

OFFICE FOR LEASE

2743 SMITH RANCH RD.

2743 SMITH RANCH RD. - STE 204, PEARLAND, TX 77584



OFFICE FOR LEASE

KW COMMERCIAL HOUSTON METRO

4265 San Felipe St #800
Houston, TX 77027



Each Office Independently Owned and Operated

PRESENTED BY:

BO FABER

Managing Director

O: (281) 908-3122

C: (281) 908-3122

bfaber@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

2743 SMITH RANCH RD. - STE. 204



OFFERING SUMMARY

ADDRESS1:	2743 Smith Ranch Rd.
LEASE RATE:	\$31.00 SF/yr (NNN)
BUILDING SF:	4,800 SF
AVAILABLE SF:	1,200 SF
YEAR BUILT:	2019
BUILDING CLASS:	B
LOT SIZE:	7.0 Acres
PARKING:	4 Surface Parking
TYPE:	Office
ZONING:	Commercial
MARKET:	Pearland
SUB-MARKET:	South

PROPERTY OVERVIEW

Built in 2019, this newly constructed Office Building offers the opportunity to lease up to 2400 SF. Currently divided into two separate 1,200 SF suites consisting of a Reception Area, 4 Offices, 1 Breakroom and 1 Restroom. Office are spacious and the large office could facilitate a conference room.

PROPERTY HIGHLIGHTS

- New Construction
- 4 Spacious Office
- Reception Area and Breakroom
- Restroom
- Ample Parking Space

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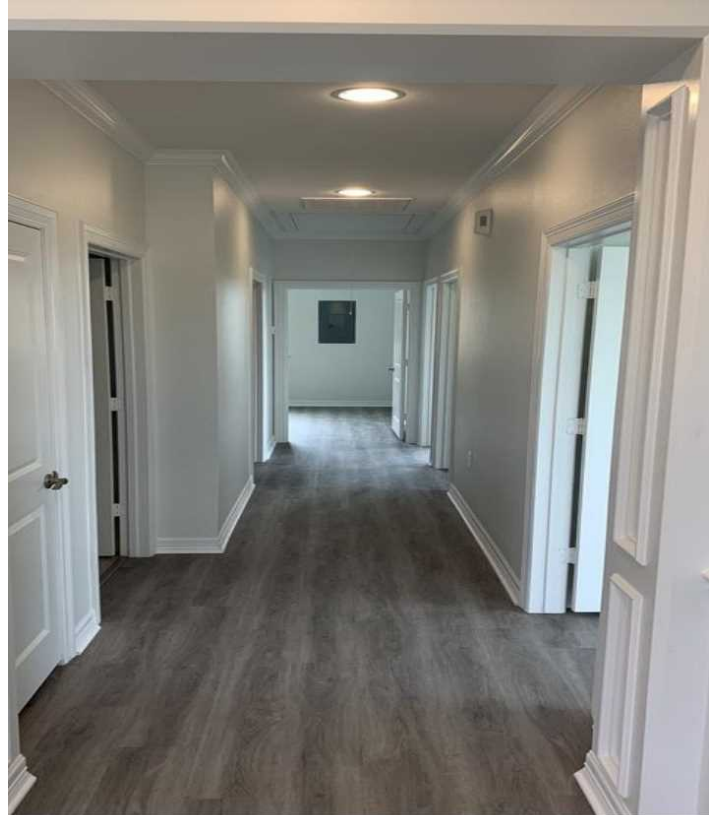
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PROPERTY PHOTOS

