



Shadow Creek Ranch
6,093 Homes

Southern Trails
1,277 Homes

Shadow Creek HS
2,178 Students

Centre at Ridge Rock
 Italiano's
 ELITE FITNESS
 DAWN DONUTS
 alpha omega
 gymnastics & dance of TX



SHOPS AT RIDGEROCK

SWQ OF BROADWAY STREET AND KIRBY DRIVE | PEARLAND, TEXAS

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

NEAL THOMSON | BRAD LYBRAND | 281.477.4300

RETAIL OPPORTUNITY AVAILABLE IN PEARLAND, TEXAS

The subject 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 3,000+ students and staff.

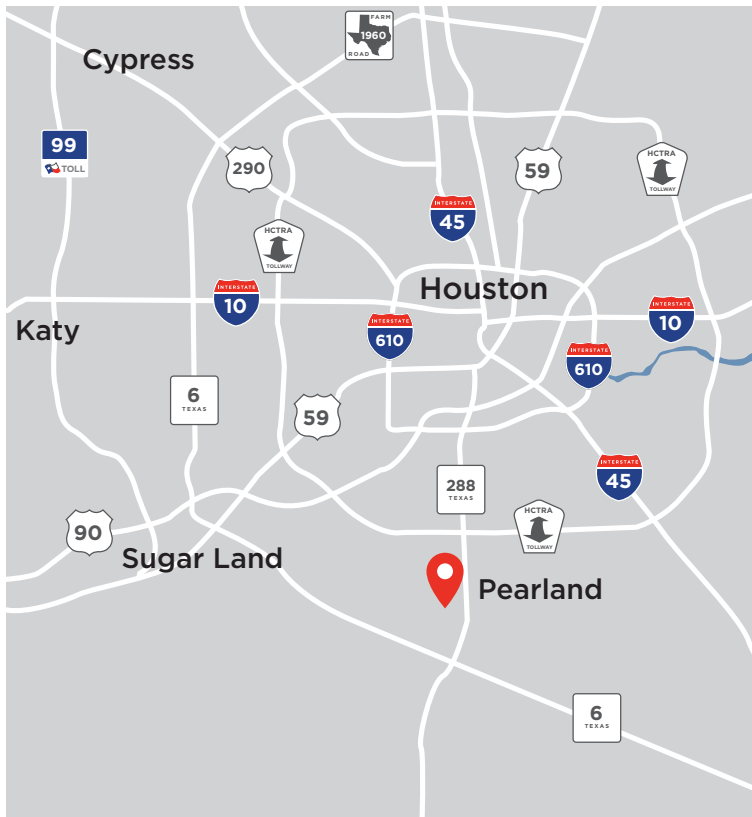
Landlord will consider a sale or ground lease for the entire 3 acres. Perfect for office, medical, retail, educational campus, and many other uses.

▶ **NEAL THOMSON**

NTHOMSON@NEWQUEST.COM
713.438.9513

▶ **BRAD LYBRAND**

BLYBRAND@NEWQUEST.COM
713.438.9516



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



185,720

Current Population
Within 5-Mile Radius



115.41%

Population Growth
Within a 1-mile Radius
from 2010 to 2018



\$136,353

Average HHI Within
3-Mile Radius



Shadow Creek Ranch
6,098 Homes

Southdown
1,500 Homes

**Shadow Creek Ranch
Town Center**

H-E-B, Hobby Lobby, Ashley Furniture, Academy, Frost, DeNA Compass, AA, Selo Casana, Denon's, Car's Etc., Curlington, Longhorn, Wells Fargo, Comerica Bank

Crossing at 288

Walmart, Best Buy, Advance Auto Parts, Old Navy, JCPenney, Skechers, Bed Bath & Beyond, Party City, Fridays, ME Massage Envy, Carter's, Chipotle, Garden of Eatin', Sunflower University

