SILVERLAKE CINEMARK

Pad sites Available in Front of Cinemark

SEQ of State Highway 288 and FM 518
Pearland, Texas



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NewQuest

Project Highlights



14%
POPULATION GROWTH
WITHIN 5 MILES
FROM 2020 TO 2024

$172K
AVERAGE HOUSEHOLD INCOME
WITHIN 1 MILE

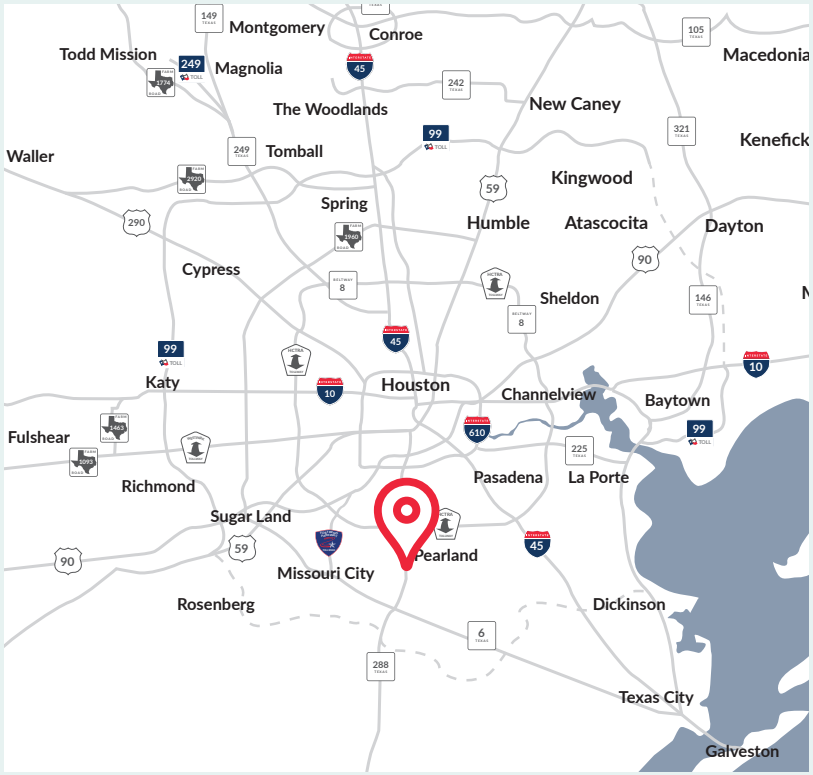
171K
CURRENT POPULATION
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

STEADY RESIDENTIAL GROWTH

3,138 FUTURE HOUSING & 1,989 TOTAL HOUSING INVENTORY
581 ANNUAL STARTS | 501 ANNUAL CLOSINGS
$481,938 AVERAGE HOME SALE PRICES

