

► SHADOW CREEK RANCH TOWN CENTER

NW Corner of FM 518 @ Highway 288 in Pearland, Texas 77584



LOCATED ON HARD CORNER OF HIGHLY DESIRABLE INTERSECTION



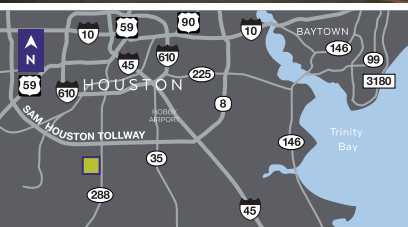
HOBBY LOBBY

ASHLEY

Academy
SPORTS+OUTDOORS

Burlington

DYNAMIC
FITNESS



VEHICLES PER DAY

Hwy 288 north of FM 518 / Broadway St	141,926
Hwy 288 south of FM 518 / Broadway St	98,658
FM 518 / Broadway St east of Hwy 288	46,036
FM 518 / Broadway St west of Hwy 288	29,653

AVERAGE INCOME

1 Mile	\$132,946
3 Miles	\$156,209
5 Miles	\$134,794

POPULATION

1 Mile	10,689
3 Miles	79,839
5 Miles	177,610



John Clinkscales

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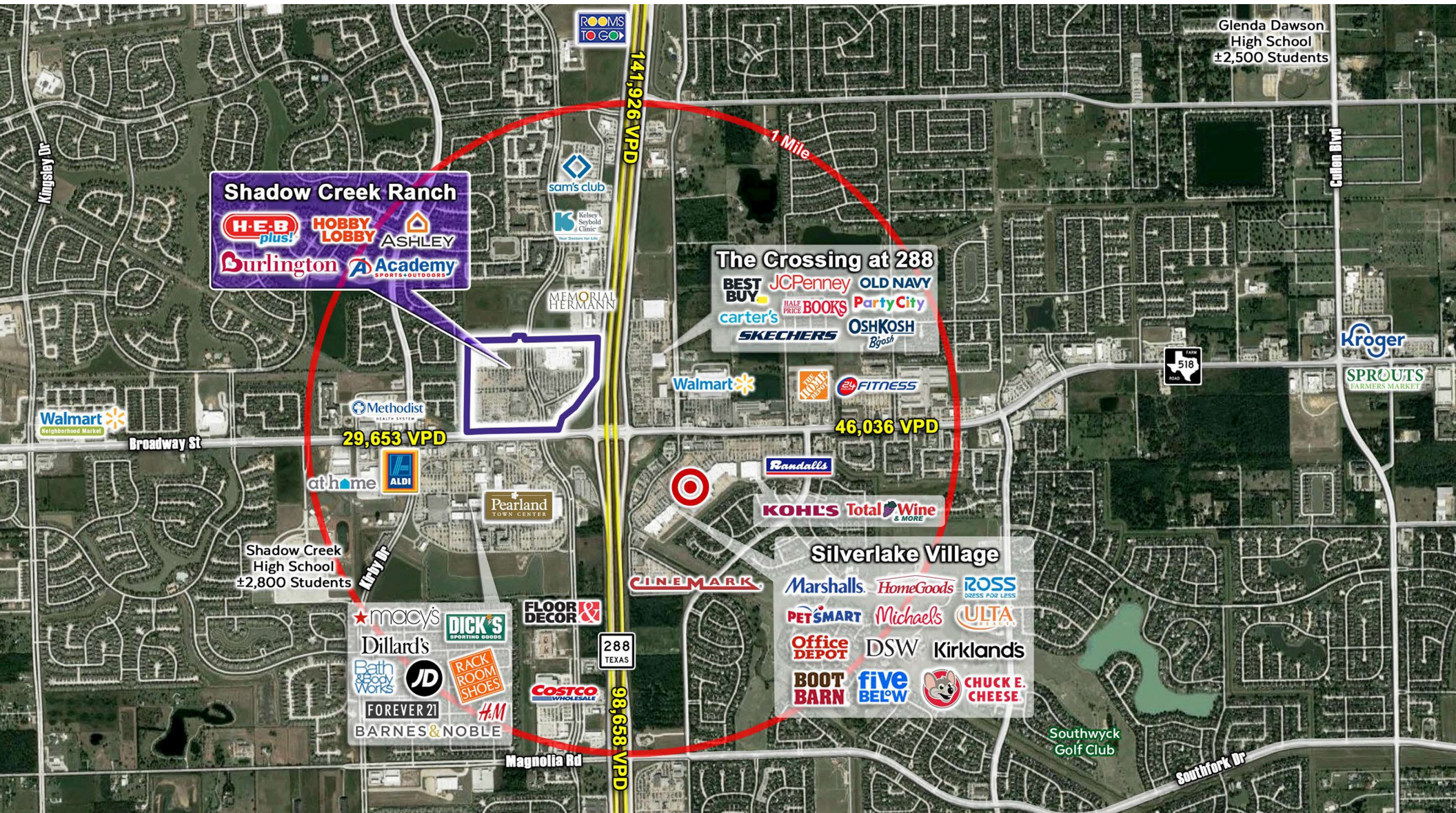
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OVER 80,000 PEOPLE AND INCOME OVER \$150,000 WITHIN THREE MILES



