



OFFICE/FLEX BUILDING -
OWNER-USER OR INVESTOR OPPORTUNITY

**2880 BROADWAY BEND RD,
3-BUILDING PORTFOLIO**

PEARLAND, TX 77584



INTERACTIVE OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY



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Broker of Record

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

PORTFOLIO OVERVIEW



2020
YEAR BUILT



±3.00 AC
LOT SIZE



±38,566 SF
TOTAL GLA

PROPERTY HIGHLIGHTS

**±38,566 SF CLASS A OFFICE/FLEX SPACE OVER
3 BUILDINGS**

131 PARKING SPOTS AVAILABLE

**IDEAL FOR OFFICE SUITES, OFFICE,
SCHOOL, OR CHURCH**

IDEAL OWNER USER OPPORTUNITY

VALUE-ADD OPPORTUNITY

**AMPLE PRIVATE OFFICES, TRAINING
ROOMS, RESTROOMS, CONFERENCE
ROOMS, AND OPEN AREA**

**CONTACT LISTING AGENT FOR
ADDITIONAL INFORMATION**



ADJACENT BUILDINGS



DOWNTOWN HOUSTON
±21.1 MILES AWAY







PEARLAND TOWN CENTER

 **THE RESIDENCES AT PEARLAND TOWN CENTER**
234 UNITS

 **CUBE SMART**
self storage

 **DICK'S**
SPORTING GOODS

 Bath & Body Works

 macy's

 **Dillard's**

 **BARNES & NOBLE**

 **ALDI**

 **COSTCO**
WHOLESALE

 **SHADOW CREEK HIGH SCHOOL**
2,582 STUDENTS

± 119,000 VPD

288

 **TAKE 5**
OIL CHANGE

 **W**
WATERCREST
SHADOW CREEK RANCH

 **Ocean EXPRESS**

 **FirstWatch**
The Daytime Café

 **Wendy's**



 **AUTHENTIC EATERY ITALIANO'S**

BROADWAY BEND DR

SUBJECT PORTFOLIO

BROADWAY ST

 **W**
WATERCREST
SHADOW CREEK RANCH

BROADWAY PLAZA DEVELOPMENT
DEVELOPMENT COVERS 21,400 SF OF SPACE.
TENANTS SUCH AS BLACK ROCK COFFEE BAR,
PET SUPPLIES PLUS, AND DENTAL OFFICES.

