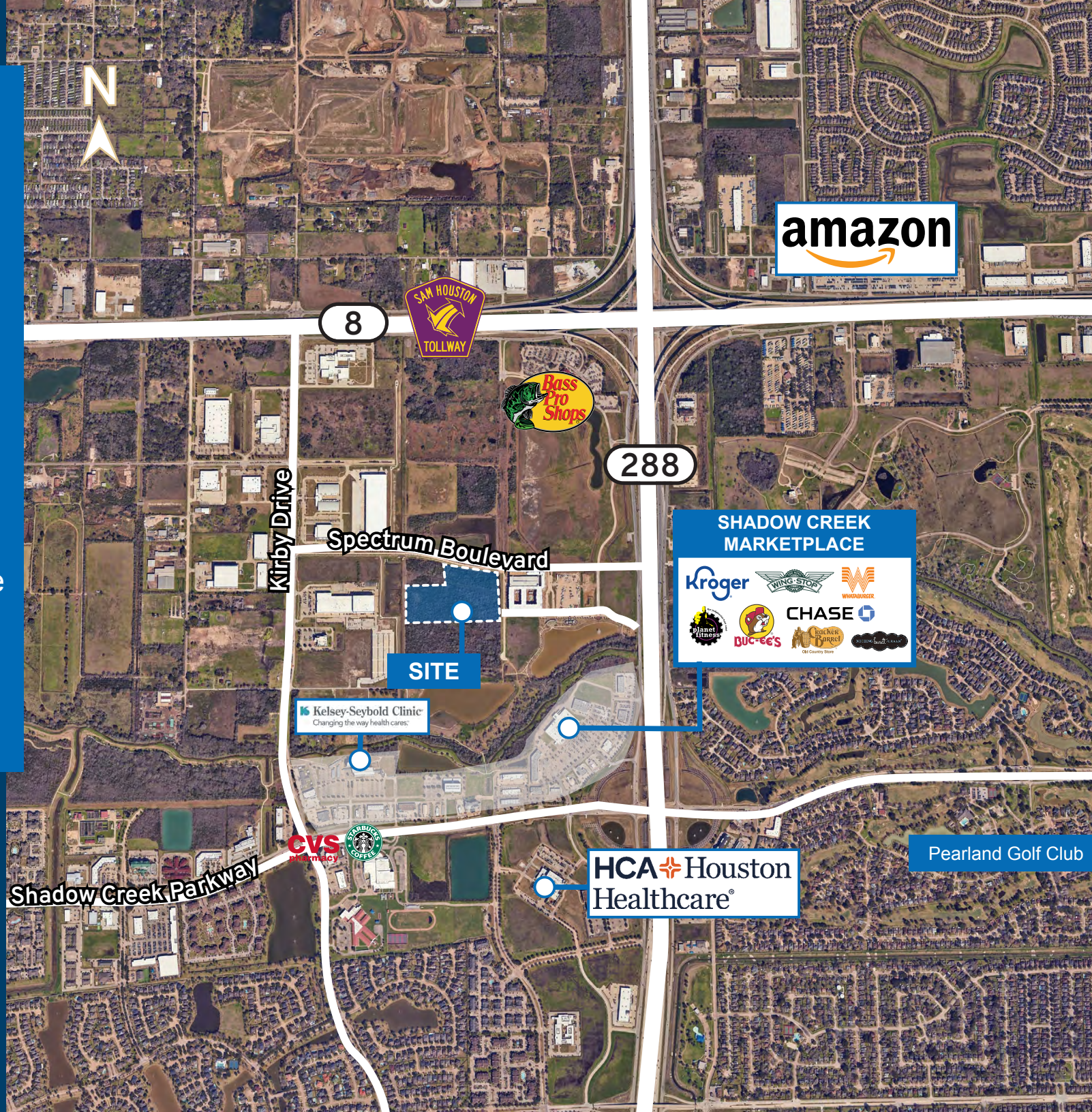


±13.77
Acres

at South Spectrum
Blvd. and Promenade
Shops Dr.

