

# DISCOVERY BAY CROSSING

HIGHWAY 288 & DISCOVERY BAY DRIVE | PEARLAND, TEXAS



**SAM'S CLUB SHADOW-ANCHORED PAD FOR SALE OR LEASE**



**NOW AVAILABLE:  
1.05 ACRE PAD SITE**

# PROJECT HIGHLIGHTS

## Discovery Bay Crossing

HIGHWAY 288 & DISCOVERY BAY DRIVE | PEARLAND, TEXAS

- **1.05 acre** site for sale or lease
- Situated among the **explosive retail** and **medical center growth** in Pearland
- Located on the **hard corner** of **Discovery Bay** where the **future 288 toll ramp** will be located (1Q 2020)



### TRAFFIC COUNTS

**145,523 VPD** on Highway 288

**36,737 VPD** on Shadow Creek Pkwy. (FM2234)



**\$105K AVG HHI**

within 3 miles



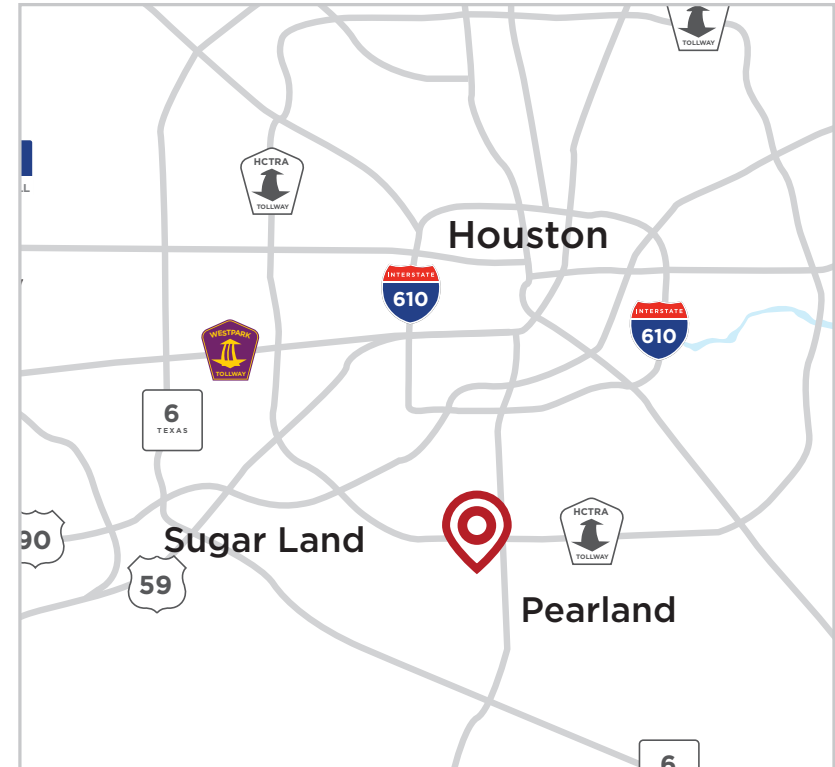
**180,589 POPULATION**

within 5 miles



**16% GROWTH**

from 2010 - 2019 within 1 miles



### MAJOR AREA RETAILERS



**HOBBY LOBBY**



**KOHL'S**

**JCPenney**



**BOB CONWELL**

281.477.4324

bconwell@newquest.com

**BRAD ELMORE**

281.477.4362

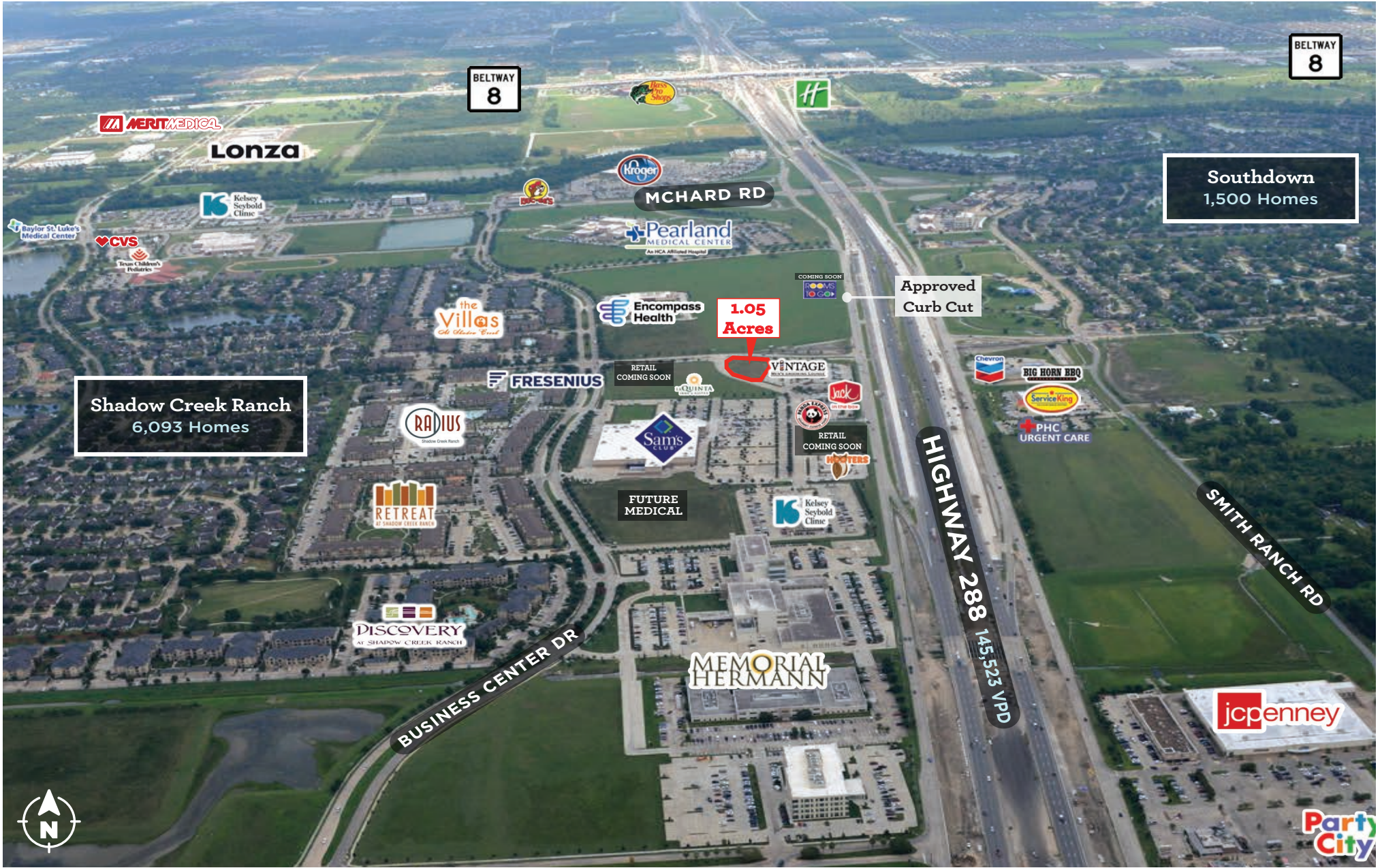
belmore@newquest.com

**AUSTEN BALDRIDGE**

281.477.4363

abaldrige@newquest.com





BELTWAY 8

BELTWAY 8

Southdown  
1,500 Homes

Shadow Creek Ranch  
6,093 Homes

1.05 Acres

Approved  
Curb Cut

HIGHWAY 288  
145,523 VPD

SMITH RANCH RD





SH 288 TOLL ROAD - UNDER CONSTRUCTION / 1Q 2020  
4 LANES FROM US 59 TO CR 58  
ELEVATED T-RAMP DIRECT ACCESS TO THE RESERVE

# SITE PLAN

| DEVELOPMENT SYNOPSIS               |                  |             |               |                  |                      |             |
|------------------------------------|------------------|-------------|---------------|------------------|----------------------|-------------|
| MAJOR LEASE SHOPPING CENTER TRACTS |                  |             |               |                  |                      |             |
| TRACT #                            | LAND AREA (S.F.) | (ACRES)     | BUILDING AREA | PARKING PROVIDED | PARKING RATIO / 1000 | DENSITY %   |
| 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        |
| <b>SUBTOTAL</b>                    | <b>149,292</b>   | <b>3.43</b> | <b>12,391</b> | <b>150</b>       | <b>12.11</b>         | <b>8.30</b> |
| TRACT 'D'                          | 130,767          | 3.00        |               |                  |                      |             |
| <b>SUBTOTAL</b>                    | <b>130,767</b>   | <b>3.00</b> |               |                  |                      |             |
| <b>TOTAL</b>                       | <b>280,059</b>   | <b>6.43</b> |               |                  |                      |             |

