PEARLAND, TX

FOR SALE

±6,173 SF

VACANT OWNER/USER OFFICE BUILDING

12234 SHADOW CREEK PARKWAY

BUILDING 2

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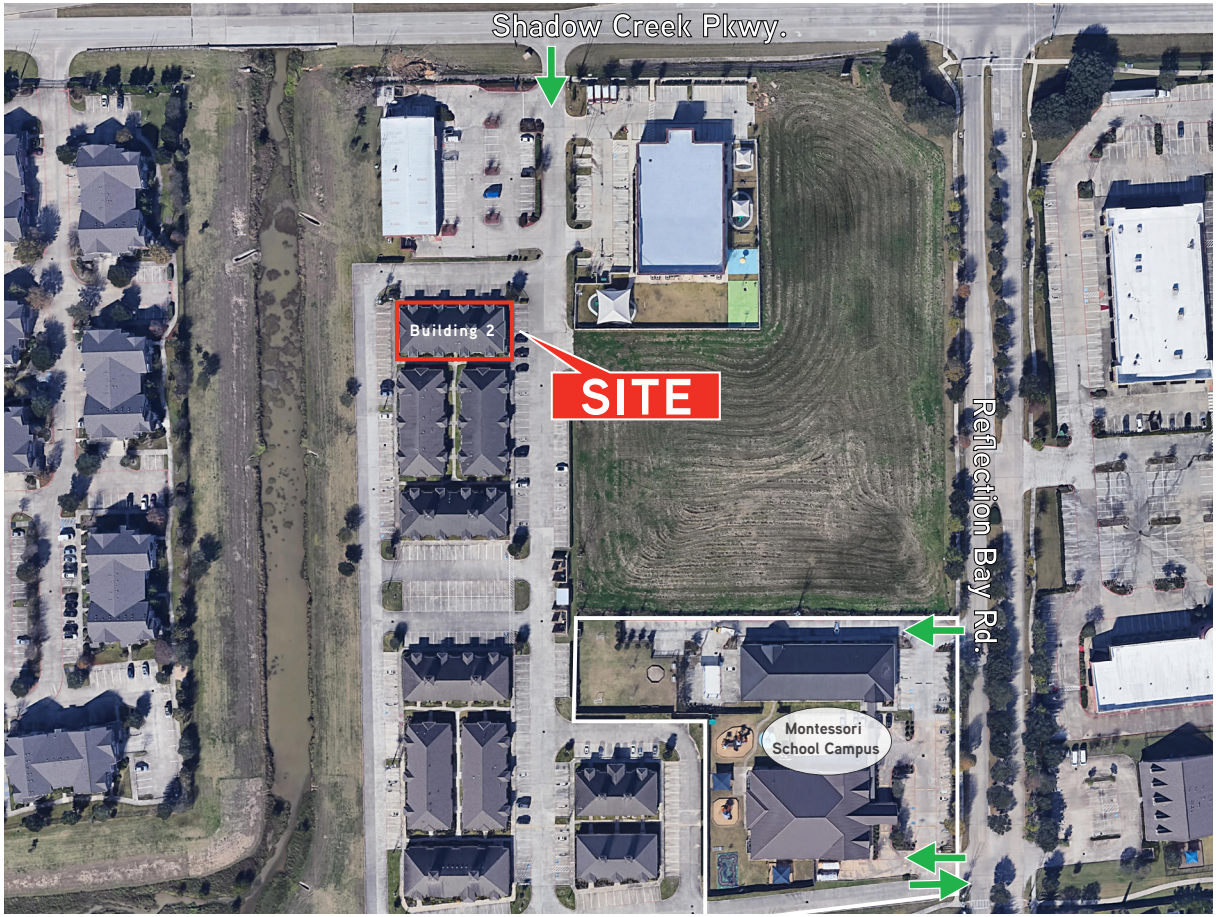


This property is part of a condominium association.

