



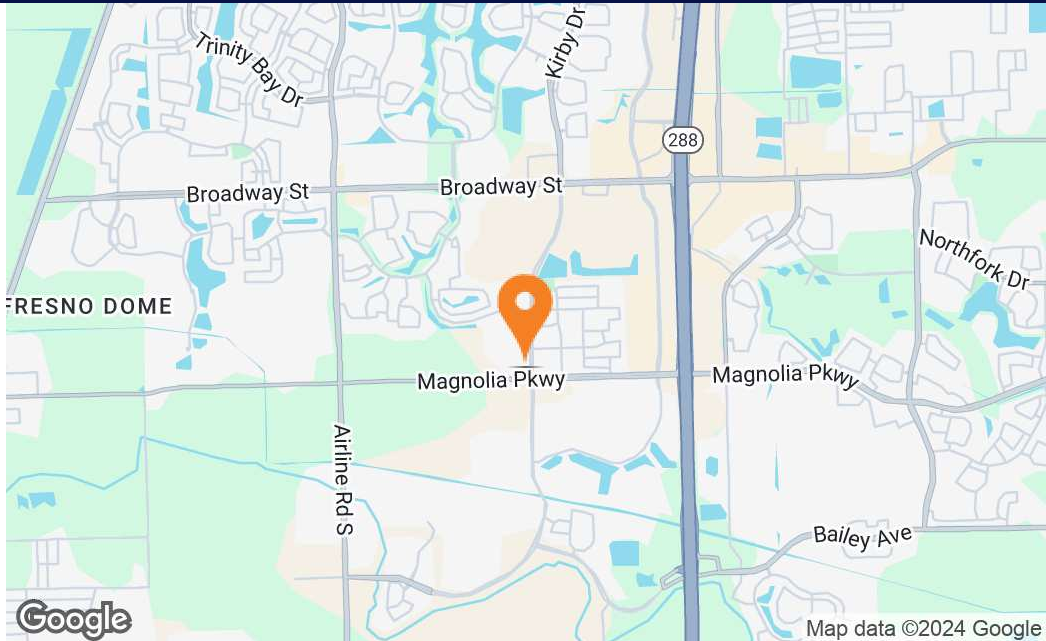
**RIVERSTONE**  
COMMERCIAL REAL ESTATE

## RETAIL SPACE AVAILABLE THE CENTRE AT KIRBY RIDGE

3695 KIRBY DRIVE PEARLAND, TX 77854



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located just off a newly widened Kirby Drive, the Centre at Kirby Ridge is home to many quality tenants. The Centre at Kirby Ridge has dual access from both Magnolia Parkway and Kirby Drive, as well as easy access to SH 288, which experiences ±95,000 cars daily. Situated near Pearland’s strong, growing, west side, the Centre at Kirby Ridge is surrounded by numerous residential developments, with many more planned to come in the future.

PROPERTY HIGHLIGHTS

- Located on Hard Corner With Dual Access from Magnolia Pkwy and Kirby Drive
- Easy Access to SH 288
- Suite 101 - Large Open-Showroom Concept (Can be Demised)
- Strong Demographics with 30,000+ Households Within a 3-Mile Radius
- Back Doors & Sidewalks For Deliveries and Trash
- Lighted & Ample Parking
- Pylon Sign Available

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	23,504 SF
Available SF Suite 101:	4,960 SF (Can Be Demised)
Year Built:	2019