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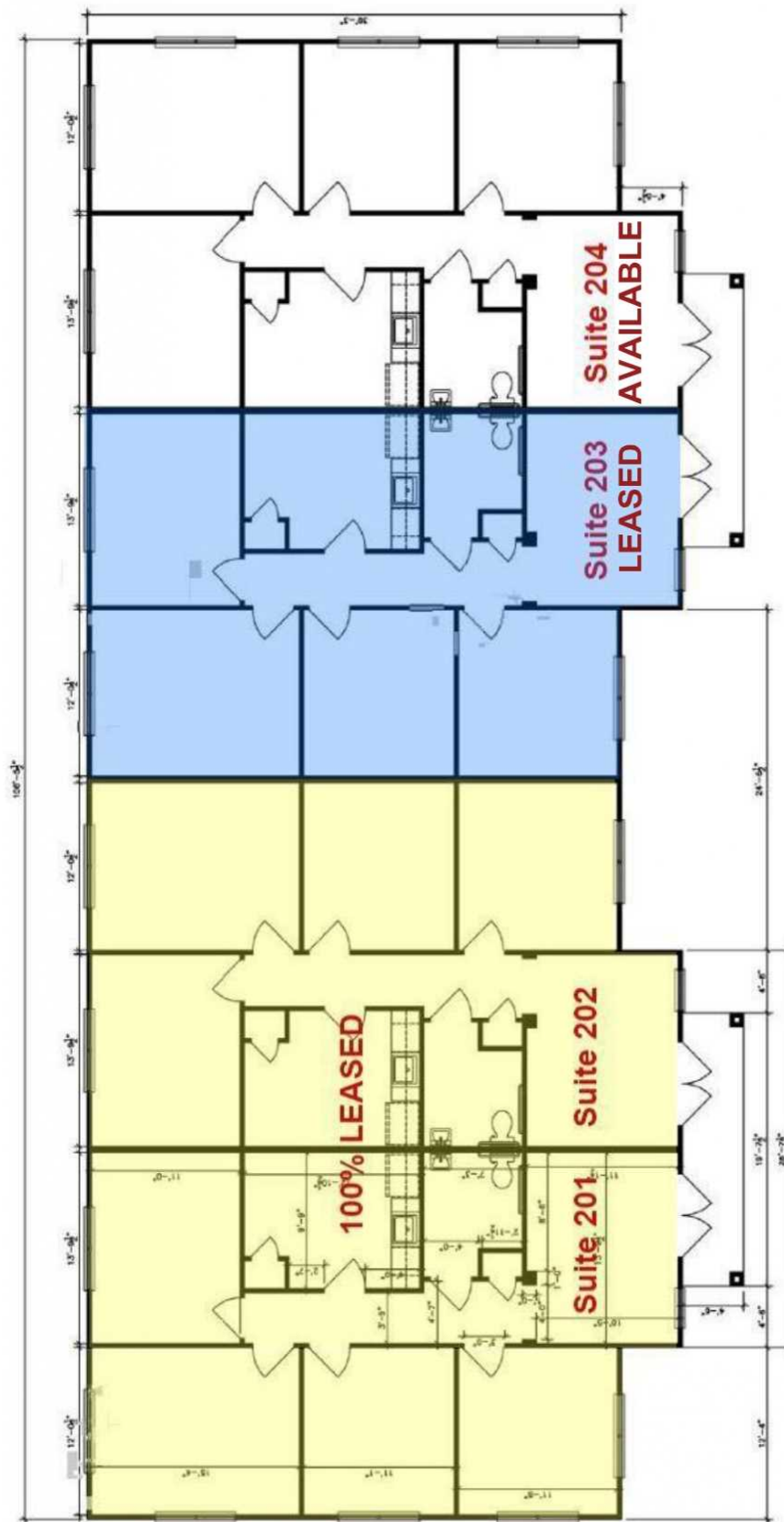
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FLOOR PLAN

2743 SMITH RANCH RD. - STE. 204



1/8" = 1'0"