PEARLAND, TX

NEWMARK



Property Details

ADDRESS	Highway 288 and Spectrum Boulevard
SIZE	13.77 Acres
UTILITIES	City of Pearland
JURISDICTION	City of Pearland, Harris County, Lower Kirby District
ZONING/ RESTRICTIONS	Site Will Need to be Rezoned to PD
FLOOD PLAIN	100-Year Flood Plain, Mitigation Process Formulated
DETENTION	Regional Detention Available
TAX RATE	2.908% (2024)
SCHOOL DISTRICT	Houston ISD
ACCESS/VISIBILITY	South Spectrum Blvd with Quick Access to Both SH 288 and Beltway 8
APN	TRACT 1: 0451850000107 TRACT 2: 0451850000100
OWNERSHIP	Square at South Spectrum LLC
LEGAL	TRACT 1: Tr 5 Blk 4, M L Parker U/R, Abst 881 D White TRACT 2: Trs 2 & 6 Blk 4, M L Parker U/R, Abst 881 D White

Contact Broker for additional details

Zoning, Future Land Use, and Entitlement



The site is currently zoned within the outdated Spectrum District and will require a rezone to be developed. Based on our discussions with the City, **Newmark believes rezoning to a PUD to be the best option during the rezone process.**

Zoning, Future Land Use, and Entitlement



PROFESSIONAL SERVICES & INDUSTRIAL

CHARACTER AND INTENT

Professional services and Industrial place types will round out the employment-oriented place types in Pearland. These developments will focus on light industrial uses, including clean manufacturing centers, technology/data centers, and other uses that would typically occupy flex space in commercial buildings. These uses may have a trucking component in the back, but the street frontage of the businesses is appealing and has an increased level of aesthetics and landscaping, unlike typical industrial uses.

The site has a designated Future Land Use of PRO- Professional Services.

PRIMARY LAND USES

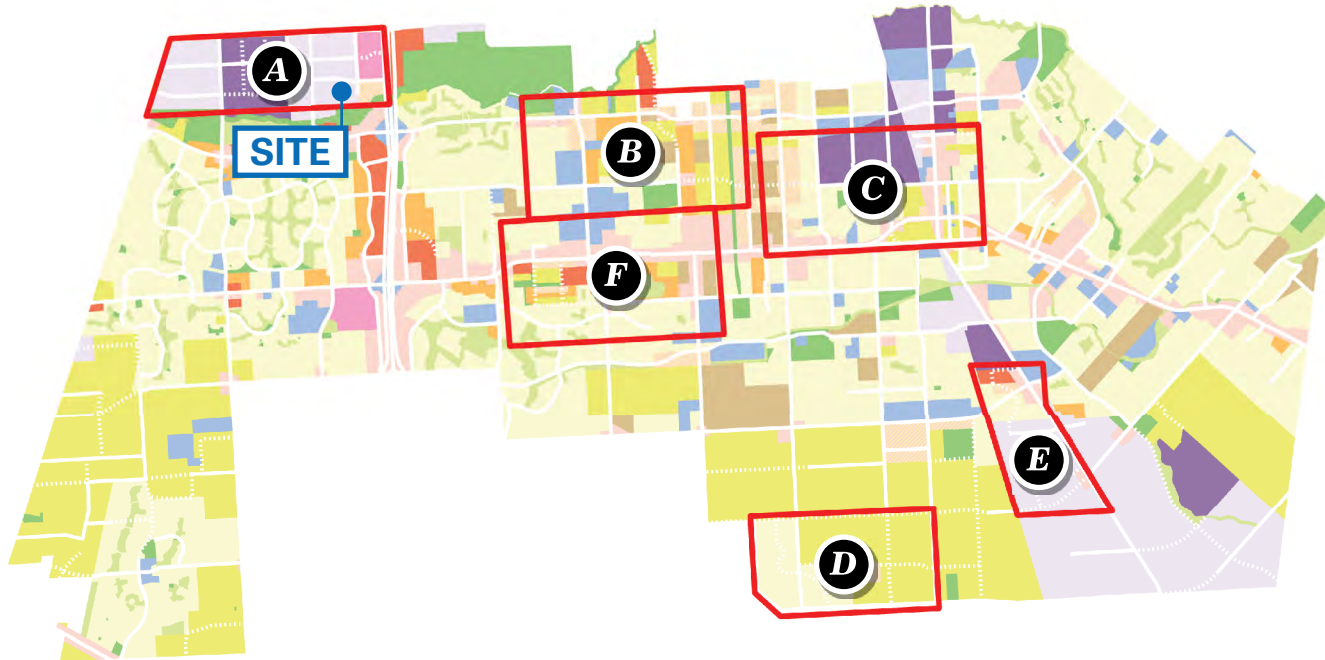
- Manufacturing Centers
- Medical Offices
- Technology/Data Centers
- Flex Offices

