



OFFERING MEMORANDUM

PEARLAND COMMONS

3525 S MAIN ST., PEARLAND, TX (HOUSTON) 77581

Sam House

Vice President
(214) 227-9869

shouse@securenetlease.com

Greyson Hickey

Broker Associate
(214) 844-9644

gphickey@securenetlease.com

THE OPPORTUNITY

PEARLAND COMMONS PEARLAND, TX (HOUSTON)

Secure Net Lease, as the Exclusive Marketing Advisor, is pleased to present the Offering of Pearland Commons, a 27,460 SF stabilized Shopping Center consisting of 9 tenants. The Property features newer construction and is positioned on the SE Corner of the heavily trafficked Main Street and Magnolia Parkway intersection, a rapidly growing subdivision with high spending power in Pearland.

Pearland Commons was built in 2020 and benefits from multiple points of access along with excess parking for existing and prospective tenants.

With the property currently enjoying full NNN leases, built-in rent escalations, below market rents in several suites, staggered lease rollover, and a complimentary host of tenants catered to the local demographics, the Offering of Pearland Commons presents an ideal opportunity for investors seeking capital preservation coupled with longer-term appreciation.

INVESTMENT OVERVIEW

PEARLAND COMMONS PEARLAND, TX (HOUSTON)

OFFERING SUMMARY

Price \$8,700,000

Cap Rate 7.41%

Price PSF \$316.82

Net Operating Income \$644,610

Building Area 27,460 SF

Occupancy 89.1%

Year Built / Renovated 2020

Lease Type NNN

Land Area Size 1.18 Acres

CONTACT FOR DETAILS

Sam House

Vice President
(214) 227-9869

shouse@securenetlease.com

Greyson Hickey

Broker Associate
(214) 844-9644

gphickey@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

\$8,700,000

7.41% CAP

- ✓ **Strong WALT** - With over 37% of the center having over 6 years remaining in their initial terms, the Property benefits from a strong weighted average lease term.
- ✓ **Built-In Rent Bumps** - All of the Tenants occupying Pearland Commons have built-in step rents in their existing terms, allowing for easy built-in upside for an investor.
- ✓ **Below Market Rents** - The lowest base rental rate in the center is only ~\$18.96 psf, while similar suites in the shopping center are commanding upwards of \$26 PSF, which is more in-line with the market asking rate.
- ✓ **High Spending Power Trade Area** - The average household incomes within a 1, 2, and 5- mile radius are \$118,621, \$123,784, and \$116,348 (respectively). The retailers cater well to the local residents and benefit from their proximity to a high-income demographic.
- ✓ **High-Growth Submarket** - Pearland has experienced exponential growth over the past years, with a 2024-2029 projected growth rate of ~10.56% per annum.
- ✓ **Highly Visible Location/Multiple Access Points** - The Property and its retailers benefit highly from its highly visible positioning coupled with multiple access points.
- ✓ **Proximity to Pearland High School** - The Asset caters well to robust traffic activity due to its location near Pearland High School.

*Seller will Guarantee up to 2-yrs Rent and NNN's for Suite 142

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

RENT ROLL

PEARLAND COMMONS PEARLAND, TX (HOUSTON)

TENANT	SUITE	GLA	%	LEASE DATES		BASE RENT			RECOVERIES		TOTAL REVENUE	% OF REV	RENT ESCALATIONS	RENEWAL OPTIONS
				START	END	ANNUAL	MONTHLY	PSF	ANNUAL	PSF				
Safari Animal Hospital	118	8,500	30.95%	08/22	01/33	\$204,000	\$17,000	\$24.00	\$48,969	\$5.76	\$252,969	31.51%		(2) 5-yr Options
Available	142	3,000	10.92%		-	\$66,000	\$5,500	\$22.00	\$17,283	\$5.76	\$83,283	10.37%		
OCT Training	148	2,448	8.91%	10/24	04/30	\$58,752	\$4,896	\$24.00	\$14,103	\$5.76	\$72,855	9.08%		(1) 5-yr Option
Barber Shop	154	1,440	5.24%	08/23	11/28	\$30,240	\$2,520	\$21.00	\$8,296	\$5.76	\$38,536	4.80%	~6.5%/YR	(1) 5-yr Option
Liquor Pot	160	2,000	7.28%	01/21	05/27	\$38,000	\$3,167	\$19.00	\$11,522	\$5.76	\$49,522	6.17%		(2) 5-yr Options
Fiesta Viva	166	1,500	5.46%	01/25	12/27	\$36,000	\$3,000	\$24.00	\$8,642	\$5.76	\$44,642	5.56%		
J Nails Bar	172	2,000	7.28%	05/19	08/32	\$50,600	\$4,217	\$25.30	\$11,522	\$5.76	\$62,122	7.74%		(2) 5-yr Options
Doughmomo Donuts	178	1,400	5.10%	09/19	05/29	\$26,544	\$2,212	\$18.96	\$8,066	\$5.76	\$34,610	4.31%		(2) 5-Yr Options
El Caudillo Mexican Restaurant	190-1	5,172	18.83%	01/25	03/27	\$134,472	\$11,206	\$26.00	\$29,796	\$5.76	\$164,268	20.46%		(2) 5-Yr Options
Total Count / GLA	9	27,460	100%		Totals	\$644,608	\$53,717		\$158,200		\$802,808	100.00%		
Occupied	8	24,460	89.1%											
Available	1	3,000	10.9%											
Total Avg Rent / GLA	\$23.66	24,460	100.0%											