PROPERTY DETAILS

Sale Price	Motivated Seller - Make Offer
Space	6,173 SF
Suite 1	4,819 SF
	Former children's dental office (fully plumbed for nitrous oxide) Dental equipment and exam room cabinetry has been removed.
Suite 2	1,354 SF
	Shell space
Storage	496 SF
	Enclosed built out storage/utility attic room with stairs
Year Built	2009
Parking	Parking ratio of 5.05/1,000 SF
	Includes shared parking wthin the office park

BUILDING CONSTRUCTION

- One-story, wood frame with cultured stone and stucco exterior
- 30-year asphalt shingle roof
- Gutter system drainage
- HVAC - Four 5-ton a/c units, 10 years old; well maintained

LOCATION

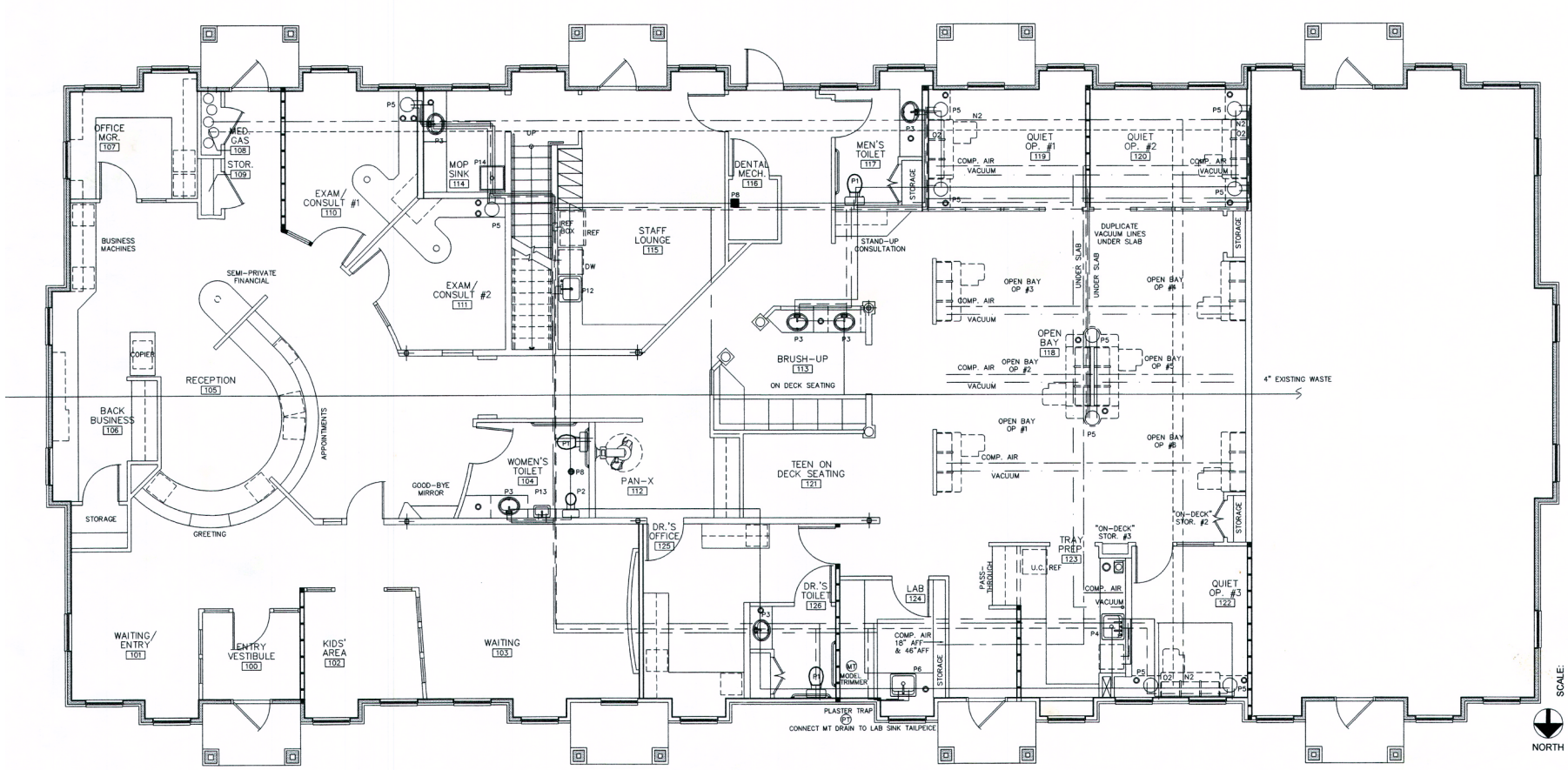
The building is in the Shadow Creek Parkway Office Park in the Shadow Creek Ranch master planned community in Brazoria County, Texas.

