

► SILVERLAKE VILLAGE

SE Corner of FM 518 @ Highway 288 in Pearland, Texas 77584



REGIONAL POWER CENTER WITH MANY SOUGHT-AFTER TENANTS

HomeGoods

BOOT BARN

ROSS
DRESS FOR LESS

Marshall's

five
BEL'W

PET SMART

Michael's

ULTA
BEAUTY

DSW
DESIGNER SHOE WAREHOUSE



Randalls

KOHL'S

Total Wine
& MORE

Shadow Anchors



VEHICLES PER DAY

Hwy 288 north of FM 518 / Broadway St	141,926
Hwy 288 south of FM 518 / Broadway St	98,658
FM 518 / Broadway St east of Hwy 288	46,036
FM 518 / Broadway St west of Hwy 288	29,653

AVERAGE INCOME

1 Mile	\$128,710
3 Miles	\$153,946
5 Miles	\$138,327

POPULATION

1 Mile	12,536
3 Miles	82,853
5 Miles	169,370



John Clinkscales

713-693-1409

jclinkscales@frpltd.com



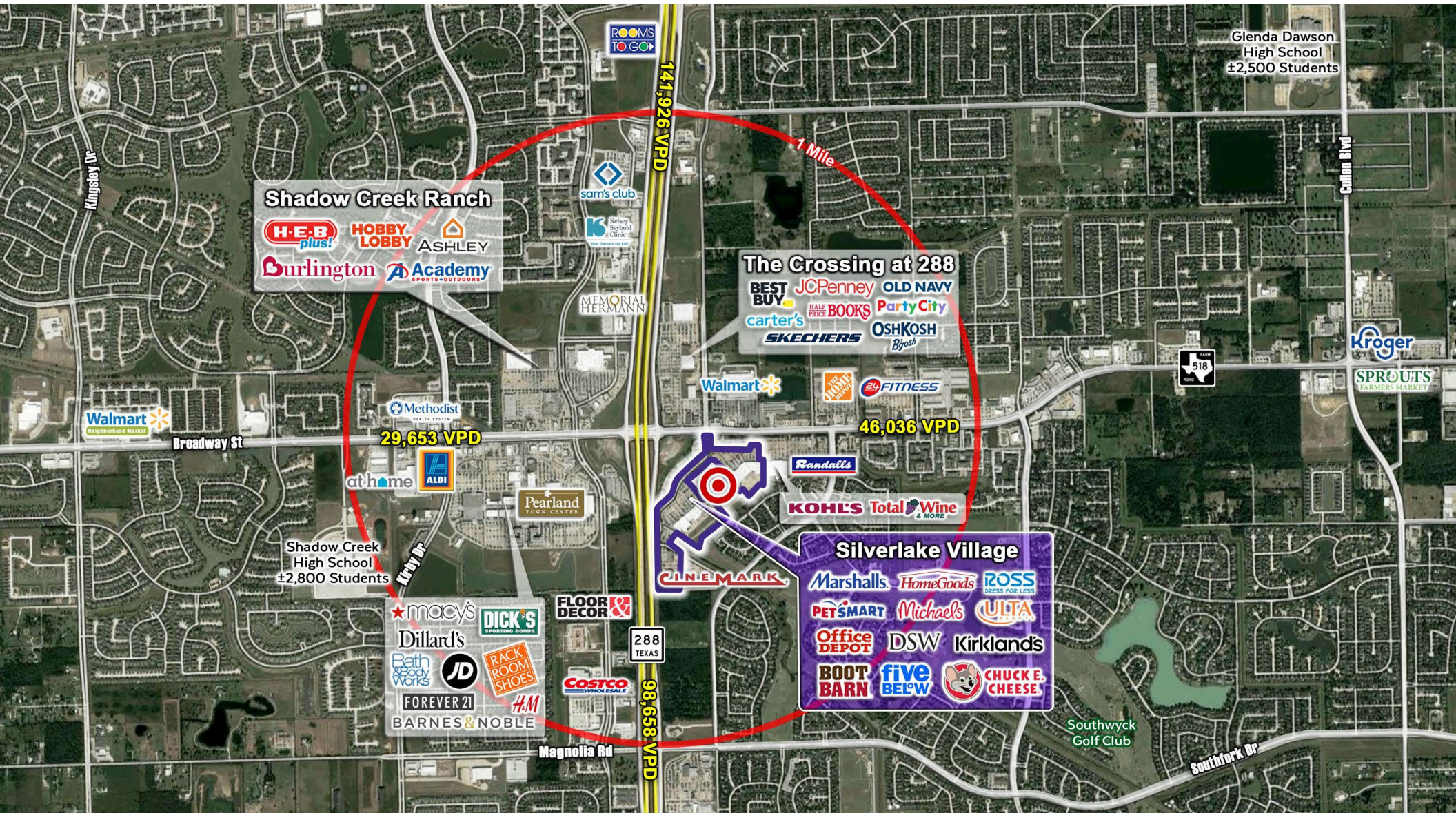
WWW.FRPLTD.COM

► SILVERLAKE VILLAGE

SE Corner of FM 518 @ Highway 288 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

