SILVERLAKE PEARLAND

9721 West Broadway Street, Pearland, TX 77584



FOR LEASE

AVAILABLE

SUITE 113: 6,000 SF (2ND GEN RESTAURANT)
SUITE 107: 1,002 SF
SUITE 103: 1,100 SF (2ND GEN RESTAURANT)

RATE

Call for Pricing

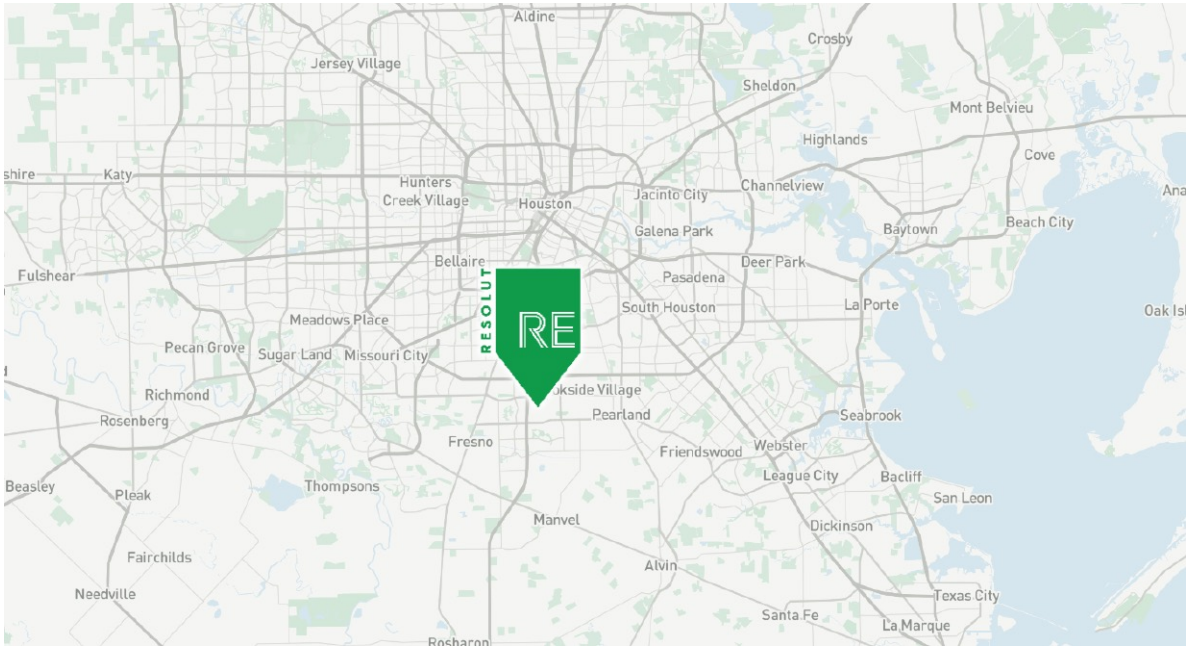
Safin Momin
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281.445.0033

Saniff Sunesara
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PROPERTY HIGHLIGHTS

- Two 2nd gen restaurants and one retail space available
- Nearby national traffic drivers: Home Depot (0.6 mi), Walmart (0.7 mi), Target (0.8 mi), Kohl's, 24-hour fitness, and CVS
- Minutes from Pearland Town Center and SH-288
- High-income trade area: the median household income is well above the national median
- Dense retail corridor with a strong concentration of fast-food and quick-service restaurants nearby



AREA TRAFFIC GENERATORS

Safin Momin
smomin@resolutre.com | 281.445.0033

Saniff Sunesara
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DEMOGRAPHIC SNAPSHOT 2026