 **SOUTHERN TRAILS COMMUNITY**
NEIGHORHOOD

Walmart
Neighborhood Market
ANYTIME FITNESS **Exxon**



CIRCLE K

 **GLENN YORK ELEMENTARY**
834 STUDENTS

BROADWAY ST

 **AVENUES AT SHADOW CREEK RANCH**
300 UNITS

W
WATERCREST
SHADOW CREEK RANCH

 **SHADOW CREEK HIGH SCHOOL**
2,582 STUDENTS

 **STARBUCKS**

SUBJECT
PORTFOLIO

 **Moody**
Bank

BROADWAY BEND DR

W
WATERCREST
SHADOW CREEK RANCH



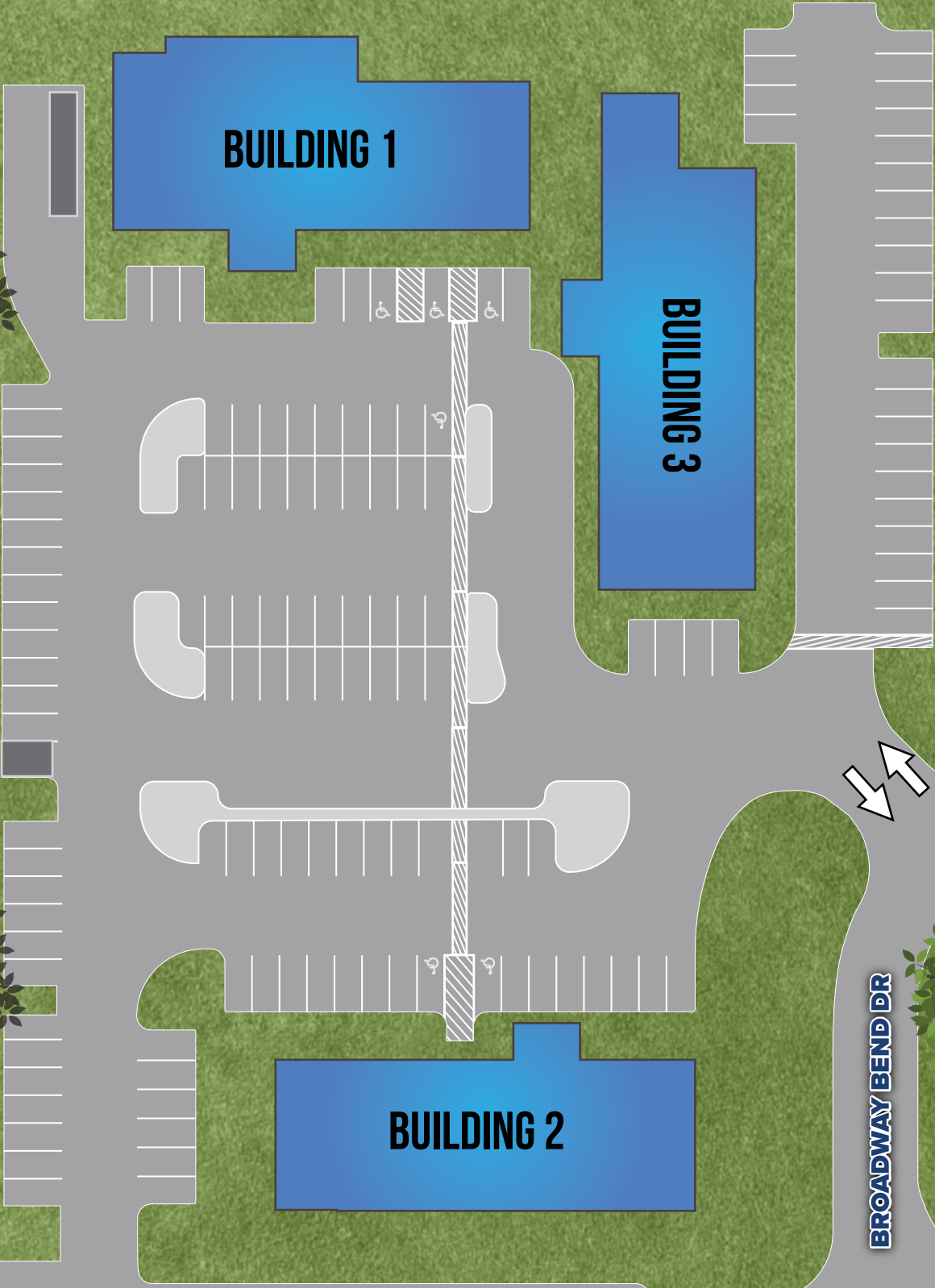
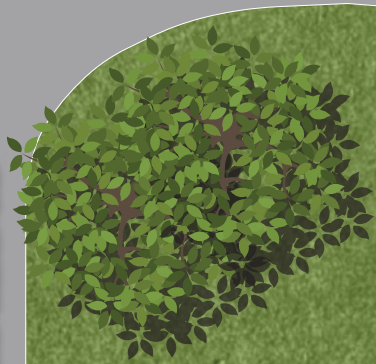
AVAILABLE 

BUILDING 1

BUILDING 3

BUILDING 2

BROADWAY BEND DR





±21 MIN FROM DOWNTOWN HOUSTON



DEMOGRAPHICS

WITHIN 3 MILE



\$144,671

AVG HH INCOME



26,443

HOUSEHOLDS



19,081

BACHELOR'S DEGREE



63,626

DAYTIME POPULATION

PEARLAND, TEXAS

Pearland, is located just south of Houston, within the Greater Houston metropolitan area. Known for its rapid growth and welcoming community, Pearland has become one of the fastest-growing cities in the region, offering an ideal blend of suburban comfort and urban convenience. With a population exceeding 125,000 residents, Pearland is a prime destination for families, young professionals, and businesses alike. The city has a strong economy supported by a diverse mix of industries, including healthcare, retail, technology, and energy. Its strategic location near major highways and Houston's medical and business districts makes it an attractive hub for both commerce and commuters.

Pearland is also celebrated for its high quality of life, offering excellent schools, beautiful parks, and a wide array of dining and retail options. Pearland, Texas, has experienced significant population growth over the past few decades. Between 2000 and 2010, the city's population increased by 142%, rising from 37,640 to 91,252 residents. This rapid expansion ranked Pearland as the 15th fastest-growing city in the U.S. during that period among cities with populations over 10,000. From 2010 to 2020, Pearland's population continued to grow, reaching 125,828—a 37.9% increase. This growth positioned Pearland as the eighth fastest-growing city in the U.S. among cities with populations over 100,000.





HOUSTON, TX



\$513.28B
GROSS METRO PRODUCT



6 MILLION+
TOTAL POPULATION



1.42%
GROWTH RATE

HOUSTON MSA ECONOMY

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bio-science. Houston is home to the Texas Medical Center, the world's largest concentration of health care and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. According to Forbes, Houston has a gross metro product of \$482.1 billion.

Houston maintains a global position as an international trade leader with economic and cultural ties reaching across the globe. As one of only five cities in the world connecting to all six inhabited continents, Houston is a global manufacturing and logistics hub and an international finance center. Over 5,000 Houston companies are engaged in international business and approximately 1,000 Houston firms report foreign ownership. International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area. Fifteen foreign governments maintain trade and commercial offices here, and the city has 35 active foreign chambers of commerce and trade associations.

