

**FOR LEASE**

# Shadow Creek Village

11711 - 11713 Shadow Creek Pky. Pearland, Texas 77584



**Peyton Nichols**  
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## Space Highlights

**11711 Shadow Creek Pky.**

- 1,200 SF former cleaners space

**11713 Shadow Creek Pky.**

- 13,600 SF former emergency center
  - 15 Exam Rooms
  - CT/X-Ray Rooms
  - Generators | Laundry | Nurses Station | Breakroom
  - Ambulance accessible loading bay

## Property Highlights

- Monument signage available
- Ample parking on site
- On the corner of signalized intersection
- In Shadow Creek Ranch community in Pearland
- Less than 0.5 mile from Texas Children's Pediatrics
- $\pm$ 1 mile from HCA Houston Healthcare and South Freeway 288
- Minutes from the Texas Medical Center and Downtown Houston's Central Business District

## Area Retailers



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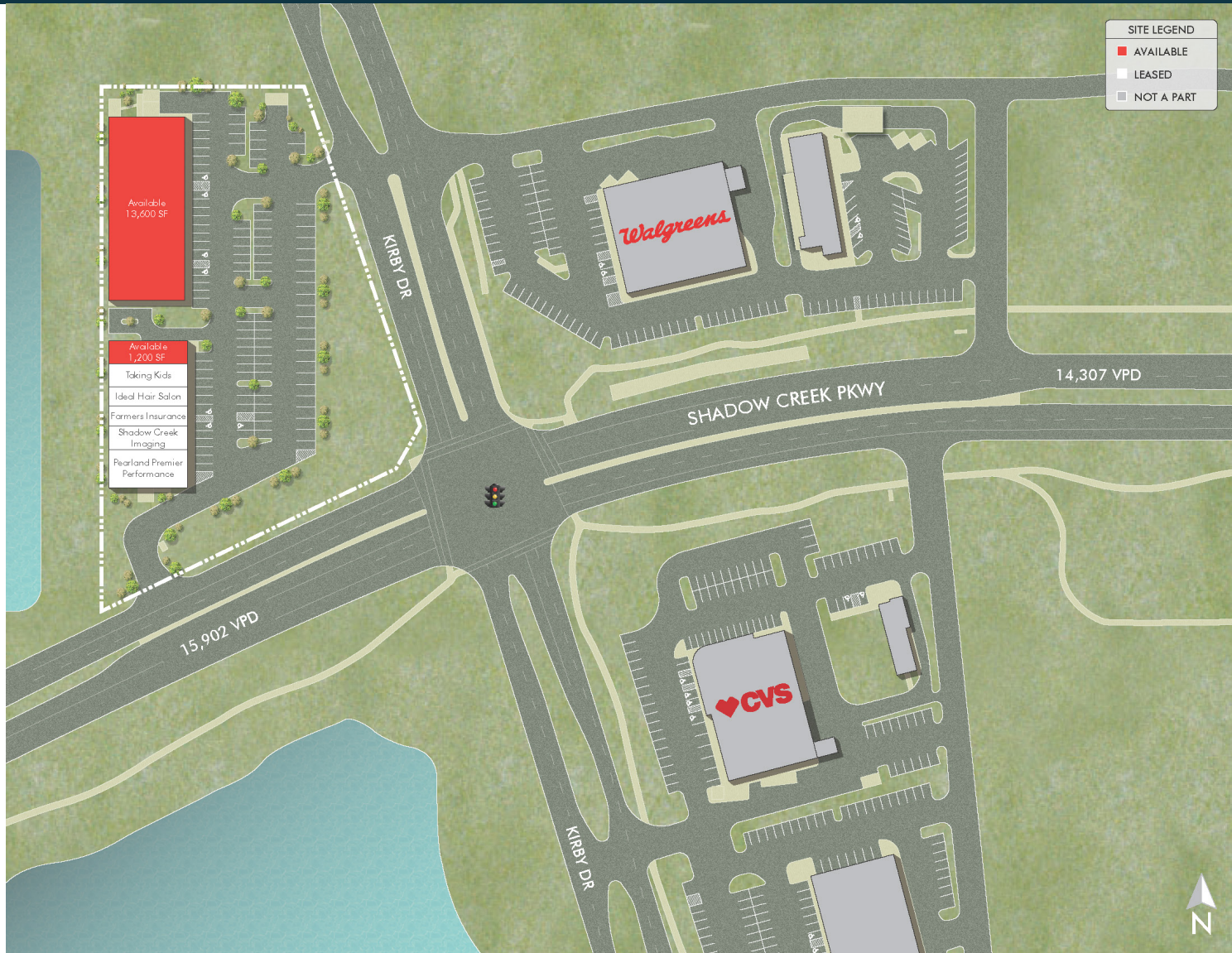
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The floor plan shows a complex layout of medical rooms. Key areas include:

