

# The Shops at Pearland Parkway

NEQ of Pearland Parkway & FM 518 | Pearland, Texas

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New Shopping Center For Sale – 100% Leased



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This new, 14,992 SF strip center is 100% NNN leased to AT&T, Mattress One, Wing Stop, Texas Children's Hospital, Cozy Nails and TLN Family Dentistry. The site features excellent visibility, street signage, and easy access at the signalized intersection of Pearland Parkway and Providence. The property is adjacent to Lowe's and located directly across from a brand new H-E-B Food and Drug store and a new power center development anchored by Ross Dress for Less, TJ Maxx, Five Below, Petco, Rack Room Shoes, and Palais Royal.

Pearland is the fastest growing city in the Houston region. More Texas Medical Center employees live in Pearland than any other zip codes in the area. There are over 52,000 occupied home within a five-mile radius of the center. The site also features good density with over 170,000 people residing within a five mile radius.

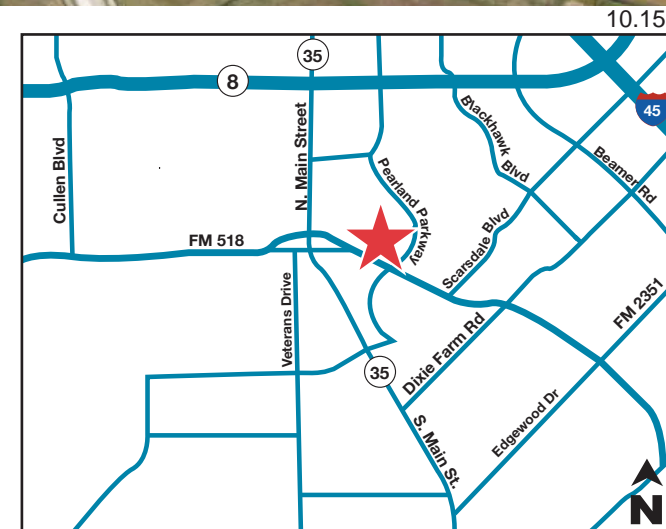
### INVESTMENT HIGHLIGHTS:

- Brand new construction, built 2015
- Among fastest growing suburb in US
- 87% of the lease space and 88% of the revenue stream derived from national or credit tenants
- Affluent trade area, Average HH income exceeds \$94,000 within 3 miles and \$83,500 within 5 miles.
- Building size: 14,992 SF
- Lot size: 1.71 acres
- NOI: \$420,900