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10,000 • 4,000 • 2,541 • 2,250 • 2,250 • 1,600 • 1,400 • 1,070 • 895 SF • PAD SITES



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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Tenant List

Tenant	Address	SF/Acres
A H-E-B Plus	2805 Business Center Dr	
B Hobby Lobby	2808 Business Center Dr #110	
C Ashley Furniture	2808 Business Center Dr #120	
D Academy	2808 Business Center Dr #130	
E Burlington	2812 Business Center Dr	
F Dynamic Fitness	2810 Business Center Dr #144	
1 Amazing Lash Studio	2802 Business Center Dr #134	
2 Supreme Beauty Supply	2802 Business Center Dr #130	
3 McGrory Orthodontics	2802 Business Center Dr #118	
4 Eyes and Optics	2802 Business Center Dr #114	
5 Dive Zone Scuba	2802 Business Center Dr #112	
6 Any Lab Test Now	2802 Business Center Dr #110	
7 Subway	2802 Business Center Dr #106	
8 AVAILABLE	2802 Business Center Dr #100	2,250
9 AVAILABLE	2803 Business Center Dr #101	10,000
10 AVAILABLE	2803 Business Center Dr #118	4,000
11 Moon Family Dentistry	2803 Business Center Dr #121	
12 AVAILABLE	2803 Business Center Dr #125	2,250
13 Twin Liquors	2803 Business Center Dr #127	
14 Supercuts	2803 Business Center Dr #133	
15 Xfinity	2803 Business Center Dr #134	
16 H&R Block	2803 Business Center Dr #135	
17 AVAILABLE	2803 Business Center Dr #136	895
18 FedEx Office	10904 Memorial Hermann #103	
19 AVAILABLE	10904 Memorial Hermann #105	1,070
20 1Life Healthcare	10904 Memorial Hermann #109	
21 Verizon	10904 Memorial Hermann #113	
22 Denny's	11221 Broadway St	

Tenant List (Continued)

