

PEARLAND TOWN CENTER

11200 BROADWAY - PEARLAND, TEXAS



PEARLAND TOWN CENTER

11200 Broadway, Pearland, Texas 77584

PRICING
Contact Broker

DESCRIPTION

- Over 50,000 SF of office space available with suites ranging from 803 SF to 14,115 SF
- In 1.2 M sf mixed-use development
- 20 restaurants
- 87 shops
- 110 room Marriott hotel
- 234 Class A executive apartments
- Ample 1 to 4 parking ratio
- 24 Hour access
- On site professional management and security
- Exterior signage available for larger tenants
- Abundant floor to ceiling glass
- Access to Regus Executive Suites conference rooms and suites for daily rental

 **EVERGREEN**
COMMERCIAL REALTY

4615 Southwest Freeway, Suite 550 | Houston, TX 77027

www.evergreentx.com

FOR MORE INFORMATION:

LILLY GOLDEN, CCIM

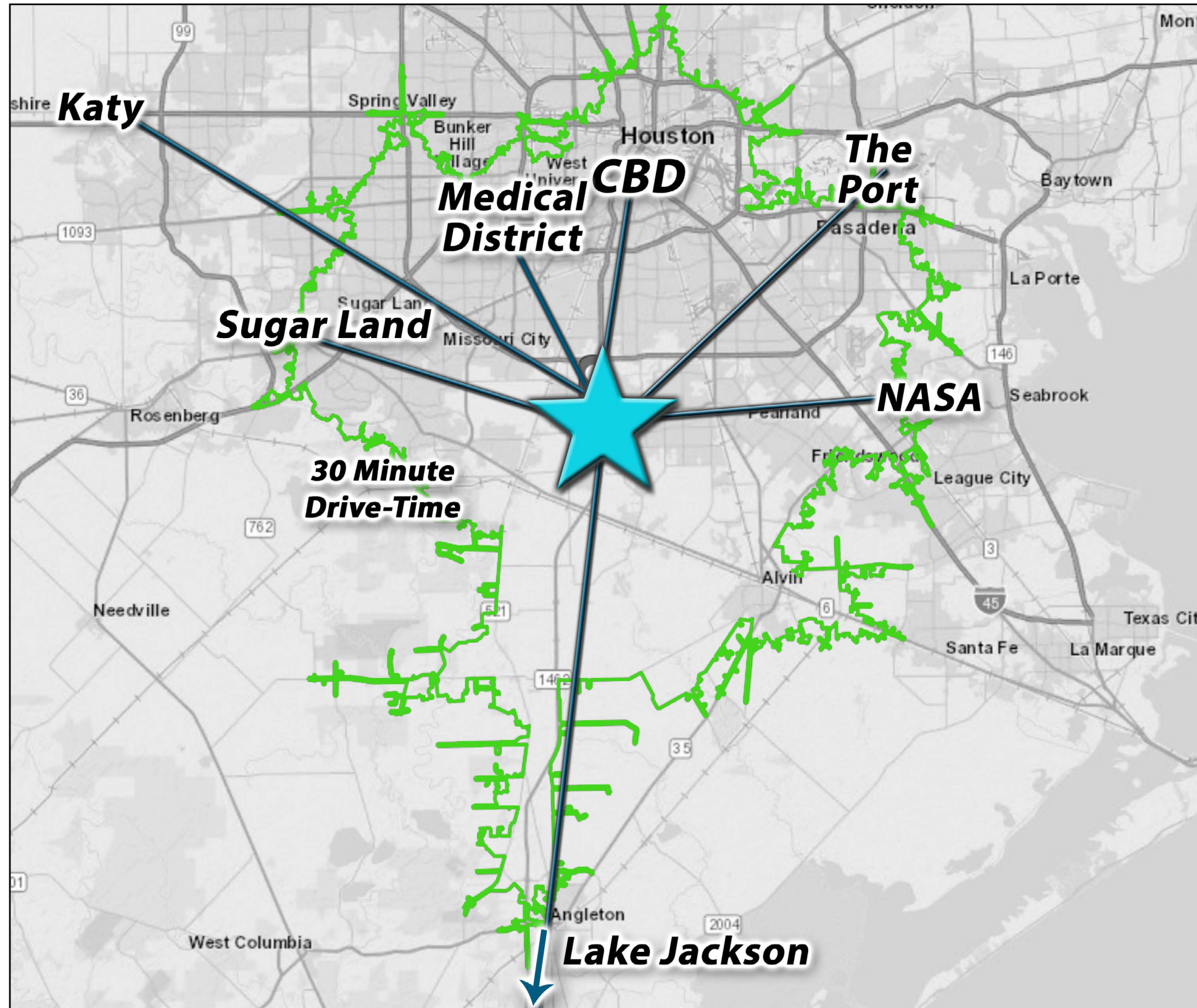
713.664.3634

lgolden@evergreentx.com

▶ DISTANCE MAP

PEARLAND TOWN CENTER

11200 Broadway, Pearland, Texas 77584



DRIVE TIMES

Convenient access to Hwy 288 and FM 518

Expansion of SH 288 to be completed by Fall 2020

Unparalleled access for employees located in the Medical Center, CBD and major suburbs

- Medical Center - 14.3 miles
- CBD - 17.3 miles
- Sugar Land - 23.2 miles
- Lake Jackson - 39.1 miles
- Katy - 42.3 miles
- The Port - 21.6 miles
- Nasa -27.2 miles

**FOR MORE
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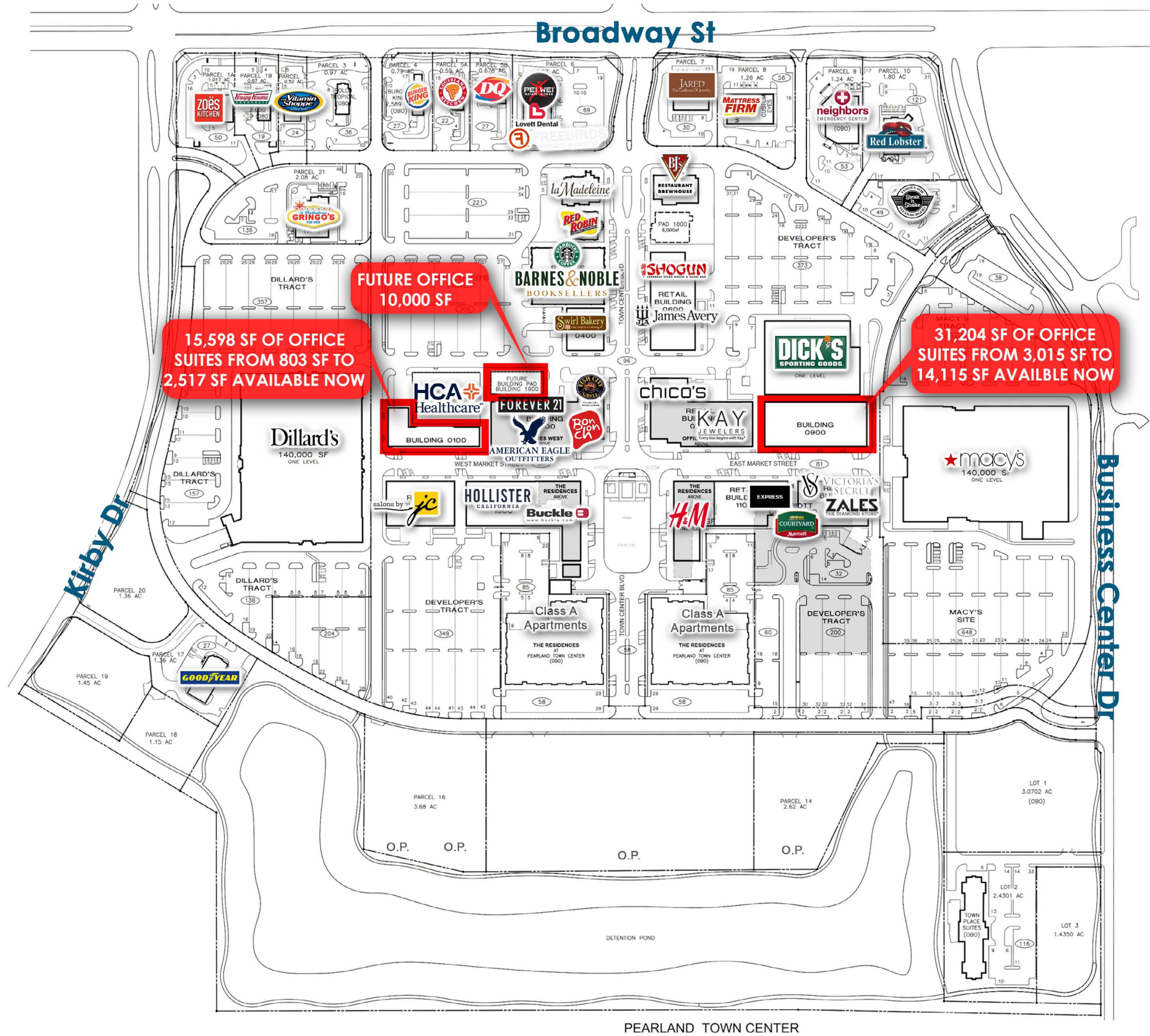
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SITE PLAN

