

TEXAS MEDICAL CENTER

DOWNTOWN

amazon



288 TEXAS

288 TEXAS



Proposed Retail Development



Endress + Hauser



MERT MEDICAL

CSI  
CARDIOVASCULAR  
SYSTEMS, INC.



N. Spectrum Dr

TOOL FLO

Rex Supply

Kirby Dr

S. Spectrum Dr

Easy access to 288 Ramp



7 AC

MITSUBISHI  
HEAVY INDUSTRIES

LONZA

Kirby Dr



LOWER KIRBY DISTRICT  
**LAND FOR SALE**  
±3 to ±7AC

KIRBY DR. @ S. SPECTRUM BLVD PEARLAND, TX 77047



BUFFALO  
REAL ESTATE



521  
Alameda Rd  
Kirby Dr  
EXIT

288  
Frontage Rd  
EXIT

amazon

288  
TEXAS

288  
TEXAS

**MERTMEDICA**  
**DOVER**  
Millar  
CSI  
CARDIOVASCULAR SYSTEMS, INC.  
MITSUBISHI HEAVY INDUSTRIES

**EH**  
Endress + Hauser  
**Kirby Dr**  
TOOLFLO  
**Rex Supply**  
S. Spectrum Blvd  
**7 acres**

**Lonza**  
**Pearland SURGERY CENTER**

**Kelsey Seybold Clinic**  
**ups MyNurse HOME CARE**  
**VISION SOURCE**  
**PIZZA HUT**  
**FLOORING LAND**

**Wendys**  
**SONIC DRIVE IN**  
**SHYRAA**  
Shadow Creek Parkway  
**CHI St Luke's Health**  
**Texas Children's Hospital**

**Proposed Retail Development**  
**THE IVY DISTRICT**  
Mixed Use Development

**Holiday Inn & Suites**  
**BOMBHELL'S**

**Chevron**  
**EthosEnergy**

**URBAN 410 ADVENTURE PARK**  
**mobilityworks**  
**PA**  
**MARLINK**  
**PRIMARY ARMS**  
**CIRCLE K**

Tom Bass Regional Park

Tom Bass Dog Park

**Kroger**  
**planet fitness**  
**SportClips**  
**Bank of America**  
**CHASE**  
**SMOOTHIE KING**  
**Wingstop**  
**Luby's**  
**cricket wireless**  
**SUBWAY**  
**WING-STOP**  
**Wendys**

