

Pearland Landing

4310 Bailey Road, Pearland, TX 77584



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Marcus & Millichap
LEVY RETAIL GROUP

OFFERING MEMORANDUM

PEARLAND LANDING

4310 Bailey Road, Pearland, TX 77584

04 PROPERTY INFORMATION

09 LOCATION OVERVIEW

14 FINANCIAL ANALYSIS

19 RENT COMPARABLES

22 MARKET OVERVIEW &
DEMOGRAPHICS

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



Executive Summary

OFFERING SUMMARY

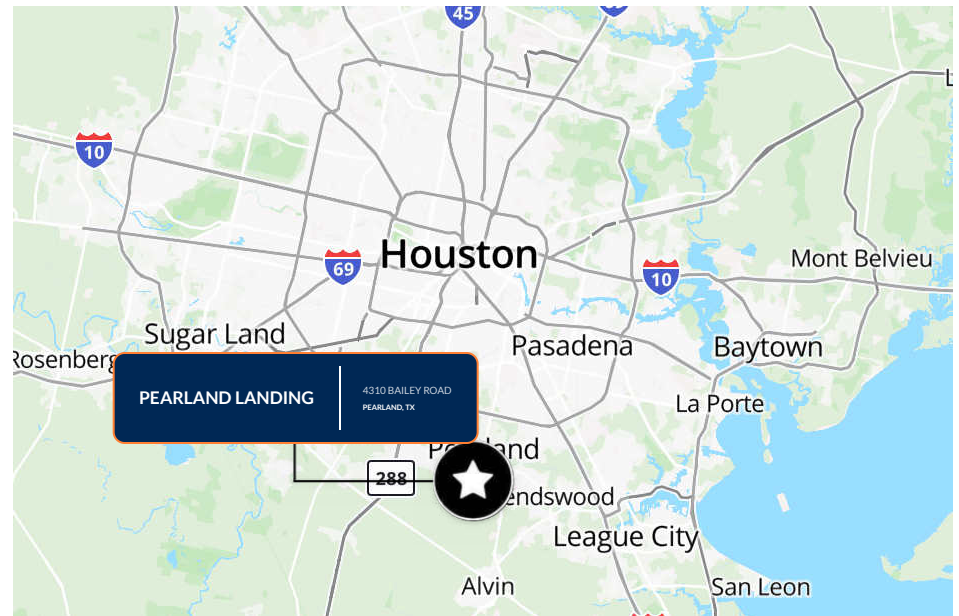
List Price:	\$1,875,000
Building Size:	10,000 SF
Lot Size:	1.05 Acres
Price/SF:	\$187.50
Cap Rate:	1.84%
NOI:	\$34,447
Pro Forma Cap Rate:	8.75%
Pro Forma NOI:	\$164,120
Year Built:	2001
County:	Brazoria
Ownership Type:	Fee Simple

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households	2,296	15,140	39,873
Total Population	7,475	45,047	118,958
Average HH Income	\$116,725	\$119,650	\$125,404

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present Pearland Landing, a 10,000-square-foot neighborhood retail center located at 4310 Bailey Road in Pearland, Texas. Situated on a 1.05-acre parcel, the property represents a compelling value-add opportunity with in-place triple-net leases and current occupancy at 60 percent.

Pearland Landing benefits from a complementary mix of service-oriented tenants well-positioned to meet daily needs in one of Houston's most dynamic suburban corridors. The surrounding area boasts affluent demographics and rapid residential expansion, driving demand for local retail amenities.



Investment Overview



Heavy Value-Add Investment Opportunity

With current occupancy at 60 percent, Pearland Landing offers significant upside through lease-up and rent growth. The property's efficient suite configuration and below-market rents create a clear path to enhanced cash flow and asset appreciation.



Well Below Market Rents

Current average rents are below market rates, providing future upside potential.



Complementary Mix of Service-Oriented Tenants

The center is anchored by daily-needs and lifestyle-focused users—including a salon, restaurant, donut shop, and language school—that generate consistent foot traffic and customer loyalty.



Durable Design Elements Including Metal Roof

The building features metal roofing and partial metal siding, providing lower maintenance.



Growing Area with Affluent Demographics

Strategically located in one of Pearland's fastest-growing residential corridors, the property benefits from rising household incomes and expanding population density. Its frontage on Bailey Road provides visibility to a strong consumer base in an increasingly affluent trade area.



