

FOR LEASE - CORRIGAN PLAZA

\$19.00 PSF NNN

AVAILABLE SPACE

Suite 108 - 1,125 SF

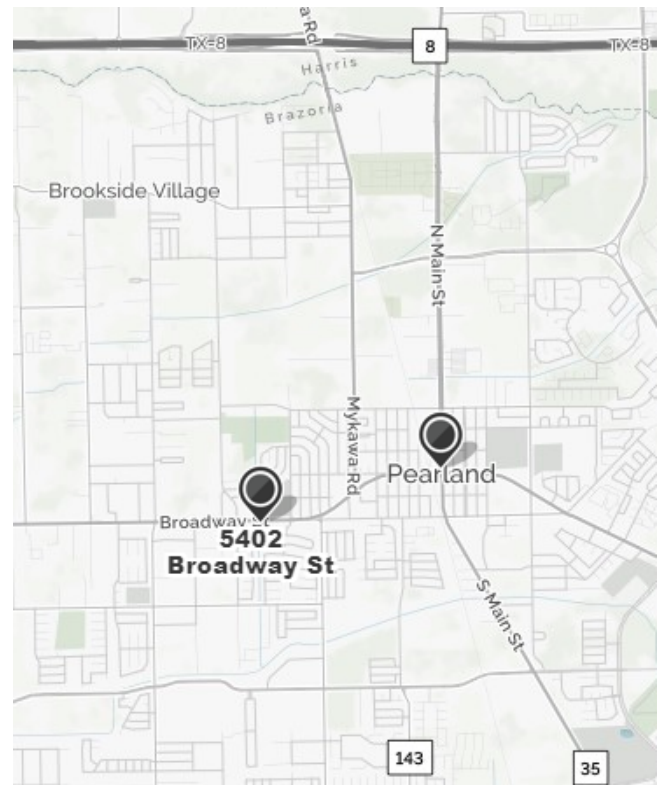
Suite 112 - 1,389 SF

Suite 108 & 112 contiguous to 2,625 sf

5402-5404 Broadway St

Pearland, TX 77581

Southwest Corner - Broadway @ Corrigan



Available Space



cmj brokerage

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Demographic Summary Report

Corrigan Plaza

5402-5404 Broadway St, Pearland, TX 77581

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **23,500 SF**
 Year Built: **2006**

Total Available: **2,625 SF**
 % Leased: **88.83%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	11,171	64,738	177,449
2018 Estimate	10,113	58,430	161,272
2010 Census	8,833	49,851	137,779
Growth 2018 - 2023	10.46%	10.80%	10.03%
Growth 2010 - 2018	14.49%	17.21%	17.05%
2018 Population by Hispanic Origin	3,550	17,980	55,137
2018 Population	10,113	58,430	161,272
White	8,357 82.64%	44,949 76.93%	112,307 69.64%
Black	1,124 11.11%	8,226 14.08%	27,722 17.19%
Am. Indian & Alaskan	117 1.16%	491 0.84%	1,213 0.75%
Asian	327 3.23%	3,481 5.96%	16,606 10.30%
Hawaiian & Pacific Island	13 0.13%	66 0.11%	164 0.10%
Other	175 1.73%	1,217 2.08%	3,260 2.02%
U.S. Armed Forces	14	66	124
Households			
2023 Projection	3,845	22,415	58,825
2018 Estimate	3,472	20,172	53,316
2010 Census	3,009	17,021	45,196
Growth 2018 - 2023	10.74%	11.12%	10.33%
Growth 2010 - 2018	15.39%	18.51%	17.97%
Owner Occupied	2,816 81.11%	15,117 74.94%	42,639 79.97%
Renter Occupied	655 18.87%	5,055 25.06%	10,678 20.03%
2018 Households by HH Income	3,471	20,172	53,316
Income: <\$25,000	320 9.22%	2,121 10.51%	5,354 10.04%
Income: \$25,000 - \$50,000	600 17.29%	3,125 15.49%	8,561 16.06%
Income: \$50,000 - \$75,000	662 19.07%	3,432 17.01%	9,479 17.78%
Income: \$75,000 - \$100,000	625 18.01%	3,561 17.65%	8,989 16.86%
Income: \$100,000 - \$125,000	679 19.56%	2,924 14.50%	6,858 12.86%
Income: \$125,000 - \$150,000	265 7.63%	1,777 8.81%	4,693 8.80%
Income: \$150,000 - \$200,000	241 6.94%	1,698 8.42%	4,440 8.33%
Income: \$200,000+	79 2.28%	1,534 7.60%	4,942 9.27%
2018 Avg Household Income	\$87,733	\$100,416	\$103,464
2018 Med Household Income	\$81,140	\$84,884	\$84,077



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<u>CMI Brokerage an Affiliate of Central Management, Inc.</u>	<u>390205</u>	<u>cmi@cmirealestate.com</u>	<u>(713)961-4666</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date