Tenant	Address	SF/Acres
23 Frost Bank	11201 Broadway St	
24 Comerica Bank	11151 Broadway St	
25 Slim Chickens	11131 Broadway St	
26 Taco Cabana	11111 Broadway St	
27 PNC Bank	11091 Broadway St	
28 Houston Swim Club	2810 Business Center Dr #148	
29 Jamba	2810 Business Center Dr #138	
30 Eight Turn Crêpe	2810 Business Center Dr #137	
31 The Joint Chiropractic	2810 Business Center Dr #134	
32 Top Tailor	2810 Business Center Dr #136	
33 My Favorite Cleaners	2810 Business Center Dr #132	
34 Aisha's Salon and Spa	2810 Business Center Dr #130	
35 Pizza Parlor	2810 Business Center Dr #128	
36 Dog House Pet Salon	2810 Business Center Dr #126	
37 Sakura Japanese	2810 Business Center Dr #124	
38 Thai Cottage	2810 Business Center Dr #122	
39 Salata	2810 Business Center Dr #120	
40 Massage Heights	2810 Business Center Dr #118	
41 Club Pilates	2810 Business Center Dr #114	
42 AVAILABLE	2810 Business Center Dr #112	1,600
43 Pure Barre	2810 Business Center Dr #110	
44 The Teahouse Tapioca & Tea	2810 Business Center Dr #111	
45 AVAILABLE	2810 Business Center Dr #109	2,541
46 Eco Dental	2810 Business Center Dr #108	
47 AVAILABLE	2810 Business Center Dr #106	1,400
48 MOD Pizza	2810 Business Center Dr #102	
49 McDonald's	2815 Business Center Dr	
50 Wells Fargo	2821 Business Center Dr	

AVAILABLE LEASE PENDING EXECUTED



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Tenant List (Continued)

Tenant	Address	SF/Acres
51  Men's Wearhouse	2813 Business Center Dr #109	
52  T-Mobile	2813 Business Center Dr #103	
53  Snip-its	2811 Business Center Dr #109	
54  Pearland Modern Dentistry	2811 Business Center Dr #105	
55  My Kid's Dentist & Ortho	2811 Business Center Dr #101	
56  LongHorn Steakhouse	2809 Business Center Dr	
57  AVAILABLE	Business Center Dr	.96 Acres
58  AVAILABLE	Business Center Dr	.98 Acres
59  Lease Pending	Memorial Hermann Dr	



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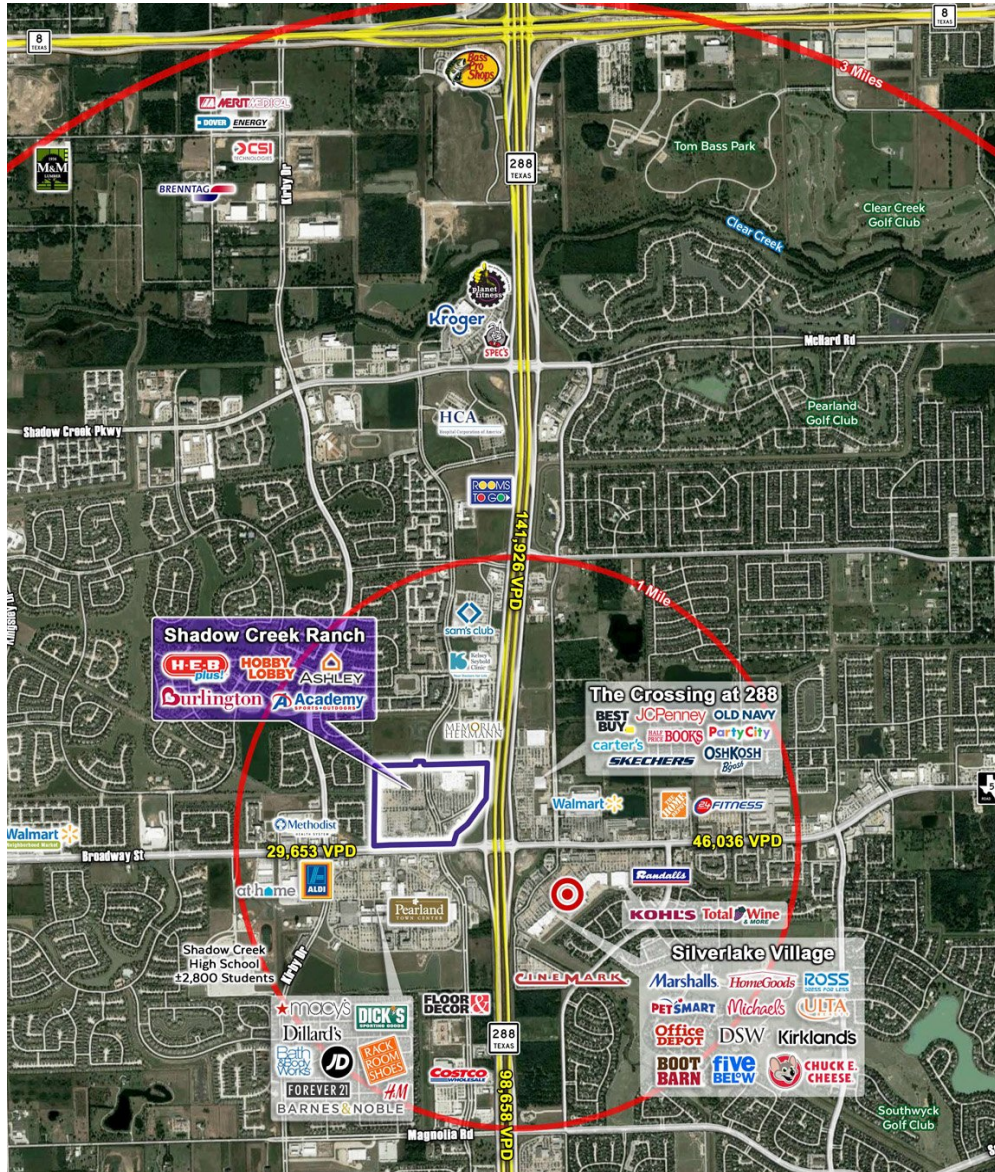
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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/shadow-creek