Property Overview



PROPERTY DESCRIPTION

Pearland Landing is a 10,000-square-foot neighborhood retail center situated on a ± 1.05 -acre parcel in Pearland, Texas. Built in 2001, the single-story property features a metal roof and accents, ample surface parking, and a flexible layout ideal for service-based and daily-needs retail. Currently 60 percent occupied, the center presents a strong value-add opportunity with 4,000 square feet of leasable vacancy and in-place triple-net lease structures across all tenants. Tenants consist of Star Donuts, D&N Coins and Jewelry, Super Bowl Asian Cuisine, Spanish Etc. of Pearland, and Coco Salon.

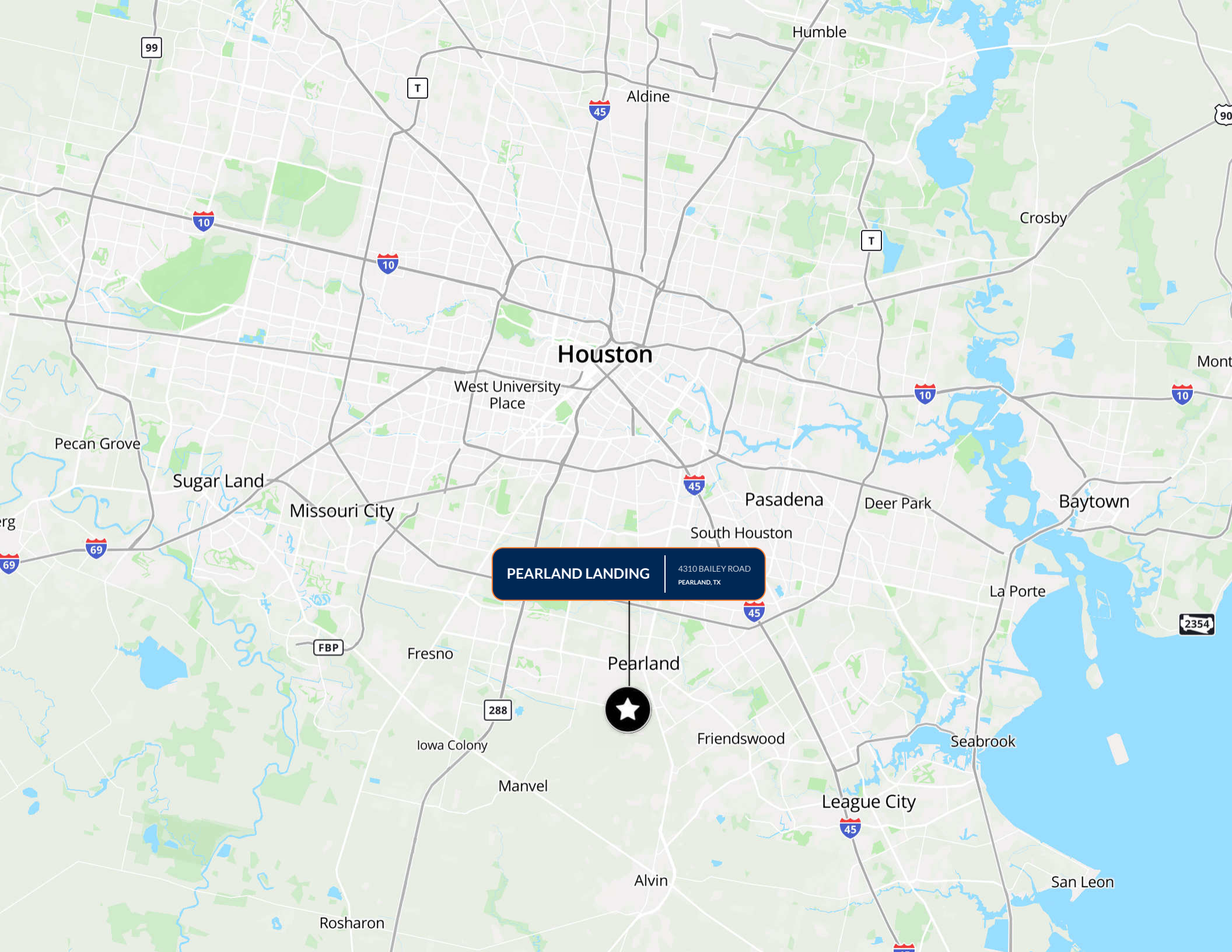
LOCATION DESCRIPTION

The asset is well-positioned along Bailey Road, a key arterial with traffic counts exceeding 22,000 vehicles per day, with direct access to dense residential neighborhoods and retail corridors. Pearl Land is directly across from Pearl Land Junior High School and Pearl Land Recreational Center & Natatorium, driving additional traffic to the area. The surrounding neighborhood benefits from excellent demographics, serving a population of more than 118,958 residents within a five-mile radius. The average household income is \$116,725 within a one-mile radius and \$125,404 within a five-mile radius.

