

SIERRA VISTA PLAZA

MERIDIANA PKWY AT CRYSTAL VIEW DR | ROSHARON, TX



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 **Read King**
Commercial Real Estate

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AREA OVERVIEW

PROPERTY INFORMATION:

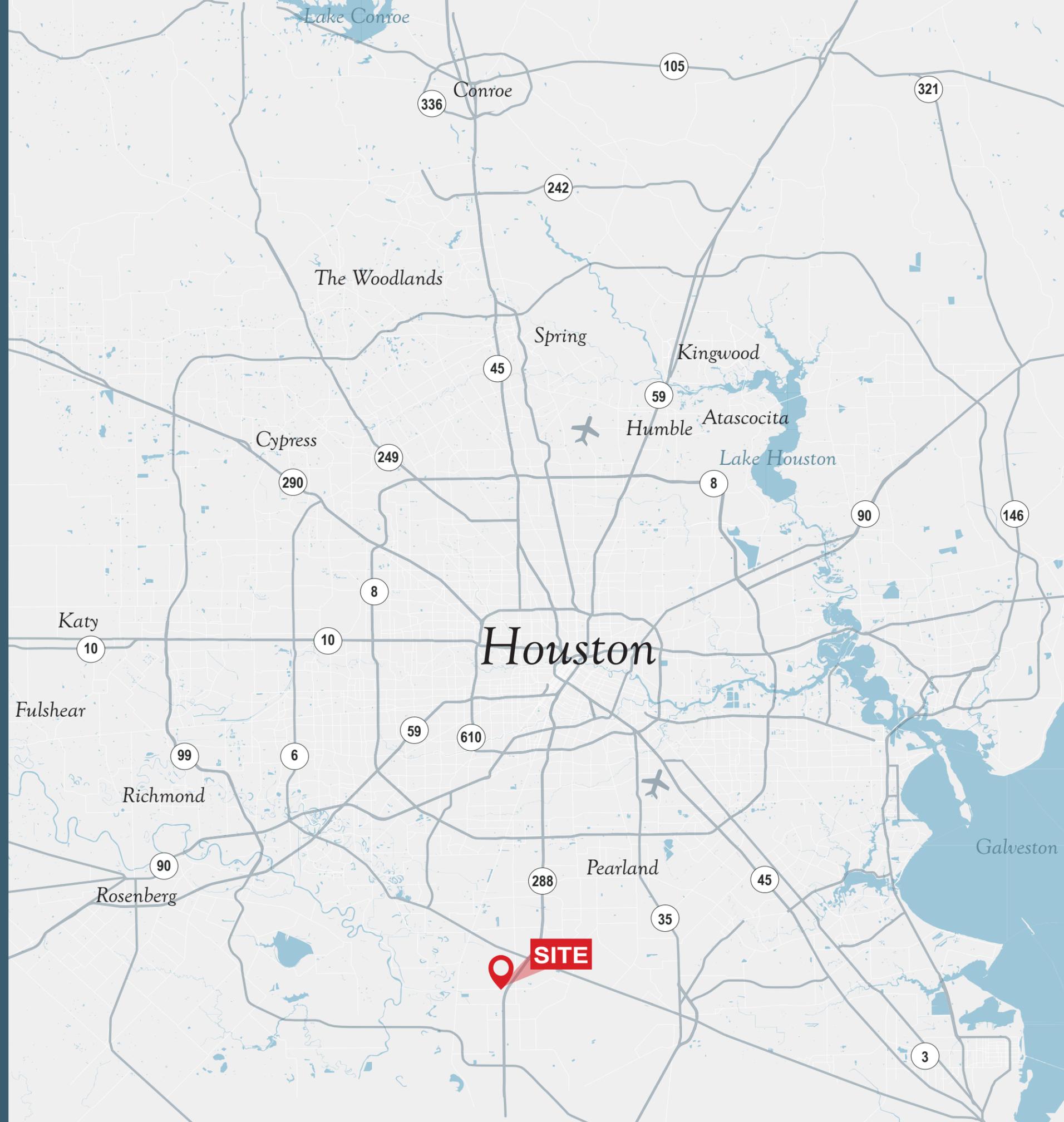
- Centered among 12,600+ homes planned or under construction
- Located at the main entrance in Sierra Vista, a 2,000-home masterplan community developed by Land Tejas
- Explosive residential growth with an average household income above \$100,000
- Limited retail supply

DEMOGRAPHICS:

