OFFICE 200

PEARLAND TOWN CENTER - PEARLAND, TEXAS

OFFICE 200

Pearland Town Center

PRICING
Contact Broker

DESCRIPTION

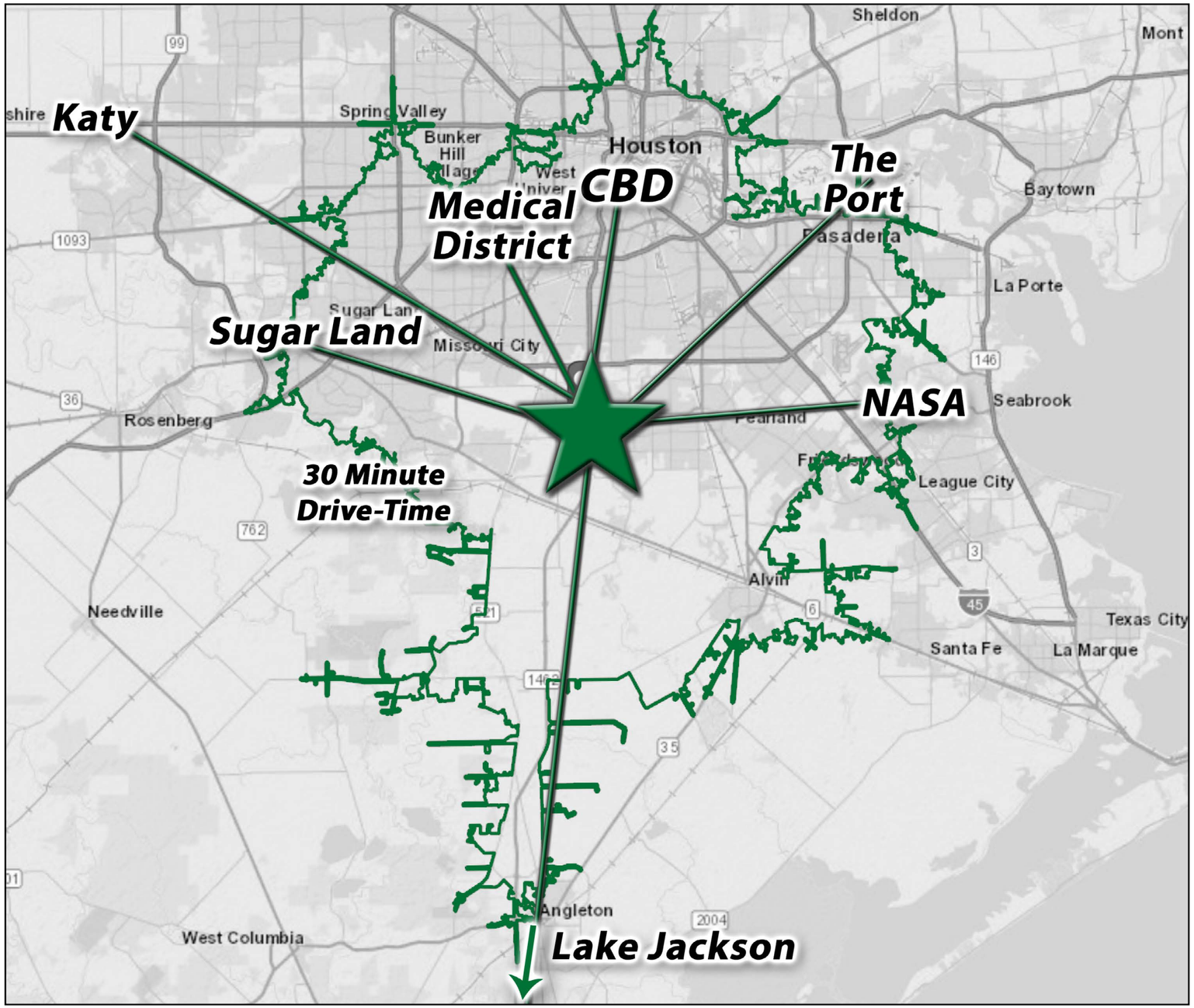
- 60,000 sf new building
- 20,000 sf floor plates
- in 1.2 M sf mixed use development
  - 20 restaurants
  - 87 shops
  - 110 room Marriott hotel
  - 234 Class A executive apartments
- Delivery late 2019
- Ample 1 to 4 parking ratio
- 24 Hour card key access
- On site professional management and security
- Exterior signage for large tenants
- Abundant floor to ceiling glass
- Access to Regus Executive Suites conference rooms and suites for daily rental
- Class A finishes in the building lobby, elevator and common areas

