

# Reflection Bay Shopping Center



FOR LEASE | 12155 Shadow Creek Pky, Pearland, TX 77584



## Property Overview

Position your business in one of Greater Houston's fastest-growing, most affluent corridors. Located on high-traffic Shadow Creek Parkway with easy access to Highway 288 and Beltway 8, this property offers excellent visibility, strong demographics, and steady daytime traffic from surrounding residential communities and national retailers. The modern building features ample parking and flexible suites ideal for medical, office, or retail users, with both neighborhood access and regional draw.

### AVAILABLE SPACES

#### ±6,000 SF SPACE

Fully built out for a church or assembly use, featuring an open gathering area, supporting rooms, and infrastructure suited for continued religious use or conversion to other assembly, educational, or sport specialty uses.

- Base Rent: \$24.00/SF/Yr
- NNN:
- TIA: Negotiable

#### ±2,000 SF SPACE

Configured as a physical rehabilitation facility, making it ideal for medical, wellness, or therapy users seeking a functional layout with minimal retrofit required.

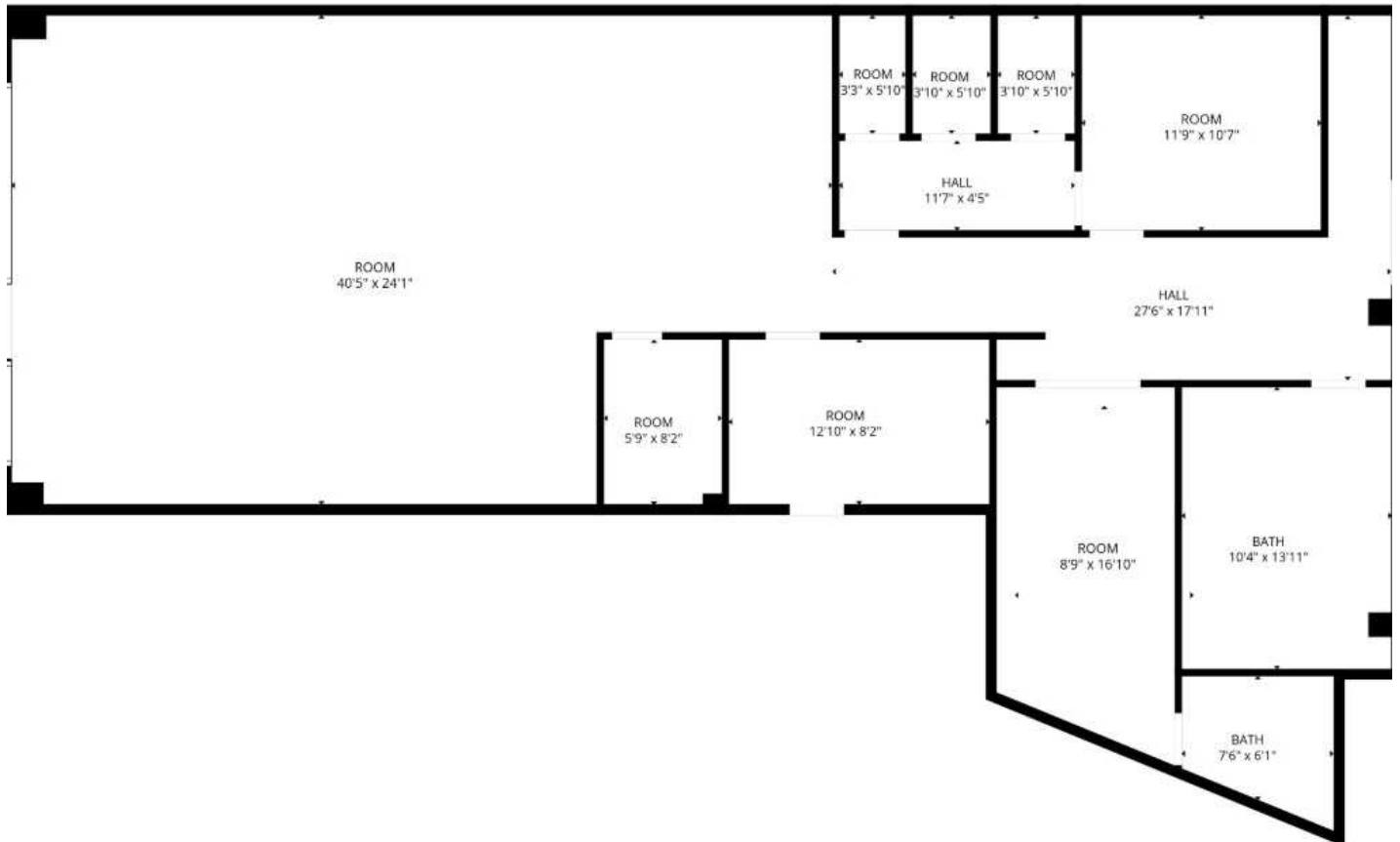
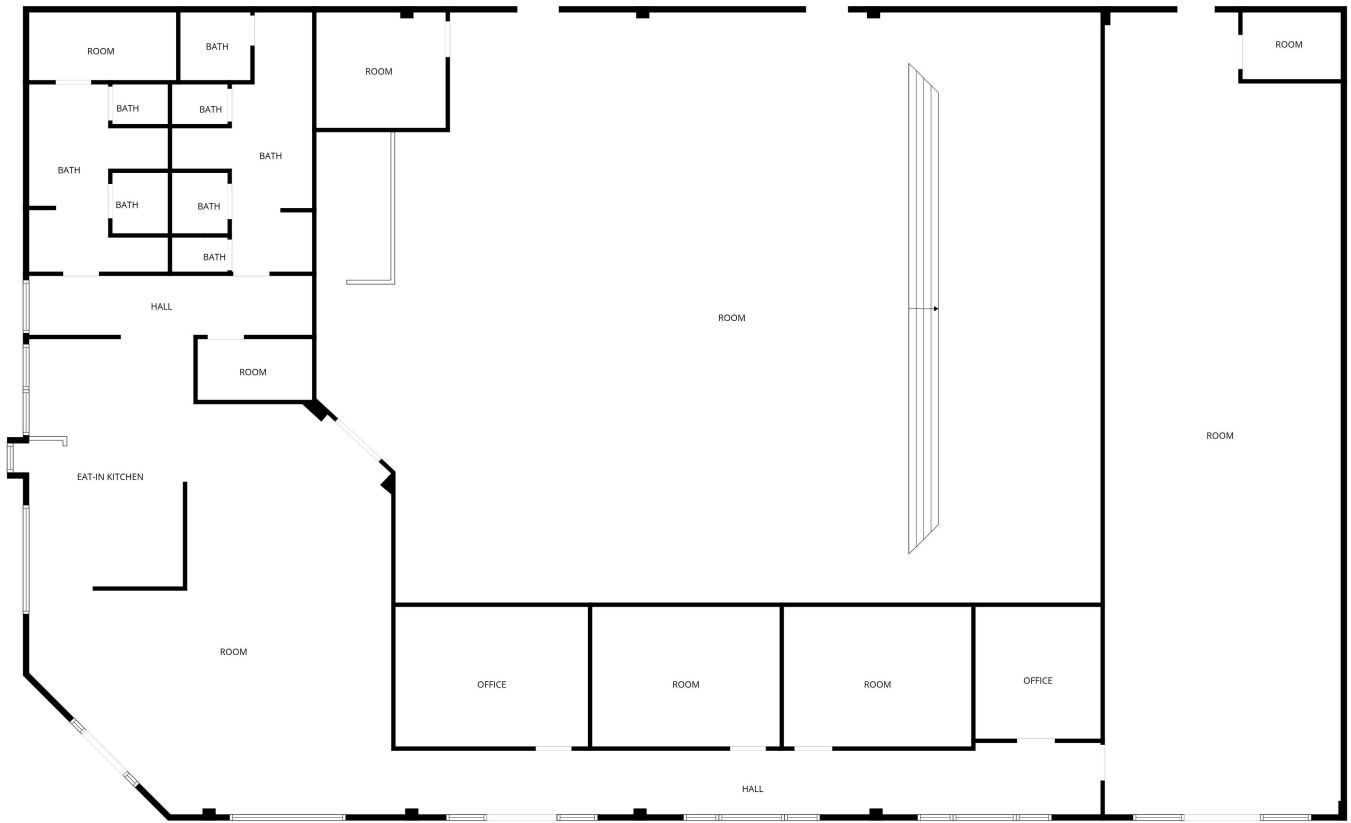
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#### Property Highlights

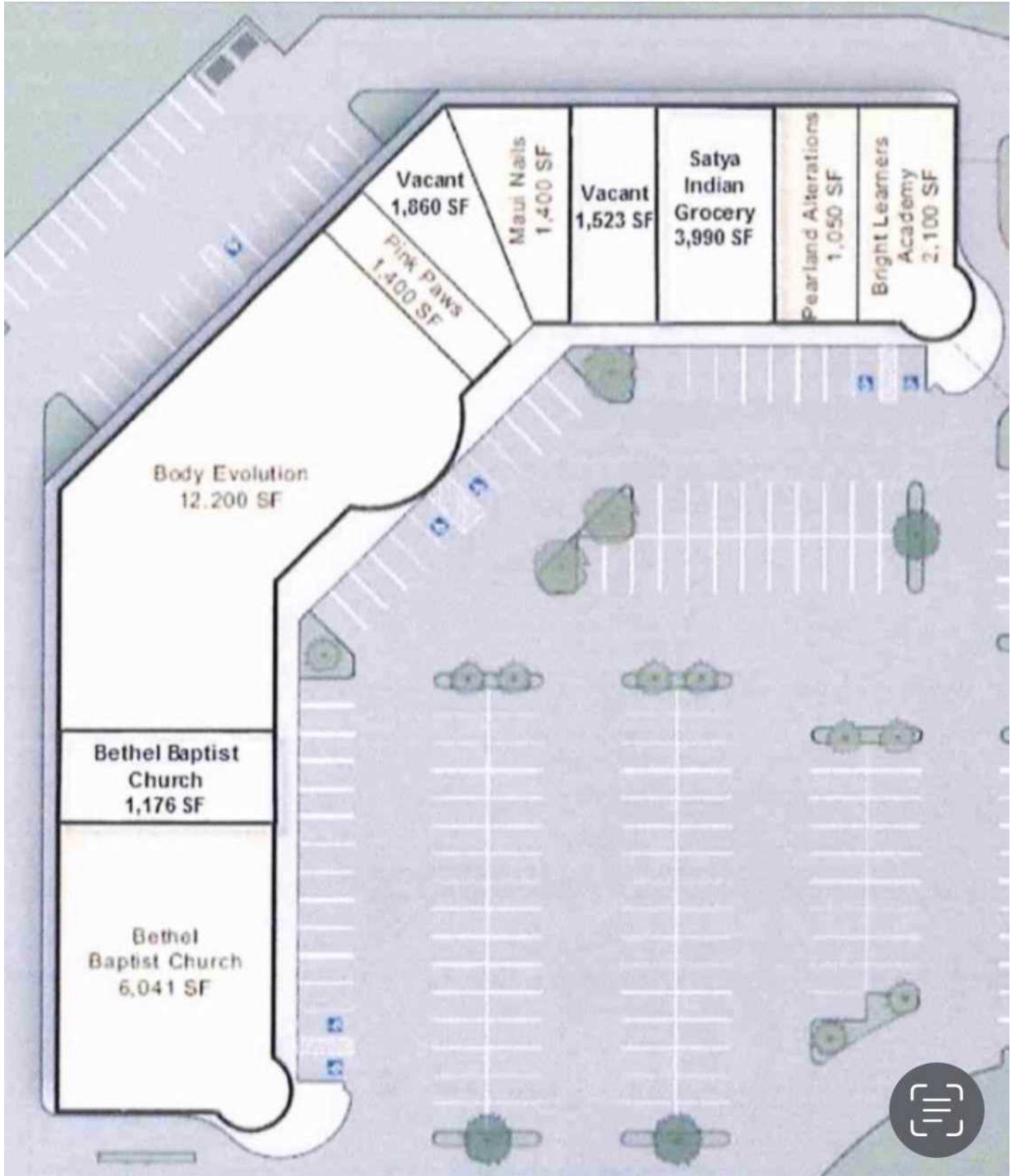
- Prime frontage along Shadow Creek Parkway
- Strong traffic counts and high visibility
- Excellent access to Highway 288 and surrounding corridors.
- Dense, affluent residential population nearby
- Ample parking and professional curb appeal
- Flexible space options for a variety of users

<b>Address1:</b>	12155 Shadow Creek Parkway
<b>Address2:</b>	Pearland, TX 77584
<b>APN:</b>	0678-0004-000
<b>Building SF:</b>	34,000 SF
<b>Occupancy:</b>	79%
<b>Available SF:</b>	9,000
<b>Lot Size:</b>	3.70 Acres
<b>Signage:</b>	Monument
<b>Frontage:</b>	427
<b>Year Built:</b>	2008
<b>Renovated:</b>	2015
<b>Cross Streets:</b>	Reflection Bay Dr.
<b>Parking:</b>	175
<b>Parking Ratio:</b>	5/1000
<b>Signal Intersection:</b>	Yes
<b>Sub-market:</b>	Far South
<b>Traffic Count:</b>	12412 VPD

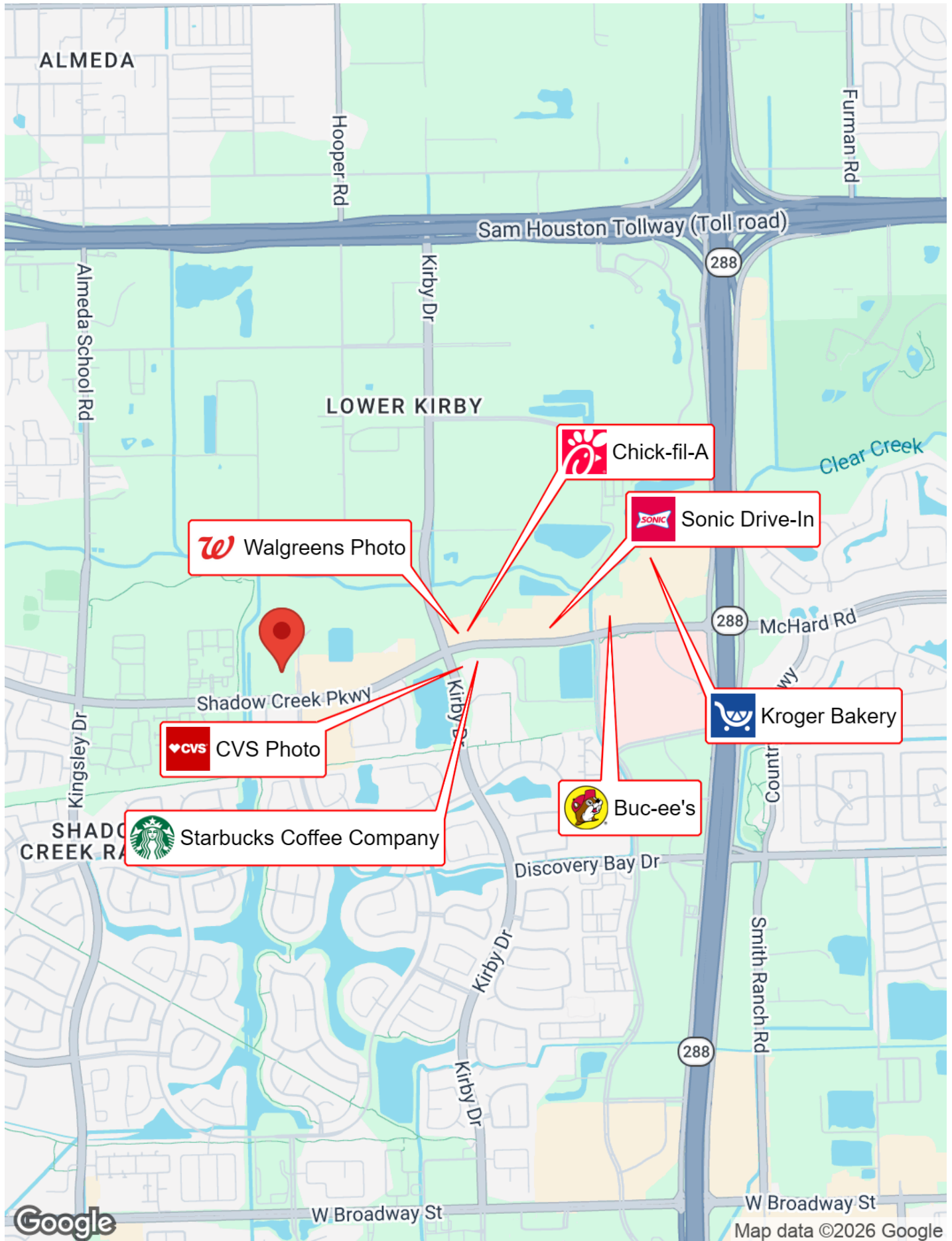
# Floor Plans



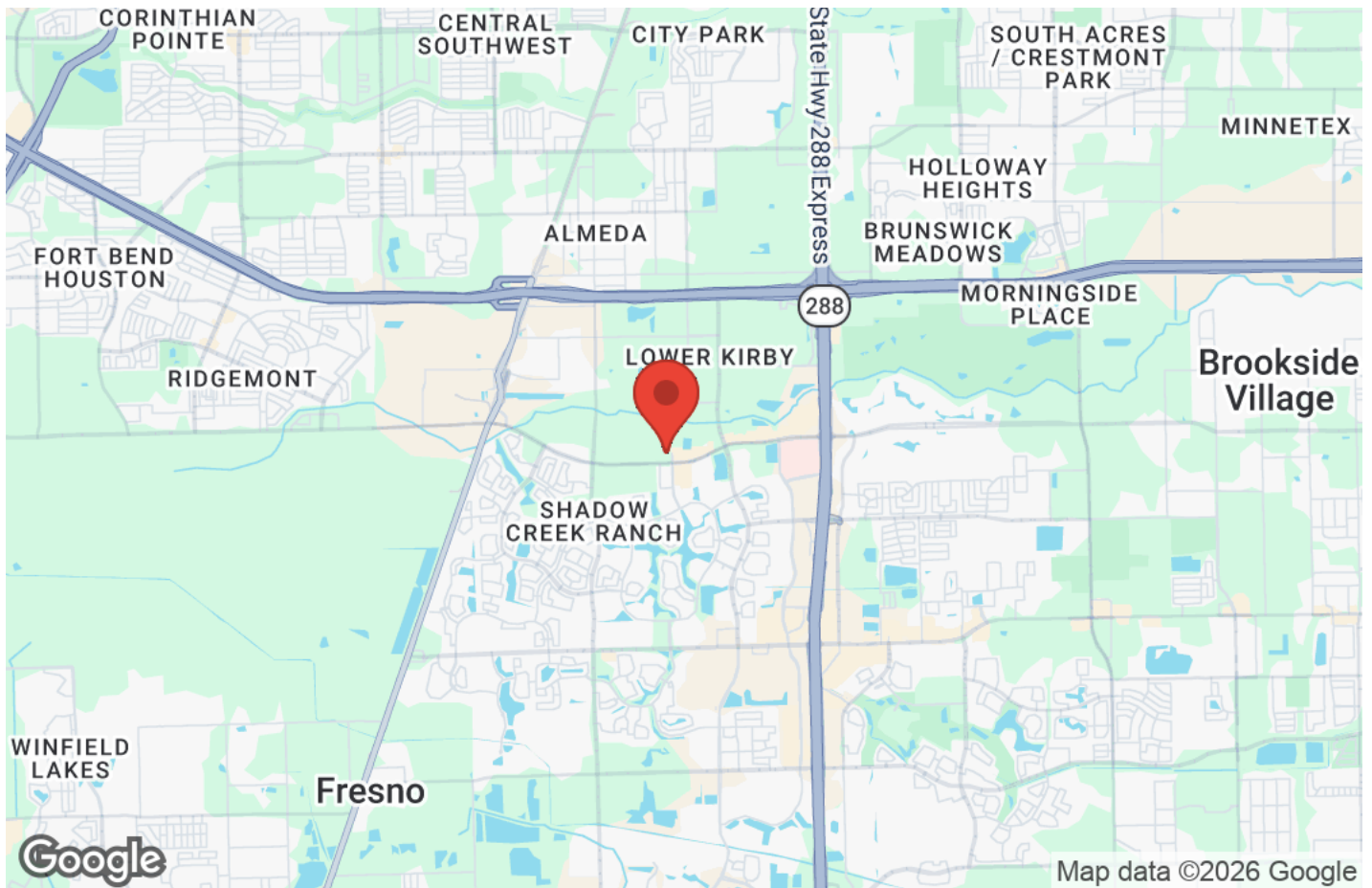
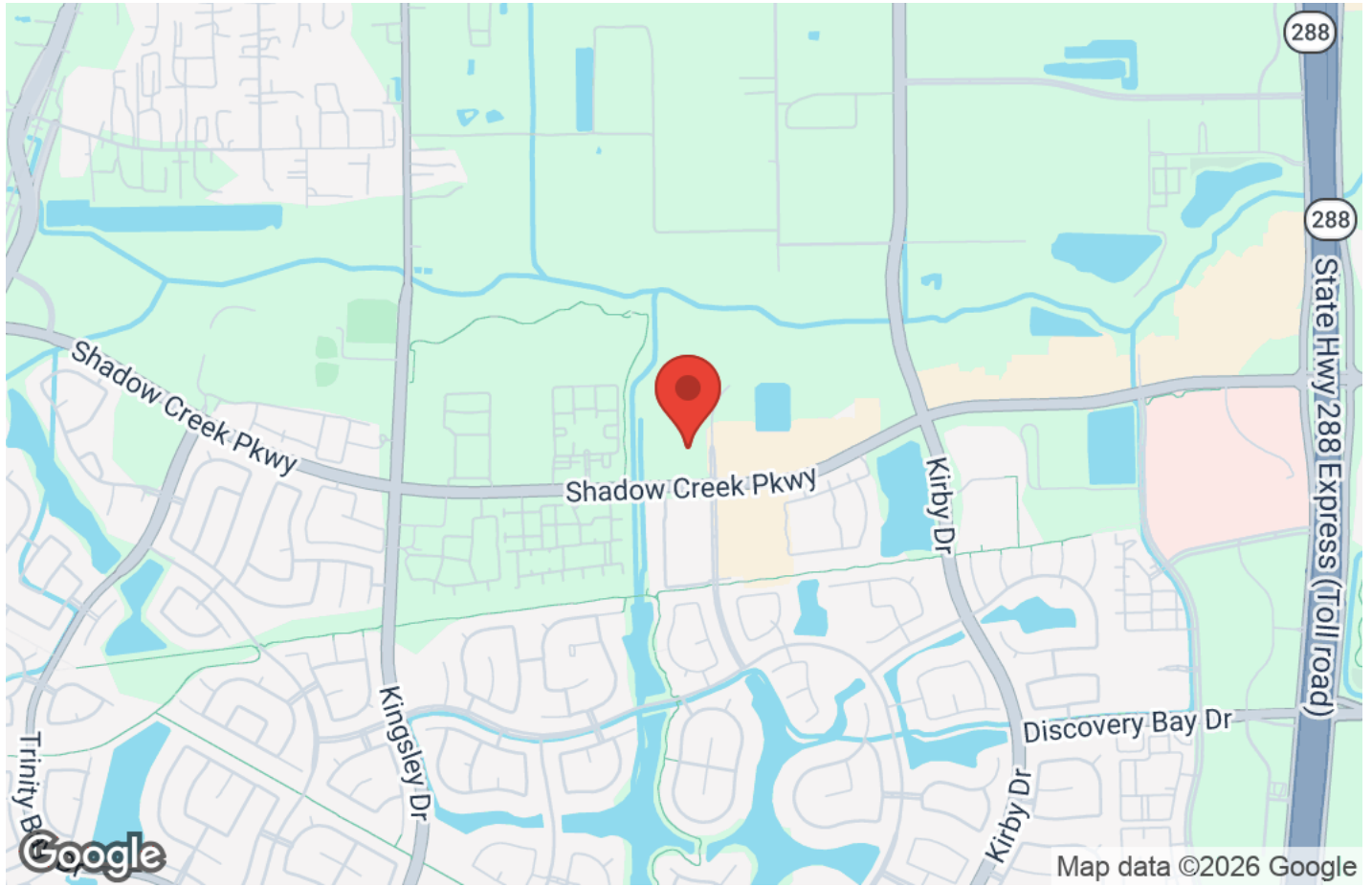
# Site Map



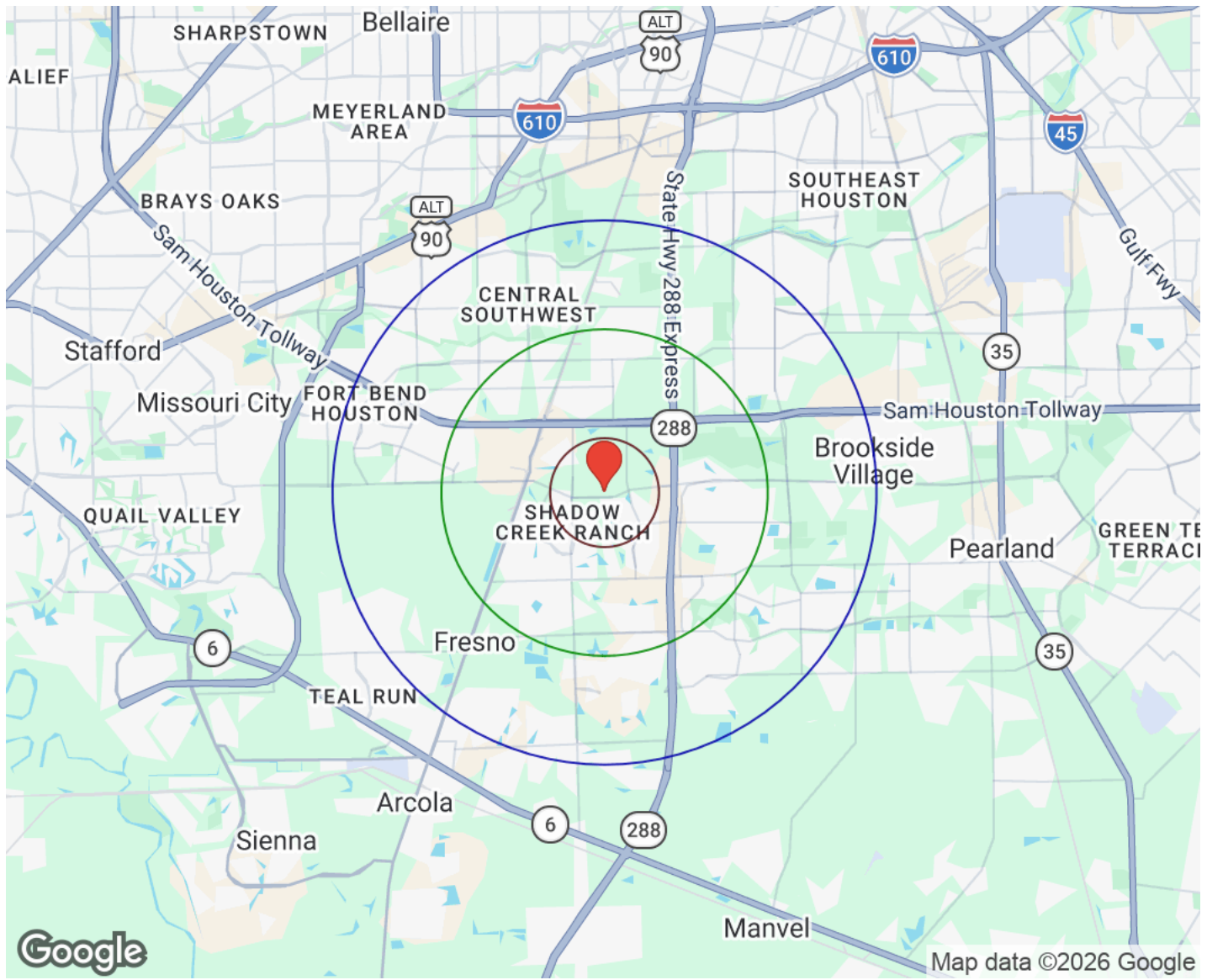
# Business Map



# Location Maps



# Demographics



Distance: ○ 1Mile ○ 3Miles ○ 5Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,331	40,819	106,171
Female	6,014	44,736	116,501
Total Population	11,345	85,555	222,672

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,536	16,632	36,496
Black	3,891	28,430	81,253
Am In/AK Nat	10	68	223
Hawaiian	6	26	45
Hispanic	2,146	24,503	76,822
Asian	2,545	14,604	24,672
Multiracial	210	1,241	2,939
Other	2	51	223

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,736	31,432	80,476
Occupied	4,345	28,907	73,894
Owner Occupied	1,679	18,582	48,733
Renter Occupied	2,666	10,325	25,161
Vacant	391	2,525	6,581

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,530	18,717	47,535
Ages 15 - 24	1,357	11,004	31,123
Ages 25 - 54	5,684	39,374	98,785
Ages 55 - 64	778	7,580	20,987
Ages 65+	996	8,880	24,242

Income	1 Mile	3 Miles	5 Miles
Median	\$97,666	\$103,128	\$91,628
Under \$15k	152	1,207	4,404
\$15k - \$25k	130	1,191	3,491
\$25k - \$35k	111	966	3,908
\$35k - \$50k	501	2,760	6,610
\$50k - \$75k	729	4,087	11,821
\$75k - \$100k	606	3,844	10,090
\$100k - \$150k	1,020	5,990	14,327
\$150k - \$200k	467	3,393	7,635
Over \$200k	629	5,470	11,607