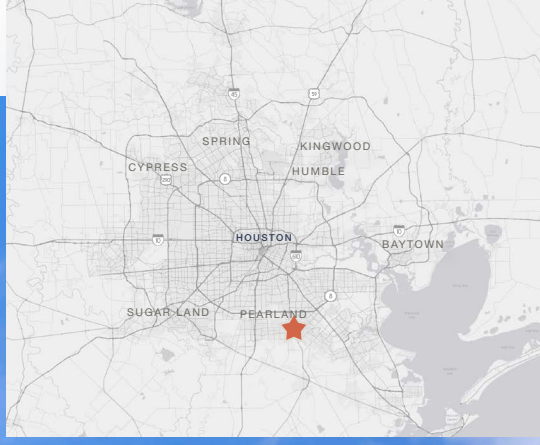
RETAIL FOR LEASE

Sherwood Village

3218 E BROADWAY ST, PEARLAND, TX 77581





BRUCE WALLACE
713-304-0751
bwallace@jolinkwallace.com

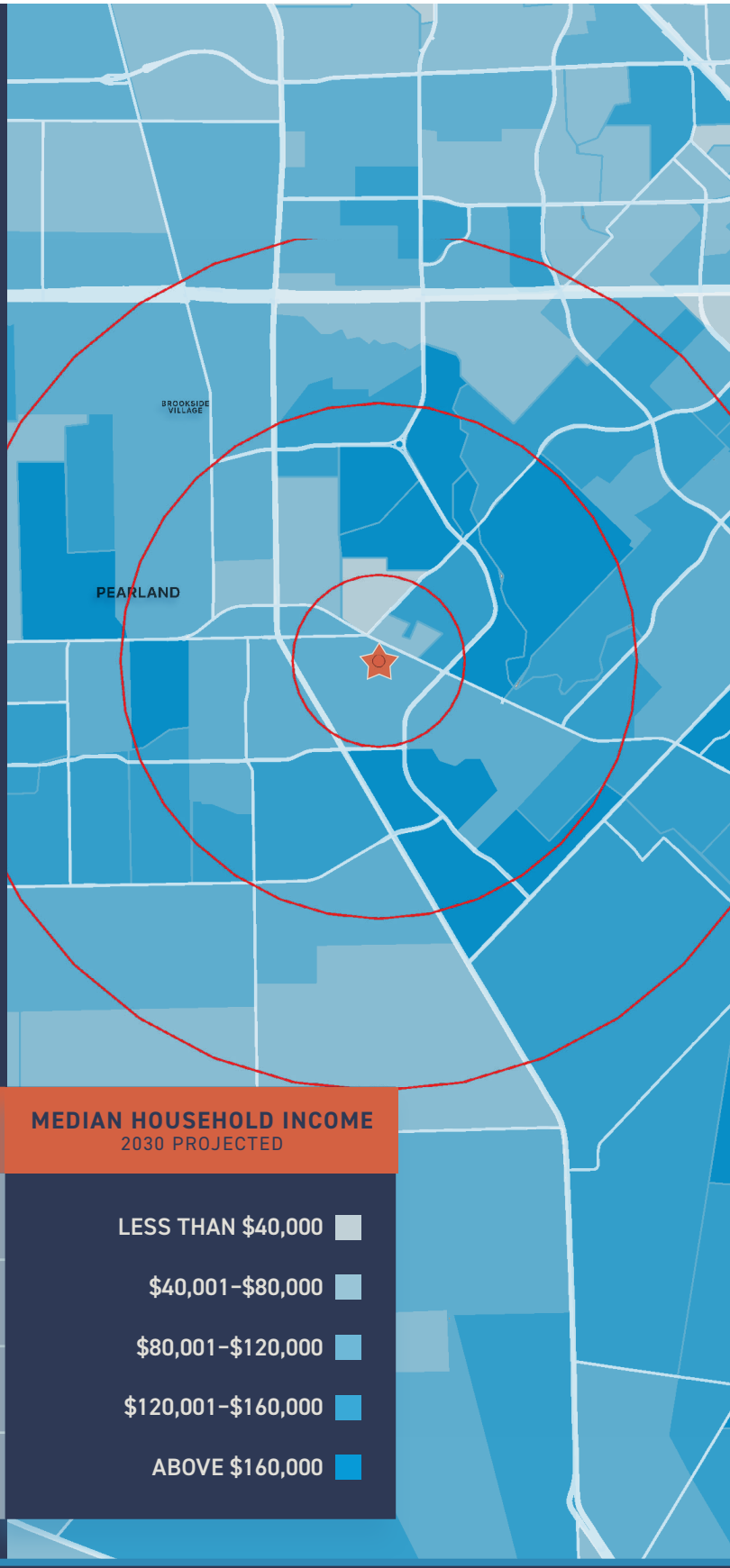
CLAY MEALY
713-324-8248
cmealy@jolinkwallace.com

JOLINK WALLACE

PROPERTY DESCRIPTION

Sherwood Village is a well-established retail center undergoing strategic redevelopment including facade improvements, fresh paint, monument sign modernization, and parking upgrades, offering excellent visibility and accessibility in this established retail district with opportunities for anchor tenant enhancement and optimization.

