

Pearland Pad Site

±1.9 Acres

*Scarce pad site
opportunity in
proven and growing
Pearland trade area*



FM 1128

CVS
pharmacy

Magnolia Pkwy

The Property



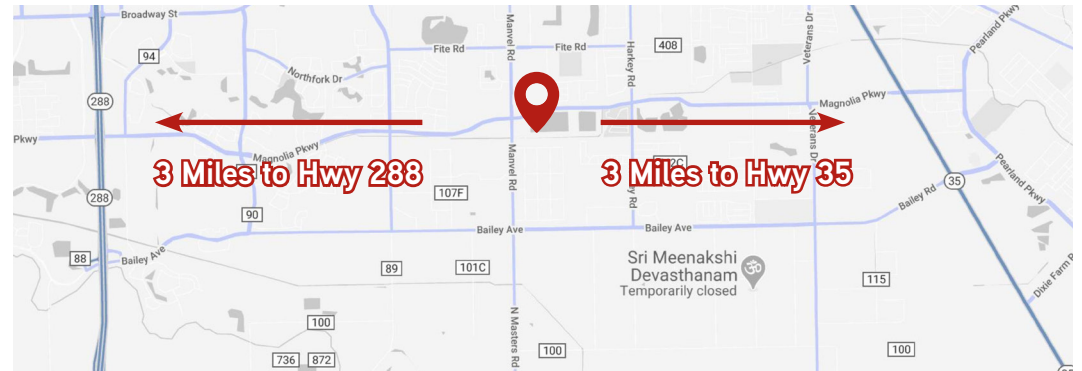
Colliers International
1790 Hughes Landing Blvd | Suite 250
The Woodlands, TX 77380
P: +1 713 830 4001

Cody R. Christoph
Senior Associate
+1 713 830 2162
cody.christoph@colliers.com

Todd N. Edmonds, SIOR, CCIM
Principal & Director
+1 713 830 2113
todd.edmonds@colliers.com

SPECIFICATIONS

| | |
|----------------|--|
| Size | ±1.9 Acres (net usable) |
| Frontage | ±288 ft. on Magnolia Pkwy |
| Utilities | Water Sewer Off Site Detention (Per Owner) |
| Zoning | Planned Development |
| Traffic Counts | Magnolia Pkwy - 11,794 VPD FM 1128 - 10,580 VPD |

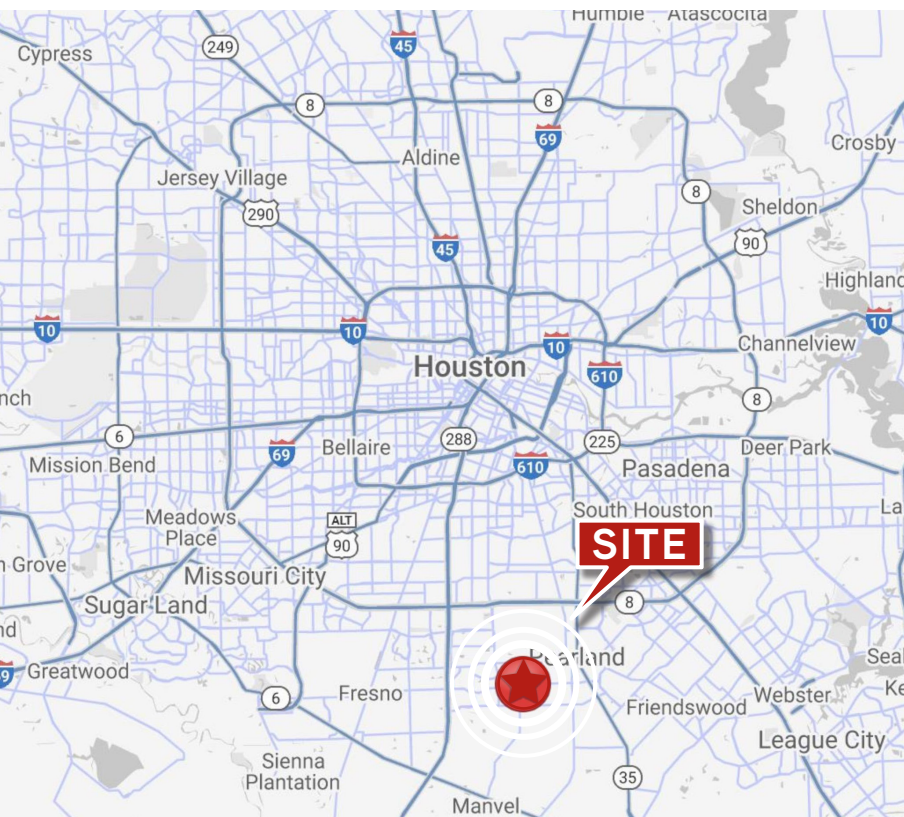


2020 DEMOGRAPHIC ESTIMATES

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------------|-----------|-----------|-----------|
| Population | 8,230 | 59,497 | 139,832 |
| Projected Annual Growth (2020-2025) | 1.7% | 2% | 1.8% |
| Avg. HH Income | \$109,678 | \$116,562 | \$109,272 |