Zonda Estimates as of 1Q 2024



Project Highlights



LOCATED NEAR
900,000+ SF
COMBINED PROJECTS:
HEALTHSOUTH,
MEMORIAL HERMANN,
HCA AND KELSEY
SEYBOLD

PORT OF HOUSTON
14 MILES
DOWNTOWN HOUSTON
13 MILES
TEXAS MEDICAL CENTER
10 MILES
HOBBY AIRPORT
4 MILES

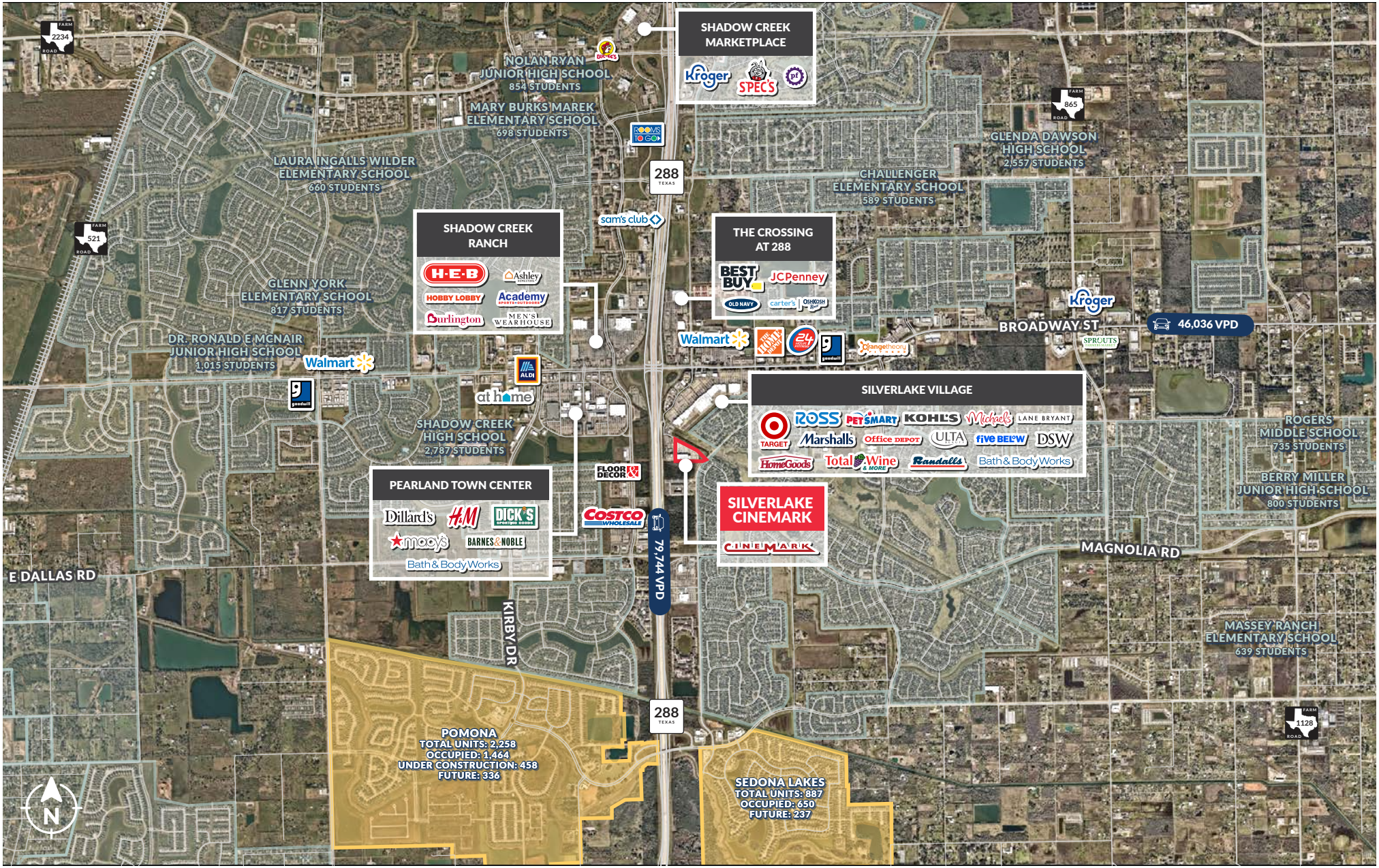
RANKED **8TH FASTEST GROWING CITY IN U.S.**
FROM 2010 TO 2020 | U.S. CENSUS, 2023