Pearland is the county seat of Brazoria County with portions extending into Fort Bend and Harris counties. Located just south of Houston, Pearland is the third-largest city in the Greater Houston area and is one of the fastest-growing cities in the United States, offering a combination of economic opportunities, excellent schools, and proximity to Houston.







PEARLAND LANDING | 4310 BAILEY ROAD
PEARLAND, TX





Brookside Village

Stone Rd

Pearland Pkwy

SageTrail Dr

35

 **THE PUDDERY**


 Walmart





105


CHEVROLET

518




KILLEN'S BARBECUE
THE BEST BARBECUE PERIOD.

 
 Walgreens

Country Club Dr

409

59




STREET CORNER
TURBAN MARKET

Magnolia Pkwy



35




goodvibes
assistakitchen

126





Oiler Dr


PEARLAND LANDING
4310 BAILEY ROAD
PEARLAND, TX

Rustic Ln

101





Terans Dr


MOTORAMA
TRADES AND SHOWS
ADVENTURE
RV SALES LLC

126


Dixie Mart
Convenience Stores

127

Allen Rd

Patterson Rd

98

128


The REZ
GRILL



DOLLAR GENERAL

BAILEY RD = 22,000 VPD

PEARLAND LANDING
4310 BAILEY ROAD
PEARLAND, TX

DOLLAR GENERAL

MAIN ST = 35,000 VPD

PEARLAND LANDING
4310 Bailey Road, Pearland, TX 77584

Marcus & Millichamp
LEVY RETAIL GROUP

Waffle House
Jack in the Box
Auto Zone

la Madeleine
FRENCH BAKERY & CAFÉ

Church's
Taco Bell
Los Americas Taqueria
Foodtown

Kat Lam
Pearland Plaza

KILLEN'S
BARBECUE

CHEVROLET
TACOS TORNADOS

Santa Barbara
ITALIAN RESTAURANT
SEAFOOD

L's
KILLEN'S
Burgers

HARBOR FREIGHT
Kroger
Starbucks
W

CVS pharmacy

LOWE'S

chili's
FIRST CUP
POLLER'S
Chlorine Solutions

LA BETHA
TORTILLERIA

THE PUDDERY

FRONTIER
FORKLIFTS & EQUIPMENT
Jack in the Box
U.S. Customs and Border Protection

OKI PORK
Pizza Hut
PORTARA

Dilly Donuts
Bakery

Aaron's
DOLLAR TREE
SUBWAY
Moxie's
Mr. Bread
Little Caesars Pizza

STREET CORNER

Viva! Fiesta!

J&J Bar Plus

Academy
CVS Health
Chick-fil-ee
chili's
CHIPOTLE
FIRST WATCH
ROSS
Hobby Lobby
TJ-max

GRINGO'S
MEXICAN CUISINE

DAYTOWN SEAFOOD

ORITOS
LES LIES
LES LIES

101 TEXAS

35 TEXAS

Audio Engineers

El Tejano
Tacos

500 Gals

MEADOWS

CLAYTON STORE
La Estacion
del Taco

PARTS UNLIMITED

El Taco Rico
SOUTH TEXAS
PROFESSOR

Dixie Mart

Camie's

The REZ

FAMILY DOLLAR

Happy Days

PRORIO

EL TACONATOR

mami's
bakery

PEARLAND LANDING

HARBOR FREIGHT
TOOLS FOR SCHOOLS

Kroger




Academy
SPORTS + OUTDOORS

CVS
Health

Chick-fil-A

LOWE'S

chili's
GRILL & BAR

CHIPOTLE
MEXICAN BOWL

FIRST WATCH
THE MIDDLE CLASS

ROSS
DRESS FOR LESS

GRINCO'S

GRUBBERS
TEXAS
RESTAURANT

HOBBY LOBBY

tj-maxx

WORLD OF
FACED

La Caudillo

Viva!
Fiesta!

