



# PEARLAND TOWN CENTER OUTPARCELS

*Pad Sites Available For Sale Or Lease*

SWC of FM 518 & Kirby Rd. | Pearland, Texas



Bob Conwell | Austen Baldrige | 281.477.4300

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

# Pearland Town Center Outparcels

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## AREA RETAILERS



## PEARLAND TOWN CENTER TENANTS



Pearland Town Center, a 1.2 million square foot mixed-use development, is anchored by Dillard's, Macy's, Sports Authority, and Barnes & Noble. This open-air lifestyle center is the first of its kind in the Pearland area. Located on the southwest corner of Highway 288 and FM 518 in Pearland, Texas, Pearland Town Center has twelve pad sites available for sale or lease, along with pad retail space for lease.

### Location

Pearland Town Center is positioned at the gateway to Shadow Creek Ranch, Pearland's premier master-planned community. Encompassing 3,500 acres and 12,723 residential lots, Shadow Creek Ranch combines homes from \$220,000 to \$800,000s, along with recreational parks, award-winning schools, and an "all-inclusive" lifestyle community.

### 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.

### Pearland Highlights

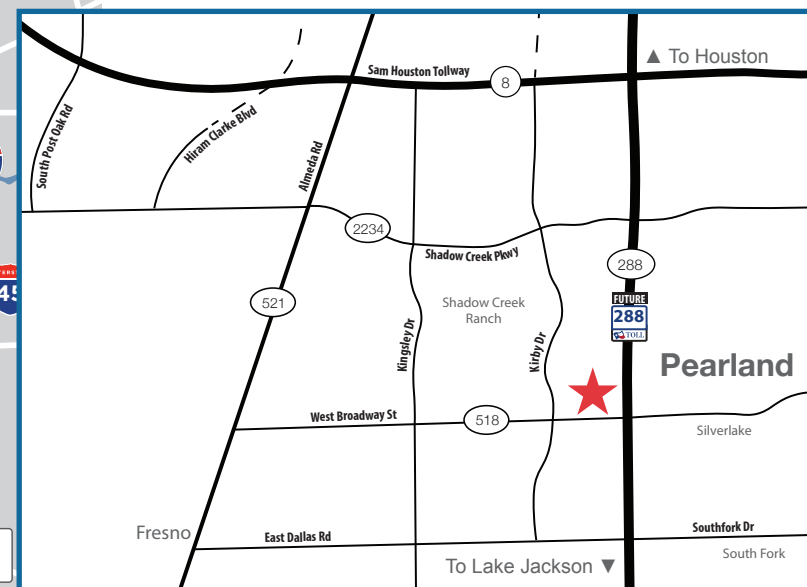
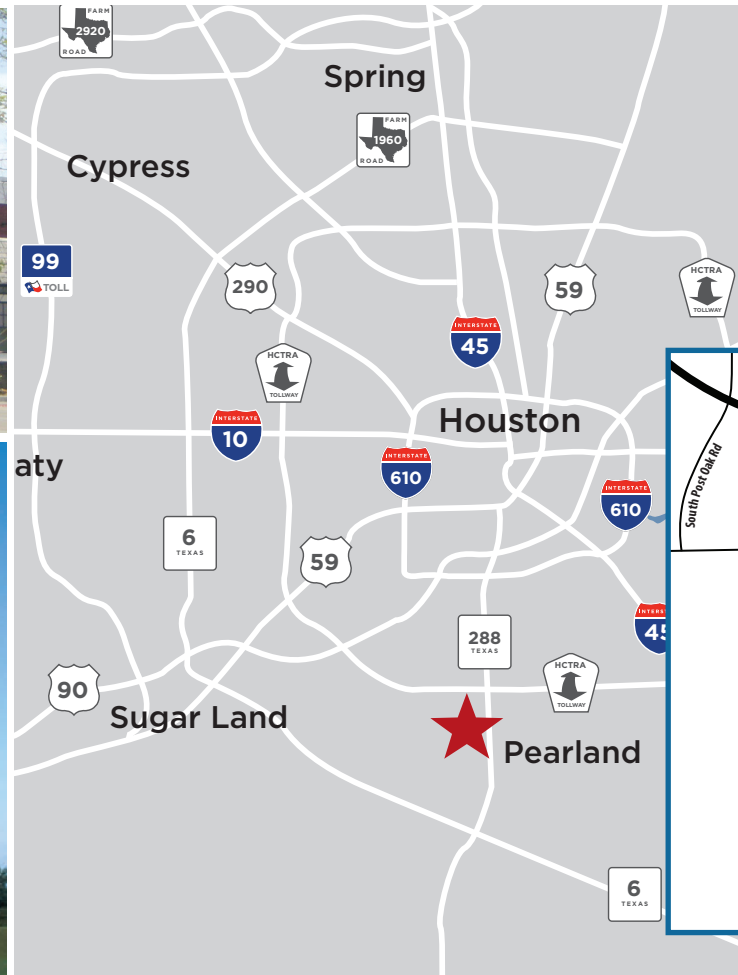
- Convenient access to Texas Medical Center, Rice University, University of Houston, and Downtown Houston
- Memorial Hermann to open new medical campus in 2015
- HCA Gulf Coast Division's Pearland Medical Center

