



Shadow Creek Ranch
±6,200 Homes

Southern Trails
1,277 Homes

Shadow Creek HS
2,586 Students

Centre at Ridge Rock
 Italiano's
 ELITE FITNESS
 DAWN DONUTS
 alpha@omega



SHOPS AT RIDGE ROCK

SWQ OF BROADWAY STREET AND KIRBY DRIVE | PEARLAND, TEXAS

RETAIL OPPORTUNITY -
 SHADOW CREEK HIGH SCHOOL DEVELOPMENT WITH STARBUCKS & MED EXPRESS

NEAL THOMSON | BRAD LYBRAND | 281.477.4300

RETAIL OPPORTUNITY AVAILABLE IN PEARLAND, TEXAS

Tract is located just off the high traffic intersection of Broadway and Kirby Drive in Pearland, TX. Area retail includes Pearland Town Center with Macy's, Dillard's, Barnes & Noble; Shadow Creek Town Center with Ashley Furniture, Academy Sports, Hobby Lobby, HEB and many other retailers and restaurants. Surrounded by active master-planned communities of Shadow Creek Ranch, Southern Trails, South Fork & South Gate.

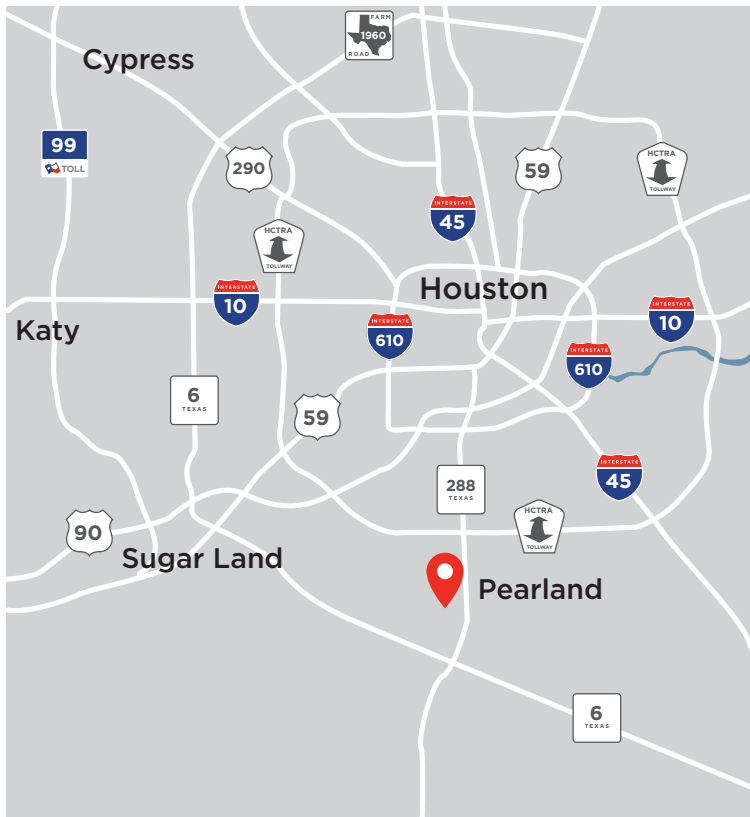
Subject property is on a hard corner that will serve as main ingress and egress to the newly opened Shadow Creek Ranch 5A High School. The 72 acre campus serves all students on the west side of SH 288 and has 2,200+ students and staff. Landlord will consider a sale or ground lease for the entire 3 acres. Perfect for office, medical, retail, educational campus, and many other uses.

▶ NEAL THOMSON

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PROPERTY HIGHLIGHTS

- ▶ FRONTAGE PADS:
Starbucks and
MedExpress -Coming Soon
- ▶ RETAIL:
Up to 24,000 SF
- ▶ RATE:
\$30-\$32 PSF plus NNN's
- ▶ SCHOOL DISTRICT:
Alvin ISD



183,522

Current Population
Within 5-Mile Radius



102.67%

Population Growth
Within a 1-mile Radius
from 2010 to 2019



\$132,712

Average HHI Within
1-Mile Radius



Shadow Creek Ranch
±6,200 Homes

Southdown
1,500 Homes

Shadow Creek Ranch
Town Center

- H-E-B
- Hobby Lobby
- Ashley Furniture
- Academy
- Frost
- EVA Compass
- AA
- Salsbury Industries
- Denon
- Star's
- Curlington
- Longhorn
- Wells Fargo
- Comerica Bank

Crossing at 288

- Best Buy
- Advance Auto Parts
- JCPenney
- Skechers
- Bed Bath & Beyond
- Party City
- Frigidaire
- ME Massage Envy
- Carter's
- Chipotle