Sunrise Lake
702 Homes

SD Brothers E.S.
770 Students

SITE

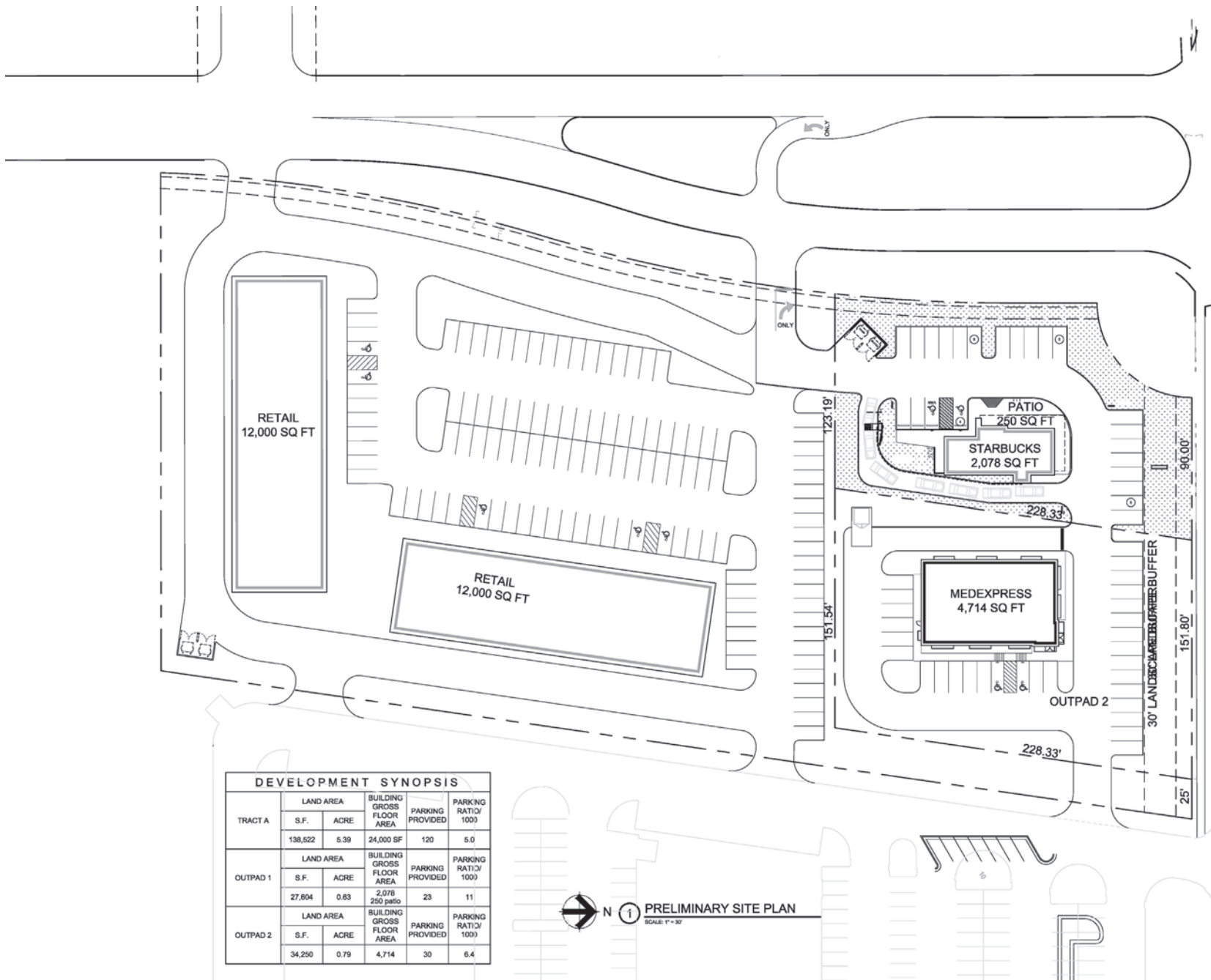
Shadow Creek HS
2,178 Students

Southgate
441 Homes

Silverlake Village

Target, Ulta, Ross, DSW, Pier 1 Imports, Randall's, HomeGoods, Kohl's, Michaels, Kirkland's, Marshalls, PetSmart





BROADWAY STREET
(120' ROW)

DEVELOPMENT SYNOPSIS					
TRACT A	LAND AREA		BUILDING GROSS FLOOR AREA	PARKING PROVIDED	PARKING RATIO/ 1000
	S.F.	ACRE			
	138,522	5.39	24,000 SF	120	5.0
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



PRELIMINARY SITE PLAN

SCALE: 1" = 30'



AERIALS + ACREAGE

DEMOGRAPHICS

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

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	4,763	25,808	59,978
Current Population	15,387	75,099	185,720
2010 Census Average Persons per Household	3.23	2.91	3.10
2010 Census Population	7,183	48,176	130,450
Population Growth 2010 to 2018	115.41%	56.51%	42.64%

CENSUS HOUSEHOLDS

1 Person Household	16.30%	17.57%	17.52%
2 Person Households	28.43%	28.71%	26.10%
3+ Person Households	55.27%	53.72%	56.37%
Owner-Occupied Housing Units	79.02%	80.74%	76.75%
Renter-Occupied Housing Units	20.98%	19.26%	23.25%

RACE AND ETHNICITY

2018 Estimated White	55.75%	51.97%	43.75%
2018 Estimated Black or African American	19.27%	20.73%	31.43%
2018 Estimated Asian or Pacific Islander	16.73%	18.62%	10.43%
2018 Estimated Other Races	7.75%	8.23%	13.87%
2018 Estimated Hispanic	21.76%	20.00%	30.60%

INCOME

2018 Estimated Average Household Income	\$130,982	\$136,353	\$100,127
2018 Estimated Median Household Income	\$123,428	\$114,642	\$88,019
2018 Estimated Per Capita Income	\$47,089	\$48,850	\$33,929

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	9.64%	12.50%	19.44%
2018 Estimated Bachelors Degree	32.77%	31.84%	23.64%
2018 Estimated Graduate Degree	27.32%	25.16%	16.72%

AGE

2018 Median Age	33.3	34.7	33
-----------------	------	------	----

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
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

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

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice. Rev. 02.20.19 DK