

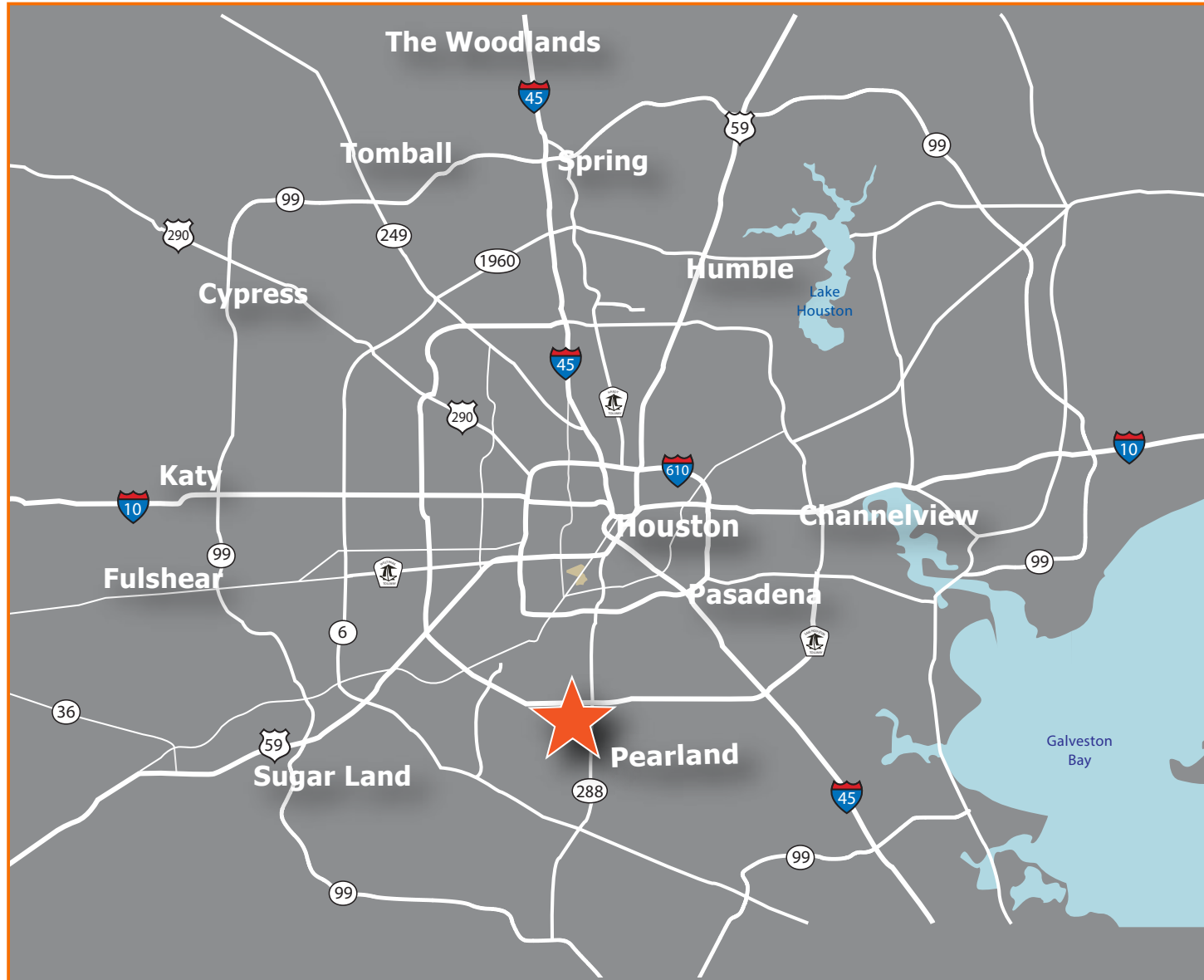
IVY LOFTS

1466 Ivy Park Terrace
Pearland, Texas 77047



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STREET RETAIL LEASING OPPORTUNITY IN THE LOWER KIRBY DISTRICT



PROJECT HIGHLIGHTS

- Residential component of 42-acre mixed use development in the Lower Kirby District in Pearland, Texas
- At Major Crossroads (Hwy 288 & Beltway 8)
- 335 Class A+ apartment homes
- Strategic Location:
 - o 8 miles south of Texas Medical Center
 - o 12 miles south of Hobby Airport
 - o 14 miles southwest of Downtown Houston
- Strong Daytime Population – 1,800+ (Lower Kirby District)
- Strong Traffic
- Ample Parking
- Pearland is the 3rd largest city in the Greater Houston Metro area & the 8th fastest growing City in the U.S.