DOLLAR
GENERAL

Walmart



goodvibes
localkitchen

J & J Bar Plus

KILLEN'S
BURGERS

FRONTIER
FORKLIFTS
& EQUIPMENT

Jack
in the box

U.S. Customs and
Border Protection

PEARLAND
RECREATIONAL CENTER
& NATATORIUM

PEARLAND LANDING
4310 BAILEY ROAD
PEARLAND, TX

BAILEY RD = 22,000 VPD

PEARLAND SITES RD = 18,000 VPD

101
TEXAS

101
TEXAS



Financial Summary

INVESTMENT OVERVIEW	YEAR 1	PRO FORMA
Price	\$1,875,000	\$1,875,000
Price per SF	\$187.50	\$187.50
Total Return (Year 1)	\$34,447	\$164,120
CAP Rate	1.84%	8.75%

OPERATING DATA	YEAR 1	PRO FORMA
Gross Income	\$129,371	\$264,372
Operating Expenses	\$94,924	\$100,252
Net Operating Income	\$34,447	\$164,120

PEARLAND LANDING
4310 Bailey Road, Pearland, TX 77584



Operating Statement

INCOME	Year 1	PER SF	Pro Forma	PER SF
Rental Income				
Scheduled Base Rental Income	\$84,120	\$14.02	\$84,120	\$14.02
Vacant Space at Market Rents	\$0	\$0.00	\$80,000	\$20.00
Expense Reimbursement Income				
Real Estate Taxes	\$19,777	\$1.98	\$32,961	\$3.30
Insurance	\$12,054	\$1.21	\$20,090	\$2.01
CAM/Management Fees	\$13,420	\$1.34	\$47,201	\$4.72
Total Reimbursement Income	\$45,251	\$4.53	\$100,252	\$10.03
Effective Gross Income	\$129,371	\$12.94	\$264,372	\$26.44
OPERATING EXPENSES	Year 1	PER SF	Pro Forma	PER SF
Real Estate Taxes	\$32,961	\$3.30	\$32,961	\$3.30
Insurance	\$20,090	\$2.01	\$20,090	\$2.01
Common Area Maintenance (CAM)				
Utilities & Trash	\$5,197	\$0.52	\$5,197	\$0.52
Landscaping	\$4,920	\$0.49	\$4,920	\$0.49
Repairs & Maintenance	\$2,978	\$0.30	\$2,978	\$0.30
Parking Lot Maintenance	\$1,800	\$0.18	\$1,800	\$0.18
Administrative Expenses	\$1,800	\$0.18	\$1,800	\$0.18
Management Fees	\$5,672	\$0.57	\$11,000	\$1.10
Water/Sewer (Landlord Expense)	\$19,506	\$1.95	\$19,506	\$1.95
Total Expenses	\$94,924	\$9.49	\$100,252	\$10.03
Net Operating Income	\$34,447	\$3.44	\$164,120	\$16.41

NOTES:

*Landlord is responsible for water and sewer expenses, and it is not reimbursed by the Tenants.

Rent Roll

SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
101	Star Donuts	1,000	10.00%	4/1/2022	3/31/2027	\$15,120.00	\$15.12			\$7,541.76		NNN
104	D&N Coins and Jewelry	1,000	10.00%	3/1/2024	2/28/2029	\$15,000.00	\$15.00	3/01/27	\$15.60	\$7,541.76	None	NNN
106	Super Bowl Asian Cuisine	2,000	20.00%	4/1/2026	3/31/2031	\$24,000.00	\$12.00	4/01/27	\$15.00	\$15,083.52	(1) 5-Yr @ FMV	NNN
								4/01/29	\$15.60			
108	Spanish Etc. of Pearland (1)	1,000	10.00%	7/1/2025	6/30/2028	\$15,000.00	\$15.00	7/01/27	\$15.60	\$7,541.76	(1) 3-Yr @ not to exceed 4% increase	NNN
109	Vacant	4,000	40.00%				\$0.00			\$0.00		
110	Coco Salon	1,000	10.00%	11/1/2023	10/31/2028	\$15,000.00	\$15.00			\$7,541.76		NNN
TOTAL VACANT		4,000	40%									
TOTAL OCCUPIED		6,000	60%									
TOTAL		10,000	100%				\$84,120			\$45,251		

NOTES:

(1) Per the lease terms, Tenant shall pay a reduced rent of \$650 of base rent plus NNN reimbursements for each December during the term. Seller shall credit Buyer at closing for any remaining reduced rent.

