

2941 BROADWAY BEND DRIVE | PEARLAND, TEXAS 77584



PRIMELINE PRO

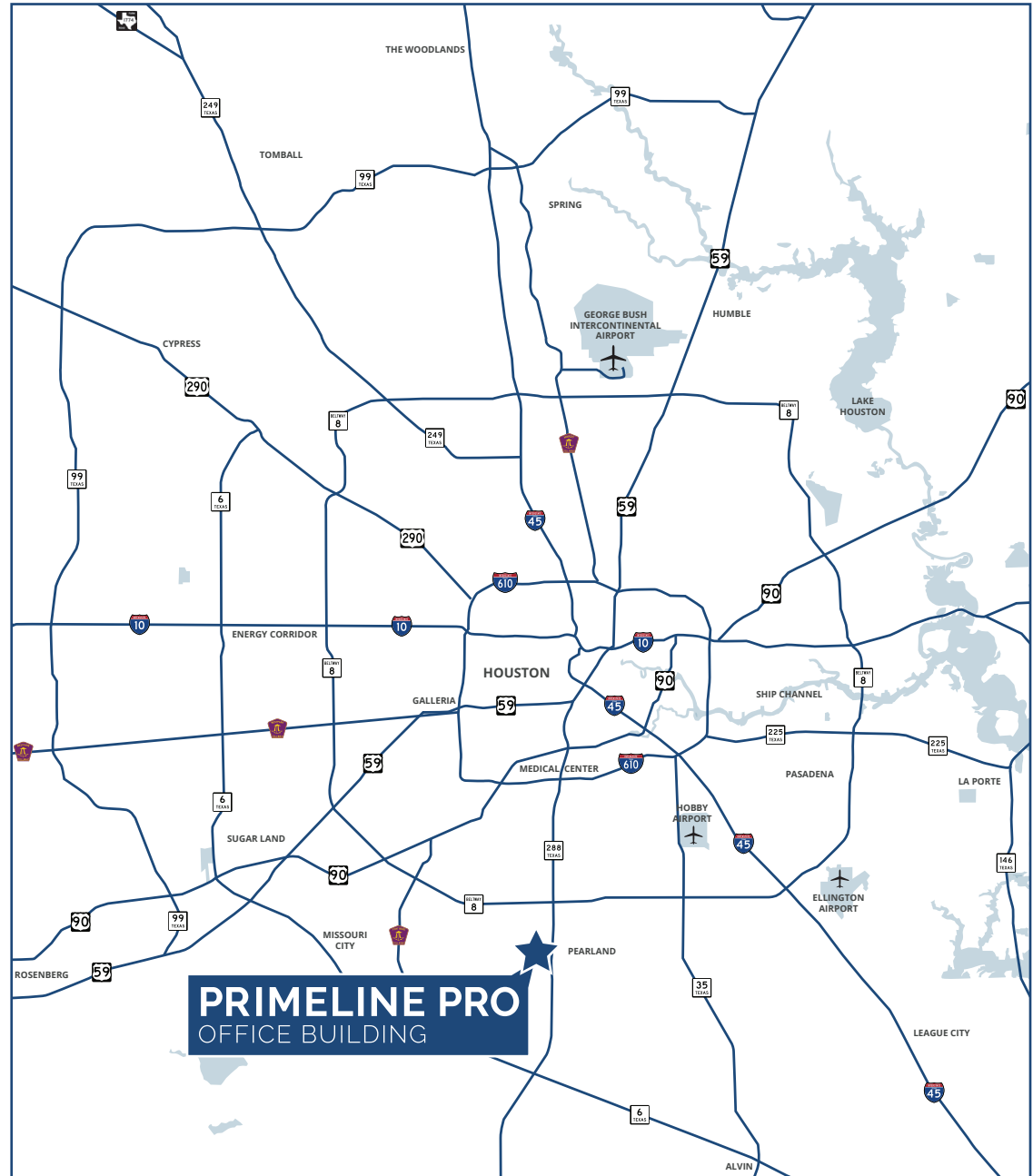
OFFICE BUILDING



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof. Photos by CoStar.