SPACE DETAILS

- 10,707 square feet of Street Retail Space.
- 21 foot ceiling heights
- 60 foot bay depths
- 10 foot storefronts
- 100+ dedicated retail parking spaces
- Estimated Delivery – August '24

TRAFFIC COUNTS

- Hwy 288/South Fwy: 149,856 VPD (TXDOT 2022)
- Beltway 8/Sam Houston Pkwy: 112,357 VPD (TXDOT 2022)
- Shadow Creek Pkwy: 28,790 VPD (TXDOT 2022)
- Kirby Dr: 14,620 VPD (TXDOT 2022)

AREA BUSINESSES



DEMOGRAPHIC SNAPSHOT

2023 POPULATION	DAYTIME POP.	AVG HH INCOME
1-mi: 2,388	1-mi: 5,520	1-mi: \$162,835
3-mi: 79,248	3-mi: 70,580	3-mi: \$123,687
5-mi: 214,634	5-mi: 166,801	5-mi: \$109,887



INTERSECTION AERIAL

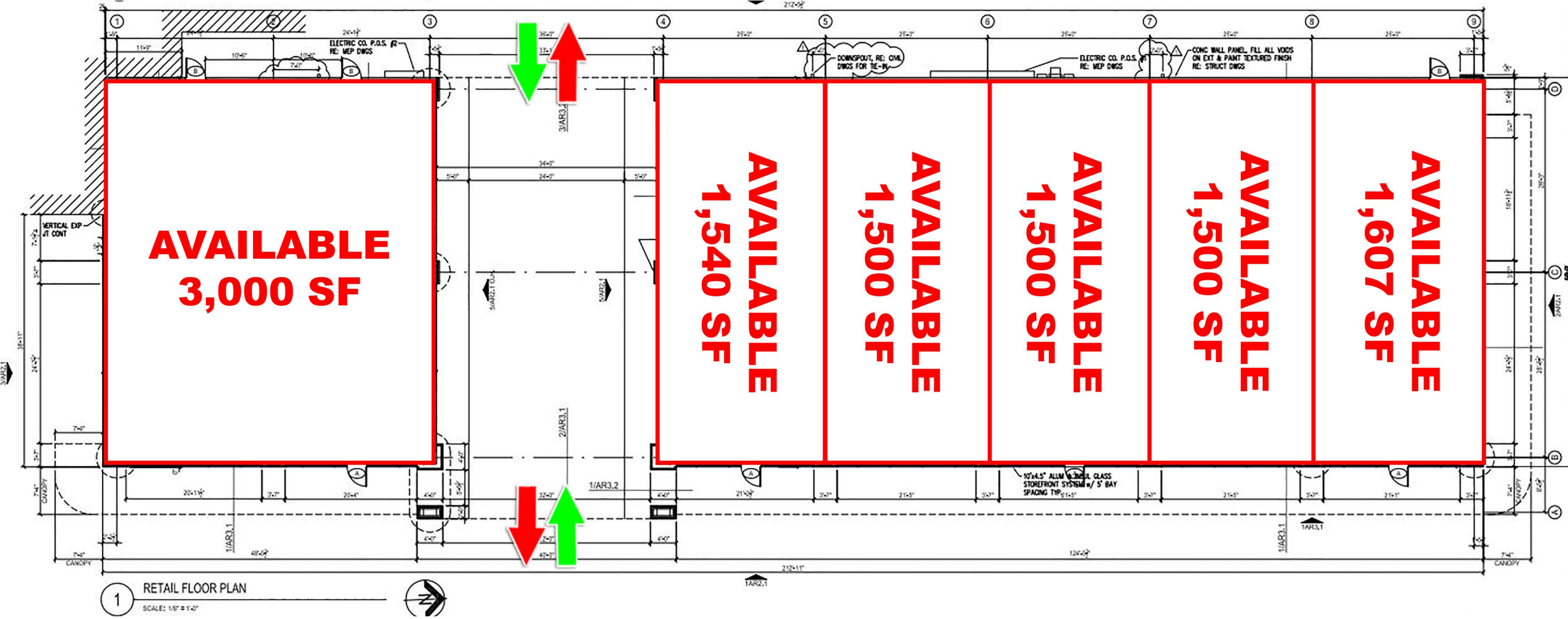


MARKET AERIAL



SITE PLAN

PARKING GARAGE/RETAIL PARKING



IVY PARK TERRACE ROAD

LEASE PLAN

DEMOGRAPHIC OVERVIEW & MAP

POPULATION
(3 mi Radius, 2023)

79,248

DAYTIME
POPULATION
(3 mi Radius, 2023)

70,580

HOUSEHOLDS
(3 mi Radius, 2023)

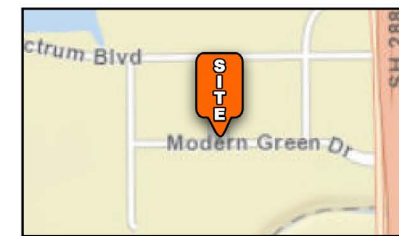
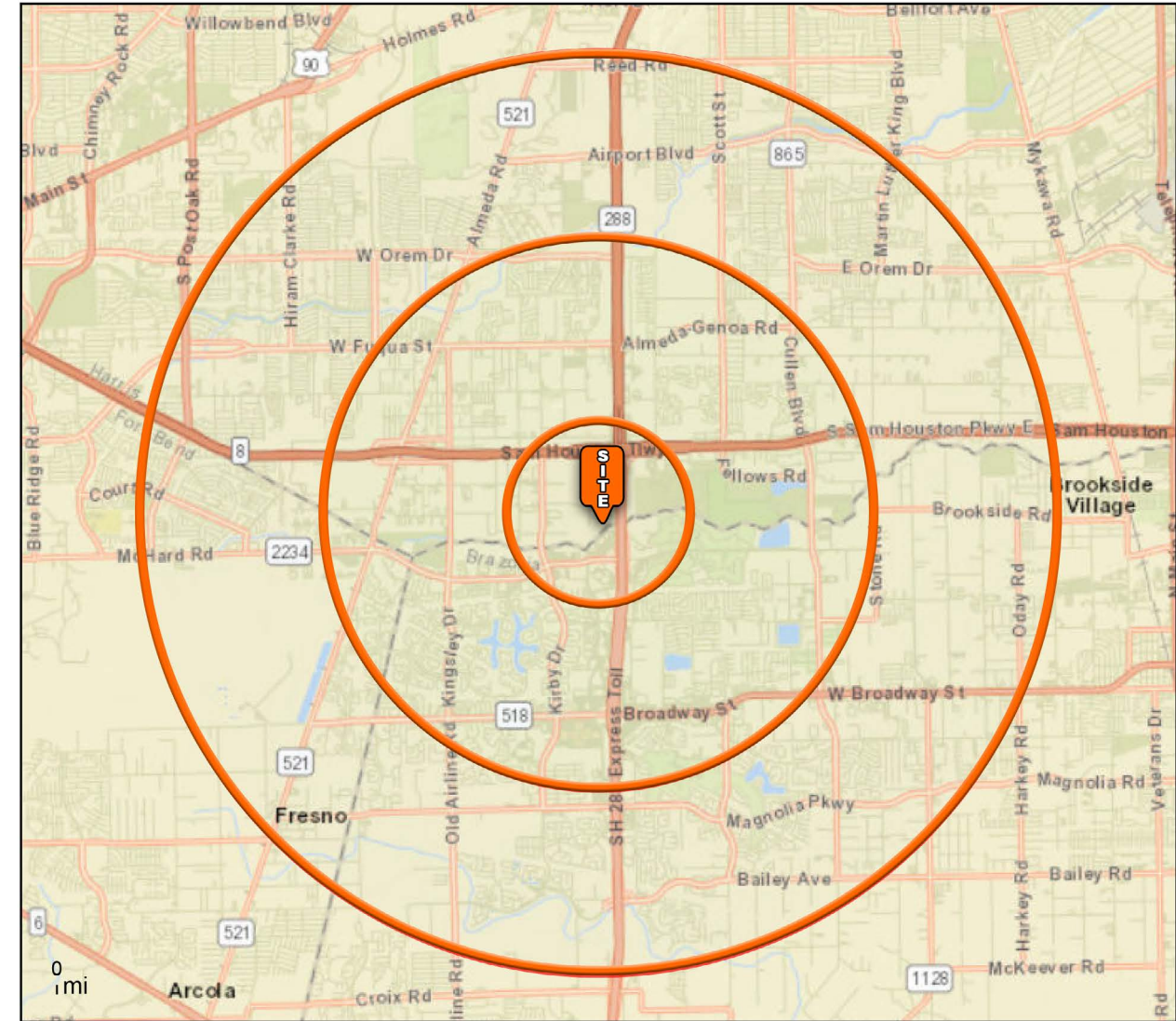
27,557

