

OFFERING MEMORANDUM

12152 SHADOW CREEK PKWY. PEARLAND, TX | 77584

±15,832 SF SINGLE-STORY RETAIL BUILDING



**LEE &
ASSOCIATES**

AVAILABLE FOR SALE

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a presentation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner nor Lee & Associates-Houston nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



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EXECUTIVE SUMMARY

Lee & Associates is pleased to offer for sale the fee simple interest in **12152 SHADOW CREEK PARKWAY**, in Pearland, Texas. It is a single tenant, single story retail building of 15,832 square feet that is on a single lot totaling 1.5 acres. The lease is a 15 year Triple Net lease with approximately 13 years of term remaining. Tenant is responsible for all repairs and maintenance on the property, except for the roof, but landlord's responsibility for the roof expires at the end of the third year of the lease.

The City of Pearland, Texas, located just south of Houston, Texas, is expected to grow from approximately 125,000 people in 2020 to approximately 155,000 people in 2040. The median household income in Pearland is \$112,470.



PROPERTY OVERVIEW

ADDRESS	12152 Shadow Creek Pkwy. Pearland, TX 77584
YEAR BUILT	2016
BUILDING SIZE	±15,832 SF
LAND SIZE	1.5 Acres
PROPERTY TYPE	Single Tenant Retail
PARKING	50 Spaces
ZONING	PUD (Retail, Office, & Services)
COUNTY	Brazoria County
PURCHASE PRICE	Call for pricing



PROPERTY IMAGES





PROPERTY AERIAL



LOCATION OVERVIEW

PEARLAND, TX

12152 Shadow Creek Parkway is ideally located in Pearland, Texas on the northwestern side of the city, just a few minutes south of Houston's city limits. The property benefits from being located within one of the fastest growing suburbs in the Houston area. In 2000, the population of Pearland was approximately 37,640. By 2025, the population is estimated to be about 130,000 people. The median age of the population is 36.5 years old and the median household income is about \$112,470. The home ownership rate is over 75%. All of the census data points to an ideal location for child care businesses.

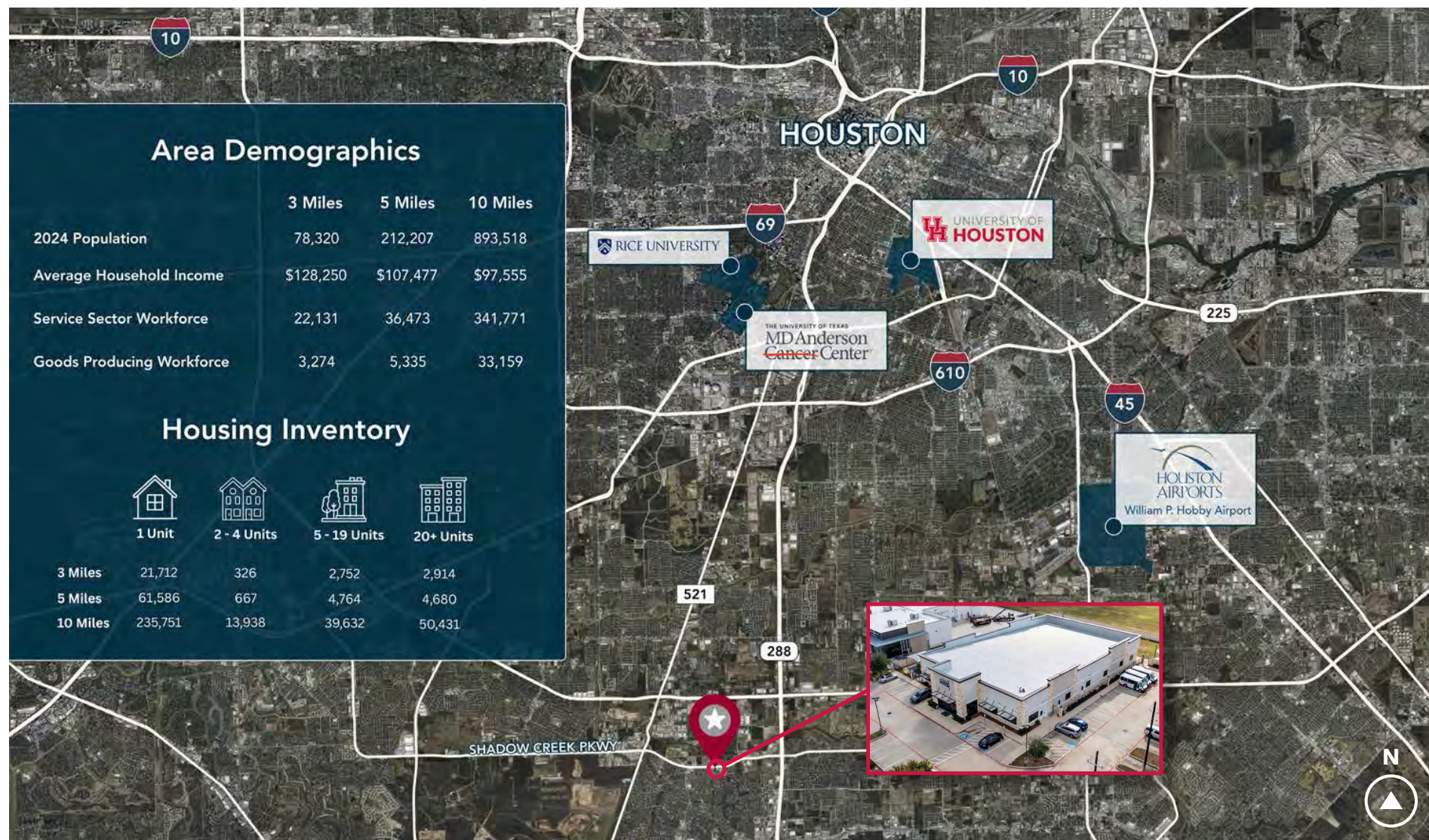
The Property is located near mostly single-family homes, with easy access off of Shadow Creek Parkway, a four (4) lane major thoroughfare. Also nearby is a Junior High School and an Elementary School as well as retail developments, hotels, office buildings and several city buildings. Pearland is neighbored by Friendswood to the east and Missouri City to the west, two other fast-growing suburbs. The Property is approximately 30 minutes from downtown Houston.



LOCATION MAP



DEMOGRAPHICS



NEIGHBORING BUSINESSES



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501