



## THE CROSSING AT 288 | NEC SH-288 & FM 518, PEARLAND, TX 77584

### Features

- Located at high-traffic corner of dense retail development
- Surrounded by high-income, stable community
- Minutes from master planned communities: Shadow Creek Ranch, Silverlake, Southwyck & Southern Trails
- Excellent visibility and easy access to SH-288 and FM 518 on and off ramps

[thecrossingat288.com](http://thecrossingat288.com)

### FOR LEASE

**TOTAL SF:** 321,975

**AVAILABLE SF:** 23,995

**MIN CONTIGUOUS SF:** 1,177

**MAX CONTIGUOUS SF:** 5,071

**CONTACT FOR MORE INFORMATION**

### Traffic Counts

SH-288 North of FM 518	164,856 VPD
SH-288 South of FM 518	94,488 VPD
FM 518 East of SH-288	48,681 VPD
FM 518 West of SH-288	23,341 VPD

### Demographics

	YEAR: 2020	1 MILE	3 MILE	5 MILE
Population		9,688	84,678	167,729
Households		3,045	28,979	55,153
Average HH Income		\$138,585	\$131,861	\$108,770
5 Year Population Growth		16.3%	12.6%	12.2%

### Area Retailers & Businesses



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**weitzman®**

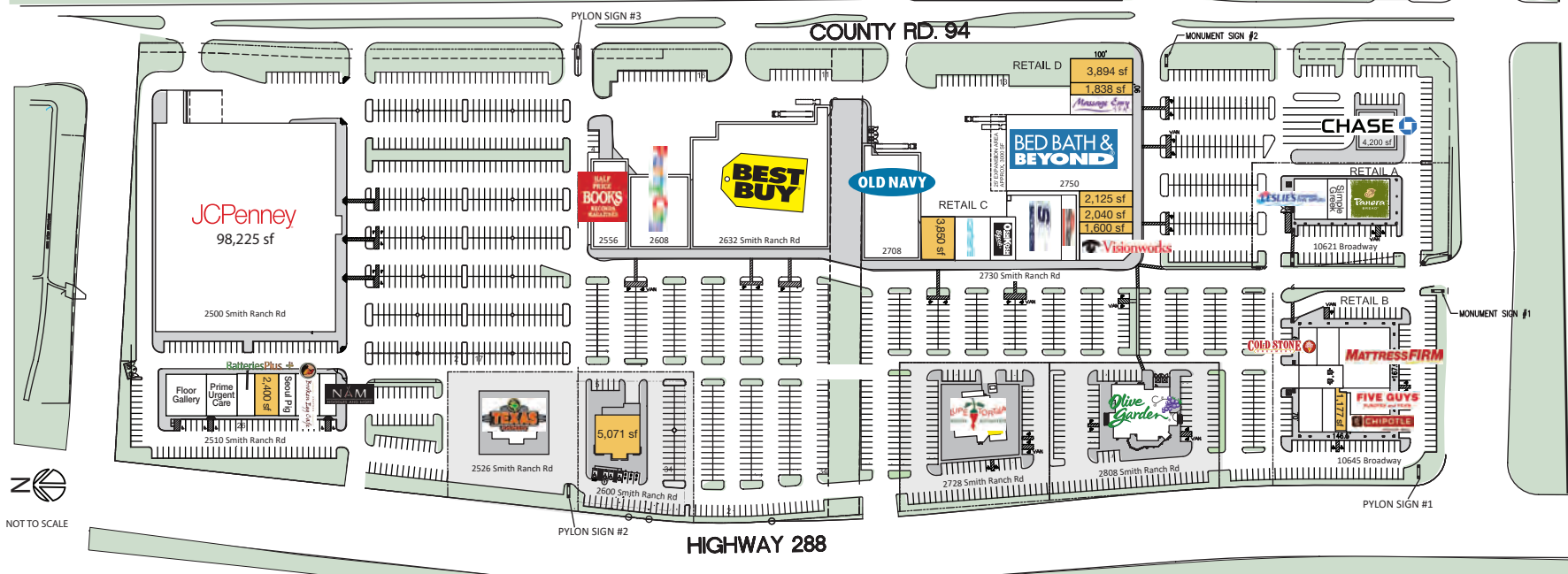
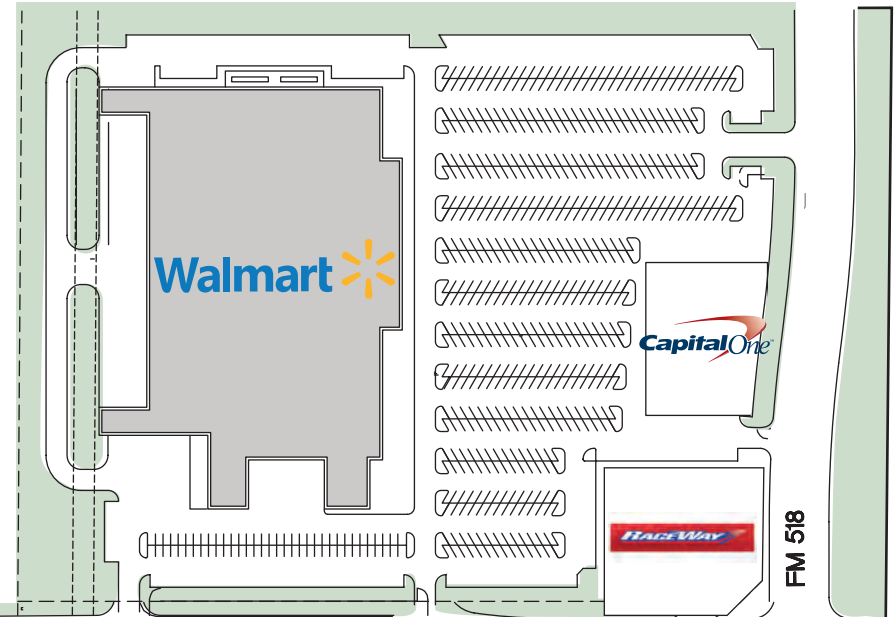
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## Available Space

