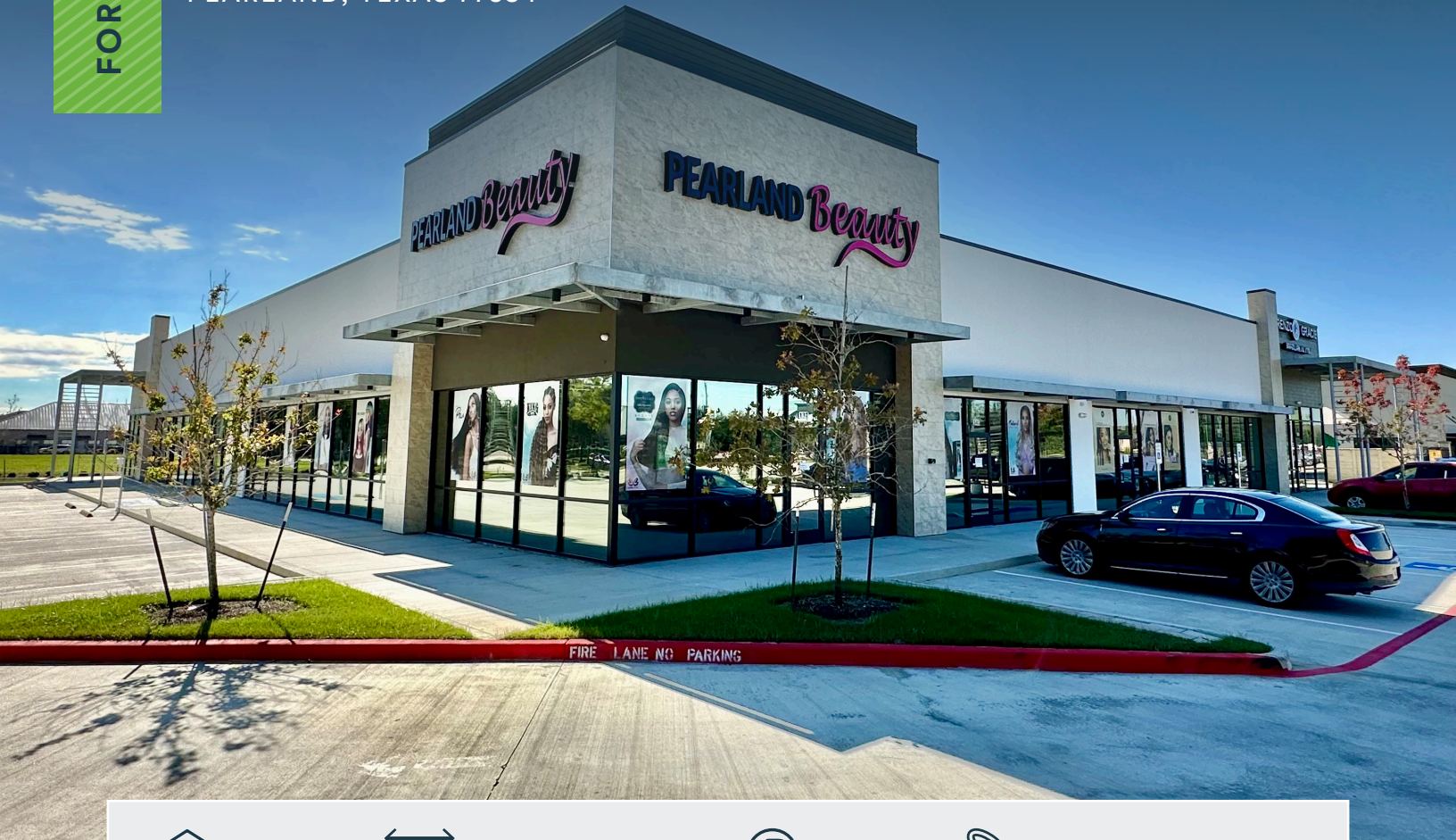


FOR LEASE

SHOPS AT REFLECTION BAY

2000 REFLECTION BAY DRIVE
PEARLAND, TEXAS 77584

Oldham
Goodwin **OG**



GLA
15,500 SF



AVAILABILITY
1,200 - 3,200 SF



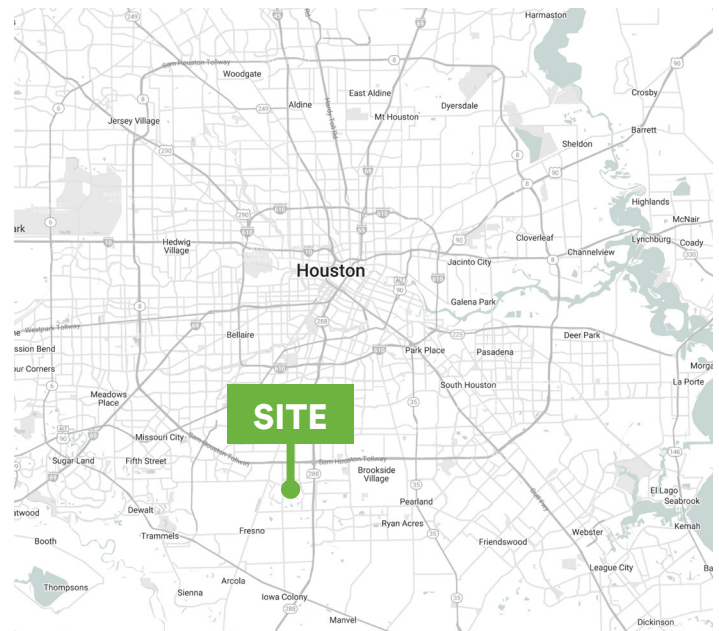
PARKING
6.3/1,000 SF



RENTAL RATE
\$28.00/SF NNN

PROPERTY HIGHLIGHTS

- Brand new construction with availability ranging from 1,200 - 3,200 SF
- Tenant improvement allowance offered for qualified tenants with a long-term lease
- End-cap or in-line suites with pylon signage available
- Located in the premier master planned Shadow Creek Ranch community surrounded by dense neighborhood rooftop population with strong income demographics
- High visibility with frontage on both Shadow Creek Parkway and Reflection Bay with multiple points of ingress/egress
- Location is optimal at the lighted intersection of two main thoroughfares in Shadow Creek Ranch with traffic counts over 32,000 VPD and only 1.23 miles from Highway 288
- Pearland is considered the 8th fastest growing city in America



FOR LEASE

SHOPS AT REFLECTION BAY

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PEARLAND, TEXAS 77584



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	13,317	75,528	199,148
2028 Total Population	14,373	79,374	206,276
2023-2028 Annual Growth Rate	7.93%	5.09%	3.58%
2023 Households	4,568	25,326	64,234
2028 Households	4,935	26,627	66,593
2023 Median Home Value	\$318,939	\$266,285	\$206,273
2023 Average Household Income	\$134,601	\$119,220	\$100,813
2023 Total Consumer Spending	\$182,859,571	\$950,336,600	\$2,227,898,240
2028 Total Consumer Spending	\$214,812,748	\$1,089,471,775	\$2,525,186,994