*Seller will guarantee 2 years of rent + NNN's for suite 142

Safari Animal Hospital on Percentage Rent of 8% of sales if higher than monthly base rent

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INCOME AND EXPENSE ANALYSIS

PEARLAND COMMONS PEARLAND, TX (HOUSTON)

	IN-PLACE CASH FLOW	PSF
Base Rent	\$644,608	\$23.47
Expense Reimbursements		
Tax Recoveries	\$73,263	\$2.67
Insurance Recoveries	\$10,402	\$0.38
CAM Recoveries	\$57,074	\$2.08
Management Recoveries	\$17,461	\$0.64
Total Expense Reimbursements	\$158,200	\$5.76
Total Gross Revenue	\$802,808	\$29.24
Effective Gross Revenue (EGR)	\$802,810	\$29.24
OPERATING EXPENSES		
Total Real Estate Taxes	\$73,263	\$2.67
Total Insurance	\$10,402	\$0.38
Common Area Maintenance		
Utilities	\$42,437	\$1.55
Repairs and Maintenance	\$14,637	\$0.53
Total Common Area Maintenance	\$57,074	\$2.08
Management Fee / Admin	\$17,461	\$0.64
Total Recoverable Expenses	\$158,200.00	\$5.76
Total Non-Recoverable Expenses	\$0	\$0.00
Total Operating Expenses	\$158,200	\$5.76
Net Operating Income	\$644,610	\$23.47



Subject Property

SUBJECT PROPERTY
3525 S. MAIN ST.

J. FRANK DOBIE
HIGH SCHOOL
(3,739 STUDENTS)

STUCHBERY
ELEMENTARY SCHOOL
(603 STUDENTS)

MELILLO
MIDDLE SCHOOL
(568 STUDENTS)

MEMORIAL HERMANN
SOUTHEAST HOSPITAL
(128 BEDS)

THOMPSON
INTERMEDIATE
SCHOOL
(830 STUDENTS)

SAN JACINTO
COLLEGE SOUTH
(32,866 STUDENTS)

C.J. HARRIS
ELEMENTARY
(593 STUDENTS)

H.C. CARLESTON
ELEMENTARY
SCHOOL
(764 STUDENTS)

ROGERS
MIDDLE SCHOOL
(743 STUDENTS)

MAGNOLIA
ELEMENTARY
(676 STUDENTS)

PEARLAND
HIGH SCHOOL
(3,400 STUDENTS)

PEARLAND
JUNIOR HIGH SOUTH
(813 STUDENTS)

MASSEY RANCH
ELEMENTARY
(593 STUDENTS)

PEARLAND
REGIONAL
AIRPORT

FRIENDSWOOD
HIGH SCHOOL
(1,966 STUDENTS)

35
TEXAS

BROADWAY STREET
±31,541 VPD

FARM TO MARKET ROAD 126
±30,212 VPD

FARM TO MARKET ROAD 101
±15,795 VPD

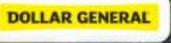
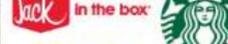
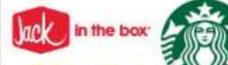
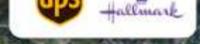
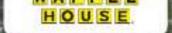
SOUTH MAIN STREET
±23,889 VPD

FARM TO MARKET ROAD 129
±23,745 VPD

101
ROAD

126
ROAD

129
ROAD



HOUSTON
DOWNTOWN
(15 MILES AWAY)

PEARLAND
JUNIOR HIGH EAST
(814 STUDENTS)



J. FRANK DOBIE
HIGH SCHOOL
(3,739 STUDENTS)



C.J. HARRIS
ELEMENTARY
(593 STUDENTS)



PEARLAND
JUNIOR HIGH EAST
(932 STUDENTS)

ALEXANDER
MIDDLE SCHOOL
(739 STUDENTS)



THOMPSON
INTERMEDIATE
SCHOOL
(830 STUDENTS)

MELILLO
MIDDLE SCHOOL
(568 STUDENTS)



SUBJECT PROPERTY
3525 S MAIN ST.



