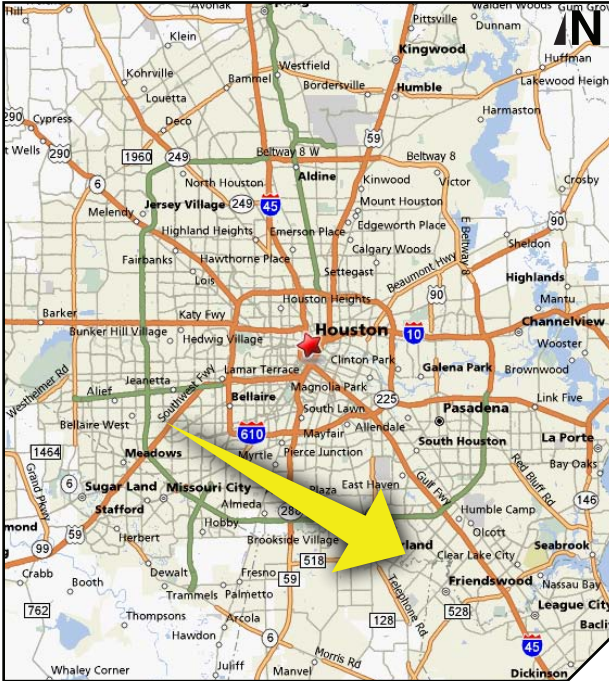




# Pearland East Retail Pearland, Texas Walgreens, Chase, NTB

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## RETAIL SPACE AVAILABLE



### Location/

NEC FM 518 and Dixie Farm Road

### Traffic Counts/

Dixie Farm north of FM 518:	19,790 cpd*
Dixie Farm south of FM 518:	16,700 cpd*
FM 518 west of Dixie Farm:	29,000 cpd
FM 518 east of Dixie Farm:	22,000 cpd

2007 Average Daily Traffic Counts  
\*2006 24-Hour Traffic Count

### Facts/

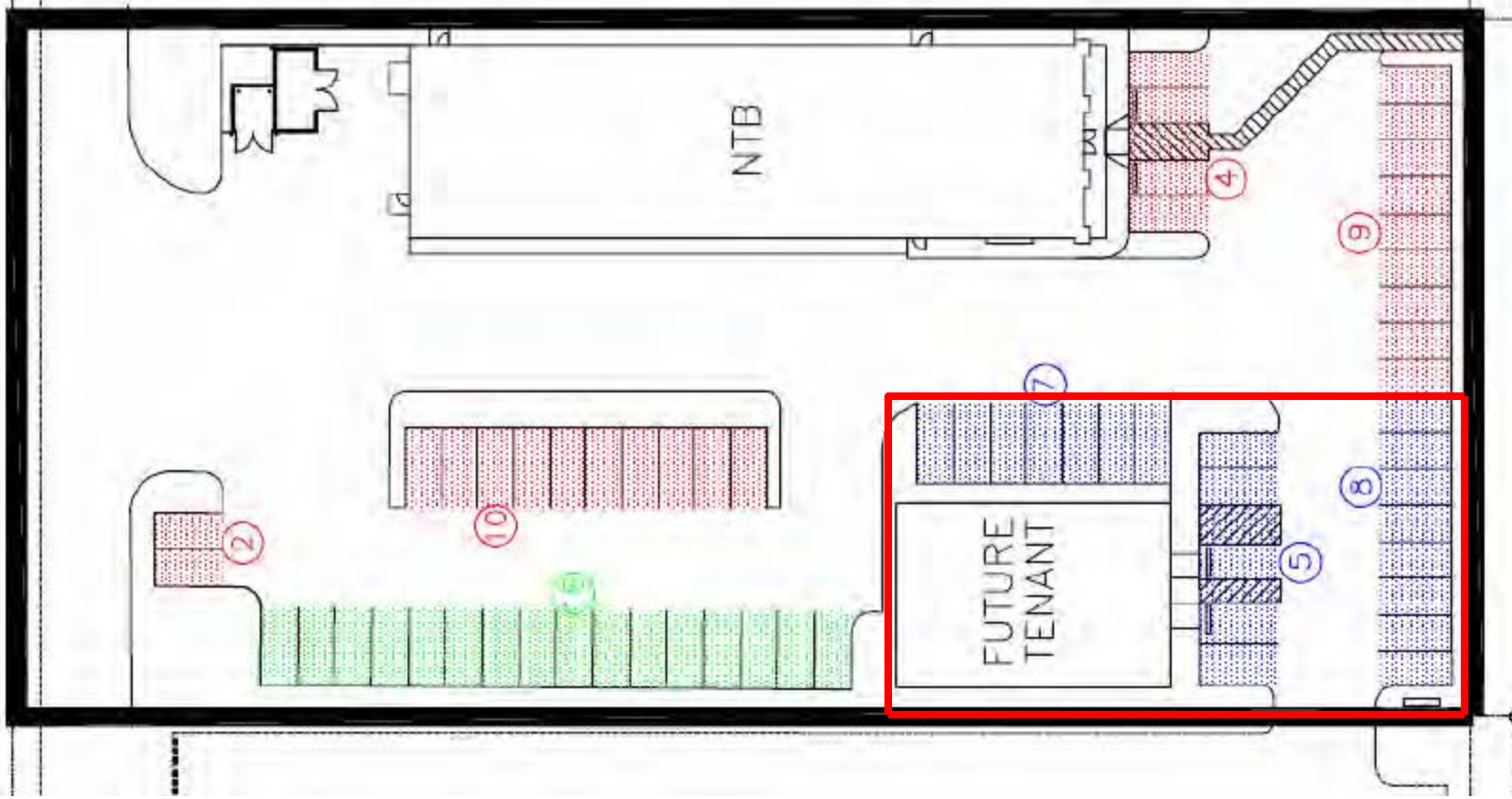
Pearland is the fastest growing city south of Houston, just minutes away from Downtown; it has everything you need for a successful business. Home to the nation's second largest port, the world-renowned Texas Medical Center and NASA; Pearland is the premier location for any retail business nestled in a relaxed family environment.

