



ORCHARD PLAZA

NEQ OF CULLEN PKWY & BROADWAY ST
8201 and 8209 Broadway Street Pearland, TX 77581



FOR LEASE

AVAILABLE SPACE
1,350 - 10,350 SF

RATE
Call for
Pricing

Lyle Coward
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281.445.0033

Gustavo Lopez
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Mtch Bowers
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PROPERTY HIGHLIGHTS

- Between the Shadow Creek Ranch area of Pearland to the west, and Old Pearland to the east, Orchard Plaza provides easy access to the entire Pearland market
- Family friendly tenant mix aligns with Pearland demographics
- Two Top 5 Rated Restaurants - Best in Pearland
- Located next to Kroger anchored shopping center and across from Sprouts
- Sits at doorstep to a host of high-traffic municipal facilities including City of Pearland Municipal Court, Police Department, Animal Shelter & Fire Station



AREA TRAFFIC GENERATORS



Mitch Bowers
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Gustavo Lopez
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DEMOGRAPHIC SNAPSHOT 2024



67,369
POPULATION
3- MILE RADIUS



152,784
AVG HH INCOME
3- MILE RADIUS



35,288
DAYTIME POPULATION
3- MILE RADIUS



TRAFFIC COUNTS
Broadway Street 27,624 VPD
Cullen Blvd 16,401 VPD
COSTAR 2022

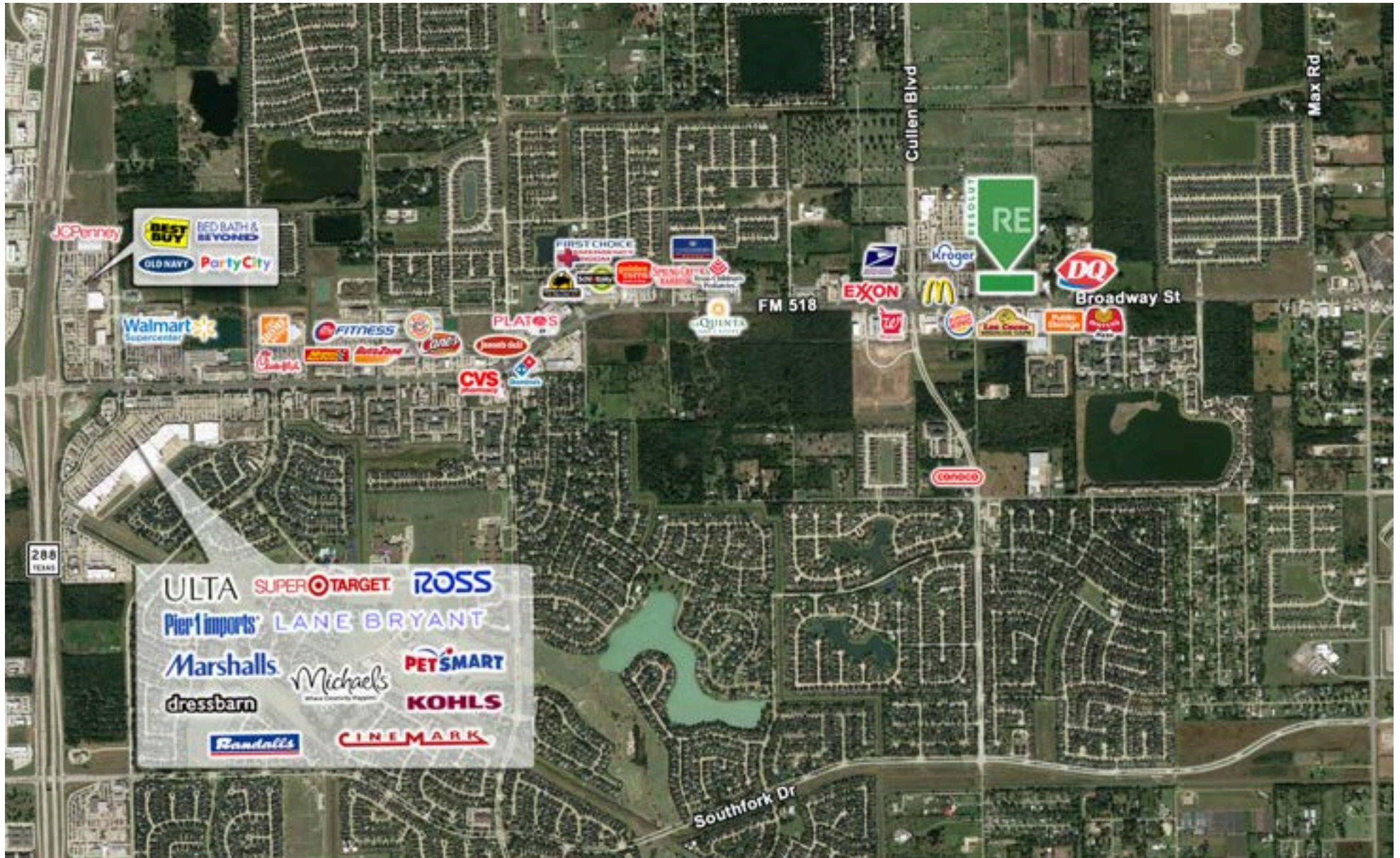




**OTHER ORCHARD PLAZA
TENANTS INCLUDE:**

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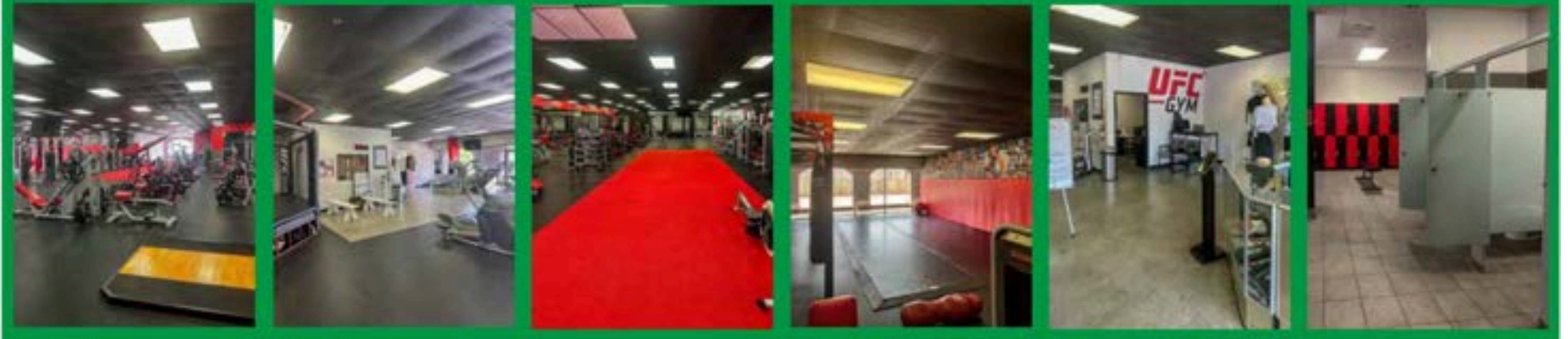
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STE 1-181 - 9,000 SF

