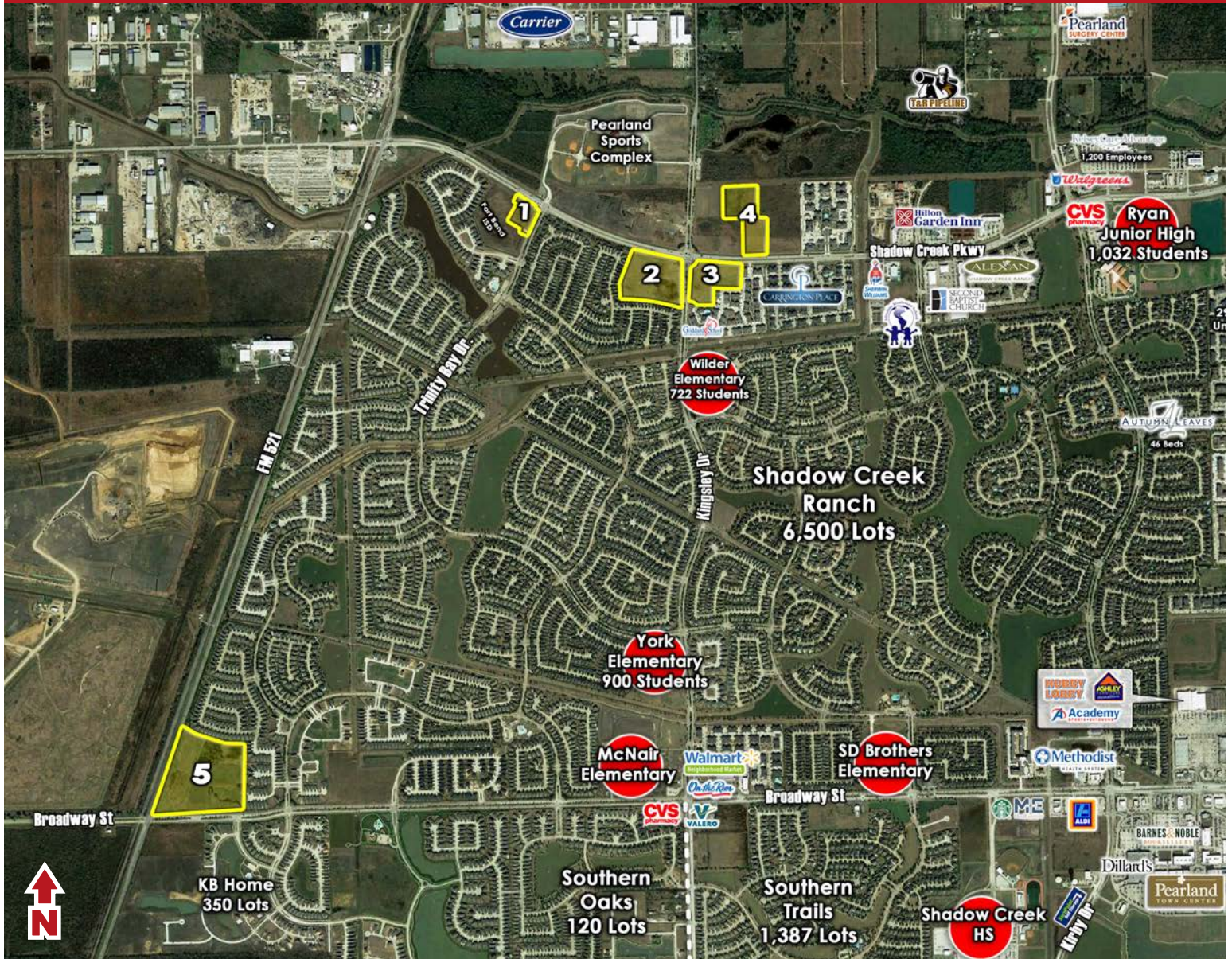


Commercial Reserves at Shadow Creek Ranch

Shadow Creek Ranch | Pearland, Texas

Brad LyBrand | Brad Elmore | 281.477.4300

Sites Available Up To 30 Acres For Sale



Commercial Reserves At Shadow Creek Ranch

Shadow Creek Ranch | Pearland, Texas



Shadow Creek Ranch is a nationally recognized 3,300 acre master planned community on the dynamic SH 288 Corridor in Pearland, TX. Pearland is less than 8 miles south of the world renowned Texas Medical Center which is the largest employer per capita of Pearland residents. There are numerous infrastructure projects underway highlighted by the SH 288 Toll Road which will have a direct connector to Shadow Creek Ranch. The SH 288 Toll Road will be a 4 lane toll road that will span from the Texas Medical Center down south of Highway 6 and is estimated to be open 2Q 2019. Shadow Creek Ranch is served by Alvin ISD whom open new schools on annual basis to accommodate current demand as evidenced by the recently opened Shadow Creek Ranch 5A High School with a combined ±3,000 students, faculty & staff.