- Top Section:** MEDR 140, CLEAN SUPPLY, PT CARE 135, STAFF 134, MEDS 133, CLEAN LINEN 136, INF ROOM 132, ELEC, ISO-HAZARD 127, SOLID UTILITY 126, CT CONTROL 142, CT ROOM 143, MEDICAL RADIOLOGY 143, and a GENERATOR.
- Middle Section:** OBSERVATION ROOM #1 125, VESTIBULE 130, EXAM #7 125, EXAM #5 125, EXAM #5 124, EXAM #4 123, CRASH ROOM 018, CRASH ROOM 119, EXAM #3 122, EXAM #2 121, EXAM #1 120, CT CONTROL 144, and MR CONTROL 144.
- Bottom Section:** STORAGE 005, ADMIN. SUPPORT 004, OFFICE 002, OFFICE 001, DR. WORK 003, STORAGE 005, WHEELCHAIR, TRIAGE 1, RECEPTION 008, TRIAGE 2, PATIENT T.R. #1 001, PATIENT T.R. #2 002, PATIENT T.R. #3 003, COFFEE BAR, STAT LAB 131, JANTH 130, STAFF AREA 137, and an EMERGENCY ENTRANCE.
- Right Side:** A red bracket indicates the 'Ambulance Bay' entrance.

