



# THE RESERVE AT SHADOW CREEK

NWC of Highway 288 & Discovery Bay Drive | Pearland, Texas  
Up to 20.63 Acres Available for Sale



**±20.63 ACRES**  
AVAILABLE

the  
**Villas**  
at Shadow Creek

**Brad LyBrand**

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# Project Highlights

## ±20.63 Acres Available For Sale in Pearland, Texas

**Brad LyBrand**

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"The Reserve at Shadow Creek Ranch" is 200+ acre master planned development fronting SH 288 in the dynamic Houston suburban market of Pearland, TX. Pearland is the 2nd fastest growing city in the state of Texas and ranks nationally in several quality of life studies due to affordable housing, outstanding schools, safe neighborhoods and short 20 minute commute to downtown Houston.

The Reserve is currently undergoing a massive surge of medical development with several new hospitals (Health South, HCA & MHHS), medical office buildings (MHHS, Kelsey Seybold, HCA & AMD), corporate campus (Kelsey Seybold), and several other emergency care facilities. In the immediate trade area there is also large swell in medical job creation projects underway by Merit Medical Systems, Cardiovascular Systems Incorporated, DaVita, and Fresenius now under construction. Other non-medical related job creation projects in the area include Ref-Chem Corporate Campus, Dover Energy, Mitsubishi Corporation and Lonza Life Science.

Combined with the above medical/commercial developments the single family housing market in the area is extremely active with thousands of acres under contract/under development for future master planned communities. New infrastructure projects are ongoing to accommodate the ongoing/future demand highlighted by the SH 288 Toll Road. SH 288 Toll Road will span from the Texas Medical Center down south SH 288, and will have direct access into The Reserve via a T-Ramp at Discovery Bay Boulevard which is now open.

The remaining 20.63 acres in The Reserve represents the best opportunity for commercial/medical development in the region. The site has unprecedented access & visibility from SH 288, high density utilities constructed, off-site detention provided\*, no medical restrictions, direct access from SH 288 Toll Road all at the core of \$250+ in ongoing medical projects. These attributes, coupled with the thousands of new high paying jobs and the correlated housing projects to accommodate demand, have created an unprecedented opportunity for long term strategic positioning in the market.

<b>Approximate Size:</b>	Up to 20.63 acres
<b>School District:</b>	Alvin ISD
<b>Utilities:</b>	Available via City of Pearland
<b>Detention</b>	Off-site detention provided*
<b>Traffic Counts:</b>	Approx. 99,038 VPD on SH 288 Approx. 31,957 VPD on Shadow Creek Parkway (FM 2234)