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AERIAL VIEW

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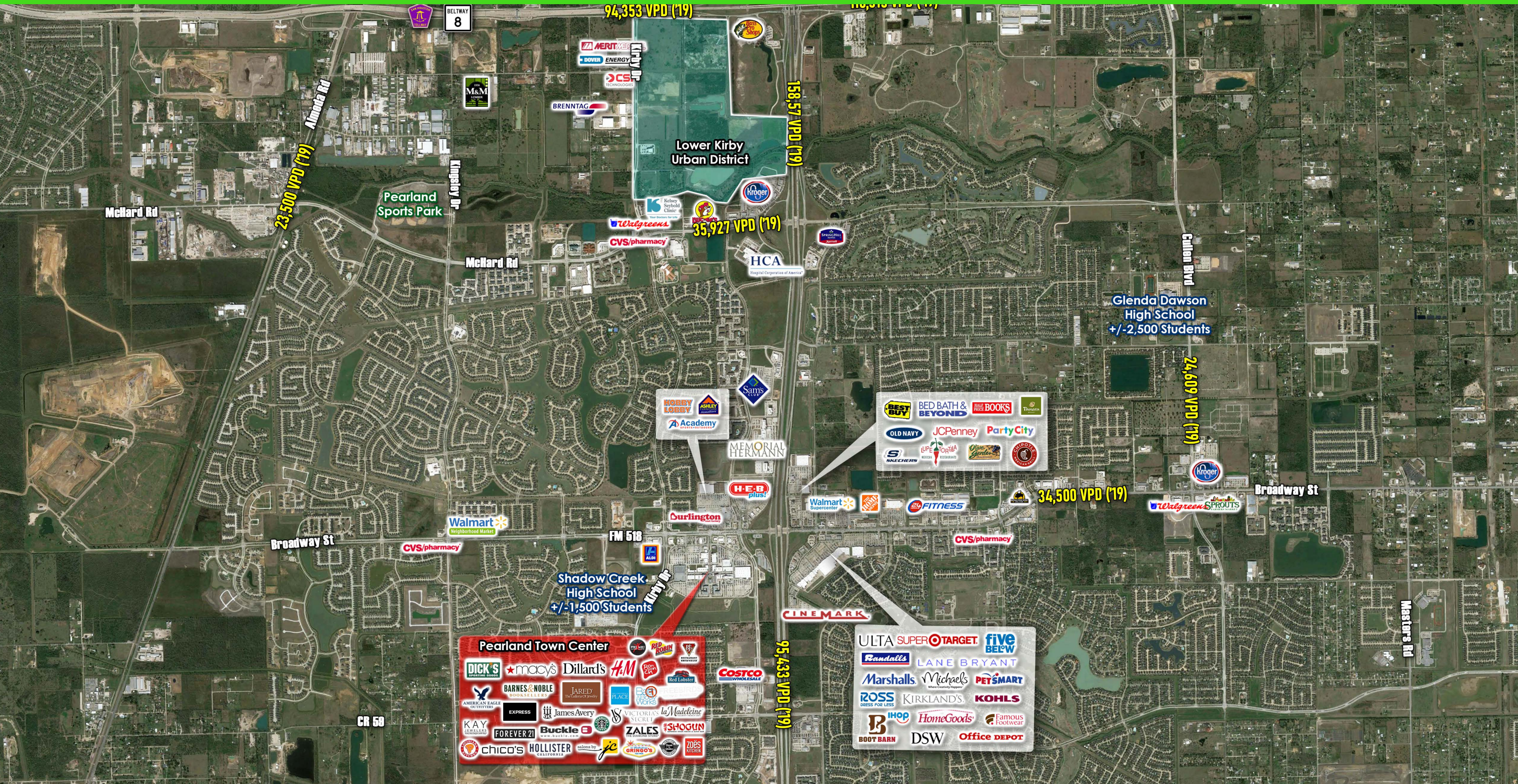
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▶ RETAIL AERIAL

