

▶ SILVERLAKE VILLAGE COLLECTION

10318 & 10322 Broadway St in Pearland, Texas 77584



PART OF A REGIONAL POWER CENTER WITH MANY SOUGHT-AFTER TENANTS

KOHL'S

Total Wine & MORE



Randall's

ROSS
DRESS FOR LESS

Michaels

Marshalls

HomeGoods

ULTA
beauty

Shadow Anchors



VEHICLES PER DAY

Hwy 288 north of FM 518 / Broadway St
Hwy 288 south of FM 518 / Broadway St
FM 518 / Broadway St east of Hwy 288
FM 518 / Broadway St west of Hwy 288

119,886

86,006

33,541

29,653

AVERAGE INCOME

1 Mile

3 Miles

5 Miles

\$118,001

\$156,670

\$142,694

POPULATION

1 Mile

3 Miles

5 Miles

14,222

84,267

172,400



John Clinkscates

713-693-1409

jclinkscates@frpltd.com



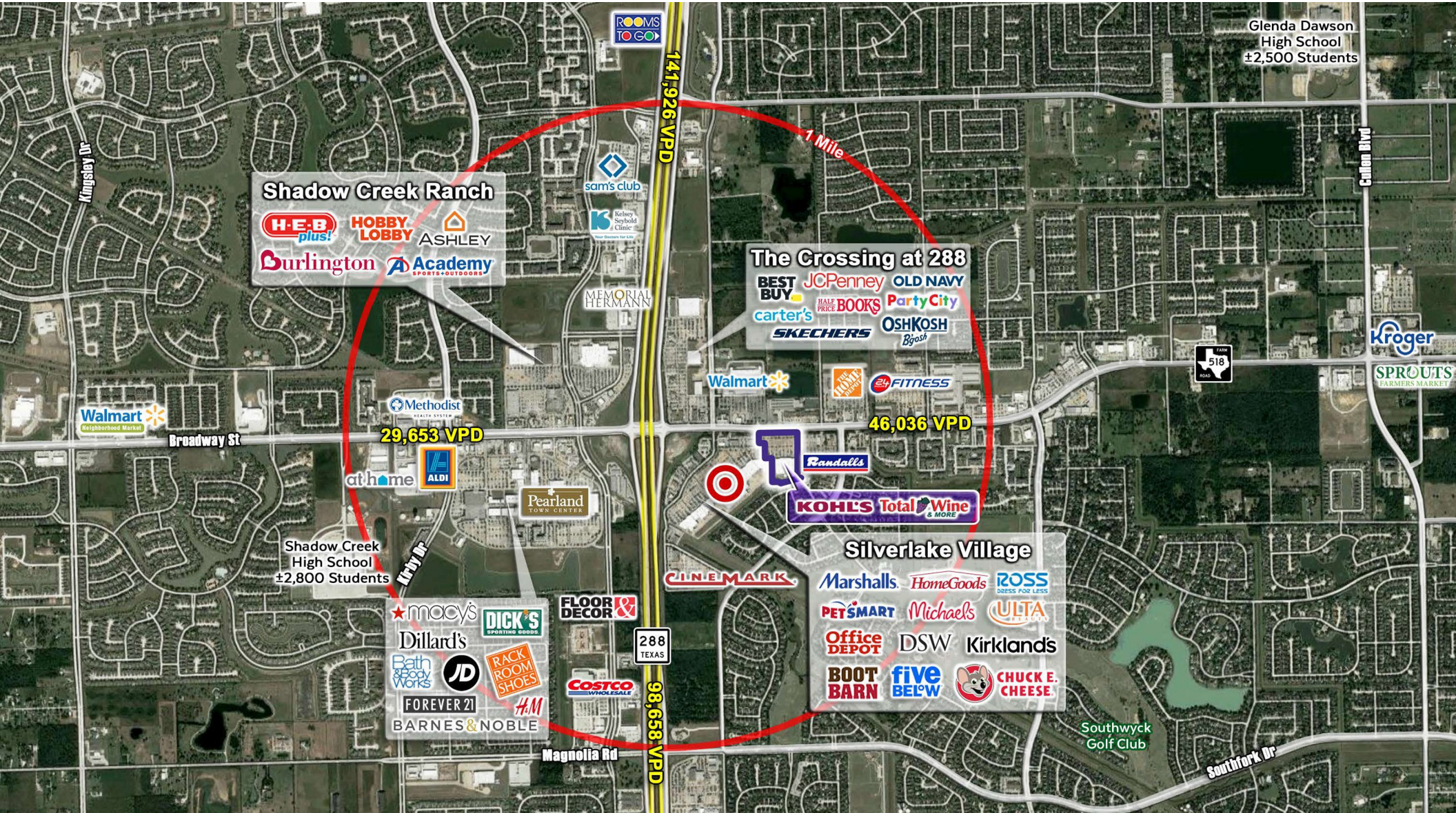
WWW.FRPLTD.COM

▶ SILVERLAKE VILLAGE COLLECTION

10318 & 10322 Broadway St in Pearland, Texas 77584



OVER 80,000 PEOPLE AND INCOME OVER \$150,000 WITHIN THREE MILES



John Clinkscales

713-693-1409

jclinkscales@frpltd.com



WWW.FRPLTD.COM

▶ SILVERLAKE VILLAGE COLLECTION

10318 & 10322 Broadway St in Pearland, Texas 77584



8,000 SF INLINE (PROPOSED) • 3,000 SF PAD (PROPOSED)



John Clinkscapes

713-693-1409

jclinkscapes@frpltd.com



WWW.FRPLTD.COM

SILVERLAKE VILLAGE COLLECTION

10318 & 10322 Broadway St in Pearland, Texas 77584



8,000 SF INLINE (PROPOSED) • 3,000 SF PAD (PROPOSED)

Tenant List

Tenant	Address	SF/Acres
A <input checked="" type="checkbox"/> Kohl's	10318 Broadway St	
B <input checked="" type="checkbox"/> Total Wine	10322 Broadway St	
1 <input type="checkbox"/> AVAILABLE	PROPOSED	8,000
2 <input type="checkbox"/> AVAILABLE	PROPOSED	3,000