MARKET DIVERSITY

Trade area fundamentals are strong and growing at an unprecedented pace as the area is not overly exposed to the oil and gas industry and has flourished at a time when others have become stagnant. Pearland consistently ranks among the top fastest growing cities in the United States and has been praised for affordable cost of living, quality of schools and overall quality of life.

TRADE AREA RETAIL

Trade area retailers include the Pearland Town Center with Macy's, Barnes & Noble, Dillard's, Dick's Sporting Goods and many other nationally accredited tenants. Other area retail includes HEB, Super Target, Best Buy, Bed Bath & Beyond, Ashley Furniture, Costco, Sam's, Kroger, Kohl's, Randall's and many others.

TRADE AREA MEDICAL

The dynamic medical development in Shadow Creek Ranch includes three hospitals, four medical office buildings, and Kelsey Seybold's corporate campus which are either recently open or under construction. These combined projects by HealthSouth, Memorial Hermann, HCA and Kelsey Seybold will account for:

- 900,000+ SF of medical space
- \$250+ million in total project expenditure
- 1,950+ total employees and physicians
- 255 hospital beds

TRADE AREA MEDICAL RESEARCH & DEVELOPMENT

The medical R & D segment of the trade area has exploded with the addition of Lonza Life Sciences, who recently began construction on their facility located on Kirby Drive. Lonza joins Merit Medical Systems and Cardiovascular Systems, Inc. and will have a combined footprint of 415,000+ SF and employ 800+ highly skilled scientists, engineers and biotech professionals.

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Commercial Reserves At Shadow Creek Ranch

Shadow Creek Ranch | Pearland, Texas

SWC DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	92,148	2.12	13,688	107	7.82	14.85
TRACT '2'	67,489	1.55	7,000	94	13.43	10.37
SUBTOTAL	159,637	3.66	20,688	201	9.72	12.96
RESERVE 'A'	8,377	0.19				
RESERVE TRACT '1'	414,754	9.52				
SUBTOTAL	423,131	9.71				
TOTAL	582,768	13.38				