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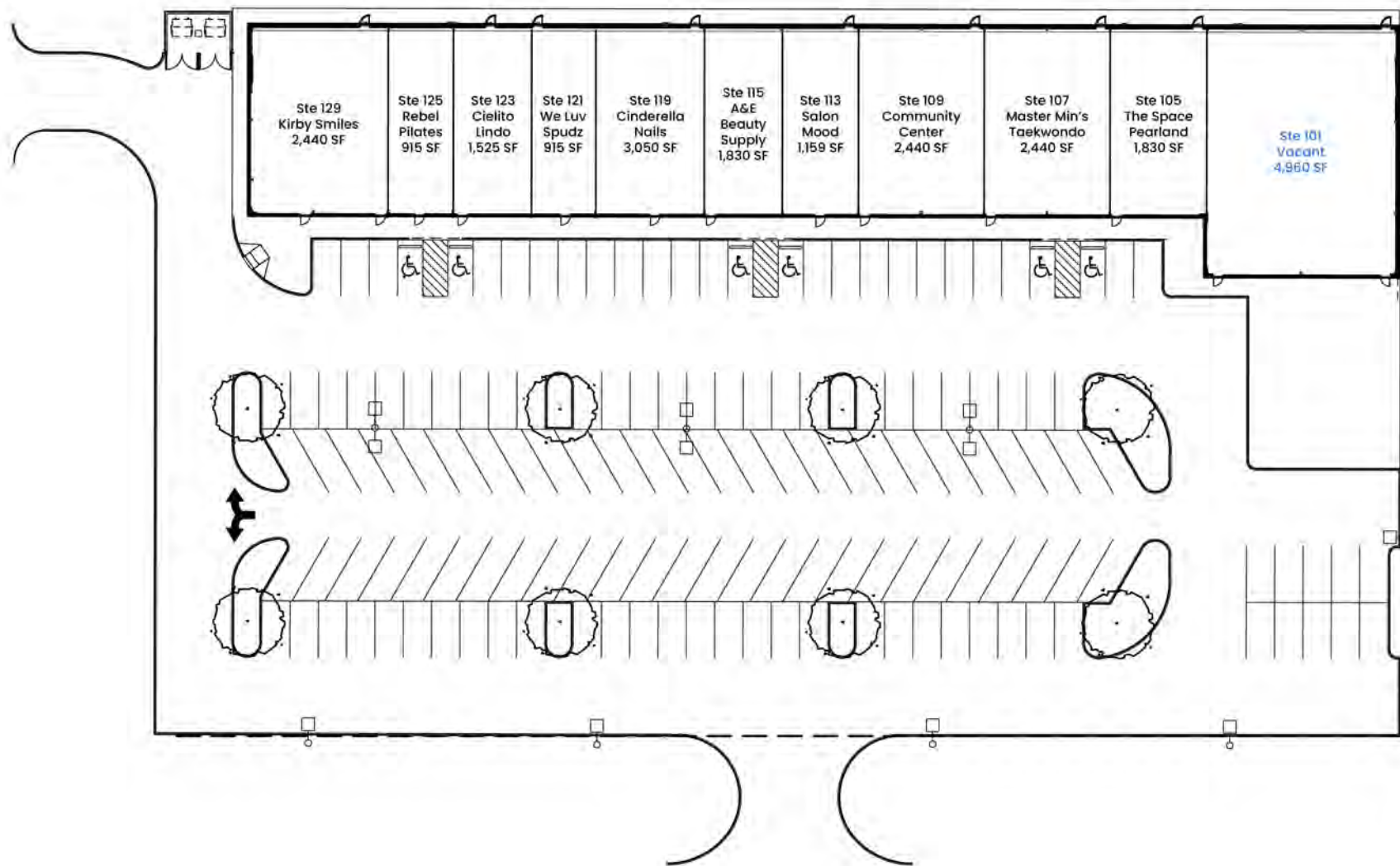




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# RETAILER MAP



**RIVERSTONE**  
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**159,100** Estimated Retail Trade Area Population (2023)  
**\$130,785** Average Family Income

Foodservice & Drinking Places  
**2024 Spending = \$277,113,266**

Health & Personal Care Stores  
**2024 Spending = \$82,058,950**

Entertainment & Recreation  
**2024 Spending = \$272,327,986**

- **GREAT LOCATION:** Pearland has convenient access to the Texas Medical Center and the Hobby Airport. Highway 288, Beltway 8, and I-45 are minutes away.
- **MASTER-PLANNED COMMUNITIES:** Pearland is home to several master-planned communities including Silverlake, Silvercreek, Shadow Creek Ranch, and Green Tee Terrace.
- **OUTSTANDING SCHOOLS:** Pearland homes are zoned to some of the best schools in Houston.
- **GOLF COURSES:** Residents are minutes away from Pearland Golf Club.

According to the U.S. Census Bureau, Pearland's population reached an estimated 126,942 in 2022, with **forecasted growth expected to be 154,107 residents by 2040.**

#### MSA City Population Comparison: 2000-2020

	2000 Population	2010 Population	2020 Population	Population Growth 2000 - 2020
Houston	1,953,631	2,099,451	2,304,580	17.96%
Pasadena	141,674	149,043	147,662	0.00%
Pearland	37,640	91,252	125,828	234.29%
League City	45,444	83,560	114,391	151.72%
Sugar Land	63,328	78,817	111,026	75.32%
Missouri City	52,913	67,358	74,259	40.34%



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# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 3 miles