PEARLAND SITES RD

COINS & JEWELRY

DONUTS

SUPER BOWL

Spanish Etc.
Living Through Language

COCO SALON

PEARLAND LANDING

4310 BAILEY ROAD
PEARLAND, TX



101
TEXAS

BAILEY RD

101
TEXAS



Rent Comparables



Pearland Landing

Address	4310 Bailey Road, Pearland, TX 77584
Occupancy	60%
GLA	10,000 SF
Parcel Size	1.05 AC
Year Built	2001
Average Base Rent	\$14.02
Tenants	Star Donuts, D&N Coins and Jewelry, Super Bowl Asian Cuisine, Spanish Etc. of Pearland, Coco Salon



West Side Plaza

Address	5010 West Broadway Street, Pearland, TX 77581
Occupancy	80.2%
GLA	55,751 SF
Parcel Size	5.04 AC
Year Built	1985
Average Base Rent	\$19.00
Tenants	Premier Cinemas, Emma's Mexican Grill, Hometown Seafood, The Rustic Brush, Pearland Nails



West Pearland Plaza

Address	5730 W Broadway St, Pearland, TX 77581
Occupancy	94.1%
GLA	21,988 SF
Parcel Size	1.51 AC
Year Built	2006
Average Base Rent	\$20.00
Tenants	Workforce Solutions, Appliances 4 Less, SKO Liquor, Domino's, Diamond Self Storage, AliCare Pharmacy, 1st Franklin Financial



West Oaks Centre

Address	6516 Broadway St, Pearland, TX 77581
Occupancy	100%
GLA	22,014 SF
Parcel Size	3.11 AC
Year Built	2000
Average Base Rent	\$23.83
Tenants	Davita Kidney Care, Trumpet Behavioral Health Tower Loan, Joe Black Barber, Script Source Pharmacy