AVAILABLE LEASE PENDING EXECUTED



John Clinkscates

713-693-1409

jclinkscates@frpltd.com



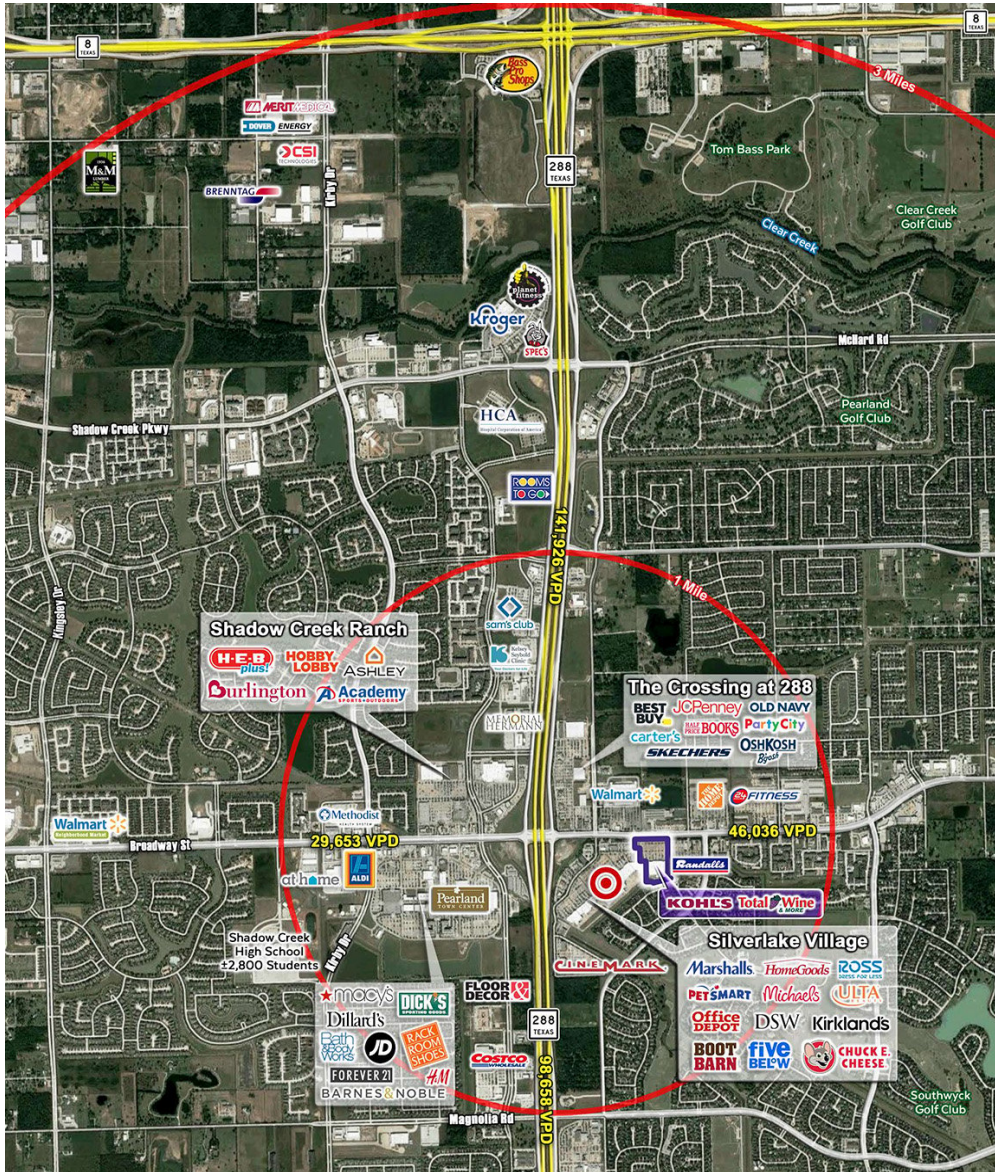
WWW.FRPLTD.COM

SILVERLAKE VILLAGE COLLECTION

10318 & 10322 Broadway St in Pearland, Texas 77584



FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/silverlake-village-kohls



Lat/Lon: 29.5555/-95.3862

Silverlake Village Pearland, TX 77584	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	14,222	84,267	172,400
2028 Projected Population	17,669	99,682	200,413
2020 Census Population	11,458	80,225	164,065
2010 Census Population	8,127	55,815	113,714
Projected Annual Growth 2023 to 2028	4.8%	3.7%	3.2%
Historical Annual Growth 2010 to 2023	5.8%	3.9%	4.0%
2023 Median Age	34.3	35.2	33.6
Households			
2023 Estimated Households	4,851	29,073	57,116
2028 Projected Households	6,137	34,959	67,132
2020 Census Households	3,935	27,652	54,778
2010 Census Households	2,830	19,101	37,553
Projected Annual Growth 2023 to 2028	5.3%	4.0%	3.5%
Historical Annual Growth 2010 to 2023	5.5%	4.0%	4.0%
Race and Ethnicity			
2023 Estimated White	31.5%	35.7%	29.9%
2023 Estimated Black or African American	33.8%	28.2%	32.9%
2023 Estimated Asian or Pacific Islander	21.9%	21.0%	13.4%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.7%
2023 Estimated Other Races	12.5%	14.7%	23.1%
