

# STREET RETAIL LEASING OPPORTUNITY IN THE LOWER KIRBY DISTRICT

**IVY  
LOFTS**



1466 IVY PARK TERRACE | HOUSTON, TX 77047

LAURA HSU  
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FOR INFORMATION: 713.961.3588



# PROJECT SUMMARY



## SPACE DETAILS

- 10,707 square feet of Street Retail Space
- 21 foot ceiling heights
- 60 foot bay depths
- 10 foot storefronts
- 54 garage retail parking spaces

## PROJECT HIGHLIGHTS

### RETAIL SPACE NOW LEASING

- In Pearland's Premier 42-Acre Mixed-Use Development – Lower Kirby District
- Position your business in the heart of one of the **fastest-growing cities in the U.S.**, surrounded by **335 luxury Class A+ residences**, top employers, and a thriving daytime population

### Prime Location

- At the crossroads of **Hwy 288 & Beltway 8**
- Minutes from Texas Medical Center (8 mi), Hobby Airport (12 mi), and Downtown Houston (14 mi)

### Unmatched Demographics

- \$120K+ avg. household income (1-mi radius)
- **57% population growth** since 2010 (3-mi radius)
- Pearland: 3rd largest city in Houston Metro

### Built-In Traffic & Access

- 1,800+ daily population in Lower Kirby District
- Strong visibility, high traffic counts
- Ample street & garage parking

### Dynamic Mixed-Use Environment

- Surrounded by offices, research campuses, and future residential
- Close to Pearland retail centers and just **17 miles from the Galleria**

Now pre-leasing prime retail space in a community built for success

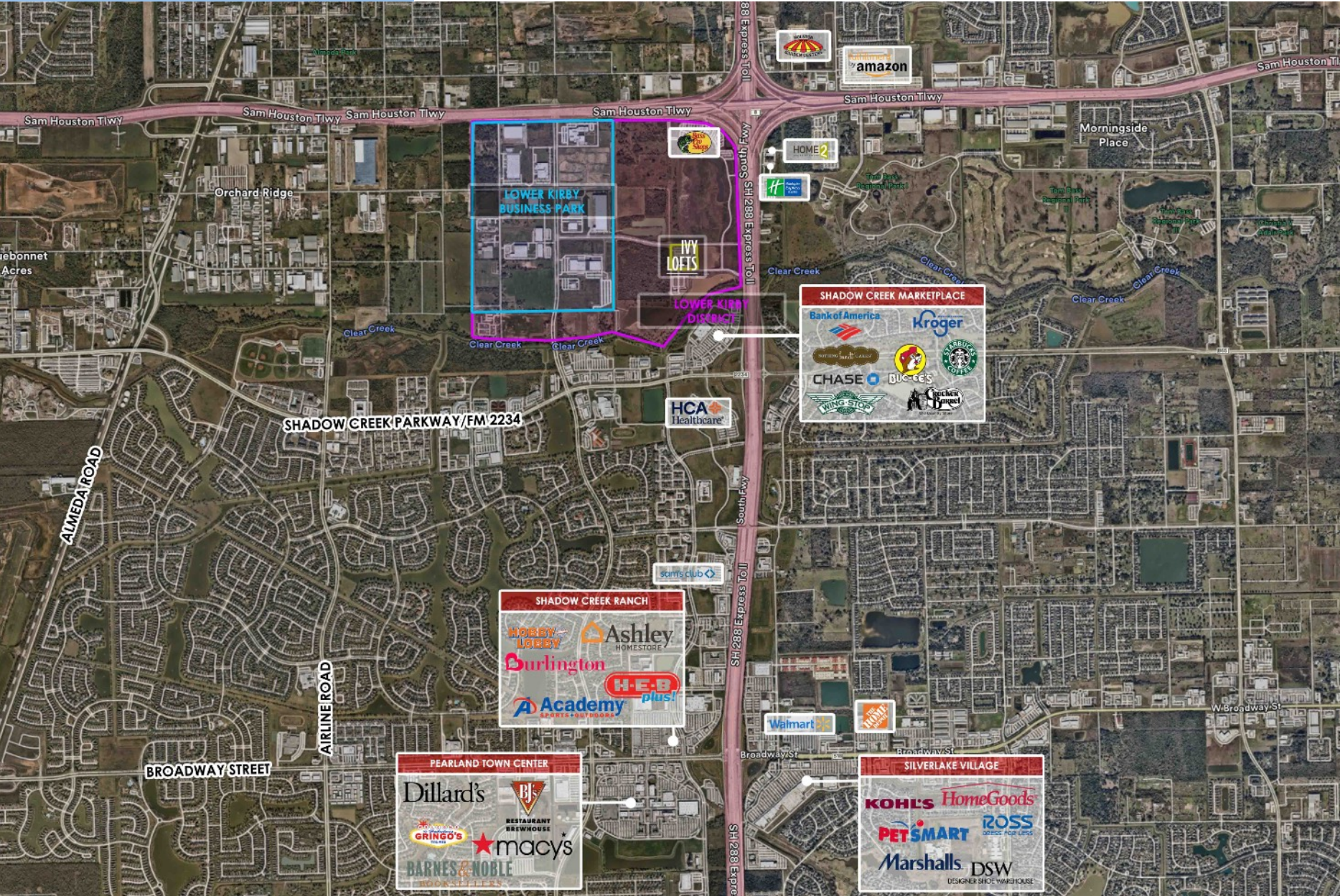
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# MARKET AERIAL



