

FOR LEASE

# DISCOVERY BAY SHOPPING CENTER

15718 STATE HIGHWAY 288  
PEARLAND, TEXAS 77584

Oldham  
Goodwin **OG**



## AVAILABILITY

1,551 SF - 1,736 SF



## LOCATION

PEARLAND, TX



## PARKING

10/1,000 SF

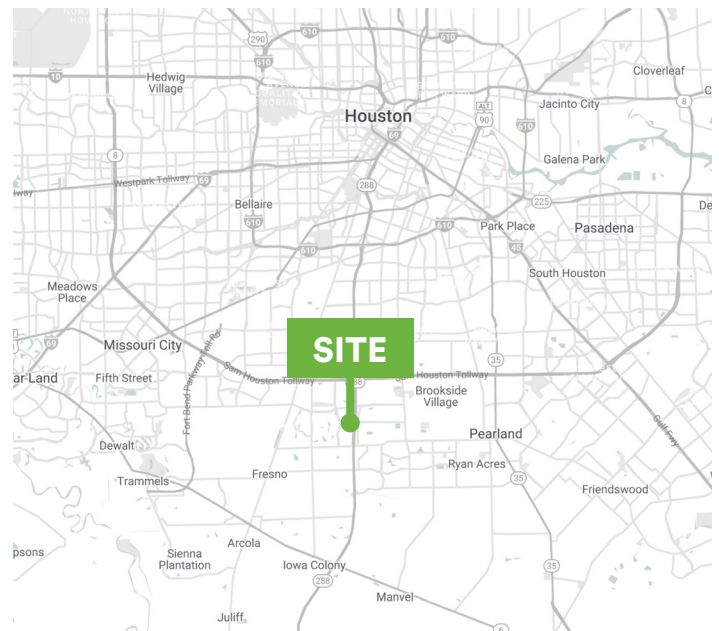


## YEAR BUILT

2014

## PROPERTY HIGHLIGHTS

- 1,551 SF 2nd generation in-line retail space available
- 1,736 SF 2nd generation end-cap space
- 12.6% annual growth projected over the next five years within three miles (CoStar), \$128,000 AHI within three miles (CoStar)
- Shadow anchored by Sam's Club and multiple large health care operators. 45% of daytime population is healthcare related within one mile (CoStar)
- Daily traffic count of over 158,000 VPD along FM 288 per TXDOT





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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	12,769	82,108	183,968
2028 Total Population	13,529	85,865	190,843
2023-2028 Annual Growth Rate	5.95%	4.58%	3.74%
2023 Households	4,489	28,199	60,414
2028 Households	4,755	29,511	62,707
2023 Median Home Value	\$297,890	\$278,253	\$230,178
2023 Average Household Income	\$129,680	\$127,487	\$106,426
2023 Total Consumer Spending	\$178,309,107	\$1,102,470,069	\$2,157,360,278
2028 Total Consumer Spending	\$205,581,341	\$1,254,960,643	\$2,446,683,338