### TRAFFIC COUNTS:

- 26,000+ CPD on Pearland Parkway
- 32,000 CPD on FM 518

### AREA RETAILERS

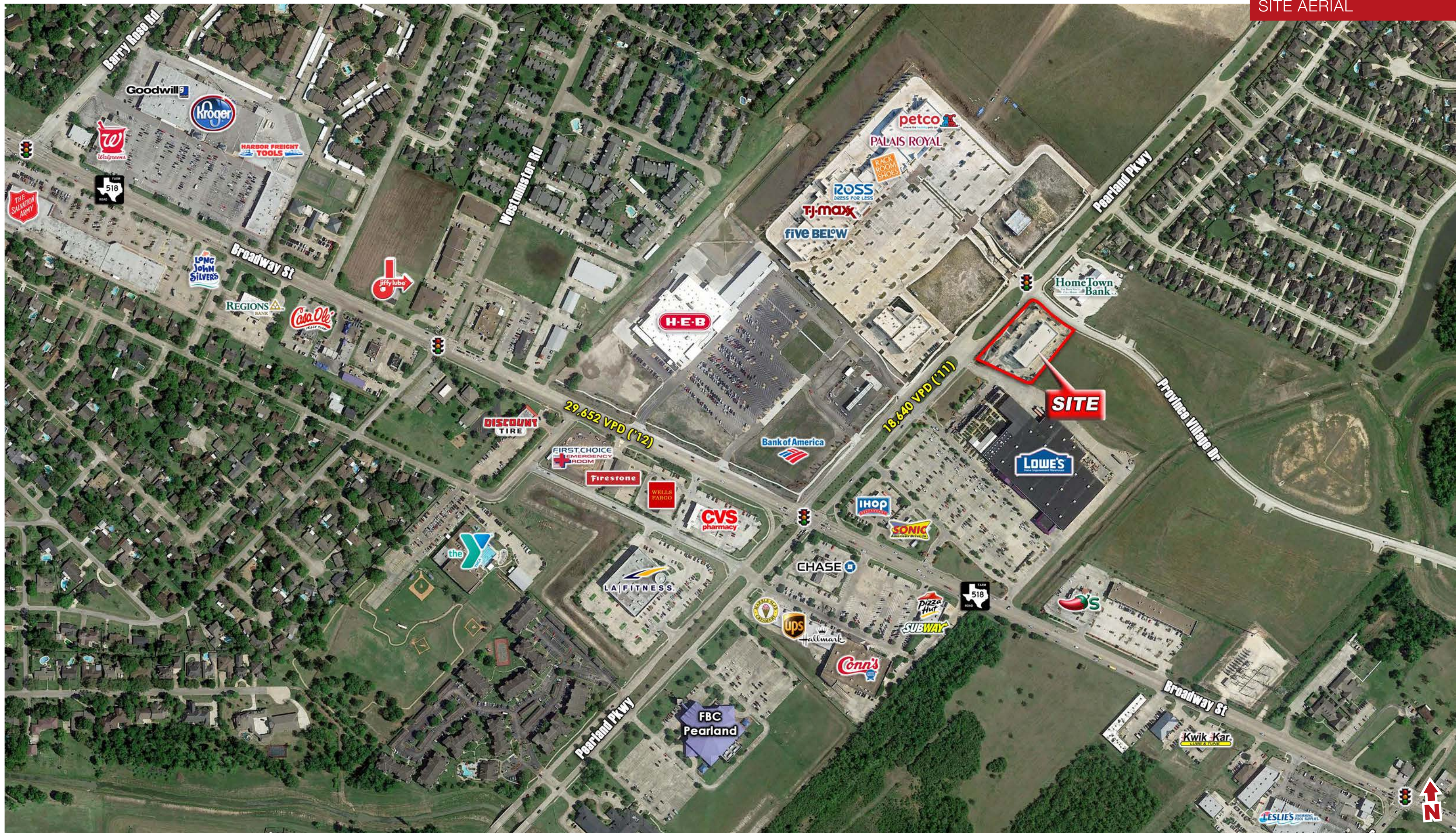


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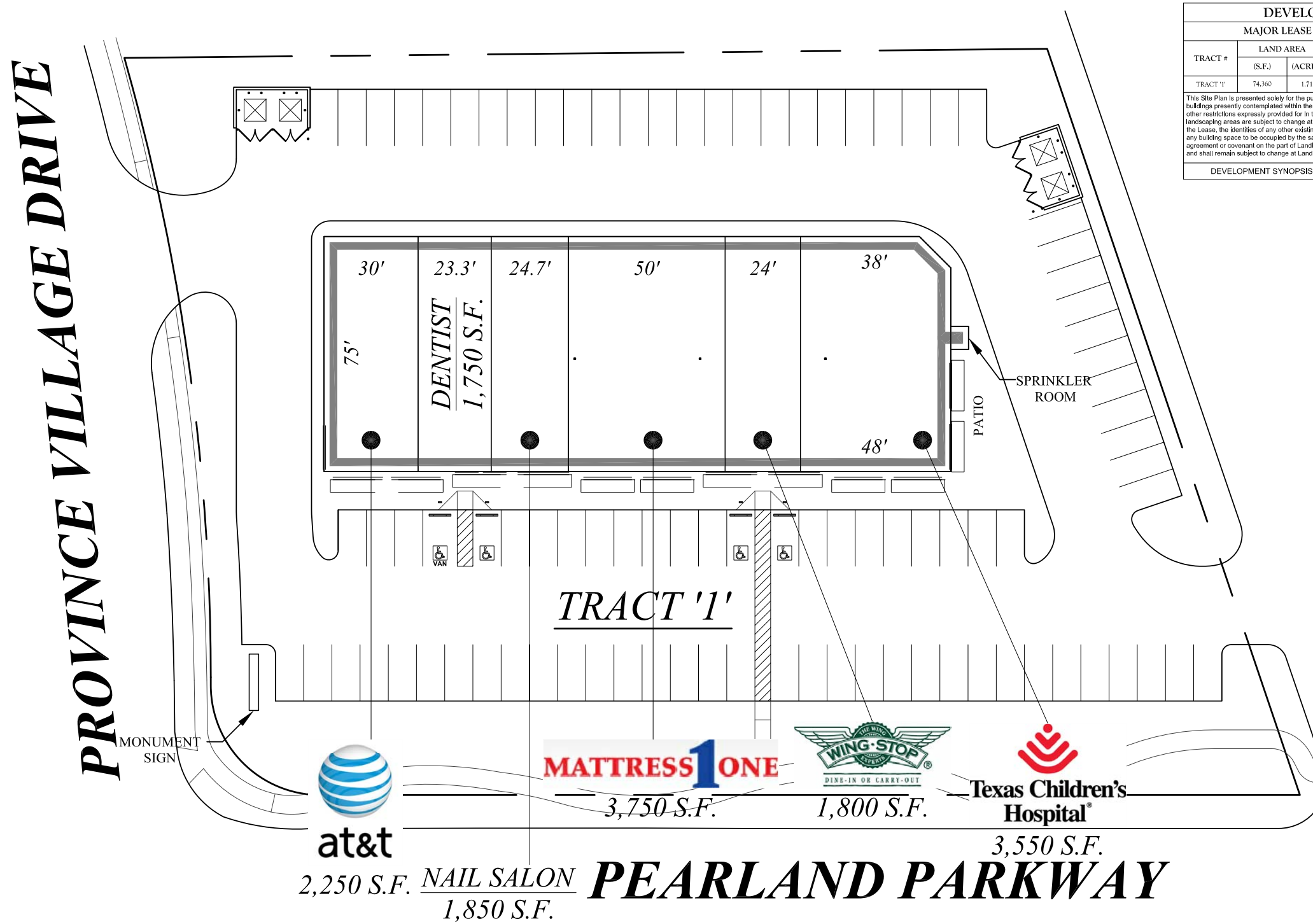
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DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	74,360	1.71	14,992	91	6.07	20.16