- 1.2 miles east to Hwy 288
- 1.8 miles north to Beltway 8 via Kirby Drive

FLOOR PLAN

4,818 SF

1,354 SF



CLOSE UP AERIAL MAP

ZOOMED OUT AERIAL MAP

CLOCKWISE FROM TOP LEFT: Monument Signage; Front Entry Reception; Administration/Reception/Intake Area; View of Private Office Rooms

CLOCKWISE FROM TOP LEFT: Clinical Storage Area; Kitchen Area; Patient Open Sink and Seating Area; Exam Room

DEMOGRAPHICS

TAPESTRY AREA SEGMENTATION

Tapestry segmentation

The fabric of America's neighborhoods

Tapestry lifemode (learn more...)	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	3,955	99.27%	9.9%	1,001
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	0	0.00%	7.5%	0
GenXurban (L5)	0	0.00%	11.4%	0
Cozy Country Living (L6)	0	0.00%	12.0%	0
Ethnic Enclaves (L7)	29	0.73%	7.1%	10
Middle Ground (L8)	0	0.00%	10.9%	0
Senior Styles (L9)	0	0.00%	5.8%	0
Rustic Outposts (L10)	0	0.00%	8.2%	0
Midtown Singles (L11)	0	0.00%	6.2%	0
Hometown (L12)	0	0.00%	6.1%	0
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	0	0.00%	1.6%	0

Key facts

$282,000 Median home value

$113,389 Median hh income

34.3 Median age

2.5 Home value to income ratio

3,984 Households

Education

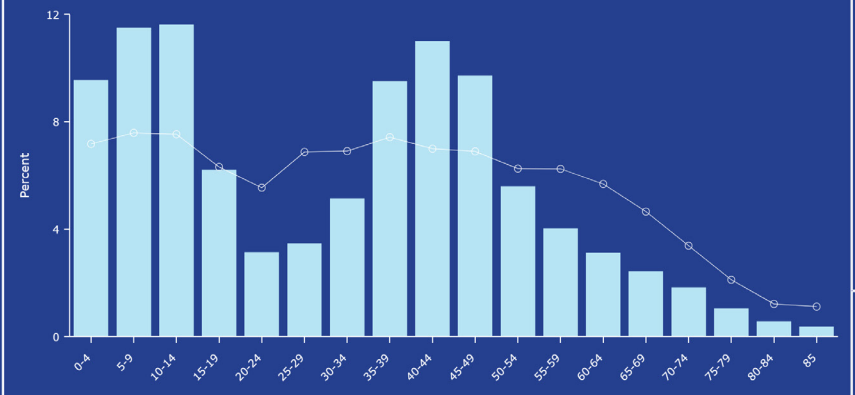
4% No hs diploma

8% Hs graduate

24% Some college

64% Degree or higher

Age profile



Dots show comparison to Brazoria County

Households By Income

The largest group: $100,000 - $149,999 (22.1%)

