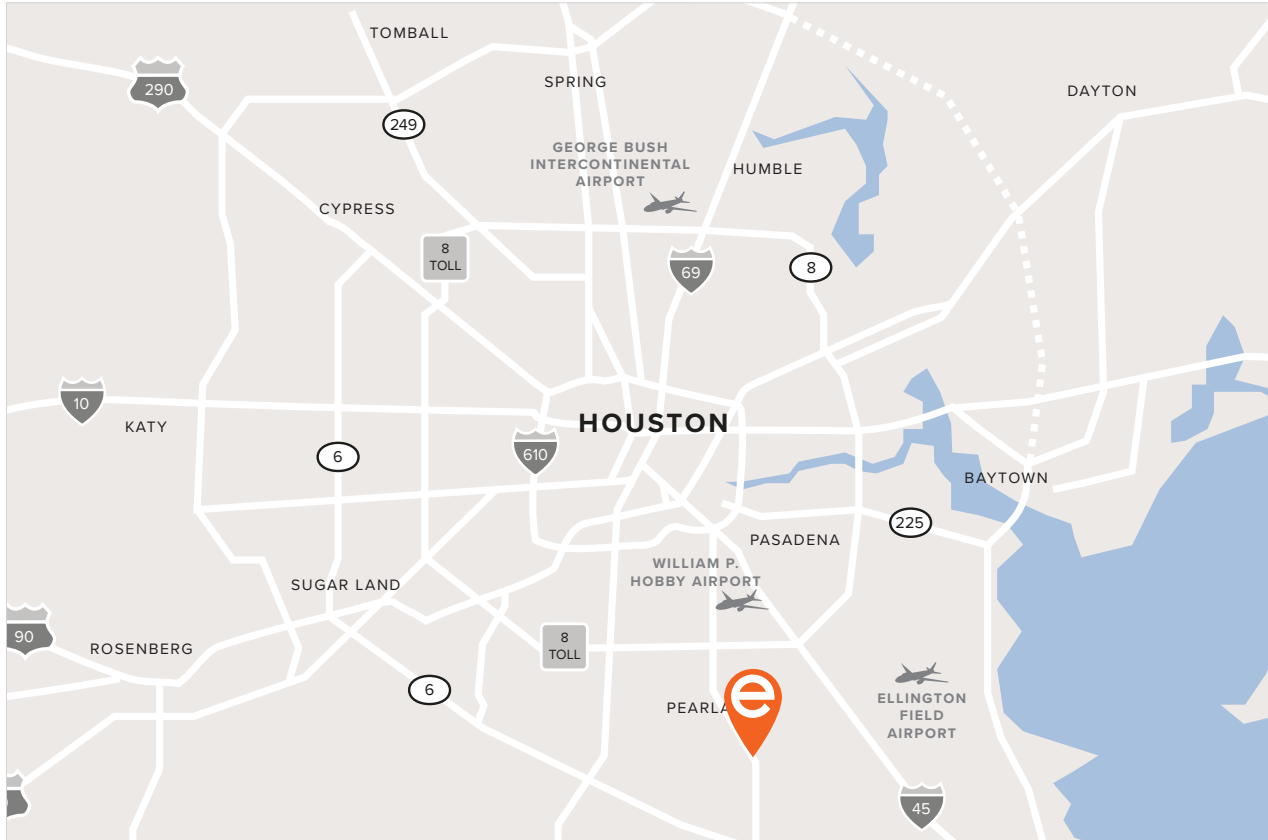


Edge Realty Partners
515 Post Oak Blvd, Suite 175, Houston, Texas 77027
713.900.3000 | edge-re.com

Edge Realty Partners



LOCATION

**SEC of S Main St & Oiler Dr,
Pearland, Texas 77581**



AVAILABLE

Pad A - ±2.542 AC
Pad B-E - ±1.033 AC
Land - ±6.52 AC
Gas Station - ±2.21 AC



RATE

Please call for pricing



TRAFFIC COUNTS (KALIBRATE 2026)

20,195 CPD

S Main St, (I-35)

16,375 CPD

Bailey Ave



2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	6,192	56,192	149,768
TOTAL DAYTIME POPULATION	4,049	45,971	120,900
AVG HH INCOME	\$136,702	\$115,587	\$111,215