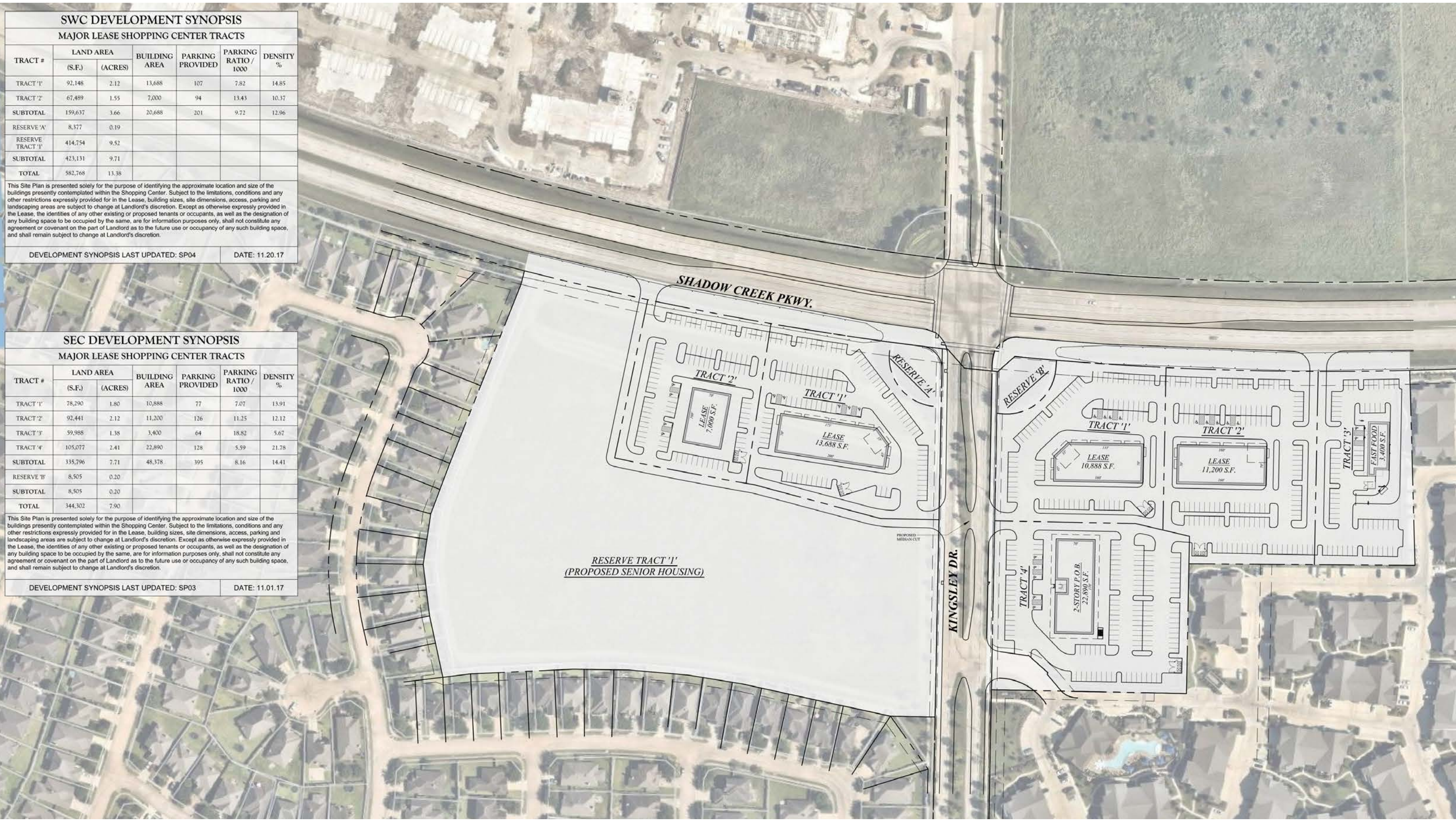
This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, 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: SP04 DATE: 11.20.17

SEC DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	78,290	1.80	10,888	77	7.07	13.91
TRACT '2'	92,441	2.12	11,200	126	11.25	12.12
TRACT '3'	59,988	1.38	3,400	64	18.82	5.67
TRACT '4'	105,077	2.41	22,890	128	5.59	21.78
SUBTOTAL	335,796	7.71	48,378	395	8.16	14.41
RESERVE 'B'	8,505	0.20				
SUBTOTAL	8,505	0.20				
TOTAL	344,302	7.90				

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DEVELOPMENT SYNOPSIS LAST UPDATED: SP03 DATE: 11.01.17





SITE DESCRIPTIONS & DEMOGRAPHICS

Site 1

2.982 acres located at the southwest corner of McHard Road and Kingsley Drive

Site 2

13.2 acres located at the southwest corner of McHard Road and Kingsley Drive

Site 3

7.6 acres located at the southeast corner of McHard Road and Kingsley Drive

Site 4

9.4 acres located north of McHard Road and just east of Kingsley Drive

Site 5

29.7 acres located at the northwest corner of FM 521/Almeda Road and Broadway Street

All sites have high density utilities available and off-site detention provided. The zoning for all sites is Shadow Creek Ranch PUD which allows for a wide variety of commercial uses that are typically found in a master planned community setting. All properties can be subdivided. Contact Broker for pricing and availability.

Demographics	1 Mile	3 Mile	5 Mile
Active Population	13,856	67,287	208,448
Residential Count:	4,513	22,037	65,556
Avg Household Income	\$144,716	\$123,323	\$95,335
Growth Since 2010 Census	55.62%	56.05%	31.86%

