.98%	456 4.42%
Age 70 - 74	140 1.81%	300 3.00%	363 3.52%
Age 75 - 79	126 1.63%	196 1.96%	262 2.54%
Age 80 - 84	118 1.53%	121 1.21%	167 1.62%
Age 85+	142 1.84%	139 1.39%	170 1.65%
<b>Age 15+</b>	<b>5,854 75.88%</b>	<b>7,861 78.67%</b>	<b>8,315 80.58%</b>
<b>Age 20+</b>	<b>5,313 68.87%</b>	<b>7,127 71.33%</b>	<b>7,570 73.36%</b>
<b>Age 65+</b>	<b>710 9.20%</b>	<b>1,154 11.55%</b>	<b>1,418 13.74%</b>
<b>Median Age</b>	<b>33</b>	<b>36</b>	<b>38</b>
<b>Average Age</b>	<b>34.00</b>	<b>36.00</b>	<b>37.60</b>

Population By Race	7,715	9,992	10,319
White	6,279 81.39%	7,603 76.09%	7,882 76.38%
Black	911 11.81%	1,539 15.40%	1,568 15.20%
Am. Indian & Alaskan	48 0.62%	73 0.73%	76 0.74%
Asian	321 4.16%	515 5.15%	521 5.05%
Hawaiian & Pacific Islander	6 0.08%	20 0.20%	20 0.19%
Other	141 1.83%	243 2.43%	253 2.45%



# Information About Brokerage Services

11-2-2015

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.

<b>S&amp;P Interests, LLC</b>	<b>9003291</b>	<b>info@spinterests.com</b>	<b>713.766.4500</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Joshua Sebesta</b>	<b>480138</b>	<b>josh@spinterests.com</b>	<b>713.298.1341</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

Regulated by the Texas Real Estate Commission

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