



Shadow Creek Ranch
12,750 Homes
Residential Units

WATERCREST
SHADOW CREEK RANCH

Kirby Commons
PHO SAIGON FirstWatch
Above & Beyond Veterinary Hospital FIRE+STONE PIZZA BAR

Burlington

Methodist

BROADWAY ST

SITE

Southern Trails
1,447 Homes

Centre at Ridge Rock

Italiano's
ELITE
TUSCAN VILLA NAILS & SPA
LOTUS
alpha@omega

Shadow Creek
High School
2,505 Students

Pearland
TOWN CENTER



SHOPS AT RIDGE ROCK

5000+ DAY EMPLOYEES <1 MILE

SWQ OF BROADWAY STREET AND KIRBY DRIVE | PEARLAND, TEXAS

RETAIL OPPORTUNITY - SHADOW CREEK HIGH SCHOOL DEVELOPMENT WITH STARBUCKS

JAY BATH | 832.247.8679

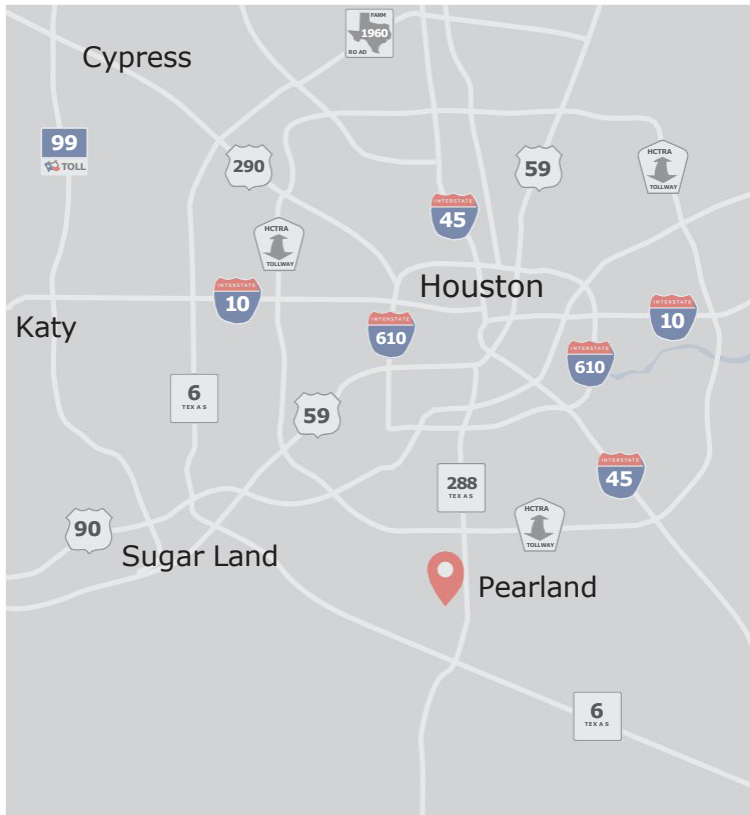
PROPERTY INSIGHTS

RETAIL OPPORTUNITY AVAILABLE IN PEARLAND, TEXAS

Tract is located just off the high traffic intersection of Broadway and Kirby Drive in Pearland, TX. Area retail includes Pearland Town Center with Macy's, Dillard's, Barnes & Noble; Shadow Creek Town Center with Ashley Furniture, Academy Sports, Hobby Lobby, HEB and many other retailers and restaurants. Surrounded by active master-planned communities of Shadow Creek Ranch, Southern Trails, South Fork & South Gate.

Subject property is on a hard corner that will serve as main ingress and egress to the newly opened Shadow Creek Ranch 5A High School. The 72 acre campus serves all students on the west side of SH 288 and has 2,500+ students and staff. Landlord will consider a sale or ground lease for the entire 3 acres. Perfect for office, medical, retail, educational campus, and many other uses.

▶ **JAY BAATH**
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PROPERTY HIGHLIGHTS

- ▶ RETAIL:
18,500 sq ft
- ▶ LEASE RATE:
Upon request
- ▶ SCHOOL DISTRICT:
Alvin ISD



180,404

Current Population
Within 5-Mile Radius



5.55%

Population Growth
Within a 3-mile Radius
from 2020 to 2022



\$166,679

Average HHI Within
1-Mile Radius



Proposed Site Plan

Traffic Count:
Broadway St – 29,653



DEVELOPMENT SYNOPSIS					
TRACT A	LAND AREA		BUILDING GROSS FLOOR AREA	PARKING PROVIDED	PARKING RATIO/ 1000
	S.F.	ACRE			
	138,522	5.39	18,500 SF	92	4.98
OUTPAD 1	LAND AREA		BUILDING GROSS FLOOR AREA	PARKING PROVIDED	PARKING RATIO/ 1000
	S.F.	ACRE			
	27,604	0.63	2,078	23	11.0
			250 patio		
OUTPAD 2	LAND AREA		BUILDING GROSS FLOOR AREA	PARKING PROVIDED	PARKING RATIO/ 1000
	S.F.	ACRE			
	34,250	0.79	4,714	30	6.4

1 PRELIMINARY SITE PLAN
SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION
APPROVAL,
PERMITTING, OR
CONSTRUCTION.
RAY A. DUBERK
DATE: 11/19/2024

CDA Architects
20446 State Hwy 249, Suite 200
Houston, Texas 77070
Tel: 832/676-9436 Fax: 832/676-9440



PRELIMINARY SITE PLAN
RIDGE ROCK COMM. TRACT
BROADWAY (FM 518)
PEARLAND, TEXAS

SP-19
DATE: 06/05/21
SHEET NO.

DEMOGRAPHICS

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

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	4,886	27,269	62,435
Current Population	15,015	79,116	189,529
2020 Census Average Persons per Household	3.07	2.90	3.04
2020 Census Population	14,439	74,953	180,404
Population Growth 2020 to 2022	3.99%	5.55%	5.06%

CENSUS HOUSEHOLDS

1 Person Household	16.10%	17.57%	17.53%
2 Person Households	28.51%	29.12%	27.53%
3+ Person Households	55.39%	53.32%	54.95%
Owner-Occupied Housing Units	63.01%	71.60%	72.00%
Renter-Occupied Housing Units	36.99%	28.40%	28.00%

RACE AND ETHNICITY

2022 Estimated White	29.60%	32.52%	26.50%
2022 Estimated Black or African American	30.98%	28.70%	35.09%
2022 Estimated Asian or Pacific Islander	24.08%	21.31%	12.14%
2022 Estimated Hispanic	18.07%	20.51%	32.55%

INCOME

2022 Estimated Average Household Income	\$166,679	\$136,502	\$111,969
2022 Estimated Median Household Income	\$125,392	\$118,284	\$96,890
2022 Estimated Per Capita Income	\$54,464	\$46,776	\$36,858

EDUCATION (AGE 25+)

2022 Estimated High School Graduate	5.33%	11.29%	18.81%
2022 Estimated Bachelors Degree	41.37%	35.24%	25.73%
2022 Estimated Graduate Degree	31.87%	25.64%	17.74%

AGE

2022 Median Age	33.5	34.7	33.0
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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.

eXp Commercial, LLC	9010212	-	(214) 704-9862
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	(214) 704-9862
Designated Broker of Firm	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	(214) 704-9862
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jay Baath	811536	jay.baath@expcommercial.com	(832) 247-8679
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>