MAJOR EMPLOYERS

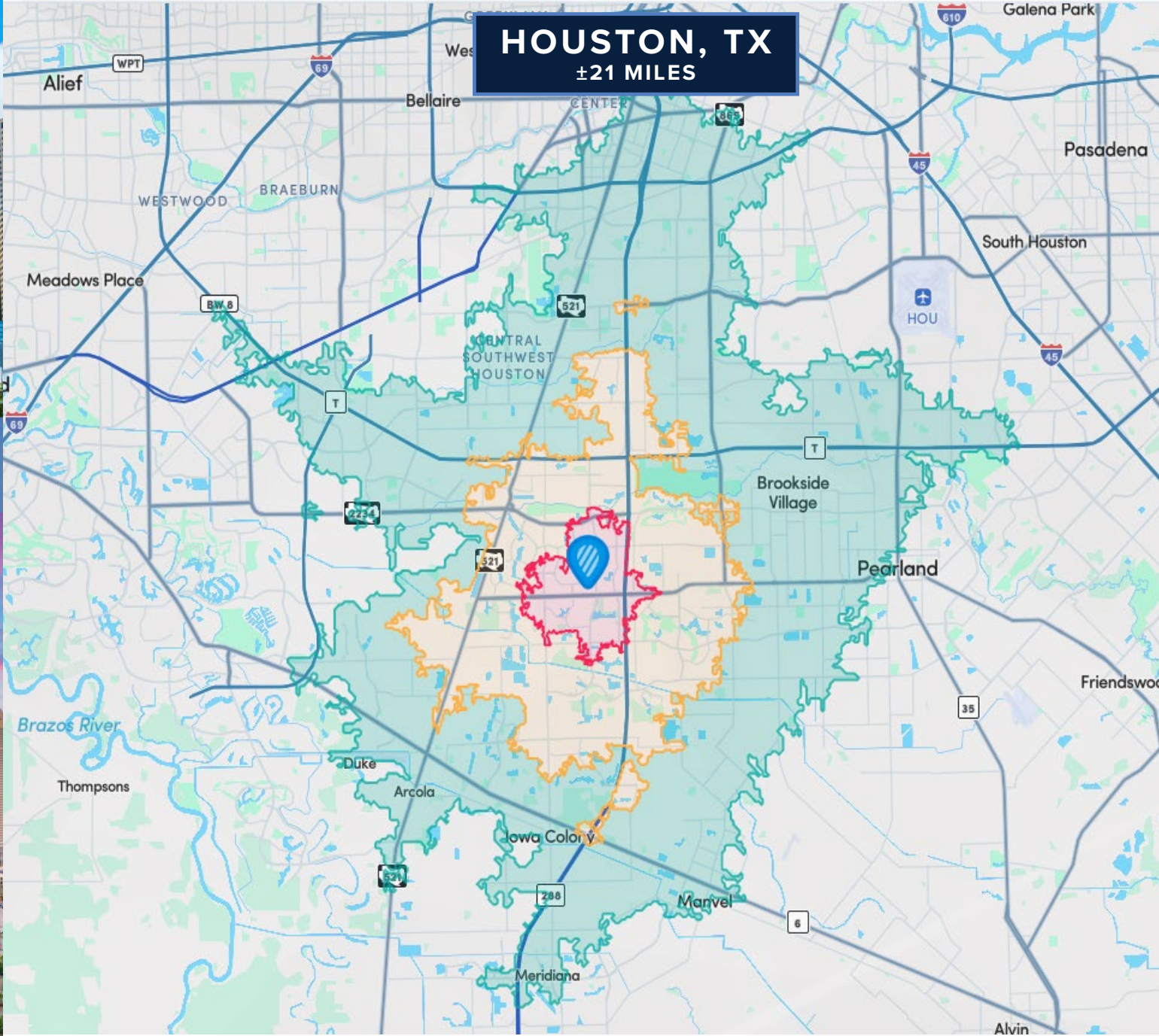




±21 MIN FROM DOWNTOWN HOUSTON



DRIVETIME MAP



HOUSTON, TX

DOWNTOWN HOUSTON

Houston's downtown has been revitalized with numerous clubs, professional sports facilities, and musical entertainment that has helped bring nightlife back to downtown. As one of the few U.S. cities with resident companies in theater, ballet, symphony, and opera, Houston's Theater District, located downtown, offers visitors and residents alike exciting performances all season long. The city also shows its devotion to the arts through a full complement of art museums and critically acclaimed galleries in its Museum District. Countless cutting-edge chefs have made a home in Houston, where diners eat out more than residents of any other city. There are more than 10,000 restaurants in the Houston area with culinary choices that represent more than 70 countries and American regions. This stylish dining scene only provides a glimpse of Houston's epicureans offerings.

THE GALLERIA

As the largest mall in Texas, the Galleria is an upscale mixed-use urban development centrally located in the Uptown District of Houston. With more than 26 million annual visitors, The Galleria has been named the most visited attraction in Houston. On top of an ice-skating rink, the mall holds 375 stores, 30 restaurants, and 2 hotels. It is currently anchored by Neiman Marcus, Nordstrom, Saks Fifth Avenue, and Macy's.

SPACE CENTER HOUSTON

Space Center Houston is the official visitor center of the Lyndon B. Johnson Space Center—the National Aeronautics and Space Administration's (NASA) center for human spaceflight activities. Along with the Northrop Grumman Theater and special tours the center is also home to many space artifacts including the Apollo 17 command module, the Saturn V, and more.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **ADDRESS** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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Information About Brokerage Services

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

11-2-2015



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date