



BELTWAY 8

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±27 ACRES AVAILABLE

Southdown
1,500 Homes

Shadow Creek Ranch
6,093 Homes

288 TOLL RD 3Q 2019 94,018 VPD

SMITH RANCH RD

THE RESERVE AT SHADOW CREEK

NWC OF HIGHWAY 288 & DISCOVERY BAY DRIVE | PEARLAND, TEXAS

UP TO 27 ACRES AVAILABLE FOR SALE

BRAD LYBRAND | 281.477.4300



UP TO 27 ACRES AVAILABLE FOR SALE IN PEARLAND, TEXAS

► **BRAD LYBRAND**

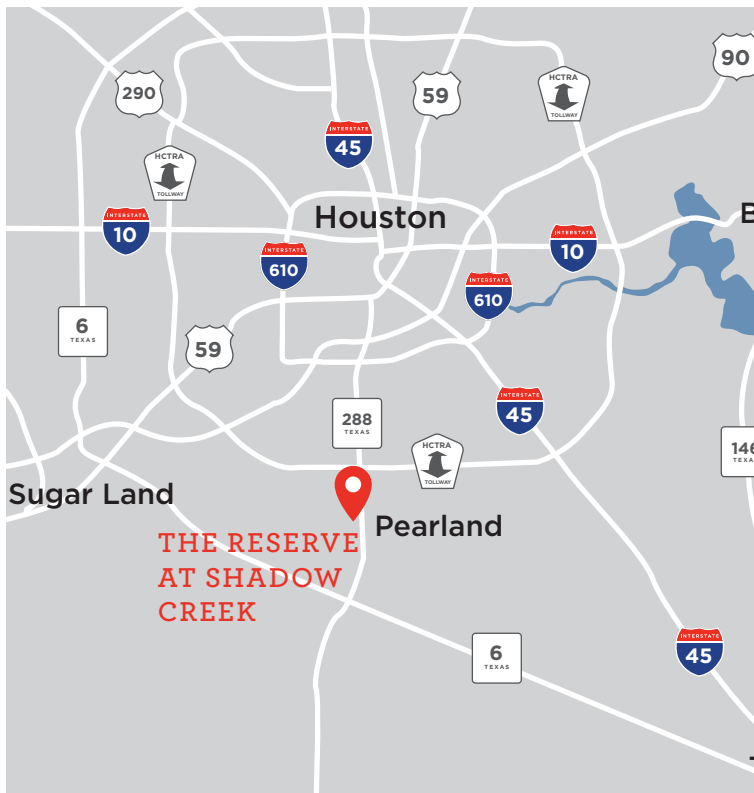
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"The Reserve at Shadow Creek Ranch" is 200+ acre master planned development fronting SH 288 in the dynamic Houston suburban market of Pearland, TX. Pearland is the 2nd fastest growing city in the state of Texas and ranks nationally in several quality of life studies due to affordable housing, outstanding schools, safe neighborhoods and short 20 minute commute to downtown Houston.

Combined with the above medical/commercial developments the single family housing market in the area is extremely active with thousands of acres under contract/under development for future master planned communities. New infrastructure projects are ongoing to accommodate the ongoing/future demand highlighted by the SH 288 Toll Road. SH 288 Toll Road will span from the Texas Medical Center down south SH 288, and will have direct access into The Reserve via a T-Ramp at Discovery Bay Boulevard opening 3Q 2019.

The Reserve 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 remaining 27+ acres in The Reserve represents the best opportunity for commercial/medical development in the region. The site has unprecedented access & visibility from SH 288, high density utilities constructed, off-site detention provided, no medical restrictions, direct access from SH 288 Toll Road all at the core of \$250+ in ongoing medical projects. These attributes, coupled with the thousands of new high paying jobs and the correlated housing projects to accommodate demand, have created an unprecedented opportunity for long term strategic positioning in the market.



PROPERTY HIGHLIGHTS

- APPROXIMATE SIZE:
Up to 27 acres
- SCHOOL DISTRICT:
Waller ISD
- FRONTAGE:
Approx. 1,652 ft on SH 288
- TRAFFIC COUNTS:
Approx. 145,523 vpd on SH 288
Approx. 36,737 vpd on Shadow Creek Parkway (FM 2234)



