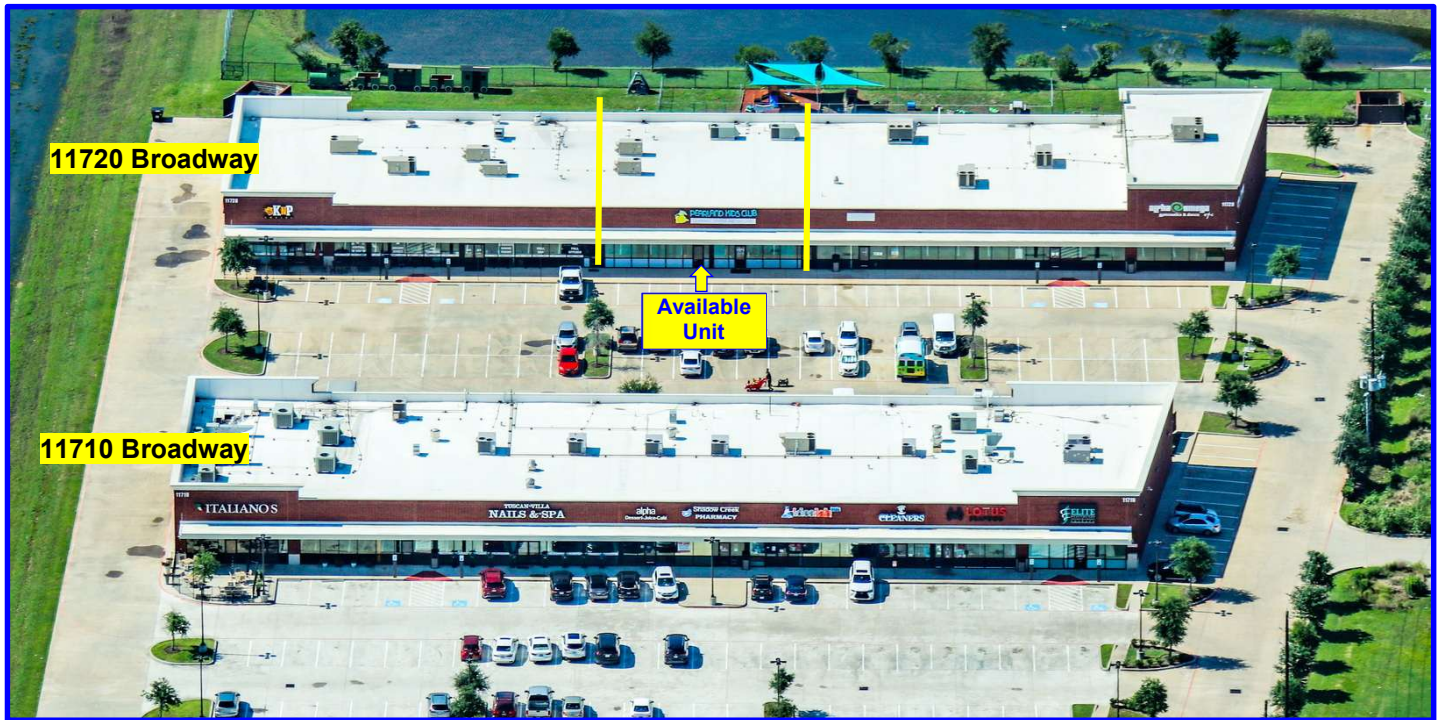


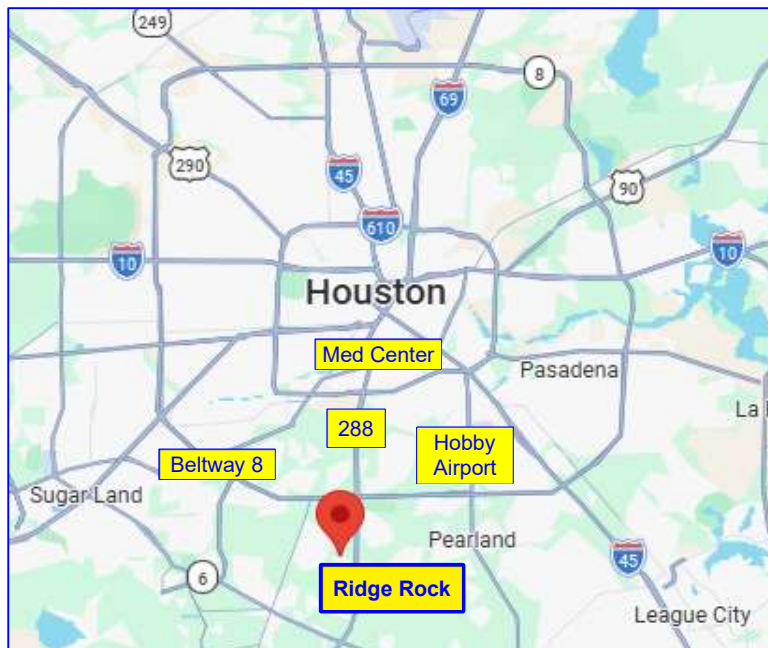
CENTRE AT RIDGE ROCK RETAIL CENTER

**11720 Broadway Suite 120
Pearland, TX 77584**

**South Suburban Houston
5,667 +/- SF Unit Available
\$22.50 / SF RENT