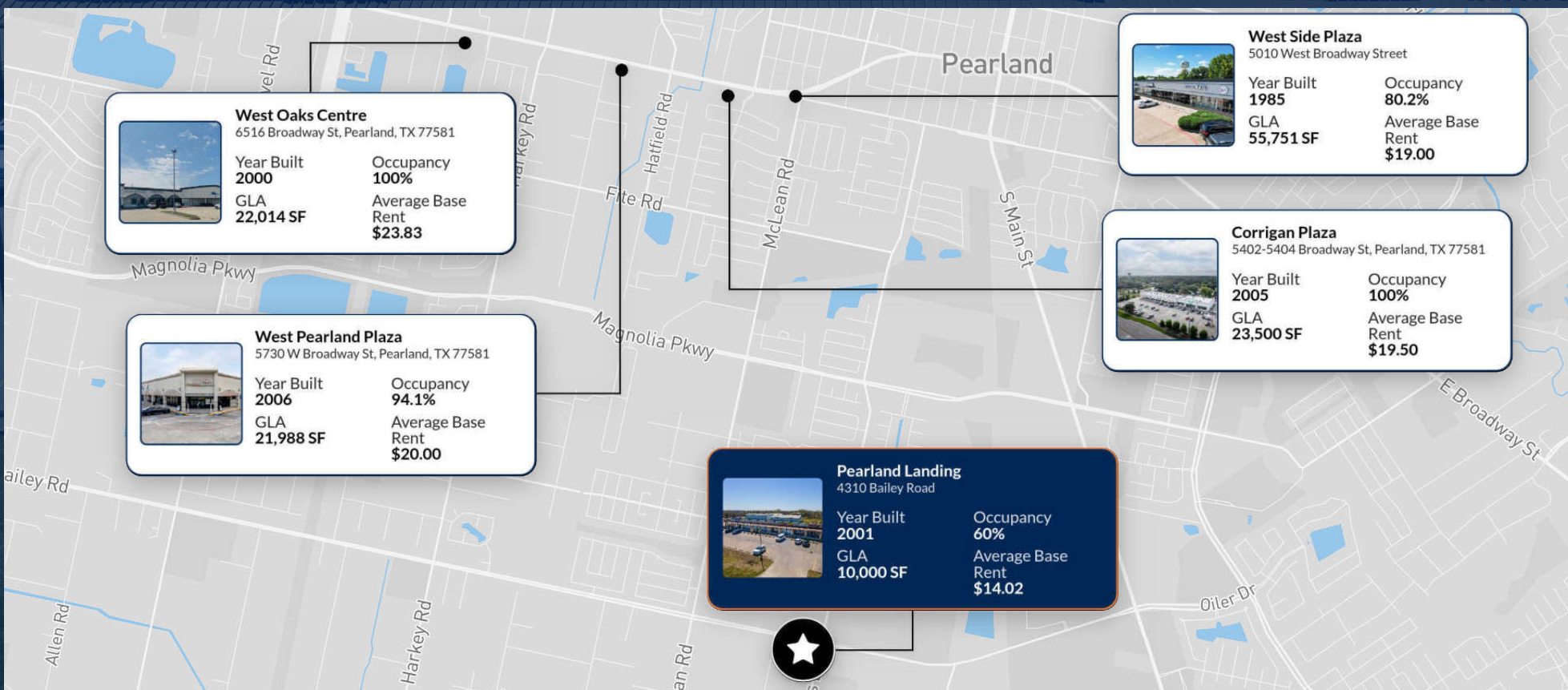


Corrigan Plaza

Address	5402-5404 Broadway St, Pearland, TX 77581
Occupancy	100%
GLA	23,500 SF
Parcel Size	2.89 AC
Year Built	2005
Average Base Rent	\$19.50
Tenants	Dollar Tree, Little Caesars, Jolly Jolly Bakery, TJ Foot Spa, State Farm

Rent Comparables Summary & Map

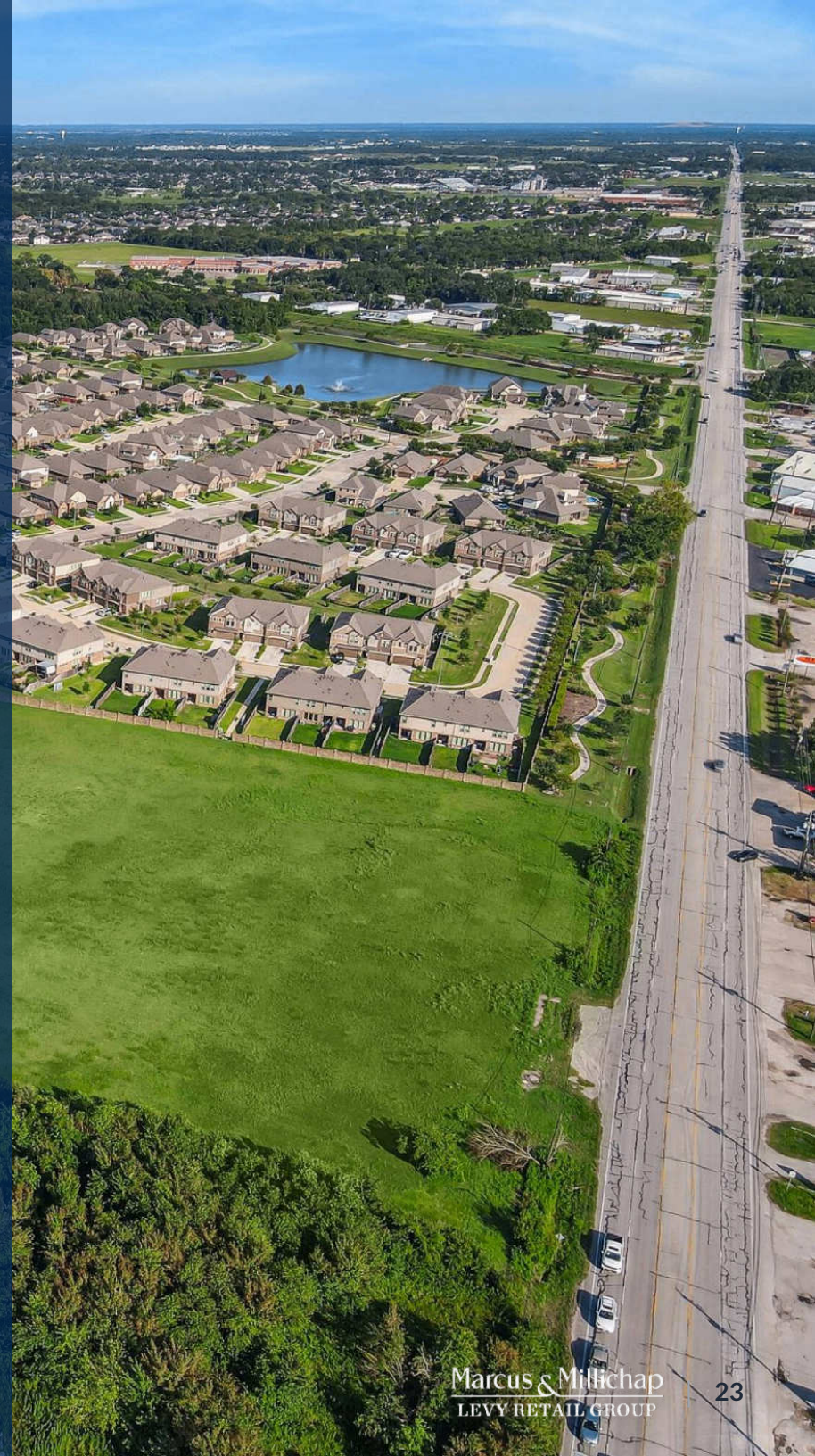
Name	Address	Occupancy	GLA	Parcel Size	Year Built	Average Base Rent
Pearland Landing	4310 Bailey Road, Pearland, TX 77584	60%	10,000 SF	1.05 AC	2001	\$14.02
West Side Plaza	5010-5096 W Broadway St, Pearland, TX 77581	80.2%	55,751 SF	5.04 AC	1985	\$ 19.00
West Pearland Plaza	5730 W Broadway St, Pearland, TX 77581	94.1%	21,988 SF	1.51 AC	2006	\$ 20.00
West Oaks Centre	6516 Broadway St, Pearland, TX 77581	100%	22,014 SF	3.11 AC	2000	\$ 23.83
Corrigan Plaza	5402-5404 Broadway St, Pearland, TX 77581	100%	23,500 SF	2.89 AC	2005	\$ 19.50



