



DISCOVERY BAY CROSSING

Last Pad Site Available

Highway 288 & Discovery Bay Dr. | Pearland, Texas

Multi-Family 264 Units

Multi-Family 350 Units

Multi-Family 370 Units

Retail Coming Soon 1.05 Ac.

4 Story | \$110,000 SF Medical Office Building 2Q 2017 Construction Start

LA QUINTA INNS & SUITES

Jack

288 TEXAS

Service King COLLISION REPAIR CENTERS

Sam's CLUB

Fuel

Retail Under Construction

HOOTERS

Kelsey Seybold Clinic

METRO

Discovery Bay Dr

Hughes Ranch Rd

AUTUMN LEAVES 46 Beds

Fresenius Dialysis

Service King

Jack

Sam's CLUB

Fuel

Retail Under Construction

HOOTERS

Kelsey Seybold Clinic

METRO

Discovery Bay Dr

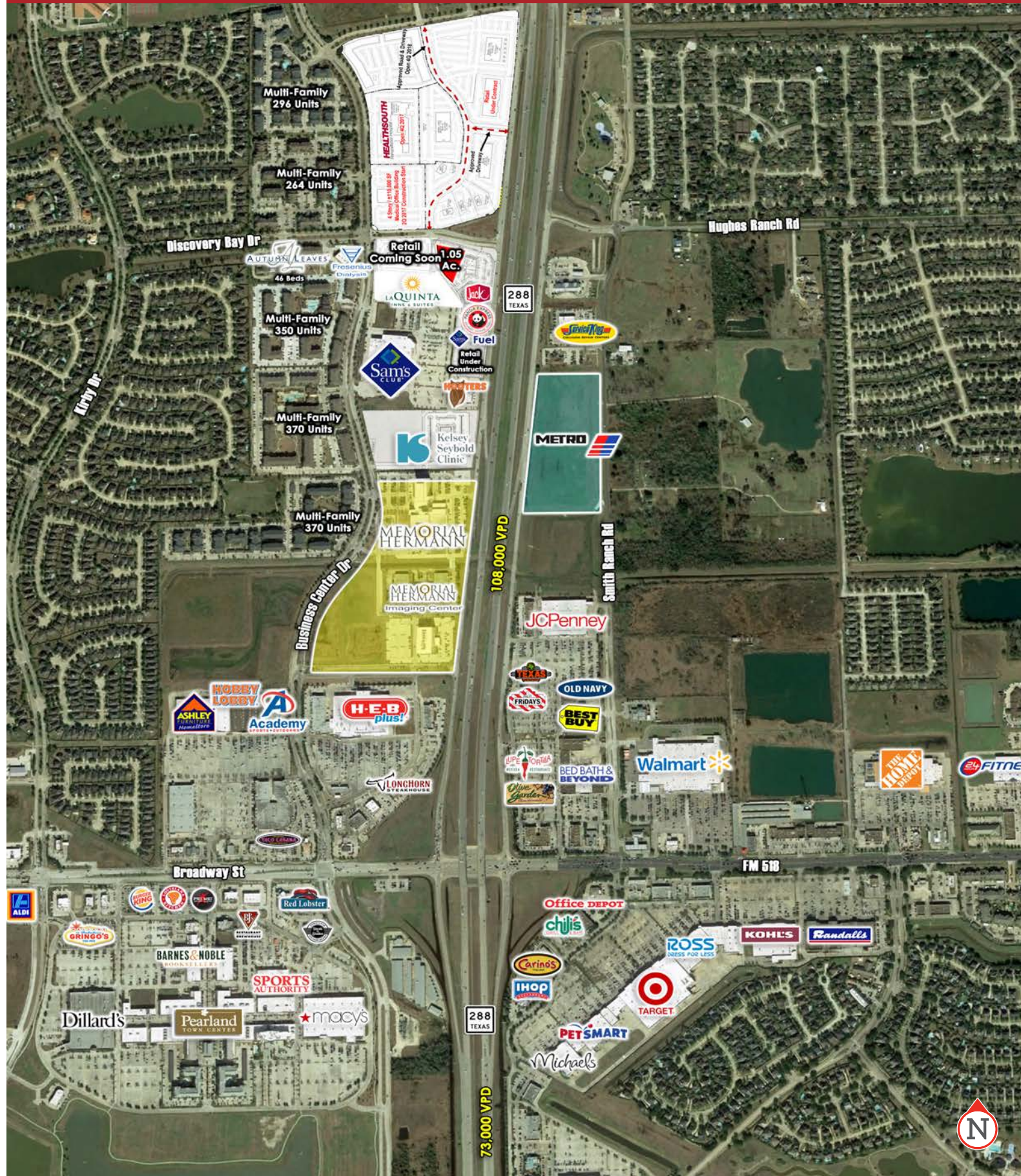
Hughes Ranch Rd

Bob Conwell | Brad Elmore | Austen Baldrige | 281.477.4300

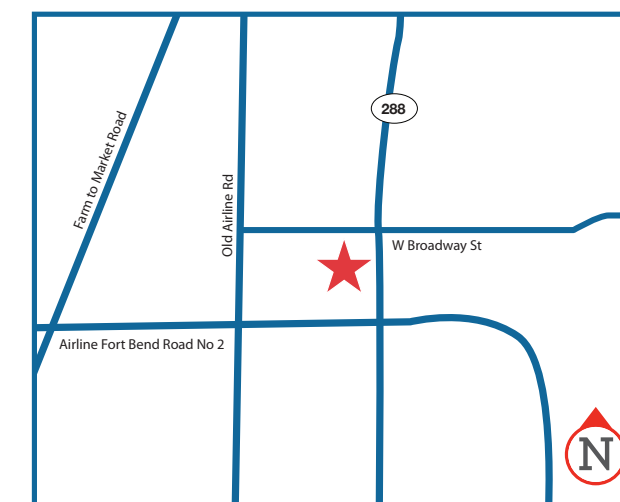
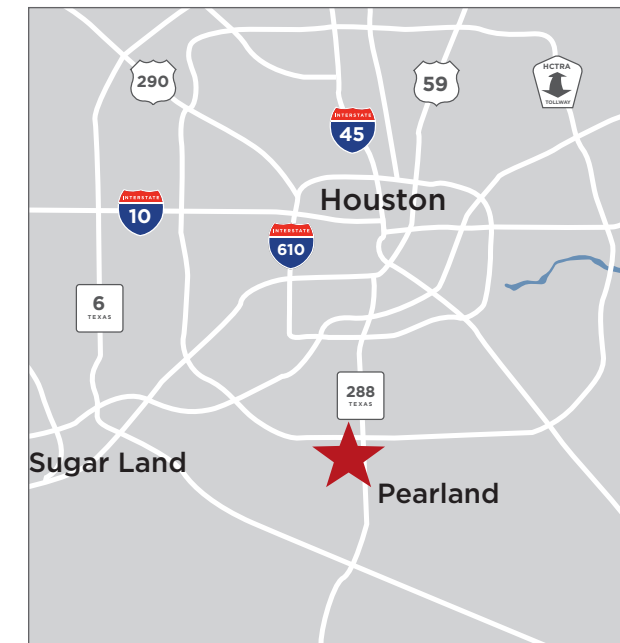
Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

Discovery Bay Crossing

Highway 288 & Discovery Bay Dr. | Pearland, Texas



AREA RETAILERS



The City of Pearland is located on Highway 288, approximately 20 minutes from Downtown Houston and 15 minutes from the Texas Medical Center, and is one of the fastest growing cities in Texas.

Trade Area

Since 2002 when Shadow Creek Ranch's first home was built, the community has grown to over 3,330 homes today. HCA also completed a medical office building within Shadow Creek Ranch.

Access Road Network

Hwy 288: 3,500 feet of frontage on Hwy 288 between FM 518 (to the S.) and Shadow Creek Pkwy (to the N.) and unparalleled access and circulation throughout the project and master planned Shadow Creek Ranch Development.

Additionally, TxDOT has begun construction on the SH 288 Toll Road, which will provide direct access to and from Shadow Creek Ranch via Discovery Bay Dr.