EVERGREEN
COMMERCIAL REALTY
4615 southwest freeway, suite 550 | Houston, TX

www.evergreentx.com

FOR MORE INFORMATION:
LILLY GOLDEN, CCIM
713.664.3634
lgolden@evergreentx.com

DISTANCE MAP



DRIVE TIMES

Convenient access to Hwy 288 & FM 518

Expansion of Hwy 288 began in 2016 and proposed to be completed in Q3 2019

Unparalleled access for employees located in the Medical Center, CBD and major suburbs

- Medical Center - 14.3 miles
- CBD - 17.3 miles
- Sugar Land - 23.2 miles
- Lake Jackson - 39.1 miles
- Katy - 42.3 miles
- The Port - 21.6 miles
- Nasa -27.2 miles

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EVERGREEN COMMERCIAL REALTY

SITE PLAN

PEARLAND TOWN CENTER

Existing Site Parking

Existing	3,693
Required	3,265
	+428

Proposed Office

GLA	64,290 SF
GBA	72,467 SF
Parking @ 4:1,000 = 289	

SITE LOCATION MAP

0 50' 100' 200' 300'

LEGEND
△ ENTRANCE LOCATION
HC HANDICAP PARKING

Signage Locations

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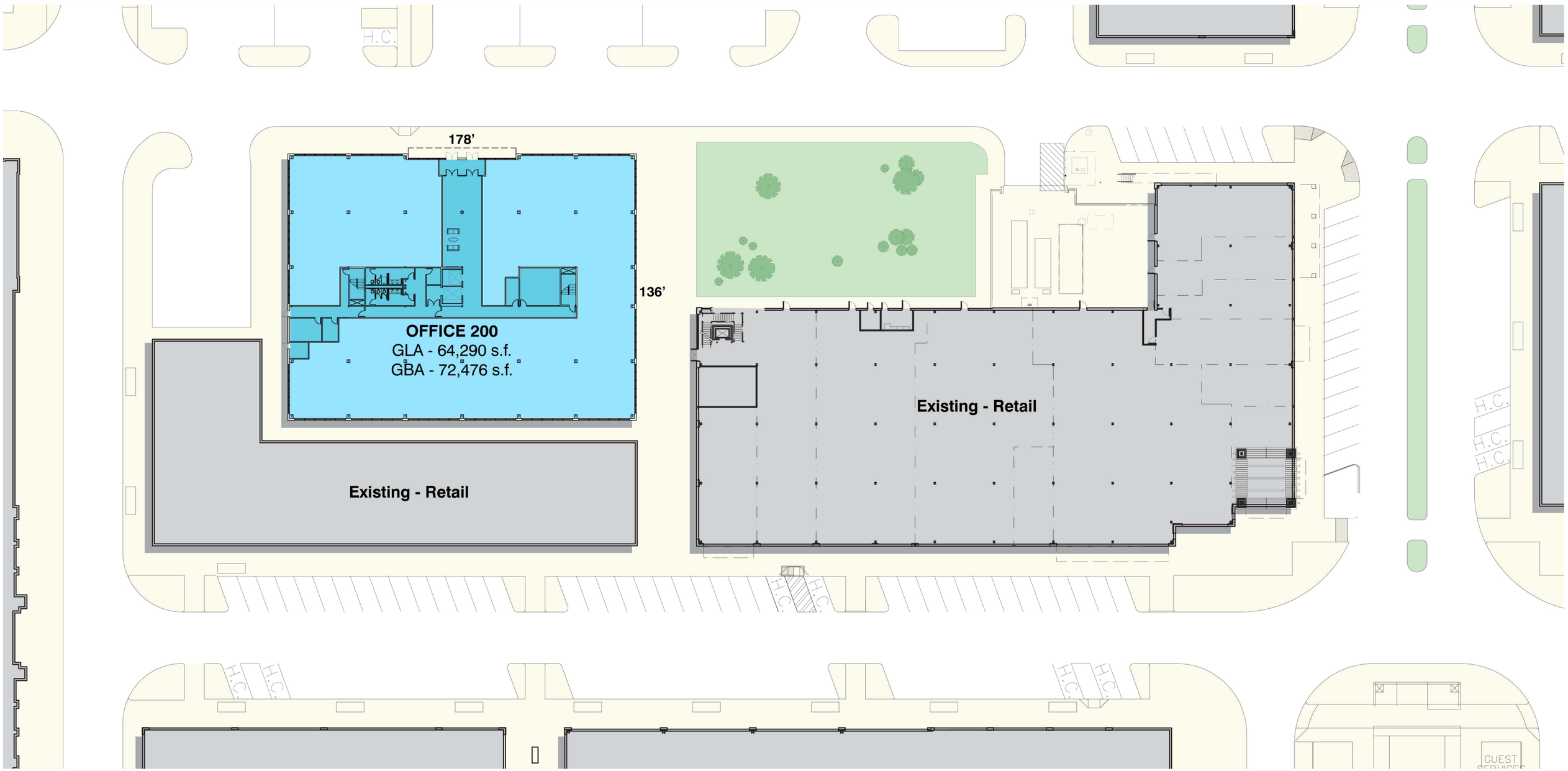
EVERGREEN COMMERCIAL REALTY