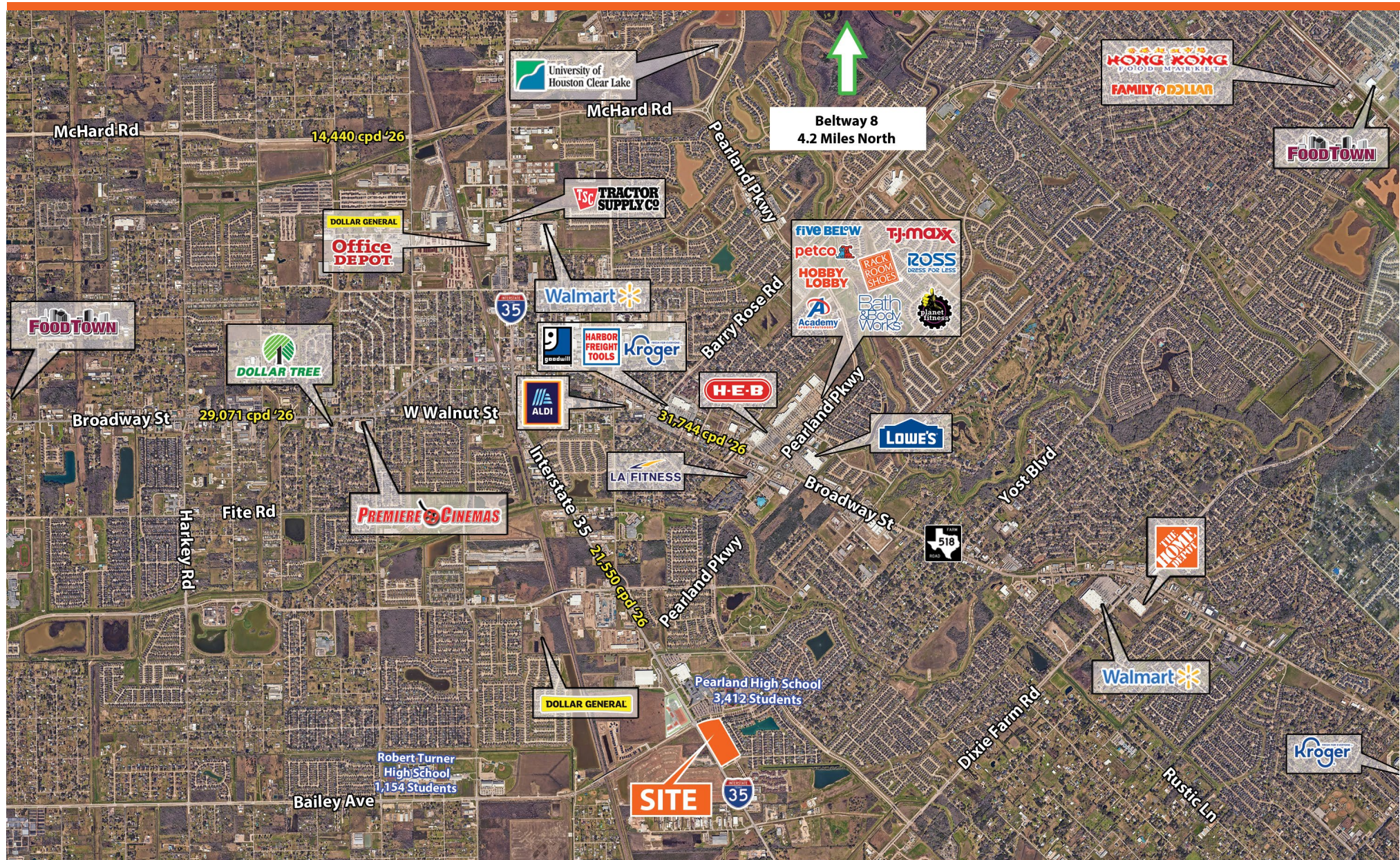
AREA RETAILERS

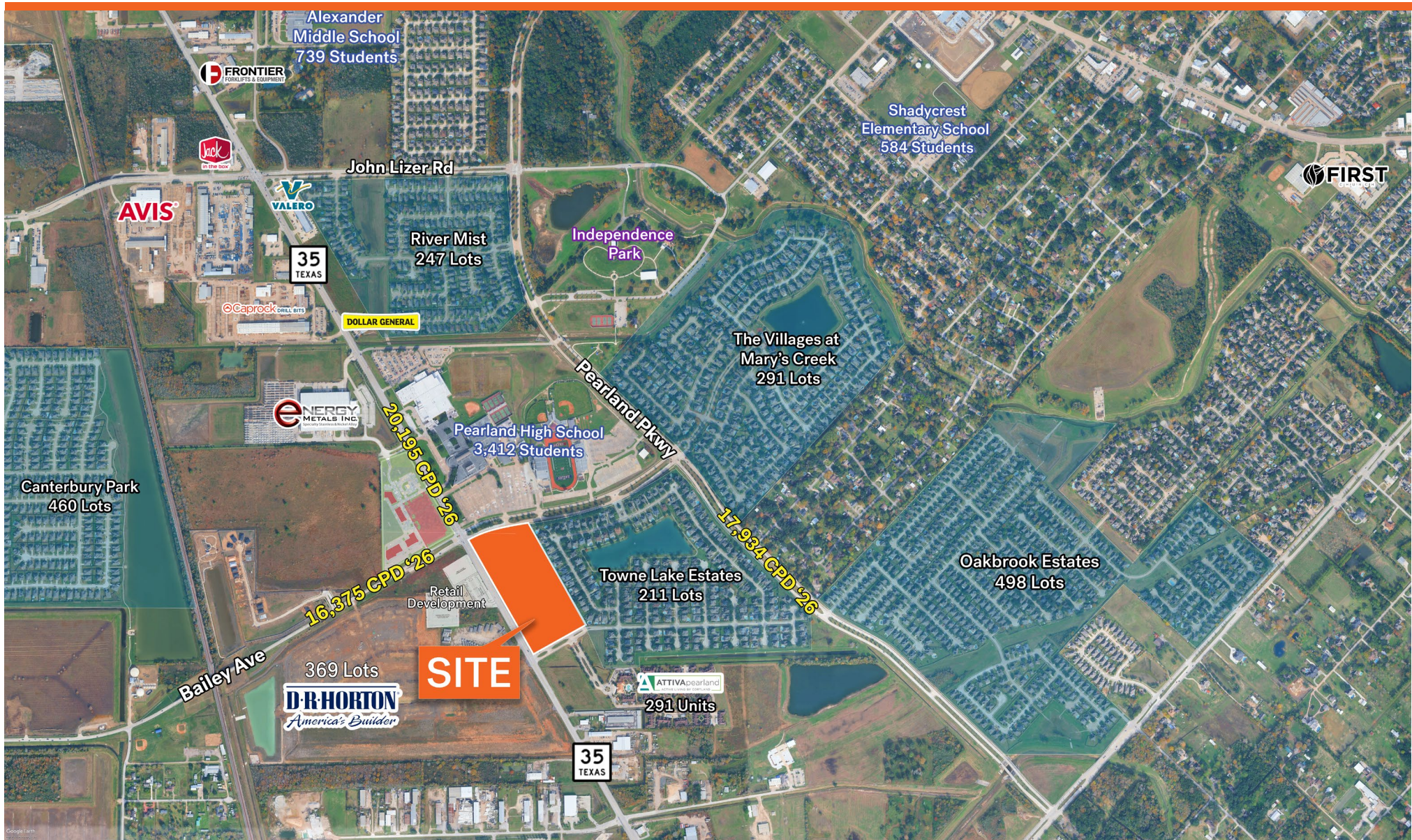
Dollar General, Fiesta Viva Mexican, OTG Fitness Personal Training, Valero, Jack in the Box, Avis Car Rental, Walmart, Raising Cane's, Chick-fil-A, Starbucks, The Home Depot, First Church Pearland, Gringo's Mexican Kitchen, & many more.