\$13.97 / SF NNN**



2 BUILDINGS - 47,385 SF - 12 SUITES – 1 VACANCY



EXCLUSIVELY LEASED BY MCADAMS ASSOCIATES

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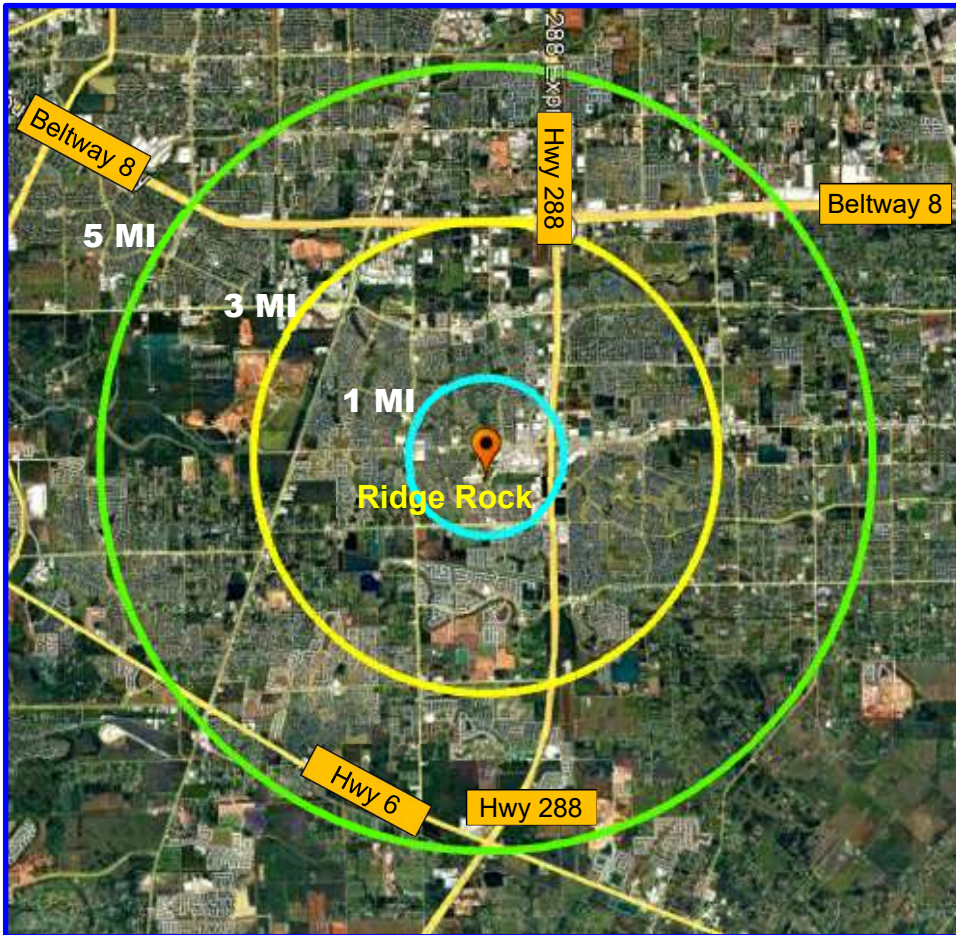
MARTY MCADAMS

