

## SHOPS AT REFLECTION BAY

2000 REFLECTION BAY DRIVE  
PEARLAND, TEXAS 77584

Oldham  
Goodwin

OG



**GLA**  
15,500 SF



**AVAILABILITY**  
1,200 - 3,200 SF



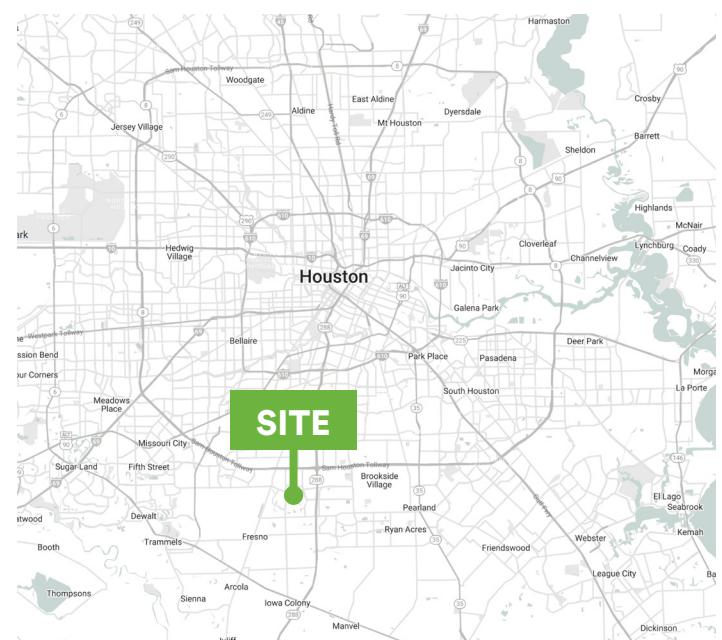
**PARKING**  
6.3/1,000 SF



**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

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## 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

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SHADOW CREEK PARKWAY



OG

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## TEXAS OVERVIEW



**NO STATE  
INCOME TAX**

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



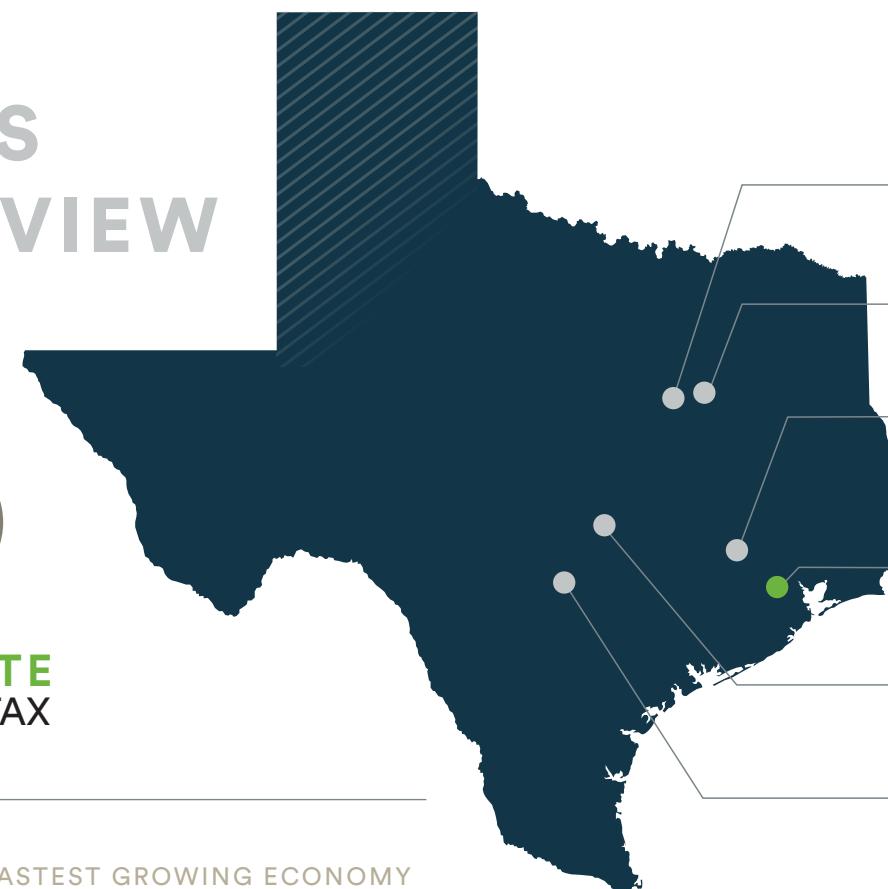
**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**