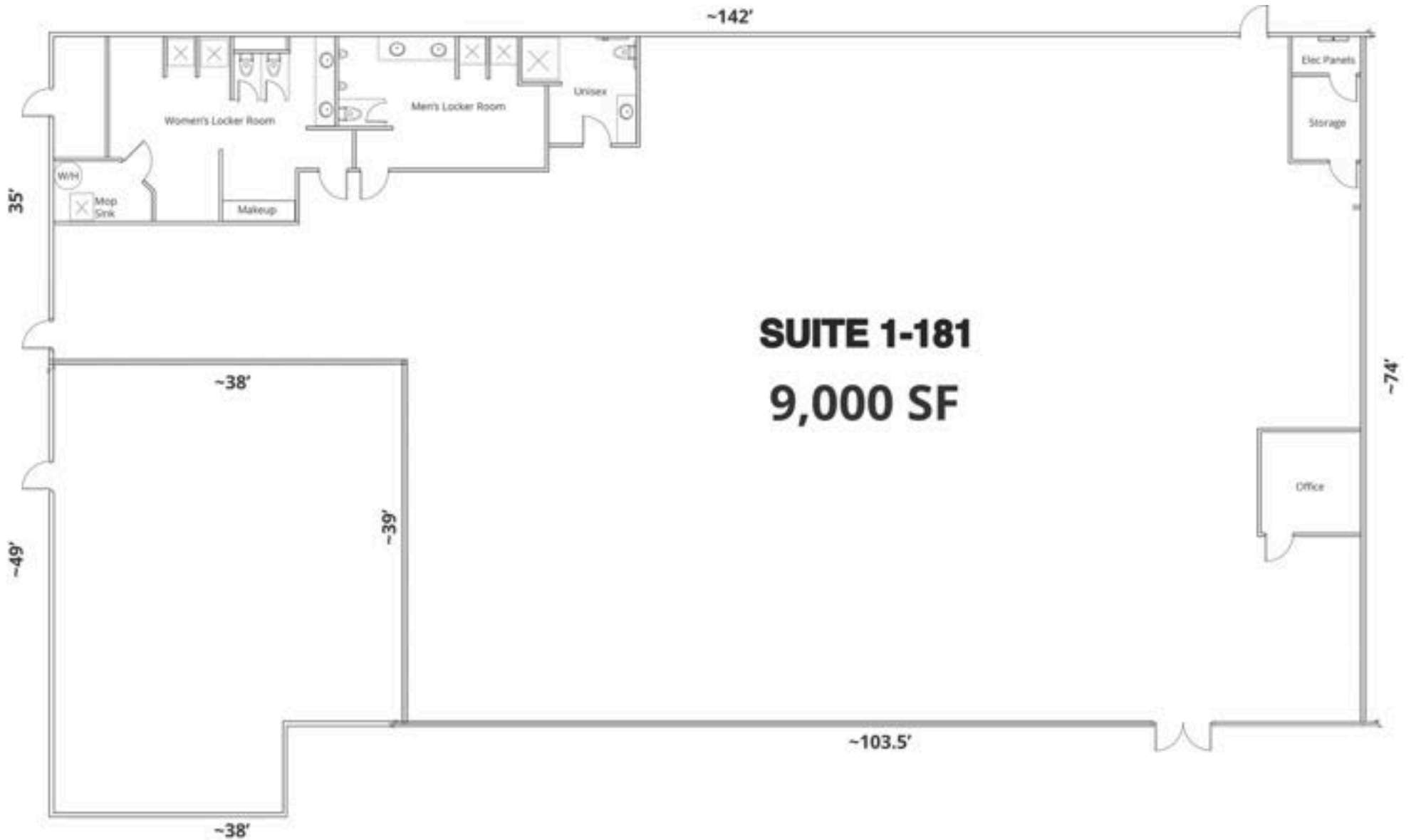
RETAIL FOR LEASE

- Up to 10,350 SF available
- 2nd generation gym space complete with