832-483-7393 martymcadams@aol.com

- 2-BUILDING RETAIL IN PEARLAND'S STRONG WEST SIDE – BUILT 2017
- ON BROADWAY-THE MAIN EAST-WEST CORRIDOR IN PEARLAND
+ NEXT TO HIGH SCHOOL
+ IN STRONG, GROWING SUBURB
- 11 CURRENT TENANTS
+ 4 RESTAURANTS / EATERIES
+ NAIL SALON
+ LASH STUDIO
+ MARKETING COMPANY
+ DRY CLEANERS
+ CHIROPRACTOR PRACTICE
+ FAMILY ENTERTAINMENT VENUE
+ GYMNASTICS FACILITY
- 6 OF 11 TENANTS MULTI-LOCATIONS OR FRANCHISEES
- CONCRETE, WELL-LIT PARKING
+ 300 SPACES, 6.3 / 1,000SF Ratio
- STABLE TENANT BASE
+ 6 OF 11 TENANTS ORIGINAL SINCE OPENING IN 2018

MAY 20, 2026

CENTRE AT RIDGE ROCK IN HEART OF SOLID SUBURBAN HOUSTON GROWTH



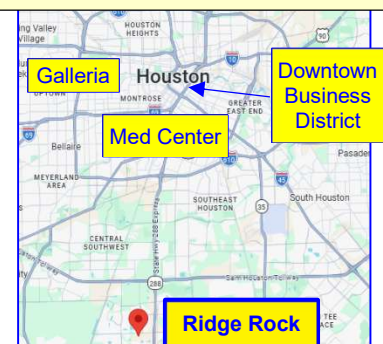
HIGHLIGHTS

- Pearland continues in the top growth communities surrounding Houston, growing by 66% in population since 2010.
- The Centre's location is at the heart of the newer homes in Pearland with a median value of \$360,000; next to new High School.
- Families make up 75% of households and 72% of homes are owner-occupied.
- Very educated population with 58% of residents having a Bachelors degree or higher.
- High incomes with 77% working in white collar jobs with median HH earnings of \$115,000, average annual earnings of \$151,000.
- The Centre at Ridge Rock is on Broadway in Pearland, just ¾ mile west of TX 288.

- Broadway is the major, east-west thoroughfare in Pearland.

- TX 288 is the main connector to three major Houston employment centers:
+ Downtown Business District
+ Texas Medical Center
+ Galleria/Uptown

RADIUS FROM: 11710 Broadway	1-Mile	3-Mile	5-Mile
2025 Population	17,198	84,572	208,120
2010-2025 Population Growth	108%	66%	60%
2025 Population Density per Sq Mile	4,332	3,689	2,750
2025 Households	6,023	29,372	68,777
2025 Total Families	4,393	22,079	51,158
2025 Families as % of HH	73%	75%	74%
2025 Median HH Income	\$108,739	\$115,244	\$95,154
2025 Average HH Income	\$167,173	\$150,997	\$130,288
2025 Owner Occupied Homes	4,140	21,266	50,554
2025 Owner Occupied Homes %	69%	72%	74%
2025 Renter Occupied Housing %	31%	28%	26%
2025 Owner Home Value Median	\$388,963	\$359,184	\$290,770
2025 % Homes Built Since 2000	93%	81%	76%
2025 % HH Moved in 2000 or later	99%	98%	96%
2025 Daytime Population	12,977	69,718	162,428
Pop. > 25 Y.O. Bachelor's Degree +	62%	58%	43%
White Collar Jobs %	69%	77%	66%



CENTRE AT RIDGE ROCK



TWO BUILDINGS WITH 12 SUITES – 9 IN FRONT BUILDING AND 3 IN REAR BUILDING
47,385 SF TOTAL RETAIL SPACE
300 PARKING SPACES – 6.3 / 1000 SF RATIO