Pearland Highlights

- Convenient access to Texas Medical Center, Rice University, University of Houston, and Downtown Houston
- New Memorial Hermann medical campus
- HCA Gulf Coast Division's Pearland Medical Center
- Huge influx of retail development in Pearland; Dillard's, Macy's and several national retailers; Other neighboring projects include HEB plus, Academy, Hobby Lobby, Home Depot, Kohl's, JC Penney and Lowe's

Traffic Counts:

- 25,254 cars per day on Shadow Creek Pkwy (FM 2234)
- 108,000 cars per day on Hwy 288

Source: TxDOT, 2013

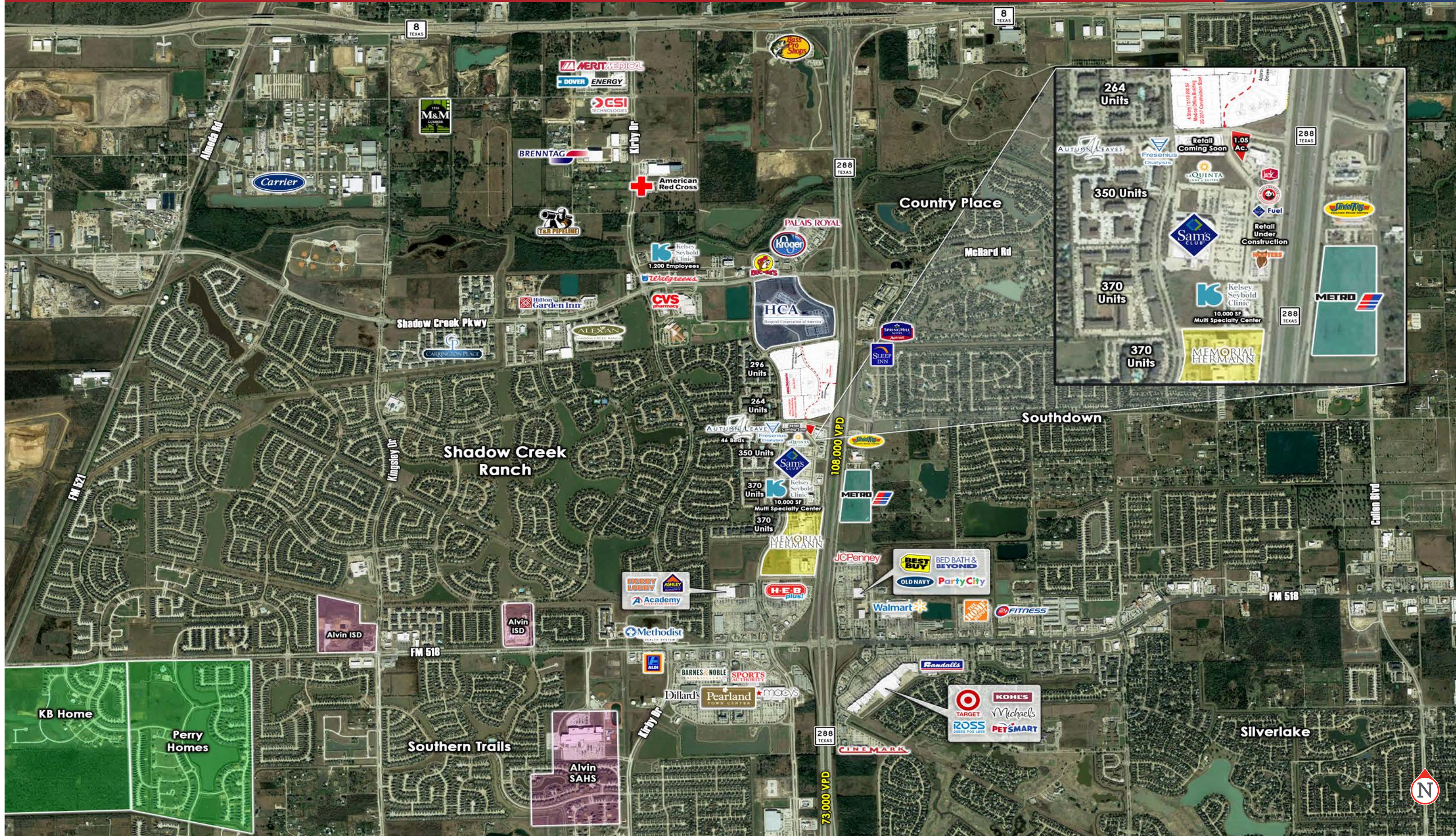
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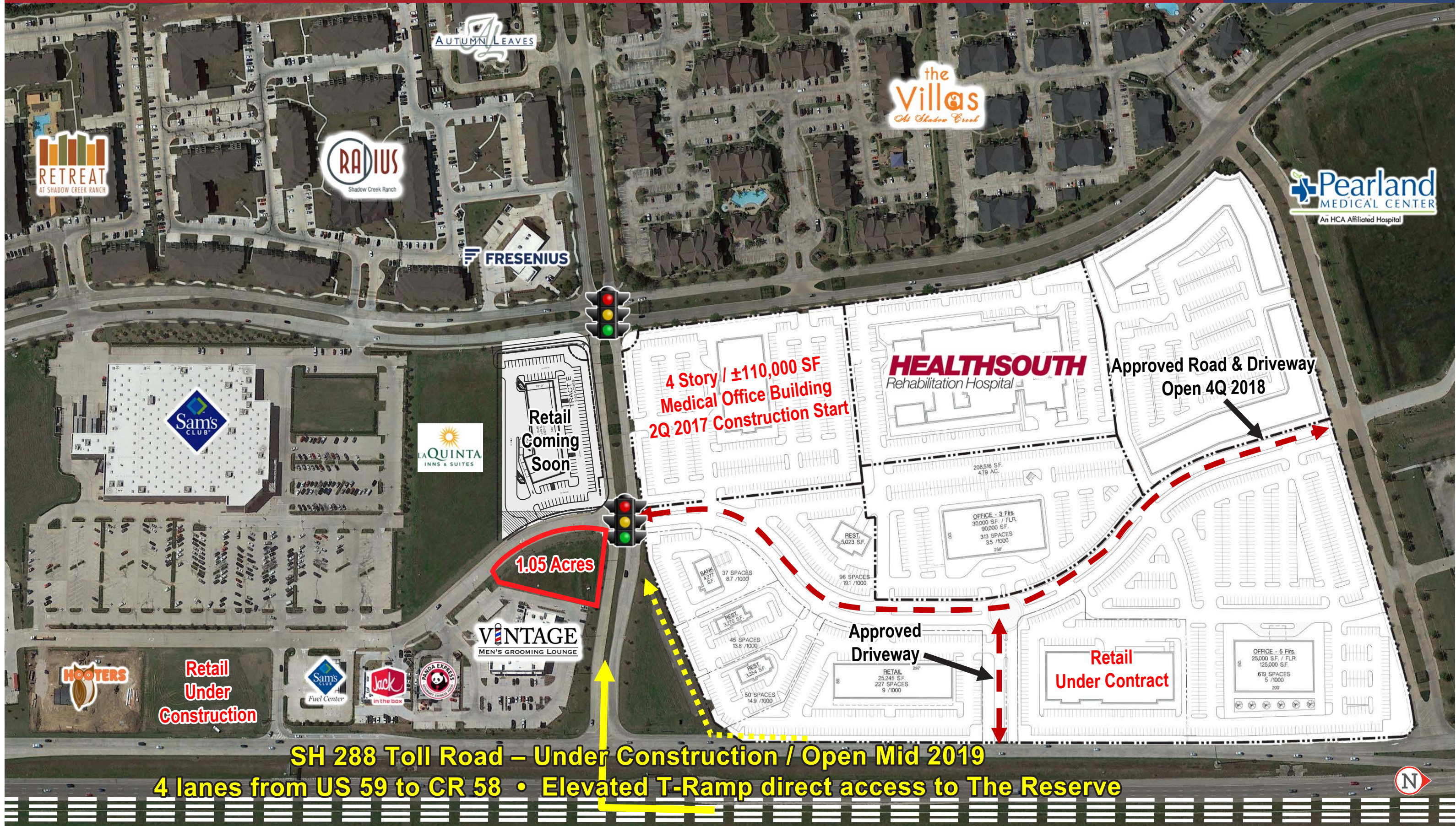
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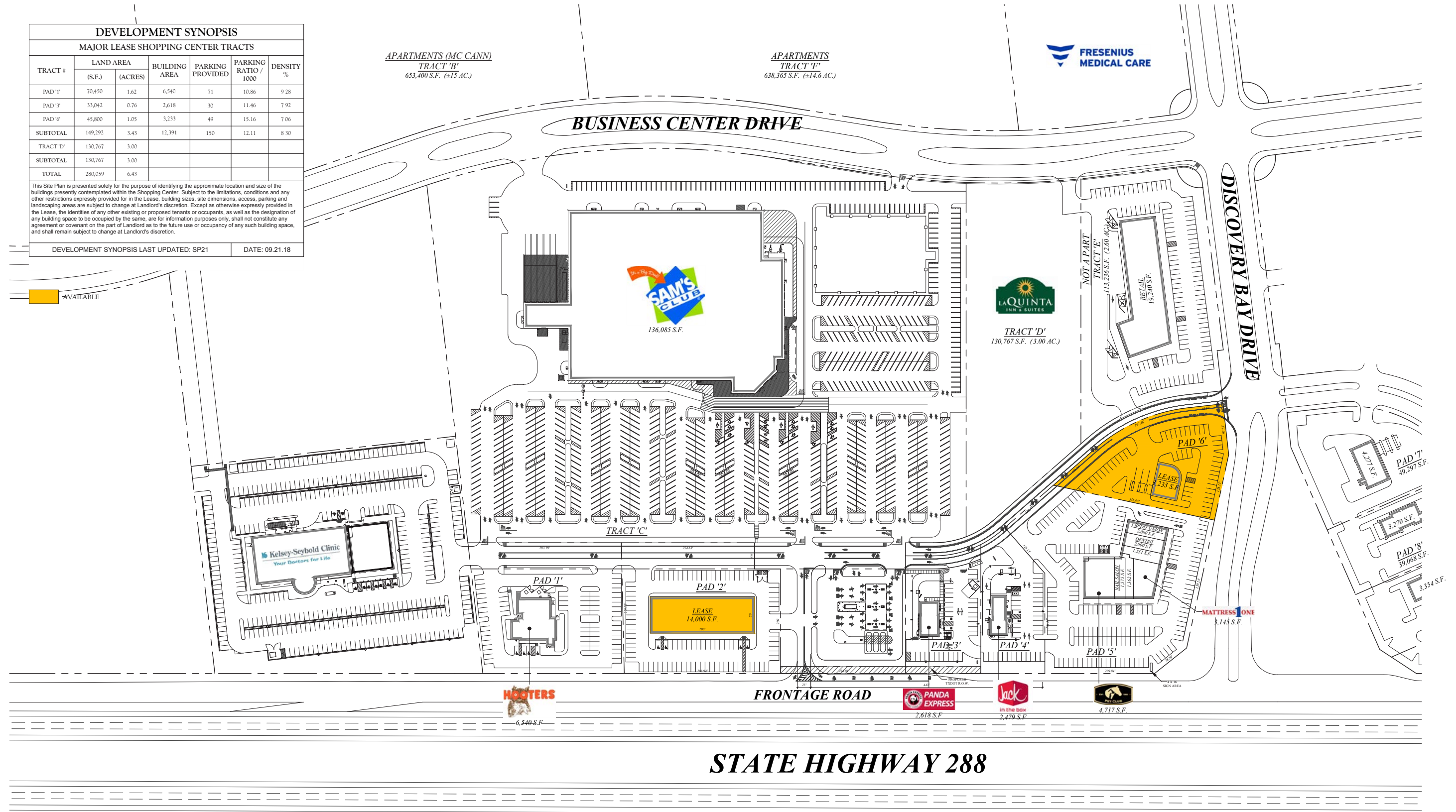
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DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
PAD '1'	70,450	1.62	6,540	71	10.86	9.28
PAD '3'	33,042	0.76	2,618	30	11.46	7.92
PAD '6'	45,800	1.05	3,233	49	15.16	7.06
SUBTOTAL	149,292	3.43	12,391	150	12.11	8.30
TRACT 'D'	130,767	3.00				
SUBTOTAL	130,767	3.00				
TOTAL	280,059	6.43				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP21 DATE: 09.21.18



