

Brazoria County

1



Hwy 288 & SH 6
Manvel Town Center
Manvel, TX 77578
Brazoria County

Building Type: **Retail**
 Status: **Proposed**
 Building Size: **750,000 SF**
 Land Area: **75 AC**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **750,000 SF**
 Max Contig: **750,000 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: The Weitzman Group / Randy Hopper (713) 868-9961 X5638 / James Namken (713) 868-9961 / Kyle Knight (713) 868-9961 -- 750,000 SF (1,000-750,000 SF)

Description

Manvel Town Center is a planned regional center that will serve the growing and expanding population of the South Houston/Pearland area. NEQ of Highway 288 and SH-6, 6 miles south of SH 288 & FM 518 the main retail hub of Pearland, Texas.

2



320 CR 54
Rosharon, TX 77583
Brazoria County

Building Type: **Class B Warehouse**
 Status: **Proposed, breaks ground Sep 2016**
 Building Size: **600,000 SF**
 Land Area: **53.69 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.00/sf**
 For Sale: **Not For Sale**

Space Avail: **600,000 SF**
 Max Contig: **600,000 SF**
 Smallest Space: **600,000 SF**
 Rent/SF/YR: **\$25.00**
 % Leased: **0%**

Landlord Rep: Realty Associates / Loren Kool (713) 775-0423 -- 600,000 SF (600,000 SF)

31.91 Acres available for Build-to-Suit near Rosharon/Sandy Point. Has been set up for industrial business park or warehousing. Example: Build to suit (5) warehouses (200ftx500ft w/20ft walls), commercial steel buildings, 5 inch concrete slab, no ESFR required per Brazoria county. A total of 500,000 sf under roof.

Other improvements: 440V/3 Phase electric supply, pads elevated a min. of 2 ft above natural grade, commercial water well, office space and parking.

Cross Bar Farms was "sub-divided/subdivision" with county roads and lots in 1914 and is grand-fathered on many items.

Paved and widened roads to location.
 Borders Grand Parkway expansion.
 Additional contiguous acres available.

Full commission will not be offered to non-HAR members.
 Major Cross-roads: FM 521 and FM 1462
 Minor Cross-Roads: FM 521 and CR 54
 Shown via escorted tour only.
 Please call or email for a tour.

Brazoria County

3



4005 Technology Dr
Angleton, TX 77515
Brazoria County

Building Type: **Class B Office**
Status: **Built 1991**
Building Size: **269,770 SF**
Typical Floor Size: **184,209 SF**
Stories: **2**
Expenses: **2012 Tax @ \$0.03/sf; 2011 Combined Est Tax/Ops @ \$7.50/sf**
Parking: **900 free Surface Spaces are available; Ratio of 3.36/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **205,000 SF**
Max Contig: **205,000 SF**
Smallest Space: **150 SF**
Rent/SF/YR: **Withheld**
% Leased: **24.0%**

Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 -- 205,000 SF (150-150,000 SF)

Approximately 269,700 Square Feet (SF) one and two-story Office & Light Industrial facility:

- Originally built in 1991 with expansion to current size in mid 1990s
- Approximately 900 lighted concrete parking spaces.
- Over 100,000 square feet of Office Space
- Multiple Large Conference Rooms, Media Rooms and Auditorium
- Large Banquet Facility and Meeting Rooms
- Multiple Certifiable Clean Rooms
- Environmental Controlled Industrial and Warehouse Space
- Key Card Entrances and Access
- 24 Hour Electronic Security

100% Climate-Controlled
Fully-Sprinklered
Approximately 13,800 SF of Clean Room area

*12,000 SF - Class 100,000

*1,800 SF - Class 1,000
Approximate 3,500 SF of Laboratory Space

*Laboratory Furniture




*Fume Hoods

*Special Gas and Water connections
Clear Height: Capable of providing 15'6"-16'6"
2 - 8'x10' Dock Doors
Helium, Argon, Nitrogen, Deionized Water and Compressed Air available
Auditorium (80 person approximate capacity) with advanced video, sound and lighting capabilities
7,000 SF fully-serviced Cafeteria

Brazoria County

<div>4</div>  <p>S Highway 35 & Oiler Dr Towne Lake Shopping Center Pearland, TX 77581 Brazoria County Hwy 35 & Oiler Drive</p>		<p>Building Type: Retail Status: Proposed Building Size: 150,000 SF Land Area: 17.04 AC Stories: - Expenses: 2012 Tax @ \$0.08/sf For Sale: For Sale - Active</p>	<p>Space Avail: 150,000 SF Max Contig: 150,000 SF Smallest Space: 1,200 SF Rent/SF/YR: \$21.00 % Leased: 0%</p>
<p>Sales Company: Ardent Hardcastle Real Estate: Stephan Robinson (713) 970-1018 X701 Landlord Rep: Ardent Hardcastle Real Estate / Stephan Robinson (713) 970-1018 X701 -- 150,000 SF (1,200-150,000 SF)</p>			
<div>5</div>  <p>1400 E Highway 6 Alvin, TX 77511 Brazoria County</p>		<p>Building Type: Retail Status: Proposed Building Size: 150,000 SF Land Area: 20 AC Stories: 1 Expenses: 2013 Tax @ \$0.06/sf For Sale: Not For Sale</p>	<p>Space Avail: 120,000 SF Max Contig: 120,000 SF Smallest Space: 1,000 SF Rent/SF/YR: \$24.00 % Leased: 20.0%</p>
<p>Landlord Rep: Evergreen Commercial Realty / Lilly Golden (713) 664-3634 X101 -- 120,000 SF (1,000-120,000 SF)</p>			
<div>6</div>  <p>1700 Hwy 35 Byp N Alvin, TX 77511 Brazoria County</p>		<p>Building Type: Class A Distribution Status: Proposed Building Size: 100,000 SF Land Area: 5.44 AC Stories: 1 Expenses: 2015 Tax @ \$0.05/sf For Sale: For Sale at \$558,766 (\$5.59/SF) - Active</p>	<p>Space Avail: 100,000 SF Max Contig: 100,000 SF Smallest Space: 10,000 SF Rent/SF/YR: \$9.00 % Leased: 0%</p>
<p>Sales Company: Blue Capital: Bradley Ballard (281) 639-0451 Landlord Rep: Blue Capital / Bradley Ballard (281) 639-0451 -- 100,000 SF (10,000-100,000 SF)</p>			

Brazoria County

7		<p>16400 Highway 6 Rosharon, TX 77583 Brazoria County</p>	<p>Building Type: Class C Manufacturing Status: Existing Building Size: 90,000 SF Land Area: 24 AC Stories: 1 Expenses: 2015 Tax @ \$0.26/sf For Sale: Not For Sale</p>	<p>Space Avail: 90,000 SF Max Contig: 90,000 SF Smallest Space: 90,000 SF Rent/SF/YR: \$6.40 % Leased: 100%</p> <p>Landlord Rep: NAI Partners / Joel Michael (713) 985-4619 X119 Sublet Contact: NAI Partners / Joel Michael (713) 985-4619 Chris Caudill (713) 985-4601 -- 90,000 SF (90,000 SF)</p>
8		<p>Oyster Creek Dr and Oak D Bld A Lake Jackson, TX 77566 Brazoria County</p>	<p>Building Type: Retail Status: Proposed Building Size: 90,917 SF Land Area: 7.42 AC Stories: 1 For Sale: Not For Sale</p>	<p>Space Avail: 88,071 SF Max Contig: 23,100 SF Smallest Space: 4,575 SF Rent/SF/YR: Withheld % Leased: 3.1%</p> <p>Landlord Rep: Collum Commercial, LLC / Joan Collum (713) 409-2259 X1 / Charles Blaschke (713) 409-2259 / Kelly Collum (713) 409-2259 -- 88,071 SF (4,575-23,100 SF)</p>
9		<p>8101 Fite Rd Pearland, TX 77584 Brazoria County</p>	<p>Building Type: Class B Warehouse Status: Built 1983 Building Size: 81,645 SF Land Area: 4.82 AC Stories: 1 Expenses: 2015 Tax @ \$0.61/sf Parking: 20 free Surface Spaces are available; Ratio of 0.24/1,000 SF For Sale: For Sale at \$3,200,000 (\$39.19/SF) - Active</p>	<p>Space Avail: 81,645 SF Max Contig: 81,645 SF Smallest Space: 81,645 SF Rent/SF/YR: \$4.20 % Leased: 0%</p> <p>Sales Company: Evans Properties: Joe Evans (281) 955-5535 Evtex Companies: Janae Evans (713) 621-3999 Landlord Rep: Evtex Companies / Janae Evans (713) 621-3999 -- 81,645 SF /4,000 ofc (81,645 SF)</p> <p>81,645 Sq. ft. metal building on 4.82 acres of land. EAVE HEIGHT: 6000 SF at 16 feet and 75,645 SF at 20 feet.; TRUCK DOORS: 10 dock doors/load levelers,2 dock doors,2 dock doors/truck well, 2 grade leveldoors.OFFICE: 4000 SQ. FT.(two story)</p> <p>4.82 acres out of southwest 1/4 of the northwest 1/4 of Section 17, H.T. & B.R.R. Co. Survey, A-242, Brazoria County Texas.</p>

Brazoria County

10



11235 Shadow Creek Pky

Phase II

Pearland, TX 77584

Brazoria County

Building Type: **Class A Office**
Status: **Proposed**
Building Size: **80,001 SF**
Typical Floor Size: **20,000 SF**
Stories: **4**
Expenses: **2015 Tax @ \$0.16/sf**
Parking: **Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **77,612 SF**
Max Contig: **40,890 SF**
Smallest Space: **1,831 SF**
Rent/SF/YR: **\$23.00**
% Leased: **3.0%**

Landlord Rep: Moody RambinKaren Wright (713) 373-0423 -- 77,612 SF (1,831-20,445 SF)

- Available building signage
- Glass curtain wall exterior with architectural precast concrete spandrel panels
- Large open floor plates providing efficient and flexible space planning
- Class A office finishes
- Sustainable energy efficient design
- Fully sprinklered building
- Computerized card-key security access
- Ample surface parking
- Office and medical suites available
- 15 Miles to downtown, 12 Miles to Medical Center
- Perimeter security cameras
- Professionally managed

Phase I: 4-story, 80,000 SF Building (100% leased)

Phase II: 4-story, 80,000 SF Building (Preleasing)

Brazoria County

11



11025 Discovery Bay Dr

Discovery Bay Medical Plaza

Pearland, TX 77584

Brazoria County

**SWC Business Center Dr &
Discovery Bay Dr**

Building Type: **Class A Office/Medical**

Status: **Proposed, breaks ground Jan 2017**

Building Size: **100,838 SF**

Typical Floor Size: **25,209 SF**

Stories: **4**

Expenses: **2014 Combined Est Tax/Ops @ \$10.00/sf**

Parking: **50 Covered Spaces are available; 423 Surface Spaces are available; Ratio of 4.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **75,627 SF**

Max Contig: **50,418 SF**

Smallest Space: **1,500 SF**

Rent/SF/YR: **\$23.50**

% Leased: **25.0%**

Landlord Rep: Stream Realty Partners, L.P. / Rob Choksi (832) 683-3935 / Paul Coonrod (713) 300-0306 -- 75,627 SF (1,500-25,209 SF)

Stream Realty and AMD Asset Holdings are proud to present Discovery Bay Medical Plaza, a state-of-the-art, energy-efficient 4-story medical office building designed with embedded cutting-edge technology and strategically located in the heart of Pearland's medical district in Shadow Creek Ranch along HWY 288, a major corridor just south of Beltway 8 in Houston. Shadow Creek Ranch is a rapidly growing 3500-acre upscale master planned community. Discovery Bay Medical Plaza will be professionally developed and managed by Stream Realty and AMD Asset Holdings.

Building Features:

Class A Medical Office Suites

Class A Specialized Use Medical Suites

Generous Tenant Improvement Allowances

Curtain Wall Entries

Ample Surface Parking

Perimeter & Interior Security Cameras

Computerized Card-Key Security Access

Rainwater Harvesting System for Landscaping

Hi-Tech Data & Communications Infrastructure

Two (2) Oversized High-Speed Elevators

Emergency Backup Generators

Convenient Pharmacy and Laboratory Services

Class A Entry Lobby w/ Energy-Efficient Glass, Italian Porcelain Flooring, Wood Paneling & Accent Walls

Class A Restrooms w/ High Quality Fixtures, Granite Countertops, & Stainless Steel Partition

12



11200 Broadway St

Office

Pearland, TX 77584

Brazoria County

Building Type: **Class B Office**

Status: **Proposed**

Building Size: **73,629 SF**

Typical Floor Size: **24,543 SF**

Stories: **3**

For Sale: **Not For Sale**

Space Avail: **73,629 SF**

Max Contig: **73,629 SF**

Smallest Space: **5,000 SF**

Rent/SF/YR: **\$24.00**

% Leased: **0%**

Landlord Rep: Evergreen Commercial Realty / Lilly Golden (713) 664-3634 X101 -- 73,629 SF (5,000-24,543 SF)

Brazoria County

13



1001 W Plantation Dr
Clute, TX 77531
Brazoria County

Building Type: **Retail**
 Status: **Built 1973, Renov 1997**
 Building Size: **84,432 SF**
 Land Area: **2.04 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.90/sf**
 Parking: **400 free Surface Spaces are available; Ratio of 5.37/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **63,131 SF**
 Max Contig: **62,131 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **98.8%**

Landlord Rep: Brixmor Property Group / Dianne Pyatt (713) 660-4300 X4312 -- 1,000 SF (1,000 SF)
 Leasing Company: NewQuest Properties / Heather Nguyen (281) 477-4358 -- 62,131 SF (62,131 SF)

14



1801 Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
 Status: **Proposed**
 Building Size: **60,000 SF**
 Land Area: **4.53 AC**
 Stories: **1**
 Expenses: **2014 Tax @ \$0.09/sf**
 For Sale: **Not For Sale**

Space Avail: **60,000 SF**
 Max Contig: **60,000 SF**
 Smallest Space: **60,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: Streetwise Realty Advisors / David Wise (713) 773-5508 / Joe Silver (713) 595-9500 -- 60,000 SF (60,000 SF)

15



100-110 Highway 332 W
Brazos Mall
Lake Jackson, TX 77566
Brazoria County
Intersection of Hwy 288 & Hwy 332





Building Type: **Retail**
 Status: **Built 1976**
 Building Size: **680,951 SF**
 Land Area: **75 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$0.92/sf**
 Parking: **4,112 free Surface Spaces are available; Ratio of 5.20/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **58,800 SF**
 Max Contig: **58,800 SF**
 Smallest Space: **58,800 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **91.4%**

Landlord Rep: Brazos Mall / Patty Sayes (979) 297-8001 -- 58,800 SF (58,800 SF)

This regional mall is strategically located at the intersection of State Highway 288 and State Highway 332. Retailers in the immediate vicinity include Super Wal-Mart, Target, Lowe's, Home Depot and Petco. Major employers in the area include Dow Chemical, Conoco Phillips, BASF and Port Freeport.

Brazoria County

16		10907 Memorial Hermann Dr Pearland Medical Plaza 2 Pearland, TX 77584 Brazoria County @ Hwy 288	Building Type: Class A Office/Medical Status: Built Aug 2015 Building Size: 100,000 SF Typical Floor Size: 25,000 SF Stories: 4 Expenses: 2013 Tax @ \$0.39/sf; 2015 Combined Est Tax/Ops @ \$11.00/sf Parking: 500 Surface Spaces are available; Ratio of 5.00/1,000 SF For Sale: Not For Sale	Space Avail: 55,000 SF Max Contig: 55,000 SF Smallest Space: 5,000 SF Rent/SF/YR: Withheld % Leased: 45.0%
		Landlord Rep: Transwestern / M.Ashley M. Cassel (713) 490-3785 / Scott Carter (713) 270-3363 / Brandy Bellow Spinks (713) 272-1245 -- 55,000 SF (5,000-25,000 SF)		
17		E Hwy 6 Build to Suit Alvin, TX 77511 Brazoria County	Building Type: Class B Warehouse Status: Proposed, breaks ground Nov 2016 Building Size: 50,000 SF Land Area: 6.26 AC Stories: 1 Expenses: 2015 Tax @ \$0.08/sf For Sale: Not For Sale	Space Avail: 50,000 SF Max Contig: 50,000 SF Smallest Space: 4,000 SF Rent/SF/YR: Withheld % Leased: 0%
		Landlord Rep: Colliers International / Judd Harrison (832) 266-5114 / Jon Lindenberger (713) 222-2111 -- 50,000 SF (4,000-50,000 SF)		
18		1100-1116 E Mulberry St Angleton Plaza Angleton, TX 77515 Brazoria County	Building Type: Retail/(Neighborhood Ctr) Status: Built 1978 Building Size: 78,772 SF Land Area: 6.40 AC Stories: 1 Expenses: 2015 Tax @ \$0.73/sf Parking: 304 free Surface Spaces are available; Ratio of 3.86/1,000 SF For Sale: Not For Sale	Space Avail: 43,079 SF Max Contig: 24,995 SF Smallest Space: 506 SF Rent/SF/YR: \$3.60-\$13.20 % Leased: 45.3%
		Landlord Rep: Harry M. Green Interests / Donald Daum (713) 953-9800 / Harry M. Green (713) 953-9800 -- 43,079 SF (506-24,995 SF)		
19		410-426 Plantation Dr Lake Jackson, TX 77566 Brazoria County	Building Type: Retail Status: Built 1962 Building Size: 113,000 SF Land Area: 11.60 AC Stories: 1 Expenses: 2012 Tax @ \$0.41/sf Parking: 270 free Surface Spaces are available; Ratio of 2.39/1,000 SF For Sale: Not For Sale	Space Avail: 41,500 SF Max Contig: 29,000 SF Smallest Space: 12,500 SF Rent/SF/YR: \$7.08-\$7.68 % Leased: 63.3%
		Landlord Rep: Southstar PM, Inc. / Andrew South (503) 251-4888 X11 -- 41,500 SF (12,500-29,000 SF)		

Brazoria County

20



1920 Country Place Pky

Trinity Professional Building

Pearland, TX 77584

Brazoria County

Building Type: **Class B Office/Medical**

Status: **Built Aug 2008**

Building Size: **72,000 SF**

Typical Floor Size: **18,500 SF**

Stories: **4**

Expenses: **2015 Tax @ \$0.83/sf, 2012 Est Tax @ \$2.31/sf; 2011 Ops @ \$5.44/sf, 2012 Est Ops @ \$5.44/sf**

Parking: **Free Surface Spaces; Ratio of 3.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **36,224 SF**

Max Contig: **19,000 SF**

Smallest Space: **1,638 SF**

Rent/SF/YR: **\$21.60**

% Leased: **49.7%**

Landlord Rep: Tribble & Associates / Tom Tribble (281) 461-7017 -- 36,224 SF (1,638-19,000 SF)

Pre-leasing 64,000SF four-story medical/office building with excellent visibility on Hwy 288 and Beltway 8.

21



660-734 W Brazos Ave

West Columbia Shopping Center

West Columbia, TX 77486

Brazoria County

Building Type: **Retail**

Status: **Built 1983**

Building Size: **61,196 SF**

Land Area: **6.80 AC**

Stories: **1**

Expenses: **2012 Tax @ \$0.14/sf**

For Sale: **Not For Sale**

Space Avail: **35,705 SF**

Max Contig: **24,700 SF**

Smallest Space: **1,165 SF**

Rent/SF/YR: **\$3.60-\$24.00**

% Leased: **41.7%**

Landlord Rep: Harry M. Green Interests / Donald Daum (713) 953-9800 -- 35,705 SF (1,165-24,700 SF)

22



493-519 N Downing Rd

Angleton Palm

Angleton, TX 77515

Brazoria County

Building Type: **Retail**

Status: **Built 1977**

Building Size: **60,000 SF**

Land Area: **5 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.33/sf**

Parking: **257 free Surface Spaces are available; Ratio of 4.67/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **35,619 SF**

Max Contig: **19,760 SF**

Smallest Space: **1,722 SF**

Rent/SF/YR: **\$6.00-\$10.80**

% Leased: **40.6%**

Landlord Rep: Harry M. Green Interests / M.Harry M. Green (713) 953-9800 -- 35,619 SF (1,722-19,760 SF)

Brazoria County

23



Pearland Pky
Phase II
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
 Status: **Under Construction, delivers Apr 2017**
 Building Size: **108,343 SF**
 Land Area: -
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **35,000 SF**
 Max Contig: **25,000 SF**
 Smallest Space: **10,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **67.7%**

Landlord Rep: Stream Realty Partners, L.P. / Courtland Richardson (713) 300-0267 / Mark Sondock (713) 300-0270 / Ralph E. Tullier (713) 300-0272 -- 35,000 SF (10,000-25,000 SF)

24



11200 Broadway St
Offices West
Pearland, TX 77584
Brazoria County
SWC

Building Type: **Retail/Storefront Retail/Office**
 Status: **Built Nov 2008**
 Building Size: **60,000 SF**
 Land Area: **149.35 AC**
 Stories: **2**
 Expenses: **2013 Tax @ \$5.08/sf, 2013 Est Tax @ \$0.19/sf; 2013 Ops @ \$0.23/sf, 2013 Est Ops @ \$2.10/sf**
 Parking: **160 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **32,850 SF**
 Max Contig: **12,607 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **\$19.50-\$24.00**
 % Leased: **91.6%**

Landlord Rep: CBL & Associates Properties, Inc. / Lori McCommons (214) 596-1195 X3
 Leasing Company: CBL & Associates Properties, Inc. / Lewis Hilton (800) 333-7310 -- 2,611 SF (1,000-1,611 SF)
 Evergreen Commercial Realty / Lilly Golden (713) 664-3634 Blaire Moreland (713) 664-3634 -- 15,014 SF (2,396-10,000 SF)
 Sublet Contact: Colliers International / Jay Kyle (713) 830-2138 Chadd Bolding (713) 830-2165 -- 12,607 SF (12,607 SF)
 Betz Commercial Brokerage Inc / Gloria Parrino (832) 678-4013 -- 2,618 SF (2,618 SF)

Brazoria County

25



1701 Fairway Dr
Alvin, TX 77511
Brazoria County

Building Type: **Retail/Freestanding (Community Ctr)**

Status: **Built 1982**

Building Size: **91,360 SF**

Land Area: **14 AC**

Stories: **1**

Expenses: **2012 Tax @ \$0.66/sf; 2009 Ops @ \$1.62/sf**

Parking: **200 free Surface Spaces are available; Ratio of 3.53/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **31,360 SF**

Max Contig: **31,360 SF**

Smallest Space: **31,360 SF**

Rent/SF/YR: **Withheld**

% Leased: **65.7%**

Landlord Rep: Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X303 -- 31,360 SF (31,360 SF)

26



2625 S Loop 35
Alvin, TX 77511
Brazoria County
SM1462 & Loop 35

Building Type: **Retail/Freestanding**

Status: **Built 1976, Renov 2008**

Building Size: **127,000 SF**

Land Area: **10.81 AC**

Stories: **1**

Expenses: **2012 Tax @ \$0.63/sf; 2013 Ops @ \$2.40/sf**

Parking: **546 free Surface Spaces are available; Ratio of 4.30/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **30,000 SF**

Max Contig: **30,000 SF**

Smallest Space: **30,000 SF**

Rent/SF/YR: **\$6.00**

% Leased: **100%**

Landlord Rep: Shewbart, Cass / Cass Shewbart (281) 331-6695 -- 30,000 SF (30,000 SF)

27



11233 Shadow Creek Pky
Phase I
Pearland, TX 77584
Brazoria County

Building Type: **Class A Office**

Status: **Built Aug 2009**

Building Size: **80,000 SF**

Typical Floor Size: **20,000 SF**

Stories: **4**

Expenses: **2015 Tax @ \$2.83/sf**

Parking: **200 free Surface Spaces are available; 60 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

For Sale: **For Sale at \$25,000,000 (\$312.50/SF) - Active**

Space Avail: **29,224 SF**

Max Contig: **19,523 SF**

Smallest Space: **1,702 SF**

Rent/SF/YR: **\$23.00**

% Leased: **92.9%**

Sales Company: Arvo Realty Advisors: Edward Ryland (713) 952-5066 X101

Landlord Rep: Moody Rambin / Karen Wright (713) 373-0423 / Kurt Kistler (713) 773-5590 -- 29,224 SF (1,702-19,523 SF)

- Available building signage
- Glass curtain wall exterior with architectural precast concrete spandrel panels
- Large open floor plates providing efficient and flexible space planning
- Class A office finishes
- Sustainable energy efficient design
- Fully sprinklered building
- Computerized card-key security access
- Ample surface parking
- Office and medical suites available
- 15 Miles to downtown, 12 Miles to Medical Center
- Perimeter security cameras
- Professionally managed

Brazoria County

28



1201 N Velasco St
Angleton, TX 77515
Brazoria County

Building Type: **Retail**
Status: **Built 1981**
Building Size: **162,171 SF**
Land Area: **6.79 AC**
Stories: **1**
Expenses: **2015 Tax @ \$0.27/sf**
Parking: **280 free Surface Spaces are available; Ratio of 6.36/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **28,848 SF**
Max Contig: **21,648 SF**
Smallest Space: **1,200 SF**
Rent/SF/YR: **\$10.00-\$15.00**
% Leased: **95.6%**

Landlord Rep: *Company information unavailable at this time*

HIGHLIGHTS

Highly visible neighborhood shopping center with excellent signage in the heart of Angleton, Texas. Located two blocks south of the Angleton Recreation Center, Kroger and Walmart.