Anchors/Pads	Retail A	Retail C	Retail D	Retail E
Pad 5,071 sf	Fully Leased	102 3,850 sf	106 1,838 sf	105 2,400 sf
	Retail B	116 1,600 sf	108 3,894 sf	
	114 1,177 sf	117 2,040 sf		
		118 2,125 sf		

## Current Tenants

Anchors & Pads (227,258 GSF)		Retail A (10,010 GSF)		Retail C (21,062 GSF)	
2500	JC Penney	98,225 sf	101	Leslie's Pool Supplies	3,500 sf
2526	Texas Roadhouse	7,135 sf	109	Simple Greek	2,010 sf
2556	Half Price Books	8,700 sf	113	Panera Bread	4,500 sf
2608	Party City	12,000 sf	<b>Retail B (20,677 GSF)</b>		
2632	Best Buy	46,029 sf	101	Cold Stone Creamery	1,640 sf
2708	Old Navy	16,997 sf	102	Castle Dental	3,000 sf
2728	Lupe Tortilla	5,210 sf	105	Nails of America	1,640 sf
2750	Bed Bath & Beyond	24,849 sf	109	The Mattress Firm	5,500 sf
2808	Olive Garden	8,113 sf	110	Great Clips	1,140 sf
			118	Chipotle	2,397 sf
			120	Five Guys Burgers	2,756 sf
			121	SprintCom, Inc.	2,604 sf
			<b>Retail D (3,150 GSF)</b>		
			104	Massage Envy	3,150 sf
			<b>Retail E (15,717 GSF)</b>		
			100	Floor Gallery	2,308 sf
			102	Prime Urgent Care	3,600 sf
			104	Batteries Plus	1,892 sf
			108	Seoul Pig	1,923 sf
			109	Another Broken Egg Café	3,500 sf
			110	NAM: Noodles & More	2,494 sf







# 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 on 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 listening 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:

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- 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;
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**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:

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## LICENSE HOLDER CONTACT INFORMATION:

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