



PARKS AT BOULDER CREEK | SEC PEARLAND PKWY & BELTWAY 8, PEARLAND, TX 78250

Features

- Retail, office or medical space for lease in two story shopping center
- Two 3,000 SF freestanding buildings fronting Pearland Parkway
- Two pad sites available for purchase along Beltway 8
- Excellent visibility from Beltway 8 and Pearland Parkway
- 324-unit multi family under construction across street
- Studio Movie Grill open across the street
- Close proximity to Pearland’s new University of Houston campus and Shadow Creek Ranch, a master-planned community with nearly 12,800 residential lots
- New Whataburger and Bluewave Carwash across the street

FOR INFORMATION

TOTAL SF: 56,320
AVAILABLE SF: 18,974
CONTACT FOR MORE INFORMATION

Traffic Counts

Pearland Pkwy	30,400 VPD
Beltway 8	91,735 VPD
Telephone Rd	27,483 VPD

Demographics

	YEAR: 2019	1 MILE	3 MILE	5 MILE
Population		9,812	96,870	236,202
Households		2,900	30,714	75,392
Average HH Income		\$91,659	\$79,046	\$80,658
2019-2024 Total Population Change		9.39%	7.08%	5.81%

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Area Retailers & Businesses



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BELTWAY 8 (SAM HOUSTON TOLLWAY)



Current Tenants

Upper Level		
2	Martial Arts & Fitness	2,889 sf
4	Doctor	1,800 sf
Lower Level		
5	Pena's Donut Heaven Grill	2,870 sf
6	Dazzle Nails	1,214 sf
7	Subway	1,314 sf
8	Eye Institute of Pearland	1,567sf
10	2-A-Days	4,625 sf
11	Smallcakes	1,802 sf
12	Specs	9,005 sf
13	Pizza Lounge Express	3,575 sf
14	Haven Veterinary Clinic	2,252 sf
15	Dentist	3,000 sf

Available Space

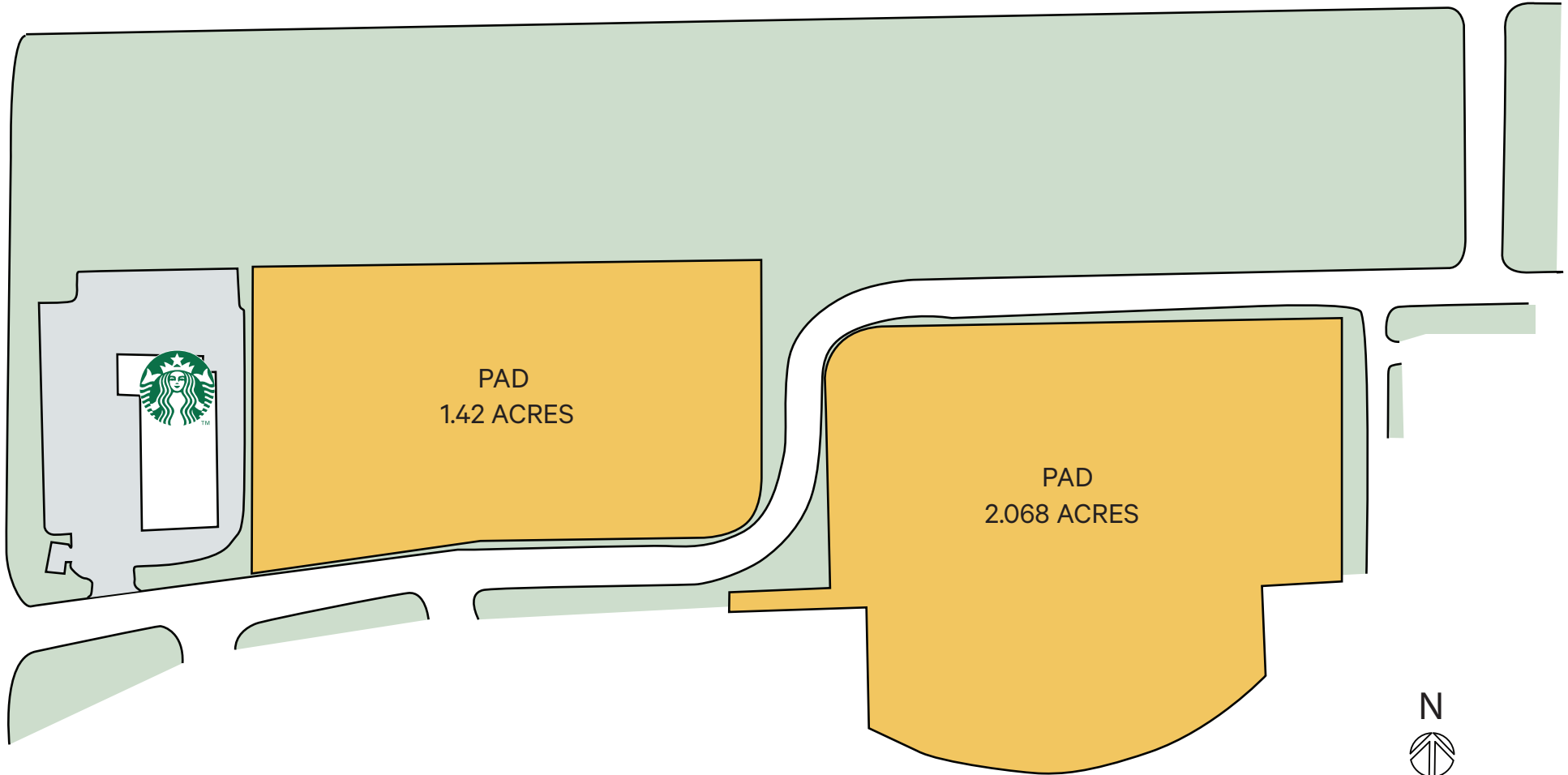
Upper Level		Lower Level	
1	6,501 sf	9	1,925sf
3	4,548 sf	16	3,000 sf
		17	3,000 sf