29



3205-3287 E Broadway St
Pearland, TX 77581
Brazoria County
NEC of Broadway/FM-518 & Barry Rose

Building Type: **Retail/Freestanding**
Status: **Built 1978, Renov 1995**
Building Size: **156,661 SF**
Land Area: **11.40 AC**
Stories: **1**
Expenses: **2015 Combined Est Tax/Ops @ \$4.12/sf**
Parking: **780 free Surface Spaces are available; Ratio of 4.98/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **28,776 SF**
Max Contig: **20,776 SF**
Smallest Space: **2,000 SF**
Rent/SF/YR: **Withheld**
% Leased: **96.2%**

Landlord Rep: Brixmor Property Group / Dianne Pyatt (713) 660-4300 X4312 -- 28,776 SF (2,000-20,776 SF)

The property's Tax ID is R237406

30



Highway 6 & Highway 35
Alvin, TX 77511
Brazoria County

Building Type: **Retail/Freestanding**
Status: **Proposed, breaks ground Dec 2016**
Building Size: **49,487 SF**
Land Area: **5.38 AC**
Stories: **1**
Expenses: **2012 Tax @ \$0.02/sf; 2010 Ops @ \$3.06/sf**
Parking: **227 Surface Spaces are available; Ratio of 7.25/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **28,400 SF**
Max Contig: **20,000 SF**
Smallest Space: **8,400 SF**
Rent/SF/YR: **Withheld**
% Leased: **42.6%**

Landlord Rep: Property Commerce / Chad Moss (832) 804-8526 -- 28,400 SF (8,400-20,000 SF)

Brazoria County

31



7221 Fite Rd
Pearland, TX 77584
Brazoria County
Reserve "C"

Building Type: **Class B Office**
 Status: **Proposed**
 Building Size: **26,000 SF**
 Typical Floor Size: **13,000 SF**
 Stories: **2**
 Parking: **185 Surface Spaces are available; Ratio of 7.11/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **26,000 SF**
 Max Contig: **26,000 SF**
 Smallest Space: **13,000 SF**
 Rent/SF/YR: **\$17.50**
 % Leased: **0%**

Landlord Rep: Signature Companies / Michael Pollak (713) 789-0466 -- 26,000 SF (13,000 SF)

32



702 Dixie Dr
J-Macs Furniture Showcase
Clute, TX 77531
Brazoria County



Building Type: **Retail**
 Status: **Existing**
 Building Size: **25,976 SF**
 Land Area: **0.86 AC**
 Stories: **1**
 Expenses: **2016 Combined Tax/Ops @ \$1.06/sf**
 Parking: **22 Surface Spaces are available**
 For Sale: **For Sale at \$1,200,000 (\$46.20/SF) - Active**

Space Avail: **25,976 SF**
 Max Contig: **25,976 SF**
 Smallest Space: **25,976 SF**
 Rent/SF/YR: **\$5.40**
 % Leased: **0%**

Sales Company: Anchor Commercial Real Estate Services: Rob Giesecke (281) 335-8889

Landlord Rep: Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889 -- 25,976 SF (25,976 SF)

Brazoria County

33		200 Avenue I Alvin, TX 77511 Brazoria County	Building Type: Class C Warehouse Status: Existing Building Size: 24,000 SF Land Area: 10 AC Stories: 1 Expenses: 2015 Tax @ \$2.09/sf, 2016 Est Tax @ \$2.09/sf Parking: 12 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 24,000 SF Max Contig: 24,000 SF Smallest Space: 24,000 SF Rent/SF/YR: \$6.60 % Leased: 0%
			Landlord Rep: Reactor Services International Inc / Merlin Hoiseth (281) 824-0841 -- 24,000 SF (24,000 SF)	
34		1400 E Tx 6 Hwy Alvin, TX 77511 Brazoria County	Building Type: Retail Status: Proposed, breaks ground Jul 2016 Building Size: 23,560 SF Land Area: - Stories: 1 Expenses: 2015 Tax @ \$0.37/sf For Sale: Not For Sale	Space Avail: 23,560 SF Max Contig: 23,560 SF Smallest Space: 23,560 SF Rent/SF/YR: Withheld % Leased: 0%
			Landlord Rep: Evergreen Commercial Realty / Lilly Golden (713) 664-3634 X101 / Blaire Moreland (713) 664-3634 -- 23,560 SF (23,560 SF)	
35		Oyster Creek Drive And Oa Bldg B Lake Jackson, TX 77566 Brazoria County	Building Type: Retail Status: Proposed Building Size: 23,292 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 23,292 SF Max Contig: 23,292 SF Smallest Space: 2,000 SF Rent/SF/YR: Withheld % Leased: 0%
			Landlord Rep: Collum Commercial, LLC / Joan Collum (713) 409-2259 X1 / Charles Blaschke (713) 409-2259 / Kelly Collum (713) 409-2259 -- 23,292 SF (2,000-23,292 SF)	
36		4023 Technology Dr Biomedical Testing Building Angleton, TX 77515 Brazoria County	Building Type: Class B Flex/R&D Status: Built 1996 Building Size: 22,866 SF Land Area: 119.80 AC Stories: 1 Expenses: 2012 Tax @ \$0.33/sf Parking: 42 free Surface Spaces are available; Ratio of 1.97/1,000 SF For Sale: Not For Sale	Space Avail: 22,866 SF Max Contig: 22,866 SF Smallest Space: 22,866 SF Rent/SF/YR: Withheld % Leased: 0%
			Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 -- 22,866 SF (22,866 SF)	

Brazoria County

37



401-443 This Way St
Plantation Village
Lake Jackson, TX 77566
Brazoria County

Building Type: **Retail/Convenience Store**
 Status: **Built 1985**
 Building Size: **57,167 SF**
 Land Area: **5 AC**
 Stories: **1**
 Expenses: **2016 Tax @ \$1.37/sf; 2016 Ops @ \$2.34/sf**
 Parking: **242 Surface Spaces are available; Ratio of 4.21/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **21,555 SF**
 Max Contig: **5,325 SF**
 Smallest Space: **900 SF**
 Rent/SF/YR: **\$18.00-\$25.00**
 % Leased: **62.3%**

Landlord Rep: Colliers International / Judd Harrison (832) 266-5114 / Christopher D. Winters (713) 830-2106 -- 21,555 SF (900-5,325 SF)

Plantation Village Shopping Center, a 57,525 square foot retail shopping center on a five acre site in the heart of Lake Jackson Texas, offers an appealing location with easy access and desirable frontage along the busy intersection of This Way Street and SH 332/288. The Brazosport region services an estimated shopping population of 200,000 in a four county area and is amidst one of the largest petrochemical complexes in Texas.

The center is located next door to the new Dow Chemical Research Center and is locally managed by owner. Improvements include: a newly painted exterior, updated landscaping, and re-striping of the parking lot. Some of the center's merchants include: Andy's Kitchen Restaurant, WINGSTOP, Martial Arts of America, Top China Buffet, AT & T, Headwaves, Brazoria County Dialysis, LA Nails, and Farmer's Insurance. Rents are competitive with other Lake Jackson Properties.

38



440-468 Plantation Dr
Brazosport Village Shopping Center
Lake Jackson, TX 77566
Brazoria County

Building Type: **Retail**
 Status: **Built 1962**
 Building Size: **47,556 SF**
 Land Area: **12 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$0.97/sf; 2012 Ops @ \$0.99/sf**
 Parking: **650 free Surface Spaces are available; Ratio of 5.42/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **20,800 SF**
 Max Contig: **10,800 SF**
 Smallest Space: **10,000 SF**
 Rent/SF/YR: **\$7.08-\$9.00**
 % Leased: **56.3%**

Landlord Rep: Southstar PM, Inc. / Andrew South (503) 251-4888 X11 -- 20,800 SF (10,000-10,800 SF)

39



2950 Cullen Pky
Pearland Medical Office I
Pearland, TX 77584
Brazoria County

Building Type: **Class B Office/Medical**
 Status: **Built Jan 2008**
 Building Size: **35,015 SF**
 Typical Floor Size: **17,507 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$3.84/sf, 2011 Est Tax @ \$3.41/sf; 2011 Ops @ \$6.85/sf**
 Parking: **200 free Surface Spaces are available; Ratio of 5.71/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **20,714 SF**
 Max Contig: **7,331 SF**
 Smallest Space: **1,457 SF**
 Rent/SF/YR: **\$18.50**
 % Leased: **40.8%**

Landlord Rep: Healthcare Trust of America Shontea Price (281) 757-6112 -- 20,714 SF (1,457-7,331 SF)

Brazoria County

40



11500 W Broadway St
Kirby Commons
Pearland, TX 77584
Brazoria County

Building Type: **Retail**
 Status: **Proposed, breaks ground Dec 2016**
 Building Size: **20,025 SF**
 Land Area: -
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **20,025 SF**
 Max Contig: **15,225 SF**
 Smallest Space: **2,000 SF**
 Rent/SF/YR: **\$27.00**
 % Leased: **0%**

Landlord Rep: NAI Partners / Jason Gaines (713) 410-8910 / Hannah Kaplan (713) 985-4419 -- 20,025 SF (2,000-15,225 SF)

41



4001 Technology Dr
Angleton, TX 77515
Brazoria County

Building Type: **Class A Office**
 Status: **Built 1984, Renov 2010**
 Building Size: **58,720 SF**
 Typical Floor Size: **19,041 SF**
 Stories: **3**
 Expenses: **2012 Tax @ \$0.13/sf**
 Parking: **1,267 free Surface Spaces are available; Ratio of 4.72/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **19,737 SF**
 Max Contig: **19,737 SF**
 Smallest Space: **19,737 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **66.4%**

Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 -- 19,737 SF (19,737 SF)

3-Story Office Building
 58,720 Total NRA

*1st Floor: 18,039 SF

*2nd Floor: 20,944 SF

*3rd Floor: 19,737 SF

Built in 1984

Extensive interior renovation completed in 2011

*Updated Common-Area Lobby

*New Roof

42



8619 Broadway St
Pearland Medical Office II
Pearland, TX 77584
Brazoria County

Building Type: **Class B Office/Medical**
 Status: **Built 2003**
 Building Size: **19,698 SF**
 Typical Floor Size: **9,849 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$1.40/sf; 2011 Est Ops @ \$7.57/sf**
 Parking: **89 free Surface Spaces are available; Ratio of 4.52/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **19,698 SF**
 Max Contig: **19,698 SF**
 Smallest Space: **2,185 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: TIG Real Estate Services, Inc. / Joel Dalak (713) 974-5226 X7139 -- 19,698 SF (2,185-6,709 SF)

Brazoria County

43



4015 Technology Dr
Angleton, TX 77515
Brazoria County

Building Type: **Class B Service**
Status: **Built 1993**
Building Size: **18,696 SF**
Land Area: **119.80 AC**
Stories: **1**
Expenses: **2012 Tax @ \$0.40/sf**
Parking: **25 free Surface Spaces are available; Ratio of 1.33/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **18,696 SF**
Max Contig: **18,696 SF**
Smallest Space: **5,000 SF**
Rent/SF/YR: **Withheld**
% Leased: **0%**

Landlord Rep: Avison Young / J.Josh J. LaRocca (713) 993-7171 -- 18,696 SF (5,000-18,696 SF)

Single-Story Service Center Building
18,696 Total NRA
Built in 1993
Features:

*100% Climate-Controlled and approximately 50% Drop-Ceiling

*Roughly 42% of the Building is Drop-Ceiling Office

*Fully Sprinklered

*Clear Height: 14'6" Minimum, up to 17'2" at Peak

*Truck Loading:

2 - 10'x10' Semi-Dock Truck Doors (Rear Load)

1 - 10'x10' Grade Level Ramp Door (Rear Load)

25' x 40' Column Spacing / 120' Building Depth

*Tiltwall Construction with Stucco & Brick Office Façade

44



28024 Highway 288
Angleton, TX 77515
Brazoria County

Building Type: **Class C Manufacturing**
Status: **Built 2007**
Building Size: **18,300 SF**
Land Area: **9.96 AC**
Stories: **-**
Expenses: **2012 Tax @ \$0.51/sf**
For Sale: **Not For Sale**

Space Avail: **18,300 SF**
Max Contig: **18,300 SF**
Smallest Space: **3,000 SF**
Rent/SF/YR: **Withheld**
% Leased: **0%**

Landlord Rep: OCB Properties, LTD / Chris de la Mora (713) 858-3249 -- 18,300 SF /6,420 ofc (3,000-7,500 SF)

45



Highway 288
Angleton, TX 77515
Brazoria County

Building Type: **Class B Manufacturing**
Status: **Proposed, breaks ground Aug 2016**
Building Size: **18,000 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **18,000 SF**
Max Contig: **18,000 SF**
Smallest Space: **18,000 SF**
Rent/SF/YR: **\$9.00**
% Leased: **0%**

Landlord Rep: JLL / Mark Nicholas (713) 888-4024 -- 18,000 SF (18,000 SF)

Brazoria County

46



1100 N Brazosport Blvd
Oasis Retail & Executive Suites
Freeport, TX 77541
Brazoria County

Building Type: **Retail**
 Status: **Built 1961**
 Building Size: **24,400 SF**
 Land Area: **1.59 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.35/sf, 2013 Est Tax @ \$0.33/sf; 2010 Ops @ \$0.33/sf, 2011 Est Ops @ \$0.33/sf**
 Parking: **Free Surface Spaces**
 For Sale: **For Sale at \$1,000,000 (\$40.98/SF) - Active**

Space Avail: **17,600 SF**
 Max Contig: **15,900 SF**
 Smallest Space: **1,700 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **27.9%**

Sales Company: Roy Henry: Roy I. Henry (512) 565-1692
 Landlord Rep: Roy Henry / I.Roy I. Henry (512) 565-1692 -- 1,700 SF (1,700 SF)

47



Pearland Pky & FM-518
The Center at Pearland Parkway
Pearland, TX 77581
Brazoria County

Building Type: **Retail/Restaurant**
 Status: **Built Mar 2015**
 Building Size: **20,475 SF**
 Land Area: **-**
 Stories: **1**
 Parking: **Free Surface Spaces**
 For Sale: **Not For Sale**

Space Avail: **17,400 SF**
 Max Contig: **17,400 SF**
 Smallest Space: **17,400 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **15.0%**

Landlord Rep: Stream Realty Partners, L.P. / E.Ralph E. Tullier (713) 300-0272 / Mark Sondock (713) 300-0270 / Courtland Richardson (713) 300-0267 -- 17,400 SF (17,400 SF)

48



10970 Shadow Creek Pky
Pearland, TX 77584
Brazoria County

Building Type: **Class B Office/Medical**
 Status: **Built May 2006**
 Building Size: **81,500 SF**
 Typical Floor Size: **27,166 SF**
 Stories: **3**
 Expenses: **2016 Combined Tax/Ops @ \$12.15/sf; 2013 Est Ops @ \$8.62/sf**
 Parking: **350 free Surface Spaces are available; Ratio of 4.29/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **17,200 SF**
 Max Contig: **6,000 SF**
 Smallest Space: **2,200 SF**
 Rent/SF/YR: **\$21.00**
 % Leased: **78.9%**

Landlord Rep: Health Care Facilities Development Corp / Mike Cunningham (512) 493-5452 -- 17,200 SF (2,200-6,000 SF)

Medical office building, primarily leased out only to Health Care Facilities Corp. physicians.

This building was awarded an Energy Star label in 2012 for its operating efficiency.

This building was awarded an Energy Star label in 2013 for its operating efficiency.

Brazoria County

49



1802-1806 N Velasco St

Four Corners Shopping Center

Angleton, TX 77515

Brazoria County

Building Type: **Retail/(Neighborhood Ctr)**

Status: **Built 1980, Renov 2000**

Building Size: **141,520 SF**

Land Area: **10.65 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.08/sf; 2010 Ops @ \$3.60/sf, 2008 Est Ops @ \$2.28/sf**

Parking: **360 free Surface Spaces are available; Ratio of 2.54/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **16,371 SF**

Max Contig: **7,534 SF**

Smallest Space: **2,137 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 974-4292 / Eric Drymalla (713) 974-4292 -- 16,371 SF (2,137-6,700 SF)

Angleton Four Corners Shopping center is a 141,520 SF center located in Angleton. The center is anchored by Kroger and is across the street from Wal-Mart. It was recently renovated in 2014 and has ample parking and pylon sign exposure.

50



9415 Broadway St

Bldg C

Pearland, TX 77584

Brazoria County

Building Type: **Retail/Freestanding (Neighborhood Ctr)**

Status: **Built 2005**

Building Size: **16,000 SF**

Land Area: **2.98 AC**

Stories: **2**

Expenses: **2015 Tax @ \$6.35/sf, 2012 Est Tax @ \$4.75/sf; 2011 Ops @ \$5.00/sf, 2012 Est Ops @ \$6.21/sf**

Parking: **250 free Surface Spaces are available**

For Sale: **Not For Sale**

Space Avail: **15,955 SF**

Max Contig: **6,200 SF**

Smallest Space: **938 SF**

Rent/SF/YR: **Withheld**

% Leased: **0.3%**

Landlord Rep: Clarion Properties, Ltd. / Randy Fertitta (713) 963-0963 X5 -- 15,955 SF (938-6,200 SF)

This is a build to suit pad site.

51



Kirby Dr & County Rd 59

Kirby at Southfork Retail Center

Manvel, TX 77578

Brazoria County

Building Type: **Retail**

Status: **Proposed, breaks ground Jan 2017**

Building Size: **15,750 SF**

Land Area: **1.84 AC**

Stories: **1**

Parking: **119 Surface Spaces are available; Ratio of 7.39/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **15,750 SF**

Max Contig: **15,750 SF**

Smallest Space: **1,400 SF**

Rent/SF/YR: **\$26.00-\$28.00**

% Leased: **0%**

Landlord Rep: Excel Commercial Real Estate / Clay McDaniel (713) 458-5151 X1 -- 15,750 SF (1,400-15,750 SF)

Brazoria County

52



221 E House St
Alvin, TX 77511
Brazoria County

Building Type: **Class C Warehouse**

Status: **Built 1964**

Building Size: **15,700 SF**

Land Area: **0.77 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.32/sf**

Parking: **9 free Surface Spaces are available**

For Sale: **For Sale at \$595,000 (\$37.90/SF) - Active**

Space Avail: **15,700 SF**

Max Contig: **15,700 SF**

Smallest Space: **15,700 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

Sales Company: Keller Williams Realty - Clear Lake: Jim Gerland (713) 818-1144

Landlord Rep: Keller Williams Realty - Clear Lake / Jim Gerland (713) 818-1144 -- 15,700 SF (15,700 SF)

53



1701B Fairway Dr
Fairway Plaza
Alvin, TX 77511
Brazoria County

Building Type: **Retail/Freestanding (Community Ctr)**

Status: **Built 1982**

Building Size: **91,360 SF**

Land Area: **14.30 AC**

Stories: **1**

Expenses: **2011 Tax @ \$0.50/sf, 2012 Est Tax @ \$0.44/sf; 2011 Ops @ \$1.44/sf, 2012 Est Ops @ \$1.44/sf**

Parking: **200 free Surface Spaces are available; Ratio of 2.19/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **15,374 SF**

Max Contig: **11,998 SF**

Smallest Space: **3,376 SF**

Rent/SF/YR: **\$10.80**

% Leased: **83.2%**

Landlord Rep: Clarion Properties, Ltd. / Randy Fertitta (713) 963-0963 X5 -- 15,374 SF (3,376-11,998 SF)

TRAFFIC COUNT

28,000 vehicles per day (State Highway 35)

DEMOGRAPHICS 1-mile 3-mile 5-mile mile

Population: 6,898 26,398 37,396

Avg. H.H. Income: 48,562 52,865 54,226

Daytime Population: 3,451 10,846 12,897

Property Tax ID numbers are R163169 and R163171

54



97 Oyster Creek Ct
Lake Jackson, TX 77566
Brazoria County

Building Type: **Retail**

Status: **Built Jun 2015**

Building Size: **100,000 SF**

Land Area: **-**

Stories: **1**

Expenses: **2015 Tax @ \$0.04/sf**

For Sale: **Not For Sale**

Space Avail: **15,114 SF**

Max Contig: **15,114 SF**

Smallest Space: **15,114 SF**

Rent/SF/YR: **Withheld**

% Leased: **84.9%**

Landlord Rep: NewQuest Properties / Rebecca Le (281) 477-4327 -- 15,114 SF (15,114 SF)

Brazoria County

55



Highway 288
Angleton, TX 77515
Brazoria County

Building Type: **Class B Warehouse**
Status: **Proposed, breaks ground Aug 2016**
Building Size: **15,000 SF**
Land Area: -
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **15,000 SF**
Max Contig: **15,000 SF**
Smallest Space: **15,000 SF**
Rent/SF/YR: **\$9.00**
% Leased: **0%**

Landlord Rep: JLL / Mark Nicholas (713) 888-4024 -- 15,000 SF /1,750 ofc (15,000 SF)

56



2514-2550 E Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
Status: **Built 1980, Renov 2004**
Building Size: **42,187 SF**
Land Area: **2 AC**
Stories: **1**
Expenses: **2011 Tax @ \$1.36/sf, 2012 Est Tax @ \$2.23/sf; 2011 Ops @ \$3.72/sf, 2012 Est Ops @ \$3.72/sf**
Parking: **100 free Surface Spaces are available; Ratio of 2.37/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **14,760 SF**
Max Contig: **8,100 SF**
Smallest Space: **1,075 SF**
Rent/SF/YR: **\$10.00-\$24.00**
% Leased: **73.8%**

Landlord Rep: Silk Road PropertiesEve Lyssy (281) 484-1111 -- 14,760 SF (1,075-8,100 SF)

57



5010-5096 W Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
Status: **Built 1985**
Building Size: **55,751 SF**
Land Area: **5.04 AC**
Stories: **1**
Expenses: **2015 Tax @ \$1.83/sf; 2012 Ops @ \$3.78/sf, 2014 Est Ops @ \$4.70/sf**
Parking: **225 free Surface Spaces are available; Ratio of 4.04/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **14,200 SF**
Max Contig: **10,000 SF**
Smallest Space: **1,840 SF**
Rent/SF/YR: **\$15.00-\$16.08**
% Leased: **74.5%**

Landlord Rep: Ardent Hardcastle Real Estate / Michael Gage (281) 485-6000 X702 -- 14,200 SF (1,840-5,200 SF)

West Side Plaza is a neighborhood retail center right in the heart of Pearland in the Old Town District. It is home to the largest Goodwill Store and Donation Center in the area and also home to one of Pearland's long time movie theaters, Premier Cinema 6. Both tenants bring plenty of foot traffic to the center. Pearland is a continually growing city and the Old Town District is one of Pearland's new plans to revitalize. There is a former restaurant space available and also a former medical space. The end cap offers highly visible large showroom space fronting FM 518. FM 518/Broadway is one of the most heavily traveled roads in Pearland. 25,000 plus cars per day.