SECONDARY LAND USES

- Civic and Institutional Uses
- Commercial (Serving Primarily Industrial Buildings)
- Parks

Zoning, Future Land Use, and Entitlement

- A LOWER KIRBY** **C GREATER OLD TOWN** **E SH 35/BAILEY**
B HUGHES RANCH/STONE **D OLD MASSEY RANCH** **F BROADWAY/CULLEN**



Catalyst Sites

- Established Residential Estate (ERE)
- Traditional Residential (TR)
- Compact Residential (CR)
- Urban Living (UL)
- Mixed-Use Center (MU)
- Town Center (TC)

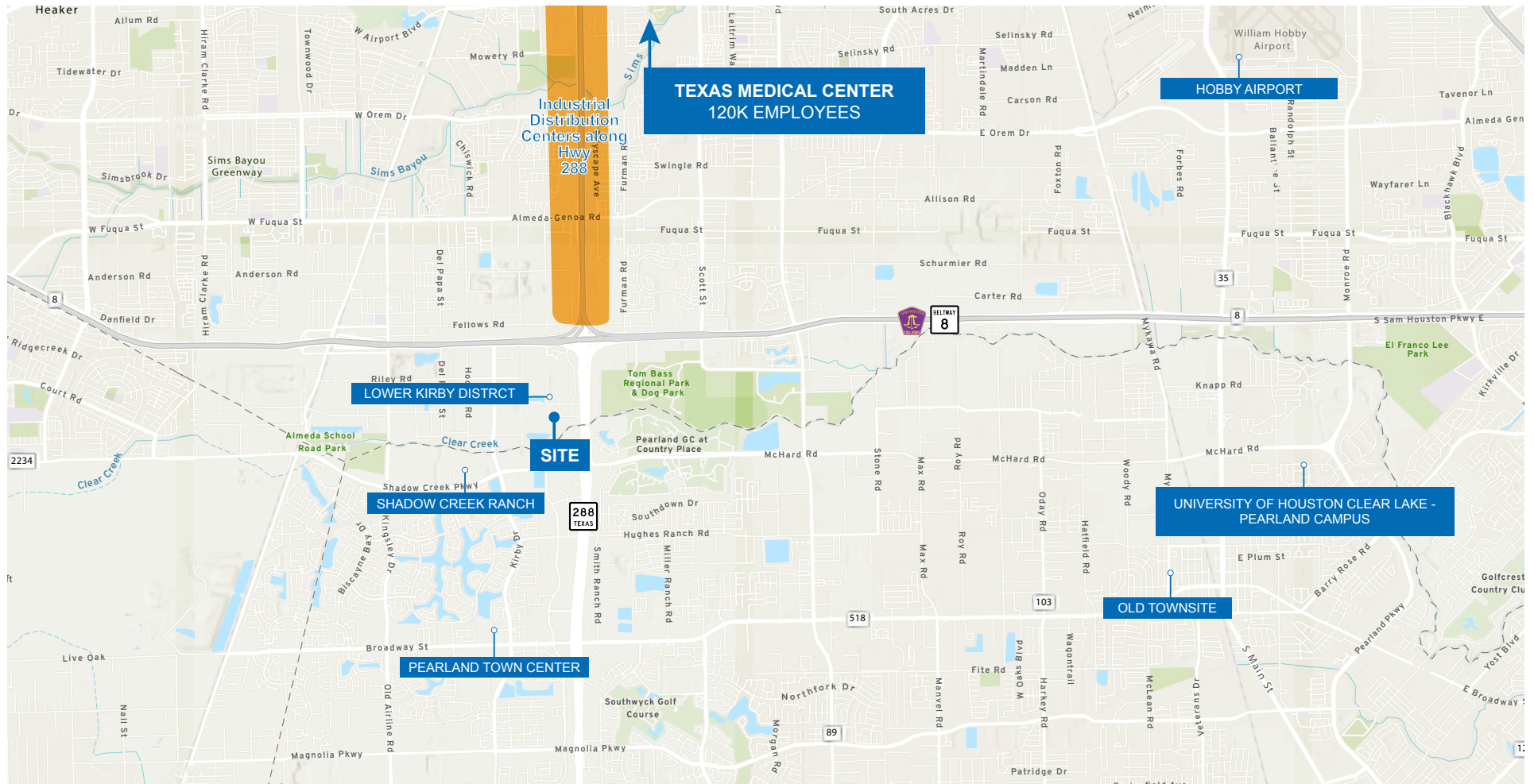
- Commercial Center (COM)
- Business Park (BP)
- Professional Services & Industrial (PRO)
- Manufacturing & Warehouse (MW)
- Public Use (PUB)
- Parks and Open Space (PRK)
- Natural Areas & Outdoor Tourism (NAT)

LOWER KIRBY

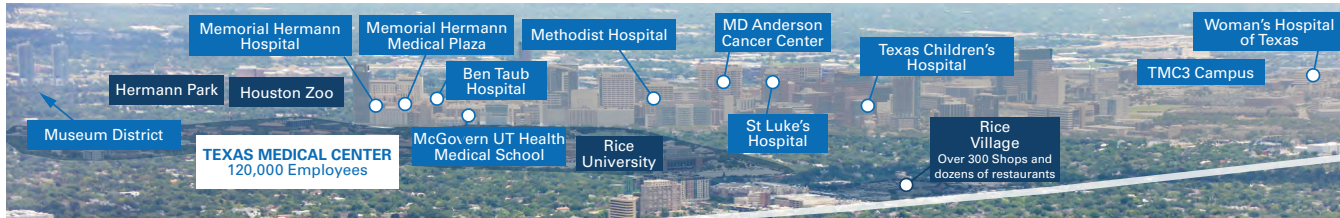
The Lower Kirby area is generally defined by Beltway 8 to the north, SH 288 to the east, Farm-to-Market 521/Alameda Road to the west, and Clear Creek to the south. It is in a prime location within Pearland—easily accessible from major roadways and has larger portions of contiguous available land for development, giving it the potential to be a regional destination and major employment center. Its accessibility to these regional roadways also makes it an attraction for mixed-use, office, manufacturing, warehouse, and industrial businesses. The area has already begun to develop with these land uses. Adjacent to SH 288 on the west, existing development includes the Bass Pro Shops building on the north as well as the Ivy District on the south, which is planning to include residential, retail, office, and other mixed-use developments. Between these two developments, there is a large portion of land that has the potential to shape the future of the Lower Kirby area. Future uses should complement the existing and currently developing land uses, while taking advantage of the regional nature of the site.

In 2011, the Pearland Economic Development Corporation (PEDC), together with the City of Pearland, completed the Lower Kirby Urban Center Master Plan and Implementation Strategy. This document should be referenced for specific planning opportunities, design, and implementation strategies.

Located within the Growing Pearland Community



The Texas Medical Center



\$5 Billion in Development



Medistar Innovation Tower will be a mixed-use project with a 50-story, 1.7 million square foot tower that includes collaborative office space and 410 luxury apartments with retail and dining amenities.



Levit Green serves the growing demand for life sciences with lab and research facilities. The development also includes multifamily and retail. Phase I of the project was recently delivered.



Texas A&M Innovation Tower will be a five-acre, \$546 million development with a 17-story integrated medical office atop a 13-story parking garage with retail and dining options, as well as a 19-story, 714-bed student housing tower.



The Texas Medical Center at a Glance

120K+
EMPLOYEES

5K
DOCTORS

15K
NURSES

21
HOSPITALS

#1

LARGEST MEDICAL CENTER IN THE
WORLD | 1,345 Acres

171K
SURGERIES ANNUALLY

7.1M+
VISITORS PER YEAR

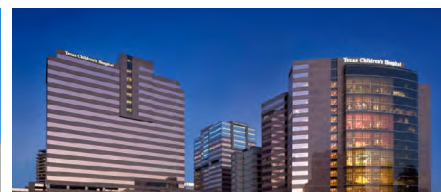
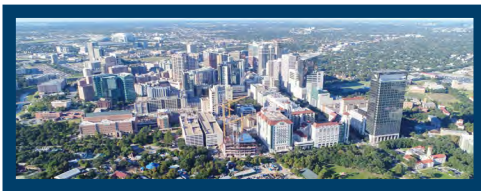
50M
SF OF COMMERCIAL SPACE

TMC³ broke ground in April 2021 and includes 250,000 square feet of labs with an additional 138,000 square feet of commercial and retail space. The 410-room TMC Hotel and Conference center is part of the development. TMC³ will add 26,000 jobs to the area.

The Texas Medical Center



#	HOSPITALS
1.	Memorial Hermann Hospital
2.	UT Medical School
3.	Ben Taub Hospital
4.	Methodist Hospital
5.	Texas Medical Center
6.	Baylor College of Medicine
7.	MD Anderson Cancer Center
8.	CHI-St. Luke's Hospital
9.	Veterans Affairs Hospital
10.	Texas Children's Hospital
11.	Baylor McNair Campus
12.	Shriners Hospital for Children
13.	Texas Orthopedic Hospital
14.	The Woman's Hospital of Texas
15.	Kindred Hospital Houston Medical Center
16.	Park Plaza Hospital
17.	Cornerstone Hospital of Houston Medical Center



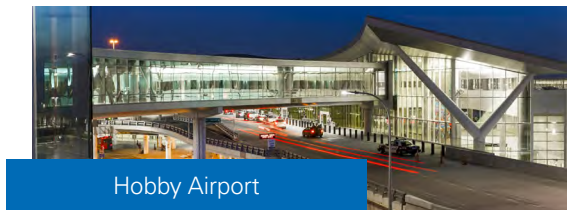
Excellent Access to Other Key East Houston Destinations



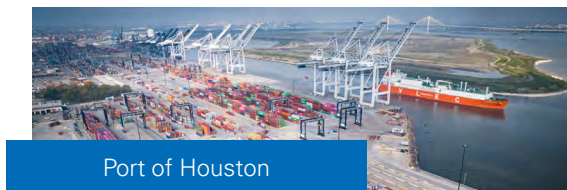
Texas Medical Center



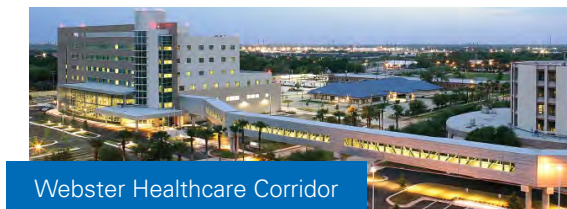
Central Business District



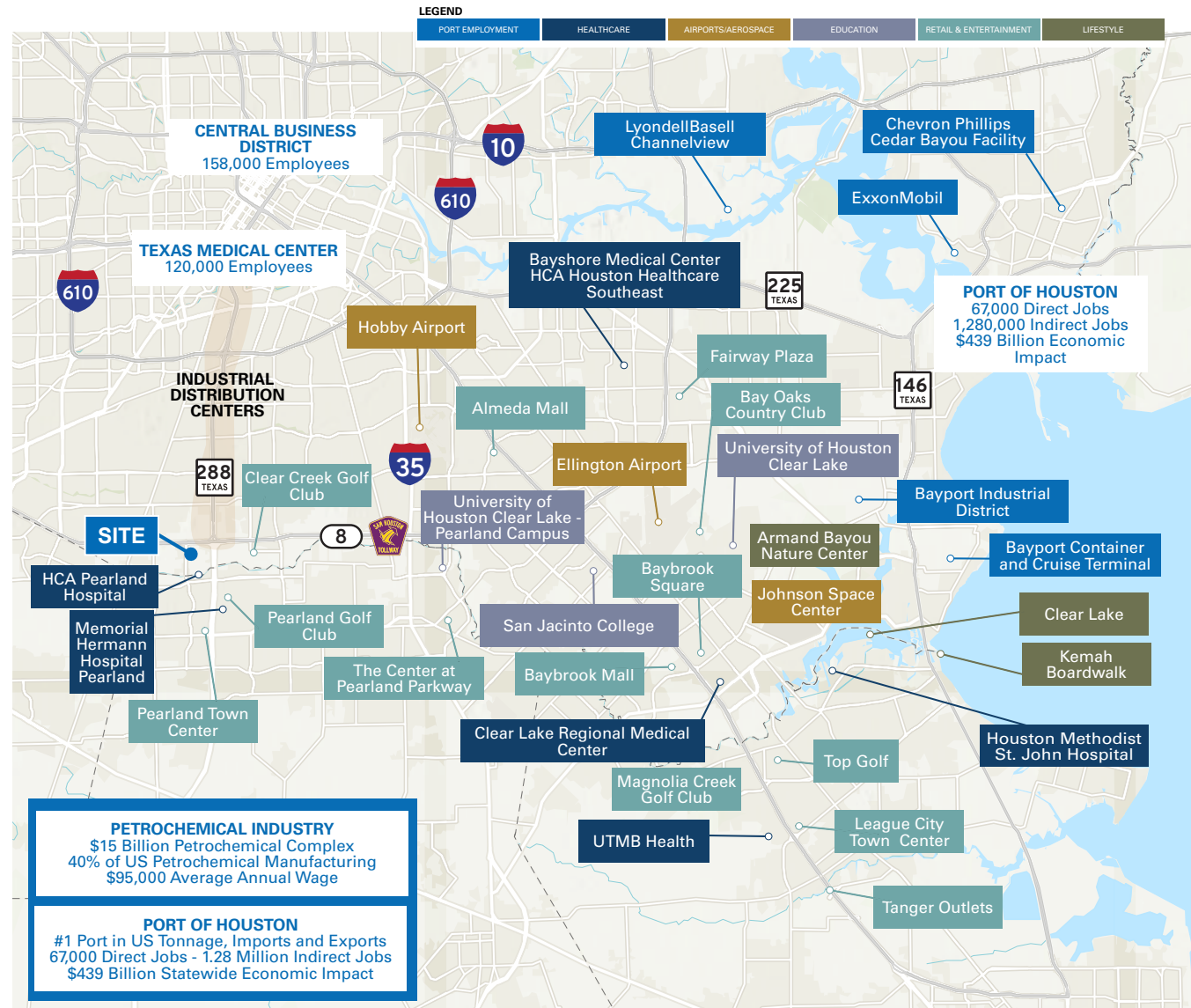
Hobby Airport



Port of Houston



Webster Healthcare Corridor



Disclaimer

PROPERTY MARKETING

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

OFFERING MEMORANDUM

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (March 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

Information on Brokerage Relationships

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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