2023 Estimated Hispanic	17.8%	20.3%	31.0%
Income			
2023 Estimated Average Household Income	\$118,001	\$156,670	\$142,694
2023 Estimated Median Household Income	\$142,201	\$136,658	\$117,712
2023 Estimated Per Capita Income	\$40,287	\$54,086	\$47,299
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.4%	5.1%
2023 Estimated Some High School (Grade Level 9 to 11)	1.6%	3.1%	4.6%
2023 Estimated High School Graduate	10.9%	11.4%	17.0%
2023 Estimated Some College	15.8%	18.0%	18.6%
2023 Estimated Associates Degree Only	5.7%	6.9%	7.5%
2023 Estimated Bachelors Degree Only	38.8%	33.4%	27.4%
2023 Estimated Graduate Degree	24.7%	24.8%	19.8%
Business			
2023 Estimated Total Businesses	992	3,731	6,123
2023 Estimated Total Employees	7,741	23,078	39,255
2023 Estimated Employee Population per Business	7.8	6.2	6.4
2023 Estimated Residential Population per Business	14.3	22.6	28.2



John Clinkscales

713-693-1409

jclinkscales@frpltd.com



WWW.FRPLTD.COM

▶ SILVERLAKE VILLAGE COLLECTION

10318 & 10322 Broadway St in Pearland, Texas 77584



INFORMATION ABOUT BROKERAGE SERVICES

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	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	



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



John Clinkscapes

713-693-1409

jclinkscapes@frpltd.com



WWW.FRPLTD.COM