showers in locker rooms





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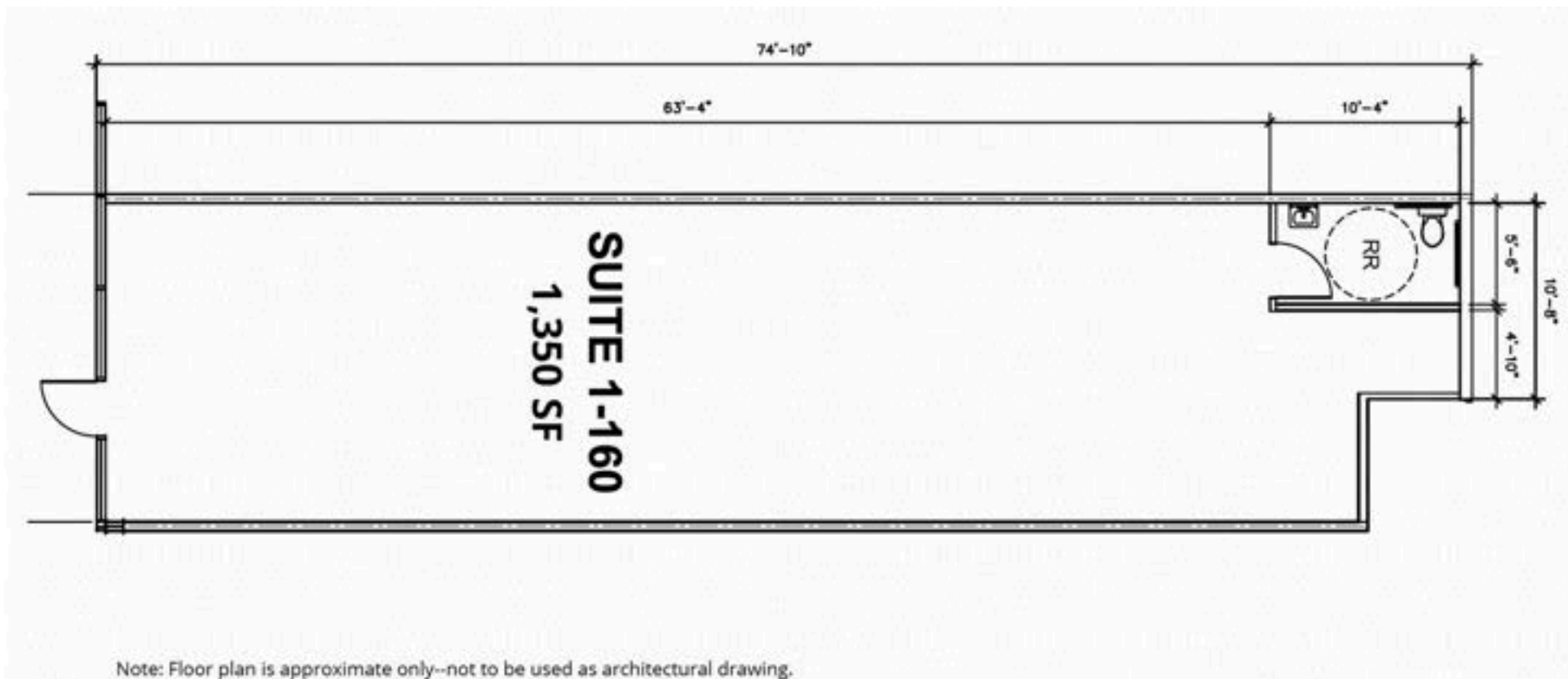