FLOOR PLAN

OFFICE 200
Pearland Town Center



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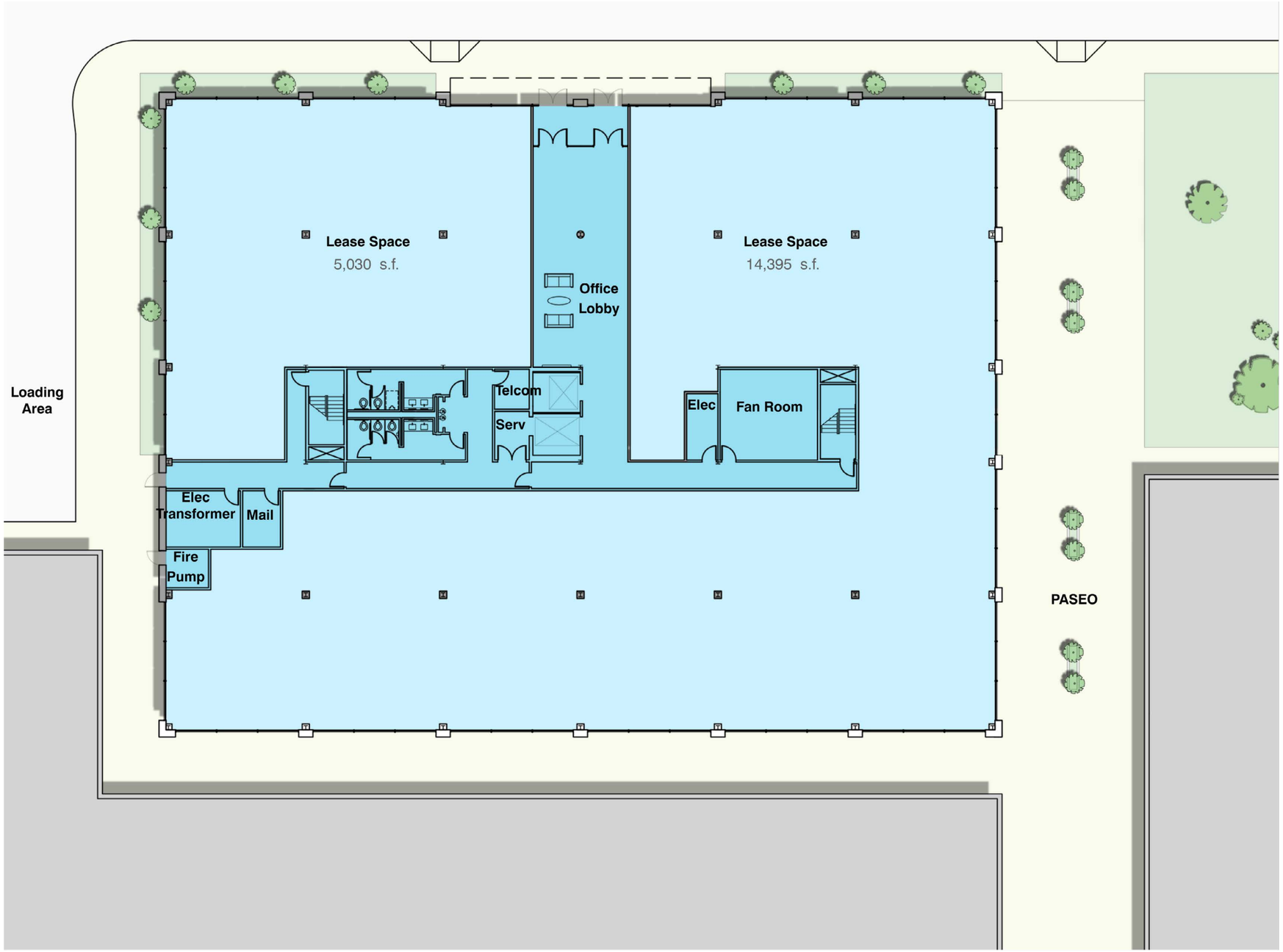
FLOOR PLAN