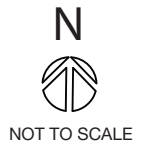
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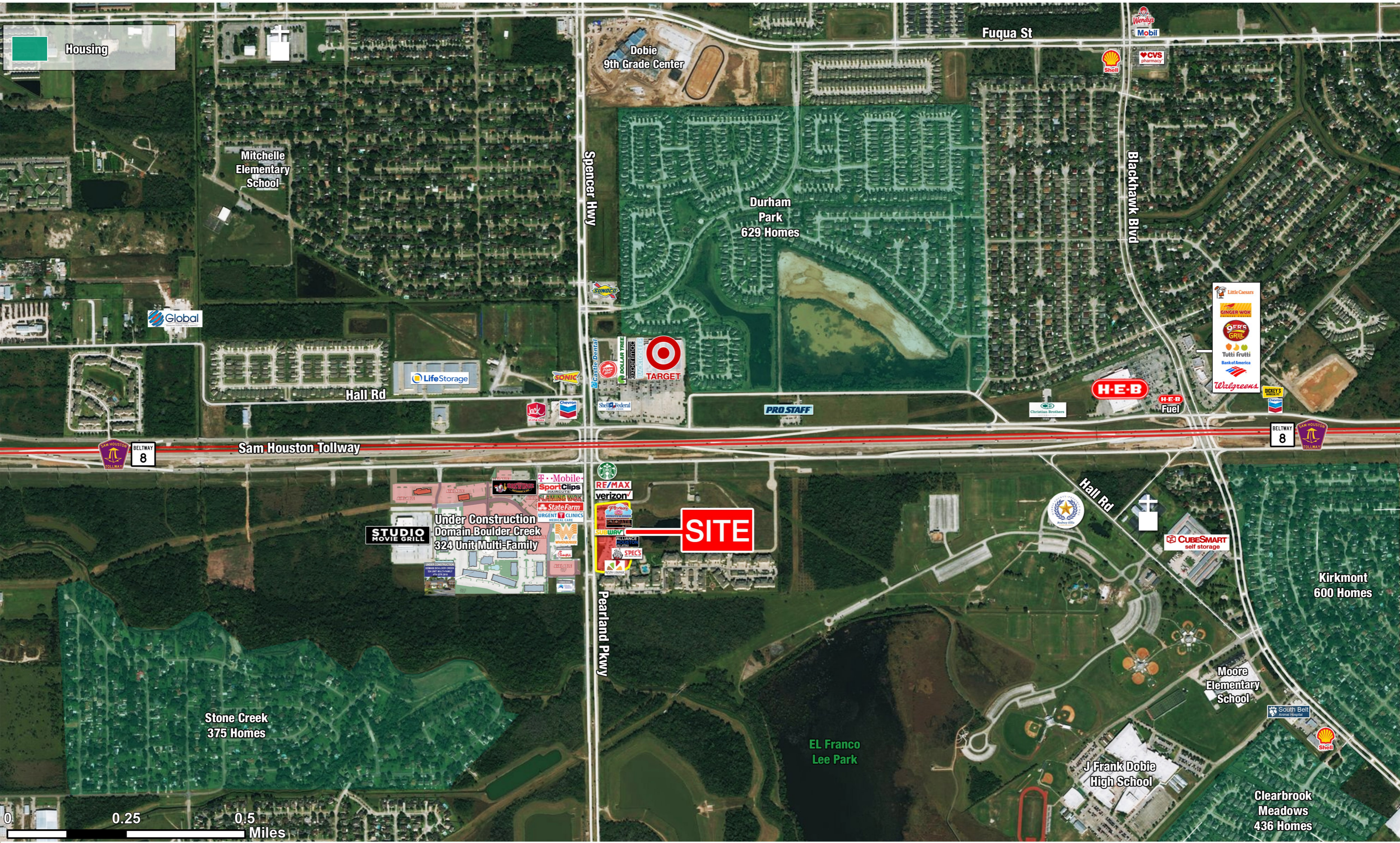
BELTWAY 8 (SAM HOUSTON PKWY)