Sunrise Lake
702 Homes

SD Brothers E.S.
883 Students

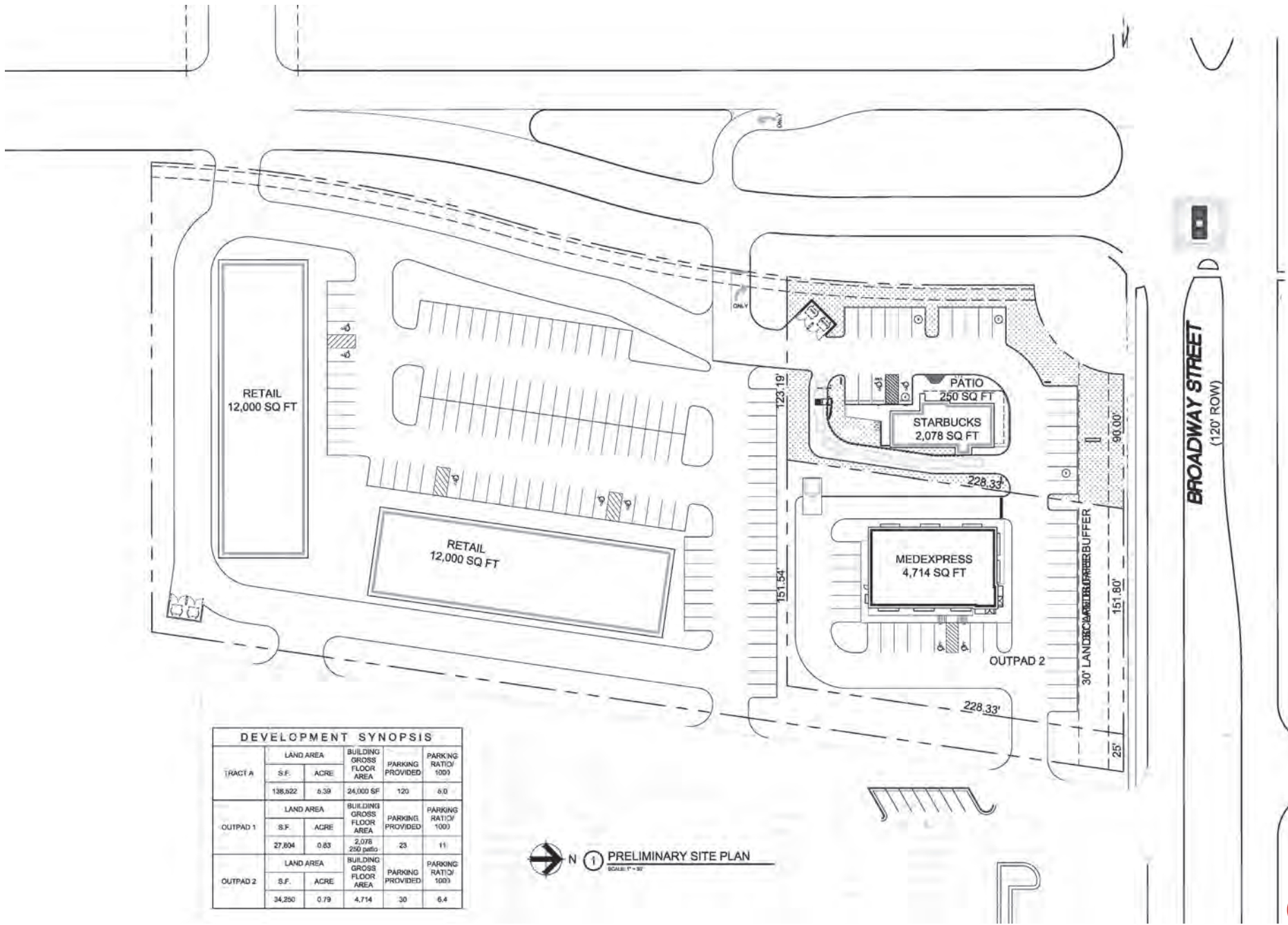
SITE

Shadow Creek HS
2,586 Students

Southgate
441 Homes

Silverlake Village

- Target
- Ulta
- Ross
- DSW
- Pier 1 Imports
- Randal's
- HomeGoods
- Kohl's
- Michaels
- Kirkland's
- Marshalls
- PetSmart



DEVELOPMENT SYNOPSIS

TRACT A	LAND AREA		BUILDING GROSS FLOOR AREA	PARKING PROVIDED	PARKING RATIO/1000
	S.F.	ACRE			
	138,622	6.39	24,000 SF	120	6.0
OUTPAD 1	LAND AREA		BUILDING GROSS FLOOR AREA	PARKING PROVIDED	PARKING RATIO/1000
	S.F.	ACRE			
	27,604	0.63	2,078 250 patio	23	11
OUTPAD 2	LAND AREA		BUILDING GROSS FLOOR AREA	PARKING PROVIDED	PARKING RATIO/1000
	S.F.	ACRE			
	34,250	0.79	4,714	30	6.4


1 PRELIMINARY SITE PLAN
SCALE: 1" = 30'



AERIALS + ACREAGE

DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 04/19

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	4,903	27,207	59,254
Current Population	13,231	79,635	183,522
2010 Census Average Persons per Household	2.70	2.93	3.10
2010 Census Population	6,565	48,307	130,085
Population Growth 2010 to 2019	102.67%	65.51%	41.34%

CENSUS HOUSEHOLDS

1 Person Household	16.30%	17.58%	17.51%
2 Person Households	28.43%	28.72%	26.07%
3+ Person Households	55.27%	53.70%	56.41%
Owner-Occupied Housing Units	79.02%	80.74%	76.73%
Renter-Occupied Housing Units	20.98%	19.26%	23.27%

RACE AND ETHNICITY

2019 Estimated White	53.43%	50.77%	44.45%
2019 Estimated Black or African American	20.88%	21.19%	29.88%
2019 Estimated Asian or Pacific Islander	15.34%	17.55%	10.25%
2019 Estimated Hispanic	29.71%	25.64%	33.77%

INCOME

2019 Estimated Average Household Income	\$132,712	\$130,283	\$97,929
2019 Estimated Median Household Income	\$120,729	\$114,416	\$89,857
2019 Estimated Per Capita Income	\$47,558	\$46,687	\$33,257

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	9.46%	12.29%	18.88%
2019 Estimated Bachelors Degree	33.10%	32.36%	23.88%
2019 Estimated Graduate Degree	28.55%	25.83%	17.24%

AGE

2019 Median Age	33.1	34.5	33.2
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