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# IVY LOFTS AERIALS & PHOTOGRAPHY



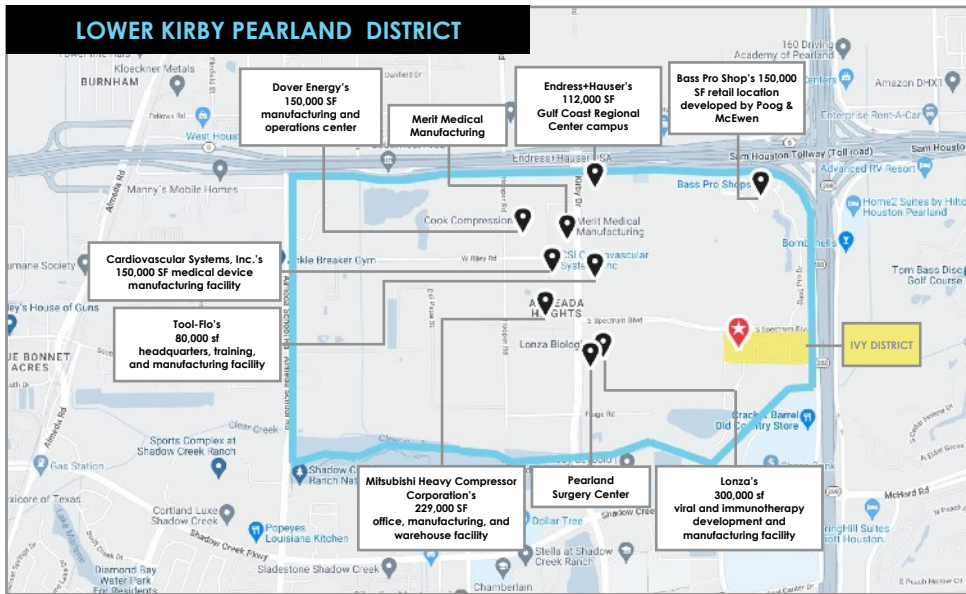
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# LOCATION ATTRIBUTES



- **Millar's** 56,000 square-foot headquarters, R&D, manufacturing and warehousing facility, currently under construction
- **Endress+Hauser's** 112,000 SF Gulf Coast Regional Center campus
- **Lonza's** 300,000 SF viral and immunotherapy development and manufacturing facility – the largest dedicated cell and gene therapy manufacturing facility in the world
- **America Modern Green** is developing the Ivy at Lower Kirby – a planned development proposed to include office, continuing care retirement center, retail, condominiums, townhomes and apartments.
- **Tool-Flo's** 80,000 SF headquarters, training and manufacturing facility
- **Rex Supply's** 46,000 SF facility that serves as a headquarters for Rex Supply and a new distribution center for Production Tool Supply Co., LLC
- **Merit Medical's** 92,000 SF R&D/medical device manufacturing facility
- **Dover Energy's** 150,000 SF manufacturing and operations center
- **Mitsubishi Heavy Compressor Corporation's** 180,000 SF office, manufacturing & warehouse facility
- **Bass Pro Shop's** 150,000 SF retail location developed by Poag & McEwen
- **Cardiovascular Systems, Inc.'s** 46,000 SF medical device manufacturing facility
- **Pearland Surgery Center**

## SHOPPING, DINING & ENTERTAINMENT

### The Ivy District

A 42-acre mixed-use development in Lower Kirby, blending upscale offices, retail, townhomes, and multi-family residences with 16 acres of parks, water features, and open spaces.