Brazoria County

58



2734 W Sunrise Blvd
Bldg B
Pearland, TX 77584
Brazoria County
FM 518

Building Type: **Class B Office/(Neighborhood Ctr)** Space Avail: **14,141 SF**
 Status: **Built 2006** Max Contig: **4,537 SF**
 Building Size: **42,000 SF** Smallest Space: **565 SF**
 Typical Floor Size: **10,500 SF** Rent/SF/YR: **\$18.00**
 Stories: **4** % Leased: **66.3%**
 Expenses: **2015 Tax @ \$3.37/sf, 2012 Est Tax @ \$3.08/sf; 2011 Ops @ \$4.09/sf, 2012 Est Ops @ \$6.21/sf**
 Parking: **190 free Surface Spaces are available; 24 Covered Spaces are available; Ratio of 5.00/1,000 SF**
 For Sale: **Not For Sale**
 Landlord Rep: Clarion Properties, Ltd. / Randy Fertitta (713) 963-0963 X5 -- 14,141 SF (565-3,114 SF)

Great Location!

59



8201 Broadway St
Orchard Plaza
Pearland, TX 77581
Brazoria County

Building Type: **Retail** Space Avail: **14,050 SF**
 Status: **Built 2005** Max Contig: **9,000 SF**
 Building Size: **70,987 SF** Smallest Space: **1,125 SF**
 Land Area: **6.74 AC** Rent/SF/YR: **\$12.00-\$18.00**
 Stories: **1** % Leased: **81.8%**
 Expenses: **2011 Tax @ \$1.93/sf, 2012 Est Tax @ \$1.90/sf; 2007 Ops @ \$5.32/sf, 2012 Est Ops @ \$2.58/sf**
 Parking: **250 free Surface Spaces are available; Ratio of 6.71/1,000 SF**
 For Sale: **Not For Sale**

Landlord Rep: Criss Cross Commercial Group / Ryan Dennard (713) 956-6625 X*14 / Peter Strauss (713) 956-6625 - 14,050 SF (1,125-9,000 SF)

60



1301 N Gordon St
Alvin, TX 77511
Brazoria County

Building Type: **Class B Warehouse** Space Avail: **13,540 SF**
 Status: **Existing** Max Contig: **13,540 SF**
 Building Size: **13,540 SF** Smallest Space: **4,000 SF**
 Land Area: **1.97 AC** Rent/SF/YR: **\$6.60**
 Stories: **1** % Leased: **0%**
 Expenses: **2015 Tax @ \$0.59/sf**
 For Sale: **Not For Sale**

Landlord Rep: RE/Max Fine Properties / Craig Appleby (281) 265-5533 -- 13,540 SF (4,000-9,540 SF)

61



102 Oak Park Dr
Clute, TX 77531
Brazoria County

Building Type: **Class B Office** Space Avail: **13,000 SF**
 Status: **Built 1983** Max Contig: **13,000 SF**
 Building Size: **13,224 SF** Smallest Space: **500 SF**
 Typical Floor Size: **6,065 SF** Rent/SF/YR: **\$12.00**
 Stories: **2** % Leased: **1.7%**
 Expenses: **2015 Tax @ \$1.03/sf**
 Parking: **55 free Surface Spaces are available; Ratio of 4.15/1,000 SF**
 For Sale: **For Sale at \$1,250,000 (\$94.53/SF) - Active**

Sales Company: Vandaveer Commercial: Mike Vandaveer (979) 299-1400

Landlord Rep: Vandaveer Commercial / Mike Vandaveer (979) 299-1400 -- 13,000 SF (500-6,612 SF)

Brazoria County

62



2904 Business Center Dr
Pearland, TX 77584
Brazoria County
SH 288 & Country Rd 59

Building Type: **Retail**
 Status: **Under Construction, delivers Aug 2016**
 Building Size: **12,500 SF**
 Land Area: **9.97 AC**
 Stories: **1**
 Expenses: **2014 Tax @ \$3.06/sf**
 For Sale: **Not For Sale**

Space Avail: **12,500 SF**
 Max Contig: **12,500 SF**
 Smallest Space: **12,500 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: Streetwise Realty Advisors / David Wise (713) 773-5508 / Elliott Bridger (713) 773-5542 -- 12,500 SF (12,500 SF)

63



11200 Broadway St
Pearland, TX 77584
Brazoria County

Building Type: **Retail**
 Status: **Existing**
 Building Size: **25,130 SF**
 Land Area: **-**
 Stories: **1**
 Expenses: **2013 Tax @ \$5.32/sf**
 For Sale: **Not For Sale**

Space Avail: **12,044 SF**
 Max Contig: **5,032 SF**
 Smallest Space: **895 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

Landlord Rep: CBL & Associates Properties, Inc. / Lori McCommons (214) 596-1195 X3
 Leasing Company: CBL & Associates Properties, Inc. / Lewis Hilton (800) 333-7310 -- 9,527 SF (895-5,032 SF)
 Sublet Contact: CBRE / Matthew T. Trozzo (713) 881-0972 Ryan Roth (713) 881-0900 -- 2,517 SF (2,517 SF)

64



County Road 220
Angleton, TX 77515
Brazoria County

Building Type: **Class B Service**
 Status: **Proposed, breaks ground Jan 2017**
 Building Size: **12,000 SF**
 Land Area: **0.78 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.00/sf**
 For Sale: **For Sale - Active**

Space Avail: **12,000 SF**
 Max Contig: **12,000 SF**
 Smallest Space: **12,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Sales Company: NAI Partners: Joel Michael (713) 985-4619 X119
 Landlord Rep: NAI Partners / Joel Michael (713) 985-4619 X119 -- 12,000 SF /3,000 ofc (12,000 SF)

- > ±12,000 SF
- > Freestanding Flex/Service Center
- > ±16' Clear Height
- > Split Faced Masonry & Impact Glass Storefront
- > Rear Load
- > Ample Front Parking
- > Will Divide
- > ±25% Office Finish
- > 9 Miles from Dow Chemical

Brazoria County

65



W Broadway & Kingsley Dr
Shops at Kingsley Square
Pearland, TX 77584
Brazoria County

Building Type: **Retail**
 Status: **Proposed, breaks ground Aug 2016**
 Building Size: **12,000 SF**
 Land Area: **1.79 AC**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **12,000 SF**
 Max Contig: **12,000 SF**
 Smallest Space: **12,000 SF**
 Rent/SF/YR: **\$28.00**
 % Leased: **0%**

Landlord Rep: NewQuest Crosswell / Brad LyBrand (281) 477-4300
 Leasing Company: NewQuest Properties / Brad LyBrand (281) 477-4300 -- 12,000 SF (12,000 SF)

66



12004 Shadow Creek Pky
Retail IV
Pearland, TX 77584
Brazoria County

Building Type: **Retail**
 Status: **Built 2008**
 Building Size: **21,593 SF**
 Land Area: **13.50 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$9.74/sf, 2010 Est Tax @ \$0.75/sf; 2009 Ops @ \$6.58/sf, 2010 Est Ops @ \$6.02/sf**
 Parking: **100 free Surface Spaces are available; Ratio of 4.63/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **11,640 SF**
 Max Contig: **53,655 SF**
 Smallest Space: **1,744 SF**
 Rent/SF/YR: **\$21.00**
 % Leased: **46.1%**

Landlord Rep: Tarantino Properties, Inc. / Eric Drymalla (713) 974-4292 X126 / Peggy Rougeou (713) 974-4292 -- 11,640 SF (1,744-7,950 SF)

Shadow Creek Crossing is a 146,719 SF master planned Class A retail complex and premier business destination in Pearland. It has large open floor plans providing efficient and flexible space planning. The retail centers traffic count exceeds 24,000 cars per day.

67



1027-1035 Dixie Dr
Clute-K-Mart (former)
Clute, TX 77531
Brazoria County

Building Type: **Retail**
 Status: **Built 1973**
 Building Size: **106,000 SF**
 Land Area: **4.05 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$0.49/sf**
 Parking: **550 free Surface Spaces are available; Ratio of 5.19/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **11,633 SF**
 Max Contig: **11,633 SF**
 Smallest Space: **11,633 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **89.0%**

Landlord Rep: *Company information unavailable at this time*

Brazoria County

68



135 E Hospital Dr
Angleton, TX 77515
Brazoria County

Building Type: **Class C Office/Medical**
Status: **Built 1970**
Building Size: **10,796 SF**
Typical Floor Size: **10,796 SF**
Stories: **1**
Expenses: **2015 Tax @ \$1.25/sf; 2015 Ops @ \$3.41/sf**
For Sale: **For Sale at \$775,000 (\$71.79/SF) - Active**

Space Avail: **10,767 SF**
Max Contig: **10,767 SF**
Smallest Space: **10,767 SF**
Rent/SF/YR: **\$18.00**
% Leased: **0.3%**

Sales Company: Carlos Garcia Realty: Bill Garcia (713) 928-5211 X124
Landlord Rep: Carlos Garcia Realty / Bill Garcia (713) 928-5211 X124 -- 10,767 SF (10,767 SF)

69



2319 Grand Blvd
Bldg. 3
Pearland, TX 77581
Brazoria County

Building Type: **Class B Office**
Status: **Under Renovation, delivers Jul 2016**
Building Size: **10,500 SF**
Typical Floor Size: **10,500 SF**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **10,500 SF**
Max Contig: **10,500 SF**
Smallest Space: **10,500 SF**
Rent/SF/YR: **\$12.00-\$24.00**
% Leased: **0%**

Landlord Rep: Keller Williams Realty - Clear Lake / Jonathan Morrow (281) 335-0335 -- 10,500 SF (10,500 SF)

70



1200-1232 FM 1462 Rd
Alvin Shopping Center
Alvin, TX 77511
Brazoria County

Building Type: **Retail**
Status: **Built 1980**
Building Size: **90,316 SF**
Land Area: **8 AC**
Stories: **1**
Expenses: **2015 Tax @ \$0.41/sf; 2011 Ops @ \$1.44/sf**
Parking: **393 free Surface Spaces are available; Ratio of 4.33/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **10,438 SF**
Max Contig: **3,600 SF**
Smallest Space: **1,673 SF**
Rent/SF/YR: **Withheld**
% Leased: **90.3%**

Landlord Rep: Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X303 -- 10,438 SF (1,673-3,600 SF)

71



4019 Chance Ln
Rosharon, TX 77583
Brazoria County

Building Type: **Class B Warehouse**
Status: **Built 2008**
Building Size: **10,425 SF**
Land Area: **1 AC**
Stories: **1**
Expenses: **2012 Tax @ \$0.93/sf**
Parking: **23 free Surface Spaces are available; Ratio of 3.19/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **10,425 SF**
Max Contig: **10,425 SF**
Smallest Space: **6,000 SF**
Rent/SF/YR: **\$9.50**
% Leased: **100%**

Landlord Rep: Re/Max Top Realty / Dinah Palmer (713) 733-3700 -- 10,425 SF (6,000-10,425 SF)

Brazoria County

72



200 E Motel Dr
Alvin, TX 77511
Brazoria County

Building Type: **Class C Warehouse**
Status: **Existing**
Building Size: **10,400 SF**
Land Area: **1.34 AC**
Stories: **1**
Expenses: **2015 Tax @ \$0.65/sf**
Parking: **15 Surface Spaces are available; Ratio of 1.50/1,000 SF**
For Sale: **For Sale at \$325,000 (\$31.25/SF) - Active**

Space Avail: **10,400 SF**
Max Contig: **10,400 SF**
Smallest Space: **10,400 SF**
Rent/SF/YR: **\$4.33**
% Leased: **0%**

Sales Company: Infinity Real Estate Group: Christy Buck
Landlord Rep: Infinity Real Estate Group / Christy Buck -- 10,400 SF /1,250 ofc (10,400 SF)

73



2319 Grand Blvd
Bldg. 1
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
Status: **Under Renovation, delivers Jul 2016**
Building Size: **10,393 SF**
Land Area: **-**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **10,393 SF**
Max Contig: **10,393 SF**
Smallest Space: **10,393 SF**
Rent/SF/YR: **\$12.00-\$24.00**
% Leased: **0%**

Landlord Rep: Keller Williams Realty - Clear Lake / Jonathan Morrow (281) 335-0335 -- 10,393 SF (10,393 SF)

74



101-324 E House St
Alvin, TX 77511
Brazoria County

Building Type: **Retail**
Status: **Built 1964**
Building Size: **76,468 SF**
Land Area: **5.51 AC**
Stories: **1**
Expenses: **2015 Tax @ \$0.82/sf, 2012 Est Tax @ \$0.45/sf; 2011 Ops @ \$1.72/sf, 2012 Est Ops @ \$1.80/sf**
Parking: **262 free Surface Spaces are available; Ratio of 3.42/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **10,073 SF**
Max Contig: **7,070 SF**
Smallest Space: **2,000 SF**
Rent/SF/YR: **\$10.00-\$12.00**
% Leased: **93.4%**

Landlord Rep: Retail Solutions / Matt Mckinnerney (281) 445-0033 / Sam Affanhe (281) 445-0033 -- 10,073 SF (2,000-3,003 SF)

76,468 square foot Shopping Center located at 101 - 324 E. Houston Street in Alvin.

Tenants include Premiere Cinema, Jeter Chiropractic, UTMB, Heavenly Scents, US Army, and Classic Wok Chinese.

Shopping Center is located at Northeast corner of E. House Street and S. Gordon Street in Alvin.

Brazoria County

75



5004 W Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Retail/Storefront**
 Status: **Existing**
 Building Size: **10,000 SF**
 Land Area: **0.85 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$3.45/sf; 2012 Ops @ \$3.21/sf**
 Parking: **40 free Surface Spaces are available; Ratio of 4.01/1,000 SF**
 For Sale: **For Sale - Active**

Space Avail: **10,000 SF**
 Max Contig: **10,000 SF**
 Smallest Space: **10,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

Sales Company: Avison Young: Tommy LeBlanc (713) 993-7178, Hunter Jaggard (713) 993-7828
 Landlord Rep: Avison Young / Tommy LeBlanc (713) 993-7178 / Hunter Jaggard (713) 993-7828 -- 10,000 SF (10,000 SF)

West Side Plaza is a neighborhood retail center right in the heart of Pearland in the Old Town District. It is home to the largest Goodwill Store and Donation Center in the area and also home to one of Pearland's long time movie theaters, Premier Cinema 6. Both tenants bring plenty of foot traffic to the center.

Pearland is a continually growing city and the Old Town District is one of Pearland's new plans to revitalize. There is a former restaurant space available and also a former medical space. The end cap offers highly visible large showroom space fronting FM 518. FM 518/Broadway is one of the most heavily traveled roads in Pearland. 25,000 plus cars per day.

76



220 E Highway 6
Alvin, TX 77511
Brazoria County

Building Type: **Class C Warehouse**
 Status: **Existing**
 Building Size: **10,000 SF**
 Land Area: **1.44 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.61/sf**
 For Sale: **For Sale at \$750,000 (\$75.00/SF) - Active**

Space Avail: **10,000 SF**
 Max Contig: **10,000 SF**
 Smallest Space: **10,000 SF**
 Rent/SF/YR: **\$3.60**
 % Leased: **100%**

Sales Company: Dan Cho: Dan Cho (832) 618-4300
 Landlord Rep: Dan Cho / Dan Cho (832) 618-4300 -- 10,000 SF (10,000 SF)

Brazoria County

77



617 E Peach St
Angleton, TX 77515
Brazoria County

Building Type: **Class C Warehouse**
Status: **Built 1970**
Building Size: **10,000 SF**
Land Area: **0.51 AC**
Stories: **1**
Expenses: **2015 Tax @ \$0.67/sf**
For Sale: **Not For Sale**

Space Avail: **10,000 SF**
Max Contig: **10,000 SF**
Smallest Space: **10,000 SF**
Rent/SF/YR: **\$6.12**
% Leased: **0%**

Landlord Rep: Lake Jackson Management / Diane Parmer (979) 299-3121 / Karla Phelps (979) 299-3121 -- 10,000 SF /800 ofc (10,000 SF)

78



2200 Pearland Pky
Shoppes at Pearland
Parkway
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
Status: **Proposed, breaks ground Oct 2016**
Building Size: **11,200 SF**
Land Area: **-**
Stories: **1**
Parking: **93 Surface Spaces are available; Ratio of 8.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **10,000 SF**
Max Contig: **10,000 SF**
Smallest Space: **1,200 SF**
Rent/SF/YR: **\$33.00-\$45.00**
% Leased: **10.7%**

Landlord Rep: Retail Solutions / Rick Gutierrez (281) 445-0033 / Martin Turner (281) 445-0033 -- 10,000 SF (1,200-10,000 SF)

79



2552 Broadway
Country Club Plaza
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
Status: **Built 2009**
Building Size: **18,408 SF**
Land Area: **6.42 AC**
Stories: **1**
Expenses: **2010 Tax @ \$1.03/sf, 2012 Est Tax @ \$5.12/sf; 2010 Ops @ \$3.53/sf, 2012 Est Ops @ \$3.72/sf**

Space Avail: **9,760 SF**
Max Contig: **7,000 SF**
Smallest Space: **1,200 SF**
Rent/SF/YR: **\$16.20-\$18.00**
% Leased: **47.0%**

Parking: **40 free Surface Spaces are available; Ratio of 2.17/1,000 SF**
For Sale: **Not For Sale**

Landlord Rep: Silk Road PropertiesEve Lyssy (281) 484-1111 -- 8,200 SF (1,200-7,000 SF)
Leasing Company: Berkshire Hathaway HomeServices-Premier Properties / David Miller (281) 997-4000 -- 1,560 SF (1,560 SF)

Brazoria County

80



135 Oyster Creek Dr
Lake Jackson, TX 77566
Brazoria County

Building Type: **Class B Office**
 Status: **Built 1978**
 Building Size: **27,492 SF**
 Typical Floor Size: **13,746 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$0.96/sf**
 Parking: **140 free Surface Spaces are available; Ratio of 5.09/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **9,664 SF**
 Max Contig: **2,100 SF**
 Smallest Space: **600 SF**
 Rent/SF/YR: **\$19.80-\$21.00**
 % Leased: **64.9%**

Landlord Rep: Lake Jackson Management / Karla Phelps (979) 299-3121 / Diane Parmer (979) 299-3121 -- 9,664 SF (600-2,100 SF)

81



4818 S Main St
Pearland, TX 77581
Brazoria County

Building Type: **Class C Warehouse**
 Status: **Built 1989**
 Building Size: **9,600 SF**
 Land Area: **3 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.18/sf**
 Parking: **20 free Surface Spaces are available; Ratio of 2.08/1,000 SF**
 For Sale: **For Sale - Active**

Space Avail: **9,600 SF**
 Max Contig: **9,600 SF**
 Smallest Space: **9,600 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

Sales Company: Stream Realty Partners, L.P.: Matteson Hamilton (713) 300-0299

Landlord Rep: Stream Realty Partners, L.P. / Matteson Hamilton (713) 300-0299 -- 9,600 SF (9,600 SF)

This property is a single-story, metal, industrial building totaling approximately 12,000sf. The building is built-out as warehouse space with high ceilings and a large open area. The property has a fenced lot and ample, on-site parking.