STE 1-160 -1,350 SF

RETAIL FOR LEASE

- **1,350 SF between UFC Gym and The Art of Liquor**
- **White box space with new HVAC, plumbing and electrical**

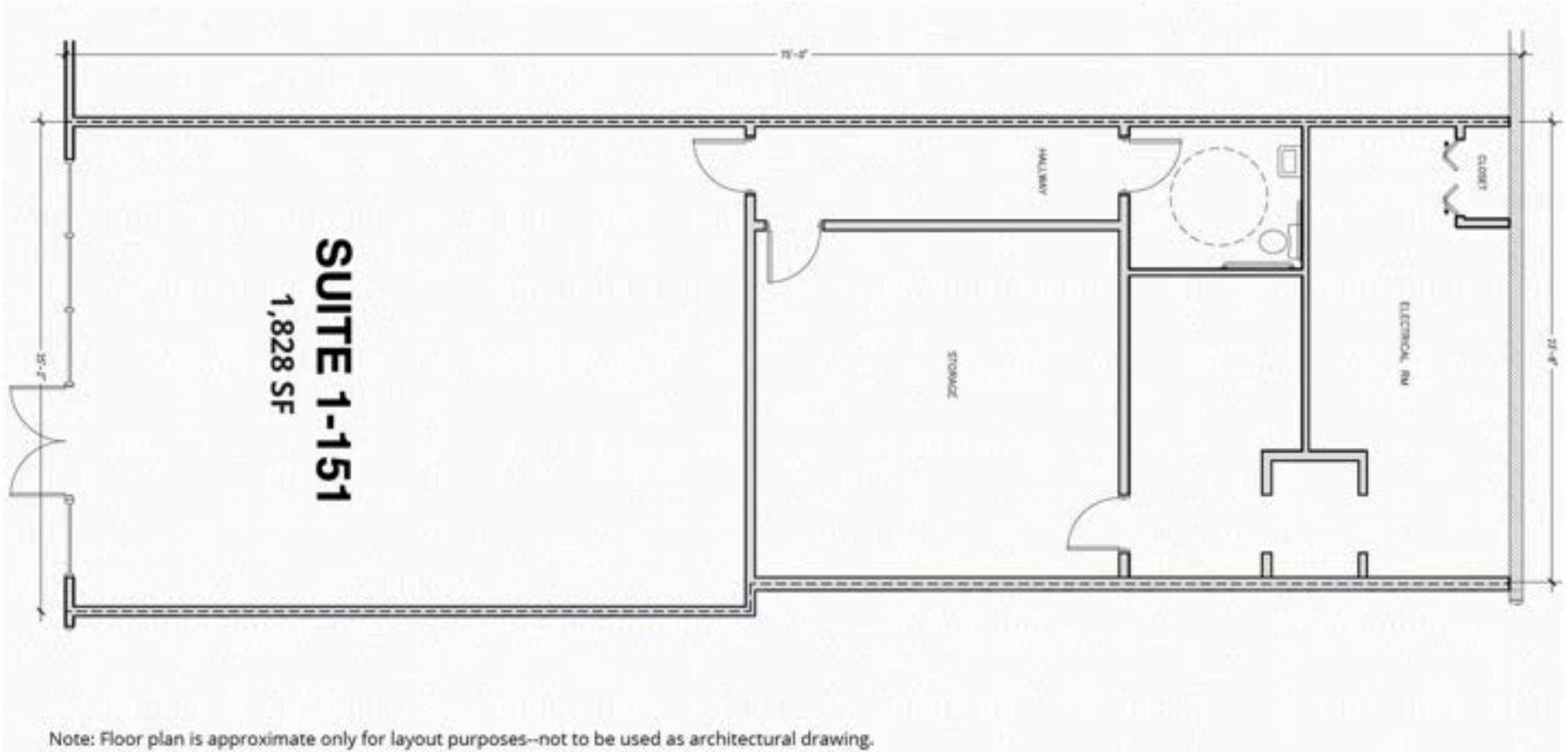




AVAILABLE**STE 1-151 -1,828 SF****RETAIL FOR LEASE**

- **1,828 SF next to Caribbean Spice**
- **Second generation retail space**
- **Prominent visibility with raised fascia providing excellent signage opportunity**







STE 1-143 - 1,500 SF

RETAIL FOR LEASE

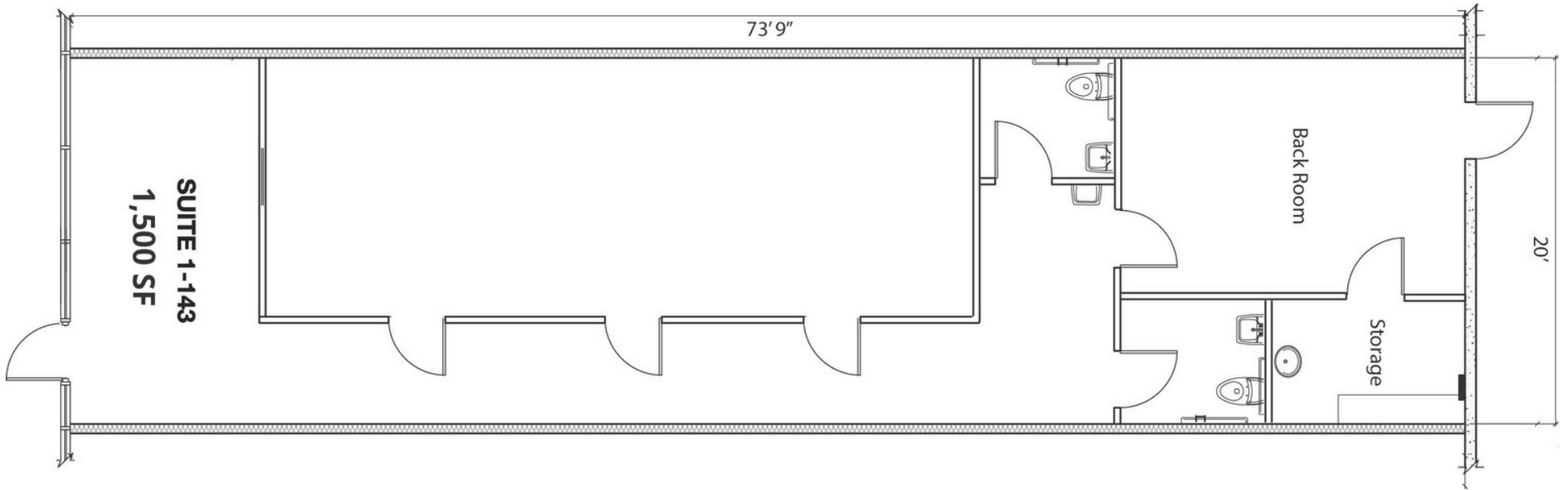
1,500 SF between Edible Arrangements and ES Beauty

Second generation retail space with concrete floor





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Information About Brokerage Services

11-2-2015

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.

<u>Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"</u> <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	<u>603091 OR 9003193</u> <small>License No.</small>	<u>leads@resolutre.com</u> <small>Email</small>	<u>512-474-5557</u> <small>Phone</small>
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Buyer/Tenant/Seller/Landlord Initials

Date