## KEY FACTS

34.6

Median Age



30,099

Households

\$95,972

Median Disposable  
Income



90,457

2023 Total Population

## EDUCATION

5%

No High  
School  
Diploma



12%

High School  
Graduate



21%

Some  
College



62%

College  
Graduate

## INCOME



\$149,206

Average Household  
Income



\$49,719

Per Capita Income



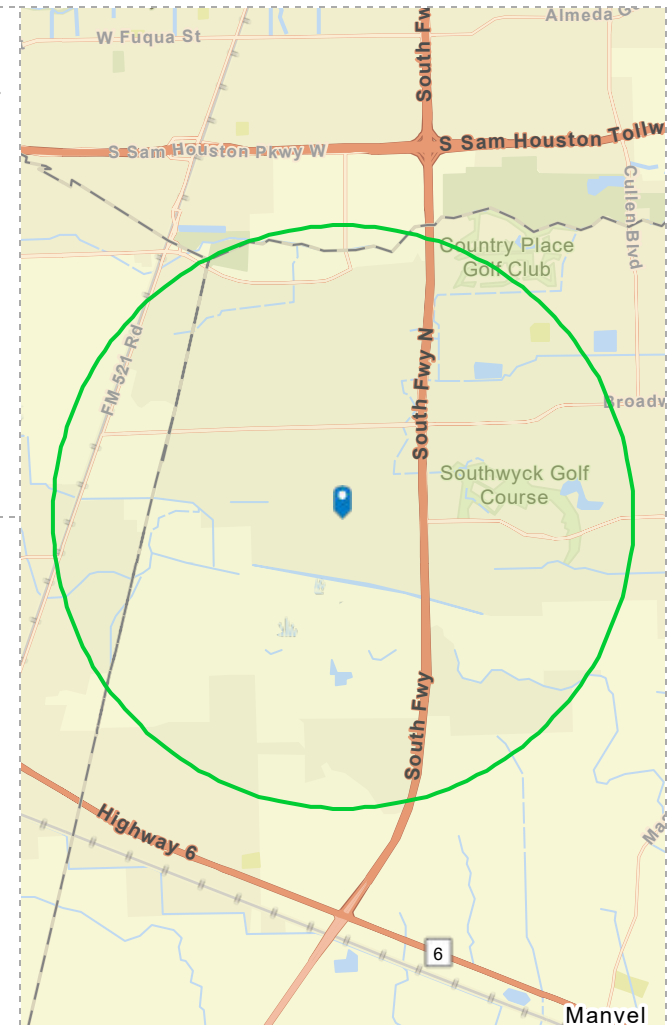
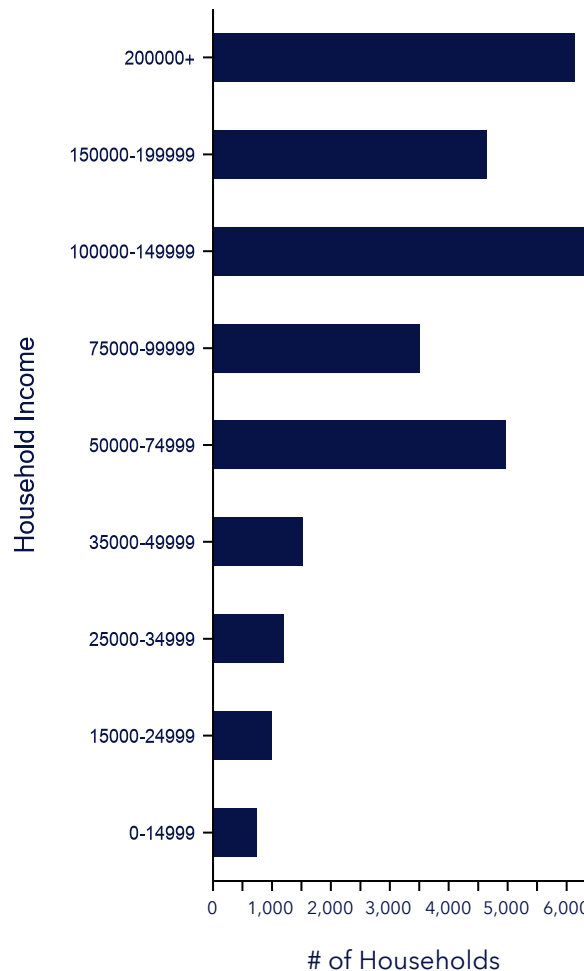
\$1,420,845