OFFICE 200
Pearland Town Center



		GLA		GBA	
1st	Floor	19,445	s.f.	24,082	s.f.
2nd	Floor	22,444	s.f.	24,197	s.f.
3rd	Floor	22,444	s.f.	24,197	s.f.
Total Area		**64,290**	**s.f.**	**72,476**	**s.f.**

3/64"=1'-0"

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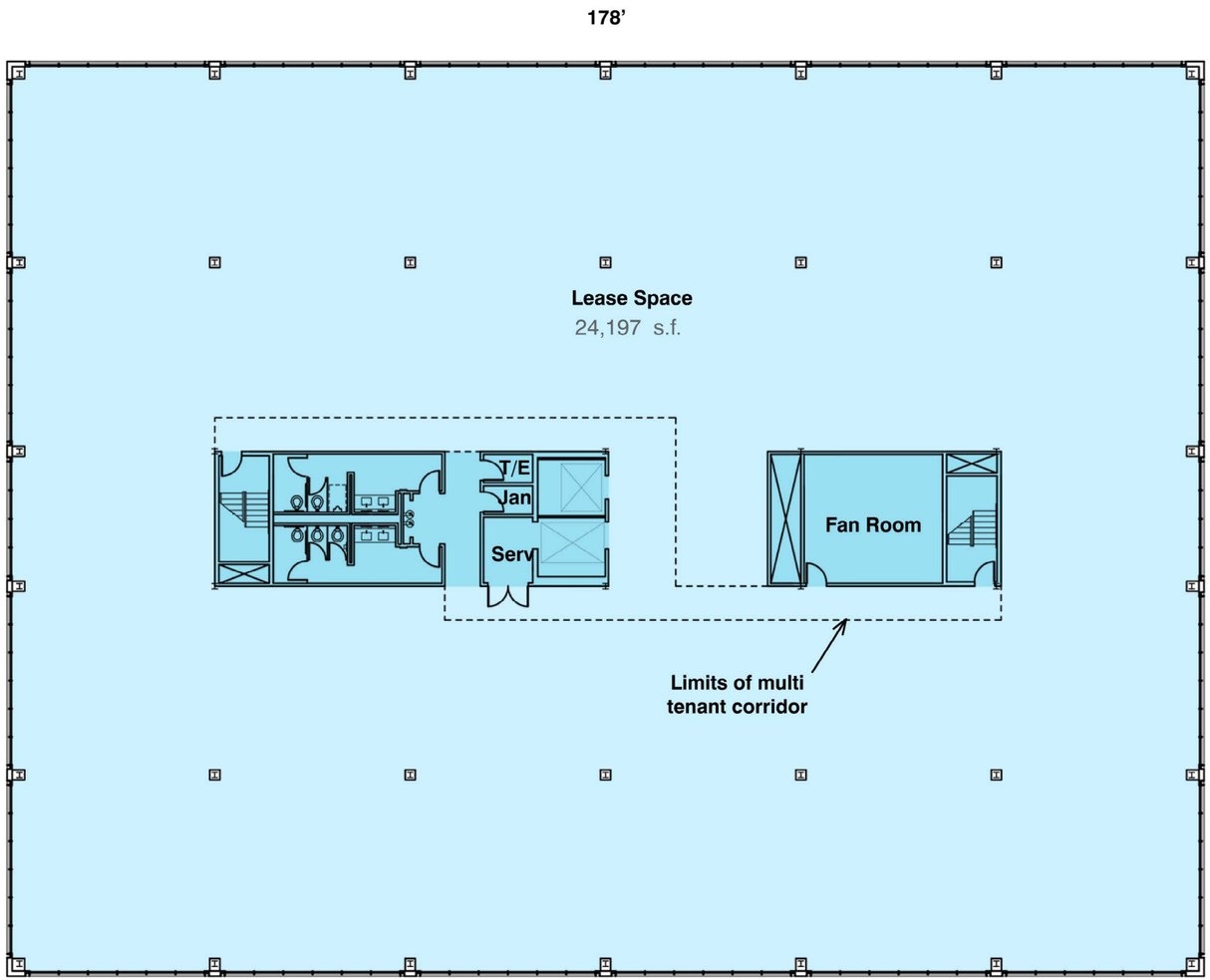