Located at 3218 E Broadway Street in Pearland, Texas, the property serves a trade area of over 180,000 people with average household incomes exceeding $120,000. Positioned on a high-traffic corridor with 24,690 vehicles per day, the center benefits from proximity to major retailers including H-E-B, Kroger, Lowe's, Ross Dress for Less, and popular dining options like Chick-fil-A, Starbucks, Popeyes, and Chipotle. Located in Pearland's tight retail submarket with limited vacancy, this is an attractive destination for both national and regional tenants looking to establish a store in the Pearland market.



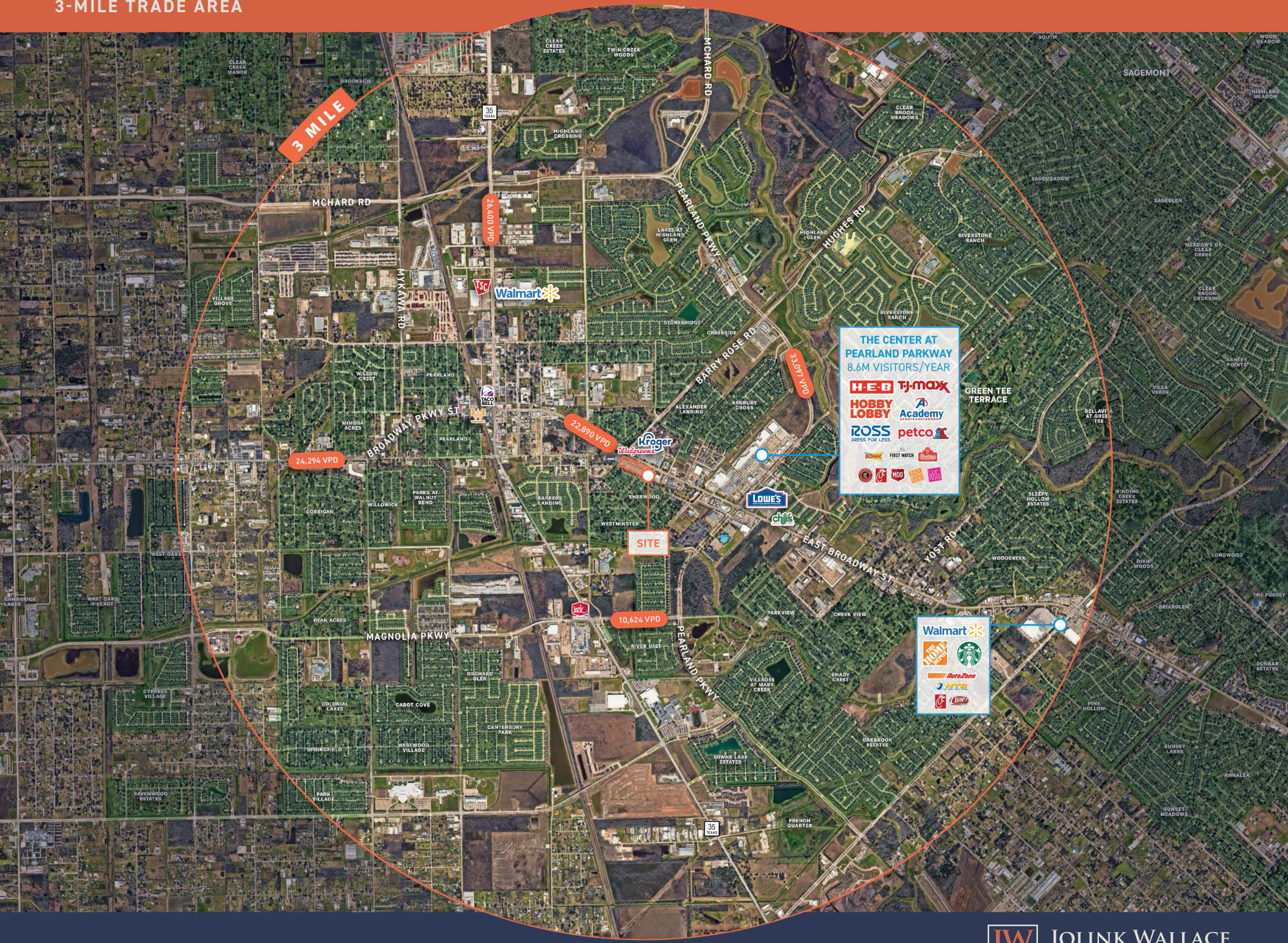
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,513	67,890	182,918
Daytime Population	14,927	57,161	148,749
Households	4,305	23,461	61,938
Average HH Income	$122,485	$142,221	$122,445