LOOKING SOUTH TOWARD CONTINUING NEW HOME BUILDING
TRAFFIC LIGHT AT BROADWAY & HIGH SCHOOL ACCESS ROAD

CENTRE AT RIDGE ROCK – SURROUNDED BY NEW HOMES



LOOKING NORTH - ON BROADWAY, PEARLAND'S MAJOR EAST-WEST CORRIDOR
JUST WEST OF KIRBY, NEW, 4-LANE NORTH-SOUTH THOROUGHFARE
SURROUNDED BY NEWER HOMES; ADJACENT TO NEWER SHADOW CREEK HIGH SCHOOL

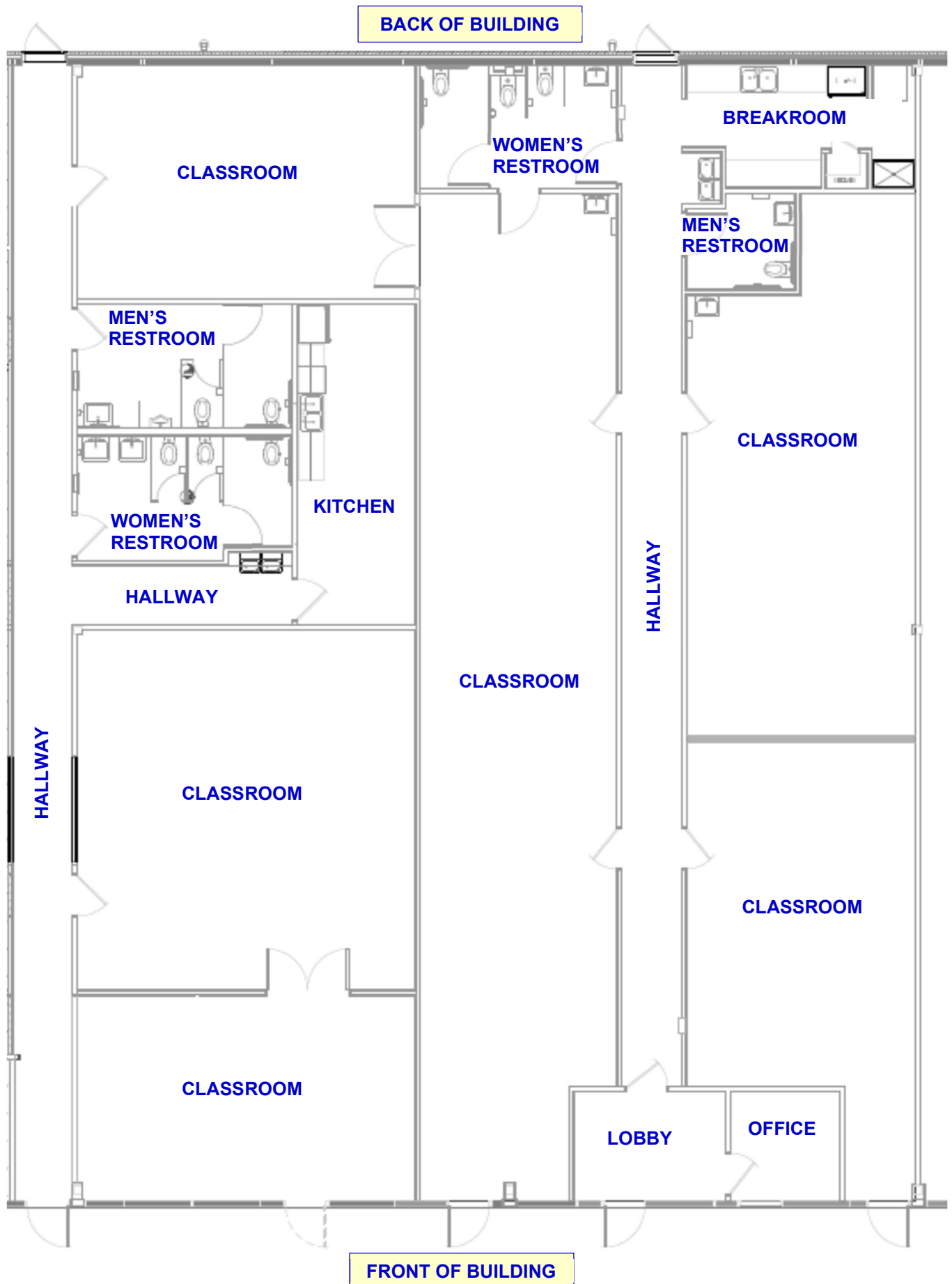


CENTRE AT RIDGE ROCK – TENANTS BACKGROUND



Ste A-100 4,565 SF	ITALIANO'S RESTAURANT This is the third of 4 suburban Houston locations for this family-owned and operated Italian restaurant. 25 years in Houston serving large portions at very affordable prices. Original tenant from building construction.
Ste A-110 1,245 SF	JAMBURRITOS CAJUN GRILLE This tenant serves Cajun / Creole cuisine and focuses on take-out and catering of New Orleans recipes with a Southwestern flair. A restaurateur and New Orleans-trained chef, tenant opened this location in 2024.
Ste A-112 4,150 SF	TUSCAN VILLA NAILS & SPA Houston-area nail salon operator for 12+ years; two other large-store locations. Each location employs 40+ nail stylists and technicians. Original tenant from building construction.
Ste A-118 1,245 SF	MASALA STREET INDIAN KITCHEN This tenant offers authentic Indian snacks, chai, and coffee using traditional recipes and served Indian street food-style. Tenant has been successful at this location since opening in early 2024.
Ste A-120 1,577 SF	STAR LASH & STUDIO An experienced lash and brow Master Stylist, this tenant provides a broad array of eyelash and eyebrow grooming services. The newest tenant in the center, opening for business at this location in August 2025.