Brazoria County

82



2201 Highway 35 Byp N
Alvin, TX 77511
Brazoria County

Building Type: **Class B Office**
 Status: **Built 1978**
 Building Size: **17,800 SF**
 Typical Floor Size: **17,800 SF**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.71/sf; 2012 Ops @ \$2.26/sf**
 Parking: **Free Surface Spaces**
 For Sale: **Not For Sale**

Space Avail: **9,400 SF**
 Max Contig: **4,200 SF**
 Smallest Space: **2,600 SF**
 Rent/SF/YR: **\$8.40-\$10.20**
 % Leased: **85.4%**

Landlord Rep: Ardent Hardcastle Real Estate / Stephan Robinson (713) 970-1018 X701 / Michael Gage (281) 485-6000 -- 9,400 SF (2,600-4,200 SF)

83



9307 Broadway St
Pearland, TX 77584
Brazoria County
NEC of FM 518 (Broadway) & Sunrise Blvd

Building Type: **Class B Office**
 Status: **Built Dec 2006**
 Building Size: **39,388 SF**
 Typical Floor Size: **9,847 SF**
 Stories: **4**
 Expenses: **2015 Combined Tax/Ops @ \$5.94/sf; 2012 Est Ops @ \$5.32/sf**
 Parking: **30 Covered Spaces are available; 80 free Surface Spaces are available; Ratio of 2.79/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **9,103 SF**
 Max Contig: **3,590 SF**
 Smallest Space: **1,525 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **76.9%**

Landlord Rep: TIG Real Estate Services, Inc. / Joel Dalak (713) 974-5226 X7139 -- 9,103 SF (1,525-3,590 SF)

84



109-113 Hwy 288
Oak Park Plaza
Clute, TX 77531
Brazoria County

Building Type: **Retail**
 Status: **Built 1983**
 Building Size: **31,800 SF**
 Land Area: **1.13 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$0.17/sf**
 Parking: **80 free Surface Spaces are available; Ratio of 2.52/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **8,800 SF**
 Max Contig: **6,400 SF**
 Smallest Space: **925 SF**
 Rent/SF/YR: **\$6.00-\$8.00**
 % Leased: **72.3%**

Landlord Rep: Moody Rambin / Brent Fredricks (713) 773-5500 -- 8,800 SF (925-6,400 SF)

Brazoria County

85



9430 W Broadway St
Silverlake Plaza
Pearland, TX 77584
Brazoria County

Building Type: **Retail/Freestanding**
 Status: **Built 1999**
 Building Size: **21,958 SF**
 Land Area: **2.08 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$2.60/sf, 2012 Est Tax @ \$2.66/sf; 2011 Ops @ \$3.24/sf, 2012 Est Ops @ \$3.24/sf**
 Parking: **50 free Surface Spaces are available; Ratio of 2.28/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **8,762 SF**
 Max Contig: **8,762 SF**
 Smallest Space: **8,762 SF**
 Rent/SF/YR: **\$17.00**
 % Leased: **60.1%**

Landlord Rep: Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Kathy Jones (713) 464-1001 -- 8,762 SF (8,762 SF)

21,958 square foot Shopping Center located at 9430 Broadway Street in Pearland.

Tenants include Kelsey-Seybold Clinic, Super Dry Cleaners, Dr. Ronald C. Gee, Silver Star Realty, Domino's Pizza, and Best Donuts.

The tax ID # of this property is R498598 and the key map # is 613Q.

86



103 N Brazosport Blvd
Clute, TX 77531
Brazoria County

Building Type: **Retail/Storefront**
 Status: **Built 1982**
 Building Size: **8,710 SF**
 Land Area: **0.63 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.47/sf**
 Parking: **50 free Surface Spaces are available; Ratio of 5.74/1,000 SF**
 For Sale: **For Sale - Active**

Space Avail: **8,710 SF**
 Max Contig: **8,710 SF**
 Smallest Space: **8,710 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

Sales Company: Avison Young: Hunter Jaggard (713) 993-7828, John Pasta (713) 993-7147
 Landlord Rep: Avison Young / Hunter Jaggard (713) 993-7828
 Sublet Contact: TIG Real Estate Services, Inc. / Joel Dalak (713) 974-5226 -- 8,710 SF (8,710 SF)

87



11200 Broadway St
Offices East
Pearland, TX 77584
Brazoria County

Building Type: **Retail**
 Status: **Built Nov 2008**
 Building Size: **50,000 SF**
 Land Area: **16.48 AC**
 Stories: **2**
 Expenses: **2011 Tax @ \$4.86/sf, 2013 Est Tax @ \$0.23/sf; 2012 Ops @ \$1.79/sf, 2013 Est Ops @ \$5.08/sf**
 Parking: **40 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **8,418 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **100 SF**
 Rent/SF/YR: **\$19.50**
 % Leased: **93.2%**

Landlord Rep: CBL & Associates Properties, Inc. / Lewis Hilton (800) 333-7310 -- 2,490 SF (2,490 SF)
 Leasing Company: Evergreen Commercial Realty / Lilly Golden (713) 664-3634 -- 928 SF (928 SF)
 Sublet Contact: Regus / Sara Parker (877) 734-8795 -- 5,000 SF (100-5,000 SF)

Brazoria County

88



1600 Texas 6 Hwy
First National Bank of Alvin
Alvin, TX 77511
Brazoria County

Building Type: **Class B Office**
 Status: **Built 1979**
 Building Size: **53,397 SF**
 Typical Floor Size: **8,899 SF**
 Stories: **6**
 Expenses: **2015 Tax @ \$1.27/sf**
 Parking: **210 free Surface Spaces are available; Ratio of 3.93/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **8,322 SF**
 Max Contig: **5,675 SF**
 Smallest Space: **2,647 SF**
 Rent/SF/YR: **\$16.80**
 % Leased: **95.0%**

Landlord Rep: First National Bank of Alvin / Troy Stuart (281) 331-3151 -- 8,322 SF (2,647-5,675 SF)

89



9223 Broadway St
Pearland, TX 77584
Brazoria County

Building Type: **Retail**
 Status: **Built May 2006**
 Building Size: **24,523 SF**
 Land Area: **2 AC**
 Stories: **2**
 Expenses: **2015 Tax @ \$4.93/sf, 2012 Est Tax @ \$4.26/sf; 2011 Ops @ \$2.89/sf, 2012 Est Ops @ \$2.89/sf**
 Parking: **80 free Surface Spaces are available; Ratio of 2.19/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **8,082 SF**
 Max Contig: **4,022 SF**
 Smallest Space: **1,577 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **83.4%**

Landlord Rep: TIG Real Estate Services, Inc. / Joel Dalak (713) 974-5226 X7139 -- 8,082 SF (1,577-4,022 SF)

Great Location!
 Ample Parking!
 Excellent visibility to Broadway.
 Anchor tenants include Dialyspa, The Blood Center, and Houston Asthma and Allergy Associates.
 Monument sign.

90



12810 Broadway Rd
Rosharon, TX 77583
Brazoria County

Building Type: **Retail**
 Status: **Proposed**
 Building Size: **8,000 SF**
 Land Area: **1.75 AC**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **8,000 SF**
 Max Contig: **8,000 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/YR: **\$30.00-\$32.00**
 % Leased: **0%**

Landlord Rep: Capital Retail Properties / Connor Lynch (281) 816-6550 -- 8,000 SF (1,200-8,000 SF)

Brazoria County

91



815 Dixie Dr
Gulf Shopping Center
Clute, TX 77531
Brazoria County

Building Type: **Retail**
 Status: **Built 1980**
 Building Size: **30,000 SF**
 Land Area: **2.75 AC**
 Stories: **1**
 Expenses: **2016 Combined Tax/Ops @ \$3.00/sf; 2012 Est Ops @ \$1.32/sf**
 Parking: **130 free Surface Spaces are available; Ratio of 4.33/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **8,000 SF**
 Max Contig: **8,000 SF**
 Smallest Space: **1,700 SF**
 Rent/SF/YR: **\$6.00-\$15.00**
 % Leased: **73.3%**

Landlord Rep: Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889 -- 8,000 SF (1,700-8,000 SF)

92



1330 FM 518
Phase III
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
 Status: **Proposed, breaks ground Jan 2017**
 Building Size: **8,000 SF**
 Land Area: **2.50 AC**
 Stories: **1**
 Expenses: **2010 Tax @ \$0.85/sf; 2013 Combined Est Tax/Ops @ \$0.00/sf**
 For Sale: **Not For Sale**

Space Avail: **8,000 SF**
 Max Contig: **8,000 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/YR: **\$18.00**
 % Leased: **0%**

Landlord Rep: Ardent Hardcastle Real Estate / Michael Gage (281) 485-6000 X702 -- 8,000 SF (1,200-8,000 SF)

Proposed Strip Center on FM518 at the Pine Hollow Subdivision Entrance, Beautifully Design, will be perfect for Restaurant, Donut Shop, Insurance, Hair and Nail Salons, Dry Cleaners, Medical Offices, ECT. Adjacent to many other National Retailers
 On FM 518, Just East of Dixie Farm Road, Adjcent Business includes a New Jack in the Box, New Chick-Fil-a, Banks, Automotive Medical Offices, Other Retailers, Etc. Close to Friendswood City Limits.

93



200 N Main St
Sweeny, TX 77480
Brazoria County

Building Type: **Retail**
 Status: **Built Sep 2007**
 Building Size: **14,400 SF**
 Land Area: **1.03 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.15/sf**
 Parking: **Free Surface Spaces**
 For Sale: **Not For Sale**




Space Avail: **8,000 SF**
 Max Contig: **8,000 SF**
 Smallest Space: **8,000 SF**
 Rent/SF/YR: **\$7.00-\$9.00**
 % Leased: **44.4%**

Landlord Rep: Bruce Gingrich / Bruce Gingrich (281) 232-3940 -- 8,000 SF (8,000 SF)

Great New Location!! New 14,400 sf LifeChek Drug retail center in downtown Sweeny. Located on the corner of N Main and W 2nd Street. Join this center and enjoy this high traffic location with LifeCheck Drug anchor. N. Main St traffic count is 3,700 cpd. W 2nd St traffic count is 3,700 cpd.

Located downtown on the corner of N Main Street & W 2nd Street south of Highway 35.

Brazoria County

94		2510 Smith Ranch Rd Retail E Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built Dec 2004 Building Size: 18,200 SF Land Area: 35 AC Stories: 1 Expenses: 2012 Tax @ \$1.92/sf Parking: 60 free Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 8,000 SF Max Contig: 8,000 SF Smallest Space: 8,000 SF Rent/SF/YR: Withheld % Leased: 56.0%
Landlord Rep: The Weitzman GroupJames Namken (713) 868-9961 Randy Hopper (713) 868-9961 Kyle Knight (713) 868-9961 -- 8,000 SF (8,000 SF)				
95		120 Circle Way St Lake Jackson, TX 77566 Brazoria County	Building Type: Retail/Storefront Status: Proposed Building Size: 7,800 SF Land Area: 0.83 AC Stories: 1 For Sale: Not For Sale	Space Avail: 7,800 SF Max Contig: 7,800 SF Smallest Space: 7,800 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Stream Realty Partners, L.P. / Courtland Richardson (713) 300-0267 / Andrew Bagnall (713) 300-0296 -- 7,800 SF (7,800 SF)				
96		810 Dixie Dr Woodshore Marketplace Clute, TX 77531 Brazoria County Kroger	Building Type: Retail/Storefront Status: Built Jun 2016 Building Size: 139,450 SF Land Area: - Stories: 1 Expenses: 2015 Tax @ \$0.01/sf For Sale: Not For Sale	Space Avail: 7,650 SF Max Contig: 7,650 SF Smallest Space: 7,650 SF Rent/SF/YR: Withheld % Leased: 94.5%
Landlord Rep: The Weitzman Group / Kyle Knight (713) 868-9961 / Randy Hopper (713) 868-9961 -- 7,650 SF (7,650 SF)				
DESCRIPTION				
New 123,000-sf grocery-anchored retail center with 16,450 sf of retail space & 5 pad sites for ground lease located in the growing community of Clute / Lake Jackson, Texas				
AREA HIGHLIGHTS				
Dow Chemical, the 2nd-largest global manufacturer of chemicals, has a 4,200 employee facility in the immediate area, with plans to add another 2,000 jobs in 2016 and 500 in 2017 Woodshore Marketplace Shopping Center is located				

Brazoria County

97



11200 SW Broadway
Pearland Town Center
Pearland, TX 77584
Brazoria County
Intersection of FM-518 &
HWY 288

Building Type: **Retail**
 Status: **Built Jul 2008**
 Building Size: **39,561 SF**
 Land Area: **110 AC**
 Stories: **1**
 Parking: **1,546 free Surface Spaces are available; Ratio of 2.15/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **7,608 SF**
 Max Contig: **2,754 SF**
 Smallest Space: **1,040 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **80.8%**

Landlord Rep: CBL & Associates Properties, Inc. / (409) 898-2224
 Leasing Company: CBL & Associates Properties, Inc. / Lewis Hilton (800) 333-7310 -- 7,608 SF (1,040-2,754 SF)

Pearland Town Center, a mixed-use development, in Houston (Pearland), TX, will feature two fashion department stores — Dillard's and Macy's — plus the world's largest bookseller, Barnes & Noble, and 300,000 square feet of specialty shops and restaurants. Plans also include residential, office space, hotels and exciting entertainment venues to complement the retail portion, a 700,000 square-foot, open-air lifestyle center. Pearland Town Center will be located on more than 110 acres of premium retail space. The lifestyle center will offer residents a unique shopping environment including open-air pedestrian walkways, eye-catching architectural and design elements, extensive landscaping and a water feature.

98



1855 Cullen Blvd
Building 1
Pearland, TX 77581
Brazoria County

Building Type: **Class C Warehouse**
 Status: **Built 1991**
 Building Size: **20,020 SF**
 Land Area: **5 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$0.62/sf**
 Parking: **15 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **7,500 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **2,500 SF**
 Rent/SF/YR: **\$6.48-\$8.40**
 % Leased: **62.5%**

Landlord Rep: Allison Investments, Inc. / Steve Allison (281) 731-2033 -- 7,500 SF (2,500-5,000 SF)

99




825-905 Industrial
Clute, TX 77531
Brazoria County


Building Type: **Class C Warehouse**
 Status: **Built 1981**
 Building Size: **45,000 SF**
 Land Area: **3.03 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.90/sf**
 For Sale: **Not For Sale**


Space Avail: **7,500 SF**
 Max Contig: **7,500 SF**
 Smallest Space: **7,500 SF**
 Rent/SF/YR: **\$6.35**
 % Leased: **83.3%**

Landlord Rep: Gary Brown & Associates, Inc. / S.Gary S. Brown (713) 468-1010 -- 7,500 SF (7,500 SF)

Brazoria County

100		20701-20709 Morris Rd Manvel, TX 77578 Brazoria County	Building Type: Retail/Freestanding Status: Built 1982 Building Size: 8,500 SF Land Area: 1.95 AC Stories: 1 Expenses: 2015 Tax @ \$0.72/sf Parking: 2 free Covered Spaces are available; 30 free Surface Spaces are available; Ratio of 4.35/1,000 SF For Sale: Not For Sale	Space Avail: 7,255 SF Max Contig: 4,255 SF Smallest Space: 1,500 SF Rent/SF/YR: \$8.00-\$9.00 % Leased: 14.7%
Landlord Rep: Colliers International / Barkley Peschel (281) 242-2300 -- 3,000 SF (1,500 SF) Leasing Company: Manvel Realty / Mark Lowe (281) 489-9444 -- 4,255 SF (4,255 SF)				

101		722 S Brooks St Brazoria, TX 77422 Brazoria County	Building Type: Retail Status: Existing Building Size: 7,200 SF Land Area: 0.33 AC Stories: 1 For Sale: Not For Sale	Space Avail: 7,200 SF Max Contig: 7,200 SF Smallest Space: 7,200 SF Rent/SF/YR: \$3.36 % Leased: 0%
Landlord Rep: Upscale Real Estate of Texas / Mazen Stieh -- 7,200 SF (7,200 SF)				
OUTLOTS & TOWNSITE (BRAZORIA) BLK 154 ACRES .31 GREAT COMMERCIAL LOCATION LOCATED NEXT TO A SERVICE STATION. COULD BE SUB DIVIDED OR FINISHED TO SUIT				

102		2319 Grand Blvd Bldg. 4 Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Under Renovation, delivers Jul 2016 Building Size: 7,075 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 7,075 SF Max Contig: 7,075 SF Smallest Space: 7,075 SF Rent/SF/YR: \$12.00-\$24.00 % Leased: 0%
Landlord Rep: Keller Williams Realty - Clear Lake / Jonathan Morrow (281) 335-0335 -- 7,075 SF (7,075 SF)				

Brazoria County

103



1427 Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Retail/Freestanding**
 Status: **Built 2000**
 Building Size: **7,000 SF**
 Land Area: **0.83 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$2.51/sf, 2016 Est Tax @ \$2.51/sf; 2010 Ops @ \$2.21/sf**
 Parking: **20 free Surface Spaces are available; Ratio of 2.86/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **7,000 SF**
 Max Contig: **7,000 SF**
 Smallest Space: **7,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: The Retail Connection / Lasater Miller (713) 547-5561 -- 7,000 SF (7,000 SF)

104



1321 E Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Retail/Freestanding**
 Status: **Proposed, breaks ground Sep 2016**
 Building Size: **7,000 SF**
 Land Area: **2.55 AC**
 Stories: **1**
 For Sale: **For Sale at \$985,000 (\$140.71/SF) - Active**

Space Avail: **7,000 SF**
 Max Contig: **7,000 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Sales Company: Retail Solutions: Lyle Cowand (281) 445-0033, Martin Turner (281) 445-0033

Landlord Rep: Retail Solutions / Lyle Cowand (281) 445-0033 / Martin Turner (281) 445-0033 -- 7,000 SF (1,200-7,000 SF)

Brazoria County

105



1800 Pearland Pky
Y Shops at Pearland Pkwy
Pearland, TX 77581
Brazoria County

Building Type: **Retail/Storefront**
Status: **Built Jul 2015**
Building Size: **6,975 SF**
Land Area: **0.22 AC**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **6,975 SF**
Max Contig: **6,975 SF**
Smallest Space: **6,975 SF**
Rent/SF/YR: **\$26.00**
% Leased: **0%**

Landlord Rep: Streetwise Realty Advisors / David Wise (713) 773-5508 -- 6,975 SF (6,975 SF)

106



221 E House St
Bldg. A
Alvin, TX 77511
Brazoria County

Building Type: **Retail/Service Station**
Status: **Existing**
Building Size: **6,800 SF**
Land Area: **0.77 AC**
Stories: **1**
Expenses: **2015 Tax @ \$2.49/sf**
Parking: **23 Surface Spaces are available; Ratio of 3.38/1,000 SF**
For Sale: **For Sale at \$295,000 (\$43.38/SF) - Active**




Space Avail: **6,800 SF**
Max Contig: **6,800 SF**
Smallest Space: **6,800 SF**
Rent/SF/YR: **Withheld**
% Leased: **0%**

Sales Company: Keller Williams Realty - Clear Lake: Jim Gerland (713) 818-1144, Suleman Budhwani (713) 408-2465
Landlord Rep: Keller Williams Realty - Clear Lake / Jim Gerland (713) 818-1144 -- 6,800 SF (6,800 SF)

Brazoria County

107		3320 Broadway St Building 1 Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 2006 Building Size: 21,139 SF Land Area: 2.38 AC Stories: 1 Expenses: 2012 Tax @ \$2.20/sf; 2011 Est Ops @ \$4.29/sf Parking: 250 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 6,730 SF Max Contig: 4,125 SF Smallest Space: 1,105 SF Rent/SF/YR: \$24.00 % Leased: 68.2%
Landlord Rep: WPW Properties / David Werlin (713) 627-2711 X109 -- 6,730 SF (1,105-4,125 SF)				
108		3100-3142 S Gordon St Alvin, TX 77511 Brazoria County	Building Type: Retail/Freestanding Status: Built 1989 Building Size: 108,438 SF Land Area: 8.89 AC Stories: 1 Expenses: 2014 Tax @ \$0.76/sf Parking: 386 free Surface Spaces are available; Ratio of 3.56/1,000 SF For Sale: Not For Sale	Space Avail: 6,704 SF Max Contig: 2,474 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: Silvestri Investments, Inc / Jeff Brock (713) 785-6272 / Dan Silvestri (713) 785-6272 -- 6,704 SF (1,200-2,474 SF)				
109		2319 Grand Blvd Bldg. 6 Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Under Renovation, delivers Jul 2016 Building Size: 6,532 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 6,532 SF Max Contig: 6,532 SF Smallest Space: 6,532 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Keller Williams Realty - Clear Lake / Jonathan Morrow (281) 335-0335 -- 6,532 SF (6,532 SF)				
110		203 Highway 332 Lake Jackson Marketplace Lake Jackson, TX 77566 Brazoria County	Building Type: Retail Status: Built 2006 Building Size: 14,259 SF Land Area: 6.76 AC Stories: 1 Expenses: 2012 Tax @ \$2.25/sf Parking: 358 Surface Spaces are available For Sale: For Sale as part of a portfolio of 2 properties - Active	Space Avail: 6,497 SF Max Contig: 6,497 SF Smallest Space: 6,497 SF Rent/SF/YR: Withheld % Leased: 100%
Sales Company: HFF: Rusty R. Tamlyn (713) 852-3561, Ryan West (713) 852-3535				
Landlord Rep: Kimco Realty Corporation / Sarah Ellis (832) 242-6913 X4 -- 6,497 SF (6,497 SF)				

Brazoria County

111 	201 W Tx-332 Kohl's Lake Jackson, TX 77566 Brazoria County	Building Type: Retail Status: Built 1994 Building Size: 57,710 SF Land Area: 6.46 AC Stories: 1 Expenses: 2012 Tax @ \$1.94/sf Parking: 250 free Surface Spaces are available; Ratio of 3.58/1,000 SF For Sale: Not For Sale	Space Avail: 6,497 SF Max Contig: 6,497 SF Smallest Space: 6,497 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 / Stephen Pheigaru (713) 623-6944 -- 6,497 SF (6,497 SF)			
112 	2501 S Main St Pearland, TX 77581 Brazoria County	Building Type: Retail/Restaurant Status: Built 1962 Building Size: 6,481 SF Land Area: 1.15 AC Stories: 1 Expenses: 2015 Tax @ \$1.95/sf Parking: 30 free Surface Spaces are available; Ratio of 4.63/1,000 SF For Sale: Not For Sale	Space Avail: 6,481 SF Max Contig: 6,481 SF Smallest Space: 6,481 SF Rent/SF/YR: \$9.26 % Leased: 0%
Landlord Rep: Pearland Realty / Kieu Dinh (832) 606-2269 -- 6,481 SF (6,481 SF)			
The restaurant seats 232 people and includes a dining room, buffet room, 2 party rooms. The cooler freezer is 8x17.			
113 	120 Circle Way St Four Corners Shopping Center Lake Jackson, TX 77566 Brazoria County	Building Type: Retail Status: Built 1979 Building Size: 75,269 SF Land Area: 6.12 AC Stories: 1 Expenses: 2015 Tax @ \$1.48/sf, 2010 Est Tax @ \$0.05/sf; 2011 Ops @ \$3.00/sf Parking: 360 free Surface Spaces are available; Ratio of 4.78/1,000 SF For Sale: Not For Sale	Space Avail: 6,050 SF Max Contig: 3,000 SF Smallest Space: 1,250 SF Rent/SF/YR: Withheld % Leased: 92.0%
Landlord Rep: Stream Realty Partners, L.P. / Courtland Richardson (713) 300-0267 / Andrew Bagnall (713) 300-0296 -- 6,050 SF (1,250-3,000 SF)			
<p>Located on the east side of Highway 288, south of Highway 332, Four Corners Shopping Center features:</p> <ul style="list-style-type: none"> • Direct visibility and signage opportunities along Highway 288 • Excellent ingress and egress via the center with multiple access points along the Highway 288 feeder road • Approximately 4 miles from the area chemical plants and major employer base • Approximately 0.5 miles from Brazos Mall • Newly renovated facade 			

Brazoria County

114



123 N Gulf Blvd
Freeport, TX 77541
Brazoria County

Building Type: **Retail/Garden Ctr**
 Status: **Built 1955**
 Building Size: **6,050 SF**
 Land Area: **0.44 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.62/sf**
 For Sale: **For Sale - Active**

Space Avail: **6,050 SF**
 Max Contig: **6,050 SF**
 Smallest Space: **6,050 SF**
 Rent/SF/YR: **\$20.74**
 % Leased: **0%**

Sales Company: Greg Flaniken and Associates: Greg Flaniken (979) 233-7828
 Landlord Rep: Greg Flaniken and Associates / Greg Flaniken (979) 233-7828 -- 6,050 SF (6,050 SF)

115



127 W 2nd St
Freeport, TX 77541
Brazoria County




Building Type: **Retail/Storefront**
 Status: **Built 1940**
 Building Size: **6,000 SF**
 Land Area: **0.08 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.44/sf, 2011 Est Tax @ \$0.33/sf; 2010 Ops @ \$1.33/sf, 2011 Est Ops @ \$1.33/sf**
 Parking: **6 free Surface Spaces are available; Ratio of 1.00/1,000 SF**
 For Sale: **For Sale at \$250,000 (\$41.67/SF) - Active**

Space Avail: **6,000 SF**
 Max Contig: **6,000 SF**
 Smallest Space: **6,000 SF**
 Rent/SF/YR: **\$3.60**
 % Leased: **0%**



Sales Company: Roy Henry: Roy I. Henry (512) 565-1692
 Landlord Rep: Roy Henry / I.Roy I. Henry (512) 565-1692 -- 6,000 SF (6,000 SF)

New Roof on building inculed new HVAC as well. Former Pharmacy.