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

APARTMENTS (MC CANN)  
TRACT 'B'  
655,000 S.F. (15.15 AC)

APARTMENTS  
TRACT 'E'  
638,365 S.F. (14.6 AC)



BUSINESS CENTER DRIVE

DISCOVERY BAY DRIVE



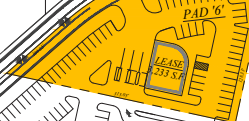
136,083 S.F.



TRACT 'D'  
130,767 S.F. (3.00 AC)

NOT A PART  
TRACT 'E'  
113,336 S.F. (2.60 AC)

RETAIL  
16,738 S.F.



PAD '6'

LEASE  
233 S.F.



Kelsey-Seybold Clinic  
Your Partners Our Life



6,540 S.F.

FRONTAGE ROAD



2,615 S.F.



4,717 S.F.



4,717 S.F.



MATTRESS ONE  
1,143 S.F.



STATE HIGHWAY 288

SP21 | 09.21.18

# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 12/19



| POPULATION                     | 1 MILES | 3 MILES | 5 MILES |
|--------------------------------|---------|---------|---------|
| Current Households             | 3,417   | 24,840  | 60,412  |
| Current Population             | 9,332   | 73,841  | 180,589 |
| 2010 Census Population         | 8,029   | 61,034  | 158,588 |
| Population Growth 2010 to 2019 | 16.23%  | 21.37%  | 14.26%  |
| 2019 Median Age                | 34.4    | 35.2    | 34.6    |

| INCOME                   | 1 MILES   | 3 MILES   | 5 MILES  |
|--------------------------|-----------|-----------|----------|
| Average Household Income | \$104,001 | \$105,409 | \$95,771 |
| Median Household Income  | \$99,274  | \$93,141  | \$82,243 |
| Per Capita Income        | \$38,881  | \$37,159  | \$33,305 |

| RACE AND ETHNICITY        | 1 MILES | 3 MILES | 5 MILES |
|---------------------------|---------|---------|---------|
| White                     | 73.65%  | 64.65%  | 60.30%  |
| Black or African American | 11.20%  | 13.88%  | 14.62%  |
| Asian or Pacific Islander | 6.79%   | 9.74%   | 9.53%   |
| Other Races               | 7.95%   | 11.29%  | 15.05%  |
| Hispanic                  | 24.29%  | 29.47%  | 37.21%  |

| CENSUS HOUSEHOLDS             | 1 MILES | 3 MILES | 5 MILES |
|-------------------------------|---------|---------|---------|
| 1 Person Household            | 19.80%  | 16.28%  | 17.55%  |
| 2 Person Households           | 29.29%  | 30.01%  | 28.36%  |
| 3+ Person Households          | 50.91%  | 53.71%  | 54.09%  |
| Owner-Occupied Housing Units  | 72.98%  | 82.80%  | 75.96%  |
| Renter-Occupied Housing Units | 27.02%  | 17.20%  | 24.04%  |

# MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



**MARKET LEADER**  
GROCERY-ANCHORED  
SHOPPING CENTERS

**\$2.2 BILLION**  
PORTFOLIO  
RETAIL & MIXED-USE

**100+ TENANT**  
REPRESENTATION  
ACCOUNTS

**12 MILLION SF**  
LEASING SERVICES  
IN TEXAS & LOUISIANA

**175 PADS**  
**300 ACRES**  
AVAILABLE  
COMMERCIAL LAND



# 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.

|   |               |                           |                      |
|---|---------------|---------------------------|----------------------|
| <b>Home Asset, Inc., dba NewQuest Properties</b>                  | <b>420076</b> | <b>-</b>                  | <b>(281)477-4300</b> |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No.   | Email                     | Phone                |
| <b>H. Dean Lane, Jr.</b>  | <b>366134</b> | <b>dlane@newquest.com</b> | <b>(281)477-4300</b> |
| Designated Broker of Firm   | License No.   | Email                     | Phone                |
| <b>H. Dean Lane, Jr.</b>  | <b>366134</b> | <b>dlane@newquest.com</b> | <b>(281)477-4300</b> |
| 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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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