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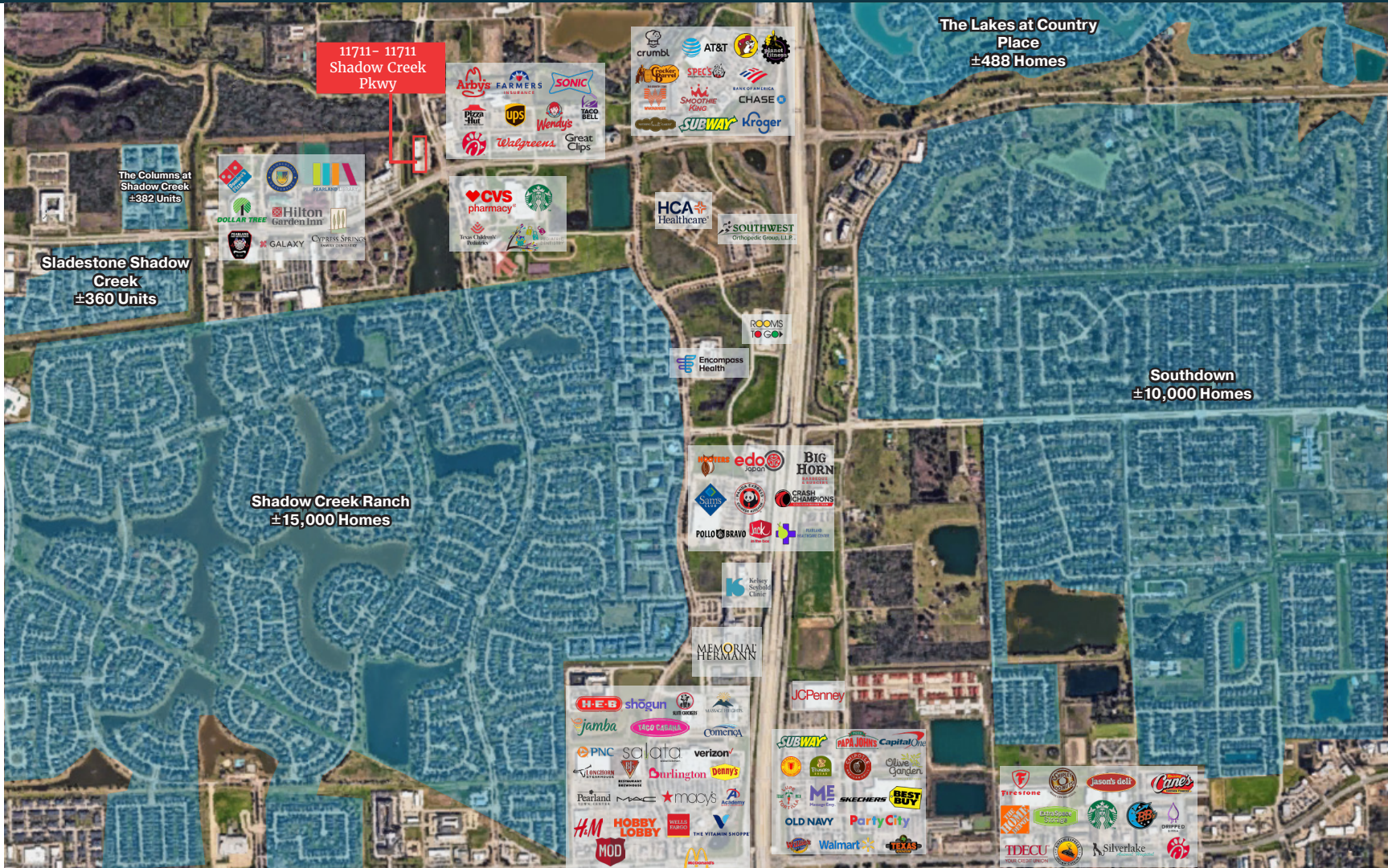
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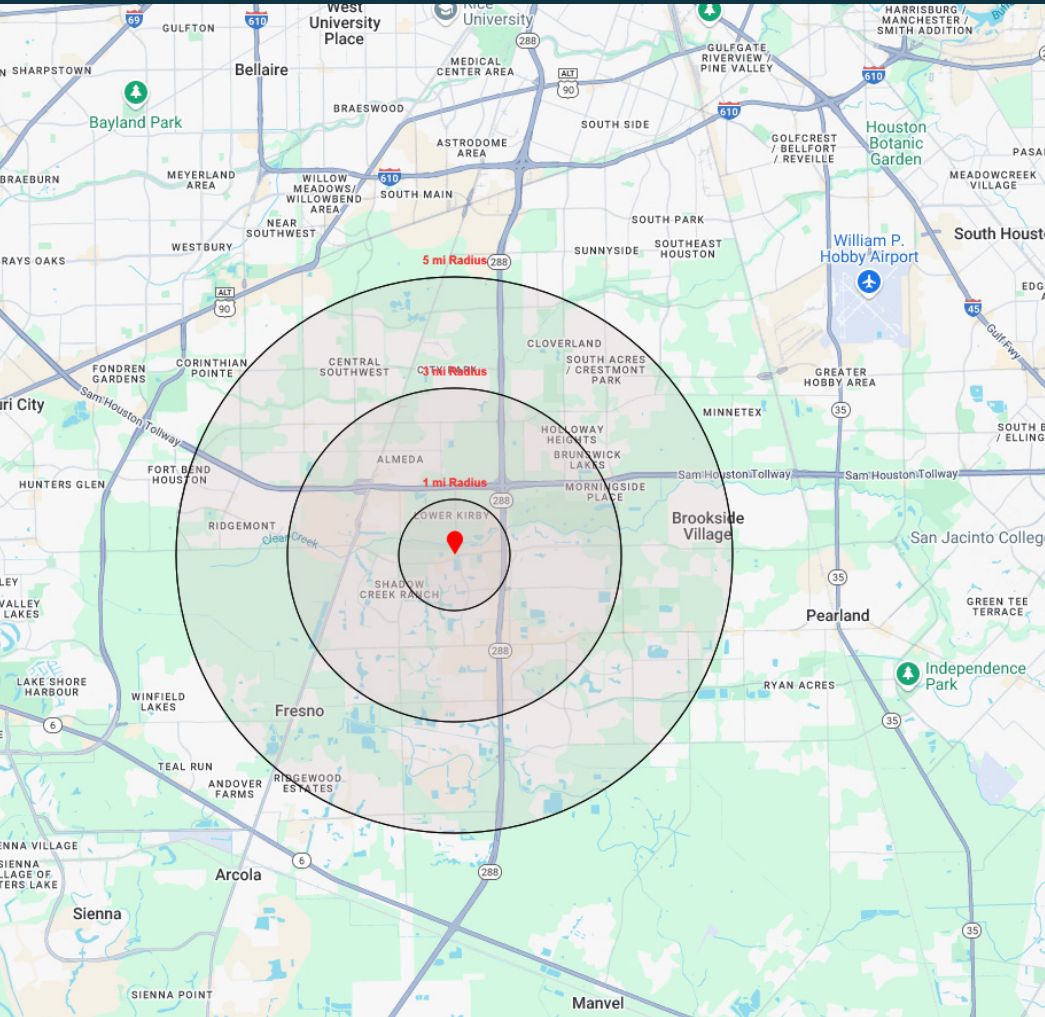
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## Population

	1 MILE	3 MILES	5 MILES
2020 Population	7,484	76,726	200,062
2024 Population	7,761	76,805	209,868
2029 Population Projection	8,644	82,829	233,397
Projected Growth 2024-2029	2.3%	1.6%	2.2%

## Annual Growth 2024-2029

2020 Households	2,960	26,605	66,411
2024 Households	3,221	26,811	70,754
2029 Household Projection	3,682	29,275	79,491
Projected Growth 2024-2029	2.9%	1.8%	2.5%
Annual Growth 2010-2024	7.0%	3.8%	3.1%

## Household Income

Avg Household Income	\$106,397	\$140,497	\$119,375
Median Household Income	\$85,884	\$116,849	\$99,455

## Daytime Employment

Total Employees	4,583	26,877	46,897
Total Businesses	583	3,752	7,079

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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.*



2-10-2025

## 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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Sales Agent/Associate's Name	License No.	Email	Phone	

Buyer/Tenant/Seller/Landlord Initials	Date
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