**17% POPULATION GROWTH**  
within 3 miles from 2020 to 2025

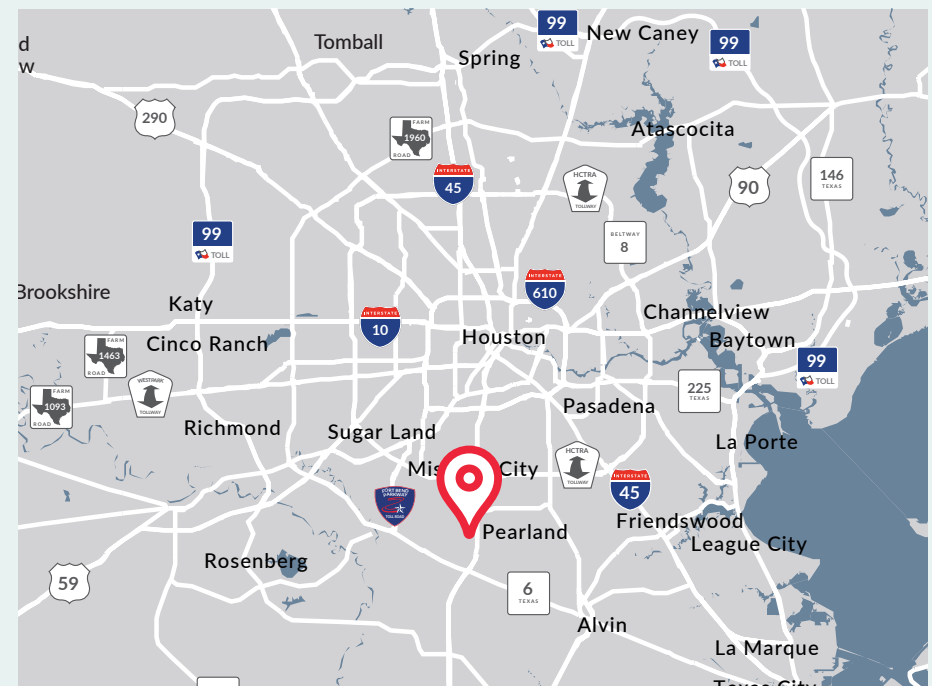


**\$152K AVERAGE HOUSEHOLD INCOME**  
within 3 miles

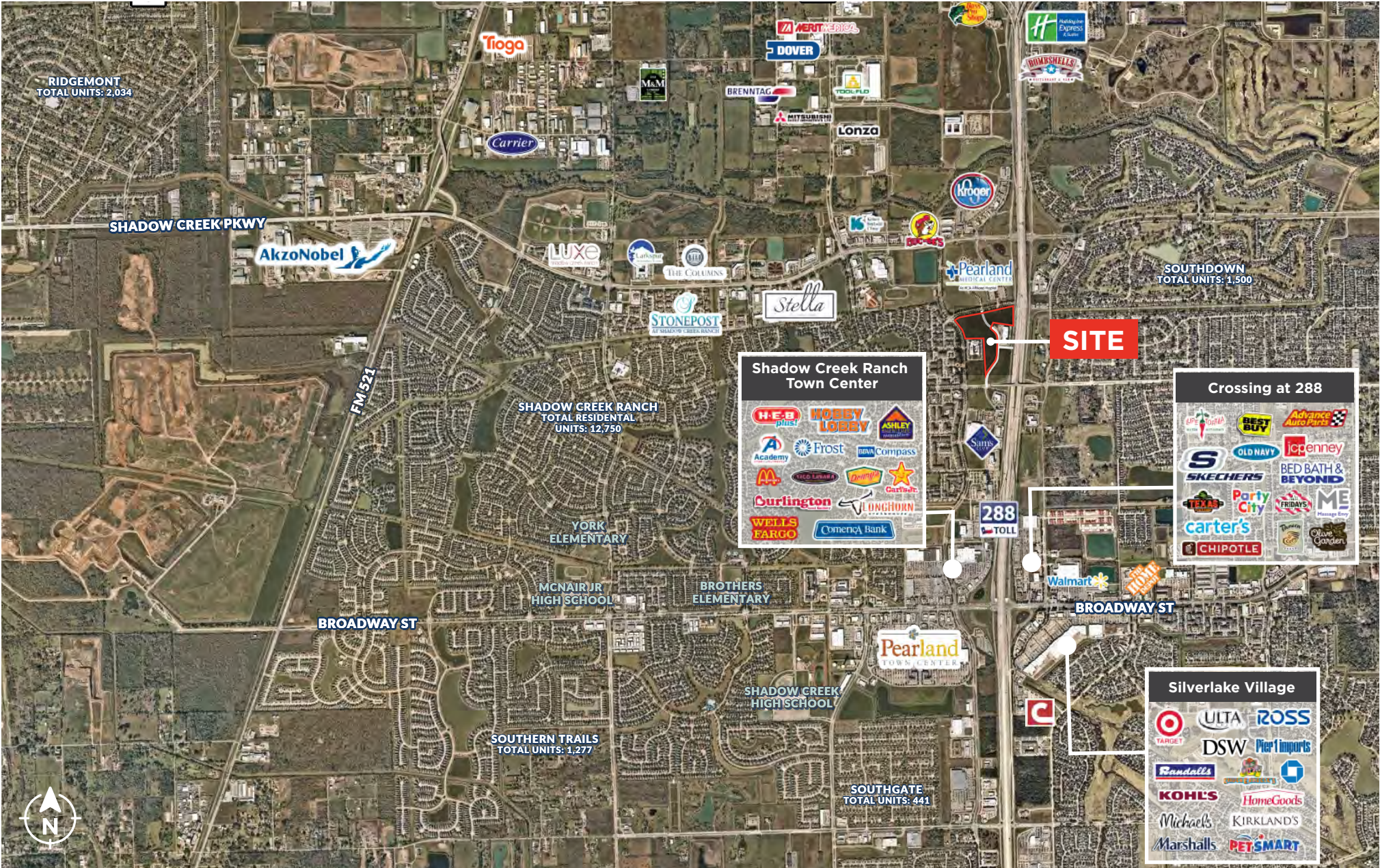


**215,622 POPULATION**  
within 5 miles

\*detention requirements must be independently verified











10.25 | 05.25

# Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	4,749	31,640	72,196
Current Population	11,826	91,128	215,622
2020 Census Average Persons per Household	2.49	2.88	2.99
2020 Census Population	10,702	77,771	193,281
Population Growth 2020 to 2025	10.50%	17.17%	11.56%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	36.17%	21.11%	17.22%
2 Person Households	24.31%	26.03%	28.32%
3+ Person Households	39.52%	52.86%	54.46%
Owner-Occupied Housing Units	38.27%	64.10%	66.97%
Renter-Occupied Housing Units	61.73%	35.90%	33.03%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	31.73%	30.85%	26.26%
Black or African American	34.46%	31.92%	36.83%
Asian or Pacific Islander	17.00%	19.02%	11.71%
Other Races	16.50%	17.70%	24.35%
Hispanic	20.55%	23.52%	31.58%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$115,556	\$151,567	\$127,416
Median Household Income	\$94,058	\$125,429	\$104,758
Per Capita Income	\$47,629	\$52,582	\$42,633
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	18.85%	14.42%	20.26%
Estimated Bachelor's Degree	33.92%	30.41%	23.57%
Estimated Graduate Degree	18.62%	24.09%	17.77%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	34.7	35.9	34.5



# 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>M. Bradley LyBrand</b>	<b>523795</b>	<b>blybrand@newquest.com</b>	<b>713.438.9516</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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