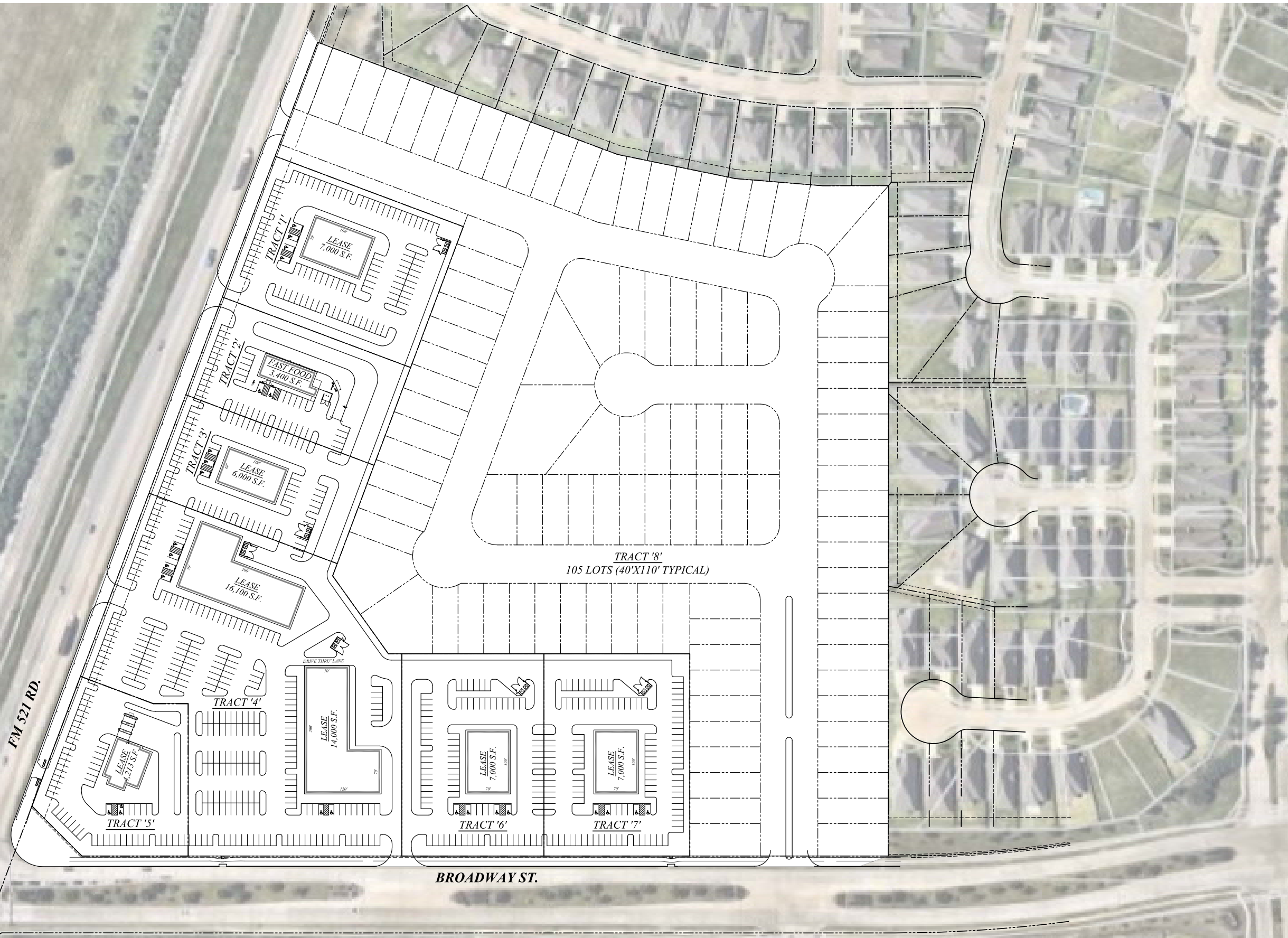
Source: USPS Postal Count, 6/17

Commercial Reserves At Shadow Creek Ranch

Shadow Creek Ranch | Pearland, Texas

DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	73,790	1.69	7,000	106	15.14	9.49
TRACT '2'	51,182	1.17	3,400	44	12.94	6.64
TRACT '3'	51,496	1.18	6,000	62	10.33	11.65
TRACT '4'	189,587	4.35	30,100	245	8.14	15.88
TRACT '5'	53,029	1.22	4,213	57	13.53	7.94
TRACT '6'	70,152	1.61	7,000	87	12.43	9.98
TRACT '7'	72,048	1.65	7,000	112	16.00	9.72
SUBTOTAL	561,284	12.89	64,713	713	11.02	11.53
RESERVE TRACT '8'	740,478	17.00				
TOTAL	1,301,762	29.88				