### Ivy Park

Completed in 2020, Ivy Park features pavilions, a children's playground, a fountain lake, and a pedestrian bridge connecting to the Shadow Creek Nature Trail.

### Ivy Lofts

Ivy Lofts is a mixed-use retail and multi-family project located within the Ivy District. Ivy Lofts multi-family is now leasing and offers 335 modern apartments with amenities like a clubhouse, co-working spaces, fitness center, resort-style pools, and high-end landscaping.

### Pearland Town Center

A one-million-square-foot shopping, dining, and entertainment destination with over 70 stores, office spaces, and a hotel.

### Killen's Barbecue & Killen's Steakhouse

Renowned for its mouthwatering barbecue, Killen's Barbecue and the upscale Killen's Steakhouse, owned by Chef Ronnie Killen, offer exceptional dining experiences.

### Pearland Trails and Parks

With over 175 acres of parkland and scenic trails, Pearland offers diverse recreational spaces for outdoor activities, including fishing, walking, and children's play areas.

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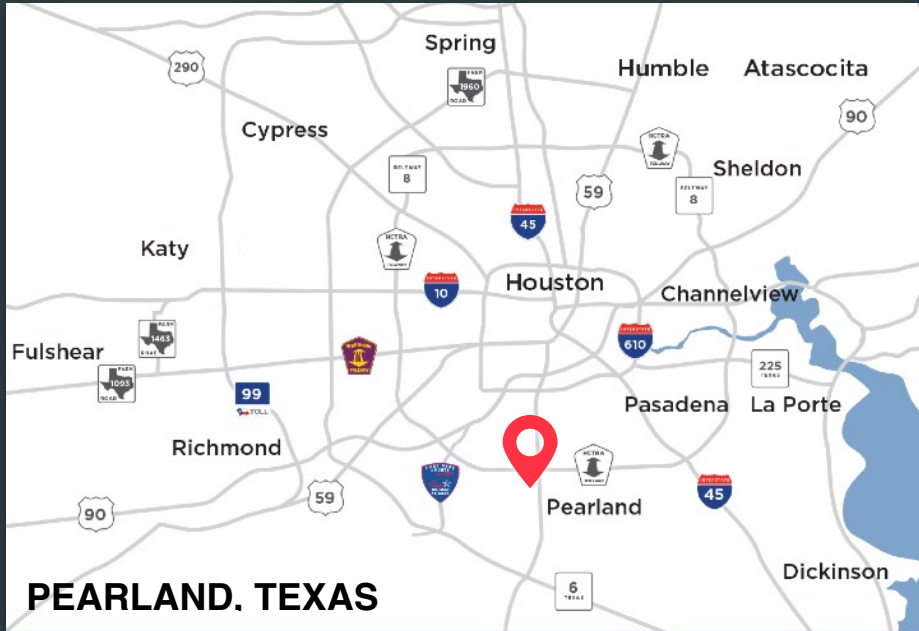
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**SUEBA USA**  
COMPANIES

# DEMOGRAPHICS



**PEARLAND, TEXAS**



**57%**  
POPULATION  
**GROWTH**  
SINCE 2010  
WITHIN 3 MILES



MORE THAN  
**119K**  
VEHICLES PER DAY  
AT THE INTERSECTION OF  
**HWY 288 &  
BELTWAY 8**



**\$120K**  
AVERAGE  
HOUSEHOLD  
**INCOME**  
WITHIN 3 MILES

2020 Census; 2025 Estimates with Delivery Statistics a of 04/25; TXDOT VPD 2023

POPULATION	1 MILES	3 MILES	5 MILES
Current Households	938	29,809	74,525
Current Population	2,164	87,489	225,036
2020 Census Population	840	78,089	206,638
Population Growth 2020 to 2025	10.07%	12.04%	8.90%
2025 Median Age	38	36	36

