

# COMMERCIAL RESERVE AT SHADOW CREEK RANCH

SHADOW CREEK RANCH | PEARLAND, TEXAS

SITES AVAILABLE UP TO 3 ACRES FOR SALE

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# PROPERTY INSIGHTS

Shadow Creek Ranch is a nationally recognized 3,300 acre master planned community on the dynamic SH 288 Corridor in Pearland, TX. Pearland is less than 8 miles south of the world renowned Texas Medical Center which is the largest employer per capita of Pearland residents. There are numerous infrastructure projects underway highlighted by the SH 288 Toll Road which will have a direct connector to Shadow Creek Ranch. The SH 288 Toll Road will be a 4 lane toll road that will span from the Texas Medical Center down south of Highway 6 and is estimated to be open 3Q 2020. Shadow Creek Ranch is served by Alvin ISD whom open new schools on annual basis to accommodate current demand as evidenced by the recently opened Shadow Creek Ranch SA High School with a combined ±3,000 students. faculty & staff.

## MARKET DIVERSITY

Trade area fundamentals are strong and growing at an unprecedented pace as the area is not overly exposed to the oil and gas industry and has flourished at a time when others have become stagnant. Pearland consistently ranks among the top fastest growing cities in the United States and has been praised for affordable cost of living, quality of schools and overall quality of life.

## TRADE AREA RETAIL

Trade area retailers include the Pearland Town Center with Macy's, Barnes & Noble, Dillard's, Dick's Sporting Goods and many other nationally accredited tenants. Other area retail includes HEB, Super Target, Best Buy, Bed Bath & Beyond, Ashley Furniture, Costco, Sam's, Kroger, Kohl's, Randall's and many others.

## TRADE AREA MEDICAL

The dynamic medical development in Shadow Creek Ranch includes three hospitals, four medical office buildings, and Kelsey Seybold's corporate campus which are either recently open or under construction. These combined projects by HealthSouth, Memorial Hermann, HCA and Kelsey Seybold will account for:

- 900,000+ SF of medical space
- \$250+ million in total project expenditure
- 1,950+ total employees and physicians
- 255 hospital beds

## TRADE AREA MEDICAL RESEARCH & DEVELOPMENT

The medical R & D segment of the trade area has exploded with the addition of Lonza Life Sciences, who recently began construction on their facility located on Kirby Drive. Lonza joins Merit Medical Systems and Cardiovascular Systems, Inc. and will have a combined footprint of 415,000+ SF and employ 800+ highly skilled scientists,engineers and biotech professionals.

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# PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:  
Up to 3 acres



# 221,292

Current Population  
Within 5-Mile Radius



# 76.87%

Population Growth  
Within a 1-mile Radius  
from 2010 to 2020



# \$152,576

Average HHI Within  
1-Mile Radius

# UP TO 3 ACRES AVAILABLE FOR SALE IN PEARLAND, TEXAS

## Site 1

2.982 acres located at the southwest corner of McHard Road and Kingsley Drive - UNDER CONTRACT

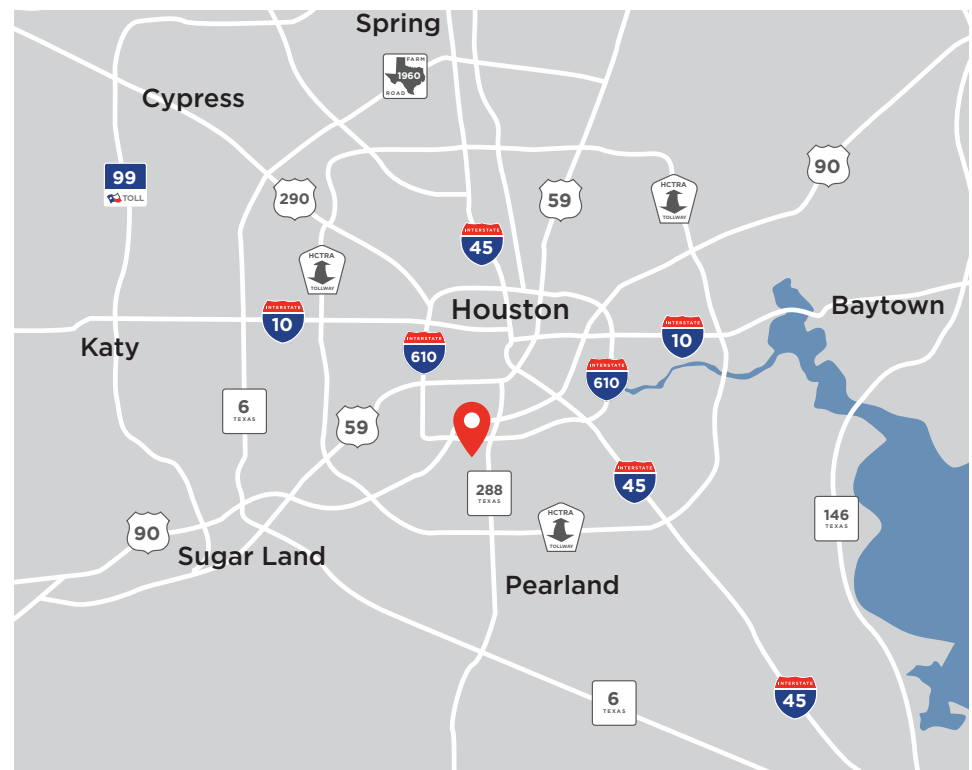
## Site 2

2.31 acres located at the southwest corner of McHard Road and Kingsley Drive.

## Site 3

1.94 acres located at the southeast corner of McHard Road and Kingsley Drive.

All sites have high density utilities available and off-site detention provided. The zoning for all sites is Shadow Creek Ranch PUD which allows for a wide variety of commercial uses that are typically found in a master planned community setting. All properties can be subdivided. Contact Broker for pricing and availability.



**Pearland Sports Park**  
4 softball fields, 4 baseball fields  
3 sand volleyball courts, 1 soccer field  
with a pavilion and amphitheater

Proposed Park & Ride



**UNDER CONTRACT**  
**SITE 1**  
**2.982 ACRES**



**SITE 3**  
**1.94 ACRES**

KINGSLEY DR



**SITE 2**  
**2.31 ACRES**



Coming Soon  
287-Unit Multi-Family

SHADOW CREEK PARKWAY



Shadow Creek Ranch  
12,750 Total  
Residential Units



Wilder  
Elementary  
855 Students





AERIALS + ACREAGE

# DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 04/2021

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	5,378	23,151	69,361
Current Population	15,189	72,152	221,292
2010 Census Average Persons per Household	2.82	3.12	3.19
2010 Census Population	8,632	44,564	162,525
Population Growth 2010 to 2020	76.87%	62.53%	36.39%

## CENSUS HOUSEHOLDS

1 Person Household	16.46%	17.30%	16.96%
2 Person Households	28.43%	26.93%	25.16%
3+ Person Households	55.12%	55.76%	57.87%
Owner-Occupied Housing Units	79.64%	76.10%	77.03%
Renter-Occupied Housing Units	20.36%	23.90%	22.97%

## RACE AND ETHNICITY

2020 Estimated White	53.63%	48.02%	38.19%
2020 Estimated Black or African American	21.58%	26.11%	37.76%
2020 Estimated Asian or Pacific Islander	15.45%	13.69%	8.66%
2020 Estimated Other Races	8.77%	11.68%	14.86%
2020 Estimated Hispanic	25.29%	29.11%	32.72%

## INCOME

2020 Estimated Average Household Income	\$152,576	\$135,347	\$103,310
2020 Estimated Median Household Income	\$120,812	\$109,726	\$90,511
2020 Estimated Per Capita Income	\$53,820	\$46,287	\$33,823

## EDUCATION (AGE 25+)

2020 Estimated High School Graduate	9.92%	15.31%	22.27%
2020 Estimated Bachelors Degree	31.92%	27.24%	21.19%
2020 Estimated Graduate Degree	27.74%	22.17%	15.15%

## AGE

2020 Median Age	35.5	34.9	34.1
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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.

## 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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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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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