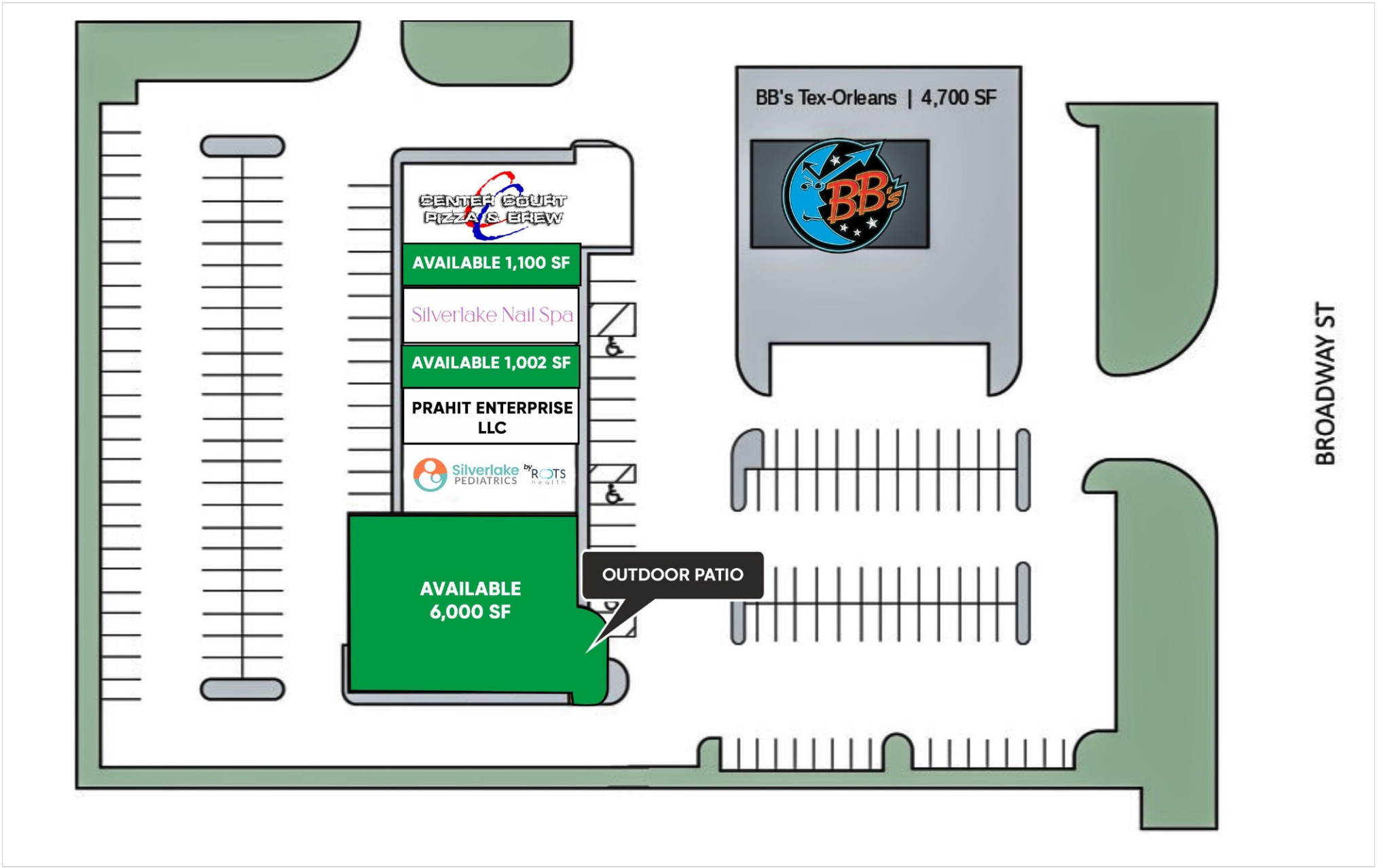
78,504
POPULATION
3-MILE RADIUS

$156,888
AVG HH INCOME
3-MILE RADIUS

71,331
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
West Broadway Street: 8,689 VPD
FM 518: 40,606 VPD
(TxDOT local 2022 · TxDOT highway 2025)

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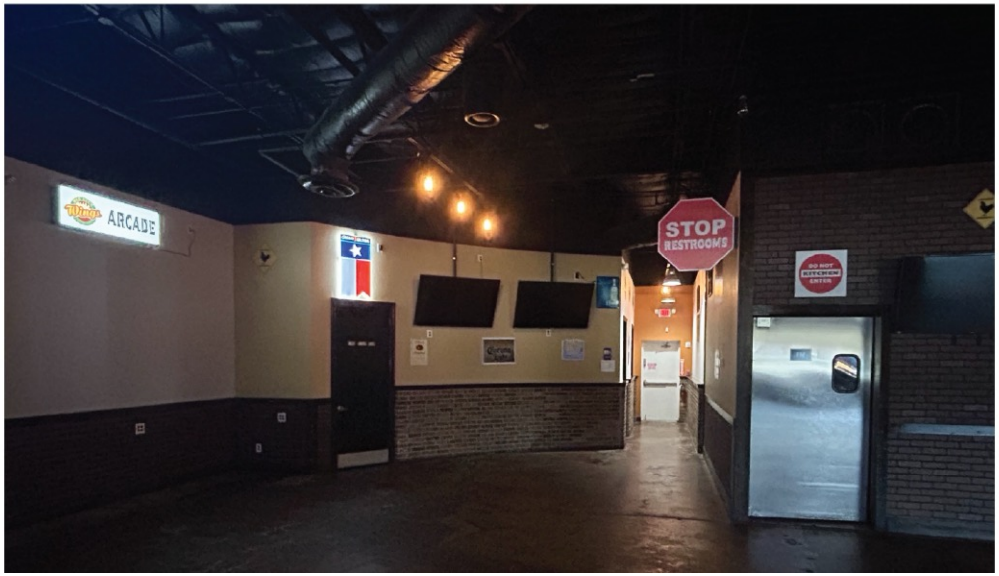
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SUITE 113: 6,000 SF (2ND GEN RESTAURANT) INTERIOR









