

# Discovery Bay Crossing

Highway 288 & Discovery Bay Dr. | Pearland, Texas

Bob Conwell | Brad Elmore | Austen Baldrige | 281.477.4300

Pad Sites Available





# Discovery Bay Crossing

Highway 288 & Discovery Blvd | Pearland, Texas



## AREA RETAILERS

**BARNES & NOBLE**



The City of Pearland is located on Highway 288, approximately 20 minutes from Downtown Houston and 15 minutes from the Texas Medical Center, and is one of the fastest growing cities in Texas.

### Trade Area

Since 2002 when Shadow Creek Ranch's first home was built, the community has grown to over 3,330 homes today. HCA also completed a medical office building within Shadow Creek Ranch.

### Access Road Network

Hwy 288: 3,500 feet of frontage on Hwy 288 between FM 518 (to the S.) and Shadow Creek Pkwy (to the N.) and unparalleled access and circulation throughout the project and master planned Shadow Creek Ranch Development.

Additionally, TxDOT has begun construction on the SH 288 Toll Road, which will provide direct access to and from Shadow Creek Ranch via Discovery Bay Dr.

### Pearland Highlights

- Convenient access to Texas Medical Center, Rice University, University of Houston, and Downtown Houston
- New Memorial Hermann medical campus
- HCA Gulf Coast Division's Pearland Medical Center
- Huge influx of retail development in Pearland; Dillard's, Macy's and several national retailers; Other neighboring projects include HEB plus, Academy, Hobby Lobby, Home Depot, Kohl's, JC Penney and Lowe's



### Traffic Counts:

- 25,254 cars per day on Shadow Creek Pkwy (FM 2234)
- 108,000 cars per day on Hwy 288