PROPERTY INFORMATION

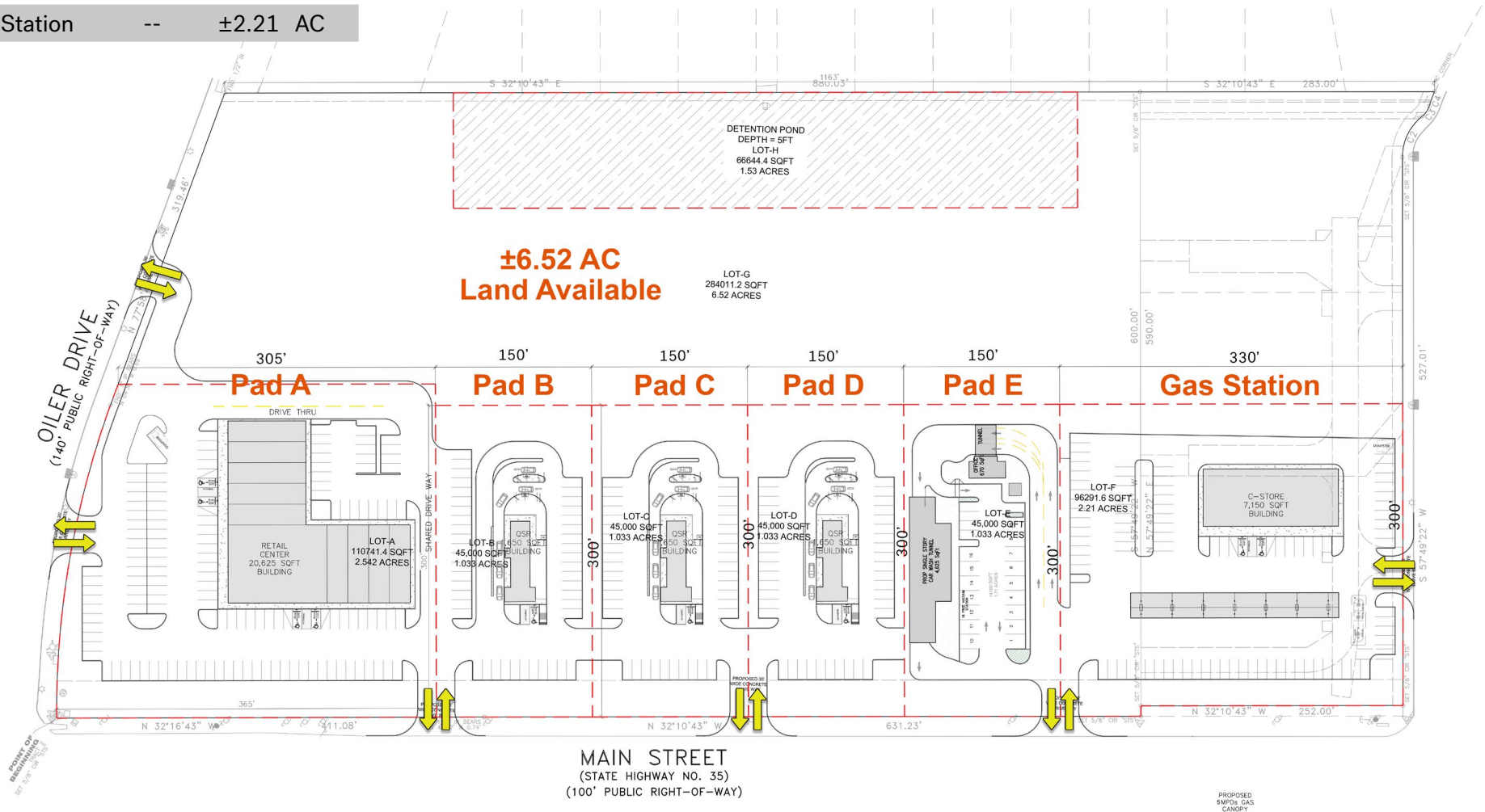
- Hard Corner and Hwy 35 Frontage Mixed-Use Development & Pad Sites Available
- Ideal for Retail Center, QSR, Daycare, Medical, Multi-family, and Grocery Opportunities
- Surrounded by established residential communities, Pearland High School (3,412 enrolled students), assisted living facilities, and neighborhood retail destinations.
- Strong demographics with a population exceeding 123,000 residents within a 3-mile radius and continued household growth

Visitor data from Placer.ai





Pad	Use	AC
A	Retail	±2.542 AC
B - E	QSR	±1.033 AC
Land	--	±6.52 AC
Gas Station	--	±2.21 AC





PEARLAND MIXED-USE & PAD SITES | CONCEPTUAL GAS STATION/CAR WASH RENDERING





PEARLAND MIXED-USE & PAD SITES | 2025 DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	6,192	56,192	149,768
TOTAL DAYTIME POPULATION	4,049	45,971	120,900
2030 PROJECTED POPULATION	6,000	55,008	147,539
% FEMALE POPULATION	52%	51%	51%
% MALE POPULATION	48%	49%	49%
MEDIAN AGE	38.7	38.9	38.8
BUSINESS			
TOTAL EMPLOYEES	787	15,804	35,808
TOTAL BUSINESSES	47	1,097	2,659
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$136,702	\$115,587	\$111,215
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$140,541	\$111,816	\$105,475
ESTIMATED PER CAPITA INCOME	\$59,071	\$49,994	\$47,512
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	2,003	19,307	50,165
% HOUSING UNITS OWNER-OCCUPIED	89%	74%	73%
% HOUSING UNITS RENTER-OCCUPIED	7%	21%	22%
RACE & ETHNICITY			
% WHITE	64%	57%	51%
% BLACK OR AFRICAN AMERICAN	9%	10%	11%
% ASIAN	8%	7%	10%
% OTHER	19%	26%	28%
% HISPANIC	24%	32%	35%
% NON-HISPANIC	76%	68%	65%

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809