



FOR SALE

Rare Pearland Commercial Portfolio

2880 Broadway Bend Dr Pearland, TX 77584



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Property Overview

Priced for immediate sale, 2880 Broadway Bend Dr. presents a compelling opportunity to acquire a substantial three-building commercial asset in one of the Houston area's strongest suburban growth markets. Located in Pearland, Texas, this approximately 38,720-square-foot portfolio gives buyers scale, flexibility, and multiple exit strategies at a price point designed to attract serious offers.

The property includes Buildings 1, 2, and 3, creating a rare multi-building commercial opportunity for an owner-user, investor, church or ministry group, event operator, flex-office provider, nonprofit, training organization, or business looking to control its real estate while generating supplemental income.

This is not a passive, single-use office play. 2880 Broadway Bend offers multiple paths to value creation, including private office leasing, flex-office memberships, virtual office income, meeting and event rentals, daily use opportunities, and broader repositioning potential. A new owner can move quickly to improve occupancy, sharpen operations, expand event and meeting revenue, and more aggressively market available space to Pearland's growing base of small businesses, professional firms, community organizations, and service providers.

Positioned just south of Houston, Pearland continues to benefit from strong population growth, attractive household incomes, a deep labor pool, and convenient access to the broader Houston MSA. The surrounding market supports demand from professional services, medical-adjacent businesses, education and training groups, wellness and counseling providers, churches, nonprofits, event users, and local entrepreneurs seeking flexible commercial space.

For buyers seeking size, income potential, and upside at a motivated-sale price, 2880 Broadway Bend Dr. deserves immediate attention. This is a rare chance to acquire a multi-building commercial asset in a high-growth Houston suburb with room to execute a stronger leasing, operations, and marketing strategy from day one.

Property Details			
Property Type	Commercial Office / Flex Portfolio	Current Configuration	Office, Flex Office, Training, Meeting & Event Space
Number of Buildings	3	Revenue Model	Office Rentals, Flex Memberships, Virtual Mailboxes, Meeting & Event Rentals
Building 1 Size	13,952 SF	Potential Uses	Professional Office, Flex Office, Coworking, School, Church, Training Facility, Event Venue, Nonprofit, Owner-User
Building 2 Size	10,794 SF	Investment Profile	Owner-User, Value-Add Investment, Flex Office Operator, Event Venue Operator
Building 3 Size	13,974 SF	Access	±1,000 FT from Kirby Dr & ±0.8 Miles from Highway 288
Total Building Area	±38,720 SF	Regional Connectivity	Downtown Houston, Texas Medical Center & Greater Houston MSA
Land Area	±3.0 Acres	Market	Pearland, Texas
Parking Spaces	±131 Surface Spaces (4.90 Spaces per 1,000 SF)	Pricing	Contact Broker



PROPERTY HIGHLIGHTS

Investment Highlights

Three-building commercial portfolio

Approximately 38,720 SF across Buildings 1, 2, and 3.

Total land area: approximately ±3.0 acres across the portfolio.

Parking: approximately 131 surface parking spaces across the portfolio.

Parking: approximately parking ratio of 4.90 spaces per 1,000 SF.

Flexible office/flex configuration with private offices, training rooms, restrooms, conference rooms, and open areas.

Multiple potential uses, including professional office, flex office, coworking, school, church, training, event venue, nonprofit use, or owner-user occupancy.

Owner-user or investor opportunity with the ability to occupy a portion of the portfolio while leasing, operating, or repositioning the remaining space.

Value-add opportunity through lease-up of available offices, expanded meeting/event usage, improved marketing, and operational efficiencies.

Located directly off Broadway Street, approximately 1,000 feet from Kirby Drive and approximately 0.8 miles from Highway 288.

Close to major Pearland retail and dining amenities, including Pearland Town Center and Shadow Creek Ranch Shopping Center.

Convenient regional access to the broader Houston MSA, including Downtown Houston, the Texas Medical Center, and major employment centers.

Location Highlights

The property is located in Pearland, Texas, one of Greater Houston's most active suburban growth markets. Positioned just south of Houston, the site offers convenient access to the broader Houston MSA while maintaining the advantages of a suburban business environment. The property is approximately 21 miles from Downtown Houston, providing connectivity to major employment centers, business districts, medical users, and regional demand drivers.

The surrounding area features strong 3-mile demographics, including an average household income of \$144,671, 26,443 households, and a daytime population of 63,626. These demographics support demand from professional services, education and training users, churches, nonprofits, wellness providers, event users, and small businesses seeking flexible commercial space in a high-growth Houston-area market.



LOCATION & SURROUNDING BUSINESSES



PROPERTY PHOTOS