Brazoria County

116		4407 Halik St E Pearland, TX 77581 Brazoria County	Building Type: Class C Warehouse Status: Built Jan 2015 Building Size: 12,000 SF Land Area: - Stories: 1 Expenses: 2012 Tax @ \$0.58/sf For Sale: Not For Sale	Space Avail: 6,000 SF Max Contig: 6,000 SF Smallest Space: 6,000 SF Rent/SF/YR: \$7.80-\$13.20 % Leased: 50.0%
Landlord Rep: Re/Max Space Center / Randy Barr (281) 823-5758 -- 6,000 SF (6,000 SF)				
117		100 Highway 332 W Lake Jackson, TX 77566 Brazoria County	Building Type: Retail/Restaurant Status: Proposed, breaks ground Jul 2016 Building Size: 6,000 SF Land Area: 1 AC Stories: 1 For Sale: Not For Sale	Space Avail: 6,000 SF Max Contig: 6,000 SF Smallest Space: 6,000 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Brazos Mall / Patty Sayes (979) 297-8001 -- 6,000 SF (6,000 SF)				
118		14026 Susie Ln Alvin, TX 77511 Brazoria County	Building Type: Class B Industrial Status: Existing Building Size: 10,000 SF Land Area: 1.15 AC Stories: - Expenses: 2015 Tax @ \$0.42/sf For Sale: For Sale at \$399,900 as part of a portfolio of 2 properties - Active	Space Avail: 6,000 SF Max Contig: 6,000 SF Smallest Space: 6,000 SF Rent/SF/YR: Withheld % Leased: 100%
Sales Company: Keller Williams Commercial - Heidi Allbritton Team: Heidi Allbritton (832) 657-4185 Landlord Rep: Keller Williams Commercial - Heidi Allbritton Team / Heidi Allbritton (832) 657-4185 -- 6,000 SF (6,000 SF)				

Brazoria County

119		14026 Susie Ln Bldg 2. Alvin, TX 77511 Brazoria County	Building Type: Class B Industrial Status: Existing Building Size: 6,000 SF Land Area: 1.15 AC Stories: 1 For Sale: For Sale at \$399,900 as part of a portfolio of 2 properties - Active	Space Avail: 6,000 SF Max Contig: 6,000 SF Smallest Space: 6,000 SF Rent/SF/YR: \$4.80 % Leased: 100%
		Sales Company: Keller Williams Commercial - Heidi Allbritton Team: Heidi Allbritton (832) 657-4185 Landlord Rep: Keller Williams Commercial - Heidi Allbritton Team / Heidi Allbritton (832) 657-4185 -- 6,000 SF (6,000 SF)		
120		2809 Miller Ranch Rd Silverlake Businesss Park Pearland, TX 77584 Brazoria County	Building Type: Class B Flex/Light Distribution Status: Built 2002 Building Size: 19,511 SF Land Area: 6.63 AC Stories: 1 Expenses: 2012 Tax @ \$10.07/sf Parking: 50 free Surface Spaces are available; Ratio of 2.56/1,000 SF For Sale: Not For Sale	Space Avail: 5,800 SF Max Contig: 2,400 SF Smallest Space: 1,000 SF Rent/SF/YR: \$15.00 % Leased: 87.7%
		Landlord Rep: Ausmus Premier Properties / Faye Ausmus (832) 563-4157 -- 5,800 SF (1,000-2,400 SF)		
Silverlake Business Park (SLBP) is a unique property situated in the main shopping and business corridor of Pearland, Texas. This complex is located less than a mile from Highway 288. The property is situated at the signalized intersection of Miller Ranch Road and Broadway (FM 518). The lack of quality flex space in the area coupled with extremely limited Class C building lease space, has made SLBP an extremely hot location. Unlike the vast majority of flex space which has a normal build out configuration of 20% office space and 80% warehouse space, SLBP has a 70% office space build out and only 30% warehouse space. This void in large square footage office/retail space coupled with a dynamic location and retail friendly 4 year old complex enables SLBP to have a 2007 annualized EBITDA of approximately \$900,000!				
Phase I: Building 2837 & 2825 - Feb 2002 Phase II: Building 2809 & 2849 - March 2003				
121		9330 W Broadway St Silverlake II Shopping Center Pearland, TX 77584 Brazoria County	Building Type: Retail/Freestanding (Neighborhood Ctr) Status: Built 2001 Building Size: 67,272 SF Land Area: 6.08 AC Stories: 2 Expenses: 2012 Est Tax @ \$2.17/sf; 2011 Ops @ \$4.92/sf, 2012 Est Ops @ \$4.91/sf Parking: 375 free Surface Spaces are available; Ratio of 5.57/1,000 SF For Sale: Not For Sale	Space Avail: 5,696 SF Max Contig: 5,696 SF Smallest Space: 5,696 SF Rent/SF/YR: \$18.00 % Leased: 91.5%
		Landlord Rep: Plaka Silverlake LLC / S.Lewis S. Kasner (713) 977-8686 -- 5,696 SF (5,696 SF)		

Brazoria County

122		9330 W Broadway St Pearland, TX 77584 Brazoria County	Building Type: Retail/Restaurant Status: Built 2000 Building Size: 5,696 SF Land Area: 6.08 AC Stories: 1 Expenses: 2012 Tax @ \$25.63/sf, 2011 Est Tax @ \$0.97/sf; 2011 Ops @ \$4.37/sf Parking: 30 free Surface Spaces are available; Ratio of 5.45/1,000 SF For Sale: Not For Sale	Space Avail: 5,696 SF Max Contig: 5,696 SF Smallest Space: 5,696 SF Rent/SF/YR: \$18.00 % Leased: 0%
Landlord Rep: Plaka Silverlake Llc / S.Lewis S. Kasner (713) 977-8686 -- 5,696 SF (5,696 SF)				
123		2947 E Broadway St The Energy Law Building Pearland, TX 77581 Brazoria County	Building Type: Class B Office Status: Built 1985 Building Size: 10,433 SF Typical Floor Size: 10,433 SF Stories: 1 Expenses: 2015 Tax @ \$1.72/sf Parking: 45 free Surface Spaces are available; Ratio of 4.31/1,000 SF For Sale: Not For Sale	Space Avail: 5,628 SF Max Contig: 2,759 SF Smallest Space: 967 SF Rent/SF/YR: \$18.00 % Leased: 46.1%
Landlord Rep: Sharp Real Estate / G.Tom G. Sharp (281) 412-6090 X104 -- 5,628 SF (967-2,759 SF)				
<div>* Former bank</div> <div>* Vault area</div> <div>* Security system with cameras</div> <div>* ADA compliant</div> <div>* Recessed lights</div>				
124		1635 Broadway St Bldg. A Pearland, TX 77581 Brazoria County	Building Type: Retail/Freestanding (Neighborhood Ctr) Status: Built 2004 Building Size: 15,626 SF Land Area: 6.08 AC Stories: 1 Expenses: 2013 Combined Tax/Ops @ \$5.88/sf; 2016 Est Ops @ \$3.95/sf Parking: 124 free Surface Spaces are available; Ratio of 7.94/1,000 SF For Sale: Not For Sale	Space Avail: 5,584 SF Max Contig: 4,084 SF Smallest Space: 1,500 SF Rent/SF/YR: \$18.00 % Leased: 64.3%
Landlord Rep: Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 -- 5,584 SF (1,500-4,084 SF)				
Pearland Corners I currently flourishes on the NW Corner of FM 518 and Dixie Farm Rd. on the East end of Pearland. Across from New Home Depot, Walgreens Pharmacy & Super Wal-mart. Great for Retail, Restaurants, Service, Professional or Medical use.				

Brazoria County

125



350 Commerce St
Clute, TX 77531
Brazoria County

Building Type: **Class A Warehouse**
Status: **Built Jun 2013**
Building Size: **5,500 SF**
Land Area: **2.47 AC**
Stories: **1**
Parking: **6 free Surface Spaces are available; Ratio of 1.22/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **5,500 SF**
Max Contig: **5,500 SF**
Smallest Space: **5,500 SF**
Rent/SF/YR: **\$10.20**
% Leased: **100%**

Landlord Rep: Vandaveer Commercial / Mike Vandaveer (979) 299-1400 -- 5,500 SF (5,500 SF)

126



6516 W Broadway St
West Oaks Centre
Pearland, TX 77581
Brazoria County

Building Type: **Retail/Freestanding (Strip Ctr)**
Status: **Built 1999**
Building Size: **22,000 SF**
Land Area: **3.11 AC**
Stories: **1**
Expenses: **2015 Tax @ \$2.63/sf, 2012 Est Tax @ \$2.13/sf; 2011 Ops @ \$0.53/sf, 2012 Est Ops @ \$2.57/sf**
Parking: **115 free Surface Spaces are available; Ratio of 5.23/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **5,250 SF**
Max Contig: **2,232 SF**
Smallest Space: **1,268 SF**
Rent/SF/YR: **\$15.60**
% Leased: **84.1%**

Landlord Rep: Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 -- 5,250 SF (1,268-2,232 SF)

127



2205 N Main St
Pearland, TX 77581
Brazoria County

Building Type: **Retail/Freestanding**
Status: **Built 1940**
Building Size: **6,480 SF**
Land Area: **0.29 AC**
Stories: **1**
Expenses: **2015 Tax @ \$2.55/sf; 2014 Ops @ \$0.76/sf**
Parking: **10 free Surface Spaces are available; Ratio of 1.71/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **5,110 SF**
Max Contig: **3,120 SF**
Smallest Space: **1,990 SF**
Rent/SF/YR: **\$10.80-\$13.20**
% Leased: **21.1%**

Landlord Rep: ZM Commercial Investments LLC / Giridhar Mallula (281) 225-7571 -- 5,110 SF (1,990-3,120 SF)

128







1130 Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
Status: **Built 2008**
Building Size: **17,960 SF**
Land Area: **2.55 AC**
Stories: **1**
Expenses: **2015 Tax @ \$2.82/sf; 2009 Ops @ \$3.00/sf**
Parking: **50 free Surface Spaces are available; Ratio of 2.78/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **5,080 SF**
Max Contig: **3,360 SF**
Smallest Space: **1,720 SF**
Rent/SF/YR: **\$15.00-\$17.00**
% Leased: **71.7%**

Landlord Rep: Moseley Commercial Real Estate, Inc / Todd Moseley (713) 522-4646 X1 / Beatrice Naranjo (713) 522-4646 / Kayla Holley (713) 522-4646 -- 5,080 SF (1,720-3,360 SF)

Brazoria County

129		4616 Broadway Blvd Pearland, TX 77581 Brazoria County	Building Type: Retail/Freestanding Status: Built 1985 Building Size: 20,000 SF Land Area: 2.50 AC Stories: 1 Expenses: 2015 Tax @ \$1.27/sf, 2012 Est Tax @ \$0.63/sf; 2011 Ops @ \$1.00/sf, 2012 Est Ops @ \$3.60/sf Parking: 85 free Surface Spaces are available; Ratio of 4.25/1,000 SF For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 2,500 SF Rent/SF/YR: \$12.00 % Leased: 75.0%
Landlord Rep: NRE Realty / Mike Nassif (713) 253-3862 -- 5,000 SF (2,500-5,000 SF)				
130		10902 Memorial Hermann Dr PAD A Pearland, TX 77584 Brazoria County	Building Type: Retail/Freestanding Status: Proposed, breaks ground Jul 2016 Building Size: 5,000 SF Land Area: 1.21 AC Stories: 1 Expenses: 2012 Tax @ \$61.49/sf Parking: 44 free Surface Spaces are available; Ratio of 8.89/1,000 SF For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 5,000 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: AmREIT, Inc. Bruce Wallace (713) 860-4953 -- 5,000 SF (5,000 SF)				
131		2621 Miller Ranch Rd Pearland, TX 77584 Brazoria County	Building Type: Class B Flex Status: Proposed, breaks ground Jul 2016 Building Size: 5,000 SF Land Area: - Stories: 1 Expenses: 2015 Tax @ \$5.81/sf For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 2,000 SF Rent/SF/YR: \$15.00 % Leased: 0%
Landlord Rep: Tom Amundsen / Tom Amundsen (713) 436-1600 -- 5,000 SF (2,000-5,000 SF)				
132		2631 Miller Ranch Rd Pearland, TX 77584 Brazoria County	Building Type: Class B Flex Status: Proposed, breaks ground Jul 2016 Building Size: 5,000 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 2,000 SF Rent/SF/YR: \$15.00 % Leased: 0%
Landlord Rep: Tom Amundsen / Tom Amundsen (713) 436-1600 -- 5,000 SF (2,000-5,000 SF)				

Brazoria County

133



4101 Rice Dryer Rd
Bayou Service Center
Pearland, TX 77581
Brazoria County

Building Type: **Class C Warehouse**
 Status: **Built 1982**
 Building Size: **22,316 SF**
 Land Area: **1.81 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$1.05/sf; 2011 Est Ops @ \$1.44/sf**
 Parking: **40 free Surface Spaces are available; Ratio of 1.79/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **5,000 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **5,000 SF**
 Rent/SF/YR: **\$7.20**
 % Leased: **77.6%**

Landlord Rep: Bernell & Associates / Ron Bernell (713) 526-1094 X208 -- 5,000 SF (5,000 SF)

Property Features:

Business Park fronts on Rice Drier Road , off corner with N. Main St. aka Telephone Road, in Pearland Texas . Close to Wal-Mart and intersection with FM 518.

A typical 1250 SF office/warehouse has approx 288 SF of office and 1 bathroom, with approx. 962 SF warehouse. Warehouse has a 10x12 overhead door. Inquire about occupancy.

Located in Pearland, Texas this business park has office/warehouse space available.

No automotive or motorcycle-related business please.

134



12234 Shadow Creek Pky
Phase I
Pearland, TX 77584
Brazoria County

Building Type: **Class B Office**
 Status: **Built Jan 2009**
 Building Size: **5,000 SF**
 Typical Floor Size: **5,000 SF**
 Stories: **1**
 Parking: **24 free Surface Spaces are available; Ratio of 4.80/1,000 SF**
 For Sale: **This property has one 4,196 condo for sale.**

Space Avail: **5,000 SF**
 Max Contig: **2,236 SF**
 Smallest Space: **132 SF**
 Rent/SF/YR: **\$24.00-\$80.00**
 % Leased: **16.1%**

Landlord Rep: NewQuest Crosswell / Neal Thomson (713) 438-9513 -- 2,764 SF (132-1,960 SF)

These brand new office condos are built to suit and range in size from 917-5708 sq. ft. to meet the tenant's needs. This is Pearland's first office condo. Each unit is individually owned. Phase I began in 2008 and is 75% sold out. Phase II construction will begin 3rd quarter of 2009 and has contracts pending on 25%. Phase III construction will begin in 2010 and is 50% sold out.

Brazoria County

135



2654 S Bypass 35
Alvin, TX 77511
Brazoria County

Building Type: **Retail/Auto Repair**

Status: **Built 2003**

Building Size: **4,970 SF**

Land Area: **0.36 AC**

Stories: **1**

Expenses: **2015 Tax @ \$2.79/sf**

For Sale: **For Sale at \$450,000 (\$90.54/SF) - Active**

Space Avail: **4,970 SF**

Max Contig: **4,970 SF**

Smallest Space: **4,970 SF**

Rent/SF/YR: **\$12.00**

% Leased: **0%**

Sales Company: Kensington Property Group: Mark Ray (713) 828-0320

Landlord Rep: Kensington Property Group / Mark Ray (713) 828-0320 -- 4,970 SF (4,970 SF)

LENDER OWNED. Former Kwik Kar Brakes - Alignment and Inspections. This property is a 4,970 SF automotive service center with 140 SF canopy, 3 Bay doors, customer reception area and upstairs office situated on a 0.36 Acre (15,870 SF) lot. The site is very adaptable for any kind of automotive related service business.

There is exposure along South Alvin Bypass (SH 35) with approximately 100 feet of frontage. It is located in the City of Alvin, twelve miles southeast of Houston (31 miles south of Downtown Houston) in northeast Brazoria County. Across from Alvin Community College and 128,369 SF Retail Shopping Center.

136



11200 Broadway St
Pearland, TX 77584
Brazoria County

Building Type: **Retail/Storefront**

Status: **Existing**

Building Size: **13,567 SF**

Land Area: **-**

Stories: **1**

Expenses: **2013 Tax @ \$9.86/sf**

For Sale: **Not For Sale**

Space Avail: **4,913 SF**

Max Contig: **2,517 SF**

Smallest Space: **2,396 SF**

Rent/SF/YR: **Withheld**




% Leased: **100%**

Landlord Rep: CBL & Associates Properties, Inc. / Lori McCommons (214) 596-1195 X3

Leasing Company: CBL & Associates Properties, Inc. / Lewis Hilton (800) 333-7310 -- 2,517 SF (2,517 SF)

Sublet Contact: CBRE / Matthew T. Trozzo (713) 881-0972 Ryan Roth (713) 881-0900 -- 2,396 SF (2,396 SF)

Brazoria County

137		2334 County Road 48 Bldg B Rosharon, TX 77583 Brazoria County	Building Type: Class C Warehouse Status: Existing Building Size: 4,800 SF Land Area: 1.50 AC Stories: 1 Expenses: 2015 Tax @ \$0.40/sf For Sale: Not For Sale	Space Avail: 4,800 SF Max Contig: 4,800 SF Smallest Space: 4,800 SF Rent/SF/YR: \$4.80 % Leased: 100%
Landlord Rep: Re/Max Top Realty / Marnie Wyatt (713) 733-3700 -- 4,800 SF (4,800 SF)				
138		2401 S Main St Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Proposed, breaks ground Dec 2016 Building Size: 4,800 SF Land Area: - Stories: - Expenses: 2015 Tax @ \$0.72/sf For Sale: Not For Sale	Space Avail: 4,800 SF Max Contig: 4,800 SF Smallest Space: 1,200 SF Rent/SF/YR: \$30.00 % Leased: 0%
Landlord Rep: Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889 -- 4,800 SF (1,200-4,800 SF)				
139		190 Abner Jackson Pky IPH Office Building Lake Jackson, TX 77566 Brazoria County	Building Type: Class B Office/Medical Status: Built Aug 2014 Building Size: 14,000 SF Typical Floor Size: 7,000 SF Stories: 2 Expenses: 2015 Tax @ \$2.87/sf Parking: Free Surface Spaces; Ratio of 3.57/1,000 SF For Sale: Not For Sale	Space Avail: 4,600 SF Max Contig: 3,500 SF Smallest Space: 1,100 SF Rent/SF/YR: \$19.80-\$20.40 % Leased: 67.1%
Landlord Rep: Vandaveer Commercial / Mike Vandaveer (979) 299-1400 -- 4,600 SF (1,100-3,500 SF)				

Highlights

New Construction
Great Location
Ample Parking
Great Access
Good Medical and Business Area
Customized Tenant Interior

Description

New Two Story Building under construction scheduled to be completed Summer 2014. Two available spaces for lease that will be customized to tenants requirements. Class "A" facility that will lend itself to medical type tenants. Located on Abner Jackson a very accessible and prominent business thoroughfare through Lake Jackson. The new Building will be surrounded by medical offices, restaurants, multiple tenant buildings, banks, with Home Depot, Lowe's, Office Max, Best Buy and nearby.

Brazoria County

140



8701 Broadway St
Pearland, TX 77584
Brazoria County

Building Type: **Retail/Freestanding**
Status: **Built 2005**
Building Size: **7,426 SF**
Land Area: **1.74 AC**
Stories: **1**
Expenses: **2012 Tax @ \$3.06/sf**
Parking: **80 free Surface Spaces are available**
For Sale: **Not For Sale**

Space Avail: **4,500 SF**
Max Contig: **4,500 SF**
Smallest Space: **4,500 SF**
Rent/SF/YR: **\$15.00**
% Leased: **39.4%**

Landlord Rep: Farris and Associates / Ed Farris (713) 334-4888 X1 -- 4,500 SF (4,500 SF)

141



6905 W Broadway St
Eagle Transmission
Pearland, TX 77581
Brazoria County

Building Type: **Class B Service**
Status: **Built 2004**
Building Size: **7,560 SF**
Land Area: **1 AC**
Stories: **1**
Expenses: **2012 Tax @ \$2.55/sf**
Parking: **20 free Surface Spaces are available; Ratio of 4.41/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **4,500 SF**
Max Contig: **3,100 SF**
Smallest Space: **1,400 SF**
Rent/SF/YR: **\$6.86-\$18.00**
% Leased: **40.5%**

Landlord Rep: S and S Realty / B.Sandy B. Viveiros (281) 389-3867 -- 4,500 SF (1,400-3,100 SF)

New block construction building, insulated with central AC and Heat, two bathrooms, two 19'x 10' overhead doors, one 16'x 10' overhead door, 168 SF of Office space, 1302 SF second floor storage loft. There is an Eagle Transmission Shop in the other half of the building. Would prefer a vehicle related business for this space.

