



SHADOW CREEK RANCH – RETAIL OPPORTUNITY

SEC OF SHADOW CREEK PKWY AND KINGSLEY DR. | PEARLAND, TEXAS

RETAIL SPACE AVAILABLE FOR LEASE

NEAL THOMSON | 281.477.4300

PROPERTY INSIGHTS



RETAIL SPACE AVAILABLE FOR LEASE IN PEARLAND

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. 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 $\pm 3,000$ students, faculty & staff.

▶ NEAL THOMSON
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DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 09/2022

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,697	24,603	74,907
Current Population	7,456	67,101	216,654
2020 Census Average Persons per Household	2.76	2.73	2.89
2020 Census Population	7,513	57,929	200,126
Population Growth 2020 to 2022	-0.76%	15.83%	8.26%

CENSUS HOUSEHOLDS

1 Person Household	23.11%	23.48%	21.08%
2 Person Households	32.77%	31.82%	29.12%
3+ Person Households	44.13%	44.70%	49.80%
Owner-Occupied Housing Units	72.20%	72.14%	65.50%
Renter-Occupied Housing Units	27.80%	27.86%	34.50%

RACE AND ETHNICITY

2022 Estimated White	12.96%	21.47%	24.96%
2022 Estimated Black or African American	62.17%	48.75%	41.01%
2022 Estimated Asian or Pacific Islander	4.38%	8.74%	9.76%
2022 Estimated Other Races	19.71%	20.34%	23.46%
2022 Estimated Hispanic	24.88%	26.15%	30.23%

INCOME

2022 Estimated Average Household Income	\$110,426	\$85,717	\$96,657
2022 Estimated Median Household Income	\$86,198	\$76,192	\$81,509
2022 Estimated Per Capita Income	\$40,015	\$31,352	\$33,467

EDUCATION (AGE 25+)

2022 Estimated High School Graduate	14.61%	23.11%	22.41%
2022 Estimated Bachelors Degree	24.08%	20.73%	21.77%
2022 Estimated Graduate Degree	16.30%	13.38%	14.76%

AGE

2022 Median Age	31.2	35.7	34.4
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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.

AS 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.

AS 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
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Neal Thomson	600513	nthomson@newquest.com	(281)477-4300
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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