

NewQuest

±3.05 ACRES - 2515 BROADWAY

Country Club Drive & FM 518 | Pearland, Texas

3.05 Acres in High Growth East Pearland Trade Area

Glenn Dickerson
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Project Highlights

±3.05 Acres Available For Sale in Waller County

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- Strategically positioned in the path of long-term sustainable growth
- Excellent Broadway frontage, view corridor traveling from east to west on FM 518, and direct access from FM 518
- Great for restaurant, bank, daycare, medical, office or self-storage
- Property includes a residential structure in good condition, currently being used as an office
- Seller will consider leaseback of the home office component from new owner
- Zoned General Business allowing for a wide variety development opportunities
- Tons of new residential and retail in the trade area to include H-E-B, Ross, T.J. Maxx, Five Below, Petco, CVS, Lowe's, Academy, and Kroger anchored development

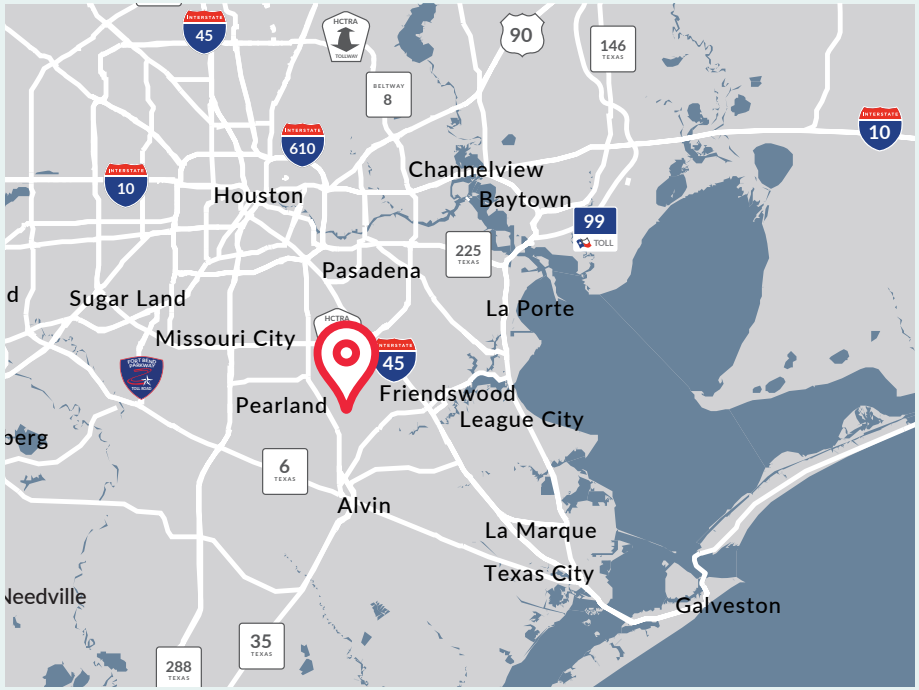
Approximate Size:	±3.05 acres
Price:	$800,000
Traffic Counts	Approx. 30,944 VPD on FM 518 Approx. 33,097 VPD on Pearland Pkwy

2.3% POPULATION GROWTH
within 3 miles from 2020 to 2026

$154K AVERAGE HOUSEHOLD INCOME
within 3 miles

188,537 POPULATION
within 5 miles

2020 Census, ESRI 2026



Aerial



TxDOT Traffic Counts as of 2024

12.25 | 12.25

Demographics

2020 Census, ESRI 2026

USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Q2 2026	2,612	26,777	71,909

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,875	27,375	65,111
Current Population	7,132	78,612	188,537
2020 Census Average Persons per Household	2.58	2.95	2.99
2020 Census Population	7,117	76,840	187,075
Population Growth 2020 to 2026	0.2%	2.3%	0.8%
2026 Median Age	41	39	37

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	22.5%	17.6%	18.7%
2 Person Households	32.4%	29.5%	28.3%
3+ Person Households	18.9%	18.1%	18.2%
Owner-Occupied Housing Units	60.9%	68.1%	60.1%
Renter-Occupied Housing Units	39.1%	31.9%	39.9%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	59.2%	47.6%	40.9%
Black or African American	9.2%	10.9%	13.2%
Asian or Pacific Islander	7.3%	12.6%	10.3%
Other Races	6.2%	9.8%	15.2%
Hispanic	26.0%	33.9%	43.0%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$153,764	$154,068	$132,399
Median Household Income	$132,280	$128,932	$104,419
Per Capita Income	$60,301	$53,531	$45,755

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	14.7%	19.3%	20.5%
Estimated Bachelor's Degree	29.8%	25.4%	22.5%
Estimated Graduate Degree	17.7%	14.4%	11.6%

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Glenn Dickerson	**542479**	**gdickerson@newquest.com**	**281.477.4384**
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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