



Shadow Creek Parkway Business Center

Highway 288 & Discovery Blvd | Pearland, TX

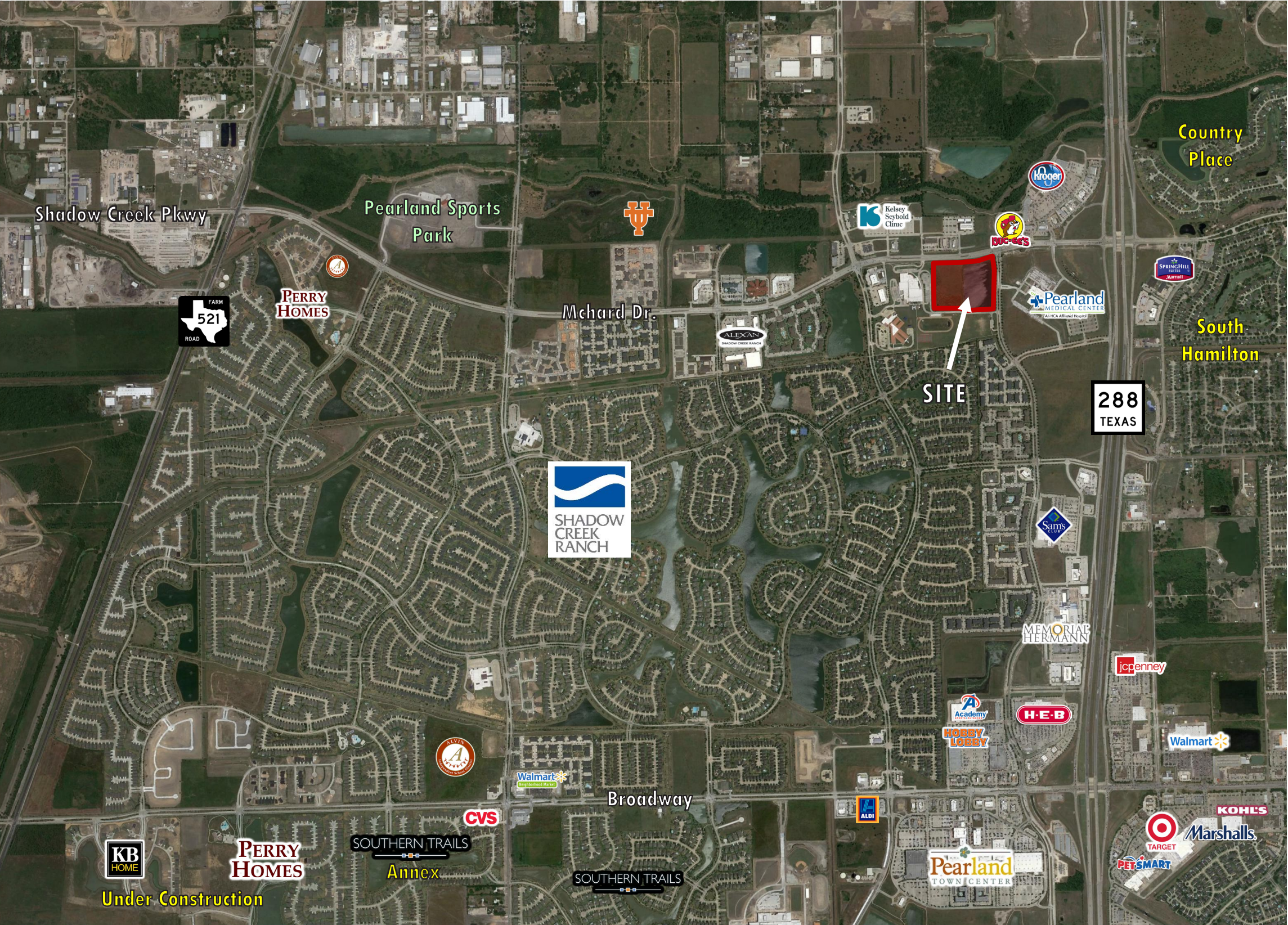
Brad LyBrand | 281.477.4300

18 Acres - For Sale



Shadow Creek Parkway Business Center

Hwy 288 & Discovery Blvd. | Pearland, Texas



Property Information:

Pearland is the 2nd fastest growing city in the state of Texas and ranks nationally in several quality of life studies due to affordable housing, outstanding schools, safe neighborhoods and short 20 minute commute to downtown Houston.

The area is currently undergoing a massive surge of medical development with several new hospitals (HCA & MHHS), medical office buildings (MHHS, Kelsey Seybold, HCA & AMD), corporate campus (Kelsey Seybold), and several other emergency care facilities. In the immediate trade area there is also large swell in medical job creation projects underway by Merit Medical Systems, Cardiovascular Systems Incorporated, DaVita, and Fresenius now under construction. Other non-medical related job creation projects in the area include Ref-Chem Corporate Campus, Dover Energy, Mitsubishi Corporation and Amerlux.

Combined with the above medical/commercial developments the single family housing market in the area is extremely active with 5,000+ acres under contract/under development for future master planned communities. New infrastructure projects are ongoing to accommodate the ongoing/future demand highlighted by the SH 288 Toll Road. SH 288 Toll Road will span from the Texas Medical Center down south SH 288.

These attributes, coupled with the thousands of new high paying jobs and the correlated housing projects to accommodate demand, have created an unprecedented opportunity for long term strategic positioning in the market.

Traffic Counts:

- Approx. 60,893 cpd on SH 288
- Approx. 28,016 cpd on Shadow Creek Parkway (FM 2234)

School District:

Alvin ISD

Price:

Contact Broker for pricing

Size:

18 Acres

Demographics	1.00 Mi	3.00 Mi	5.00 Mi
Active Population	9,874	80,026	198,893
Residential Count:	3,927	27,516	63,953
Avg Household Income	\$69,962	\$74,312	\$91,188
Growth Since 2010 Census	61.97%	48.32%	30.19%

Source: USPS Postal Count, 12/16

AREA RETAILERS



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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.

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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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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