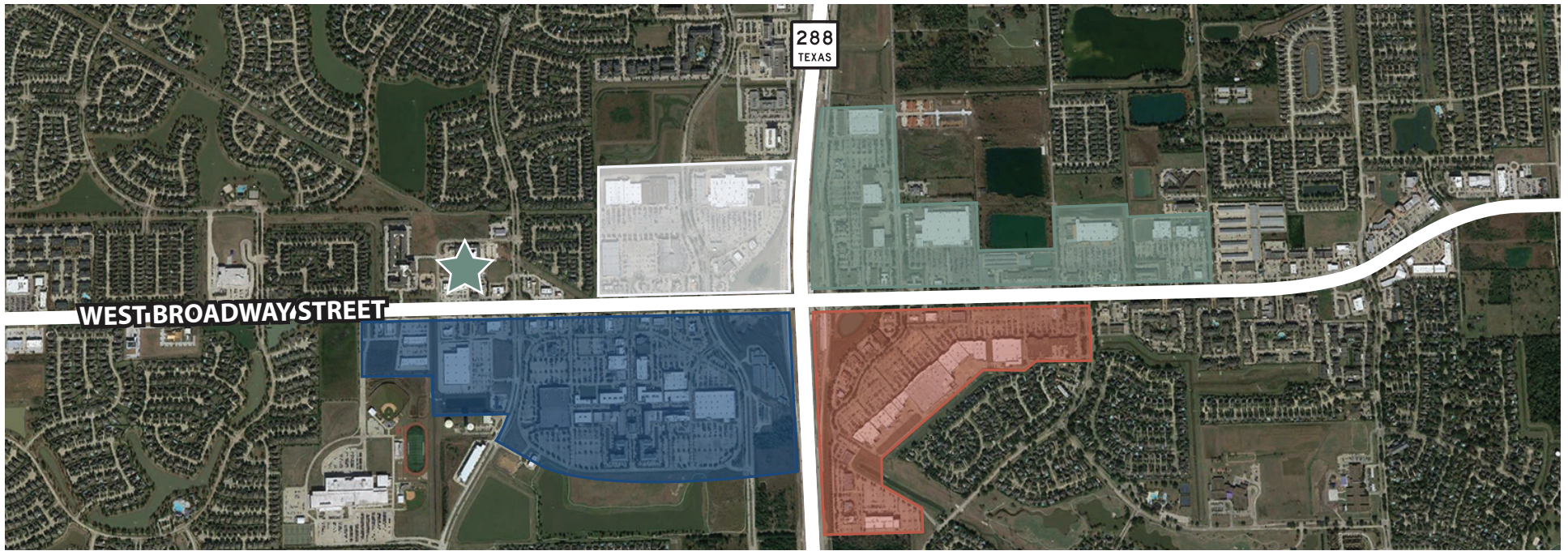
PROPERTY HIGHLIGHTS

- Newly constructed medical / professional office building
- Numerous dining and retail amenities in Pearland Town Center within walking distance
- Exceptional access to Highway 288
- Interior will be built out to tenant specifications
- Suburban live, work, and play environment





- | | | | |
|---------------------------|------------------------|-------------------------------|---------------------------------|
| 1 Fire Stone Pizza | 9 Dickey's BBQ | 17 Red Robin | 25 MOD Pizza |
| 2 Pho Saigon | 10 Zero Degrees | 18 Mongo Mongolian BBQ | 26 BJ's |
| 3 First Watch | 11 CAVA | 19 Denny's | 27 Shogun |
| 4 Starbucks | 12 Krispy Kreme | 20 Slim Chickens | 28 Crafty Crab |
| 5 Lotus Seafood | 13 Gringo's | 21 Taco Cabana | 29 Eggcellence Breakfast |
| 6 Italiano's | 14 Popeyes | 22 Jamba Juice | |
| 7 Wendy's | 15 Pei Wei | 23 Sakura | |
| 8 ALDI | 16 Freebirds | 24 Salata | |



WEST BROADWAY STREET

288
TEXAS

- Starbucks
- Wendy's
- At Home
- Zoe's Kitchen
- Gringo's Mexican Kitchen
- Krispy Kreme
- Popeye's Louisiana Kitchen
- Dairy Queen
- Freebirds World Burrito
- Burger King
- Red Robin
- Pei Wei
- Poppin' Perfection
- Italiano's
- Shogun Japanese Grill & Sushi Bar
- BJ's Restaurant & Brewhouse
- Smallcakes Cupcakery
- Fish City Grill

- Red Lobster
- Steak 'n Shake
- la Madeleine French Bakery & Café
- Courtyard by Marriott
- Honeybaked Express
- Dillard's
- Macy's
- Kung Fu Tea
- Stadia Sports Grill
- BonChon Chicken
- Chop Ice Cream
- Mongo
- Popbar
- Pretzelmaker
- Russo's New York Pizzeria
- Dick's Sporting Goods
- Goodyear
- Barnes & Noble
- Mattress Firm

- Hobby Lobby
- Academy Sports + Outdoors
- Subway
- Burlington
- Baby Depot
- Denny's
- Taco Cabana
- Wells Fargo
- Sakura
- Which Wich Superior Sandwiches
- Salata
- Thai Cottage
- BBVA Bank
- Comerica Bank
- Longhorn Steakhouse
- McDonald's
- H-E-B Plus
- Verizon
- FedEx Office Print & Ship Center