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▶ DEMOGRAPHICS

PEARLAND TOWN CENTER

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2020 TOTAL
POPULATION
(3 mi Radius)

80,333

2020 TOTAL
HOUSEHOLDS
(3 mi Radius)

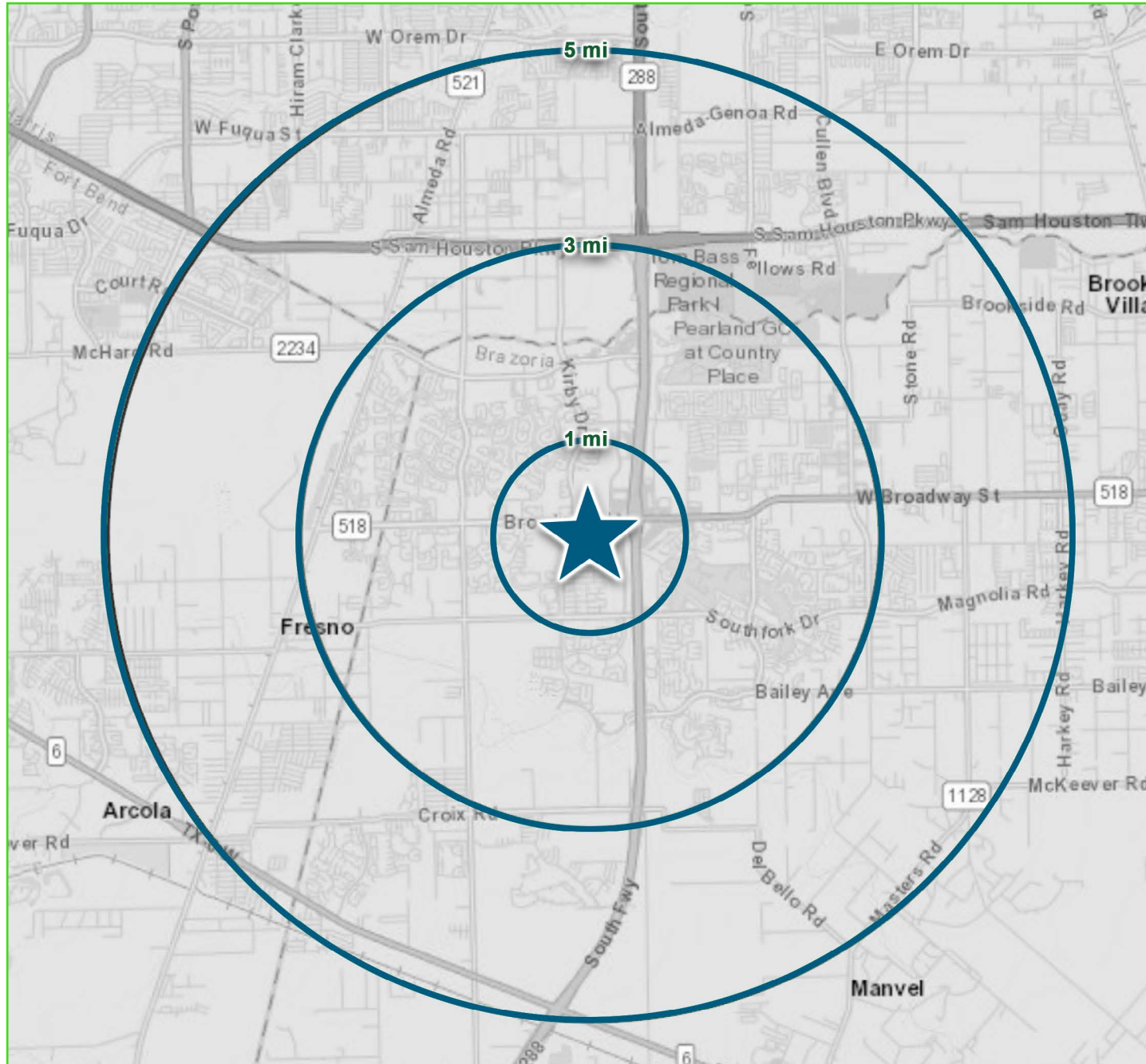
27,294

2020 DAYTIME
POPULATION
(3 mi Radius)

74,228

2020 AVERAGE
HH INCOME
(3 mi Radius)

\$134,987



	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	397	16,120	53,414
2010 Total Population	5,451	51,246	119,484
2020 Total Population	11,189	80,333	170,872
2020 Group Quarters	30	197	252
2025 Total Population	13,225	90,715	191,742
2020-2025 Annual Rate	3.40%	2.46%	2.33%
2020 Total Daytime Population	13,806	74,228	146,136
Workers	7,861	31,223	55,008
Residents	5,945	43,005	91,128
Household Summary			
2000 Households	118	5,922	17,201
2000 Average Household Size	3.36	2.72	3.09
2010 Households	1,689	17,540	39,011
2010 Average Household Size	3.21	2.91	3.06
2020 Households	3,591	27,294	55,901
2020 Average Household Size	3.11	2.94	3.05
2025 Households	4,250	30,801	62,650
2025 Average Household Size	3.10	2.94	3.06
2020-2025 Annual Rate	3.43%	2.45%	2.31%
2010 Families	1,317	13,761	30,429
2010 Average Family Size	3.67	3.33	3.48
2020 Families	2,788	21,279	43,252
2020 Average Family Size	3.56	3.36	3.50
2025 Families	3,292	23,949	48,375
2025 Average Family Size	3.56	3.37	3.50
2020-2025 Annual Rate	3.38%	2.39%	2.26%
Housing Unit Summary			