### Sites Available for Sale or Lease:

- Pad 14: 2.62 acres
- Pad 15: 7.39 acres
- Pad 16: 3.68 acres
- Pad 18: 1.15 acres
- Pad 19: 1.45 acres
- Pad 20: 1.36 acres

### Housing Information 4Q18:

- Annuals Starts: 543
- Annual Closings: 585



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Shadow Creek Ranch  
4,472 Homes

Methodist ER

FM 518 48,681 VPD

288 TEXAS  
96,632 VPD

Shadow Creek High School  
1,472 Students

1.36 Acres

1.45 Acres

1.15 Acres

172 Apartments

Pearland Town Center

- Burger King
- AB's
- Steak 'n Shake
- Popeye's
- Red Robin
- GRINGO'S
- Red Lobster
- SHOGUN
- FREEBIRDS WORLD BURRITO
- H.M. Dillard's
- macy's
- Lovett Dental
- Vitamin Shoppe
- VICTORIA'S SECRET
- GameStop
- GNC
- BARNES & NOBLE

3.68 Acres

2.62 Acres

7.39 Acres

COMING SOON  
Retail Center

COMING SOON  
Tavern Place



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PEARLAND TOWN CENTER



## WHO'S NEARBY

## DEMOGRAPHICS

2010 Census, 2018 Estimates with  
Delivery Statistics as of 09/18

	1 Mile	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	4,613	26,163	58,086
Current Population	14,419	76,326	179,426
2010 Census Average Persons per Household	3.13	2.92	3.09
2010 Census Population	7,674	48,904	126,955
Population Growth 2010 to 2018	88.17%	56.70%	41.62%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	11.75%	17.45%	17.45%
2 Person Households	27.81%	28.68%	26.31%
3+ Person Households	60.43%	53.87%	56.24%
Owner-Occupied Housing Units	87.32%	80.48%	76.99%
Renter-Occupied Housing Units	12.68%	19.52%	23.01%
<b>RACE AND ETHNICITY</b>			
2018 Estimated White	60.08%	54.48%	45.72%
2018 Estimated Black or African American	16.33%	19.55%	30.12%
2018 Estimated Asian or Pacific Islander	16.35%	18.23%	10.29%
2018 Estimated Other Races	6.81%	7.32%	13.37%
2018 Estimated Hispanic	17.75%	17.45%	29.27%
<b>INCOME</b>			
2018 Estimated Average Household Income	\$134,176	\$139,302	\$103,092
2018 Estimated Median Household Income	\$125,314	\$116,521	\$88,849
2018 Estimated Per Capita Income	\$47,861	\$49,512	\$34,707
<b>EDUCATION (AGE 25+)</b>			
2018 Estimated High School Graduate	9.63%	12.44%	19.66%
2018 Estimated Bachelors Degree	33.09%	32.28%	23.72%
2018 Estimated Graduate Degree	27.18%	25.41%	16.72%
<b>AGE</b>			
2018 Median Age	34.3	35.2	33.2

Our quest  
is your success.

9.9M SF  
OWNED

12.1M SF  
LEASED

10.3M SF  
MANAGED

Specializing in retail space leasing, 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, and property management, NewQuest is an expert at bringing your commercial project 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
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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