AVERAGE INCOME
(3 mi Radius)

2023 Average:

\$123,687

	1 mile	3 miles	5 miles
Population Summary			
2023 Total Population	2,388	79,248	214,634
2023 Group Quarters	4	353	647
2028 Total Population	2,362	82,322	221,070
2023-2028 Annual Rate	-0.22%	0.76%	0.59%
2023 Total Daytime Population	5,520	70,580	166,801
Workers	4,524	30,177	50,434
Residents	996	40,403	116,367
Household Summary			
2023 Households	911	27,557	71,576
2023 Average Household Size	2.62	2.86	2.99
2028 Households	906	28,754	74,238
2028 Average Household Size	2.60	2.85	2.97
2023-2028 Annual Rate	-0.11%	0.85%	0.73%
2023 Families	594	19,679	52,924
2023 Average Family Size	3.30	3.44	3.51
2028 Families	592	20,526	54,884
2028 Average Family Size	3.28	3.42	3.49
2023-2028 Annual Rate	-0.07%	0.85%	0.73%
Housing Unit Summary			
2023 Housing Units	993	29,064	75,668
Owner Occupied Housing Units	78.0%	64.0%	64.5%
Renter Occupied Housing Units	13.7%	30.8%	30.1%
Vacant Housing Units	8.3%	5.2%	5.4%
2028 Housing Units	1,008	30,339	78,357
Owner Occupied Housing Units	75.6%	63.4%	64.6%
Renter Occupied Housing Units	14.3%	31.4%	30.2%
Vacant Housing Units	10.1%	5.2%	5.3%
Median Household Income			
2023	\$106,728	\$87,378	\$76,870
2028	\$120,170	\$97,884	\$84,465
Median Home Value			
2023	\$346,742	\$274,767	\$251,580
2028	\$361,574	\$313,922	\$298,515
Per Capita Income			
2023	\$63,409	\$43,129	\$36,694
2028	\$70,147	\$48,153	\$41,038
Median Age			
2023	47.1	34.3	34.1
2028	48.0	33.9	34.2
2023 Households by Income			
Household Income Base	911	27,557	71,576
<\$15,000	4.3%	3.6%	7.2%
\$15,000 - \$24,999	3.6%	3.6%	5.5%
\$25,000 - \$34,999	5.3%	5.9%	7.7%
\$35,000 - \$49,999	5.6%	9.6%	9.9%
\$50,000 - \$74,999	14.2%	19.3%	18.5%
\$75,000 - \$99,999	13.9%	14.2%	12.8%
\$100,000 - \$149,999	16.5%	18.2%	17.2%
\$150,000 - \$199,999	13.1%	11.8%	10.1%
\$200,000+	23.5%	13.8%	11.2%
Average Household Income	\$162,835	\$123,687	\$109,887





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.

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.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Developed by:



Leased by:



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