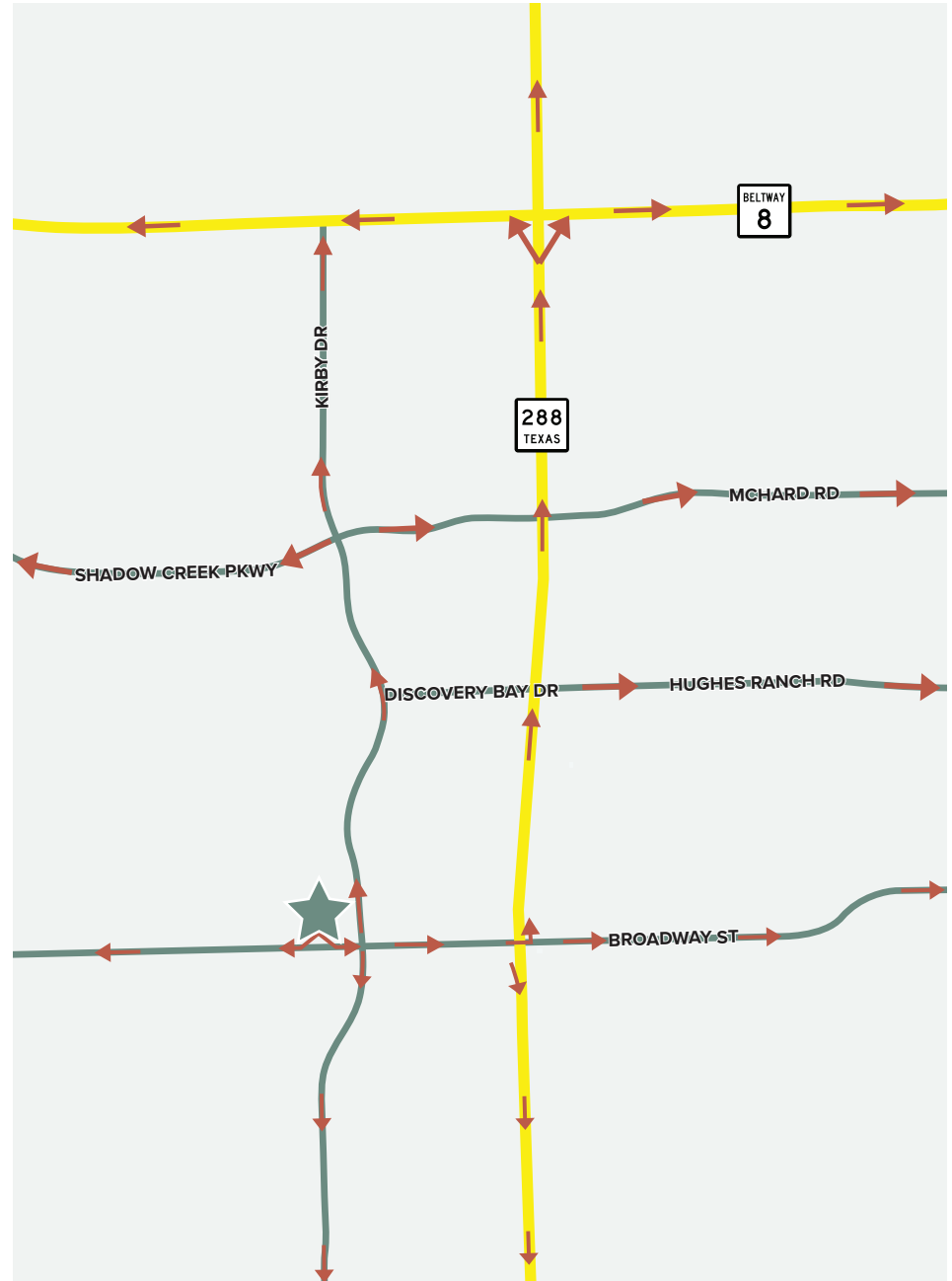
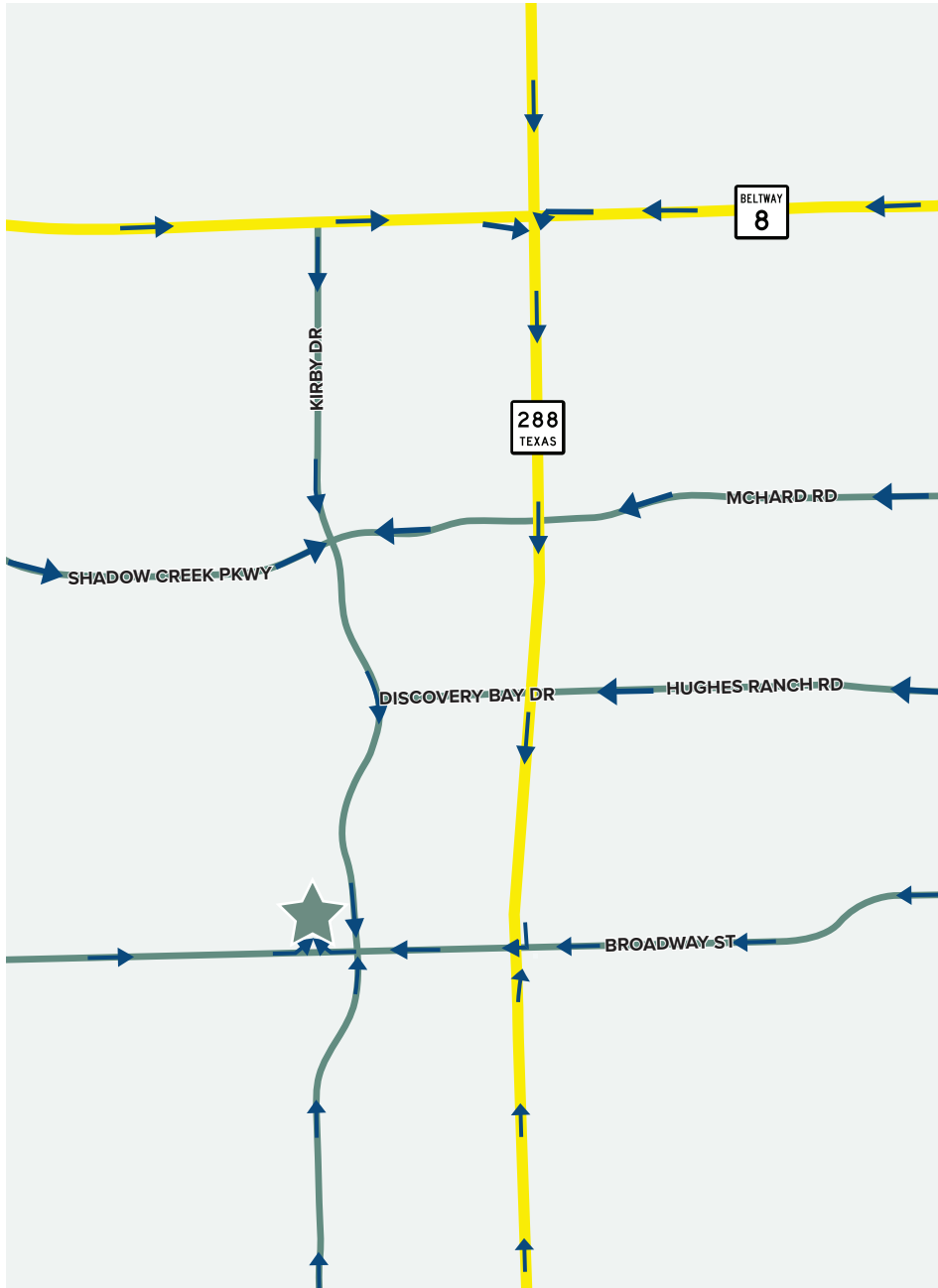
- Comcast
- Sub Zero Ice Cream & Yogurt
- Natural Pawz
- Frost Bank