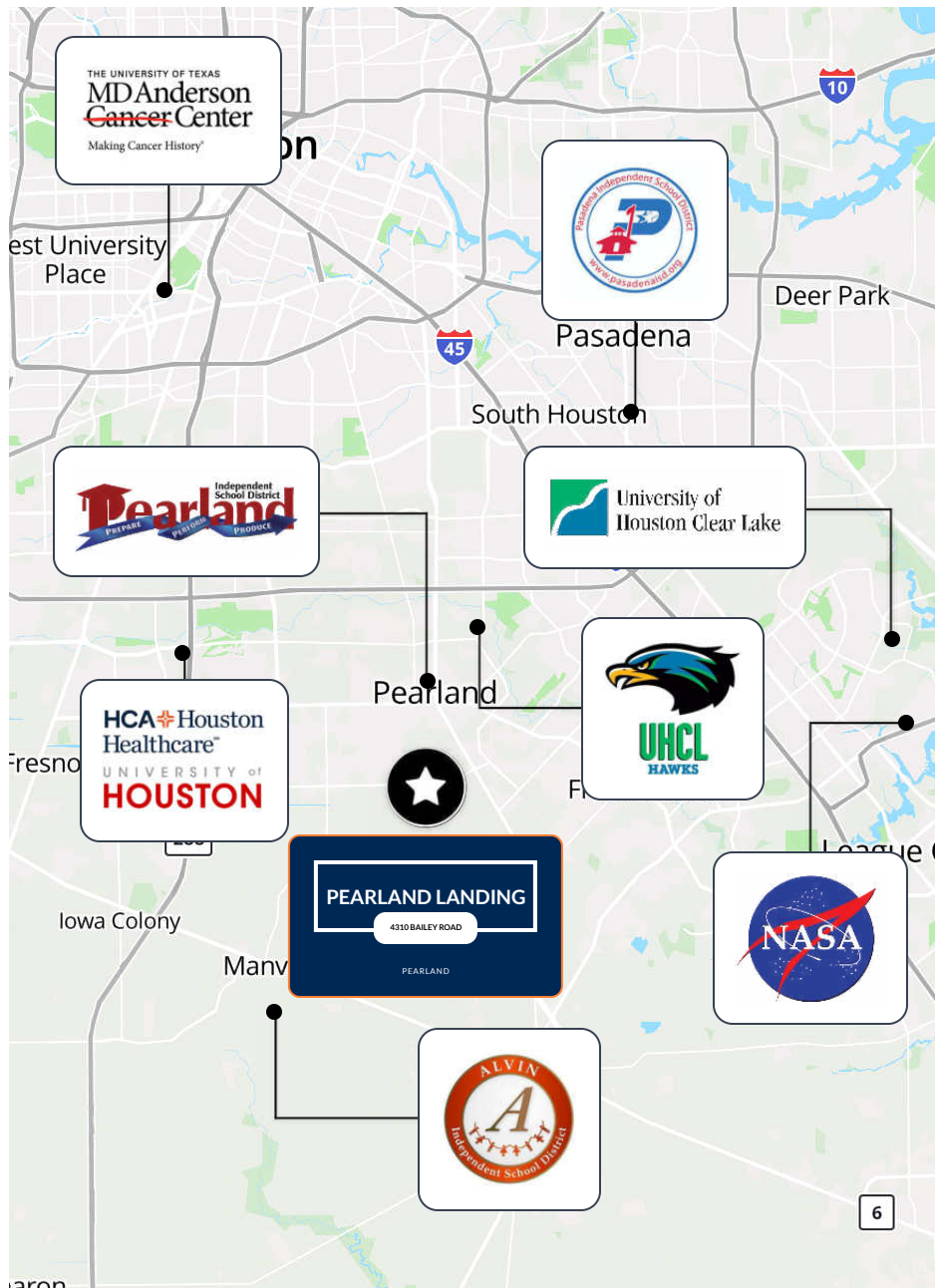


Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	8,224		49,725		129,346	
2024 Estimate	7,475		45,047		118,958	
2020 Census	7,652		45,181		119,629	
Growth 2024 - 2029	10.02%		10.38%		8.73%	
Growth 2020 - 2024	-2.31%		-0.30%		-0.56%	
2024 Population by Hispanic Origin						
	2,692		16,505		40,136	
2024 Population						
White	3,805	(50.90%)	22,290	(49.48%)	55,466	(46.63%)
Black	824	(11.02%)	4,931	(10.95%)	14,992	(12.60%)
Am. Indian & Alaskan	32	(0.43%)	184	(0.41%)	473	(0.40%)
Asian	399	(5.34%)	2,578	(5.72%)	11,770	(9.89%)
Hawaiian & Pacific Island	6	(0.08%)	28	(0.06%)	84	(0.07%)
Other	2,409	(32.23%)	15,036	(33.38%)	36,173	(30.41%)
U.S. Armed Forces	9		62		111	
Household Income						
2029 Projection	2,530		16,729		43,390	
2024 Estimate	2,296		15,140		39,873	
2020 Census	2,355		15,242		40,240	
Growth 2024 - 2029	10.19%		10.50%		8.82%	
Growth 2020 - 2024	-2.51%		-0.67%		-0.91%	
Owner Occupied	2,021	(88.02%)	11,479	(75.82%)	31,445	(76.6%)
Renter Occupied	275	(11.98%)	3,660	(24.17%)	8,428	(23.4%)
2024 Avg Household Income						
	\$116,725		\$119,650		\$125,404	
2024 Med Household Income						
	\$99,877		\$95,920		\$104,182	



Major Employers



The Pearland area features a diversified employment landscape fueled by key sectors such as healthcare, education, aerospace, and research. Major institutions—including the MD Anderson Cancer Center, NASA Johnson Space Center, and HCA Houston Healthcare Pearland—drive regional economic stability by offering a breadth of skilled positions in healthcare, science, and technology. The educational sector is a significant local pillar, with Pasadena, Alvin, and Pearland Independent School Districts, as well as the University of Houston-Clear Lake and its Pearland campus, collectively employing thousands and supporting both educational attainment and job security in the region. Easy access to major highways and regional connectors ensures that residents benefit from efficient commutes to these employers and the broader Houston job market. This strong mix of public and private employment, coupled with the presence of long-established institutions, underpins Pearland’s reputation for economic resilience and sustained workforce demand.

Employer	Industry	Employees	Distance
The University of Texas MD Anderson Cancer Center	Healthcare/Research	25,000	19.7 mi
NASA Johnson Space Center	Government/Aerospace	12,500	17.6 mi
Pasadena Independent School District	Education	8,000	14.9 mi
Alvin Independent School District	Education	3,800	8.8 mi
Pearland Independent School District	Education	2,600	2.7 mi
University of Houston-Clear Lake	Education	1,500	15.8 mi
HCA Houston Healthcare Pearland	Healthcare	1,250	10.2 mi
University of Houston-Clear Lake at Pearland	Education	250	6.0 mi



Information About Brokerage Services

2-10-2025

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. **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.

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.

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Designated Broker of Firm	License No.	Email	Phone
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's Initials

Date

Information available at www.trec.texas.gov

IABS 1-1



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