~158,000 VPD  
State Highway 288

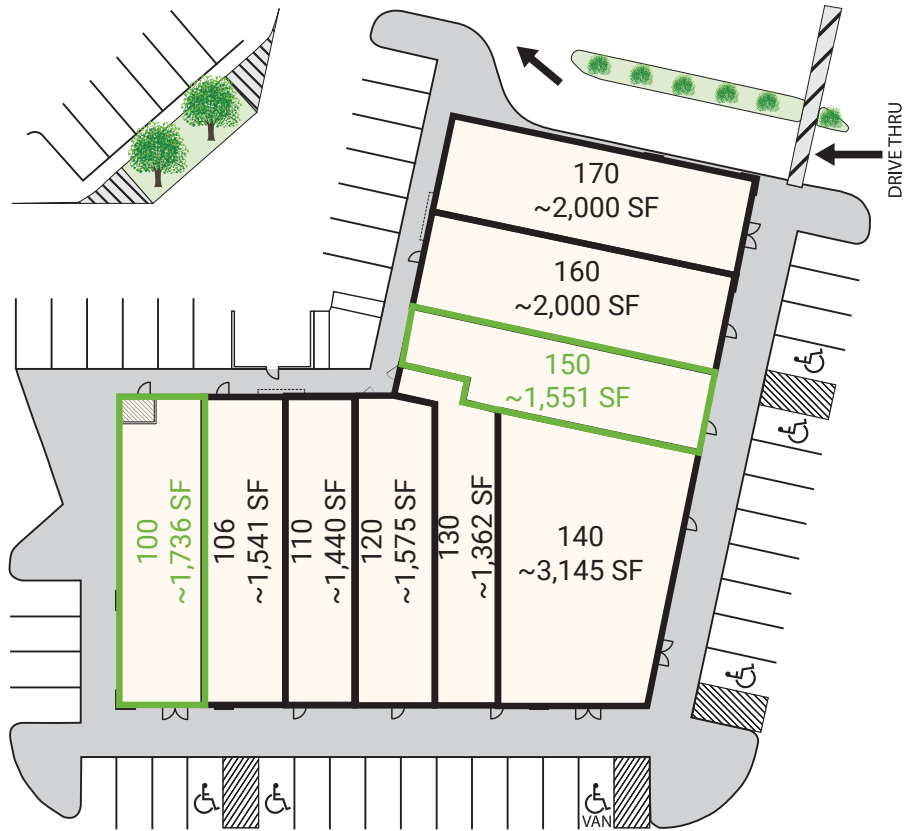


171,560  
Employees



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(Site Plan Is Not To Scale & May Not Accurately Reflect The Property)

SUITE	AVAILABILITY	RSF
100	Available	~1,736
106	Poke Xpress	~1,541
110	Men's T Clinic	~1,440
120	Nail Salon	~1,575
130	Chophouse Barber	~1,362
140	Yummy Pho	~3,145
150	Available	~1,551
160	Dentist Office	~2,000
170	Pollo Bravo	~2,000



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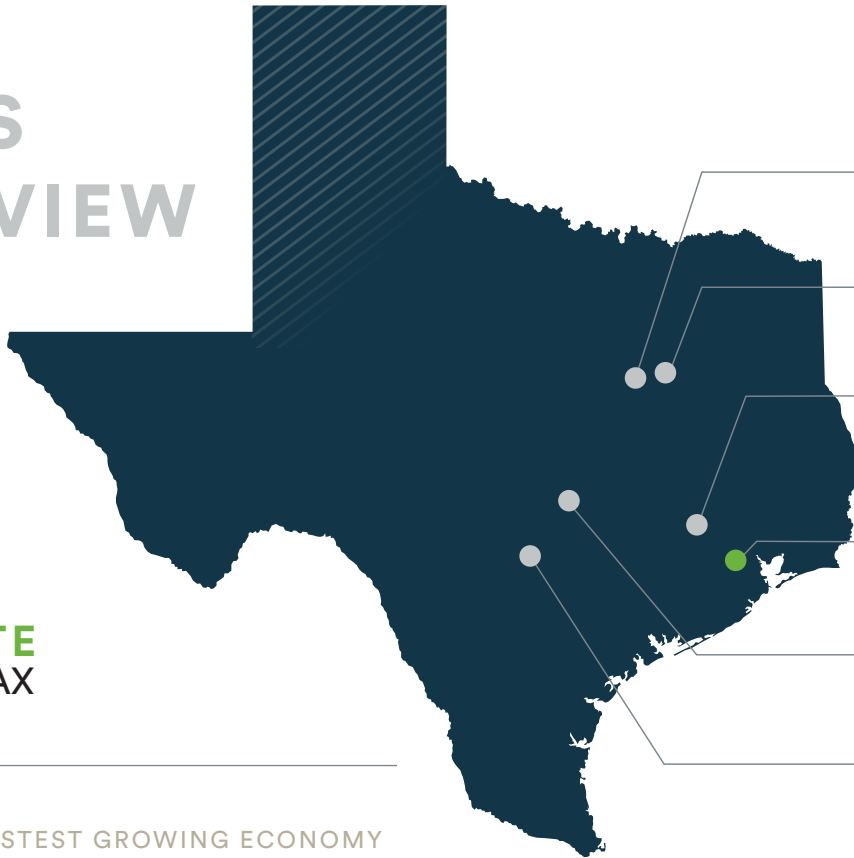
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## TEXAS OVERVIEW



**NO STATE  
INCOME TAX**



### **Fort Worth**

TOP CITY FOR SALES  
GROWTH IN 2018

### **Dallas**

TOP MSA FOR POPULATION  
GROWTH IN 2020

### **Bryan/College Station**

#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

### **Houston**

4TH LARGEST POPULATION  
IN THE U.S.

### **Austin**

NAMED BEST CITY TO START A  
BUSINESS IN 2020

### **San Antonio**

2ND FASTEST GROWING CITY  
IN THE NATION

**2<sup>ND</sup>**

FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1**

STATE IN AMERICA  
TO START A BUSINESS

**2<sup>ND</sup>**

LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**



POPULATION  
**28,995,881**

**57**

FORTUNE 500 COMPANIES  
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**

FOR LEASE

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## HOUSTON, TX METROPOLITAN AREA



POPULATION  
**7,510,253**

**22**

FORTUNE 500  
COMPANIES BASED  
IN HOUSTON

**3<sup>RD</sup>**

IN THE WORLD  
FOR CITIES OF THE  
FUTURE



**ENERGY CAPITAL OF THE WORLD**  
HOME TO **4,600** ENERGY-RELATED FIRMS  
INCLUDING MAJOR PLAYERS LIKE EXXONMOBIL,  
CHEVRON, AND SHELL