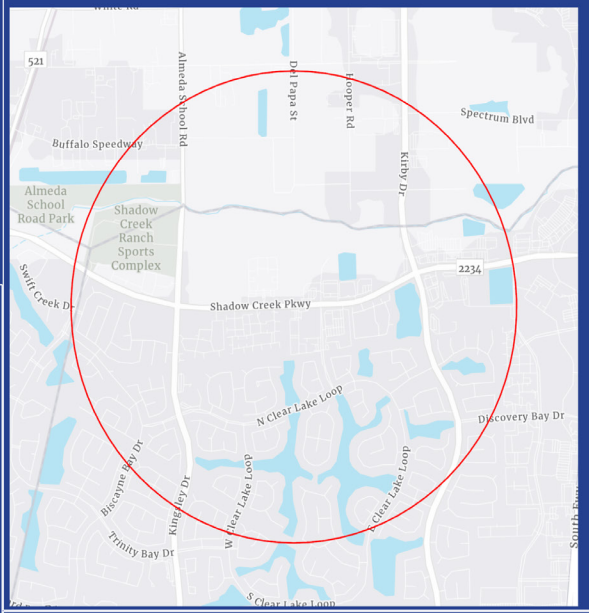
The smallest group: $15,000 - $24,999 (1.5%)

Indicator	Value	Difference
<$15,000	5.7%	-1.7%
$15,000 - $24,999	1.5%	-5.1%
$25,000 - $34,999	2.8%	-6.0%
$35,000 - $49,999	5.4%	-3.4%
$50,000 - $74,999	13.5%	-4.9%
$75,000 - $99,999	13.0%	-1.1%
$100,000 - $149,999	22.1%	+3.8%
$150,000 - $199,999	18.2%	+8.5%
$200,000+	17.7%	+9.9%

Bars show deviation from Brazoria County

12234 Shadow Creek Pkwy, Pearland, Texas, 77584

0 - 1 mile radius



Tapestry Segments

1C	Boomburbs 3,955 households	99.3% of Households
7A	Up and Coming Families 29 households	0.7% of Households

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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.

EQUAL HOUSING OPPORTUNITY

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 other, including the broker's own interest;
- 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 buyers/tenant's agent by agreeing to represent the buyer, usually though 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 opinion 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 ESTABLISHED:

- 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 purposed. 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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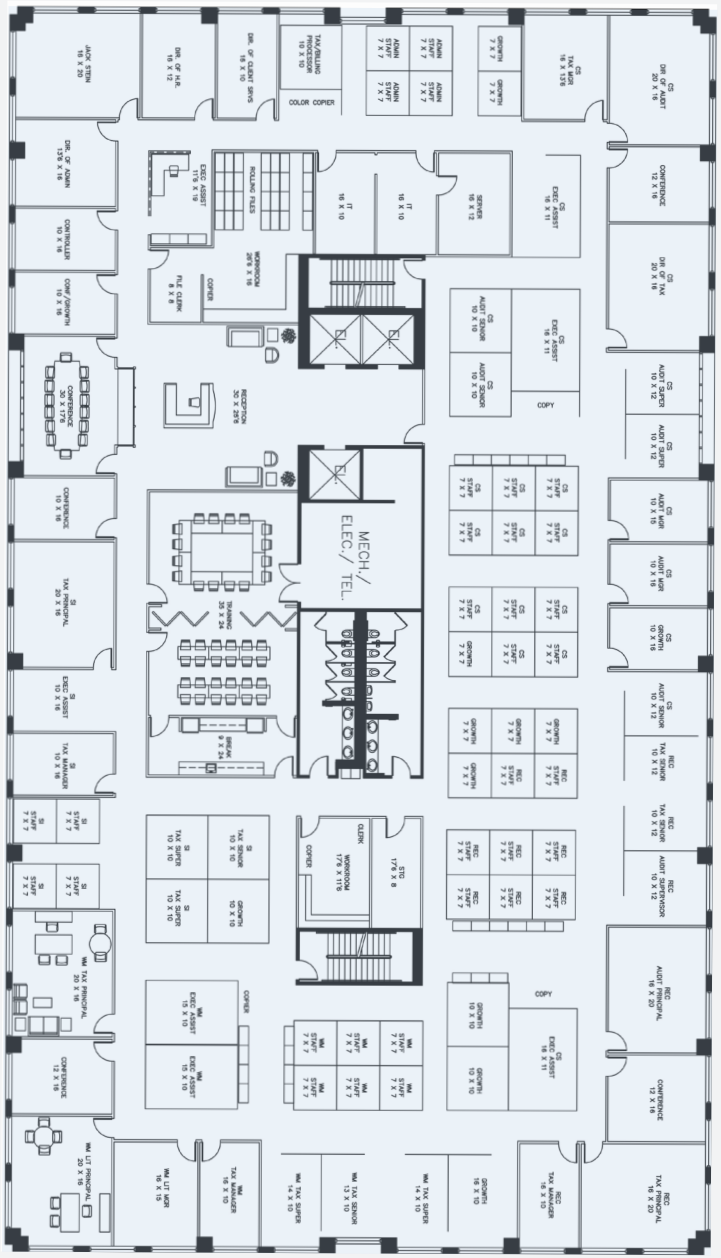
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials | Date