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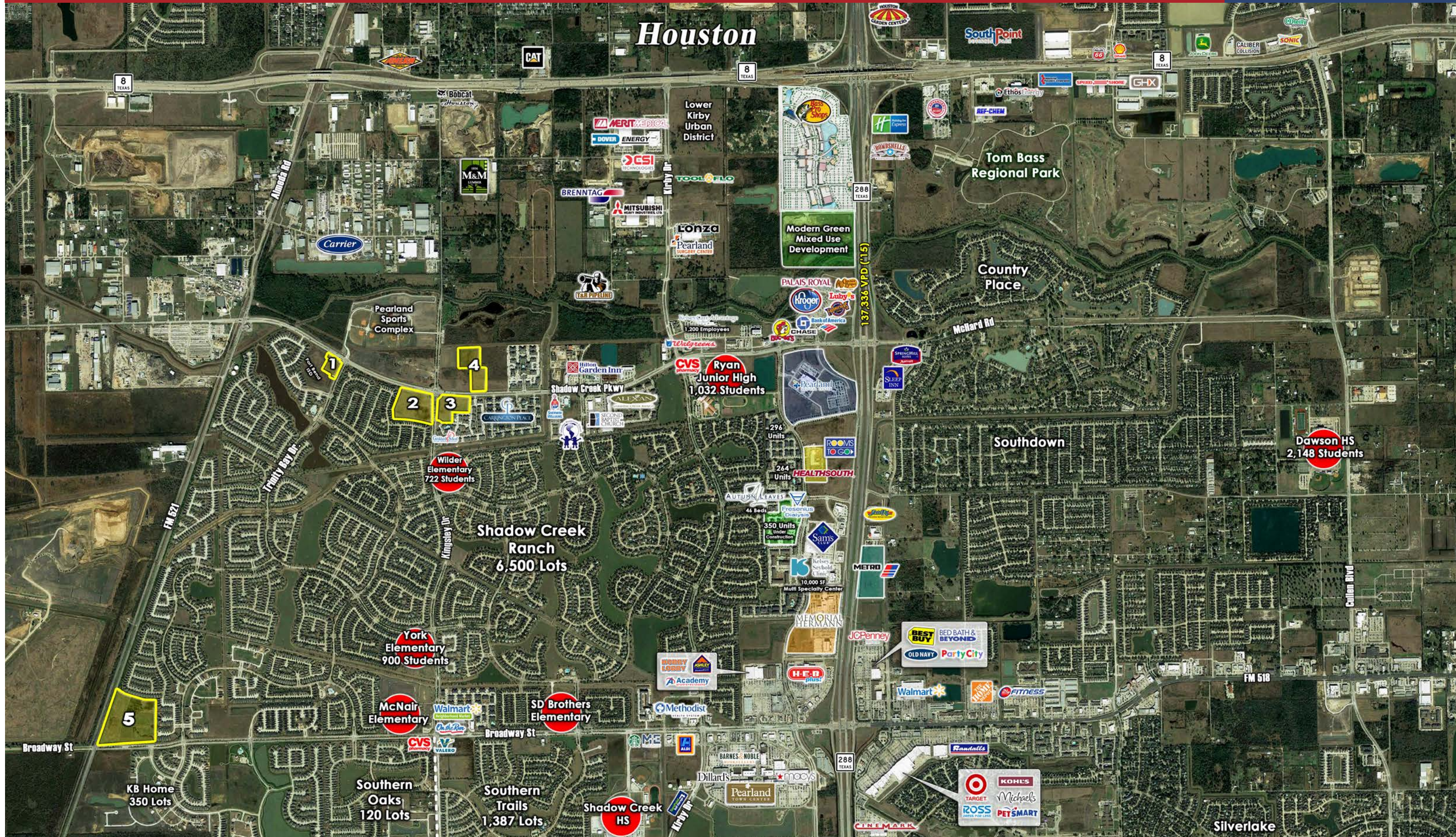


BROADWAY ST.

FM 521 RD.

Commercial Reserves At Shadow Creek Ranch

Shadow Creek Ranch | Pearland, Texas



Houston

Lower Kirby Urban District

Tom Bass Regional Park

Country Place

Southdown

Dawson HS
2,148 Students

Shadow Creek Ranch
6,500 Lots

Wilder Elementary
722 Students

York Elementary
900 Students

SD Brothers Elementary

Shadow Creek HS

Southern Oaks
120 Lots

Southern Trails
1,387 Lots

Silverlake



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

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>



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Rev 03.05.18 ct