**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**  
4<sup>TH</sup> LARGEST POPULATION  
IN THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2<sup>ND</sup> FASTEST GROWING CITY  
IN THE NATION

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## 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

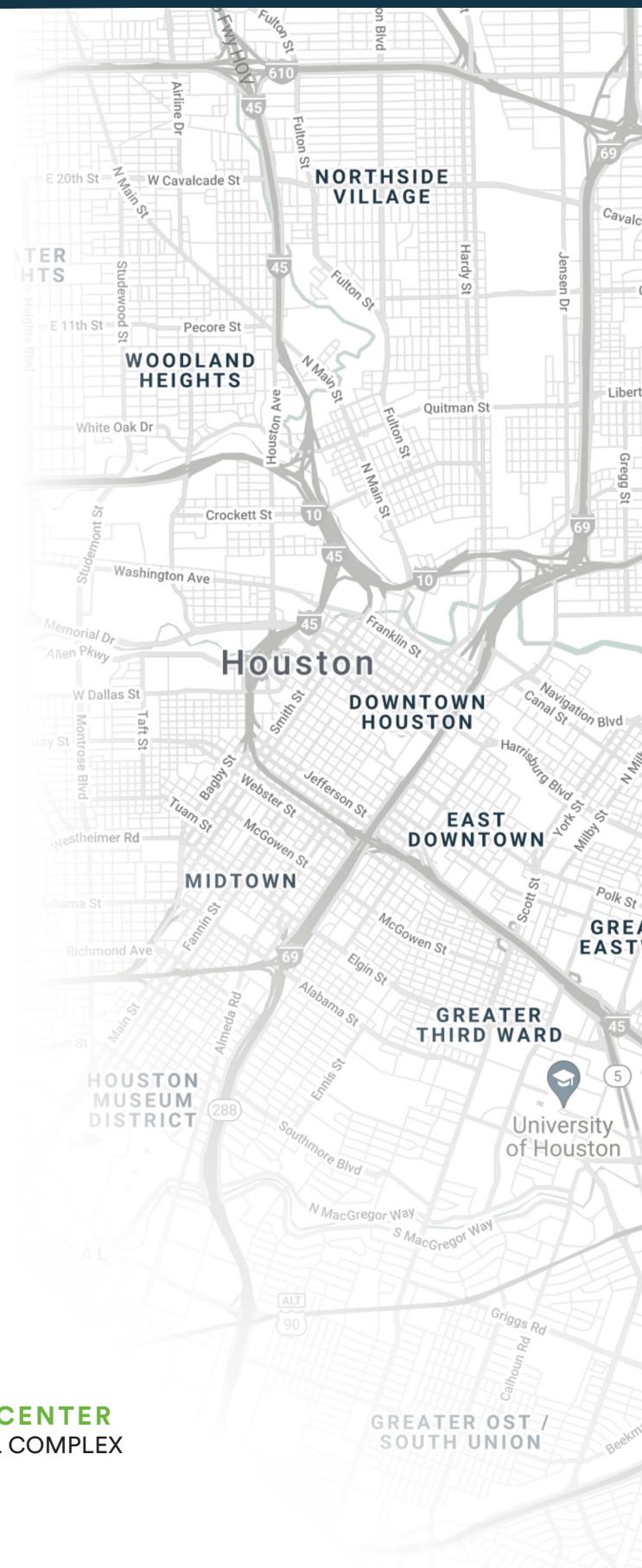


**PORT OF HOUSTON**  
LARGEST PORT ON THE GULF &  
2ND LARGEST IN THE US  
GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

**4TH**  
LARGEST CITY  
IN THE UNITED STATES



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



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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.

Designated Broker of Firm

Licensed No.

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Sales Agent/Associate's Name

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Email

Phone

Email

Phone

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 | Retail Services

**D:** 346.226.3510 **C:** 713.598.6332

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



**Houston**

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

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