SE Corner of FM 518 @ Highway 288 in Pearland, Texas 77584



6,000 SF • 2,804 SF • 1,500 SF



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



John Clinkscales

713-693-1409

jclinkscales@frpltd.com



WWW.FRPLTD.COM


























► SILVERLAKE VILLAGE

SE Corner of FM 518 @ Highway 288 in Pearland, Texas 77584



6,000 SF • 2,804 SF • 1,500 SF

Tenant List

	Tenant	Address	SF/Acres
A	 HomeGoods	10402 Broadway St	
B	 Boot Barn	5785 Hwy 6	
C	 Ross Dress For Less	5754 Hwy 6	
D	 Marshalls	5752 Hwy 6	
E	 Five Below	5754 Hwy 6	
F	 PetSmart	5740 Hwy 6	
G	 Michaels	5732 Hwy 6	
H	 Ulta Beauty	5402 Hwy 6	
I	 DSW	5762 Hwy 6	
1	 King Nails Spa	10416 Broadway St	
2	 AVAILABLE	3101 Silverlake Village Dr	2,804
3	 Bath & Body Works	3105 Silverlake Village Dr	
4	 Lane Bryant	3109 Silverlake Village Dr	
5	 Chuck E. Cheese	3141 Silverlake Village Dr	
6	 Kirkland's	3143 Silverlake Village Dr	
7	 Aqua Tots	3145 Silverlake Village Dr #104	
8	 US Army	3145 Silverlake Village Dr #108	
9	 The Monk's Indian Bistro	3145 Silverlake Village Dr #112	
10	 Vie Nails Spa	3149 Silverlake Village Dr #104	
11	 Marble Slab Creamery	3149 Silverlake Village Dr #108	
12	 AVAILABLE	3149 Silverlake Village Dr #112	1,500
13	 US Marines	3149 Silverlake Village Dr #116	
14	 AVAILABLE	3149 Silverlake Village Dr #120	6,000
15	 Sams Boat	3239 Silverlake Village Dr	
16	 Saltgrass Steak House	3251 Silverlake Village Dr	