Ste A-124 2,903 SF	WHEELHOUSE MEDIA COMPANY A full-range media company, this tenant provides professional studio space for photography shoots, podcasts, and audio-recording, as well as social media marketing, website design, and e-commerce services.
Ste A-126 1,245 SF	TC CLEANERS This is a drop-only location. Tenant is a very experienced operator and has owned a freestanding building in Friendswood for 15 years for flourishing first store. Original tenant from building construction.
Ste A-128 2,075 SF	LOTUS SEAFOOD Tenant has three other thriving Houston-area locations and has been in operation since 2006. Serves Cajun / Asian fusion seafood. Original tenant at this location from building construction.
Ste A-130 2,939 SF	ELITE HEALTHCARE & THERAPY This is the tenant's second location, having a successful practice on Pearland Parkway for 14 years. Staffed with two chiropractors. Original tenant from building construction.
Ste B-102 8,931 SF	KID 'N PLAY SOCIAL Community-focused entertainment venue that brings a whole new level of fun to the Greater Houston Area. Designed to entertain people of all ages, plus a restaurant and full-service bar.
Ste B-120 5,667 SF	AVAILABLE VACANCY
Ste B-136 10,843 SF	ALPHA OMEGA GYMNASTICS & DANCE This is the fourth Texas location for this tenant with two other large centers in the Houston area including a 10,000 SF gym for its competition teams and one in Frisco, Texas. Tenant is a national gymnastics judge. Original tenant from building construction.