	GLA	GBA
1st Floor	19,402 s.f.	24,082 s.f.
2nd Floor	22,444 s.f.	24,197 s.f.
3rd Floor	22,444 s.f.	24,197 s.f.
Total Area	**64,290 s.f.**	**72,476 s.f.**

3/64"=1'-0"

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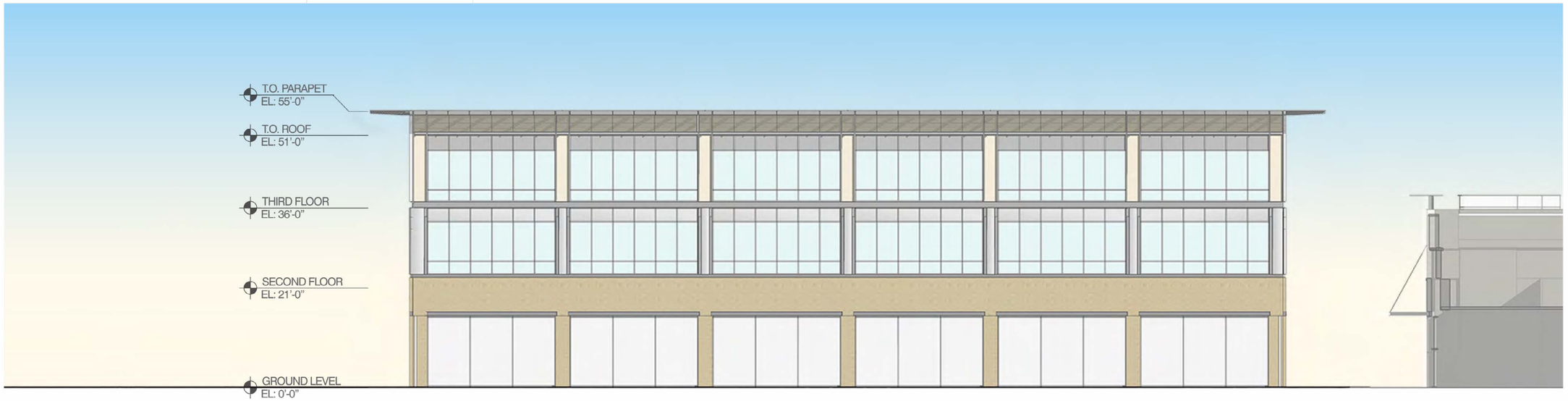
EVERGREEN COMMERCIAL REALTY