PROPERTY INFORMATION

- Brand new CVS Drugstore adjacent to site with cross access
- Preliminary land plan for 12,000 sf - retail, office, and medical
- New 7-11 under construction at the southwest corner
- Only major intersection from Highway 288 to Highway 35 on Magnolia Parkway with availability for retail
- Magnolia Parkway expanded to 4 lane divided corridor as major east-west thoroughfare from Highway 288 to Highway 35
- Gehan Homes under construction on a townhome development directly behind the site

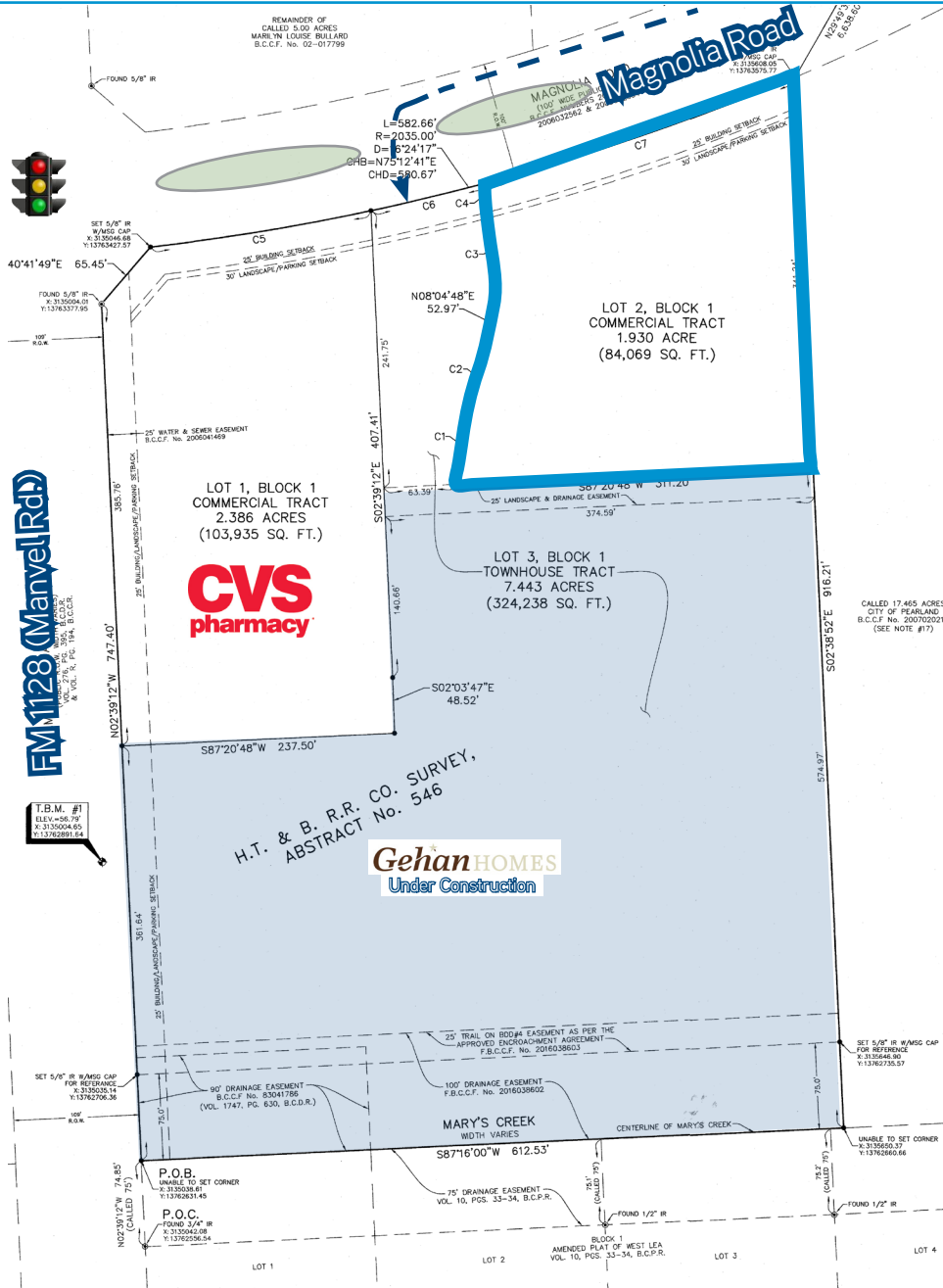


Cody R. Christoph
Senior Associate
+1 713 830 2162
cody.christoph@colliers.com

Todd N. Edmonds, SIOR, CCIM
Principal & Director
+1 713 830 2113
todd.edmonds@colliers.com