Lat/Lon: 29.5583/-95.3907

Shadow Creek Ranch Town Center

Pearland, TX 77584

	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	10,689	79,839	177,610
2028 Projected Population	11,081	85,327	194,804
2020 Census Population	9,898	77,212	171,517
2010 Census Population	6,723	52,475	120,609
Projected Annual Growth 2023 to 2028	0.7%	1.4%	1.9%
Historical Annual Growth 2010 to 2023	4.5%	4.0%	3.6%
2023 Median Age	33.7	34.8	33.2
Households			
2023 Estimated Households	3,645	27,589	59,618
2028 Projected Households	3,861	30,198	66,565
2020 Census Households	3,351	26,531	56,996
2010 Census Households	2,296	17,920	39,456
Projected Annual Growth 2023 to 2028	1.2%	1.9%	2.3%
Historical Annual Growth 2010 to 2023	4.5%	4.2%	3.9%
Race and Ethnicity			
2023 Estimated White	30.1%	33.6%	28.6%
2023 Estimated Black or African American	32.0%	28.3%	33.2%
2023 Estimated Asian or Pacific Islander	22.3%	21.3%	13.0%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.8%
2023 Estimated Other Races	15.2%	16.4%	24.4%
2023 Estimated Hispanic	18.0%	19.7%	31.4%
Income			
2023 Estimated Average Household Income	\$132,946	\$156,209	\$134,794
2023 Estimated Median Household Income	\$136,705	\$136,743	\$112,031
2023 Estimated Per Capita Income	\$45,400	\$54,015	\$45,270
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.3%	5.9%
2023 Estimated Some High School (Grade Level 9 to 11)	1.1%	3.3%	4.9%
2023 Estimated High School Graduate	9.4%	11.3%	18.0%
2023 Estimated Some College	14.0%	17.1%	18.9%
2023 Estimated Associates Degree Only	6.3%	7.0%	7.3%
2023 Estimated Bachelors Degree Only	38.6%	33.7%	26.3%
2023 Estimated Graduate Degree	28.2%	25.4%	18.7%
Business			
2023 Estimated Total Businesses	955	3,716	6,274
2023 Estimated Total Employees	7,261	23,481	40,108
2023 Estimated Employee Population per Business	7.6	6.3	6.4
2023 Estimated Residential Population per Business	11.2	21.5	28.3



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INFORMATION ABOUT BROKERAGE SERVICES

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	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	



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20