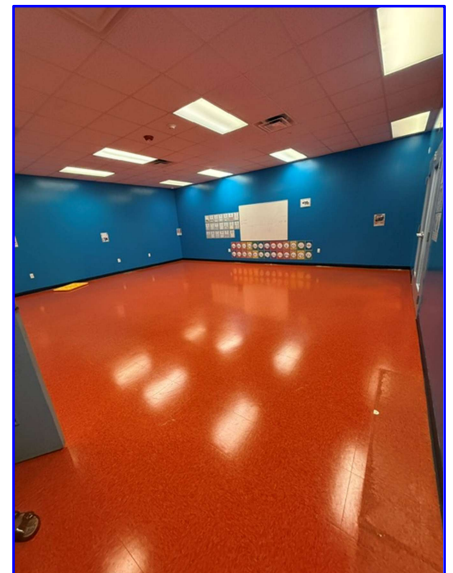
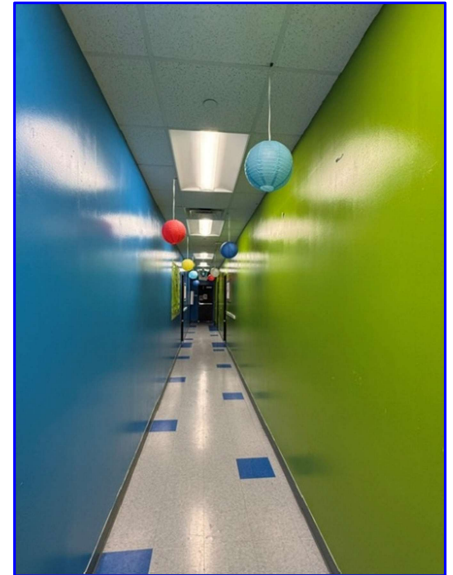
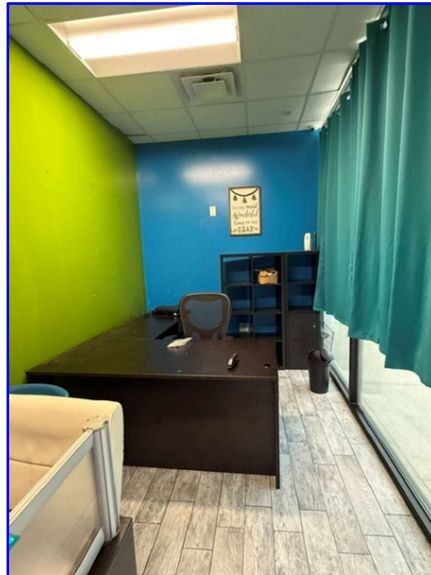
CENTRE AT RIDGE ROCK – Ste 120 FLOOR PLAN



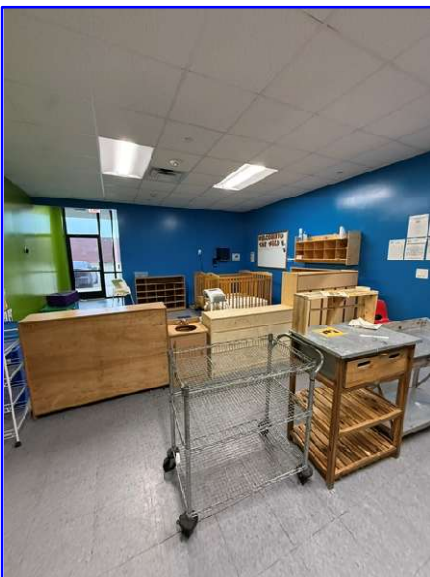
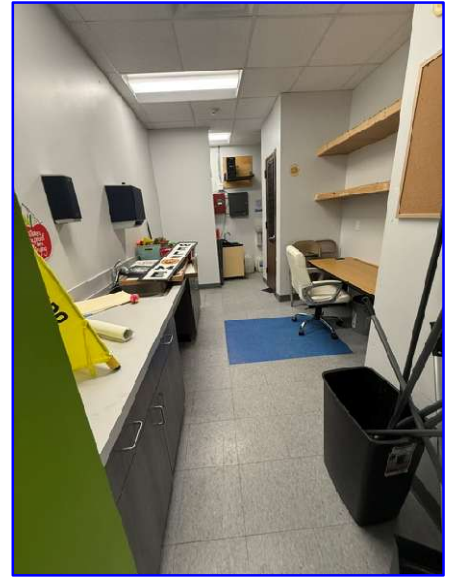
CENTRE AT RIDGE ROCK – Ste 120 – 11720 Broadway



Available for immediate occupancy, Suite 120 is 5,667 square feet in size, has 4 restrooms – 2 Men's and 2 Women's, reception area, kitchen, breakroom, office, large multi-purpose rooms, and expansive store frontage. Build-out options available.



CENTRE AT RIDGE ROCK – Ste 120 – 11720 Broadway



CENTRE AT RIDGE ROCK - NOTICE

IMPORTANT NOTICE

NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty or representation, expressed or implied, as to its accuracy or completeness.

References to age, rentable areas and land areas are approximate. *All equipment is not warranted.