Under Construction



Cody R. Christoph
Senior Associate
+1 713 830 2162
cody.christoph@colliers.com

Todd N. Edmonds, SIOR, CCIM
Principal & Director
+1 713 830 2113
todd.edmonds@colliers.com



Crossroads Community Church

Broadway St.

Dad's Club Community Park

Pearland Medical Commons

Southglen

Manvel Road Terrace

Rogers Middle School

West Oaks

Lakes of Edgewater Estates

Emerald Pointe

Quail Meadow

Berry Miller Jr. High School

West Oak Village

Southfield Village

Blue Sage Gardens

Magnolia Parkway

Magnolia Elementary School

FM 1128

Southwyck

Massey Ranch Elementary School

Rare retail opportunity south of FM 518. Approx. 10,000 homes within 3 miles of this site with additional new residential developments under construction

Bailey Ave

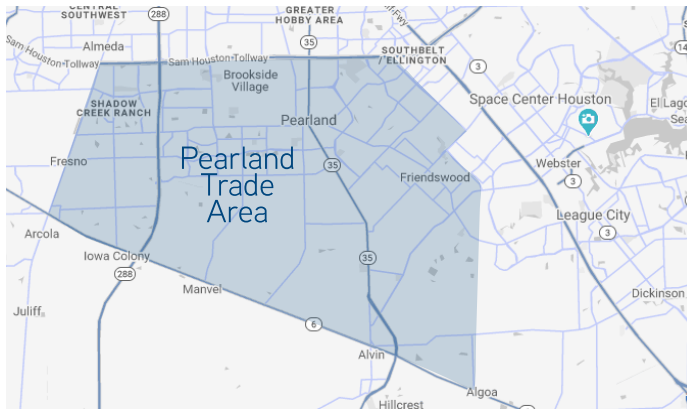
Cody R. Christoph
Senior Associate
+1 713 830 2162
cody.christoph@colliers.com

Todd N. Edmonds, SIOR, CCIM
Principal & Director
+1 713 830 2113
todd.edmonds@colliers.com

About Pearland

As the fastest growing city in the Houston region, Pearland has everything your company needs to be successful. Affordable housing, outstanding schools, safe neighborhoods and superb quality of life has led to tremendous growth in Pearland. With millions of square feet of retail, office and residential construction completed in the past 10 years, Pearland is on its way to becoming the next major employment center in the Houston region. Our close proximity to Houston, just a short 20 minute drive to downtown, allows you to experience all the city has to offer including professional sports, world-class cultural amenities and recreation.

Pearland's location is one of its greatest assets. Located approximately 20 minutes from downtown Houston and less than 15 minutes from the Texas Medical Center, Pearland offers the lifestyle of a small town but still provides easy access to the Theater district, and Houston's many fine restaurants. Pearland is 15 minutes from NASA's Johnson Space Center, providing a highly educated workforce. Beltway 8, Houston's second loop, runs along Pearland's northern boundary. In addition, Pearland is located off State Highway 288, which is surrounded by some of the most undeveloped land around Houston. This results in less highway traffic than is normally faced on any other Houston highway. For air travel, Houston's Hobby Airport is less than 10 minutes from Pearland's northern city limits on State Highway 35.



Area Education



University of Houston
Clear Lake

University of Houston
Clear Lake - Pearland
ALMOST 9,000 STUDENTS

Major Employers



Cody R. Christoph
Senior Associate
+1 713 830 2162
cody.christoph@colliers.com

Todd N. Edmonds, SIOR, CCIM
Principal & Director
+1 713 830 2113
todd.edmonds@colliers.com



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.

**Colliers International
Houston, Inc.**

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

29114

License No.

houston.info@colliers.com

Email

(713) 222-2111

Phone

Gary Mabray

Designated Broker of Firm

138207

License No.

gary.mabray@colliers.com

Email

(713) 830-2104

Phone

Patrick Duffy, MCR

Licensed Supervisor of Sales Agent/
Associate

604308

License No.

patrick.duffy@colliers.com

Email

(713) 830-2112

Phone

Cody R. Christoph

Sales Agent/Associate's Name

555429

License No.

cody.christoph@colliers.com

Email

(713) 830-2162

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501