RANKED #15 IN MOST DIVERSE SUBURBS IN TEXAS

-NICHE '24

AVAILABLE
1.63 ACRES PAD
1.65 ACRES PAD

Aerial

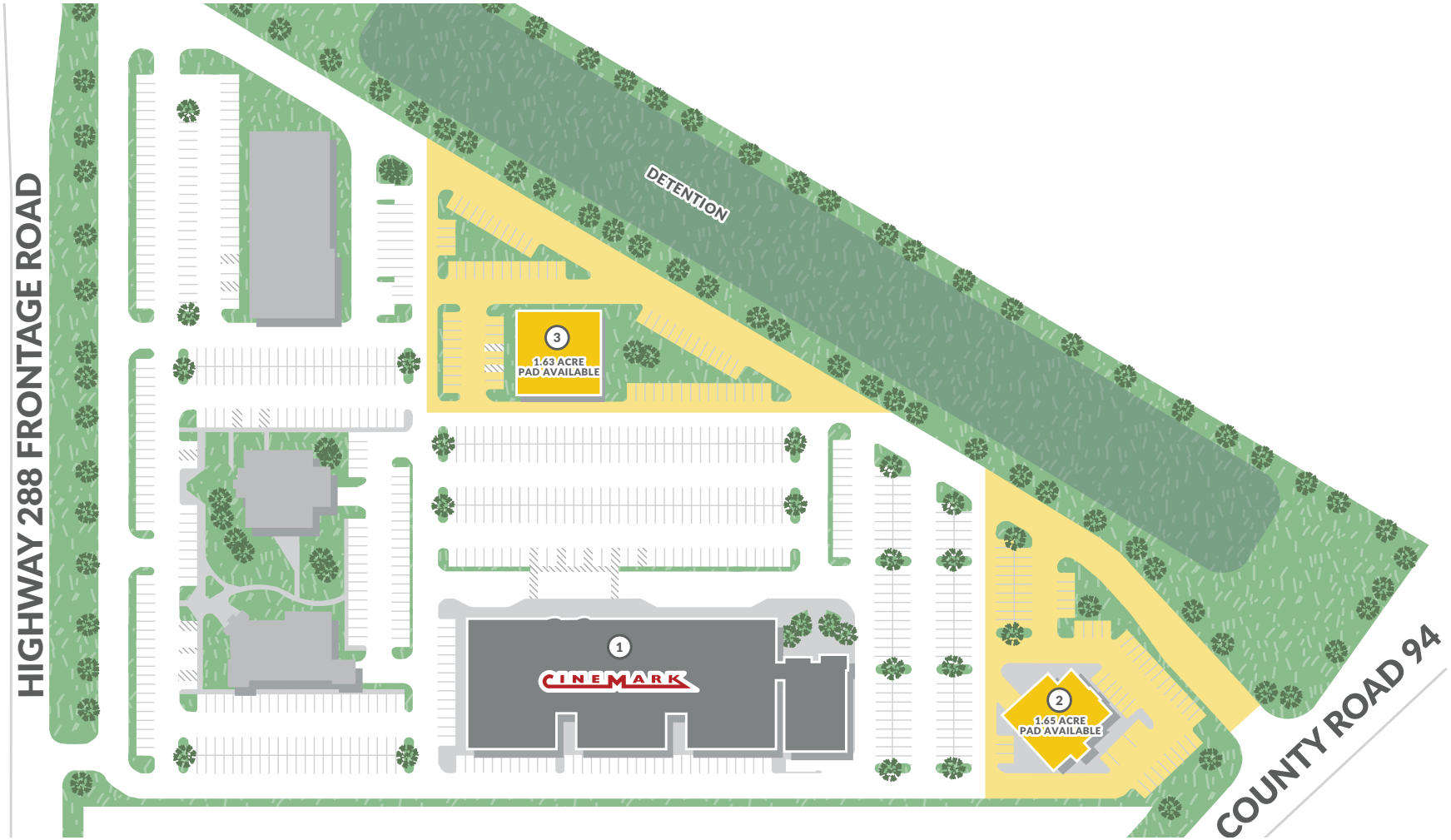


05.24 | 01.24

AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

Site Plan

KEY	BUSINESS	AREAS
1	Cinemark	48,053 SF
2	**Available Pad**	**1.65 AC**
3	**Available Pad**	**1.63 AC**



SP08 | 05.24 | 05.24

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	3,751	29,817	57,270
Current Population	10,711	86,281	171,109
2020 Census Population	10,275	79,336	150,217
Population Growth 2020 to 2024	4.24%	8.75%	13.91%
2024 Median Age	35.9	36.2	34.5

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	36.99%	35.54%	31.92%
Black or African American	26.16%	27.14%	30.48%
Asian or Pacific Islander	20.89%	20.10%	14.16%
Other Races	15.55%	16.86%	22.72%
Hispanic	20.14%	21.69%	29.70%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$172,118	$160,778	$149,827
Median Household Income	$141,460	$128,340	$119,460
Per Capita Income	$64,464	$56,714	$50,596

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	18.57%	21.27%	19.60%
2 Person Households	29.90%	32.74%	35.19%
3+ Person Households	51.53%	45.98%	45.21%
Owner-Occupied Housing Units	54.48%	66.56%	71.51%
Renter-Occupied Housing Units	45.52%	33.44%	28.49%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Alyx Penland	**729586**	**apenland@newquest.com**	**281.955.3591**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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