RENDERINGS

OFFICE 200
Pearland Town Center

NORTH ELEVATION



SOUTH ELEVATION

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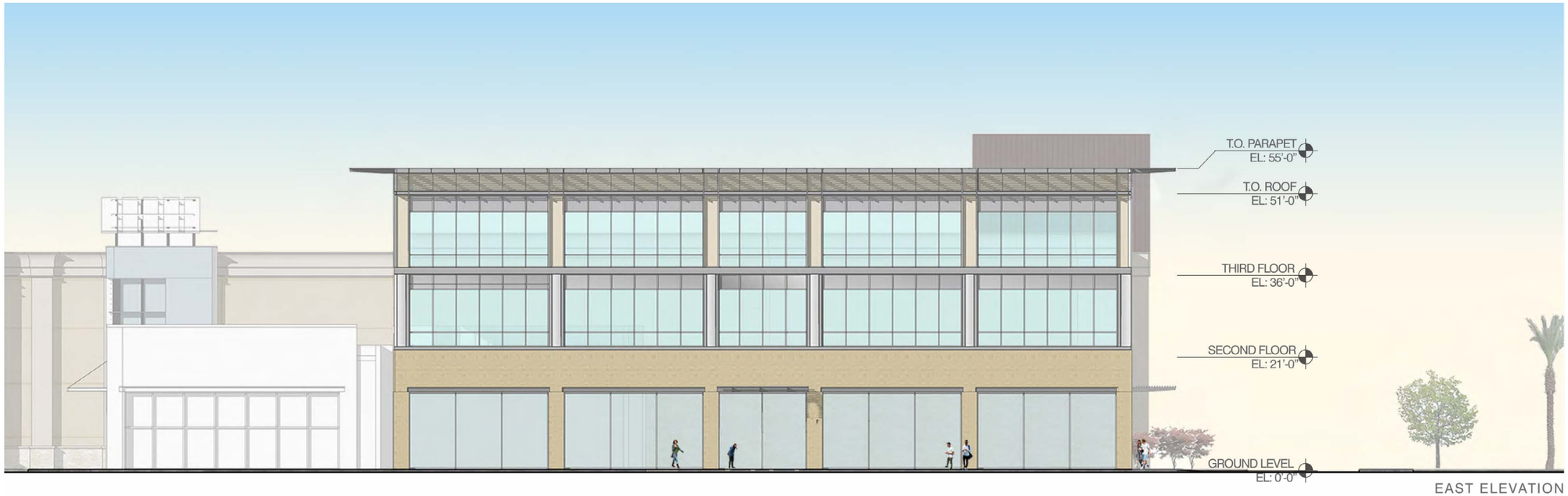
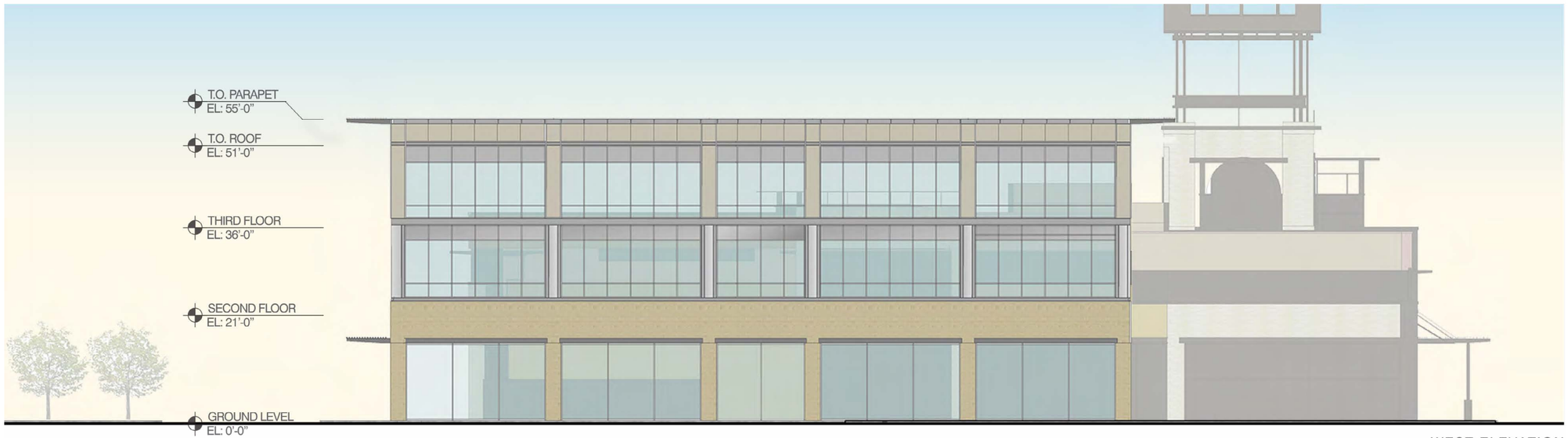
COMMERCIAL REALTY