Building 2 Floor Plan

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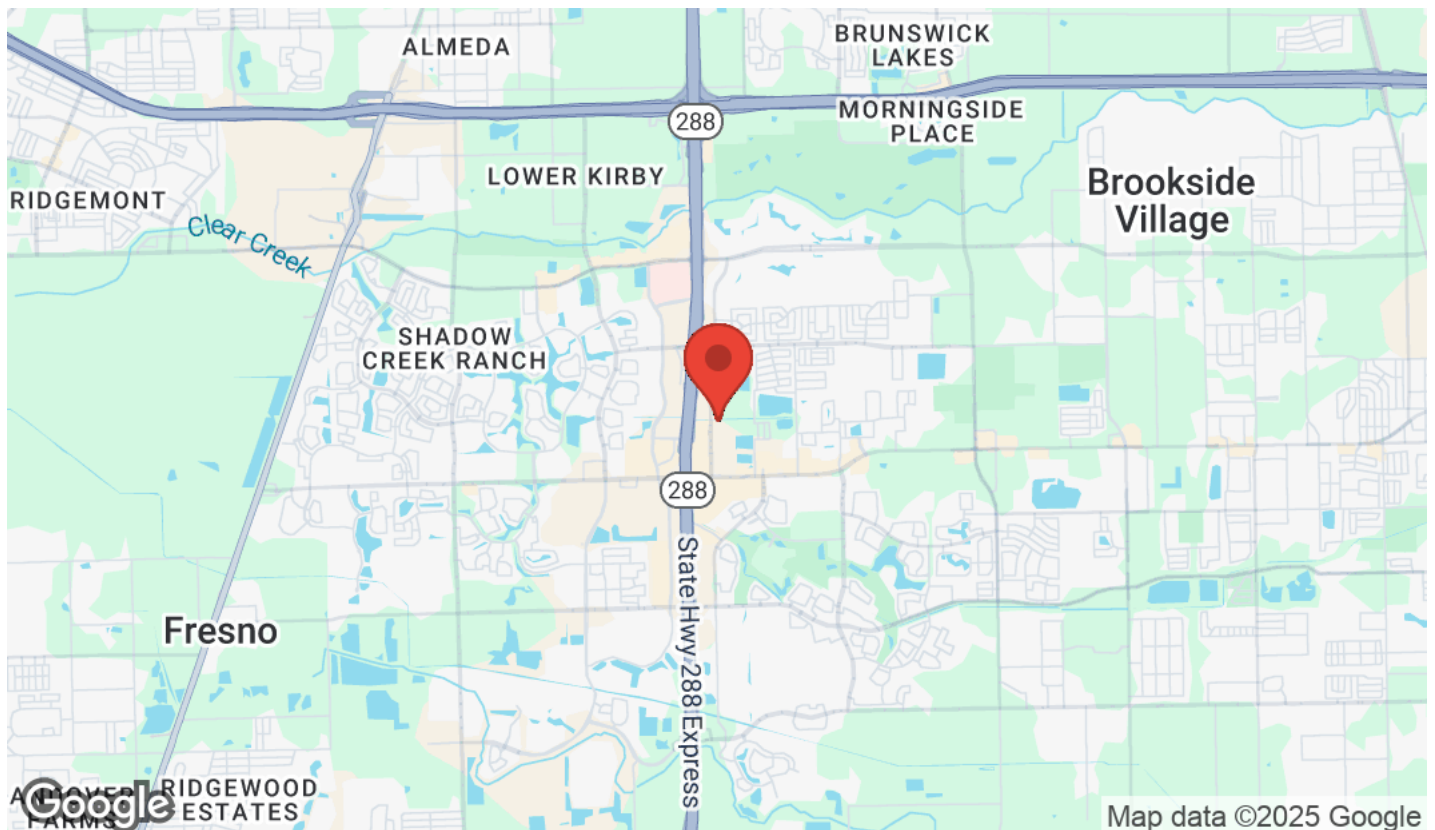
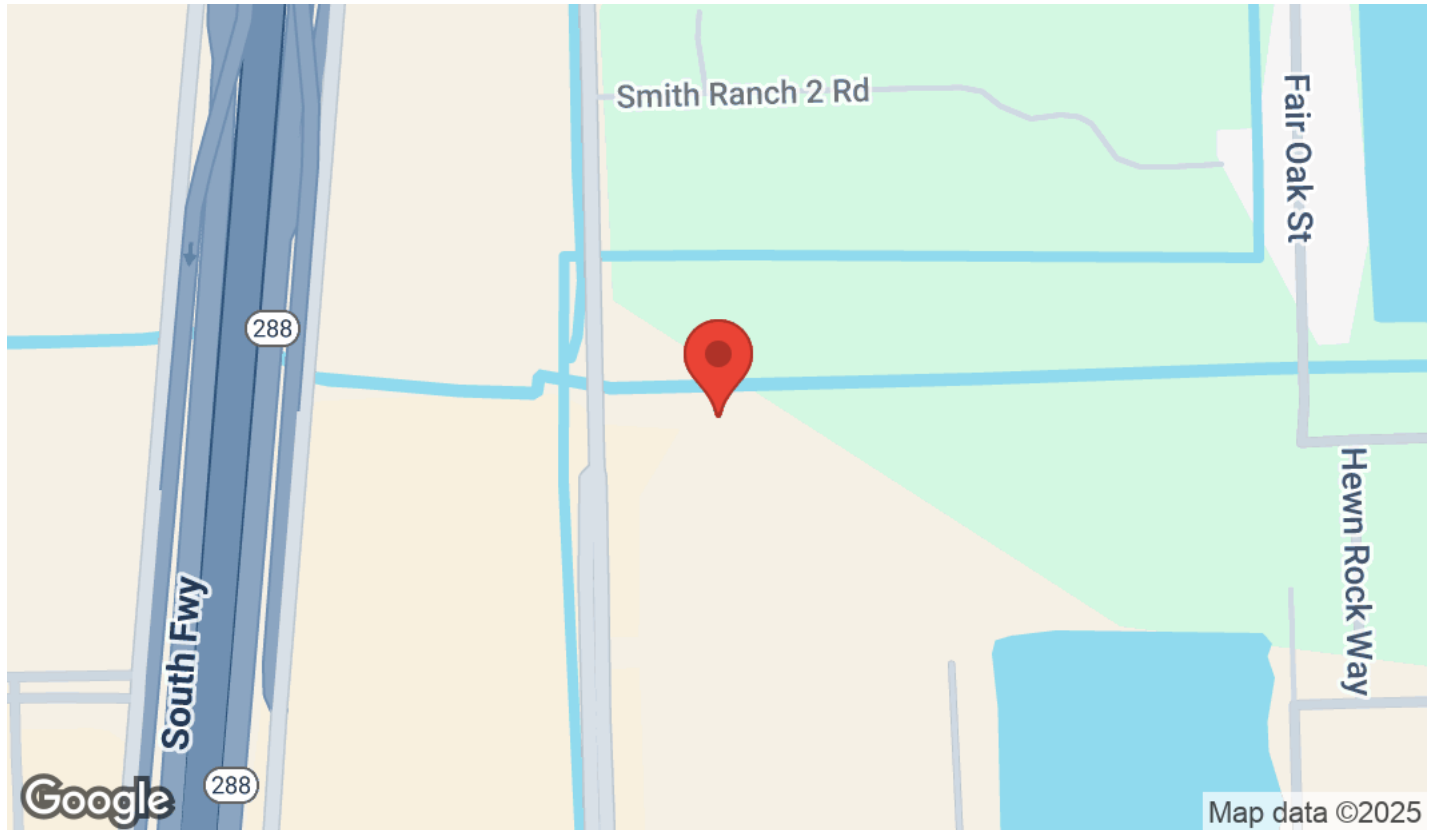
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LOCATION MAPS