**63 MILLION AIRLINE PASSENGERS**  
GEORGE BUSH INTERCONTINENTAL AIRPORT:  
OVER 185 DESTINATIONS W/ NONSTOP FLIGHTS  
HOBBY AIRPORT: 112 DOMESTIC DESTINATIONS



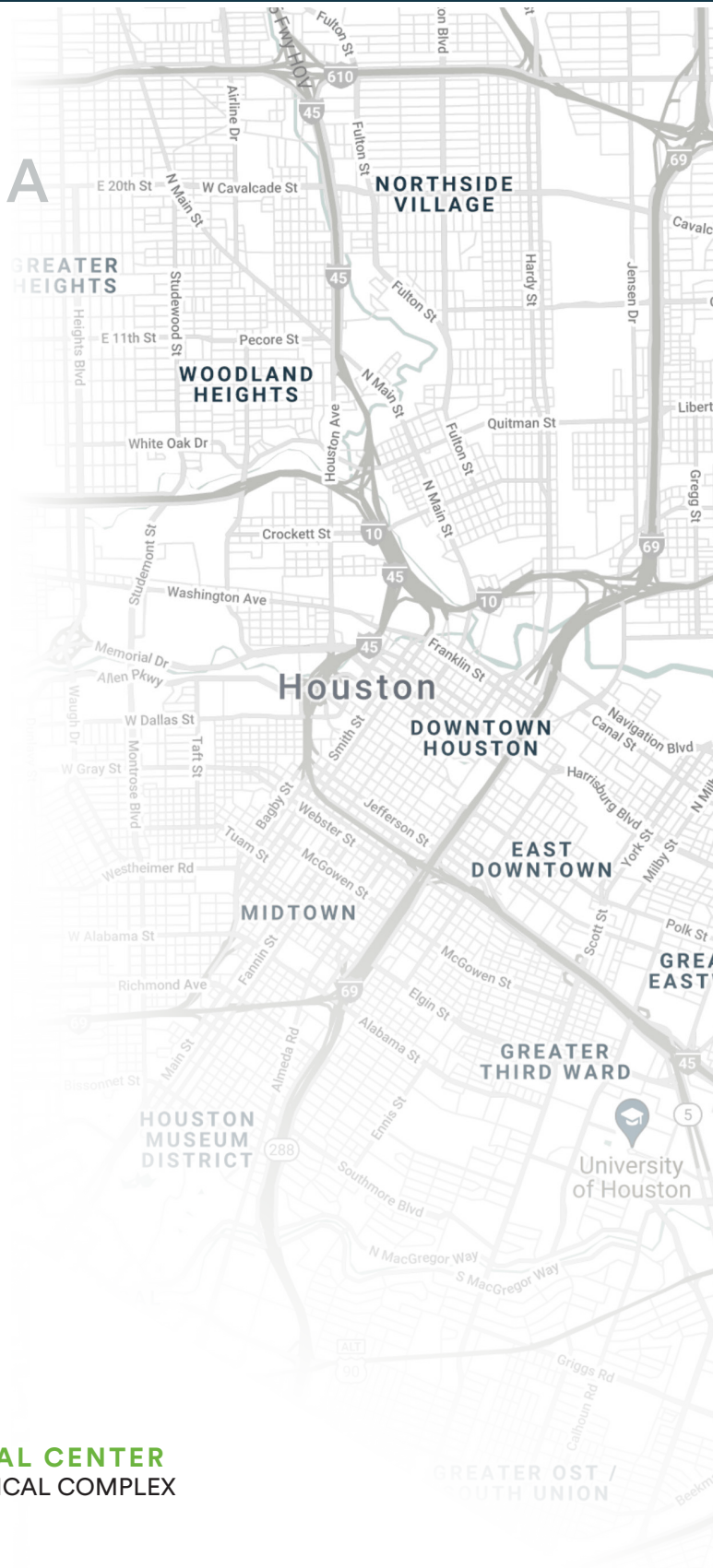
**PORT OF HOUSTON**  
LARGEST PORT IN THE U.S.  
GENERATES \$10.6 BILLION IN STATE & LOCAL REVENUE  
AND \$906 BILLION NATIONWIDE

**4<sup>TH</sup>**

LARGEST CITY  
IN THE UNITED STATES



**TEXAS MEDICAL CENTER**  
LARGEST MEDICAL COMPLEX  
IN THE WORLD



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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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

(979) 268-2000  
Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



## **Tyler Reiley**

Senior Associate | Brokerage Services

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[Tyler.Reiley@OldhamGoodwin.com](mailto:Tyler.Reiley@OldhamGoodwin.com)



## **Houston**

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**BRYAN | SAN ANTONIO | WACO/TEMPLE | FORT WORTH**



**OLDHAMGOODWIN.COM**