Source: TxDOT, 2013

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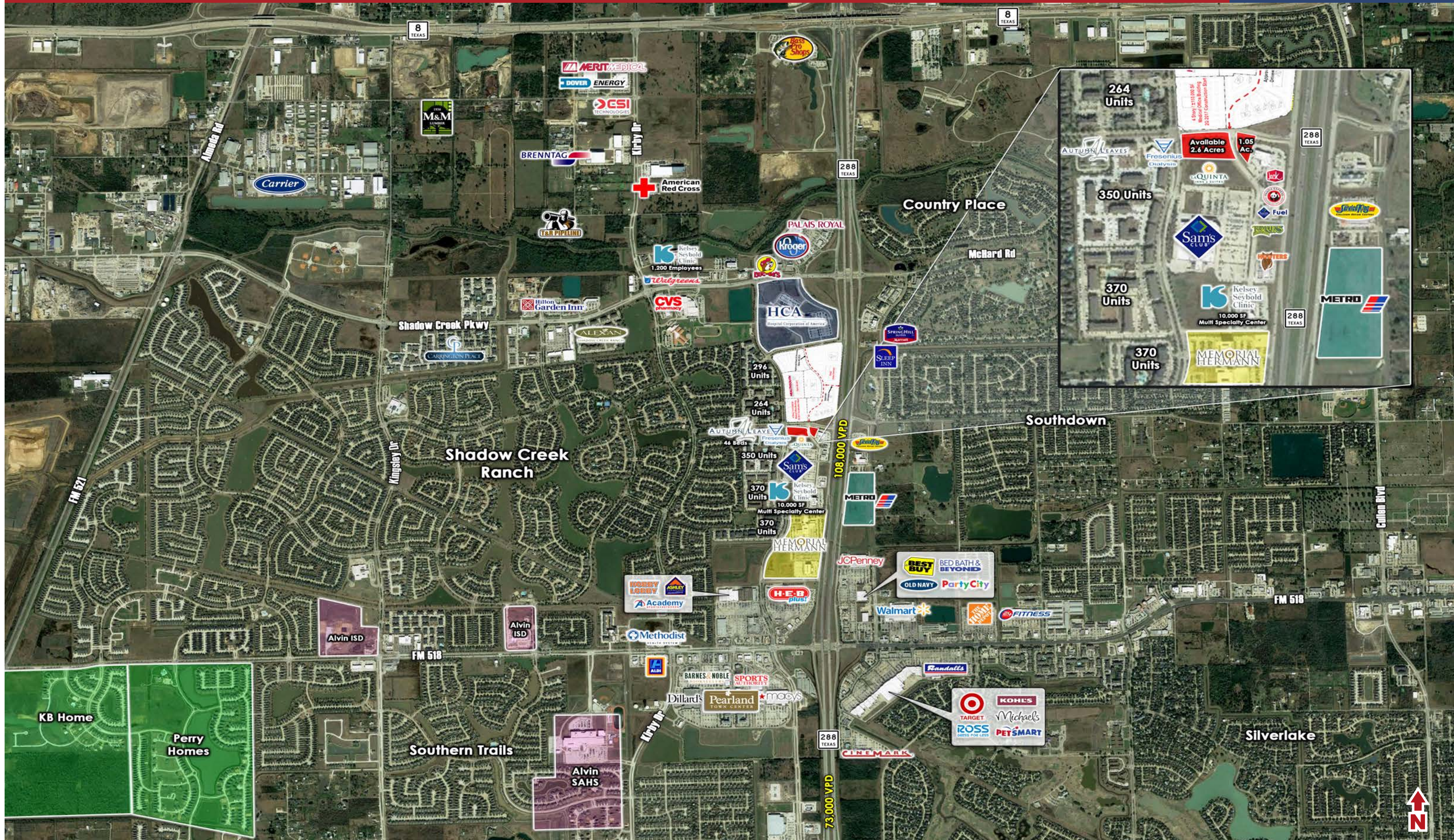
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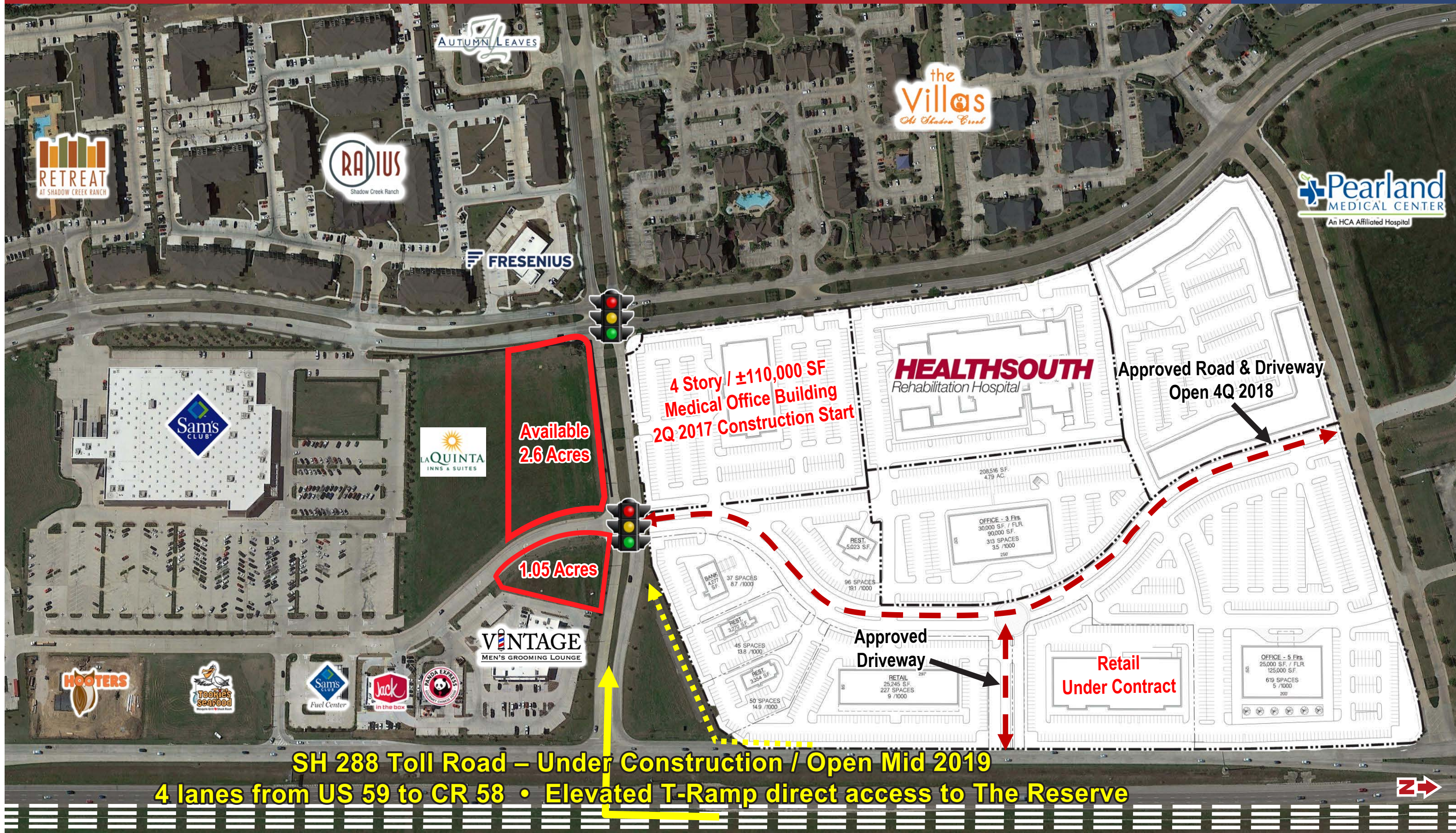
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Available  
2.6 Acres