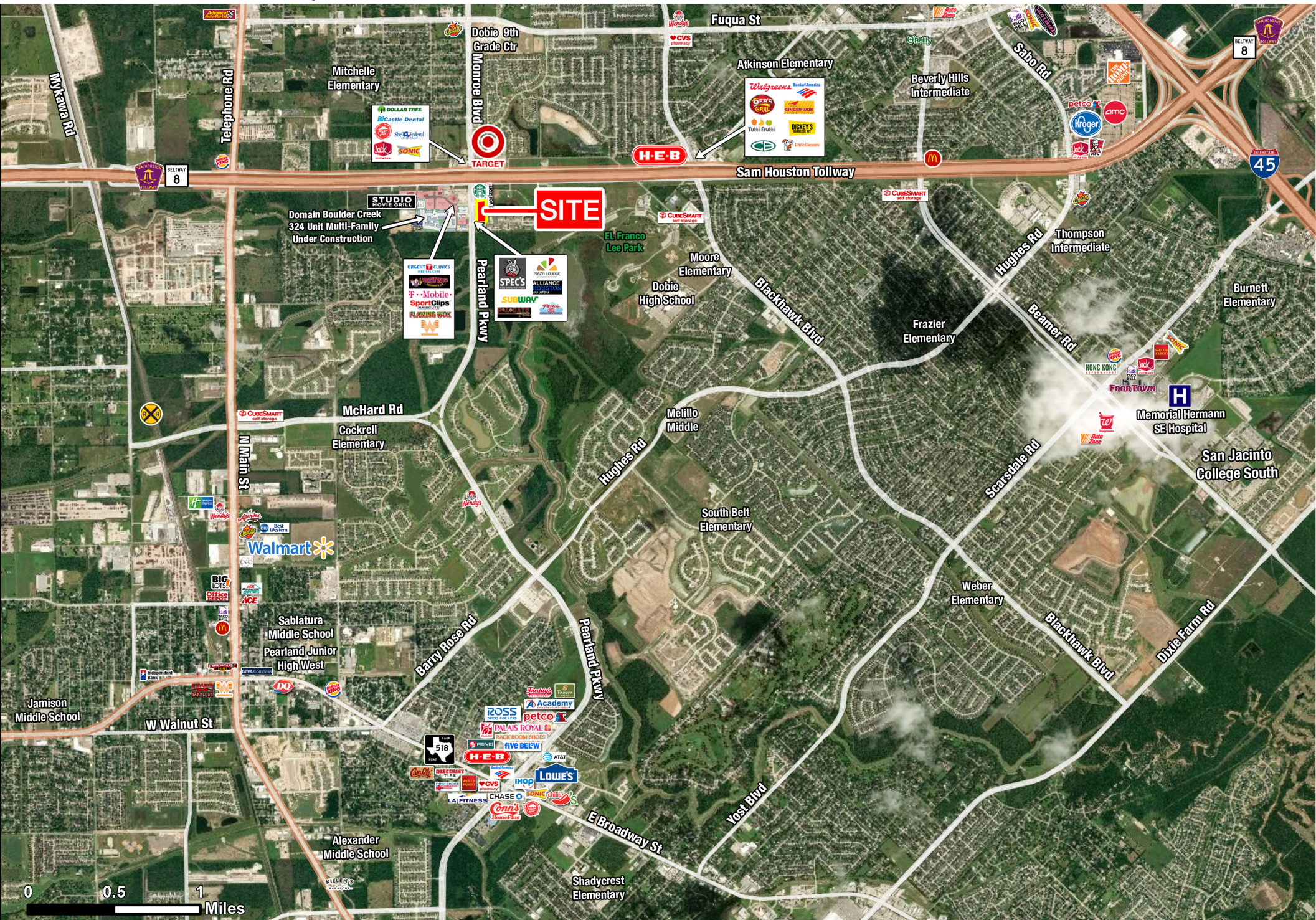
PEARLAND PKWY



EXISTING
PARKS AT BOULDER CREEK
RETAIL







0 0.5 1 Miles

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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 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 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:

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LICENSE HOLDER CONTACT INFORMATION:

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