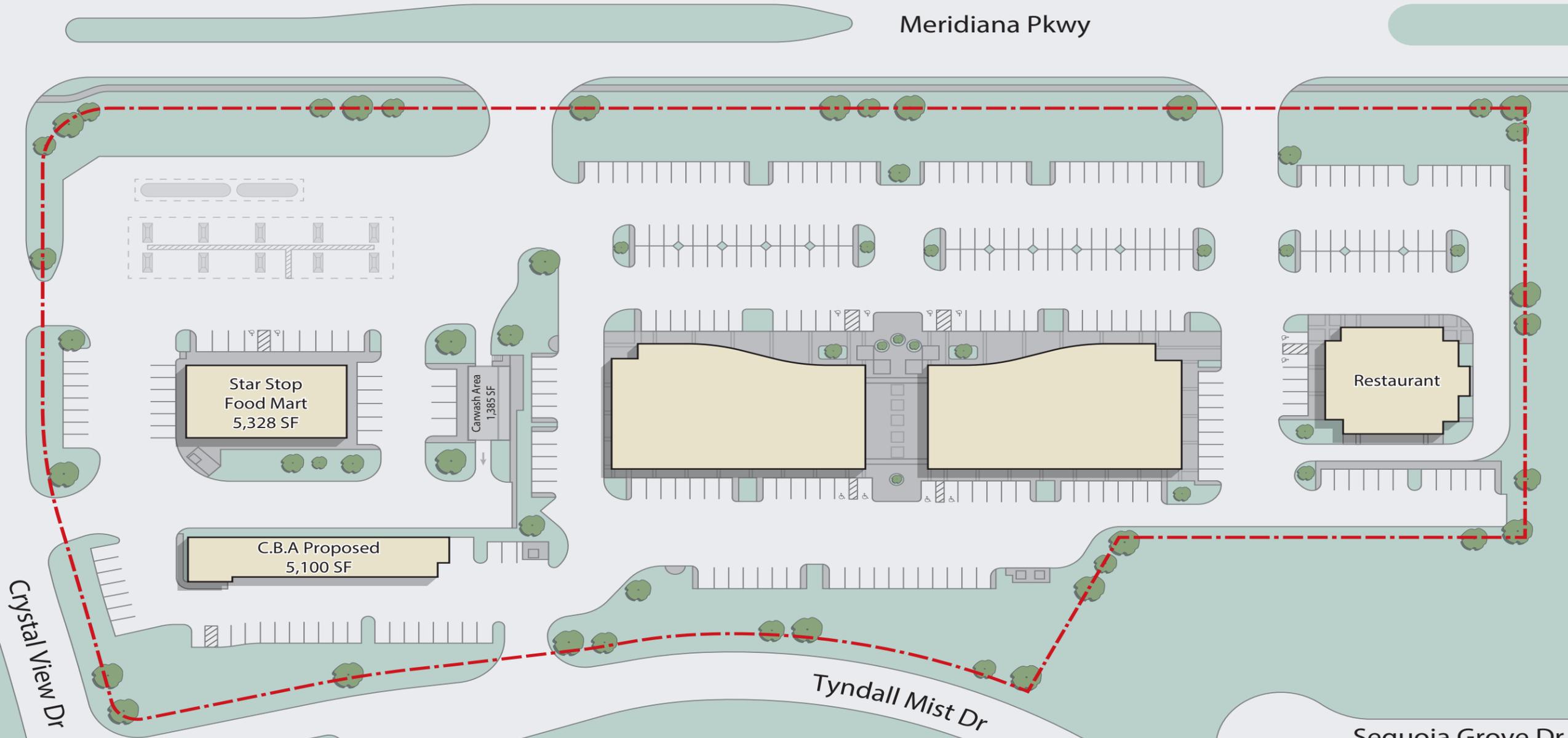
	<u>3 Mile</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	14,583	36,311	87,530
Est. Households	4,848	10,564	26,220
Est. Avg. HH Income	\$65,367	\$81,728	\$103,939
Total Employees	1,534	5,256	11,285

TRAFFIC COUNTS:

SH 288	44,168 CPD
Meridiana Parkway	5,884 CPD



SITE PLAN



All About Sierra Vista

Located in Brazoria County, just west of Alvin.

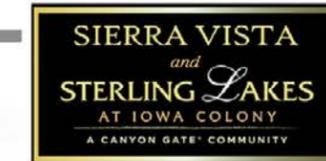
Commuter-friendly location near SH-288 offers a direct route to vibrant downtown Houston, 22 miles away.

Close to home, **Pearland Town Center** is a favorite for retail and dining, with major department stores and popular family restaurants. First Colony Mall is also nearby, with shops for fashion, fitness and housewares, plus sit-down restaurants and an AMC movie theater.

At **Centennial Park**, children can enjoy a playground and splash pad.

Iowa Colony City Park – Eleven acres of tree-lined play space have a large central lawn for soccer, Frisbee, kite flying and backstops for baseball. Other amenities include a shaded play structure and pedestrian plaza, quadplex basketball court, grass volleyball courts and scenic walking trail.