RENDERINGS



EAST ELEVATION



WEST ELEVATION

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EVERGREEN COMMERCIAL REALTY

AERIAL VIEW

OFFICE 200
Pearland Town Center

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EVERGREEN COMMERCIAL REALTY

RETAIL AERIAL

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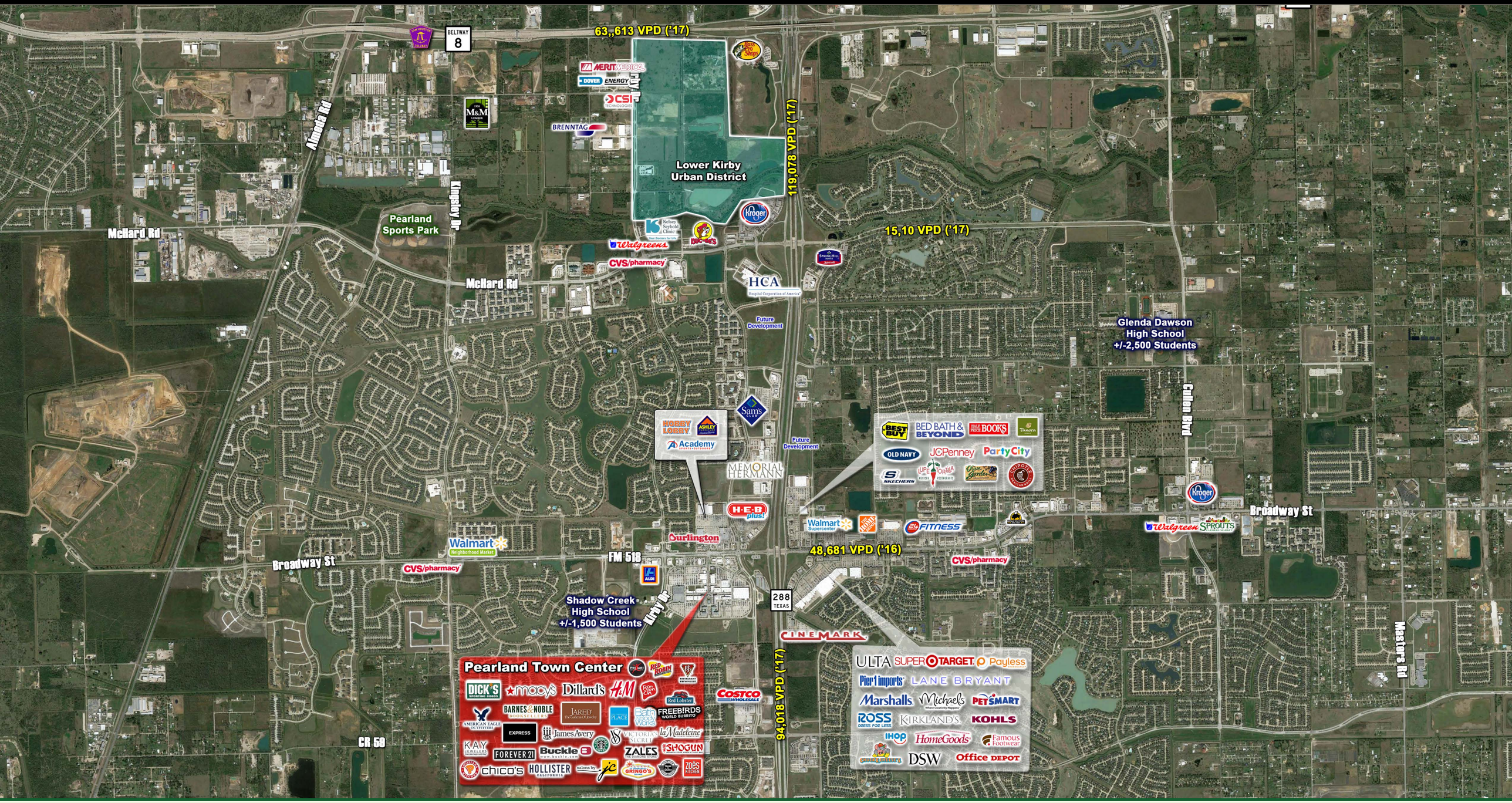
Pearland Town Center