INCOME	1 MILES	3 MILES	5 MILES
Average Household Income	\$116,581	\$124,363	\$112,274
Median Household Income	\$82,118	\$88,909	\$79,265

RACE AND ETHNICITY	1 MILES	3 MILES	5 MILES
White	17.49%	21.19%	19.28%
Black or African American	4.08%	2.6%	1.78%
Asian or Pacific Islander	0.58%	0.53%	2.77%
Hispanic	15.85%	26.93%	33.75%

CENSUS HOUSEHOLDS	1 MILES	3 MILES	5 MILES
1 Person Household	35.82%	20.68%	19.01%
2 Person Households	29.85%	26.62%	26.03%
3+ Person Households	34.54%	52.71%	54.96%
Owner-Occupied Housing Units	44.99%	64.50%	66.78%
Renter-Occupied Housing Units	55.01%	35.50%	33.21%

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# SITE PLAN



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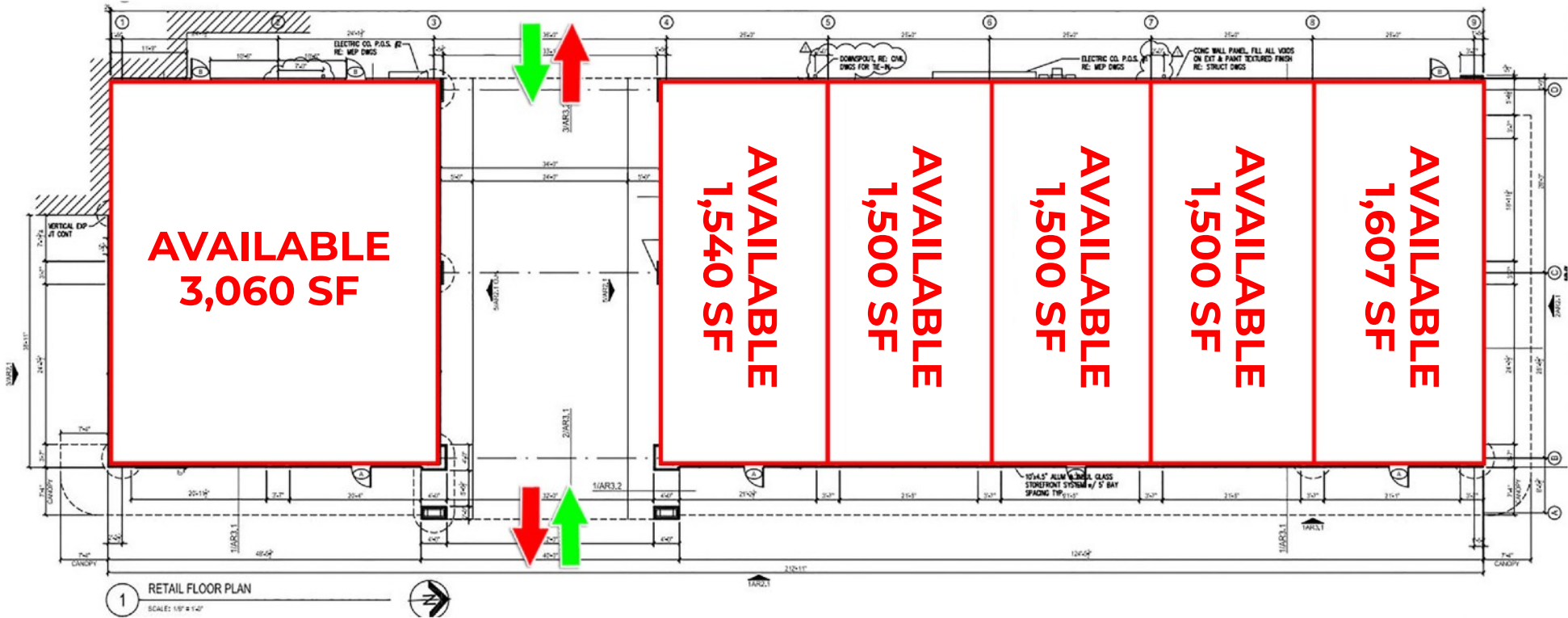
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# LEASE PLAN

## PARKING GARAGE/RETAIL PARKING



## IVY PARK TERRACE ROAD

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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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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