1.05 Acres

4 Story / ±110,000 SF  
Medical Office Building  
2Q 2017 Construction Start

**HEALTHSOUTH**  
Rehabilitation Hospital

Approved Road & Driveway  
Open 4Q 2018

Retail  
Under Contract

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



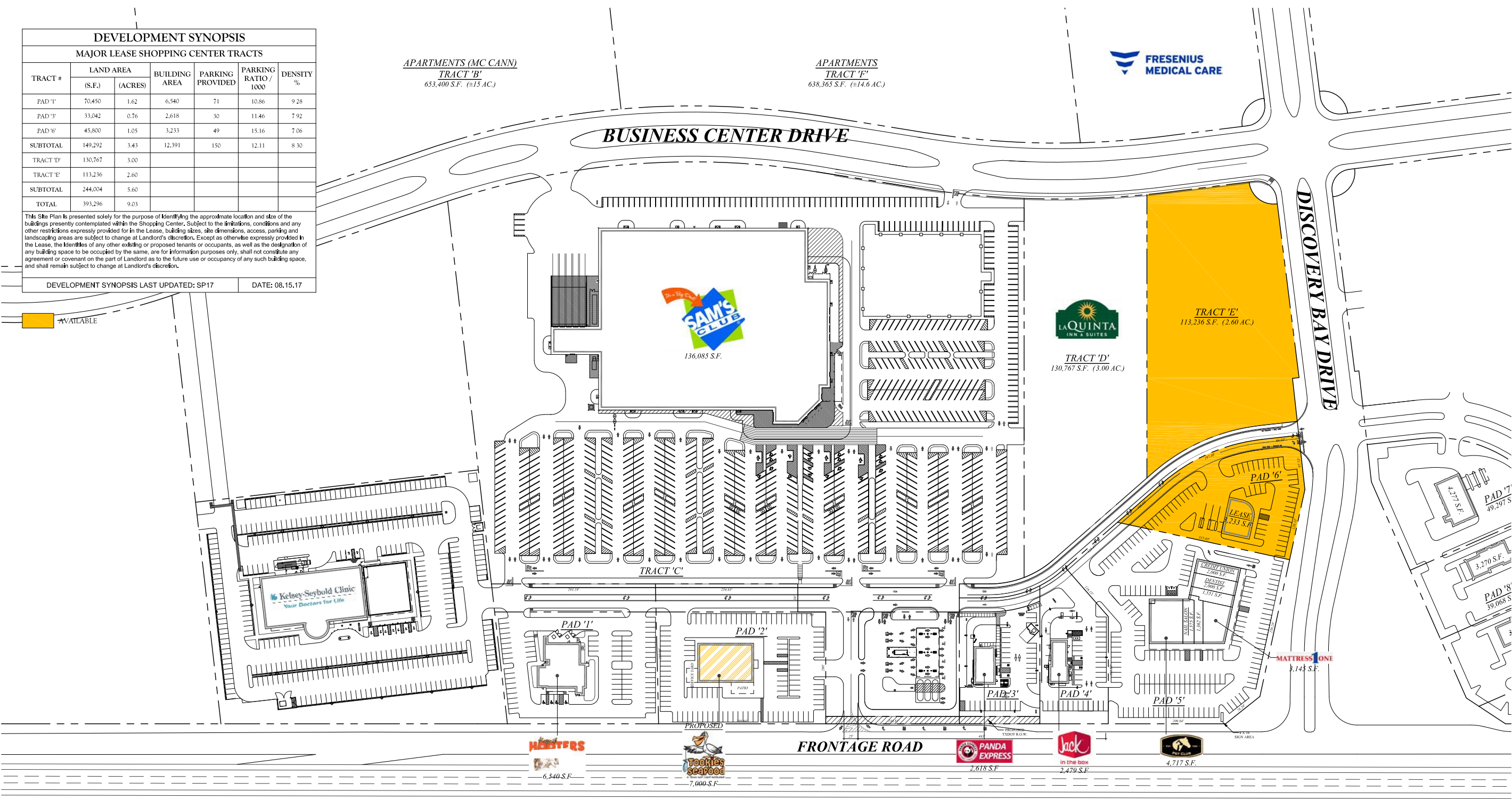
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DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
PAD '1'	70,450	1.62	6,540	71	10.86	9.28
PAD '3'	33,042	0.76	2,618	30	11.46	7.92
PAD '6'	45,800	1.05	3,233	49	15.16	7.06
SUBTOTAL	149,292	3.43	12,391	150	12.11	8.30
TRACT 'D'	130,767	3.00				
TRACT 'E'	113,236	2.60				
SUBTOTAL	244,004	5.60				
TOTAL	393,296	9.03				