BUILDING SPECIFICATIONS

Net Rent	From $31.00/SF	Unit A	1,500 SF
Additional Rent	$18.00/SF + Hydro & Janitorial	Unit B	2,500 SF
Term	2-Year Sublease	Unit C	6,000 SF
Available	July 2017	Label	Value
Impr. Allowance	$65.00/SF	Label	Value
Building Age	1989	Label	Value
Unit A	1,500 SF	Label	Value

THE BUILDING

You could discuss building amenities, or summarize features such as an on-site gym, building retailers, security, outdoor spaces, etc. Entus eiust, optio earum quidelendis et fuga. Qui dolorem quist reptat restibus evernatur auteni

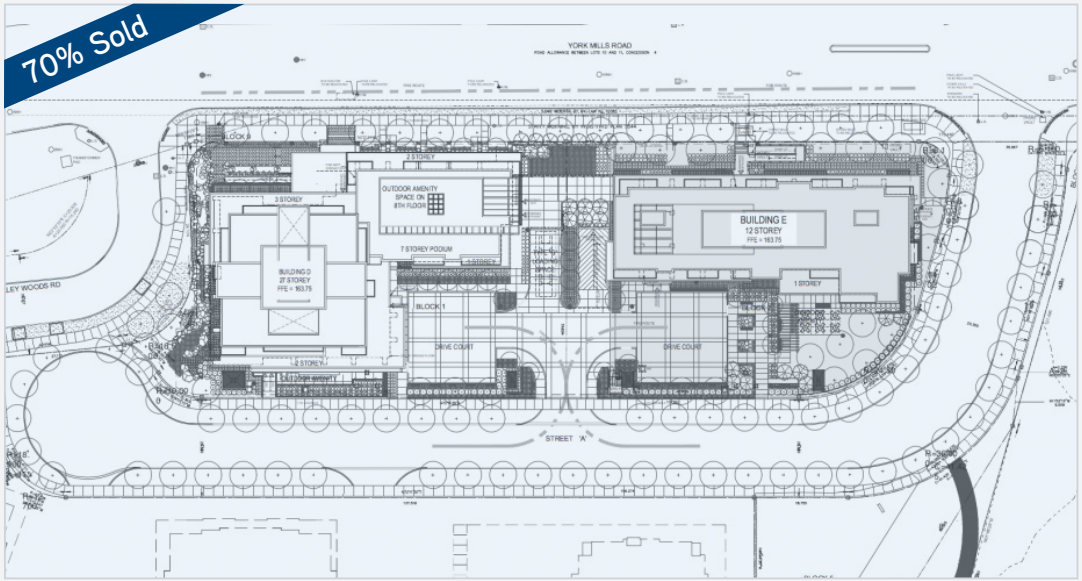
THE AREA

You could include general information on the neighbourhood: nearby amenities; car, bike, foot, public transportation access; interesting attractions; companies already located in the area, etc. ur, qui as et repe vent aut officte