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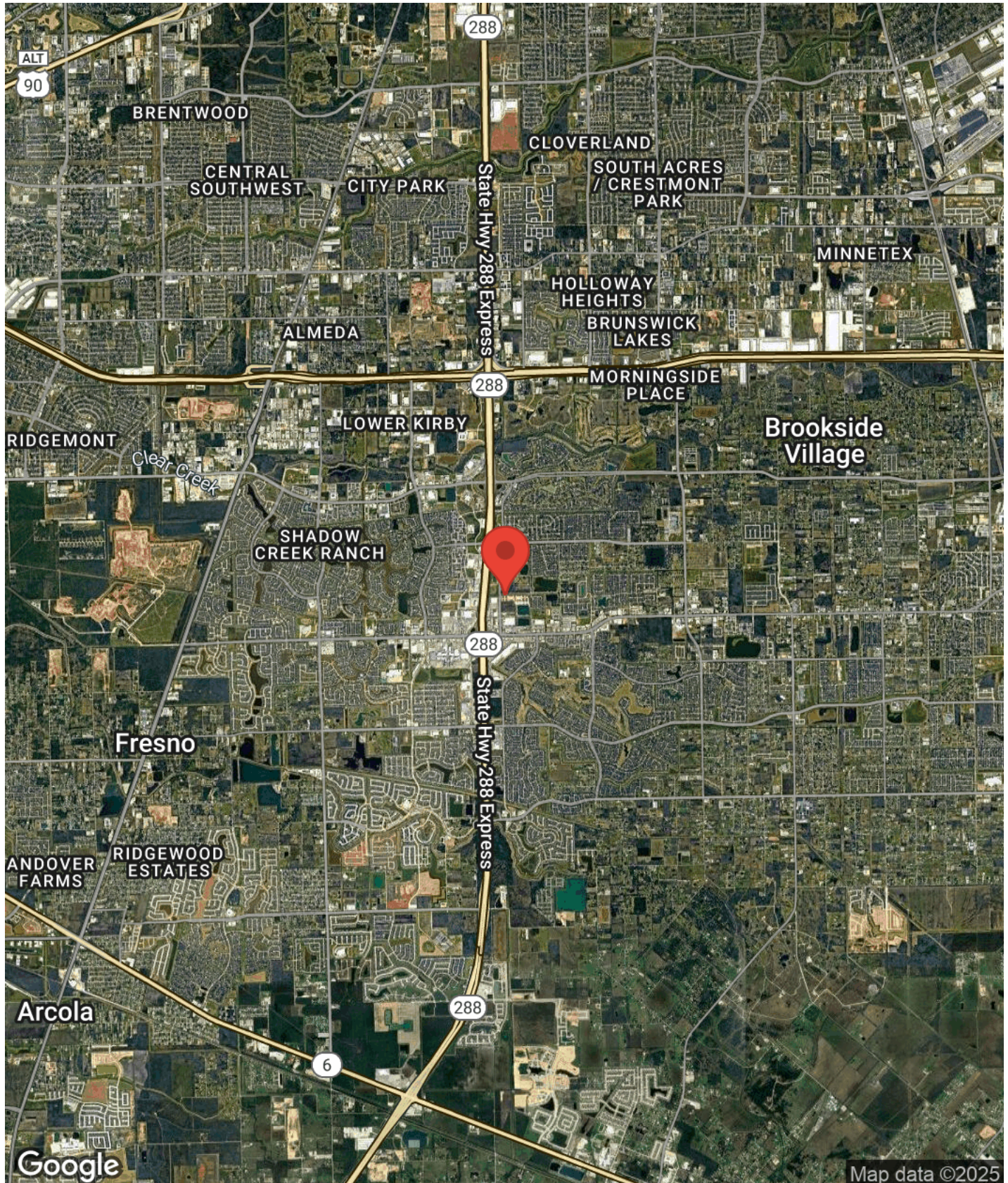
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REGIONAL MAP

