



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

FOR LEASE

TOTAL SF: 321,975
AVAILABLE SF: 46,725
MIN CONTIGUOUS SF: 1,640
MAX CONTIGUOUS SF: 24,849
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: 2025	1 MILE	3 MILE	5 MILE
Population	12,015	87,997	191,443
Households	4,797	30,630	64,174
Average HH Income	\$129,907	\$149,835	\$130,807
Daytime Population	16,072	75,778	144,167

Area Retailers & Businesses



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James Namken
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weitzman®

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Available Space

Anchors/Pads	Retail B	Retail C	Retail E
2750 24,849 sf	105 1,640 sf	102 3,850 sf	104 1,892 sf
			110 2,494 sf

Current Tenants

Anchors & Pads

2500	JC Penney	98,225 sf
2526	Texas Roadhouse	7,135 sf
2556	Half Price Books	8,700 sf
2600	Willie's Grill & Ice House	5,071 sf
2608	Chair King	12,000 sf
2632	Best Buy	46,029 sf
2708	Old Navy	16,997 sf
2728	Lupe Tortilla	5,210 sf
2808	Olive Garden	8,113 sf

Retail A

101	Leslie's Pool Supplies	3,500 sf
109	The Halal Guys	2,010 sf
113	Panera Bread	4,500 sf

Retail B

101	Cold Stone Creamery	1,640 sf
102	Castle Dental	3,000 sf
109	The Mattress Firm	5,500 sf
110	Great Clips	1,140 sf
114	StretchLab	1,177 sf
118	Chipotle	2,397 sf
120	Five Guys Burgers	2,756 sf
121	TestoThera	2,604 sf

Retail C

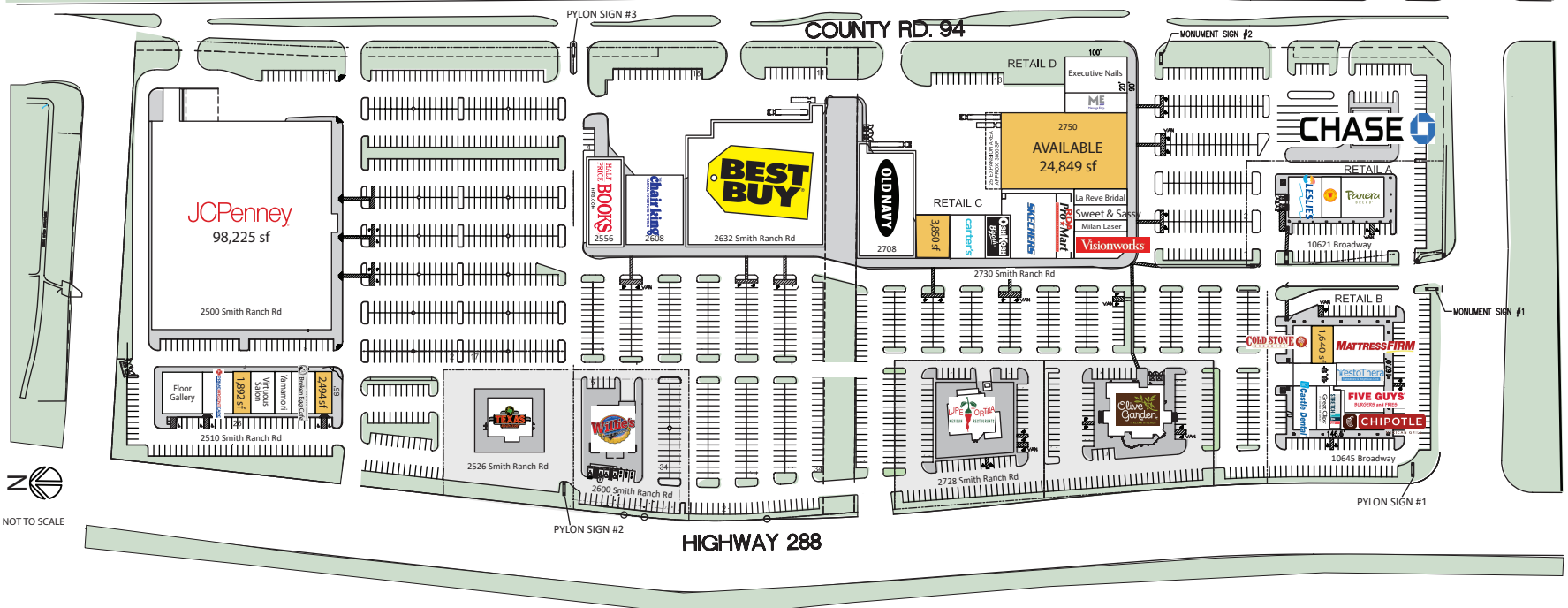
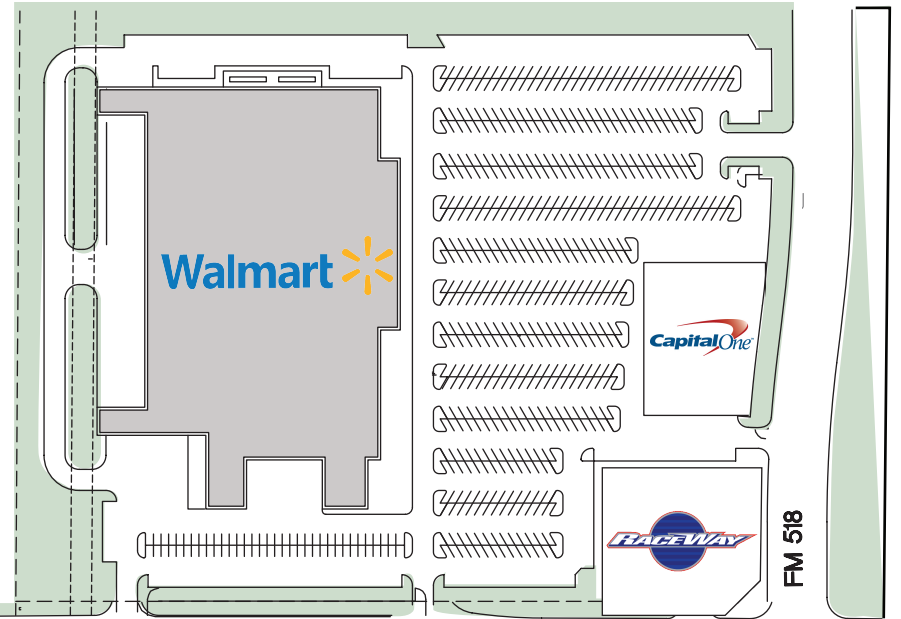
104	Carter's	3,990 sf
108	OshKosh B'gosh	2,658 sf
110	Skechers	8,276 sf
112	RDA Promart	2,568 sf
114	VisionWorks	3,570 sf
116	Milan Laser	1,615 sf
117	Sweet & Sassy	2,040 sf
118	La Reve Bridal	2,125 sf

Retail D

104	Massage Envy	3,150 sf
108D	Executive Nails	5,732 sf

Retail E

100	Floor Gallery	2,308 sf
102	Prime Urgent Care	3,600 sf
106	Virtuous Salon	2,400 sf
108	Yamamori Sushi	1,923 sf
109	Another Broken Egg Café	3,500 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 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

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- 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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