THE SPACE

Summarize the general features of the space: natural light, views, floor plan layout (open-concept space?) Sume doleste rest magnihitem landend enihil incipictio. Orecabo. Nem fugiaec turiorecum et demodis dolores alibusdae cta sunt

$21.00
PSF + TAXES



SITE PLAN

FLOOR PLAN

BUILDING SPECIFICATIONS

Net Rent	From $31.00/SF
Additional Rent	$18.00/SF + Hydro & Janitorial
Term	2-Year Sublease
Available	July 2017
Impr. Allowance	$65.00/SF
Building Age	1989
Lable	Value
Lable	Value
Lable	Value
Lable	Value
Lable	Value

$21.00
PSF + TAXES

FEATURES

- Link features to benefits - Don't assume your target will connect the dots.
- Appeal to emotions - People buy with emotion and justify with logic.
- Differentiate - Hit hard on what makes the property stand out.
- Be accurate and truthful - Avoid overstatements; they're not only fluffy, they also take away from your listing's credibility, and fall into the background.
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AREA DEMOGRAPHICS

Projected Population (2020)
250,000

Projected Population (2020)
250,000

Average Household Income (2017)
$250,000

Projected Average Household Income (2020)
$250,000

Unemployment Rate (2017)
3.4%

Rental Apartment Vacancy (2020)
2.1%

Education Attainment
Highschool Diploma : 40%
Trade/Apprenticeship : 40%
College Diploma : 40%
Post-Secondary Degree : 40%

BUILDING SPECIFICATIONS

Civic Address	202-2298 McBain Avenue, Vancouver
Legal Plan	Strata Plan VR 120
Site Area	25,000 SF (4.27 Acres)
Location	The Property is located on the corner of West King Edward Boulevard and Valley Drive in the Arbutus Ridge neighborhood of Vancouver.
Zoning	CD-1 (78)
Year Built	1960, Addition Built in 1980
Improvements	New Roof: 2012 Driveway resurfacing: 2017 Some Windows Replaced: 2016 Elevator improvements: 2015 Low-Flow Toilets Installed: 69 (2015)
Unit Breakdown	Two Bedroom : 15 One Bedroom: 10 Three Bedroom: 5
Vacancy	As of January 1, 2017 : 85% Occupied
Net Operating Income	$56,000/year (2016)
Expenses	$12,000/year Average (2016)
Security	Card Access, Buzzer in Main Lobby
Label	Value
Label	Value
Label	Value
Label	Value

INVESTMENT HIGHLIGHTS

- Link features to benefits - Don't assume your target will connect the dots.
- Appeal to emotions - People buy with emotion and justify with logic.
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ASKING PRICE:

$4.56M

OFFER PROCESS

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BID DATE

Please note that offers will be reviewed on or after:

4:00 PM PST
Wednesday, April 5, 2017

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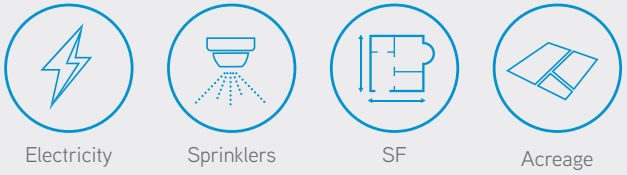
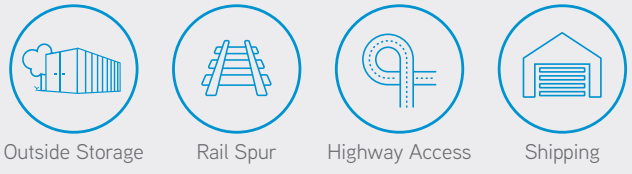
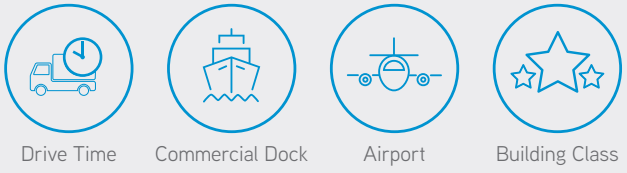
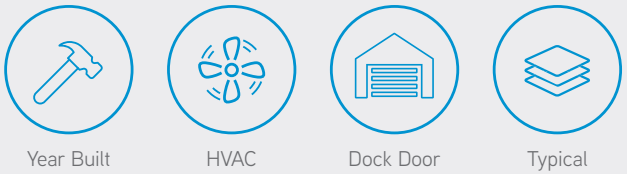
Property Detail Icons:









