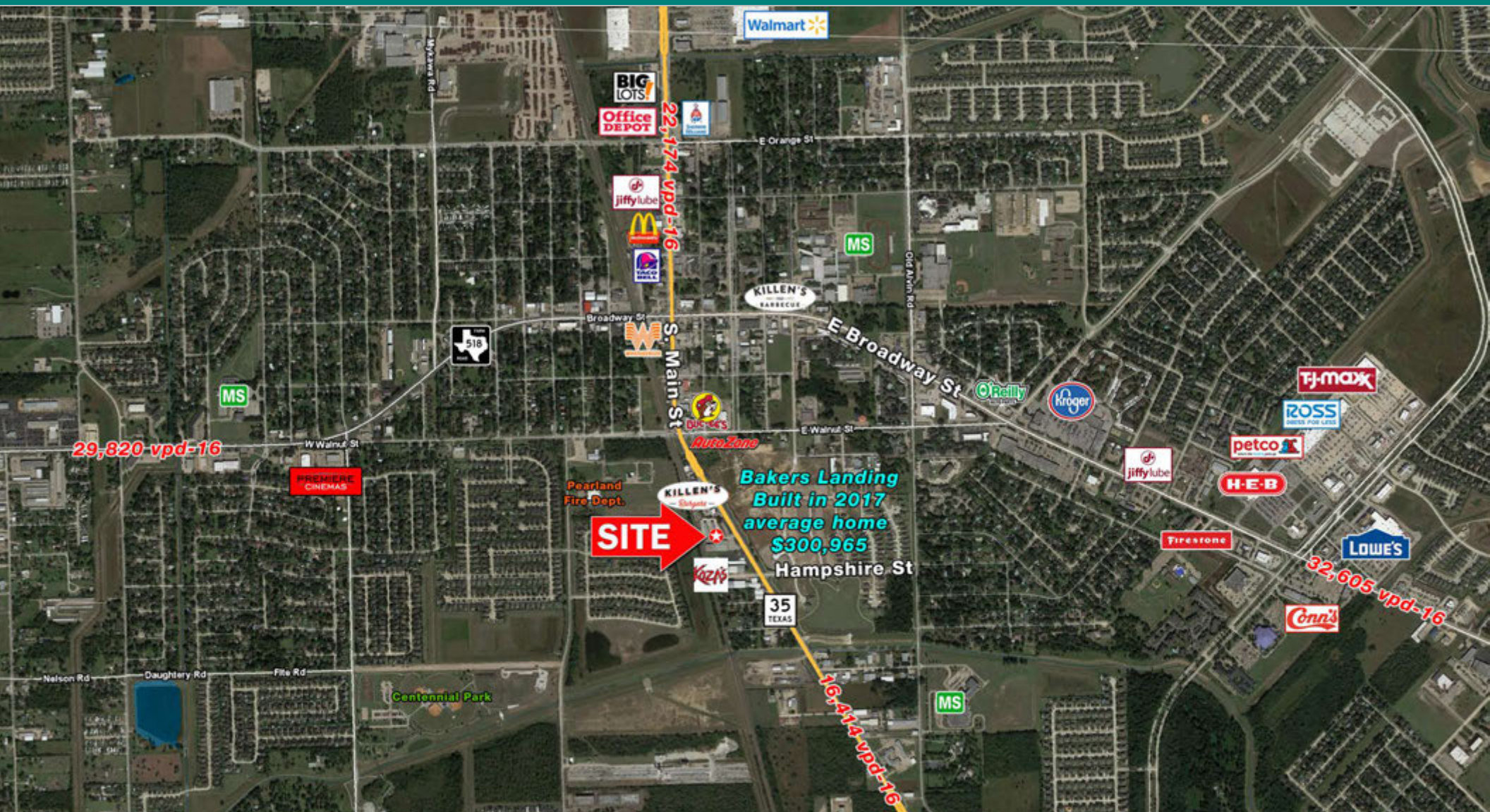


# +/- 26,000 SF OFFICE/WAREHOUSE ON 3.03 ACRES - PEARLAND

2814 South Main Street | Pearland, TX 77581



FOR MORE INFORMATION  
PLEASE CONTACT

Ryan Sweeney Managing Partner  
rsweeney@streetwiseland.com | 713.773.5514

Scott Gardner Partner  
sgardner@streetwiseland.com | 713.773.5554

streetwise  
LAND



## PROPERTY INFORMATION

## 2814 SOUTH MAIN STREET - PEARLAND



**FOR MORE INFORMATION  
PLEASE CONTACT**

**Ryan Sweeney** Managing Partner  
rsweeney@streetwiseland.com | 713.773.5514

**Scott Gardner** Partner  
sgardner@streetwiseretail.com | 713.773.5554

## PROPERTY HIGHLIGHTS

- Former McCoy's Building Supply
- Approximate 26,000 Office/Warehouse
- Two (2) lumber storage canopies (i) +/- 4,785 SF (ii) 4,092 SF
- Five (5) sliding warehouse doors, one (1) overhead door, no cranes
- Total land site: Approximately 3.03 stabilized acres
- Two curb cuts on Hwy 35 (Main Street)
- Backs up to railroad

**Property Size:** 3.03 AC

**Price:** \$1,575,000

**School District:** Pearland ISD

**Utilities:** City of Pearland

**Floodplain:** FEMA floodplain map available upon request

**Frontage:** +/- 450' on Main Street

**Restrictions:** Zoned Light Industrial - Variance requests can be submitted to the City of Pearland

Demographics	1 mile	3 miles	5 miles
Active Population	12,212	61,243	170,029
Average HH Income	\$83,641	\$102,218	\$96,481
Residential Count	4,351	20,641	55,366
Growth Since 2010 Census	45.86%	19.93%	18.21%



The map displays the city of Pearland, Texas, with major highways 288, 35, 16, and 8. A proposed 'SITE' is indicated by a red arrow pointing to a location near the intersection of Highway 35 and Highway 16. The map is overlaid with numerous commercial and service area icons, including Walmart, Target, HEB, Costco, and various retail stores. Traffic volume data is provided for several key roads, such as 98,872 vpd-16 on Highway 16 and 37,074 vpd-16 on Highway 16. The map also shows various educational institutions (ES, HS, MS) and other landmarks like the 'PEARLAND' label in the center.



# SURVEY

2814 SOUTH MAIN STREET - PEARLAND





## 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.

JP Retail Advisors LLC	9003881	info@streetwiseretail.com	713-595-9500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
V. Edward James	374627	ejames@streetwiseretail.com	713-595-9500
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