Average Net Worth



\$359,954

Average Home Value



## EMPLOYMENT



White Collar

80%



Blue Collar

12%



Services

8%

2.6%  
Unemployment  
Rate

# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

33.5

Median Age



54,781

Households

\$81,545

Median Disposable  
Income



168,244

2023 Total Population

## EDUCATION

9%

No High  
School  
Diploma



17%

High School  
Graduate



24%

Some  
College



49%

College  
Graduate

## INCOME



\$130,785

Average Household  
Income



\$42,618

Per Capita Income



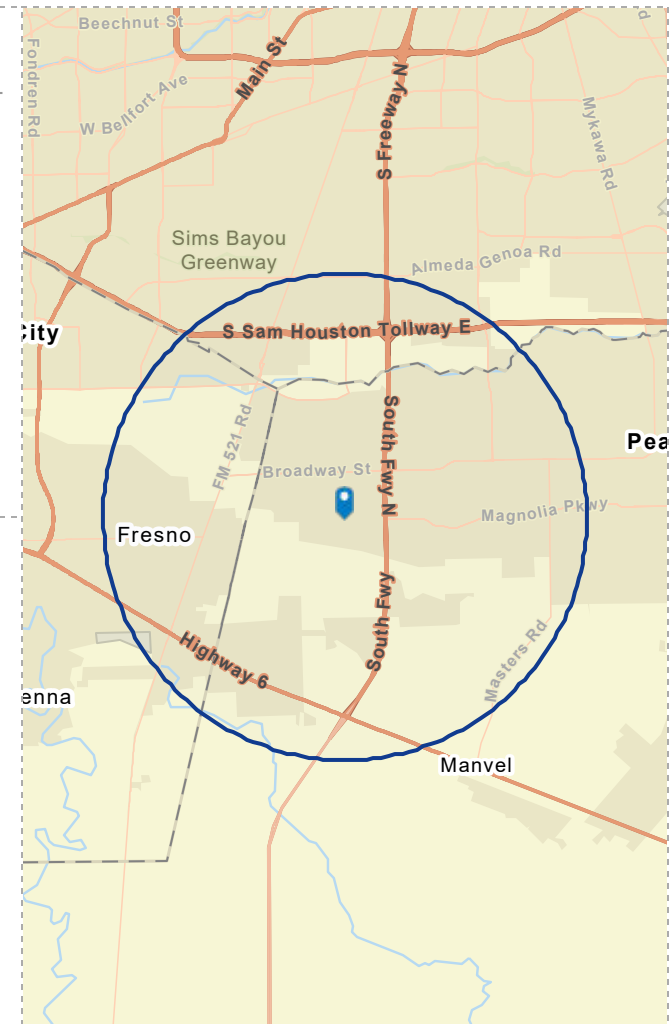
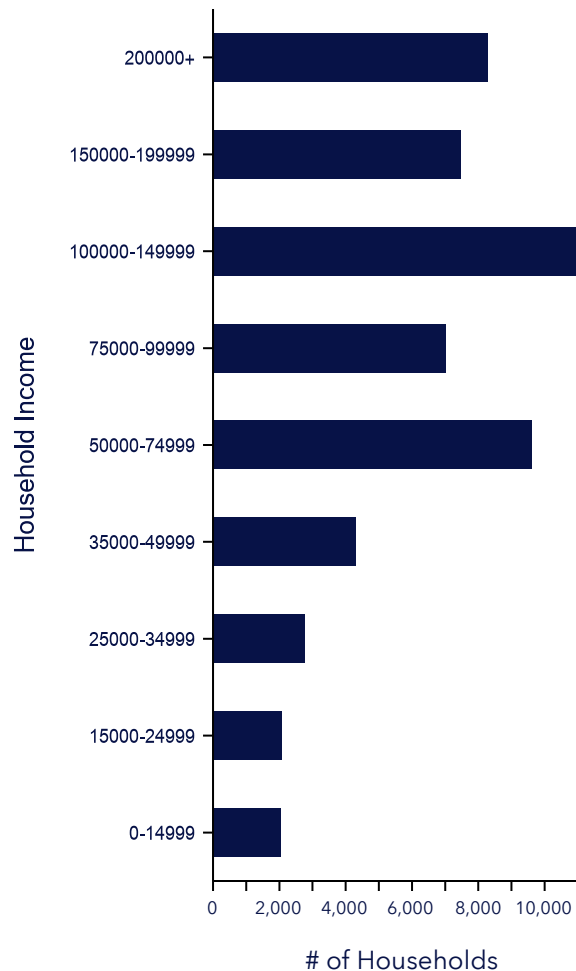
\$1,158,398

Average Net Worth



\$321,723

Average Home Value



## EMPLOYMENT



73%

White Collar



18%

Blue Collar



10%

Services

3.8%

Unemployment  
Rate



# INFORMATION ABOUT BROKERAGE SERVICES

**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.

**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.

### Riverstone Companies, LLC

Licensed Broker / Broker Firm Name  
or Primary Assumed Business Name

### James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate

### Angela Lasell

Sales Agent/Associate's Name

9008522

License No.

545598

License No.

License No.

687879

License No.

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Buyer/Tenant/Seller/Landlord Initials

Date