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SALES DATA

12-MONTH DATA

CVS Pharmacy
$14.864M · #2,571 / 7,563
66th PERCENTILE NATIONALLY

Raising Cane's
$6.872M · #187 / 850
78th PERCENTILE NATIONALLY

Starbucks
$4.155M · #1,553 / 11,947
87th PERCENTILE NATIONALLY

AutoZone
$3.464M · #1,157 / 6,090
81st PERCENTILE NATIONALLY

Jason's Deli
$3.283M · #55 / 228
76th PERCENTILE NATIONALLY

Plato's Closet
$1.513M · #128 / 442
71st PERCENTILE NATIONALLY

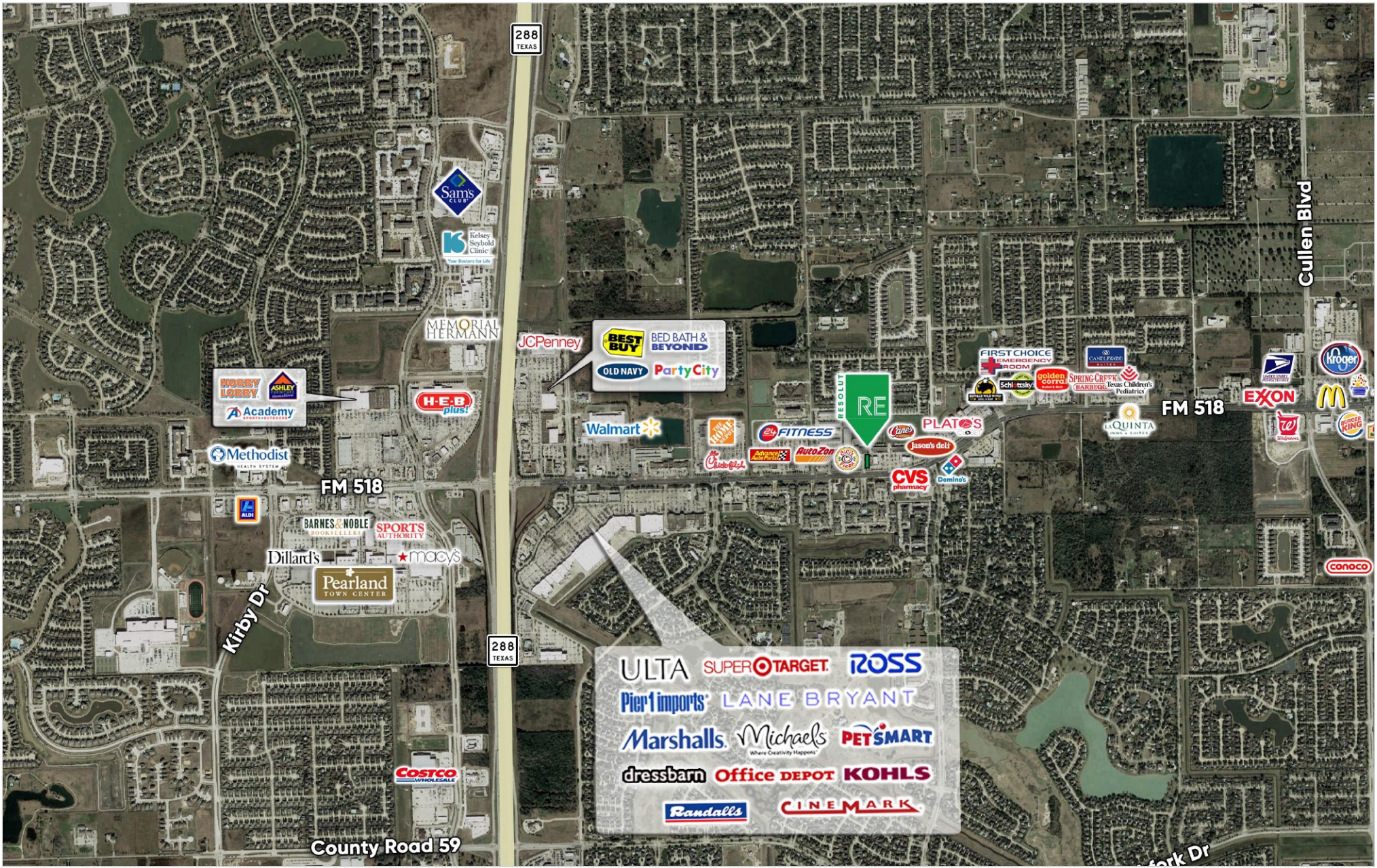
Domino's Pizza
$1.499M · #2,150 / 6,934
69th PERCENTILE NATIONALLY

Jersey Mike's
$1.34M · #1,195 / 2,915
59th PERCENTILE NATIONALLY

Relies on data provided by CenterCheck.

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11-03-2025

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 on about the property or transaction received by the broker;
- Answer the client's ques ons and present any offer to or counter-offer from the client; and
- Treat all par es to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	**603091 OR 9003193**	**leads@resolutre.com**	**512-474-5557**
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	**459263 OR 438039**	**leads@resolutre.com**	**512-474-5557**
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	**459263 OR 438039**	**leads@resolutre.com**	**512-474-5557**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord Initials Date

Information available at www.trec.texas.gov