142






3525-3531 Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
Status: **Built 1969**
Building Size: **8,832 SF**
Land Area: **0.74 AC**
Stories: **1**
Expenses: **2012 Tax @ \$2.55/sf**
Parking: **30 free Surface Spaces are available; Ratio of 3.40/1,000 SF**
For Sale: **Not For Sale**




Space Avail: **4,400 SF**
Max Contig: **4,400 SF**
Smallest Space: **4,400 SF**
Rent/SF/YR: **\$20.00**
% Leased: **50.2%**

Landlord Rep: Houston Partners Realty LLC / M.Patrick M. Dando (713) 951-9300 X101 -- 4,400 SF (4,400 SF)


Brazoria County

143		120 SH 332 Lake Jackson, TX 77566 Brazoria County NW Quadrant of Hwy 332W	Building Type: Retail Status: Built 1985 Building Size: 36,000 SF Land Area: 6.19 AC Stories: 1 Expenses: 2015 Tax @ \$1.99/sf, 2011 Est Tax @ \$2.28/sf; 2012 Ops @ \$6.99/sf, 2011 Est Ops @ \$8.70/sf Parking: 300 free Surface Spaces are available; Ratio of 5.00/1,000 SF For Sale: For Sale at \$9,500,000 as part of a portfolio of 2 properties - Active	Space Avail: 4,248 SF Max Contig: 4,248 SF Smallest Space: 4,248 SF Rent/SF/YR: \$9.00 % Leased: 88.2%
Sales Company: Colliers International: Martin O'Malley (713) 830-2158 Landlord Rep: DH Investments / Charlie Hill (830) 336-3570 -- 4,248 SF (4,248 SF)			There is 2,000,000 square feet of retail nearby this property. There is a Lowe's, Home Depot, and Target close by. The property's Tax ID is R190480	
144		Hwy 288 & Hwy 6 Manvel, TX 77578 Brazoria County	Building Type: Retail Status: Proposed, breaks ground Oct 2016 Building Size: 4,200 SF Land Area: 1.14 AC Stories: 1 Expenses: 2015 Tax @ \$0.17/sf Parking: 39 Surface Spaces are available; Ratio of 9.28/1,000 SF For Sale: Not For Sale	Space Avail: 4,200 SF Max Contig: 4,200 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Ardent Hardcastle Real Estate / Michael Gage (281) 485-6000 X702 -- 4,200 SF (1,200-4,200 SF)				
145		1401 E Mulberry St Angleton, TX 77515 Brazoria County	Building Type: Retail/Freestanding Status: Built Aug 2014 Building Size: 7,000 SF Land Area: 0.98 AC Stories: 1 Expenses: 2015 Tax @ \$2.05/sf For Sale: Not For Sale	Space Avail: 4,200 SF Max Contig: 4,200 SF Smallest Space: 1,400 SF Rent/SF/YR: \$15.00 % Leased: 40.0%
Landlord Rep: Prak Odomsen / Odomsen Prak (713) 212-9840 -- 4,200 SF (1,400-4,200 SF)				

Brazoria County

146		<p>Pearland Pky & FM-518</p> <p>The Center at Pearland Parkway</p> <p>Pearland, TX 77581</p> <p>Brazoria County</p>	<p>Building Type: Retail</p> <p>Status: Existing</p> <p>Building Size: 6,400 SF</p> <p>Land Area: -</p> <p>Stories: 1</p> <p>For Sale: Not For Sale</p>	<p>Space Avail: 4,200 SF</p> <p>Max Contig: 2,200 SF</p> <p>Smallest Space: 2,000 SF</p> <p>Rent/SF/YR: Withheld</p> <p>% Leased: 34.4%</p>
<p>Landlord Rep: Stream Realty Partners, L.P. / E.Ralph E. Tullier (713) 300-0272 / Mark Sondock (713) 300-0270 / Courtland Richardson (713) 300-0267 -- 4,200 SF (2,000-2,200 SF)</p>				
147		<p>11711-11713 Shadow Creek Pky</p> <p>Shadow Creek Crossing</p> <p>Pearland, TX 77584</p> <p>Brazoria County</p>	<p>Building Type: Retail/Freestanding</p> <p>Status: Built Jun 2007</p> <p>Building Size: 13,600 SF</p> <p>Land Area: 13.40 AC</p> <p>Stories: 1</p> <p>Expenses: 2012 Tax @ \$6.14/sf; 2010 Ops @ \$2.37/sf</p> <p>Parking: 40 free Surface Spaces are available; Ratio of 2.94/1,000 SF</p> <p>For Sale: Not For Sale</p>	<p>Space Avail: 4,131 SF</p> <p>Max Contig: 2,131 SF</p> <p>Smallest Space: 2,000 SF</p> <p>Rent/SF/YR: \$22.20-\$27.00</p> <p>% Leased: 84.3%</p>
<p>Landlord Rep: LE Commercial Inc / D.Francois D. Le (713) 996-8888 -- 2,131 SF (2,131 SF)</p> <p>Sublet Contact: Berkshire Hathaway HomeServices-Premier Properties / David Miller (281) 997-4000 -- 2,000 SF (2,000 SF)</p>				
<p>Property is located on the hard corner of Shadow Creek Pkwy and Kirby Dr</p> <p>Approximately 15 minutes from every major economic and entertainment destination in Houston</p> <p>Minutes from the Texas Medical Center and Downtown Houston's central business, cultural and entertainment district</p> <p>Easy access to Beltway 8 and Hwy 288</p> <p>New Pearland Lifestyle Center just blocks away</p>				
148		<p>1201 E Brazos St</p> <p>Delta Warehouse</p> <p>Freeport, TX 77541</p> <p>Brazoria County</p>	<p>Building Type: Class C Warehouse</p> <p>Status: Existing</p> <p>Building Size: 4,000 SF</p> <p>Land Area: 34.06 AC</p> <p>Stories: 1</p> <p>Expenses: 2014 Tax @ \$5.83/sf</p> <p>Parking: Ratio of 3.75/1,000 SF</p> <p>For Sale: For Sale as part of a portfolio of 3 properties - Active</p>	<p>Space Avail: 4,000 SF</p> <p>Max Contig: 4,000 SF</p> <p>Smallest Space: 4,000 SF</p> <p>Rent/SF/YR: Withheld</p> <p>% Leased: 0%</p>
<p>Sales Company: Wilson Wasaff Group, LLC: Jason Wasaff (713) 651-8088</p> <p>Landlord Rep: Wilson Wasaff Group, LLC / Jason Wasaff (713) 651-8088 -- 4,000 SF (4,000 SF)</p>				

Brazoria County

149		22221 Highway 6 Manvel, TX 77578 Brazoria County	Building Type: Retail Status: Built 1999 Building Size: 4,000 SF Land Area: 1 AC Stories: 1 Expenses: 2014 Tax @ \$1.19/sf For Sale: Not For Sale	Space Avail: 4,000 SF Max Contig: 4,000 SF Smallest Space: 4,000 SF Rent/SF/YR: \$7.50 % Leased: 0%
Landlord Rep: Manvel Realty / Mark Lowe (281) 489-9444 -- 4,000 SF (4,000 SF)				
150		19422 Morris Rd B Manvel, TX 77578 Brazoria County	Building Type: Class B Warehouse Status: Built 2000 Building Size: 5,447 SF Land Area: 0.32 AC Stories: 1 Expenses: 2015 Tax @ \$0.79/sf Parking: 10 free Surface Spaces are available; Ratio of 1.84/1,000 SF For Sale: Not For Sale	Space Avail: 4,000 SF Max Contig: 4,000 SF Smallest Space: 4,000 SF Rent/SF/YR: \$8.40 % Leased: 26.6%
Landlord Rep: Manvel Realty / Mark Lowe (281) 489-9444 -- 4,000 SF (4,000 SF)				
151		457-491 This Way Lake Jackson, TX 77566 Brazoria County Intersection of This Way and Abner Jackson Blvd	Building Type: Class B Office Status: Built 1992 Building Size: 38,466 SF Typical Floor Size: 38,466 SF Stories: 1 Expenses: 2015 Tax @ \$0.00/sf Parking: 163 Surface Spaces are available; Ratio of 4.94/1,000 SF For Sale: Not For Sale	Space Avail: 4,000 SF Max Contig: 4,000 SF Smallest Space: 250 SF Rent/SF/YR: \$12.00 % Leased: 89.6%
Landlord Rep: Vandaveer Commercial / Mike Vandaveer (979) 299-1400 -- 4,000 SF (250-4,000 SF)				
This professional multi-tenant building has a good accessible location and is well taken care of. Current tenants include: Great AmericanTitle, Workforce Solutions, RD Clinical, Total Body Performance to name a few.				
152		2504-2510 Westminister St Pearland, TX 77581 Brazoria County	Building Type: Class B Office/Medical Status: Built 1985 Building Size: 9,360 SF Typical Floor Size: 9,360 SF Stories: 1 Expenses: 2015 Tax @ \$0.78/sf Parking: 17 Surface Spaces are available; Ratio of 2.13/1,000 SF For Sale: This property has one 3,962 condo for sale.	Space Avail: 3,962 SF Max Contig: 3,962 SF Smallest Space: 3,962 SF Rent/SF/YR: \$16.75 % Leased: 57.7%
Landlord Rep: Keller Williams Pearland / Dennis Roeser (713) 817-7218 -- 3,962 SF (3,962 SF)				

Brazoria County

153



10009 W Broadway St
Pearland, TX 77584
Brazoria County

Building Type: **Retail**
Status: **Built 2008**
Building Size: **16,375 SF**
Land Area: **17.41 AC**
Stories: **1**
Expenses: **2016 Combined Tax/Ops @ \$5.57/sf**
Parking: **60 free Surface Spaces are available; Ratio of 3.66/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **3,945 SF**
Max Contig: **3,945 SF**
Smallest Space: **3,945 SF**
Rent/SF/YR: **\$20.00**
% Leased: **75.9%**

Landlord Rep: Lasco Development / K.Tracy K. Sarver (713) 961-0280 X18 -- 3,945 SF (3,945 SF)

154



1201 N Avenue H
Petro
Freeport, TX 77541
Brazoria County

Building Type: **Class B Office**
Status: **Built 1989**
Building Size: **21,920 SF**
Typical Floor Size: **10,960 SF**
Stories: **2**
Expenses: **2015 Tax @ \$0.77/sf**
Parking: **38 Surface Spaces are available; Ratio of 1.73/1,000 SF**
For Sale: **Not For Sale**





Space Avail: **3,914 SF**
Max Contig: **3,914 SF**
Smallest Space: **3,914 SF**
Rent/SF/YR: **Withheld**
% Leased: **82.1%**

Landlord Rep: AMS Commercial Real Estate / (512) 708-0200

Leasing Company: AMS Commercial Real Estate Service, Inc. / Dustin Graf (512) 708-0200 -- 3,914 SF (3,914 SF)

LOCATED TWO BLOCKS OFF HWY 288B IN FREEPORT.

Brazoria County

155		23147 W Highway 6 Alvin, TX 77511 Brazoria County	Building Type: Class C Warehouse Status: Built 1978, Renov 2000 Building Size: 58,824 SF Land Area: 6.57 AC Stories: 1 Expenses: 2015 Tax @ \$0.42/sf Parking: 37 Surface Spaces are available For Sale: Not For Sale	Space Avail: 3,850 SF Max Contig: 3,850 SF Smallest Space: 3,850 SF Rent/SF/YR: \$12.00 % Leased: 93.5%
Landlord Rep: Pat Griffin Realty / Becky Cornelius (281) 485-8375 X112 -- 3,850 SF (3,850 SF)				
156		12002 Shadow Creek Pky Retail V Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2008 Building Size: 13,184 SF Land Area: 13.50 AC Stories: 1 Expenses: 2012 Tax @ \$15.94/sf, 2010 Est Tax @ \$0.75/sf; 2009 Ops @ \$6.50/sf, 2010 Est Ops @ \$6.02/sf Parking: 60 free Surface Spaces are available; Ratio of 4.55/1,000 SF For Sale: Not For Sale	Space Avail: 3,841 SF Max Contig: 3,841 SF Smallest Space: 3,841 SF Rent/SF/YR: \$21.00 % Leased: 70.9%
Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 974-4292 / Eric Drymalla (713) 974-4292 -- 3,841 SF (3,841 SF)				
157		8703 Broadway St Silver Pear Plaza Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2005 Building Size: 16,074 SF Land Area: 1.74 AC Stories: 1 Expenses: 2012 Tax @ \$1.41/sf Parking: 80 free Surface Spaces are available; Ratio of 6.02/1,000 SF For Sale: Not For Sale	Space Avail: 3,750 SF Max Contig: 3,750 SF Smallest Space: 1,125 SF Rent/SF/YR: Withheld % Leased: 76.7%
Landlord Rep: Farris and Associates / Ed Farris (713) 334-4888 X1 -- 3,750 SF (1,125-3,750 SF)				
158		2319 Grand Blvd Bldg. 8 Pearland, TX 77581 Brazoria County	Building Type: Class B Office Status: Under Renovation, delivers Jul 2016 Building Size: 3,600 SF Typical Floor Size: 3,600 SF Stories: 1 For Sale: Not For Sale	Space Avail: 3,600 SF Max Contig: 3,600 SF Smallest Space: 3,600 SF Rent/SF/YR: \$1.00-\$2.00 % Leased: 0%
Landlord Rep: Keller Williams Realty - Clear Lake / Jonathan Morrow (281) 335-0335 -- 3,600 SF (3,600 SF)				

Brazoria County

159



2746 Manvel Rd
Pearland, TX 77584
Brazoria County

Building Type: **Retail**
Status: **Built 2009**
Building Size: **6,699 SF**
Land Area: **0.02 AC**
Stories: **1**
Expenses: **2012 Tax @ \$0.00/sf**
Parking: **20 free Surface Spaces are available; Ratio of 2.99/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **3,600 SF**
Max Contig: **1,200 SF**
Smallest Space: **1,200 SF**
Rent/SF/YR: **\$12.00**
% Leased: **46.3%**

Landlord Rep: American First Realty LLC / Thien Pham (713) 995-8869 -- 3,600 SF (1,200 SF)

160



1480 E Highway 6
Alvin, TX 77511
Brazoria County

Building Type: **Class C Office**
Status: **Built 1991**
Building Size: **7,110 SF**
Typical Floor Size: **7,110 SF**
Stories: **1**
Expenses: **2015 Tax @ \$2.66/sf**
For Sale: **For Sale at \$990,000 (\$139.24/SF) - Active**

Space Avail: **3,555 SF**
Max Contig: **3,555 SF**
Smallest Space: **500 SF**
Rent/SF/YR: **\$5.74**
% Leased: **50.0%**




Sales Company: S.E. Covington & Company, Inc.: Scott Covington (713) 800-3150

Landlord Rep: S.E. Covington & Company, Inc. / Scott Covington (713) 800-3150 -- 3,555 SF (500-3,555 SF)

Brazoria County

161		2400 S Texas St Pearland, TX 77581 Brazoria County	Building Type: Class C Office Status: Built 1983 Building Size: 3,500 SF Typical Floor Size: 3,500 SF Stories: 1 Expenses: 2015 Tax @ \$1.25/sf Parking: 10 free Surface Spaces are available; Ratio of 2.86/1,000 SF For Sale: Not For Sale	Space Avail: 3,500 SF Max Contig: 3,500 SF Smallest Space: 3,500 SF Rent/SF/YR: \$21.00 % Leased: 0%
Landlord Rep: Ardent Hardcastle Real Estate / Michael Gage (281) 485-6000 X702 -- 3,500 SF (3,500 SF)				
162		2002 N Main St Golber Investments Pearland Shopping Center Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 1994 Building Size: 7,000 SF Land Area: 0.60 AC Stories: 1 Expenses: 2015 Tax @ \$2.83/sf, 2011 Est Tax @ \$2.20/sf; 2012 Est Ops @ \$2.54/sf Parking: 24 free Surface Spaces are available; Ratio of 3.43/1,000 SF For Sale: Not For Sale	Space Avail: 3,400 SF Max Contig: 1,400 SF Smallest Space: 1,000 SF Rent/SF/YR: \$16.50 % Leased: 51.4%
Landlord Rep: Bernstein Investments / Ashley Bernstein (713) 961-0751 X114 -- 3,400 SF (1,000-1,400 SF)				
163		10100 Broadway St Silverlake Property Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2002 Building Size: 10,500 SF Land Area: 0.99 AC Stories: 1 Expenses: 2016 Combined Tax/Ops @ \$6.81/sf; 2014 Est Ops @ \$6.54/sf Parking: 40 free Surface Spaces are available; Ratio of 3.81/1,000 SF For Sale: Not For Sale	Space Avail: 3,308 SF Max Contig: 3,308 SF Smallest Space: 3,308 SF Rent/SF/YR: \$20.00 % Leased: 68.5%
Landlord Rep: Lasco Development / K.Tracy K. Sarver (713) 961-0280 X18 -- 3,308 SF (3,308 SF)				
10,500 sf of prime retail space (will consider subdividing) <ul style="list-style-type: none">• 14 plus years remaining• New construction• Signage on FM 518 available• Below market rental rate• Generous tenant improvement allowance				

Brazoria County

164		3518-3528 Broadway St Old Town Pealand Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 1972 Building Size: 3,376 SF Land Area: 0.28 AC Stories: 1 Expenses: 2012 Tax @ \$2.66/sf Parking: 20 free Surface Spaces are available; Ratio of 5.92/1,000 SF For Sale: For Sale at \$950,000 (\$281.40/SF) - Active	Space Avail: 3,300 SF Max Contig: 2,000 SF Smallest Space: 800 SF Rent/SF/YR: \$12.00 % Leased: 40.8%
		Sales Company: LWMC Properties: Mike McGibben (877) 278-8688 Landlord Rep: LWMC Properties / Mike McGibben (877) 278-8688 -- 3,300 SF (800-2,000 SF)		
165		5517 W Broadway St Pearland Center West Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 1990 Building Size: 21,017 SF Land Area: 2.14 AC Stories: 1 Expenses: 2015 Tax @ \$1.21/sf Parking: 100 free Surface Spaces are available; Ratio of 4.76/1,000 SF For Sale: Not For Sale	Space Avail: 3,250 SF Max Contig: 1,850 SF Smallest Space: 1,400 SF Rent/SF/YR: \$12.00 % Leased: 84.5%
		Landlord Rep: Malachite Group of TX / Bill Rowell (713) 861-8111 Leasing Company: Malachite Group of Texas, Inc. / Bill Rowell (713) 861-8111 -- 3,250 SF (1,400-1,850 SF)		
The tax ID # of this property is R237446 and the key map # is 614R.				
166		11200 Broadway St Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Existing Building Size: 29,572 SF Land Area: - Stories: 1 Expenses: 2013 Tax @ \$4.52/sf For Sale: Not For Sale	Space Avail: 3,216 SF Max Contig: 3,216 SF Smallest Space: 3,216 SF Rent/SF/YR: Withheld % Leased: 100%
		Landlord Rep: CBL & Associates Properties, Inc. / Lori McCommons (214) 596-1195 X3 Leasing Company: CBL & Associates Properties, Inc. / Lewis Hilton (800) 333-7310 -- 3,216 SF (3,216 SF)		

Brazoria County

167



1201 E Brazos St
Bravo Shop
Freeport, TX 77541
Brazoria County

Building Type: **Class C Service**
 Status: **Existing**
 Building Size: **3,200 SF**
 Land Area: **34.06 AC**
 Stories: **2**
 Expenses: **2014 Tax @ \$7.29/sf**
 For Sale: **For Sale as part of a portfolio of 3 properties - Active**

Space Avail: **3,200 SF**
 Max Contig: **3,200 SF**
 Smallest Space: **3,200 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Sales Company: Wilson Wasaff Group, LLC: Jason Wasaff (713) 651-8088
 Landlord Rep: Wilson Wasaff Group, LLC / Jason Wasaff (713) 651-8088 -- 3,200 SF (3,200 SF)

168



610-612 E Orange St
Angleton, TX 77515
Brazoria County

Building Type: **Class C Warehouse**
 Status: **Built 2000**
 Building Size: **4,256 SF**
 Land Area: **0.17 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.47/sf**
 Parking: **10 Surface Spaces are available; Ratio of 2.35/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **3,200 SF**
 Max Contig: **3,200 SF**
 Smallest Space: **3,200 SF**
 Rent/SF/YR: **\$6.00**
 % Leased: **24.8%**

Landlord Rep: Lake Jackson Management / Diane Parmer (979) 299-3121 / Karla Phelps (979) 299-3121 -- 3,200 SF (3,200 SF)

169



6302 W Broadway St
Wells Fargo Building
Pearland, TX 77581
Brazoria County

Building Type: **Class B Office**
 Status: **Built 1998**
 Building Size: **26,414 SF**
 Typical Floor Size: **13,207 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$2.06/sf, 2012 Est Tax @ \$1.69/sf; 2011 Ops @ \$7.00/sf, 2012 Est Ops @ \$8.60/sf**
 Parking: **100 free Surface Spaces are available; Ratio of 3.79/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **3,126 SF**
 Max Contig: **1,773 SF**
 Smallest Space: **1,353 SF**
 Rent/SF/YR: **\$24.00**
 % Leased: **88.2%**




Landlord Rep: Ardent Hardcastle Real Estate / Stephan Robinson (713) 970-1018 X701 / Michael Gage (281) 485-6000 -- 3,126 SF (1,353-1,773 SF)

Wells Fargo Bank Building is a stabilized asset with a diverse tenant mix including medical/dental, bank facilities and various other professional tenants all on strong and staggered leases. With minimal to no competition in the immediate area, future stability and profitability is likely.