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP19      DATE: 08.27.14



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2000 - 2010 Census, 2015 Estimates with 2020 Projections  
Delivery Statistics as of 6/15

## DEMOGRAPHICS

Hwy 75 & Loy Lake	2.00 Mi	3.00 Mi	5.00 Mi
<b>Summary Data</b>			
Census 2010 Households	9,629	21,012	54,876
Current Households	11,468	23,994	62,934
Census 2010 Average Persons per Household	2.90	2.99	2.99
Census 2010 Population	28,049	62,950	164,659
Census Households vs Route Residential Count	19.10%	14.19%	14.68%
<b>RESIDENTIAL DEMOGRAPHICS</b>			
<b>Origination Data</b>			
Current Households	11,468	23,994	62,934
Census 2010 Households	9,629	21,012	54,876
1 Person Household	17.66%	15.88%	18.13%
2 Person Household	29.47%	29.72%	27.95%
3 Person Household	19.89%	19.56%	18.97%
4 Person Household	19.18%	19.36%	18.34%
5 Person Household	9.02%	9.60%	9.77%
6 or More Person Household	4.79%	5.88%	6.83%
Other Facilities	13.09%	27.89%	24.20%
Owner-Occupied Housing Units	77.26%	82.80%	73.02%
Renter-Occupied Housing Units	22.74%	17.20%	26.98%
<b>POPULATION</b>			
2015 Estimated Population	28,181	67,182	170,078
2010 Census Population	26,455	64,182	161,782
Historical Annual Growth 2000 to 2015	5.4%	4.3%	3.2%
<b>AGE</b>			
2015 Median Age	35.1	35.6	34
<b>RACE AND ETHNICITY</b>			
2015 Estimated White	70.3%	67.3%	62.5%
2015 Estimated Black or African American	10.8%	11.5%	13.0%
2015 Estimated Asian or Pacific Islander	9.3%	10.2%	8.8%
2015 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2015 Estimated Other Races	9.2%	10.6%	15.2%
2015 Estimated Hispanic	23.7%	27.9%	37.7%
<b>INCOME</b>			
2015 Estimated Average Household Income	\$93,615	\$94,160	\$83,517
2015 Estimated Median Household Income	\$84,145	\$83,959	\$73,336
2015 Estimated Per Capita Income	\$33,216	\$32,124	\$28,321
<b>EDUCATION (AGE 25+)</b>			
2015 Estimated Elementary (Grade Level 0 to 8)	5.5%	6.5%	11.6%
2015 Estimated Some High School (Grade Level 9 to 11)	10.5%	10.1%	11.9%
2015 Estimated High School Graduate	17.9%	18.5%	19.6%
2015 Estimated Some College	22.2%	21.3%	19.5%
2015 Estimated Associates Degree Only	5.7%	5.9%	5.9%
2015 Estimated Bachelors Degree Only	18.7%	19.0%	16.4%
2015 Estimated Graduate Degree	19.5%	18.6%	15.1%



# Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement.

A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless

authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.*

\_\_\_\_\_  
Buyer, Seller, Landlord or Tenant

\_\_\_\_\_  
Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K / 10-10-11



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