32,000 VPD
Reflection Bay
Drive



2,095
Employees

FOR LEASE

SHOPS AT REFLECTION BAY

2000 REFLECTION BAY DRIVE
PEARLAND, TEXAS 77584

SHADOW CREEK PARKWAY



REFLECTION BAY DRIVE



FOR LEASE

SHOPS AT REFLECTION BAY

2000 REFLECTION BAY DRIVE
PEARLAND, TEXAS 77584



FOR LEASE

SHOPS AT REFLECTION BAY

2000 REFLECTION BAY DRIVE
PEARLAND, TEXAS 77584

TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

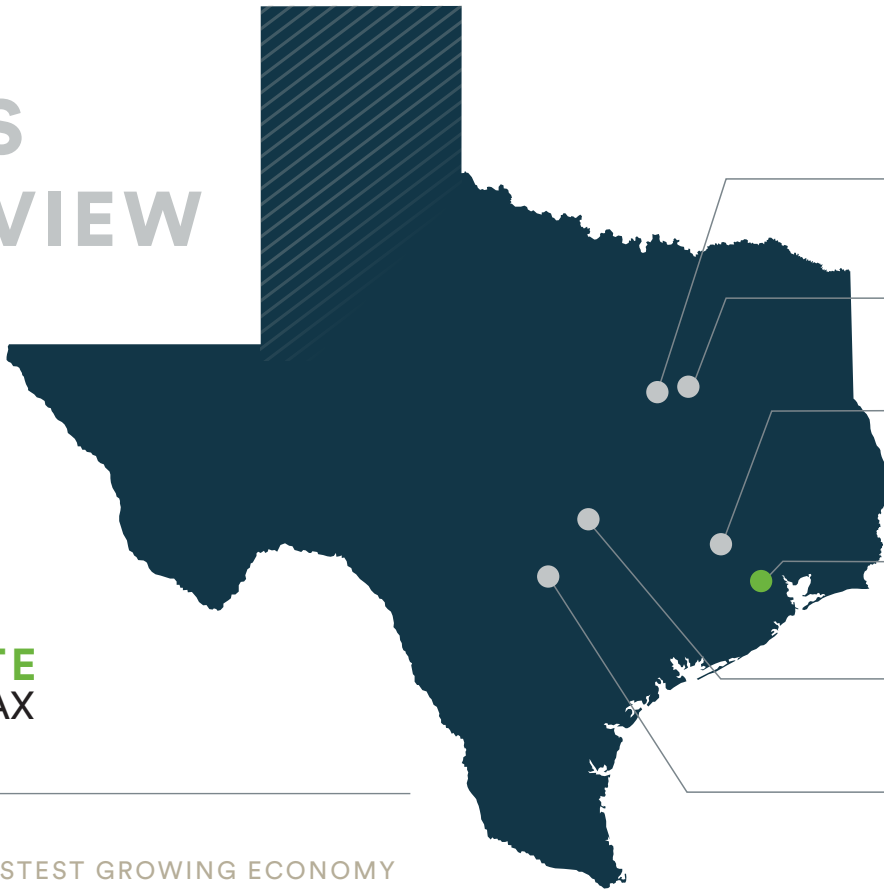


POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



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



**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**

FOR LEASE

SHOPS AT REFLECTION BAY

2000 REFLECTION BAY DRIVE
PEARLAND, TEXAS 77584

HOUSTON, TEXAS



POPULATION
7,000,000

21

FORTUNE 500
COMPANIES BASED
IN HOUSTON

3RD

IN THE WORLD
FOR CITIES OF THE
FUTURE



ENERGY CAPITAL OF THE WORLD
HOME TO **39** OF THE NATION'S LARGEST
PUBLICLY TRADED OIL & GAS EXPLORATION