35
TEXAS

SOUTH MAIN STREET
(23,889 VPD)

P
PEARLAND HIGH SCHOOL
(3,400+ STUDENTS)

LOCATION OVERVIEW

PEARLAND COMMONS PEARLAND, TX (HOUSTON)

	Year Built		2020
	Building Area		±27,460 SF
	Land Area		±1.18 AC



NEIGHBORING RETAILERS



SITE PLAN

PEARLAND COMMONS PEARLAND, TX (HOUSTON)



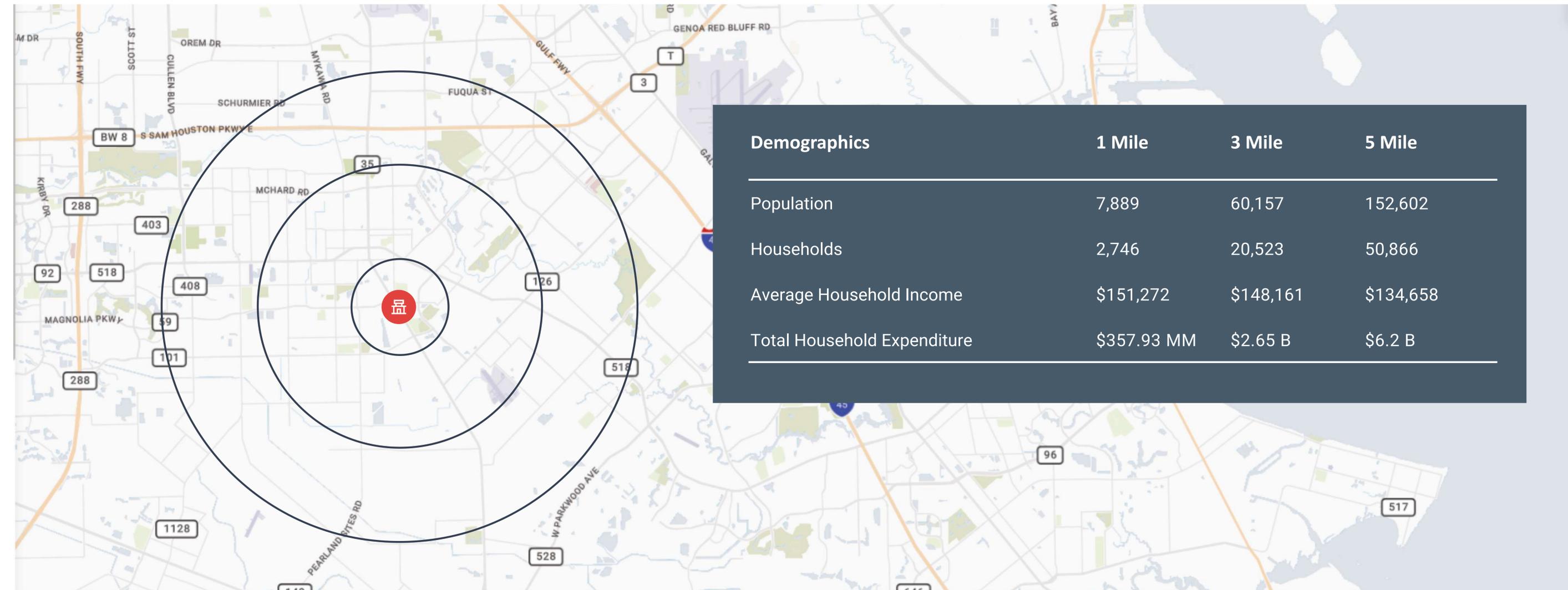
PROPERTY PHOTOS

PEARLAND COMMONS PEARLAND, TX (HOUSTON)



LOCATION OVERVIEW

PEARLAND COMMONS PEARLAND, TX (HOUSTON)



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Memorial Hermann Health System (35,360)
2. Walmart (29,797)
3. H-E-B (29,657)
4. Houston Methodist (26,098)
5. University of Texas MD Anderson Cancer Center (21,576)
6. HCA Houston Healthcare (15,000)
7. Kroger (14,868)
8. ExxonMobil (13,000)
9. United Airlines (11,900)
10. Schlumberger Limited (11,700)

LOCATION OVERVIEW

PEARLAND COMMONS PEARLAND, TX (HOUSTON)

Pearland Texas

 **113,100**
Population

 **\$148,161**
Average Household Income



The Most Populous
County in Texas

HARRIS COUNTY

Residents in the Houston–
The Woodlands–Sugar
Land MSA

7.3 MILLION+

Houston, Texas is the largest city in Texas and the fourth-largest in the United States, with a population of over 2.3 million as of July 2023.