User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

McAdams Associates 2026

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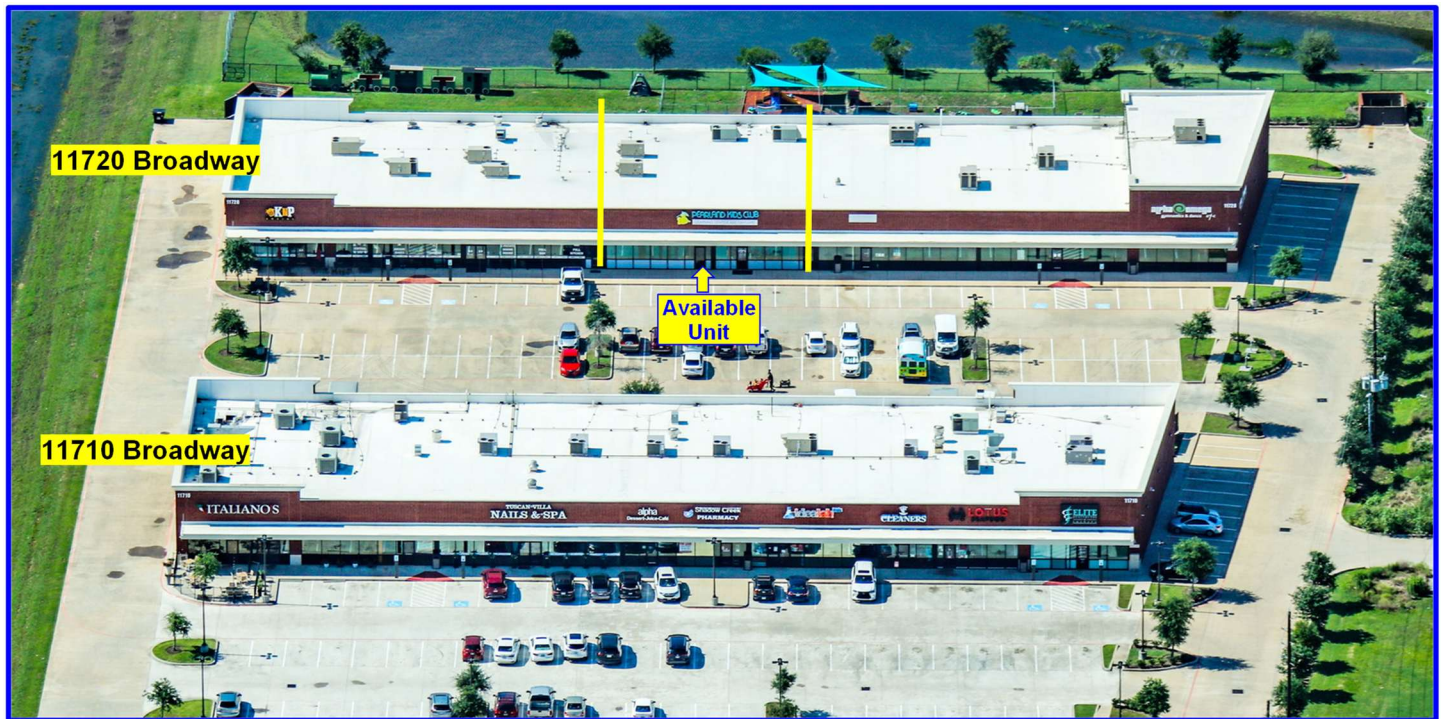
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**CENTRE HAS 12 SUITES – 11 LEASED WITH 1 VACANCY
SERVING SURROUNDING RAPIDLY GROWING, UPSCALE, WEST PEARLAND HOMES,
APARTMENTS, MEDICAL AND BUSINESSES**

NOTICE



Information About Brokerage Services

11-2-2015

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.

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Designated Broker of Firm	License No.	Email	Phone
<u>Marty McAdams</u>	<u>438677</u>	<u>martymcadams@aol.com</u>	<u>(832) 483-7393</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Valerie Staples</u>	<u>189667</u>	<u>vsstaples@comcast.net</u>	<u>(281) 610-7401</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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IABS 1-0
Info Broker

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