



3 ACRES – PEARLAND, TX

SEC OF BUSINESS CENTER DR. AND DISCOVERY BAY DR. | PEARLAND, TEXAS

DEVELOPMENT READY PAD SITE ADJACENT TO SAM'S

NEAL THOMSON | BRAD LYBRAND | 281.477.4300

PROPERTY INSIGHTS

- 3 acres just north of Sam's fronting Business Center Dr.
- Right in the heart of Shadow Creek Ranch which has experienced tremendous retail and medical growth
- 288 toll road will have a designated exit ramp on Discovery Bay which will be open 2Q of 2020
- Adjacent 3 acres on hard corner also available
- Call for pricing

This is part of a 200+ acre master planned development fronting SH 288 in the dynamic Houston suburban market of Pearland, TX. 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.

This area is currently undergoing a massive surge of medical development with several new hospitals (Health South, 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 Lonza Life Science.

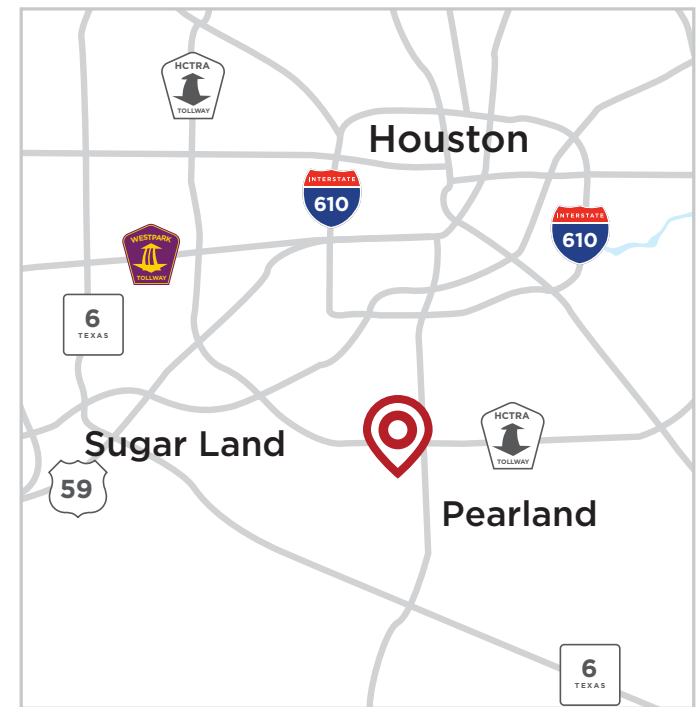
The retail component includes Sam's, Hooters, and Jack in the Box, as well as two retail centers.

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TRAFFIC COUNTS
145,523 VPD
on Highway 288



AVG HHI
128K within 1 mile



POPULATION
191,852 within 5 miles



AERIALS + ACREAGE

DEMOGRAPHICS

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

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	4,997	30,355	62,621
Current Population	15,864	89,473	191,852
2010 Census Average Persons per Household	3.17	2.95	3.06
2010 Census Population	8,836	56,934	137,173
Population Growth 2010 to 2019	81.42%	57.69%	40.10%

CENSUS HOUSEHOLDS

1 Person Household	17.22%	18.02%	18.03%
2 Person Households	29.69%	28.43%	26.64%
3+ Person Households	53.09%	53.55%	55.33%
Owner-Occupied Housing Units	82.86%	79.83%	76.01%
Renter-Occupied Housing Units	17.14%	20.17%	23.99%

RACE AND ETHNICITY

2019 Estimated White	52.35%	49.38%	44.47%
2019 Estimated Black or African American	20.86%	23.29%	30.37%
2019 Estimated Asian or Pacific Islander	17.46%	16.14%	9.77%
2019 Estimated Other Races	8.77%	10.66%	14.78%
2019 Estimated Hispanic	25.51%	27.56%	34.01%

INCOME

2019 Estimated Average Household Income	\$128,419	\$121,760	\$98,051
2019 Estimated Median Household Income	\$115,535	\$109,639	\$88,507
2019 Estimated Per Capita Income	\$46,390	\$43,652	\$33,681

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	11.67%	13.05%	20.25%
2019 Estimated Bachelors Degree	32.77%	30.30%	23.20%
2019 Estimated Graduate Degree	25.46%	24.49%	16.65%

AGE

2019 Median Age	34.6	34.0	33.5
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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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