It serves as the principal city in the Houston–The Woodlands–Sugar Land metropolitan area, which is the fifth most populous MSA in the nation, with more than 7.3 million residents.

Houston is second only to New York City in the number of Fortune 500 headquarters.

Known as the Energy Capital of the World, Houston is home to over 4,600 energy-related firms, including the headquarters of ExxonMobil, ConocoPhillips, and Halliburton.

The city's economy is highly diversified across sectors such as energy, healthcare, aerospace, advanced manufacturing, biotechnology, and international trade. The Texas Medical Center—the world's largest medical complex—employs more than 100,000 healthcare professionals and hosts top institutions like MD Anderson Cancer Center. The Port of Houston ranks first in the U.S. in foreign tonnage and is a major driver of the region's robust logistics and shipping industry. Houston is also home to 23 Fortune 500 companies, second only to New York City. Its infrastructure includes two major international airports, an extensive freeway network, and one of the most active construction markets in the country. Houston's university system—featuring Rice University, University of Houston, and Texas Southern University—supports a growing innovation corridor and contributes billions to the local economy. Culturally, Houston is known for its diversity—with more than 145 languages spoken—and vibrant offerings in fine arts, culinary experiences, professional sports, and green spaces. The city's affordability and quality of life continue to attract both talent and capital from across the U.S. and around the world.

IN THE NEWS

PEARLAND COMMONS PEARLAND, TX (HOUSTON)

Harris County booms with 3rd largest population in the U.S.

AMBER HECKLER, MAY 19, 2025 (CULTURE MAP HOUSTON)

Newly released U.S. Census Bureau data shows Harris County was the third most populous county nationwide in 2024, and had the highest year-over-year growth rate from 2023. The Houston metro area is now home to a staggering 5 million people.

The new population report, published March 13, estimated year-over-year population data from 2023 to 2024 across all **3,144 U.S. counties**, and 387 metro areas. Los Angeles County, **California (No. 1)** and Illinois' Cook County (No. 2) are the only two U.S. counties that have larger populations than Harris County.

Harris County's numeric growth rate outpaced all other U.S. counties from July 1, 2023 to July 1, 2024, the report found. The Census Bureau estimated Harris County's population grew by 105,852 people year-over-year, bringing the total population to 5,009,302 residents. That's around a 2.16 percent growth rate.

The top 10 most populous counties in the U.S. are:

- No. 1 – Los Angeles County, California
- No. 2 – Cook County, Illinois
- No. 3 – Harris County, Texas
- No. 4 – Maricopa County, Arizona
- No. 5 – San Diego County, California
- No. 6 – Orange County, California
- No. 7 – Miami-Dade County, Florida
- No. 8 – Dallas County, Texas
- No. 9 – Kings County, New York
- No. 10 – Riverside County, California

EXPLORE ARTICLE



Pearland has highest rate of new wealthy residents in Houston

AMBER HECKLER, FEBRUARY 11, 2025 (CULTURE MAP HOUSTON))

Where are the wealthy settling down in H-Town? The Houston neighbor of Pearland has added a larger percentage of high-income households recently than any other local city, and it ranks among the top 50 U.S. places with the biggest growth of high earners.

A new study by financial tech company SmartAsset, "Cities Adding the Most High-Income Households – 2025 Study" examined Census Bureau income data across **352 American cities**. They were ranked based on the growth in high-earning households as a percentage of total households **between 2022 and 2023**. For the purpose of the study, high-income households are defined as those making **\$200,000** or more per year.

Pearland has previously cashed in as one of the richest Texas cities in 2023, and has been consistently lauded as one of the safest American cities.

Pearland ranked **No. 48** nationwide and No. 9 in Texas.

The study found **21.6 percent** of all Pearland households made **\$200,000** or more in 2023, and added over **2,900 high-income** earners during the one-year period. That means the city had an affluent household growth rate of **35.8 percent**.

For context, the national median income for a U.S. household in 2023 was **\$80,610**.

And with the new influx of wealth, Pearland residents can afford to spend the **extra cash on small businesses and local restaurants**, such as the popular Killen's Barbecue, BB's Tex-Orleans, and Lotus Seafood.