& PRODUCTION FIRMS



58 MILLION AIRLINE PASSENGERS
GEORGE BUSH INTERCONTINENTAL AIRPORT:
OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS
HOBBY AIRPORT: 60 DESTINATIONS



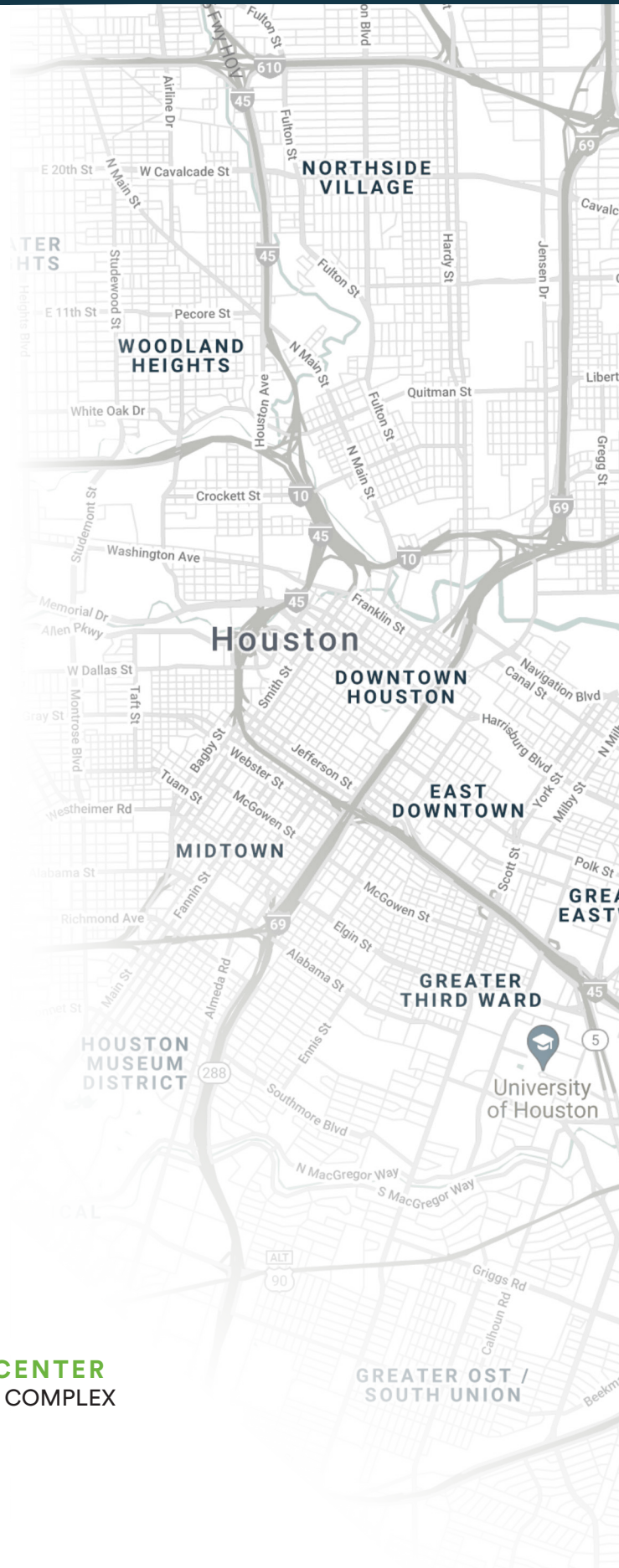
PORT OF HOUSTON
LARGEST PORT ON THE GULF &
2ND LARGEST IN THE US
GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

4TH

LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER
LARGEST MEDICAL COMPLEX
IN THE WORLD



SHOPS AT REFLECTION BAY

2000 REFLECTION BAY DRIVE
PEARLAND, TEXAS 77584

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 OLDDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Tyler Reiley

Senior Associate | Retail Services

D: 346.226.3510 **C:** 713.598.6332

Tyler.Reiley@OldhamGoodwin.com

SUIT & TIE

CLOTHES

COF
S

Houston

14811 St. Mary's Lane, Suite 130 | Houston, Texas 77079

BRYAN | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM

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