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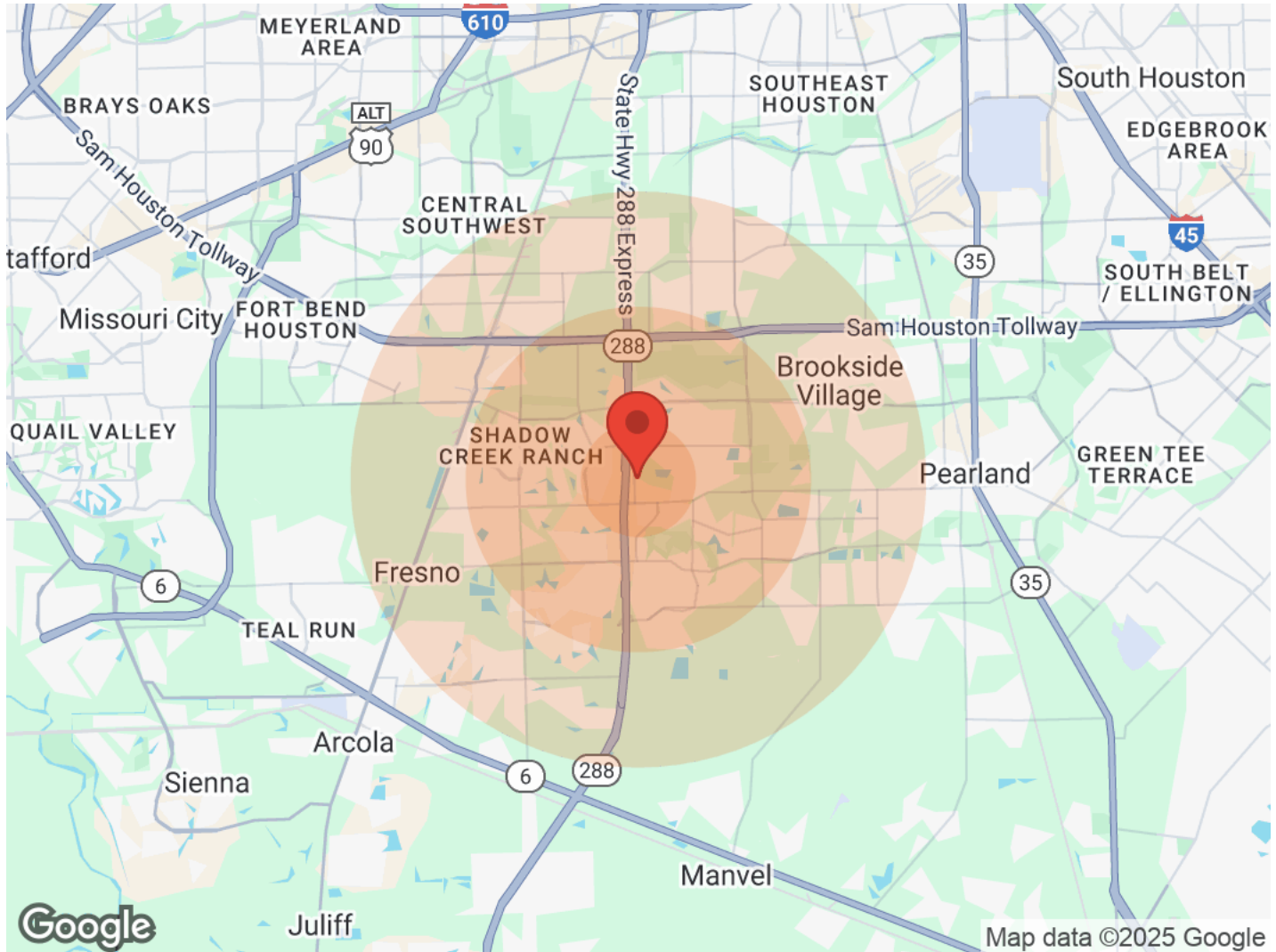
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DEMOGRAPHICS