- IHOP
- Chilli's Grill & Bar
- Whataburger
- Marble Slab Creamery
- Saltgrass Steakhouse
- Cinemark Theatre
- Sam's Boat
- Target
- Michael's
- Ulta Beauty
- PetSmart
- McDonald's
- Chuck E. Cheese
- Office Depot
- Marshall's
- Ross Dress for Less
- Total Wine & More

- GameStop
- Starbucks
- Chase Bank
- Kohl's
- Randalls
- Bank of America

- JCPenney
- Party City
- Half Price Books
- Seoul Pig Korean BBQ
- Texas Roadhouse
- Best Buy
- TGI Friday's
- Lupe Tortilla Mexican
- Old Navy
- Bed Bath & Beyond
- Olive Garden
- Chipotle Mexican Grill
- Five Guys Burgers & Fries
- Chase Bank
- Capital One Bank

- Cold Stone Creamery
- Panera Bread
- The Simple Greek
- Walmart Supercenter
- Discount Tire
- Biryani Express
- The UPS Store
- Subway
- Smart Financial Credit Union
- Chick-fil-A
- The Home Depot
- Sonic Drive-in
- 24 Hour Fitness
- Advanced Auto Parts
- China Star Buffet



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PRIMELINE PRO OFFICE BUILDING

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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