AVAILABLE



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 12/18

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	3,043	24,576	62,148
Current Population	8,812	72,482	186,902
2010 Census Average Persons per Household	2.90	2.95	3.01
2010 Census Population	8,346	60,822	159,018
Population Growth 2010 to 2018	5.58%	19.54%	17.93%
CENSUS HOUSEHOLDS			
1 Person Household	19.66%	16.27%	17.51%
2 Person Households	29.26%	30.01%	28.37%
3+ Person Households	51.08%	53.72%	54.12%
Owner-Occupied Housing Units	73.34%	82.87%	76.07%
Renter-Occupied Housing Units	26.66%	17.13%	23.93%
RACE AND ETHNICITY			
2018 Estimated White	73.30%	65.86%	61.67%
2018 Estimated Black or African American	12.89%	13.02%	13.66%
2018 Estimated Asian or Pacific Islander	6.06%	10.10%	9.54%
2018 Estimated Other Races	7.37%	10.59%	14.63%
2018 Estimated Hispanic	22.06%	27.47%	36.02%
INCOME			
2018 Estimated Average Household Income	\$107,708	\$109,132	\$99,090
2018 Estimated Median Household Income	\$92,776	\$91,560	\$81,120
2018 Estimated Per Capita Income	\$39,902	\$38,317	\$34,314
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	19.78%	22.25%	24.42%
2018 Estimated Bachelors Degree	24.45%	23.56%	20.00%
2018 Estimated Graduate Degree	11.39%	11.25%	9.87%
AGE			
2018 Median Age	35.5	35.6	34.5

Our quest is your success.

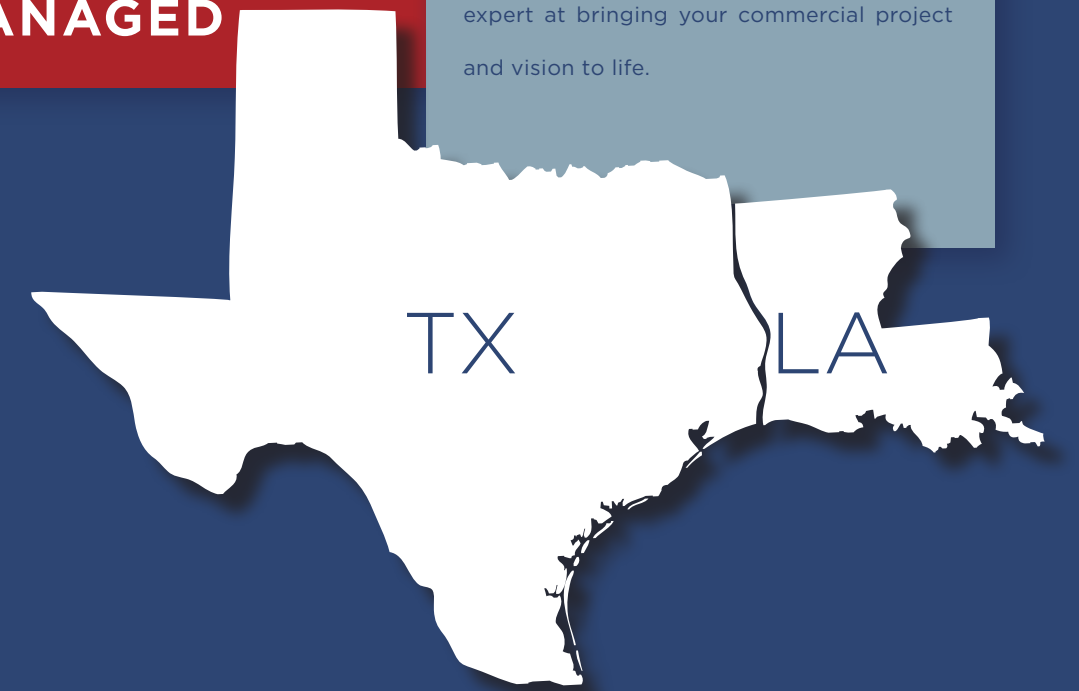
9.9M SF
OWNED

12.1M SF
LEASED

10.8M SF
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