Brazoria County

170		1475 E South St Alvin, TX 77511 Brazoria County	Building Type: Retail/Day Care Ctr Status: Built 1920 Building Size: 3,007 SF Land Area: 0.66 AC Stories: 1 Expenses: 2015 Tax @ \$1.32/sf For Sale: For Sale at \$425,000 (\$141.34/SF) - Active	Space Avail: 3,007 SF Max Contig: 3,007 SF Smallest Space: 3,007 SF Rent/SF/YR: \$15.96 % Leased: 100%
Sales Company: Longevity Realty Partners: Lynn Stewart (713) 660-0445 X302 Landlord Rep: Longevity Realty Partners / Lynn Stewart (713) 660-0445 X302 -- 3,007 SF (3,007 SF)				
171		11400 Broadway St Pollo Tropical Pearland, TX 77584 Brazoria County	Building Type: Retail/Fast Food Status: Built 2008 Building Size: 3,000 SF Land Area: 0.97 AC Stories: 1 Expenses: 2012 Tax @ \$16.47/sf; 2011 Ops @ \$9.71/sf Parking: 15 free Surface Spaces are available; Ratio of 5.00/1,000 SF For Sale: Not For Sale	Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 3,000 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: CBL & Associates Properties, Inc. / Phil McNeely (800) 333-7310 X304 -- 3,000 SF (3,000 SF)				
172		106-204 Dixie Dr Clute, TX 77531 Brazoria County	Building Type: Retail Status: Built 1978 Building Size: 28,957 SF Land Area: 2.17 AC Stories: 1 Expenses: 2015 Tax @ \$0.72/sf Parking: 50 free Surface Spaces are available; Ratio of 1.73/1,000 SF For Sale: Not For Sale	Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 3,000 SF Rent/SF/YR: \$9.00 % Leased: 89.6%
Landlord Rep: Greg Flaniken and Associates / Greg Flaniken (979) 233-7828 -- 3,000 SF (3,000 SF)				

Brazoria County

173		1716 N Gordon St 3 Building property Alvin, TX 77511 Brazoria County	Building Type: Retail/Auto Dealership Status: Built 1950 Building Size: 10,900 SF Land Area: 5.99 AC Stories: 1 Expenses: 2010 Tax @ \$0.74/sf, 2012 Est Tax @ \$0.90/sf; 2010 Ops @ \$0.99/sf, 2012 Est Ops @ \$0.84/sf Parking: 45 free Surface Spaces are available; 10 free Covered Spaces are available; Ratio of 5.05/1,000 SF For Sale: For Sale at \$2,087,392 as part of a portfolio of 2 properties - Active Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 3,000 SF Rent/SF/YR: \$4.20 % Leased: 72.5% Sales Company: Gene Fritsch: Gene Fritsch (713) 299-3805 Landlord Rep: Gene Fritsch / Gene Fritsch (713) 299-3805 -- 3,000 SF (3,000 SF)
Great Location! Close to Business Hwy 35 Open to Reasonable Offers Owner Finance is Available!			
174		1416 E Broadway St Pearland, TX 77581 Brazoria County	Building Type: Class B Office Status: Proposed, breaks ground Jul 2016 Building Size: 7,577 SF Typical Floor Size: 7,577 SF Stories: 1 Expenses: 2015 Tax @ \$1.95/sf For Sale: Not For Sale Space Avail: 2,890 SF Max Contig: 2,890 SF Smallest Space: 1,500 SF Rent/SF/YR: \$21.00 % Leased: 61.9% Landlord Rep: Civet Commercial Properties & Mgmt / Audra Bentley (713) 960-8888 -- 2,890 SF (1,500-2,890 SF)
175		217 S 17th St West Columbia, TX 77486 Brazoria County	Building Type: Class C Office/Medical Status: Existing Building Size: 2,850 SF Typical Floor Size: 2,850 SF Stories: 1 Expenses: 2015 Tax @ \$0.80/sf For Sale: For Sale at \$98,000 (\$34.39/SF) - Active Space Avail: 2,850 SF Max Contig: 2,850 SF Smallest Space: 2,850 SF Rent/SF/YR: \$7.80 % Leased: 0% Sales Company: Realty Associates: Helen Noble (281) 935-1421 Landlord Rep: Realty Associates / Helen Noble (281) 935-1421 -- 2,850 SF (2,850 SF)

Brazoria County

176		11901 Shadow Creek Pky	Building Type: Retail	Space Avail: 2,800 SF
		Shadow Creek Centre	Status: Built Jul 2009	Max Contig: 2,800 SF
		Pearland, TX 77584	Building Size: 35,000 SF	Smallest Space: 2,800 SF
		Brazoria County	Land Area: 3.50 AC	Rent/SF/YR: \$20.28
		Shadow Creek Centre	Stories: 1	% Leased: 100%
			Expenses: 2012 Tax @ \$10.05/sf	
			Parking: 100 free Surface Spaces are available; Ratio of 2.86/1,000 SF	
			For Sale: Not For Sale	


Landlord Rep: DN Commercial / Q.Danny Q. Nguyen (713) 270-5400 -- 2,800 SF (2,800 SF)

Shadow Creek Centre is approximately a 35,000 SF, class A shopping center situated on 3.5 acres of elevated land offering excellent visibility. This multi-use development is perfect for retail, restaurant and professional/medical tenants. The center has excellent frontage along

* Shadow Creek Ranch Subdivision and is less than 1 mile west of Hwy 288 and 1 mile east of FM 521 (Almeda Rd). The unique "fan" layout of the shopping center allows each tenant to have excellent visibility from Shadow Creek Parkway.

* There is easy ingress and egress to the property. Continuous cross easement with the Hilton Garden Inn and the Colonnades offer both safe and convenient pedestrian and vehicle traffic flow. National credit tenants surround the center such as Walgreens, CVS, Sherwin Williams, and Kroger are within close proximity to this property. The center is conveniently located near the intersection of Kirby and




* Shadow Creek Pkwy. And is approximately less than 1 mile from each of the two major corridors that lead to and from downtown Houston and the Texas Medical Center.

177		7107-7129 W Broadway St	Building Type: Retail	Space Avail: 2,700 SF
		Pearland Plaza Shopping Center	Status: Built 1997	Max Contig: 1,500 SF
		Pearland, TX 77581	Building Size: 76,808 SF	Smallest Space: 1,200 SF
		Brazoria County	Land Area: 3.50 AC	Rent/SF/YR: \$18.00
			Stories: 1	% Leased: 96.5%
			Expenses: 2015 Tax @ \$0.58/sf; 2011 Ops @ \$6.02/sf	
			Parking: 225 free Surface Spaces are available; Ratio of 2.93/1,000 SF	
			For Sale: Not For Sale	

Landlord Rep: Waterman Steele / Sydney Dixon (713) 575-3704 -- 2,700 SF (1,200-1,500 SF)

Anchored by Food Town. Located on the northeast corner of FM 518 and FM 1128 in Pearland, Texas (20 minutes southeast of Downtown Houston).

Brazoria County

178		11200 Broadway St Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Existing Building Size: 29,168 SF Land Area: - Stories: 1 Expenses: 2013 Tax @ \$4.58/sf For Sale: Not For Sale	Space Avail: 2,618 SF Max Contig: 2,618 SF Smallest Space: 2,618 SF Rent/SF/YR: \$22.00 % Leased: 100%
Landlord Rep: <i>Company information unavailable at this time</i> Sublet Contact: <i>Betz Commercial Brokerage Inc / Gloria Parrino (832) 678-4013 -- 2,618 SF (2,618 SF)</i>				
179		2705 Broadway St Province Plaza Pearland, TX 77581 Brazoria County @ Pearland Pkwy	Building Type: Retail Status: Built 2007 Building Size: 27,000 SF Land Area: 2.67 AC Stories: 1 Expenses: 2015 Tax @ \$1.79/sf, 2012 Est Tax @ \$1.10/sf; 2013 Ops @ \$2.81/sf Parking: 184 free Surface Spaces are available; Ratio of 8.36/1,000 SF For Sale: Not For Sale	Space Avail: 2,600 SF Max Contig: 2,600 SF Smallest Space: 1,300 SF Rent/SF/YR: \$22.00-\$24.00 % Leased: 90.4%
Landlord Rep: <i>Mdds Properties / Moshe Allon (281) 728-9360 -- 2,600 SF (1,300-2,600 SF)</i> 71,363 SF Shopping Center Adjacent to Lowe's. Average HH Income: \$76,375 (3 mi.) Population: 2 mi.-17,665, 3 mi.-44,256, 4 mi.- 79,517.				
180		2319 Grand Blvd Bldg. 2 Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Under Renovation, delivers Jul 2016 Building Size: 2,554 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 2,554 SF Max Contig: 2,554 SF Smallest Space: 2,554 SF Rent/SF/YR: \$12.00-\$24.00 % Leased: 0%
Landlord Rep: <i>Keller Williams Realty - Clear Lake / Jonathan Morrow (281) 335-0335 -- 2,554 SF (2,554 SF)</i>				

Brazoria County

181		1635 Broadway St Bldg. B Pearland, TX 77581 Brazoria County	Building Type: Retail/Freestanding Status: Built 2003 Building Size: 22,305 SF Land Area: 6.08 AC Stories: 1 Expenses: 2013 Combined Tax/Ops @ \$5.88/sf; 2016 Est Ops @ \$3.95/sf Parking: 120 free Surface Spaces are available; Ratio of 5.38/1,000 SF For Sale: Not For Sale	Space Avail: 2,540 SF Max Contig: 1,300 SF Smallest Space: 1,240 SF Rent/SF/YR: \$18.00 % Leased: 88.6%
Landlord Rep: Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 -- 2,540 SF (1,240-1,300 SF) 38,042 square foot Retail Center located at the Northwest corner of FM 518 and Dixie Farm Road in Pearland. Tenants include CiCi's Pizza, Subway, Allstate Insurance and Dixie Cleaners.				
182		120 Circle Way St Bldg 2 Lake Jackson, TX 77566 Brazoria County	Building Type: Retail/Freestanding Status: Built 1979, Renov 2015 Building Size: 8,000 SF Land Area: 6.12 AC Stories: 1 For Sale: Not For Sale	Space Avail: 2,500 SF Max Contig: 1,250 SF Smallest Space: 1,250 SF Rent/SF/YR: Withheld % Leased: 68.8%
Landlord Rep: Stream Realty Partners, L.P. / Mark Sondock (713) 300-0270 / Andrew Bagnall (713) 300-0296 / Courtland Richardson (713) 300-0267 -- 2,500 SF (1,250 SF)				
183		10223-10235 W Broadway St The Plaza on Broadway Pearland, TX 77584 Brazoria County	Building Type: Retail/Storefront Retail/Office Status: Built 2001 Building Size: 39,926 SF Land Area: 1.16 AC Stories: 1 Expenses: 2015 Tax @ \$4.04/sf; 2014 Ops @ \$4.88/sf Parking: 105 free Surface Spaces are available; Ratio of 5.50/1,000 SF For Sale: Not For Sale	Space Avail: 2,480 SF Max Contig: 2,480 SF Smallest Space: 2,480 SF Rent/SF/YR: \$27.00 % Leased: 100%
Landlord Rep: Village Plus Properties Inc / Adam Barker (713) 894-3169 -- 2,480 SF (2,480 SF) The tax ID # of this property is R514985 and the key map # is 613P.				

Brazoria County

184



10504 Broadway St
Pearland, TX 77584
Brazoria County

Building Type: **Retail/Freestanding**
 Status: **Existing**
 Building Size: **10,556 SF**
 Land Area: **1.77 AC**
 Stories: **1**
 Expenses: **2016 Combined Tax/Ops @ \$7.42/sf**
 Parking: **60 free Surface Spaces are available; Ratio of 4.56/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,464 SF**
 Max Contig: **2,464 SF**
 Smallest Space: **2,464 SF**
 Rent/SF/YR: **\$30.00**
 % Leased: **76.7%**

Landlord Rep: Lasco Development / K.Tracy K. Sarver (713) 961-0280 X18 -- 2,464 SF (2,464 SF)

185



1740-1744 W 4th St
Freeport, TX 77541
Brazoria County

Building Type: **Class B Industrial**
 Status: **Built 1982**
 Building Size: **14,000 SF**
 Land Area: **4.25 AC**
 Stories: **-**
 Expenses: **2015 Tax @ \$2.78/sf**
 For Sale: **Not For Sale**

Space Avail: **2,400 SF**
 Max Contig: **2,400 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **\$8.40**
 % Leased: **82.9%**

Landlord Rep: Vandaveer Commercial / Mike Vandaveer (979) 299-1400 -- 2,400 SF (1,000-2,400 SF)

This industrial complex is well built and is efficiently laid out with good access, ample parking and good mix of office and warehouse space. Property has multiple dock high doors sufficient clear height, and good combination of factors for most industrial type businesses.

186



1201 E Brazos St
Echo
Freeport, TX 77541
Brazoria County

Building Type: **Class C Industrial**
 Status: **Existing**
 Building Size: **2,400 SF**
 Land Area: **34.06 AC**
 Stories: **-**
 Expenses: **2014 Tax @ \$9.71/sf**
 For Sale: **For Sale as part of a portfolio of 3 properties - Active**

Space Avail: **2,400 SF**
 Max Contig: **2,400 SF**
 Smallest Space: **2,400 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Sales Company: Wilson Wasaff Group, LLC: Jason Wasaff (713) 651-8088

Landlord Rep: Wilson Wasaff Group, LLC / Jason Wasaff (713) 651-8088 -- 2,400 SF (2,400 SF)

Brazoria County

187		2008 Jones Rd Freeport, TX 77541 Brazoria County	Building Type: Class C Warehouse Status: Built 1980 Building Size: 2,400 SF Land Area: 4.02 AC Stories: 1 Expenses: 2015 Tax @ \$7.92/sf For Sale: Not For Sale	Space Avail: 2,400 SF Max Contig: 2,400 SF Smallest Space: 2,400 SF Rent/SF/YR: \$12.00 % Leased: 0%
Landlord Rep: Chokski Paras / Paras Chokshi (832) 794-3127 -- 2,400 SF (2,400 SF)				
188		11041 Shadow Creek Pky Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built Jan 2009 Building Size: 28,347 SF Land Area: 6.94 AC Stories: 1 Expenses: 2012 Tax @ \$5.08/sf Parking: 100 free Surface Spaces are available; Ratio of 3.57/1,000 SF For Sale: Not For Sale	Space Avail: 2,267 SF Max Contig: 1,202 SF Smallest Space: 1,065 SF Rent/SF/YR: \$28.00 % Leased: 92.0%
Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 974-4292 / Eric Drymalla (713) 974-4292 -- 2,267 SF (1,065-1,202 SF)				
189		2016 N Velasco St Angleton, TX 77515 Brazoria County	Building Type: Retail/Bar Status: Built 1965 Building Size: 2,250 SF Land Area: 2.47 AC Stories: 1 Expenses: 2015 Tax @ \$4.41/sf Parking: 20 free Surface Spaces are available; Ratio of 8.88/1,000 SF For Sale: Not For Sale	Space Avail: 2,250 SF Max Contig: 2,250 SF Smallest Space: 2,250 SF Rent/SF/YR: \$18.72 % Leased: 100%
Landlord Rep: Clyde Cone Company, Inc / Steve Cone (979) 297-1234 X2 -- 2,250 SF (2,250 SF)				
190		9330 W Broadway St Bldg 4 Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2000 Building Size: 21,697 SF Land Area: 6.08 AC Stories: 1 Expenses: 2013 Combined Tax/Ops @ \$4.92/sf; 2012 Est Ops @ \$4.28/sf Parking: 80 free Surface Spaces are available; Ratio of 3.69/1,000 SF For Sale: Not For Sale	Space Avail: 2,150 SF Max Contig: 2,150 SF Smallest Space: 2,150 SF Rent/SF/YR: \$18.00 % Leased: 90.1%
Landlord Rep: Plaka Silverlake Llc / S.Lewis S. Kasner (713) 977-8686 -- 2,150 SF (2,150 SF)				

Brazoria County

191



2251-2255 Country Place Pky

Express Lane Food Store

Pearland, TX 77584

Brazoria County

Building Type: **Retail/Convenience Store**

Status: **Built 1984**

Building Size: **5,211 SF**

Land Area: **0.30 AC**

Stories: **1**

Expenses: **2015 Tax @ \$1.31/sf**

Parking: **10 free Surface Spaces are available; Ratio of 4.85/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,100 SF**

Max Contig: **2,100 SF**

Smallest Space: **2,100 SF**

Rent/SF/YR: **Withheld**

% Leased: **59.7%**

Landlord Rep: Usha Bhasin / Usha Bhasin (832) 659-5567 -- 2,100 SF (2,100 SF)

192



10905 Memorial Hermann Dr

**Memorial Hermann
Convenient Care Center**

Pearland, TX 77584

Brazoria County

Building Type: **Class B Office/Medical**

Status: **Existing**

Building Size: **79,925 SF**

Typical Floor Size: **39,962 SF**

Stories: **2**

Expenses: **2013 Tax @ \$2.08/sf; 2008 Ops @ \$9.01/sf**

Parking: **175 free Surface Spaces are available; Ratio of 2.19/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,090 SF**

Max Contig: **2,090 SF**

Smallest Space: **2,090 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

Landlord Rep: Transwestern / M.Ashley M. Cassel (713) 490-3785

Sublet Contact: Transwestern / Brandy Bellow Spinks (713) 272-1245 Ashley M. Cassel (713) 490-3785 Scott Carter (713) 270-3363 -- 2,090 SF (2,090 SF)

193



116-118 That Way St

Lake Jackson, TX 77566

Brazoria County

Building Type: **Retail/Freestanding**

Status: **Existing**

Building Size: **8,997 SF**

Land Area: **0.19 AC**

Stories: **3**

Expenses: **2015 Tax @ \$2.35/sf**

For Sale: **Not For Sale**

Space Avail: **2,065 SF**

Max Contig: **2,065 SF**




Smallest Space: **2,065 SF**

Rent/SF/YR: **\$15.00**

% Leased: **77.1%**

Landlord Rep: The Local Center / Richard Linford (979) 297-5725 X2 -- 2,065 SF (2,065 SF)




Brazoria County

194		10621 Broadway St Retail A Pearland, TX 77584 Brazoria County	Building Type: Retail/Freestanding Status: Built 2002 Building Size: 10,010 SF Land Area: 1.16 AC Stories: 1 Expenses: 2015 Tax @ \$4.58/sf Parking: 60 free Surface Spaces are available; Ratio of 4.72/1,000 SF For Sale: Not For Sale	Space Avail: 2,010 SF Max Contig: 2,010 SF Smallest Space: 2,010 SF Rent/SF/YR: Withheld % Leased: 79.9%
Landlord Rep: The Weitzman Group / James Namken (713) 868-9961 / Randy Hopper (713) 868-9961 / Kyle Knight (713) 868-9961 -- 2,010 SF (2,010 SF)				
195		1807 E Broadway Wood Creek Center Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 2003 Building Size: 10,500 SF Land Area: 1.41 AC Stories: 1 Expenses: 2015 Tax @ \$2.83/sf; 2011 Ops @ \$4.51/sf Parking: 75 free Surface Spaces are available; Ratio of 7.14/1,000 SF For Sale: Not For Sale	Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 2,000 SF Rent/SF/YR: \$2.00 % Leased: 81.0%
Landlord Rep: William R & Glenda K Simpson / Ray Simpson (713) 524-6751 -- 2,000 SF (2,000 SF)				
196		701 N Front St Old Ash Square Angleton, TX 77515 Brazoria County	Building Type: Retail Status: Built 2010 Building Size: 8,000 SF Land Area: 1.15 AC Stories: 1 Expenses: 2015 Tax @ \$2.63/sf Parking: 29 free Surface Spaces are available; Ratio of 3.63/1,000 SF For Sale: Not For Sale	Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 2,000 SF Rent/SF/YR: \$16.80 % Leased: 75.0%
Landlord Rep: Paula Mutina Properties / Paula Mutina (979) 849-2222 -- 2,000 SF (2,000 SF)				

Description

This is a new office development built in 2010 and the available space is efficiently laid out with multiple offices, centralized conference room, nice reception, small kitchen, ADA bathroom. The property is 1 block north of Brazoria County Courthouse and has great visibility and ample parking.

Brazoria County

197		2436 S Main St Pearland, TX 77581 Brazoria County	Building Type: Retail/Storefront Status: Proposed Building Size: 2,000 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 800 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Retail SolutionsDavid Rodarte (281) 445-0033 -- 2,000 SF (800-2,000 SF)				
198		253 Bypass 35 N Shoppes at Alvin Crossing Alvin, TX 77511 Brazoria County	Building Type: Retail Status: Under Construction, delivers Sep 2016 Building Size: 24,427 SF Land Area: 2.29 AC Stories: 1 Parking: 104 free Surface Spaces are available; Ratio of 4.25/1,000 SF For Sale: Not For Sale	Space Avail: 1,987 SF Max Contig: 1,987 SF Smallest Space: 1,987 SF Rent/SF/YR: \$22.00-\$25.00 % Leased: 91.9%
Landlord Rep: Rob Johnson Interests / Rob Johnson (713) 957-2552 X110 -- 1,987 SF (1,987 SF)				
199		9330 W Broadway St Bldg 3 Pearland, TX 77584 Brazoria County	Building Type: Class B Office Status: Built 2000 Building Size: 22,200 SF Typical Floor Size: 11,100 SF Stories: 2 Expenses: 2012 Tax @ \$6.58/sf, 2011 Est Tax @ \$1.00/sf; 2011 Ops @ \$8.24/sf Parking: 50 free Surface Spaces are available; Ratio of 2.25/1,000 SF For Sale: Not For Sale	Space Avail: 1,948 SF Max Contig: 1,948 SF Smallest Space: 1,948 SF Rent/SF/YR: \$16.80 % Leased: 100%
Landlord Rep: Investar Real Estate Services, Inc. / Kathy Jones (713) 464-1001 Leasing Company: Plaka Silverlake Llc / Lewis S. Kasner (713) 977-8686 -- 1,948 SF (1,948 SF)				

Brazoria County

200



1980-2004 FM 2004

Richwood Plaza

Richwood, TX 77531

Brazoria County

Building Type: **Retail**

Status: **Built 2007, Renov 2013**

Building Size: **9,600 SF**

Land Area: **1.64 AC**

Stories: **1**

Expenses: **2015 Tax @ \$1.56/sf**

For Sale: **Not For Sale**

Space Avail: **1,900 SF**

Max Contig: **1,100 SF**

Smallest Space: **800 SF**

Rent/SF/YR: **\$18.00**

% Leased: **80.2%**

Landlord Rep: Mcmeans Bobby R / R.Bobby R. McMeans (979) 265-9017 -- 1,900 SF (800-1,100 SF)

201



2225 CR 90

Silverlake Professional Building

Pearland, TX 77584

Brazoria County

Building Type: **Class B Office**

Status: **Built 2002**

Building Size: **19,393 SF**

Typical Floor Size: **9,697 SF**

Stories: **2**

Expenses: **2015 Tax @ \$2.32/sf; 2007 Ops @ \$8.03/sf**

Parking: **60 free Surface Spaces are available; Ratio of 3.09/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,883 SF**

Max Contig: **1,883 SF**

Smallest Space: **1,883 SF**

Rent/SF/YR: **\$18.00**




% Leased: **100%**

Landlord Rep: Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Kathy Jones (713) 464-1001 -- 1,883 SF (1,883 SF)

19,393 square foot Medical Professional Building located at 2225 County Road 90 in Pearland. Tenants include Johnston and Harrington P.C., Counseling Connections for Change, K-Del's Salon, Advance Eye Care, Pearland ENT, and Dr. Mark Moss.