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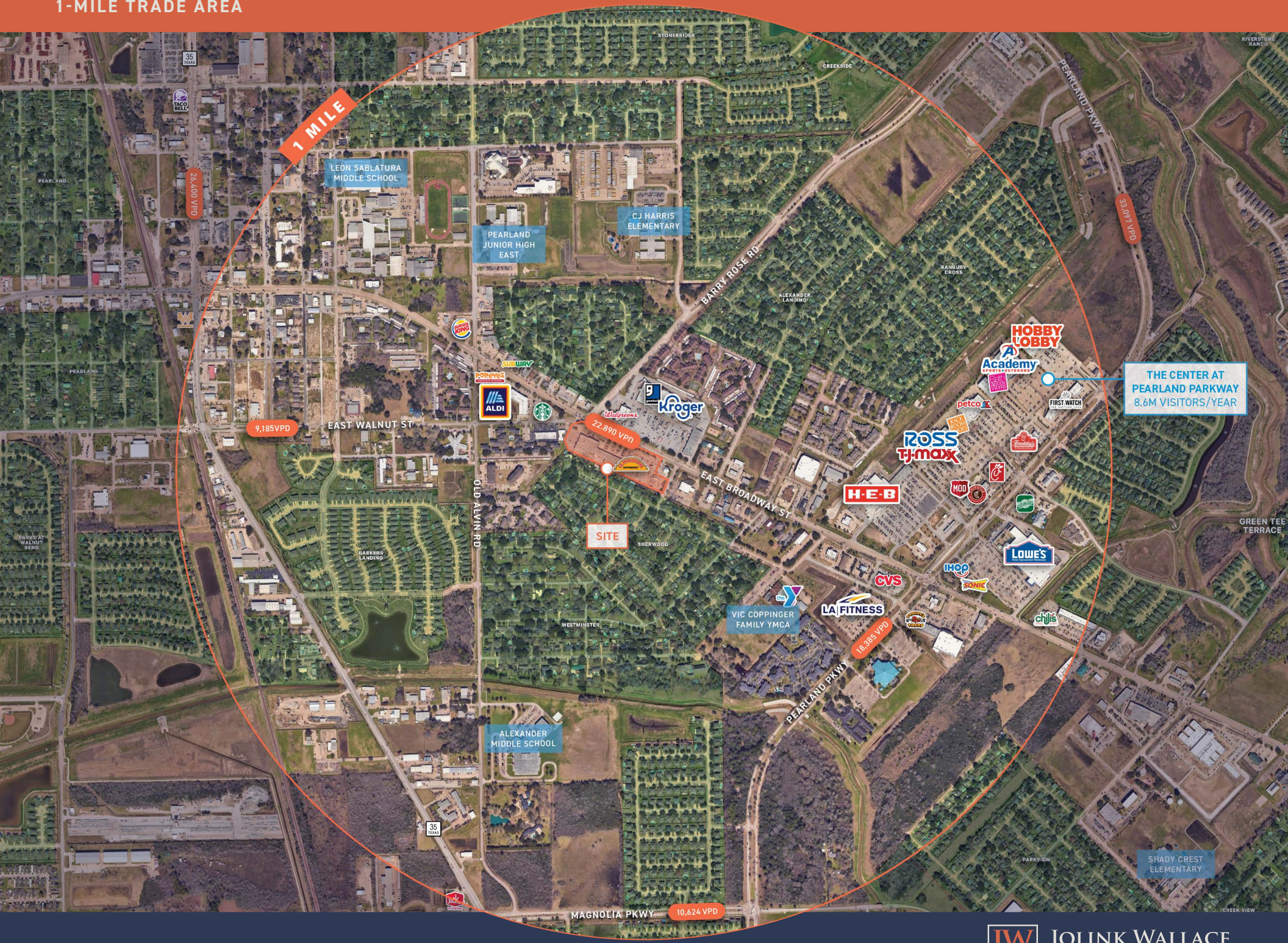
JOLINK WALLACE

3-MILE TRADE AREA



JOLINK WALLACE

1-MILE TRADE AREA



JOLINK WALLACE

3218 E Broadway St, Pearland, TX 77581

TENANT		SF
A	Jay Shaw Realty	5,198
B	Family Store Salvation Army	21,642
C	AVAILABLE	750
D	R&A Paint Supply	950
E	AVAILABLE	950
F	Thai Hands Massage	2,100

TENANT		SF
G	Diamond's Alterations	1,005
H	Security Finance	900
I	Serenity Nails	917
J	Texas State Optical	3,000
K	AVAILABLE	3,450
L	Thanh Phuong Chinese & Vietnamese Cuisine	2,648

TENANT		SF
M	Celaya Mexican Restaurant	3,580
N	KT Jewelry	2,470
O-1	La Michoacana	9,400
O-2	Forgotten Angels Resale Shop	5,020
P	Forgotten Angels Resale Shop	15.300









NEARBY RETAILERS

H-E-B · Kroger · Ross Dress for Less · Lowe's Home Improvement Warehouse · petco · MOD · SONIC

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cmealy@jolinkwallace.com

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11-2-2015

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.

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.

Jolink Wallace Interests, LLC	9004428	bwallace@jolinkwallace.com	713-878-3400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bruce Wallace	534608	bwallace@jolinkwallace.com	713-878-3400
Designated Broker of Firm	License No.	Email	Phone
Radkey Jolink	653873	rjolink@jolinkwallace.com	713-878-3400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone