



PARKS AT BOULDER CREEK | SEC PEARLAND PKWY & BELTWAY 8, PEARLAND, TX 77089

Features

- Two pad sites now available for purchase along Beltway 8
- Retail, office or medical space for lease in two story shopping center
- 1,500 SF freestanding building fronting Pearland Parkway
- Excellent visibility from Beltway 8 and Pearland Parkway
- 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

TWO PAD SITES NOW AVAILABLE

TOTAL SF: 146,488
AVAILABLE SF: 18,855
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics YEAR: 2025	1 MILE	3 MILES	5 MILES
Pearland Pkwy	30,108 VPD	Population	6,960	97,254	231,446
Beltway 8	84,622 VPD	Households	2,288	32,629	78,367
Telephone Rd	27,483 VPD	Average HH Income	\$111,955	\$110,792	\$106,854
		Daytime Population	5,514	75,384	203,978

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Area Retailers & Businesses



BELTWAY 8 (SAM HOUSTON TOLLWAY)



Current Tenants

Lower Level

5	Pena's Donut Heaven & Grill	2,870 sf
6	Dazzle Nails	1,214 sf
7	Subway	1,314 sf
10	2-A-Days	4,625 sf
11	Smallcakes	1,802 sf
12	Specs	9,005 sf
13	Pizza Lounge Express	2,575 sf
14	Haven Veterinary Clinic	2,252 sf
15	Dentist	3,000 sf
16B	Luce Coffee Roasters	1,410 sf
17	Chipotle	3,000 sf

Available Space

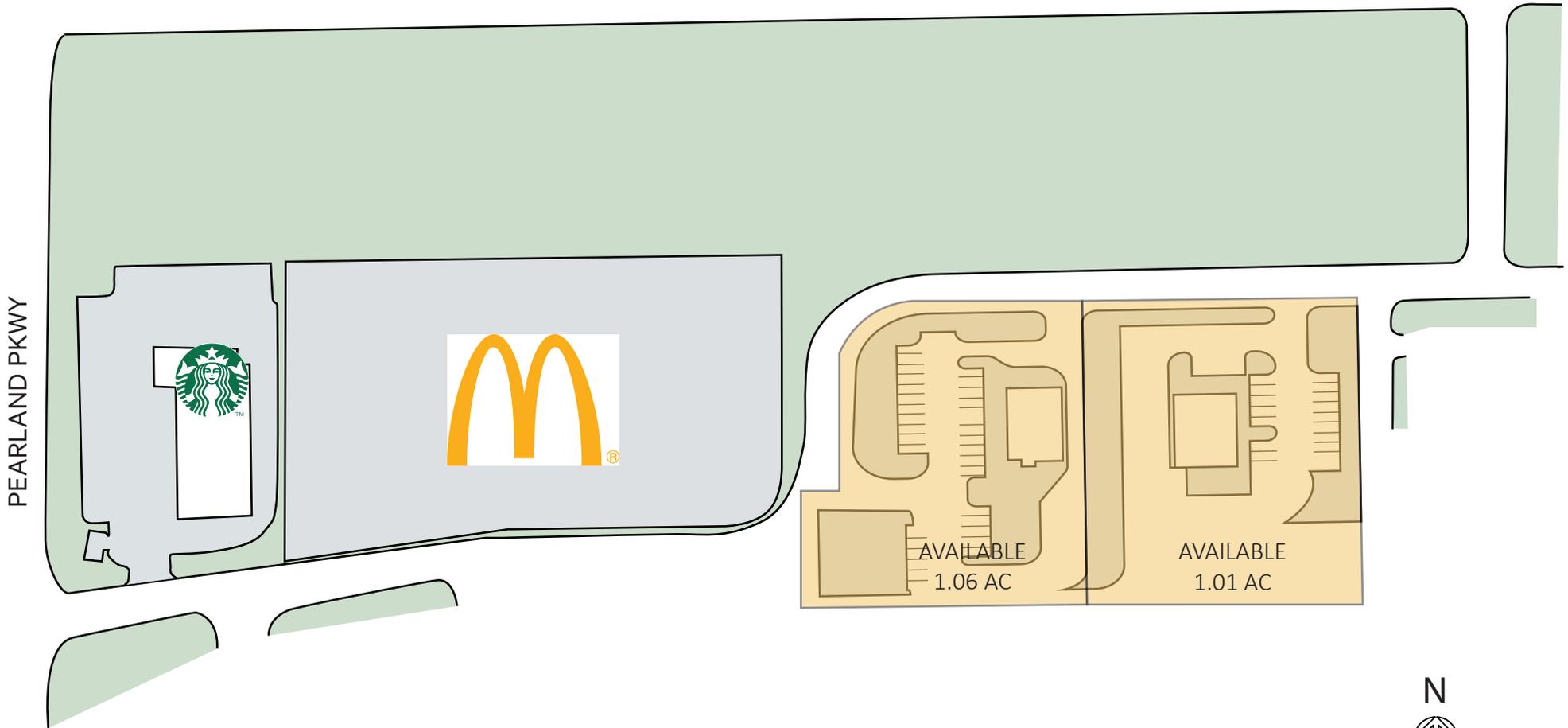
Upper Level		Lower Level	
1	6,501 sf	9	1,925sf
2	2,889 sf	11	1,802 sf
3	4,148 sf	16A	1,590 sf
4	1,800 sf		



NOT TO SCALE

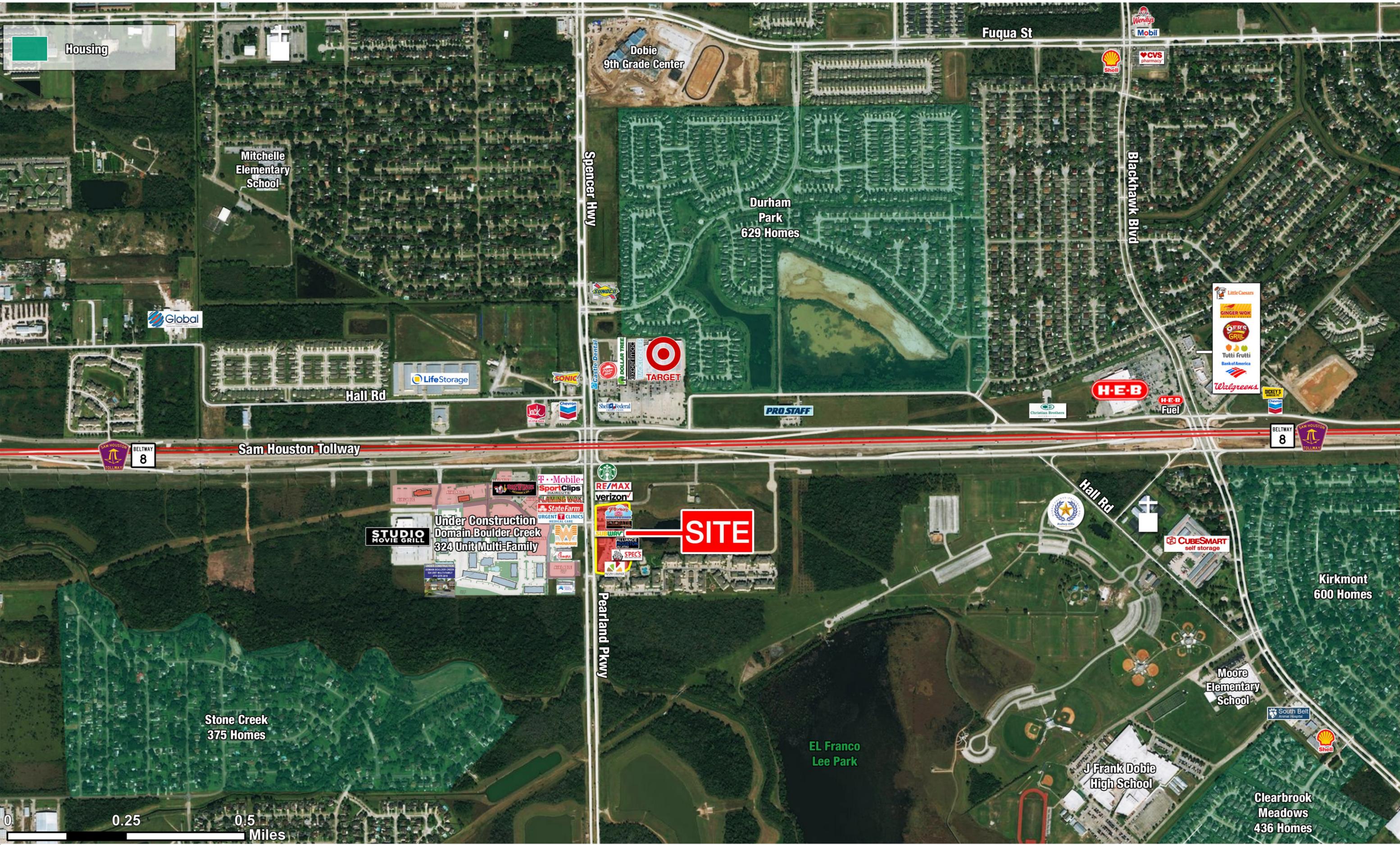
PEARLAND PKWY

BELTWAY 8 (SAM HOUSTON PKWY)



EXISTING
PARKS AT BEAR CREEK
RETAIL





Housing

Mitchelle Elementary School

Dobie 9th Grade Center

Durham Park 629 Homes

Fuqua St

Wendy's
Mobil
Shell
CVS pharmacy

Spencer Hwy

Blackhawk Blvd

Global

Hall Rd

LifeStorage

TARGET

H-E-B

H-E-B Fuel

Little Caesars
GINGER WOK
PER'S GRILL
Tutti Frutti
Bank of America
Walgreens
DICKY'S

Sam Houston Tollway

BELTWAY 8

Under Construction
Domain Boulder Creek
324 Unit Multi-Family

SITE

Hall Rd

CUBESMART self storage

Kirkmont 600 Homes

Stone Creek 375 Homes

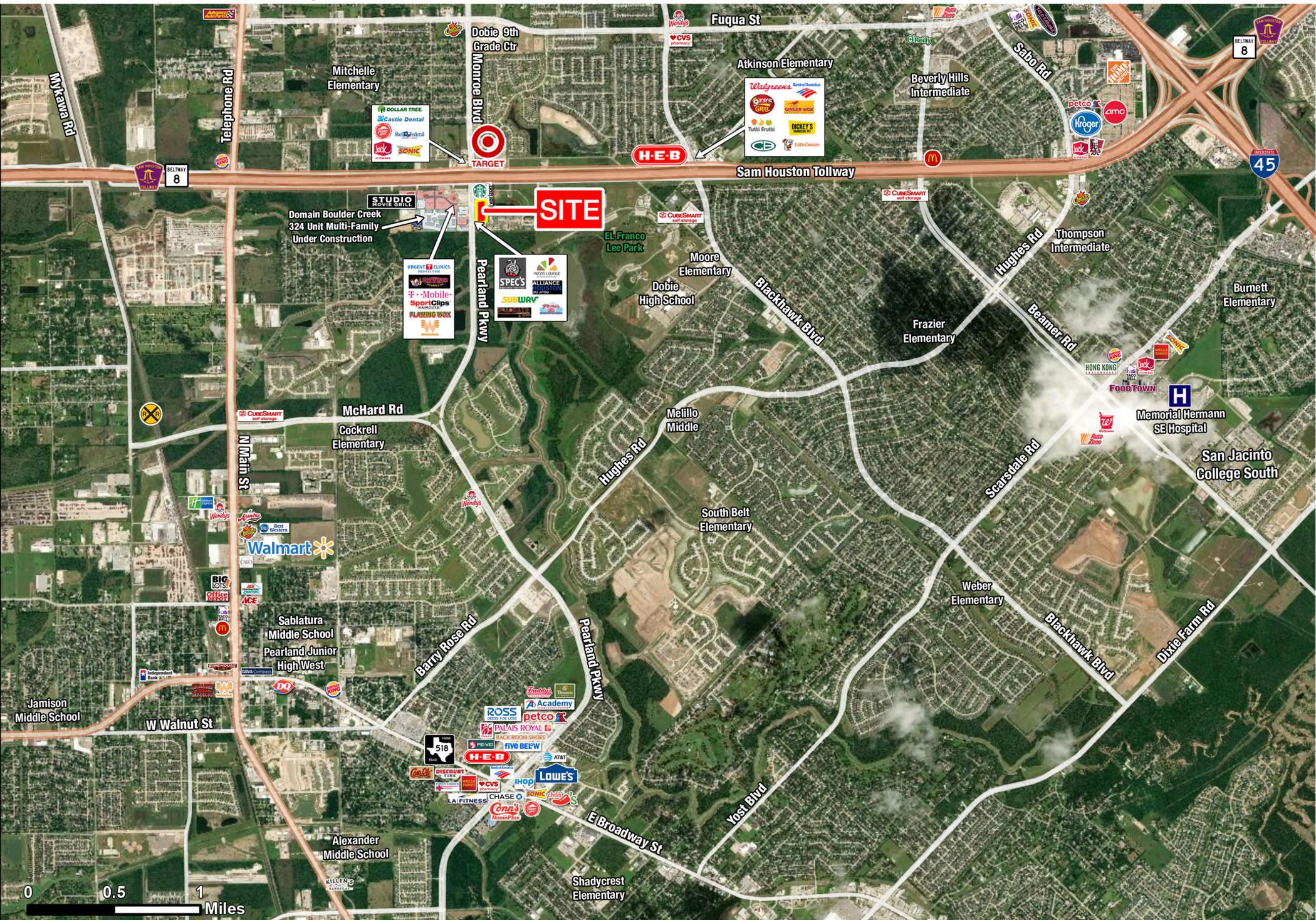
Moore Elementary School

EL Franco Lee Park

J Frank Dobie High School

Clearbrook Meadows 436 Homes

0 0.25 0.5 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 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
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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