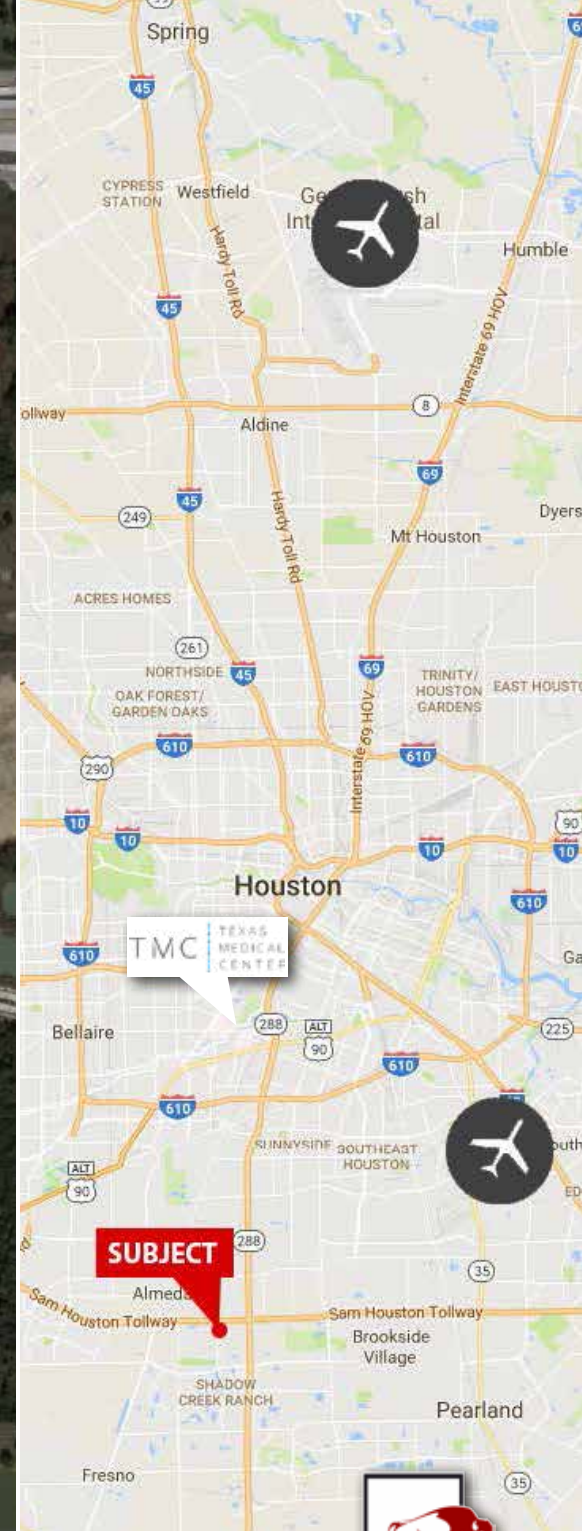
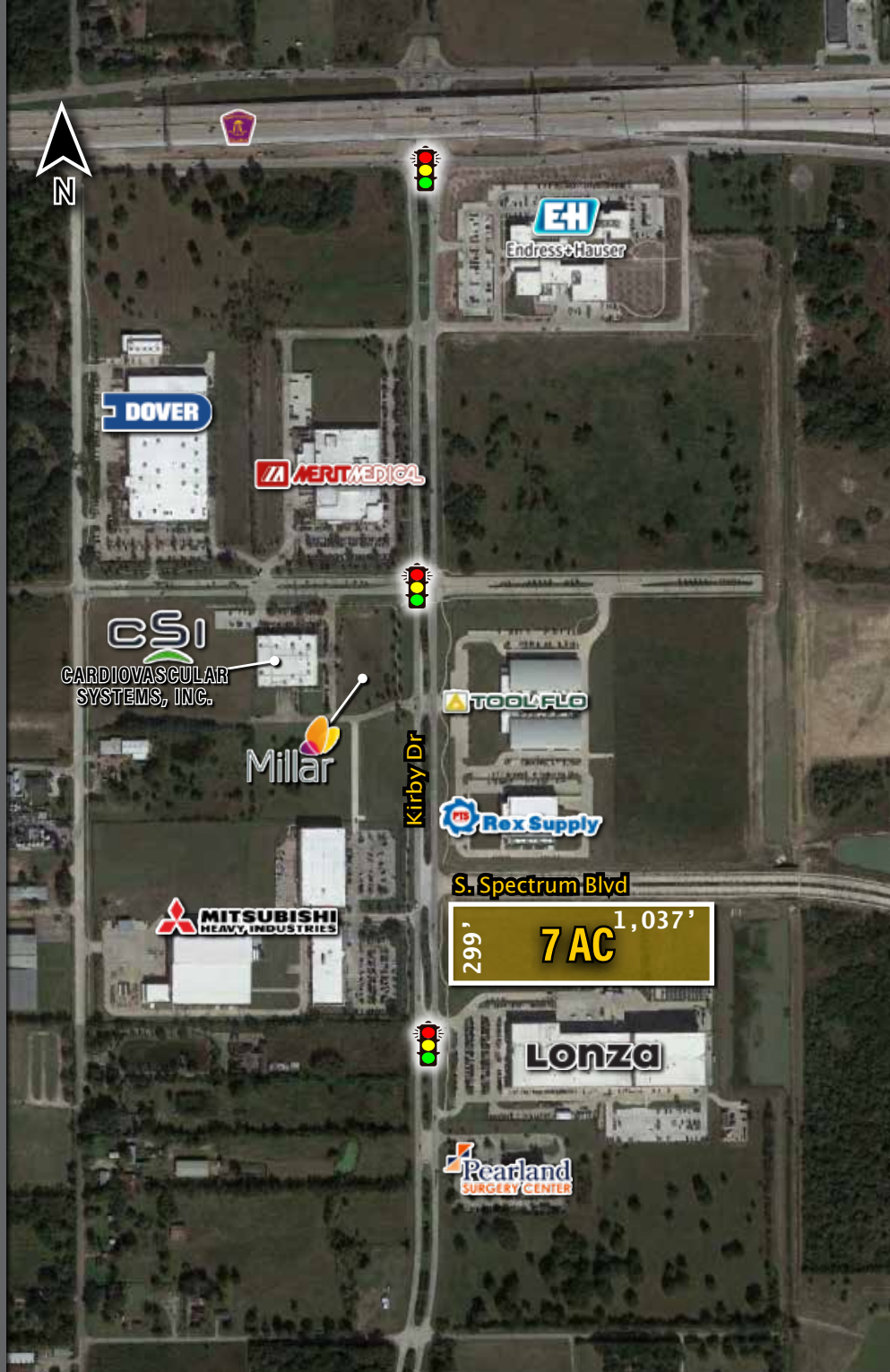
McHard Rd

**AmegyBank**  
**CobbFendley**  
**ALLIANCE MRB**  
**RC Health Services**  
**ST. LUKE'S UNIVERSITY**  
**Allstate**  
**LA CRANE SH**  
**Sleep Inn**  
**REGIONS**  
**CITGO**  
**SPRINGHILL SUITES**  
**Walmart**



## FEATURES:

- Utilities to site; water, sewer & underground electrical
- Great development opportunities for retail, offices & light industrial,
- Property is located within Pearland, the fastest growing city in Houston Metro area, with Economic Incentive available
- Kirby signalized hard corners
- Directly North of Shadow Creek Ranch
- Regional Detention available
- 10 Miles to the Texas Medical Center
- 12 Miles to Downtown Houston
- Close proximity to the new 288 toll Lane Expansion, making a direct connect to the Texas Medical Center and Downtown.



FOR INFORMATION: Justin Patchen | 713-222-1400 | [Justin@BuffaloREP.com](mailto:Justin@BuffaloREP.com) | [BuffaloREP.com](http://BuffaloREP.com)

The information herein has been obtained from sources believed to be reliable. However, this does not guarantee, warranty or make any representations to its completeness or accuracy. The information contained herein is subject to errors, omissions, and change of price or conditions. All prices are subject to change without notice and the property is subject to prior lease, sale, or withdrawal from the market without notice.







**DEMOGRAPHICS:**  
(2020)

**Estimated Population**

1 Mile	4,240
3 Miles	84,441
5 Miles	207,986

**Average HH Income**

1 Mile	\$141,963
3 Miles	\$113,260
5 Miles	\$97,243

**Traffic Count:** (2018)

Beltway 8	97,636
Kirby Dr	14,462



± 3,500 Acres  
6,200 Lots  
Residential  
Community

**JUSTIN PATCHEN**

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Dillard's macy's DICK'S

BARNES & NOBLE PEI WEI

RED ROBIN RED LOBSTER KUNG FU TEA

Lovett Dental ZOË'S KITCHEN

TARGET Marshalls Office DEPOT

Randalls PET SMART CVS

Michaels CHASE SONIC DRIVE THRU

IHOP chili's

LONGHORN STEAKHOUSE BBVA Compass Night Light pediatric urgent care

H-E-B SAKURA HOBBY LOBBY

Academy FedEx MyKids DENTIST

PrimeCare URGENT CARE TEXAS POOLBAR

OLD NAVY BEST BUY

LUPE TORTILLA CHASE

Olive Garden

Wendy's Focker's SUBWAY

Wingstop SportClips

SMOOTHIE KING CHASE

planet fitness Luby's

URBAN 49ers ADVENTURE PARK mobilityworks

PA PRIMARY ARMS MARLINK

CIRCLE K







# 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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Buffalo Real Estate Partners, Inc	9006586	Justin@Buffalorep.com	713.222.1400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Patchen	599417	Justin@Buffalorep.com	713.222.1400
Designated Broker of Firm	License No.	Email	Phone
Justin Patchen	599417	Justin@Buffalorep.com	713.222.1400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Justin Patchen	599417	Justin@Buffalorep.com	713.222.1400
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](http://www.trec.texas.gov)

IABS 1-0