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EVERGREEN COMMERCIAL REALTY

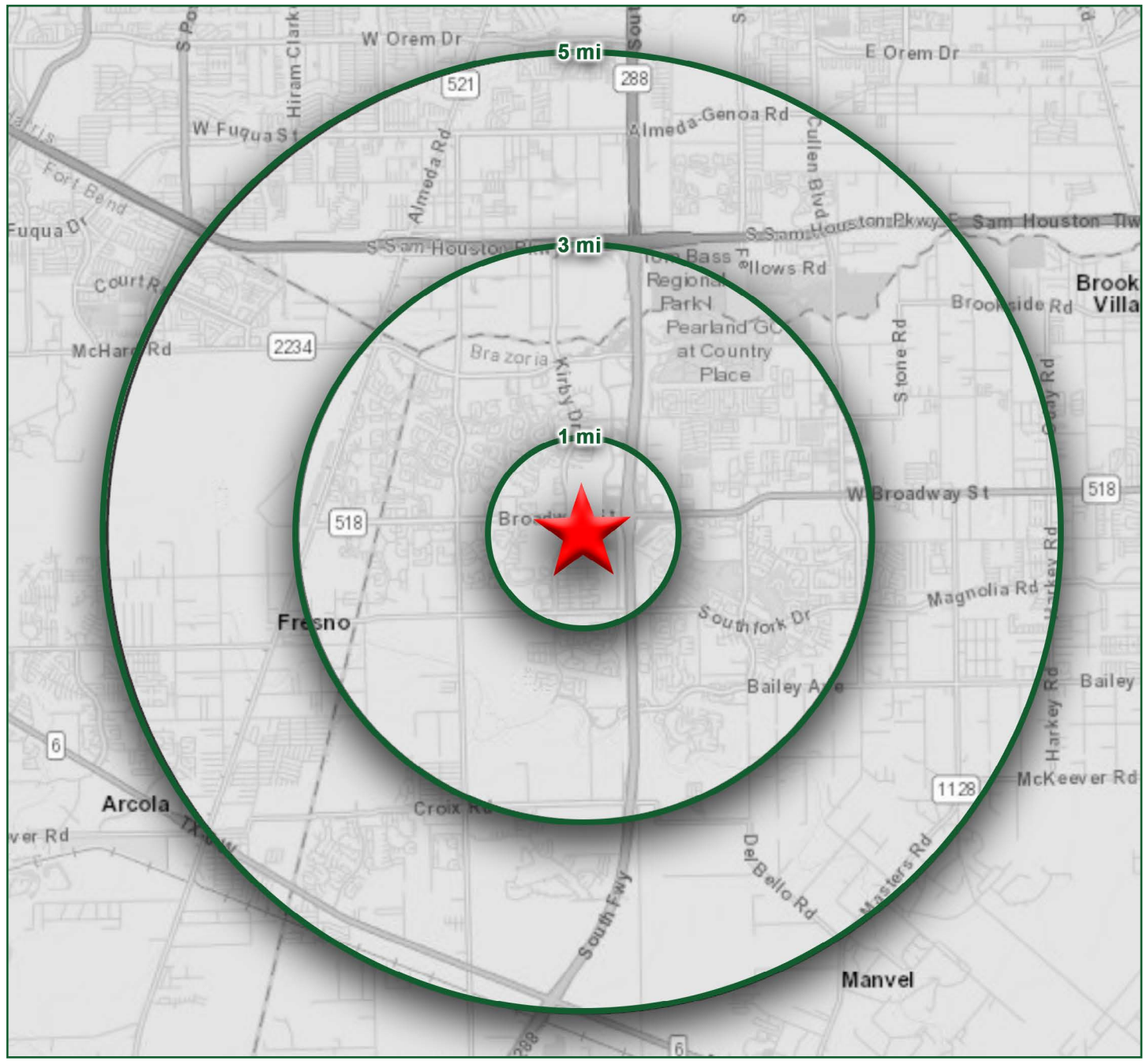
DEMOGRAPHICS

2018 TOTAL POPULATION (3 mi Radius)
75,505

2018 TOTAL HOUSEHOLDS (3 mi Radius)
25,612

2018 DAYTIME POPULATION (3 mi Radius)
58,266

2018 AVERAGE HH INCOME (3 mi Radius)
$138,863



	1 mile	3 miles	5 miles
Population Summary			
2018 Total Population	8,847	75,503	159,388
2023 Total Population	10,588	87,649	182,695
2018-2023 Annual Rate	3.66%	3.03%	2.77%
2018 Total Daytime Population	11,371	58,266	119,128
Workers	6,541	16,947	31,601
Residents	4,830	41,319	87,527
Household Summary			
2018 Households	2,804	25,612	51,940
2023 Households	3,364	29,710	59,500
2018-2023 Annual Rate	3.71%	3.01%	2.76%
Median Household Income			
2018	$123,424	$111,701	$84,134
2023	$132,167	$118,116	$93,082
Median Home Value			
2018	$314,675	$273,023	$204,375
2023	$346,084	$308,918	$243,478
Per Capita Income			
2018	$50,341	$47,106	$35,353
2023	$55,453	$51,723	$39,478
Median Age			
2010	32.6	34.1	31.9
2018	34.0	35.1	33.2
2023	33.1	34.9	33.2
2018 Population 25+ by Educational Attainment			
High School Graduate	7.5%	9.1%	15.3%
Some College, No Degree	14.9%	16.8%	20.0%
Associate Degree	8.5%	7.1%	6.4%
Bachelor's Degree	33.7%	33.7%	25.6%
Graduate/Professional Degree	29.8%	27.3%	18.4%
2018 Employed Population 16+ by Occupation			
Total	4,093	34,835	73,154
White Collar	83.9%	81.2%	71.1%
Services	7.2%	9.2%	14.0%
Blue Collar	8.9%	9.6%	15.0%
2018 Population by Race/Ethnicity			
Total	8,847	75,504	159,387
White Alone	35.4%	43.6%	40.1%
Black Alone	28.2%	24.6%	31.8%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	28.8%	23.1%	13.1%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	3.9%	4.8%	11.1%
Two or More Races	3.3%	3.4%	3.3%

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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.

EQUAL HOUSING OPPORTUNITY

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.

Evergreen Commercial Realty, LLC	540667	lgolden@evergreentx.com	7136643634
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lilly Golden	540667	lgolden@evergreentx.com	7136643634
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 _____