APN:7583-0101-003

Brazoria County

202		6125 Broadway St 6125 Broadway Retail Center Pearland, TX 77581 Brazoria County	Building Type: Retail Status: Built 1999 Building Size: 9,000 SF Land Area: 0.97 AC Stories: 1 Expenses: 2015 Tax @ \$2.84/sf Parking: 30 free Surface Spaces are available; Ratio of 3.33/1,000 SF For Sale: Not For Sale	Space Avail: 1,881 SF Max Contig: 1,881 SF Smallest Space: 1,881 SF Rent/SF/YR: Withheld % Leased: 79.1%
Landlord Rep: Tarantino Properties, Inc. / Eric Drymalla (713) 974-4292 X126 / Peggy Rougeou (713) 974-4292 -- 1,881 SF (1,881 SF)				
<p>*Neighborhood Retail Center, situated in the City of Pearland, TX, one of the fastest growing cities in Texas.</p> <p>*Exceptional Street Visibility</p> <p>*Ample Parking</p> <p>*Recently remodeled in 2013</p> <p>*Strong Ownership</p> <p>*Great Location, Medical, Office, Retail</p> <p>Property is located across from a Walgreens on the major east-west corridor in Pearland. Broadway (FM518) runs from Highway 288 to Interstate 45</p>				
203		7918 Broadway St Tranquility Center Pearland, TX 77581 Brazoria County	Building Type: Class B Office/Medical Status: Built 2007 Building Size: 17,316 SF Typical Floor Size: 21,000 SF Stories: 2 Expenses: 2010 Tax @ \$5.85/sf, 2012 Est Tax @ \$5.85/sf; 2012 Ops @ \$4.20/sf, 2011 Est Ops @ \$4.20/sf Parking: 20 free Surface Spaces are available; Ratio of 1.16/1,000 SF For Sale: Not For Sale	Space Avail: 1,800 SF Max Contig: 1,800 SF Smallest Space: 1,800 SF Rent/SF/YR: \$16.20 % Leased: 89.6%
Landlord Rep: JK Properties / Jung Kwak (281) 997-6626 -- 1,800 SF (1,800 SF)				
Tranquility Center is a multi-tenant office park located in one of the fastest growing communities in the nation, Pearland, Texas. Located on the affluent west side of Pearland, this property is positioned to sustain above market occupancy and lends itself to substantial pride of ownership.				
204		1331 E Broadway St Pearland, TX 77581 Brazoria County	Building Type: Class C Flex/Showroom Status: Built 1977 Building Size: 32,000 SF Land Area: 1.34 AC Stories: 1 Expenses: 2012 Tax @ \$0.59/sf Parking: 20 Surface Spaces are available For Sale: Not For Sale	Space Avail: 1,800 SF Max Contig: 1,800 SF Smallest Space: 900 SF Rent/SF/YR: \$11.29 % Leased: 94.4%
Landlord Rep: Capital Trust Realty / Domenic Santilli (281) 222-2727 -- 1,800 SF (900 SF)				
Easily converted to office space.				

Brazoria County

205



2837 Miller Ranch Rd
Silver Lake Business Park
Pearland, TX 77584
Brazoria County

Building Type: **Class B Flex/Showroom**
 Status: **Built 2002**
 Building Size: **21,202 SF**
 Land Area: **6.63 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$9.26/sf**
 Parking: **40 free Surface Spaces are available; Ratio of 1.89/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,800 SF**
 Max Contig: **1,800 SF**
 Smallest Space: **1,800 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **100%**

Landlord Rep: Ausmus Premier Properties / Faye Ausmus (832) 563-4157 -- 1,800 SF (1,800 SF)

206



2343 N Main St
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
 Status: **Built 1996**
 Building Size: **10,908 SF**
 Land Area: **1.21 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$4.69/sf**
 Parking: **40 free Surface Spaces are available; Ratio of 3.67/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,747 SF**
 Max Contig: **1,747 SF**
 Smallest Space: **1,747 SF**
 Rent/SF/YR: **\$26.00**
 % Leased: **84.0%**

Landlord Rep: Zann Commercial Brokerage, Inc. / Jason Kieschnick (281) 280-8088 -- 1,747 SF (1,747 SF)

207



1801 Country Place Pky
Pearland, TX 77584
Brazoria County

Building Type: **Retail**
 Status: **Existing**
 Building Size: **20,000 SF**
 Land Area: **1.90 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$3.41/sf, 2012 Est Tax @ \$3.57/sf; 2011 Ops @ \$2.28/sf, 2012 Est Ops @ \$1.68/sf**
 Parking: **60 free Surface Spaces are available; Ratio of 3.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,700 SF**
 Max Contig: **1,700 SF**
 Smallest Space: **1,700 SF**
 Rent/SF/YR: **\$16.80**
 % Leased: **91.5%**

Landlord Rep: Reliable Realtors Inc / Thomas Mathew (281) 403-7800 -- 1,700 SF (1,700 SF)

Great Location!

208






1101 E Tx-6 Hwy
S & A Plaza
Alvin, TX 77511
Brazoria County

Building Type: **Retail**
 Status: **Built Aug 2012**
 Building Size: **11,000 SF**
 Land Area: **1.25 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.46/sf, 2013 Est Tax @ \$0.45/sf; 2013 Est Ops @ \$2.04/sf**
 Parking: **50 free Surface Spaces are available; Ratio of 4.55/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,700 SF**
 Max Contig: **1,700 SF**
 Smallest Space: **1,700 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **84.6%**

Landlord Rep: S&A Investments / Ali Safai (713) 433-5555 -- 1,700 SF (1,700 SF)

Brazoria County

209		2401 S Main St Former Exxon Pearland, TX 77581 Brazoria County	Building Type: Retail/Service Station Status: Built 1978 Building Size: 1,602 SF Land Area: 0.49 AC Stories: 1 Expenses: 2012 Tax @ \$2.35/sf; 2013 Combined Est Tax/Ops @ \$7.50/sf Parking: 15 free Surface Spaces are available; Ratio of 9.36/1,000 SF For Sale: Not For Sale	Space Avail: 1,602 SF Max Contig: 1,602 SF Smallest Space: 1,602 SF Rent/SF/YR: \$26.21 % Leased: 0%
Landlord Rep: Anchor Commercial Real Estate Services / Rob Giesecke (281) 335-8889 -- 1,602 SF (1,602 SF) Former Exxon service station. Excellent visibility and high traffic at one of Pearland's busiest intersections (42,000 vehicles per day). Tanks have been removed. Suitable for use as vehicle repair shop or conversion to other uses. Long term lease with options available. Financial incentives are available from the Pearland Economic Development Corporation. Located at the southeast corner of Broadway (FM 518) and S Main (Highway 35)				
210		1510 Broadway St Pearland Broadway Center Pearland, TX 77581 Brazoria County	Building Type: Retail/Storefront Status: Built 2002 Building Size: 8,000 SF Land Area: 0.88 AC Stories: 1 Expenses: 2012 Tax @ \$2.11/sf; 2007 Ops @ \$6.80/sf, 2010 Est Ops @ \$4.67/sf Parking: 25 free Surface Spaces are available; Ratio of 3.13/1,000 SF For Sale: Not For Sale	Space Avail: 1,600 SF Max Contig: 1,600 SF Smallest Space: 1,600 SF Rent/SF/YR: \$22.00 % Leased: 100%
Landlord Rep: Moseley Commercial Real Estate, Inc / Todd Moseley (713) 522-4646 X1 / Beatrice Naranjo (713) 522-4646 / Kayla Holley (713) 522-4646 -- 1,600 SF (1,600 SF) Shopping Center in Pearland on busy Broadway Street and Dixie Farm Road Intersection. Anchored by Home Depot and Wal-Mart across street. Easy access to I-45 and Friendswood via Broadway.				
211		712 N Gulf Blvd Freeport, TX 77541 Brazoria County	Building Type: Class C Office Status: Built 1982 Building Size: 1,560 SF Typical Floor Size: 1,560 SF Stories: 1 Expenses: 2015 Tax @ \$1.11/sf Parking: 21 Surface Spaces are available For Sale: For Sale at \$99,500 (\$63.78/SF) - Active	Space Avail: 1,560 SF Max Contig: 1,560 SF Smallest Space: 1,560 SF Rent/SF/YR: \$13.80 % Leased: 0%
Sales Company: Abdul Panjwani: Abdul Panjwani (713) 502-8523 Landlord Rep: Abdul Panjwani / Abdul Panjwani (713) 502-8523 -- 1,560 SF (1,560 SF)				

Brazoria County

212		173 Tovrea Rd Alvin, TX 77511 Brazoria County	Building Type: Retail/Freestanding Status: Built 2004 Building Size: 15,040 SF Land Area: 1.86 AC Stories: 1 Expenses: 2015 Tax @ \$2.37/sf; 2006 Combined Est Tax/Ops @ \$3.93/sf Parking: 76 free Surface Spaces are available; Ratio of 5.05/1,000 SF For Sale: Not For Sale	Space Avail: 1,560 SF Max Contig: 1,560 SF Smallest Space: 1,560 SF Rent/SF/YR: \$9.50 % Leased: 89.6%
Landlord Rep: Schostak Brothers & Company / Rebecca Dragin (248) 262-1000 -- 1,560 SF (1,560 SF)				
213		15718 S Highway 288 Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2014 Building Size: 16,350 SF Land Area: 2.33 AC Stories: 1 Expenses: 2015 Tax @ \$3.90/sf Parking: 166 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 1,551 SF Max Contig: 1,551 SF Smallest Space: 1,551 SF Rent/SF/YR: \$31.00 % Leased: 90.5%
Landlord Rep: Oldham Goodwin Group, LLC / Kathy King (281) 256-2300 -- 1,551 SF (1,551 SF)				
214		1506 E Broadway St Pearland, TX 77581 Brazoria County	Building Type: Class C Office Status: Built 1978, Renov 1999 Building Size: 12,500 SF Typical Floor Size: 6,250 SF Stories: 2 Expenses: 2012 Tax @ \$1.35/sf Parking: 60 free Surface Spaces are available; Reserved Spaces @ \$14.00/mo; Ratio of 4.85/1,000 SF For Sale: Not For Sale	Space Avail: 1,550 SF Max Contig: 1,250 SF Smallest Space: 300 SF Rent/SF/YR: \$19.20-\$33.60 % Leased: 100%
Landlord Rep: Capital Trust Realty / Domenic Santilli (281) 222-2727 / Jim Butcher (713) 378-4080 -- 1,550 SF (300-1,250 SF)				

Located in the city of Pearland, one of the Southeast Houston Area's most exciting business and residential locations, this property features high visibility and monument signage in an area where the average daily traffic count is 24,700 cars a day.

Brazoria County

215



6713 Broadway
Two Palms Retail Center
Pearland, TX 77581
Brazoria County

Building Type: **Retail/Freestanding**
 Status: **Built 1972, Renov 1998**
 Building Size: **7,629 SF**
 Land Area: **0.60 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$2.38/sf, 2012 Est Tax @ \$1.59/sf; 2008 Ops @ \$1.21/sf, 2012 Est Ops @ \$3.21/sf**
 Parking: **29 free Surface Spaces are available; Ratio of 3.80/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,500 SF**
 Max Contig: **1,500 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/YR: **\$13.20**
 % Leased: **80.3%**

Landlord Rep: AMRED EnterprisesRobert Tran (713) 401-9366 -- 1,500 SF (1,500 SF)

Strategically located between Pearland's two busiest Retail Areas. It directly fronts 518/ Broadway maximizing Tenant's exposure to Drive-bys

216



1701 Fairway Dr
Bldg C
Alvin, TX 77511
Brazoria County

Building Type: **Retail**
 Status: **Built 1980**
 Building Size: **18,505 SF**
 Land Area: **7.87 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$2.16/sf**
 Parking: **75 free Surface Spaces are available; Ratio of 4.05/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,500 SF**
 Max Contig: **1,500 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/YR: **\$10.80**
 % Leased: **91.9%**

Landlord Rep: Clarion Properties, Ltd. / Randy Fertitta (713) 963-0963 X5 -- 1,500 SF (1,500 SF)

217



410-412 Flag Lake Dr
Lake Jackson, TX 77566
Brazoria County

Building Type: **Retail/Freestanding**
 Status: **Built 1979**
 Building Size: **4,600 SF**
 Land Area: **0.47 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.66/sf; 2013 Ops @ \$1.59/sf**
 For Sale: **For Sale at \$299,000 (\$65.00/SF) - Active**

Space Avail: **1,500 SF**
 Max Contig: **1,500 SF**
 Smallest Space: **500 SF**
 Rent/SF/YR: **\$7.80**
 % Leased: **100%**

Sales Company: Marcus & Millichap Inc: Gus Lagos (713) 452-4200

Landlord Rep: Marcus & Millichap Inc / Gus Lagos (713) 452-4200 -- 1,500 SF (500-1,500 SF)

SELLER IS VERY MOTIVATED. Multi tenant retail center located outside Dow Chemical plant. Ideal property for a user needing a site with good visibility or an investor looking for a property with upside. Call for more information.
 Located just off 288 and just outside Dow Chemical plant

Brazoria County

218



504 This Way
Lake Jackson, TX 77566
Brazoria County

Building Type: **Class B Office**
Status: **Built 1997**
Building Size: **10,622 SF**
Typical Floor Size: **10,622 SF**
Stories: **1**
Expenses: **2016 Combined Tax/Ops @ \$4.92/sf**
Parking: **52 free Surface Spaces are available; Ratio of 4.90/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,450 SF**
Max Contig: **1,450 SF**
Smallest Space: **1,450 SF**
Rent/SF/YR: **\$15.60**
% Leased: **100%**

Landlord Rep: AP Commercial, Inc. / Douglas Drew (713) 400-6300 -- 1,450 SF (1,450 SF)

219



725 W Plantation Dr
Clute, TX 77531
Brazoria County

Building Type: **Class C Flex**
Status: **Built 1970**
Building Size: **5,184 SF**
Land Area: **0.31 AC**
Stories: **1**
Expenses: **2015 Tax @ \$0.34/sf**
For Sale: **Not For Sale**

Space Avail: **1,440 SF**
Max Contig: **1,440 SF**
Smallest Space: **1,440 SF**
Rent/SF/YR: **Withheld**
% Leased: **72.2%**

Landlord Rep: Haro Bruno / Bruno Haro (979) 709-0046 -- 1,440 SF (1,440 SF)

220



139-159 Brazosport Blvd
Clute, TX 77531
Brazoria County

Building Type: **Retail**
Status: **Built 1982**
Building Size: **13,717 SF**
Land Area: **3.07 AC**
Stories: **1**
Expenses: **2015 Tax @ \$1.50/sf**
Parking: **50 free Surface Spaces are available; Ratio of 3.65/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,425 SF**
Max Contig: **800 SF**
Smallest Space: **625 SF**
Rent/SF/YR: **\$8.00**
% Leased: **89.6%**

Landlord Rep: Moody Ramin / Brent Fredricks (713) 773-5500 -- 1,425 SF (625-800 SF)

221



1930 Country Place Pky
Bldg A
Pearland, TX 77584
Brazoria County

Building Type: **Retail/Storefront Retail/Office**
Status: **Built Apr 2006**
Building Size: **9,692 SF**
Land Area: **1.30 AC**
Stories: **1**
Expenses: **2013 Combined Tax/Ops @ \$6.00/sf**
Parking: **Free Surface Spaces; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,410 SF**
Max Contig: **1,410 SF**
Smallest Space: **1,410 SF**
Rent/SF/YR: **\$24.00**
% Leased: **85.5%**

Landlord Rep: Tribble & Associates / Tom Tribble (281) 461-7017 -- 1,410 SF (1,410 SF)

Highway 288 and Beltway 8 location in Pearland. Located within 1 mile of Kelsey-Seybold clinic headquarters, Memorial Hermann and Pearland HCA Hospital.

Brazoria County

222



211 W Sealy St
Alvin, TX 77511
Brazoria County

Building Type: **Class B Office**
Status: **Built 1960**
Building Size: **3,647 SF**
Typical Floor Size: **3,647 SF**
Stories: **1**
Expenses: **2015 Tax @ \$1.08/sf**
Parking: **5 free Surface Spaces are available; Ratio of 1.37/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,361 SF**
Max Contig: **1,361 SF**
Smallest Space: **1,361 SF**
Rent/SF/YR: **\$14.94**
% Leased: **62.7%**

Landlord Rep: Intero Real Estate Services, Inc. / Suzanne Dillmann (713) 568-2389 -- 1,361 SF (1,361 SF)

223



161 N Highway 35 Byp
Alvin, TX 77511
Brazoria County

Building Type: **Retail**
Status: **Built 2010**
Building Size: **8,000 SF**
Land Area: **1 AC**
Stories: **-**
Expenses: **2012 Tax @ \$1.36/sf**
For Sale: **For Sale at \$1,950,000 (\$243.75/SF) - Active**

Space Avail: **1,300 SF**
Max Contig: **1,300 SF**
Smallest Space: **1,300 SF**
Rent/SF/YR: **\$20.00**
% Leased: **83.8%**

Sales Company: OAR Realty Partners, LLC: Randy Hutchison (281) 988-5445

Landlord Rep: OAR Realty Partners, LLC / Randy Hutchison (281) 988-5445 / Tim Wylie (832) 293-9368 -- 1,300 SF (1,300 SF)

Brazoria County

224



3115 Dixie Farm Rd
Pearland Corners II
Pearland, TX 77581
Brazoria County
@ FM 518

Building Type: **Retail/Freestanding**
 Status: **Built Oct 2006**
 Building Size: **16,336 SF**
 Land Area: **1.19 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$2.83/sf; 2011 Ops @ \$3.91/sf, 2012 Est Ops @ \$5.37/sf**
 Parking: **45 free Surface Spaces are available; Ratio of 2.75/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,260 SF**
 Max Contig: **1,260 SF**
 Smallest Space: **1,260 SF**
 Rent/SF/YR: **\$18.00**
 % Leased: **92.3%**

Landlord Rep: Whitaker Realty / Diane Whitaker (832) 878-4829 -- 1,260 SF (1,260 SF)

Texas Emergency Care Specialists is the anchor tenant for this building. Walgreens is the anchor tenant for the center.

225



6601 Broadway St
Pearland, TX 77581
Brazoria County

Building Type: **Retail**
 Status: **Existing**
 Building Size: **5,000 SF**
 Land Area: **2.68 AC**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **1,240 SF**
 Max Contig: **1,240 SF**
 Smallest Space: **1,240 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **75.2%**

Landlord Rep: Ardent Hardcastle Real Estate / Michael Gage (281) 485-6000 X702 -- 1,240 SF (1,240 SF)

226



3030 Cullen Blvd
Pearland, TX 77584
Brazoria County

Building Type: **Retail**
 Status: **Built 2007**
 Building Size: **10,780 SF**
 Land Area: **1.60 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$2.37/sf, 2014 Est Tax @ \$2.30/sf; 2014 Ops @ \$0.45/sf, 2011 Est Ops @ \$1.42/sf**
 Parking: **80 free Surface Spaces are available; Ratio of 7.42/1,000 SF**
 For Sale: **For Sale at \$2,000,000 (\$185.53/SF) - Active**

Space Avail: **1,150 SF**
 Max Contig: **1,150 SF**
 Smallest Space: **1,150 SF**
 Rent/SF/YR: **\$18.00**
 % Leased: **89.3%**

Sales Company: Artisan Estates: Pirooz Farhoomand (713) 467-3636

Landlord Rep: Artisan Estates / Pirooz Farhoomand (713) 467-3636 -- 1,150 SF (1,150 SF)

Brazoria County

227



5402-5404 Broadway St
Corrigan Plaza
Pearland, TX 77581
Brazoria County

Building Type: **Retail/Storefront**
Status: **Built 2006**
Building Size: **23,500 SF**
Land Area: **4.78 AC**
Stories: **1**
Expenses: **2011 Tax @ \$1.89/sf, 2012 Est Tax @ \$2.54/sf; 2011 Ops @ \$1.86/sf, 2012 Est Ops @ \$2.11/sf**
Parking: **60 free Surface Spaces are available; Ratio of 2.55/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,125 SF**
Max Contig: **1,125 SF**
Smallest Space: **1,125 SF**
Rent/SF/YR: **\$21.00**
% Leased: **95.2%**

Landlord Rep: Retail Solutions / Jim Thompson (281) 445-0033 X9 / Martin Turner (281) 445-0033 -- 1,125 SF (1,125 SF)

228







201B Highway 332 W
Lake Jackson Marketplace
Lake Jackson, TX 77566
Brazoria County

Building Type: **Retail**
Status: **Built 1994**
Building Size: **20,305 SF**
Land Area: **6.46 AC**
Stories: **1**
Expenses: **2012 Tax @ \$5.53/sf**
Parking: **60 free Surface Spaces are available; Ratio of 3.43/1,000 SF**
For Sale: **For Sale as part of a portfolio of 2 properties - Active**

Space Avail: **1,050 SF**
Max Contig: **1,050 SF**
Smallest Space: **1,050 SF**
Rent/SF/YR: **Withheld**
% Leased: **94.8%**

Sales Company: HFF: Rusty R. Tamlyn (713) 852-3561, Ryan West (713) 852-3535
Landlord Rep: Hunington Properties, Inc. / Stephen Pheigaru (713) 623-6944 -- 1,050 SF (1,050 SF)

Brazoria County

229		4310 Bailey Rd Pearland Landing Pearland, TX 77584 Brazoria County	Building Type: Retail Status: Built 2001 Building Size: 10,000 SF Land Area: 1.25 AC Stories: 1 Expenses: 2015 Tax @ \$1.81/sf Parking: 28 free Surface Spaces are available; Ratio of 3.50/1,000 SF For Sale: Not For Sale	Space Avail: 1,000 SF Max Contig: 1,000 SF Smallest Space: 1,000 SF Rent/SF/YR: \$14.40 % Leased: 90.0%
Landlord Rep: The Brown Company / Dwayne Morris (713) 817-8422 -- 1,000 SF (1,000 SF) The tax ID # of this property is R178166 and the key map # is 615W.				
230		3001-3011 E Broadway St Pearland, TX 77581 Brazoria County	Building Type: Class C Office Status: Built 1985 Building Size: 6,000 SF Typical Floor Size: 6,000 SF Stories: 1 Expenses: 2015 Tax @ \$0.69/sf For Sale: Not For Sale	Space Avail: 936 SF Max Contig: 936 SF Smallest Space: 936 SF Rent/SF/YR: \$20.51 % Leased: 100%
Landlord Rep: Berkshire Hathaway HomeServices-Premier Properties / David Miller (281) 997-4000 -- 936 SF (936 SF)				
231		2004-2032 Highway 35 Pearland, TX 77581 Brazoria County	Building Type: Retail/(Neighborhood Ctr) Status: Built 1987 Building Size: 58,000 SF Land Area: 3 AC Stories: 1 Expenses: 2015 Tax @ \$0.65/sf; 2007 Ops @ \$3.20/sf Parking: 300 free Surface Spaces are available; Ratio of 5.17/1,000 SF For Sale: Not For Sale	Space Avail: 900 SF Max Contig: 900 SF Smallest Space: 900 SF Rent/SF/YR: \$18.00 % Leased: 98.5%
Landlord Rep: The Retail Properties GroupBrad D. Sondock (713) 784-6404 -- 900 SF (900 SF)				
232		4608 W Walnut St Pearland, TX 77581 Brazoria County	Building Type: Class C Office/Office/Residential Status: Built 1949 Building Size: 784 SF Typical Floor Size: 784 SF Stories: 1 Expenses: 2015 Tax @ \$2.58/sf For Sale: Not For Sale	Space Avail: 784 SF Max Contig: 784 SF Smallest Space: 784 SF Rent/SF/YR: \$22.96 % Leased: 0%
Landlord Rep: Re/Max Space Center / Karen Little (281) 488-1212 -- 784 SF (784 SF)				