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: SP17      DATE: 08.15.17



AVAILABLE

## STATE HIGHWAY 288



## DEMOGRAPHICS

2010 Census, 2017 Estimates with  
Delivery Statistics as of 12/17

	1 Mile	3 Mile	5 Mile
<b>POSTAL COUNTS</b>			
Current Households	2,958	23,049	61,853
Current Population	8,271	68,215	185,029
2010 Census Average Persons per Household	2.80	2.96	2.99
2010 Census Population	7,990	58,284	159,804
Population Growth 2010 to 2017	3.56%	17.40%	16.17%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	19.97%	16.36%	17.68%
2 Person Households	30.04%	29.93%	28.36%
3+ Person Households	49.99%	53.72%	53.96%
Owner-Occupied Housing Units	73.34%	82.37%	75.51%
Renter-Occupied Housing Units	26.66%	17.63%	24.49%
<b>RACE AND ETHNICITY</b>			
2017 Estimated White	73.78%	66.25%	61.73%
2017 Estimated Black or African American	12.70%	12.67%	13.64%
2017 Estimated Asian or Pacific Islander	5.94%	10.22%	9.48%
2017 Estimated Other Races	7.21%	10.44%	14.65%
2017 Estimated Hispanic	21.66%	27.21%	36.05%
<b>INCOME</b>			
2017 Estimated Average Household Income	\$107,846	\$109,550	\$99,257
2017 Estimated Median Household Income	\$89,850	\$90,601	\$80,204
2017 Estimated Per Capita Income	\$39,580	\$37,988	\$33,969
<b>EDUCATION (AGE 25+)</b>			
2017 Estimated High School Graduate	22.14%	23.12%	24.62%
2017 Estimated Bachelors Degree	23.66%	23.26%	20.41%
2017 Estimated Graduate Degree	10.75%	10.18%	9.30%
<b>AGE</b>			
2017 Median Age	35.4	35.5	34.3

Our quest  
is your success.

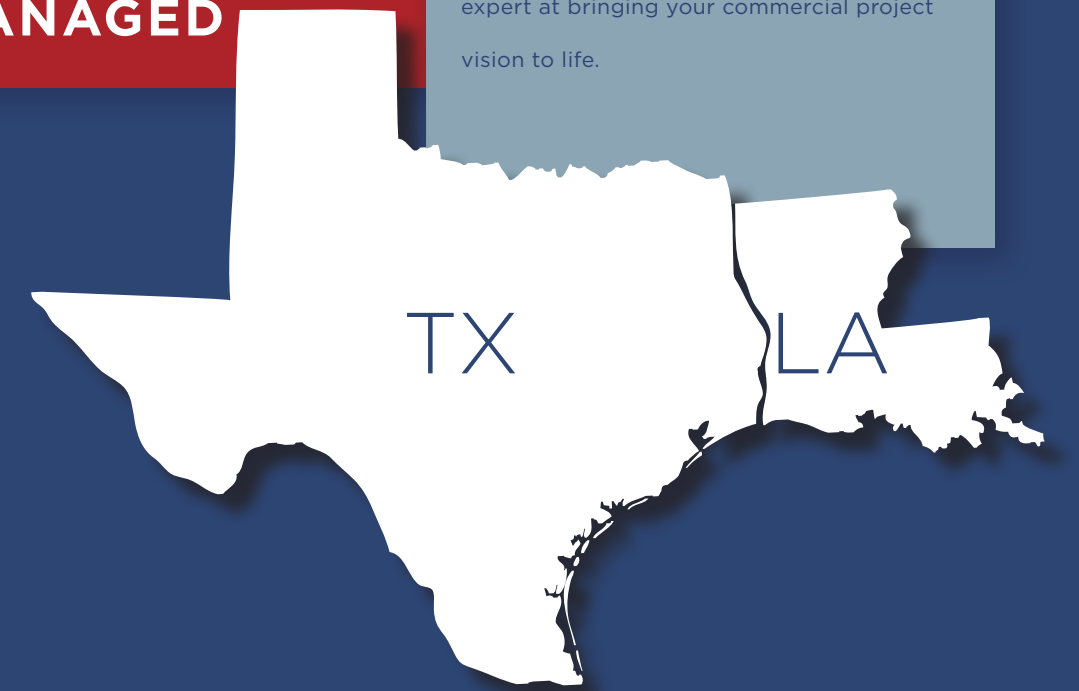
9.9M SF  
OWNED

12.1M SF  
LEASED

10.3M SF  
MANAGED

Specializing in retail space leasing, management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, and property management, NewQuest is an expert at bringing your commercial project vision to life.





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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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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