 AVAILABLE  LEASE PENDING  EXECUTED



John Clinkscates

713-693-1409

jclinkscates@frpltd.com



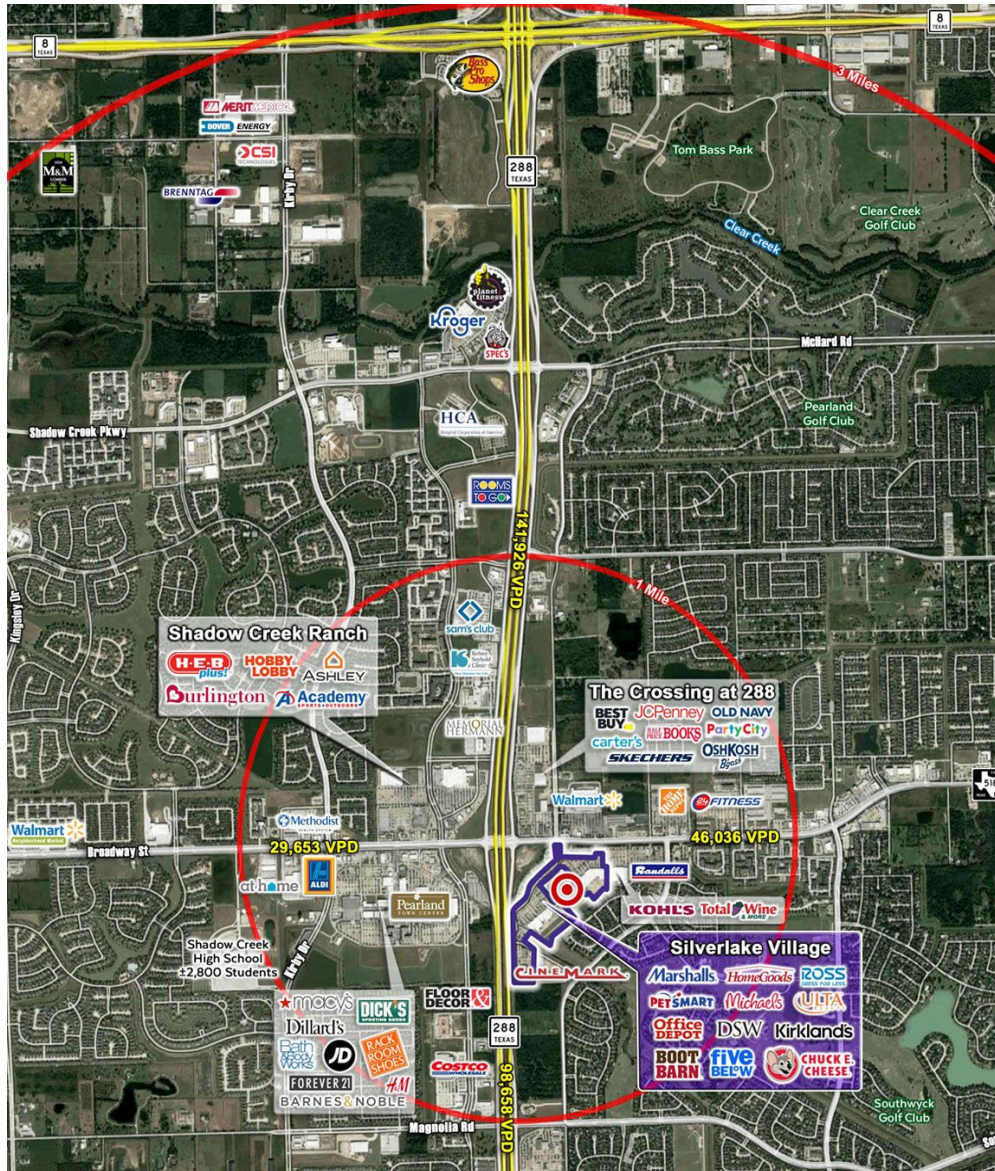
WWW.FRPLTD.COM

► SILVERLAKE VILLAGE

SE Corner of FM 518 @ Highway 288 in Pearland, Texas 77584



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



Lat/Lon: 29.5555/-95.3862

Silverlake Village	1 mi radius	3 mi radius	5 mi radius
Pearland, TX 77584			
Population			
2023 Estimated Population	12,536	82,853	169,370
2028 Projected Population	12,974	88,675	185,503
2020 Census Population	11,458	80,225	164,065
2010 Census Population	8,127	55,815	113,714
Projected Annual Growth 2023 to 2028	0.7%	1.4%	1.9%
Historical Annual Growth 2010 to 2023	4.2%	3.7%	3.8%
2023 Median Age	33.4	34.6	33.2
Households			
2023 Estimated Households	4,351	28,710	57,104
2028 Projected Households	4,603	31,455	63,703
2020 Census Households	3,935	27,652	54,778
2010 Census Households	2,830	19,101	37,553
Projected Annual Growth 2023 to 2028	1.2%	1.9%	2.3%
Historical Annual Growth 2010 to 2023	4.1%	3.9%	4.0%
Race and Ethnicity			
2023 Estimated White	30.9%	34.3%	29.7%
2023 Estimated Black or African American	31.2%	28.1%	32.6%
2023 Estimated Asian or Pacific Islander	22.1%	20.6%	13.5%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.8%
2023 Estimated Other Races	15.5%	16.7%	23.4%
2023 Estimated Hispanic	18.2%	20.1%	30.1%
Income			
2023 Estimated Average Household Income	\$128,710	\$153,946	\$138,327
2023 Estimated Median Household Income	\$141,683	\$134,819	\$115,317
2023 Estimated Per Capita Income	\$44,714	\$53,380	\$46,663
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.3%	5.2%
2023 Estimated Some High School (Grade Level 9 to 11)	1.5%	3.2%	4.7%
2023 Estimated High School Graduate	9.6%	11.3%	17.1%
2023 Estimated Some College	15.5%	18.1%	19.0%
2023 Estimated Associates Degree Only	5.8%	7.0%	7.5%
2023 Estimated Bachelors Degree Only	38.2%	33.3%	27.1%
2023 Estimated Graduate Degree	26.8%	24.8%	19.5%
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	12.6	22.2	27.7



John Clinkscales

713-693-1409
jclinkscales@frpltd.com



WWW.FRPLTD.COM



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	



John Clinkscales

713-693-1409

jclinkscales@frpltd.com



WWW.FRPLTD.COM

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