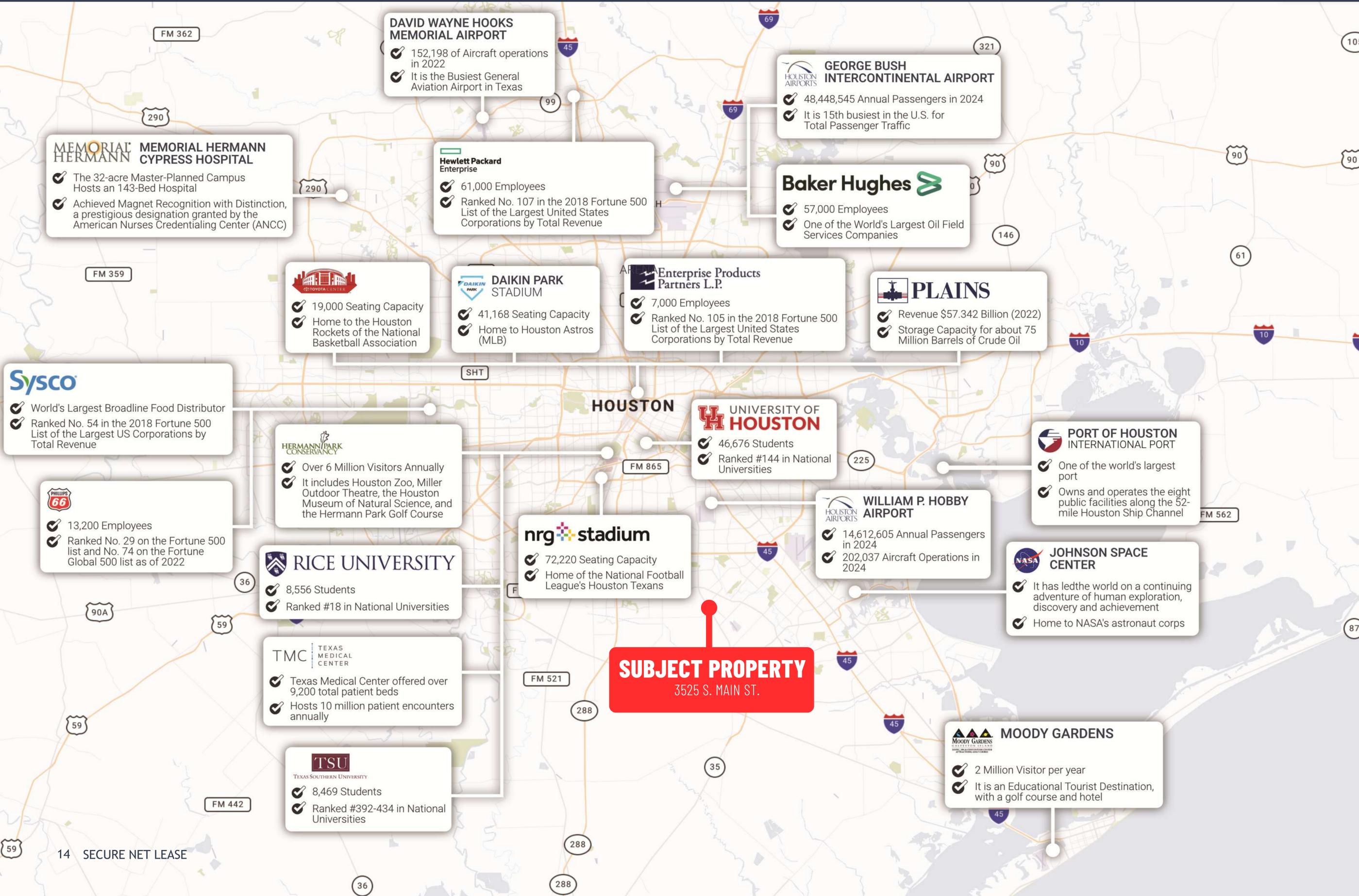
"[The] prevalence of **high-income households** also can help describe the relative quality of **life of a population**, or tell stories about potential wealth gaps or local growth," the report said. "Changes in a city's relative proportion of households **earning high income** may change due to **dynamics in the local** job market, housing market, cost of living, age demographics, opportunities elsewhere, and beyond."

EXPLORE ARTICLE



METRO AREA

PEARLAND COMMONS PEARLAND, TX (HOUSTON)



SUBJECT PROPERTY
3525 S. MAIN ST.

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Sam House

Vice President
(214) 227-9869

shouse@securenetlease.com

Greyson Hickey

Broker Associate
(214) 844-9644

gphickey@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

TEXAS DISCLAIMER

PEARLAND COMMONS PEARLAND, TX (HOUSTON)

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

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.