

# DPEG Pelican Plaza, LP

3100 Nasa Road 1, Seabrook TX, Seabrook, TX

Site Package · May 2026 · Prepared by Danish Rehman

**14,307 SF**

Available

**\$24.00/SF**

Asking NNN

**27,275 VPD**

Daily Traffic

**47,595**

Pop 3-Mile

## SITE SPECIFICATIONS

Suite Suite A	3,300 SF	Vacant — Available Now
Suite Suite B	1,257 SF	Vacant — Available Now
Suite Suite C	3,000 SF	Vacant — Available Now
Suite Pad D	6,750 SF	Vacant — Available Now

Asking Rent \$24.00/SF NNN

Center Type Neighborhood Center

Anchor Tenant SPEC's

Ownership Direct — no broker commission

Deal Structure NNN | Flexible terms available

## TRADE AREA DEMOGRAPHICS

POPULATION 3-MILE

**47,595**

POPULATION 5-MILE

**118,220**

MEDIAN HH INCOME

**\$152,687**

DAILY TRAFFIC

**27,275 VPD**

DAYTIME POPULATION

**33,559**

## CURRENT TENANT MIX

Established center with proven co-tenancy. All tenants below are active lessees.

- |                       |                        |
|-----------------------|------------------------|
| • Pelican Grill       | • Rock N Roll It       |
| • The Flame Tacos     | • Vapor Trend          |
| • Bakery              | • Trilogy Thai Massage |
| • Barber              | • Galco Hearing Aids   |
| • Space City Hardware | • Pegasus Solutions    |
| • The Healthy Crave   | • Your Printing Now    |
| • Lele's Flowers      | • Lakeside Dental      |
| • Maribelle's         | • Domino's             |
| • Smoke Shop          | • SPEC's               |

**Ready to move forward?**

I'm the direct owner — no broker, no commission, faster decisions.

**Danish Rehman** · · [dpeg@mail.loiboard.com](mailto:dpeg@mail.loiboard.com)

This site package was prepared by Danish Rehman on behalf of DPEG Pelican Plaza, LP. Demographics sourced from US Census Bureau ACS. Traffic counts from TXDOT / local surveys. All information deemed reliable but not guaranteed. Prepared May 2026.