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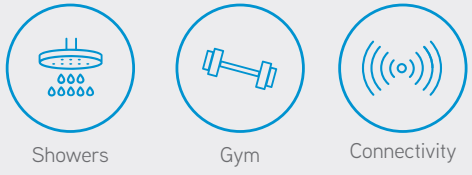
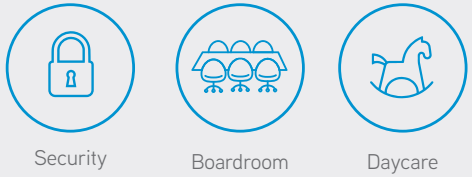
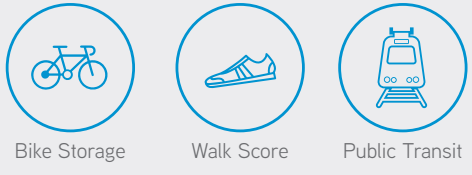
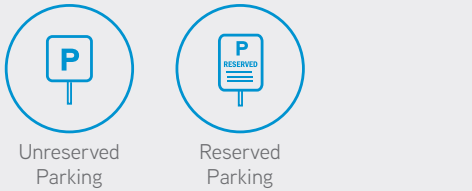
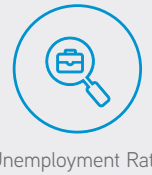








Demographic Icons:



Preferred Colors:

Dark Blue
(C100 M57 Y0 K38)

Light Blue
(C100 M10 Y0 K10)

White
(C0 M0 Y0 K0)

Buttons:

VIEW ONLINE

VIEW ONLINE

VIEW ONLINE

VIEW ONLINE

Labeling:

Solid, un-affected type in Aaux Next is preferred for all map labeling.

Label 01 Label 02 Label 03 Label 04 Label 05

Label 06 Label 07 Label 08 Label 09 Label 10

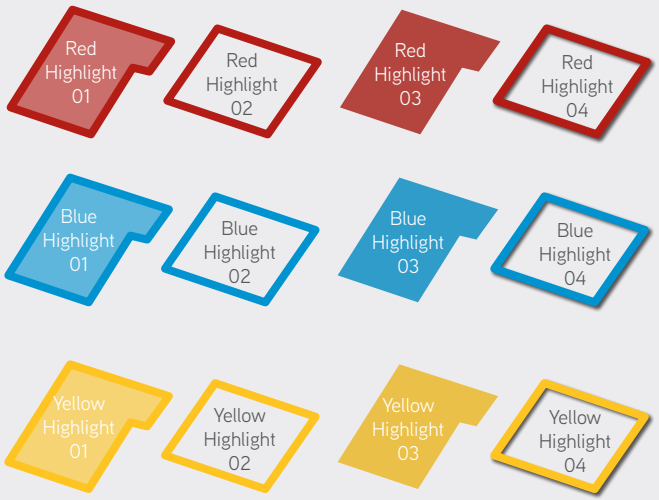
In limited circumstances, it is acceptable to add a stroke outline to text. The treatment should be reserved as a last resort to address specific readability requirements.

Label 11 Label 12 Label 13

Label 14 Label 15 Label 16

Highlighting:

Outline your property with the Pen tool. Then select your outline and use the Eyedropper tool to apply the formatting of your preferred outline look:



Map Markers: