



# SHOPS AT POMONA PARKWAY

1450 Pomona Pkwy, | Manvel, TX 77578





Space for lease 18,019 SF

Rental Rate \$32.00 - \$34.00 SF

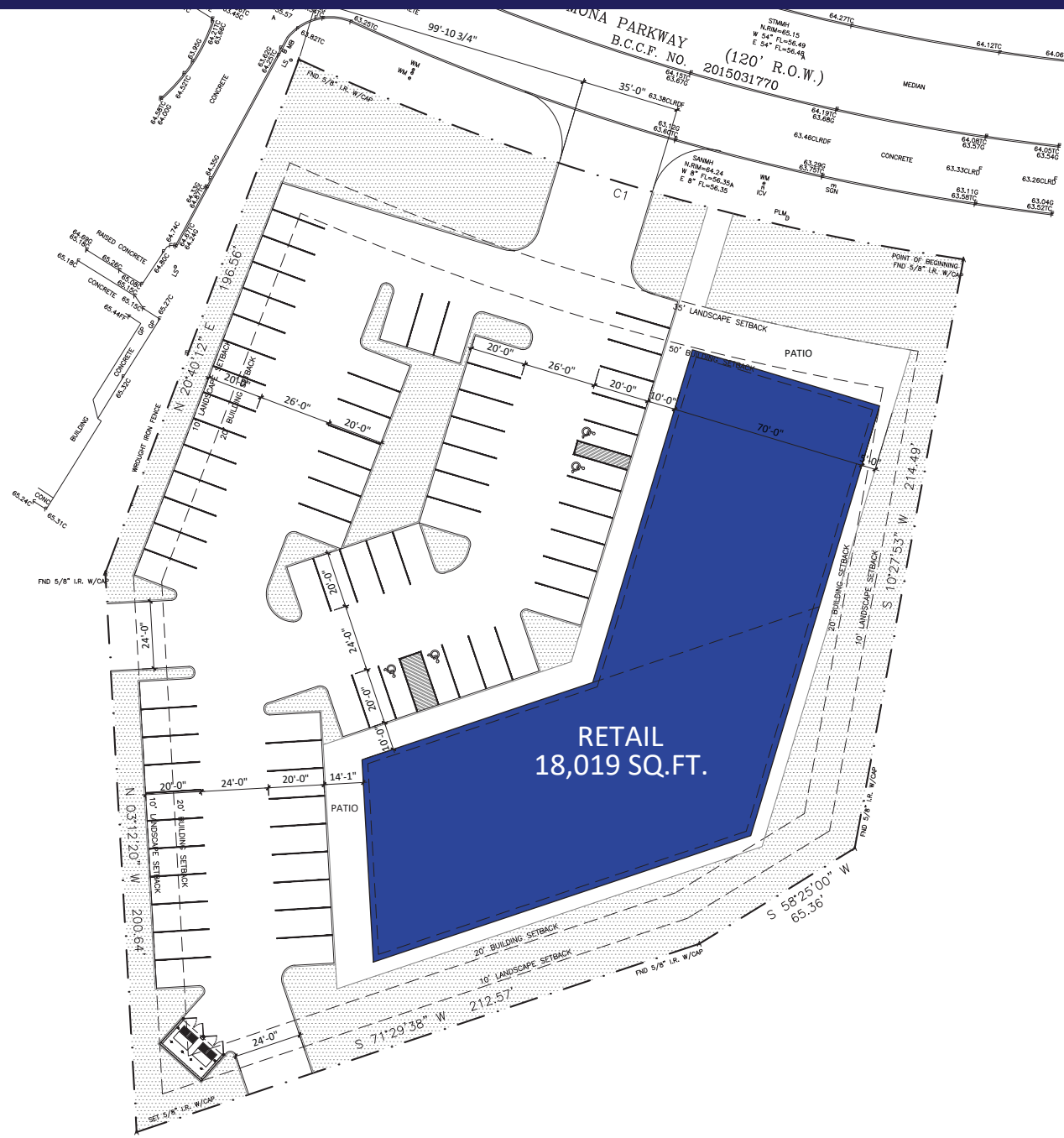
NNN \$8.00 PSF

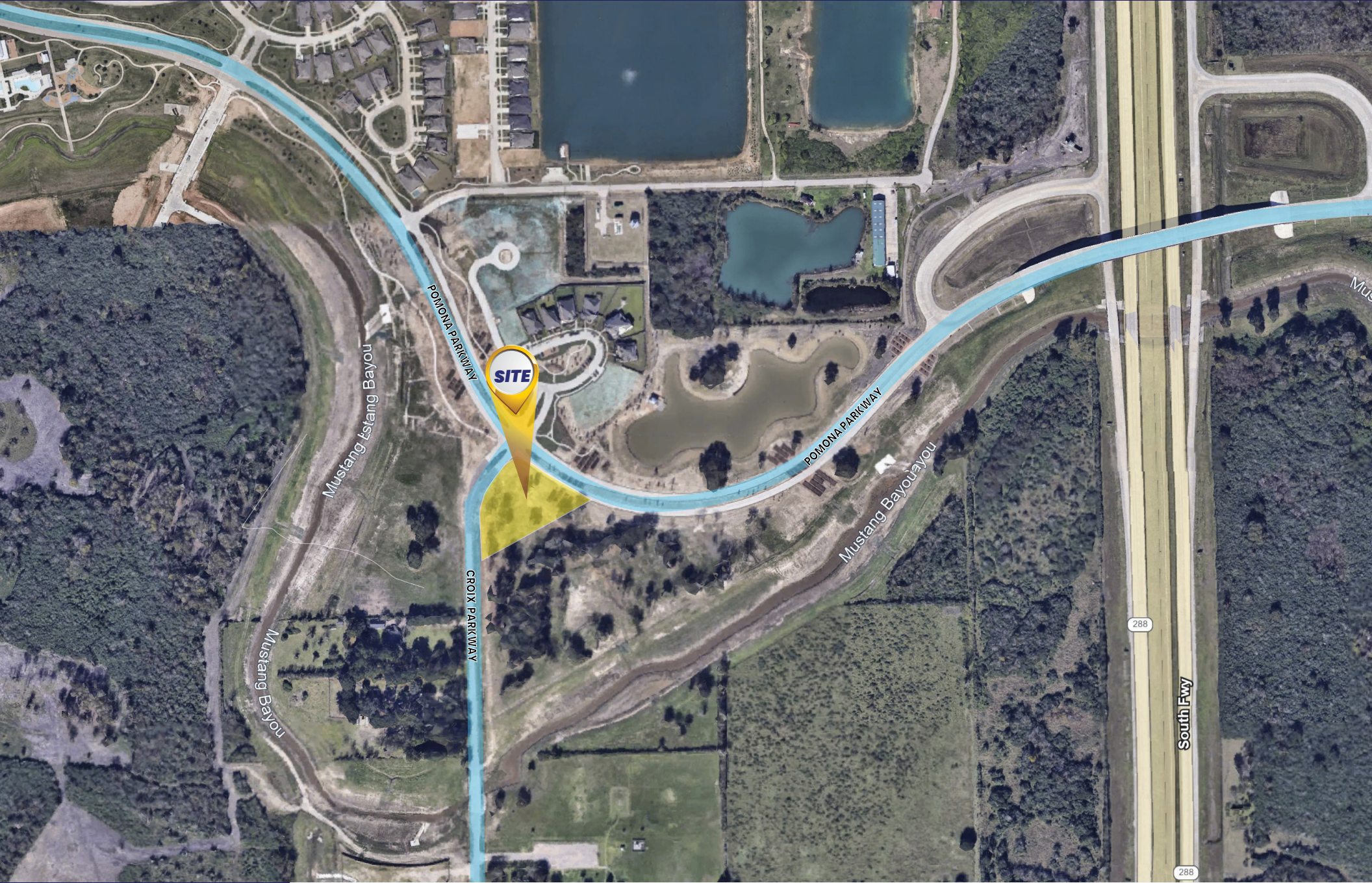
Property Highlights

- Class A Retail Shopping Center
- End-cap Available with Drive-Thru
- High Income Demographics
- Centrally located in Master Planned Community
- This ± 4.78-acre commercial reserve is at the main entryway of the 1,100+ acre master-planned community of Pomona in the rapidly expanding SH-288 South market. Pomona is development of acclaimed developer Hillwood Communities. with ± 2,200 lots at build out Highland Homes, David Weekley, Coventry Plantation and Trendmaker are all actively building in Pomona.
- The community is rich with family-oriented amenities. As of 2023, over 1,500 new homes have been sold in Pomona, the most of any master-planned community on SH-288, with an average sales price of \$596,000. This Site is currently filled above the 100-year floodplain.
- This site represents a great opportunity for neighbourhood service-oriented retail, medical, daycare, senior’s living and much

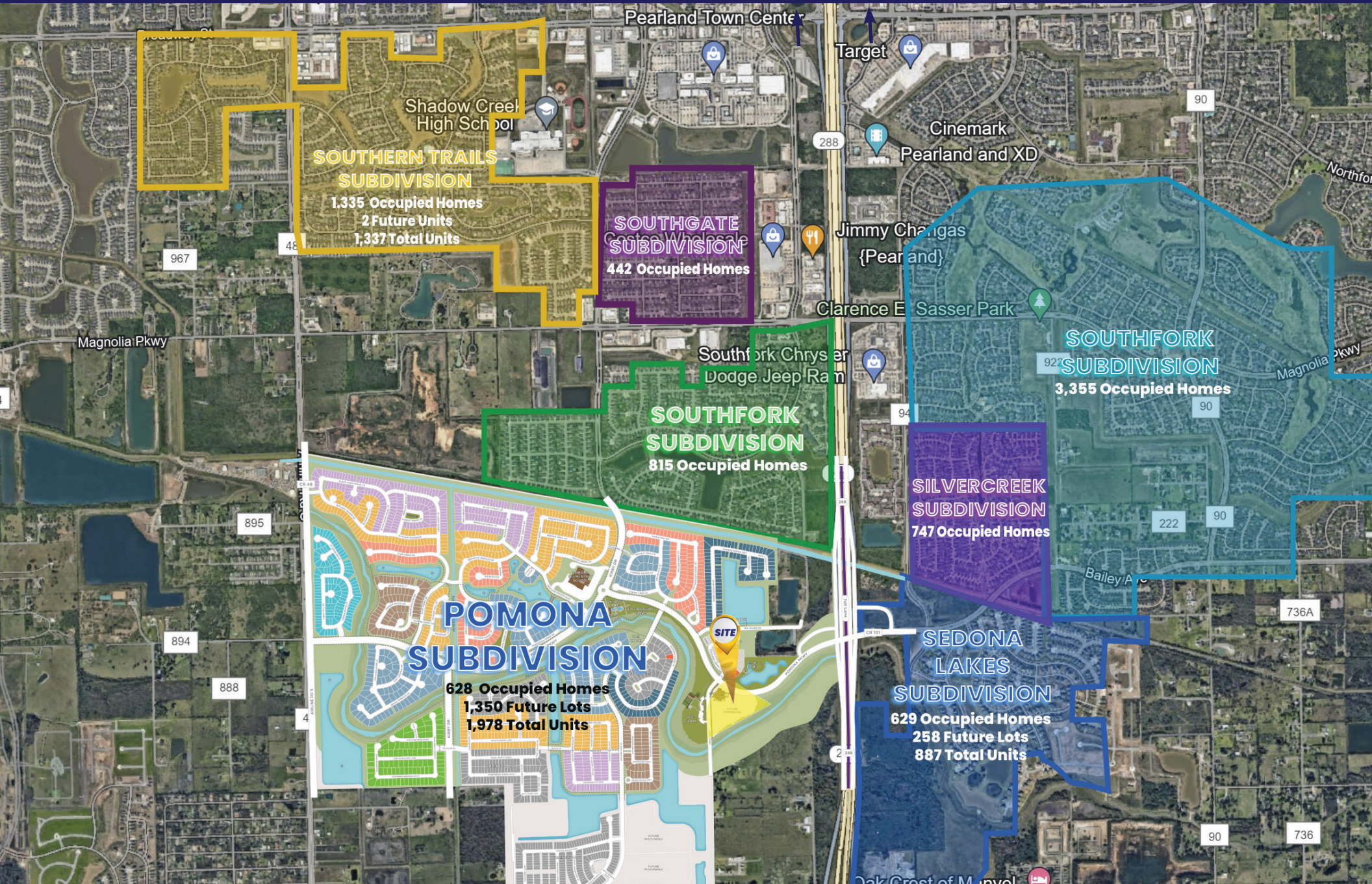






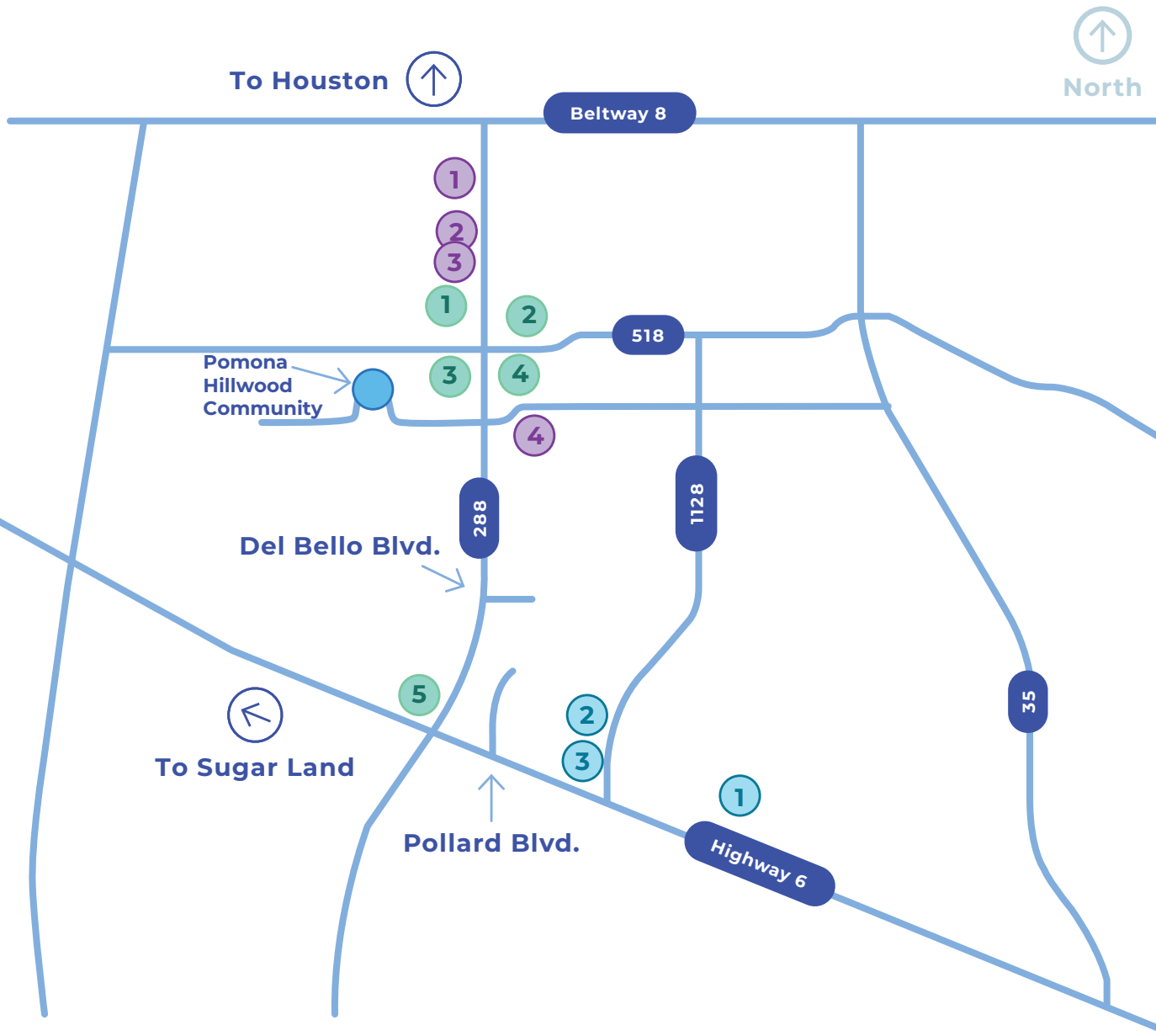


# THE SHOPS AT POMONA PARKWAY



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AERIAL | PROPERTY INFORMATION



**SHOPPING & DINING**

- 1 Shadow Creek Ranch Town Center
- 2 The Crossing
- 3 Pearland Town Center
- 4 Silverlake Village
- 5 Manvel Town Center

**MEDICAL**

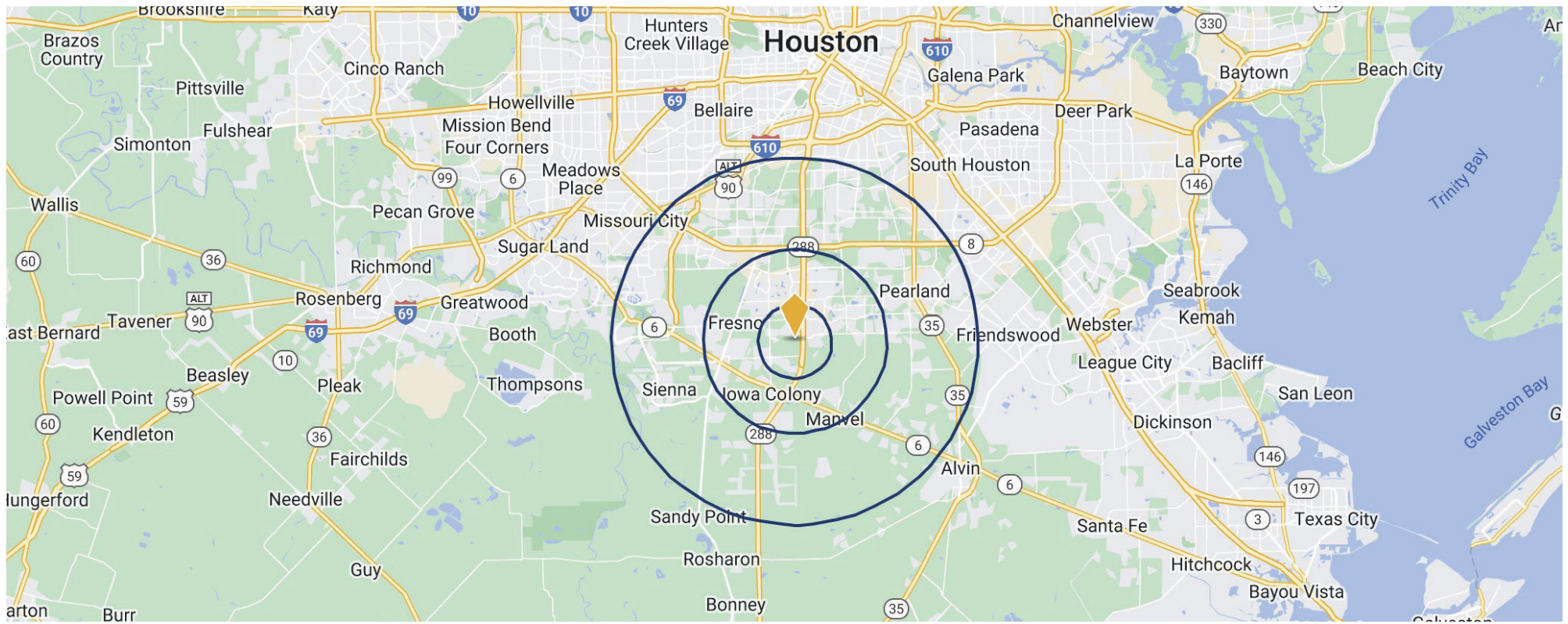
- 1 HCA Houston Healthcare Pearland
- 2 Kelsey-Seybold Pearland Clinic
- 3 Memorial Hermann Pearland Hospital
- 4 APT Urgent Care

**EDUCATION**

- 1 E.C. Mason Elementary
- 2 Manvel Junior High
- 3 Manvel High School



# THE SHOPS AT POMONA PARKWAY



Population	2 mile	5 mile	10 mile
2010 Population	27,318	128,859	493,127
2023 Population	30,850	139,731	532,986
2028 Population Projection	34,728	158,205	595,245
Annual Growth 2010-2023	1.0%	0.6%	0.6%
Annual Growth 2023-2028	2.5%	2.6%	2.3%
Median Age	35.3	36	36
Bachelor's Degree or Higher	43%	47%	34%
U.S. Armed Forces	211	399	483

Households	2 mile	5 mile	10 mile
2010 Households	8,664	42,564	161,947
2023 Households	9,739	45,854	174,402
2028 Household Projection	10,971	51,923	194,976
Annual Growth 2010-2023	1.4%	1.0%	0.9%
Annual Growth 2023-2028	2.5%	2.6%	2.4%
Owner Occupied Househol...	8,676	38,978	142,565
Renter Occupied Househol...	2,295	12,945	52,411
Avg Household Size	3.1	3	3
Avg Household Vehicles	2	2	2
Total Specified Consumer ...	\$387.9M	\$1.8B	\$6B

Income	2 mile	5 mile	10 mile
Avg Household Income	\$137,794	\$130,420	\$106,066
Median Household Income	\$118,468	\$105,268	\$80,160
< \$25,000	799	3,016	20,284
\$25,000 - 50,000	1,026	5,246	28,979
\$50,000 - 75,000	1,484	7,798	33,269
\$75,000 - 100,000	591	5,638	22,624
\$100,000 - 125,000	1,313	5,835	19,372
\$125,000 - 150,000	931	3,944	12,930
\$150,000 - 200,000	1,756	6,595	17,223
\$200,000+	1,840	7,783	19,722



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**LOCATION MAP**



# 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 our counter-offer from the client;
- 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. Please acknowledge receipt of this notice below and retain a copy for your records

**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.

<u>ROM, LLC</u>	<u>9000029</u>	<u>info@romcp.com</u>	<u>713.237.0000</u>	_____	_____	_____	_____
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Rafael Melara</u>	<u>496309</u>	<u>rafael@romcp.com</u>	<u>713.237.0000</u>	_____	_____	_____	_____
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

\_\_\_\_\_  
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)  
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