Demographics 2009/	3mi	5mi	10mi
Population	56,864	163,396	606,245
Avg. HH Income (\$)	95,005	81,468	74,421
Number of HH	20,085	56,813	210,866



This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce CT, Inc. or by any selling/leasing broker.

E N E S





**Pearland East Pad Site**  
**Pearland, Texas**  
**Anchor: Walgreens, Chase, NTB**

PAD SITE AVAILABLE  
ALT PHOTO



# Pop-Facts: Population Quick Facts 2011 Report

Dixie Farm Road and FM 518

Radius 1: DIXIE FARM RD AT BROADWAY ST, PEARLAND, TX 77581, aggregate

Radius 2: DIXIE FARM RD AT BROADWAY ST, PEARLAND, TX 77581, aggregate

Radius 3: DIXIE FARM RD AT BROADWAY ST, PEARLAND, TX 77581, aggregate

Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 10.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2016 Projection	65,777		183,386		682,818	
2011 Estimate	59,605		166,896		623,835	
2000 Census	41,694		125,574		488,273	
1990 Census	33,470		101,516		391,694	
Growth 2011 - 2016	10.35%		9.88%		9.45%	
Growth 2000 - 2011	42.96%		32.91%		27.76%	
Growth 1990 - 2000	24.57%		23.70%		24.66%	
<b>2011 Est. Population by Age</b>						
	59,605		166,896		623,835	
Age 0 - 4	4,230	7.10	12,994	7.79	54,502	8.74
Age 5 - 9	4,313	7.24	13,181	7.90	51,803	8.30
Age 10 - 14	3,998	6.71	12,102	7.25	46,626	7.47
Age 15 - 17	2,595	4.35	7,415	4.44	26,790	4.29
Age 18 - 20	2,299	3.86	6,392	3.83	24,046	3.85
Age 21 - 24	3,080	5.17	8,584	5.14	32,342	5.18
Age 25 - 34	7,735	12.98	23,940	14.34	91,174	14.62
Age 35 - 44	7,602	12.75	23,390	14.01	90,469	14.50
Age 45 - 54	9,765	16.38	25,277	15.15	85,540	13.71
Age 55 - 64	7,482	12.55	18,459	11.06	63,478	10.18
Age 65 - 74	3,816	6.40	9,216	5.52	33,482	5.37
Age 75 - 84	1,941	3.26	4,372	2.62	17,441	2.80
Age 85 and over	748	1.25	1,574	0.94	6,143	0.98
Age 16 and over	46,213	77.53	126,101	75.56	461,846	74.03
Age 18 and over	44,468	74.60	121,204	72.62	444,114	71.19
Age 21 and over	42,169	70.75	114,812	68.79	420,068	67.34
Age 65 and over	6,505	10.91	15,163	9.09	57,065	9.15
<b>2011 Est. Median Age</b>						
	37.04		34.52		33.31	
<b>2011 Est. Average Age</b>						
	37.10		35.20		34.40	

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Radius 3: DIXIE FARM RD AT BROADWAY ST, PEARLAND, TX 77581, aggregate

Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 10.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>2011 Est. Population by Single Race Classification</b>	59,605		166,896		623,835	
White Alone	45,761	76.77	112,978	67.69	371,653	59.58
Black or African American Alone	4,500	7.55	16,821	10.08	82,263	13.19
American Indian and Alaska Native Alone	207	0.35	765	0.46	3,294	0.53
Asian Alone	4,436	7.44	12,042	7.22	40,652	6.52
Native Hawaiian and Other Pacific Islander Alone	36	0.06	156	0.09	578	0.09
Some Other Race Alone	3,169	5.32	18,713	11.21	103,429	16.58
Two or More Races	1,496	2.51	5,419	3.25	21,965	3.52
<b>2011 Est. Population Hispanic or Latino</b>	59,605		166,896		623,835	
Hispanic or Latino	10,676	17.91	45,863	27.48	227,265	36.43
Not Hispanic or Latino	48,929	82.09	121,033	72.52	396,569	63.57
<b>2011 Est. Population by Sex</b>	59,605		166,896		623,835	
Male	29,214	49.01	82,417	49.38	309,752	49.65
Female	30,391	50.99	84,478	50.62	314,083	50.35



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P O Box 12188, Austin, Texas 78711-2188 or 512-465-3960