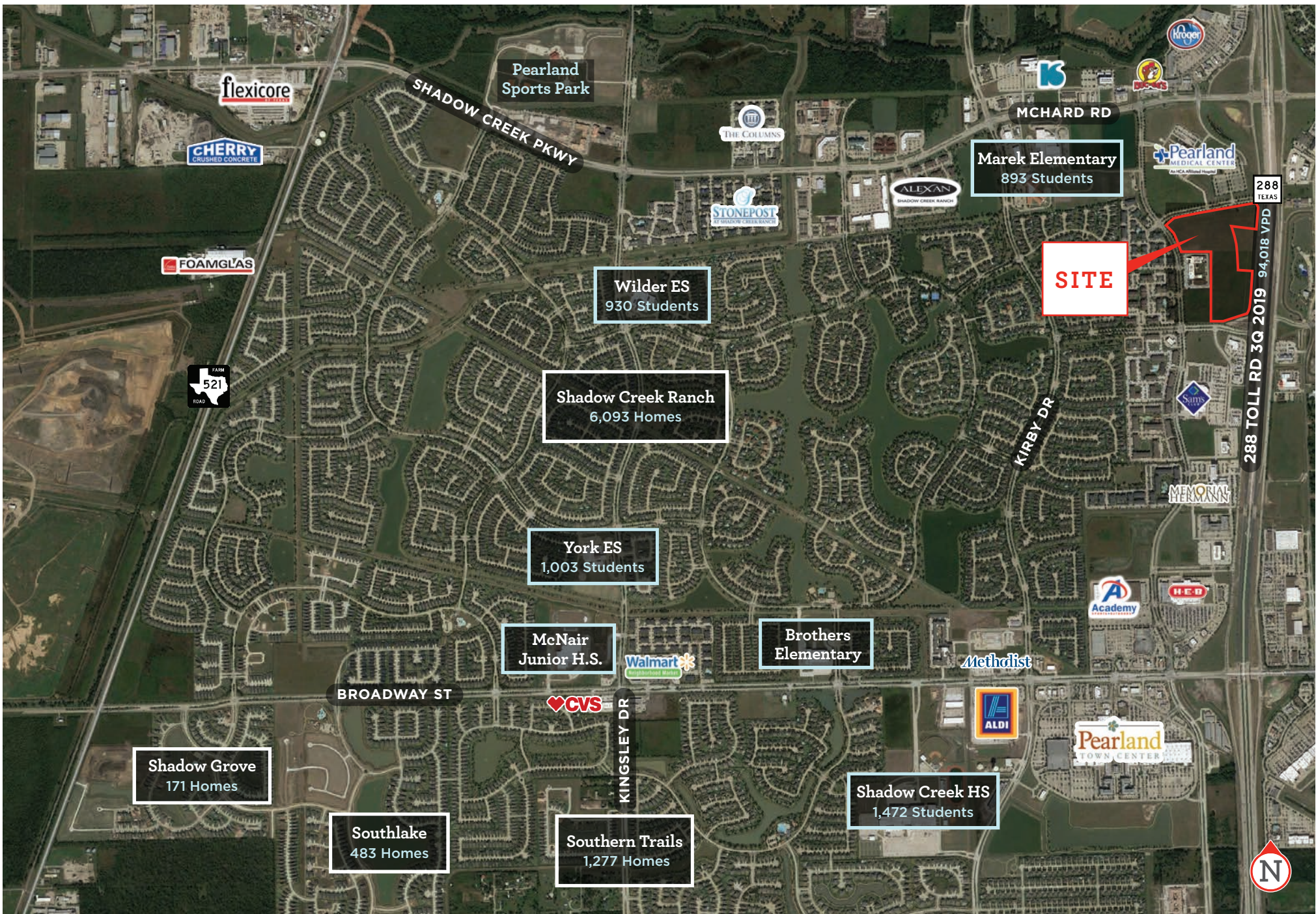
194,256
Current Population
Within 5-Mile Radius



50.86%
Population Growth
Within a 3-mile Radius
from 2010 to 2018



\$131,596
Average HHI Within
1-Mile Radius



AERIALS + ACREAGE



AUTUMN LEAVES
BETTER MEMORY CARE. BY DESIGN.

the Villas
At Shadow Creek

RAIUS
Shadow Creek Ranch

Pearland
MEDICAL CENTER
An HCA Affiliated Hospital

FRESENIUS

BUSINESS CENTER DR

Encompass Health

Sam's CLUB

PROPOSED
LAQUINTA
HOTEL & SUITES

MEDICAL CENTER DR

VINTAGE
MEN'S GROOMING LOUNGE

COMING SOON

ROOMS TO GO

HOOTERS

RETAIL
COMING SOON

PANDA EXPRESS

Jack
in the box

PROPOSED
Freddy's
STEAKBURGERS

Approved Driveway

SH 288 TOLL ROAD - UNDER CONSTRUCTION / OPEN MID 2019
4 LANES FROM US 59 TO CR 58
ELEVATED T-RAMP DIRECT ACCESS TO THE RESERVE



AERIALS + ACREAGE

DEMOGRAPHICS

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

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	4,691	28,823	63,432
Current Population	12,181	84,075	194,256
2010 Census Average Persons per Household	2.60	2.92	3.06
2010 Census Population	8,149	55,919	142,130
Population Growth 2010 to 2018	50.55%	50.86%	36.91%

CENSUS HOUSEHOLDS

1 Person Household	26.21%	18.23%	18.24%
2 Person Households	31.72%	28.59%	26.71%
3+ Person Households	42.07%	53.18%	55.05%
Owner-Occupied Housing Units	68.07%	78.81%	75.15%
Renter-Occupied Housing Units	31.93%	21.19%	24.85%

RACE AND ETHNICITY

2018 Estimated White	54.39%	47.90%	41.89%
2018 Estimated Black or African American	20.03%	26.43%	34.44%
2018 Estimated Asian or Pacific Islander	17.82%	16.23%	9.63%
2018 Estimated Other Races	7.31%	9.00%	13.49%
2018 Estimated Hispanic	19.99%	21.58%	30.42%

INCOME

2018 Estimated Average Household Income	\$131,596	\$121,912	\$99,983
2018 Estimated Median Household Income	\$115,623	\$106,794	\$84,604
2018 Estimated Per Capita Income	\$48,392	\$43,696	\$34,299

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	11.96%	13.17%	21.26%
2018 Estimated Bachelors Degree	32.22%	29.60%	22.32%
2018 Estimated Graduate Degree	24.16%	23.18%	15.79%

AGE

2018 Median Age	35.7	34.3	33.1
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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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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. 03.11.19 ct