2743 SMITH RANCH RD. - STE. 204



Population	1 Mile	3 Miles	5 Miles
Male	2,501	37,241	75,365
Female	2,733	38,012	76,662
Total Population	5,234	75,253	152,027

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,194	18,214	37,580
Ages 15-24	838	11,494	24,058
Ages 25-54	1,918	23,598	51,442
Ages 55-64	592	7,106	15,126
Ages 65+	692	14,841	23,821

Race	1 Mile	3 Miles	5 Miles
White	2,819	34,280	66,633
Black	1,251	21,525	48,991
Am In/AK Nat	4	72	246
Hawaiian	N/A	N/A	N/A
Hispanic	1,024	11,549	42,878
Multi-Racial	630	9,584	38,070

Income	1 Mile	3 Miles	5 Miles
Median	\$108,417	\$107,225	\$67,471
< \$15,000	N/A	833	3,363
\$15,000-\$24,999	56	825	3,060
\$25,000-\$34,999	153	1,350	4,178
\$35,000-\$49,999	146	2,693	6,321
\$50,000-\$74,999	274	4,173	8,514
\$75,000-\$99,999	239	3,945	7,537
\$100,000-\$149,999	604	6,696	10,349
\$150,000-\$199,999	261	2,633	3,606
> \$200,000	27	2,827	3,297

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,833	26,879	53,024
Occupied	1,770	25,284	49,643
Owner Occupied	1,552	19,761	38,897
Renter Occupied	218	5,523	10,746
Vacant	63	1,595	3,381

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