2000 Housing Units	145	6,314	18,439
Owner Occupied Housing Units	68.3%	85.6%	78.1%
Renter Occupied Housing Units	12.4%	8.2%	15.2%
Vacant Housing Units	19.3%	6.2%	6.7%
2010 Housing Units	1,750	18,632	41,782
Owner Occupied Housing Units	72.1%	76.5%	72.1%
Renter Occupied Housing Units	24.4%	17.7%	21.3%
Vacant Housing Units	3.5%	5.9%	6.6%
2020 Housing Units	3,604	28,066	58,028
Owner Occupied Housing Units	65.2%	74.5%	73.0%
Renter Occupied Housing Units	34.5%	22.7%	23.4%
Vacant Housing Units	0.4%	2.8%	3.7%
2025 Housing Units	4,259	31,625	64,974
Owner Occupied Housing Units	65.5%	74.5%	73.1%
Renter Occupied Housing Units	34.3%	22.9%	23.3%
Vacant Housing Units	0.2%	2.6%	3.6%
Median Household Income			
2020	\$113,285	\$108,851	\$83,613
2025	\$122,239	\$115,568	\$88,573
Median Home Value			
2020	\$284,272	\$267,247	\$225,965
2025	\$291,275	\$276,821	\$244,389
Per Capita Income			
2020	\$47,582	\$45,647	\$35,022
2025	\$53,165	\$50,418	\$38,494
Median Age			
2010	32.7	34.1	31.8
2020	34.3	35.3	32.9
2025	32.2	34.5	32.8

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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.

Evergreen Commercial Realty, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Lilly Golden

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

Date

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Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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