Southwyck Golf Club – Golf enthusiasts can hit the greens at this true links-style course. On the front nine, players have four holes going out away from the clubhouse, typically playing into the wind, and five holes coming back for the turn, typically playing downwind.



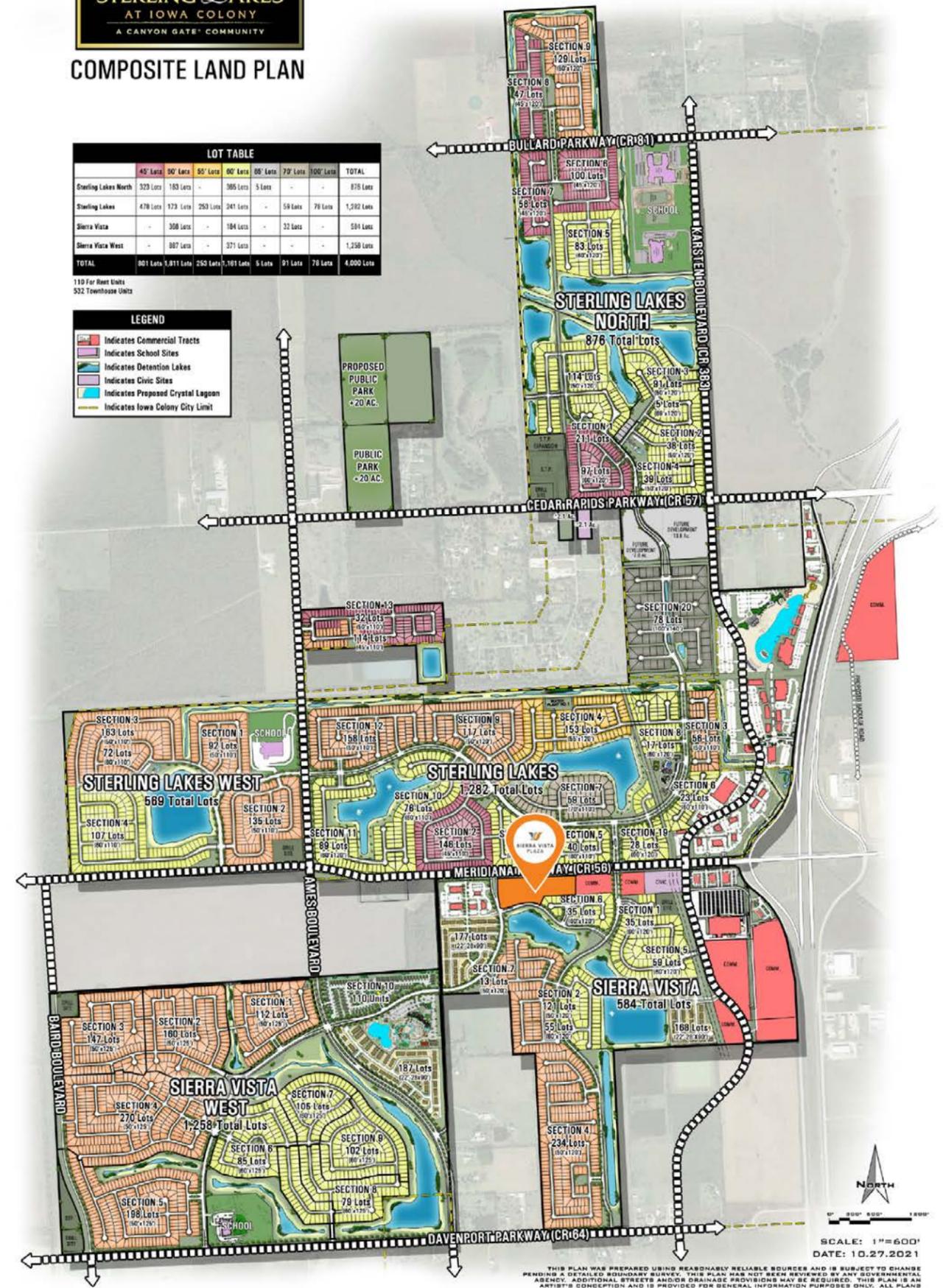
COMPOSITE LAND PLAN

	45' Lots	50' Lots	55' Lots	60' Lots	65' Lots	70' Lots	100' Lots	TOTAL
Sterling Lakes North	323 Lots	183 Lots	-	385 Lots	5 Lots	-	-	876 Lots
Sterling Lakes	478 Lots	173 Lots	253 Lots	241 Lots	-	59 Lots	78 Lots	1,282 Lots
Sierra Vista	-	308 Lots	-	184 Lots	-	32 Lots	-	524 Lots
Sierra Vista West	-	887 Lots	-	371 Lots	-	-	-	1,258 Lots
TOTAL	801 Lots	1,811 Lots	253 Lots	1,011 Lots	5 Lots	91 Lots	78 Lots	4,000 Lots

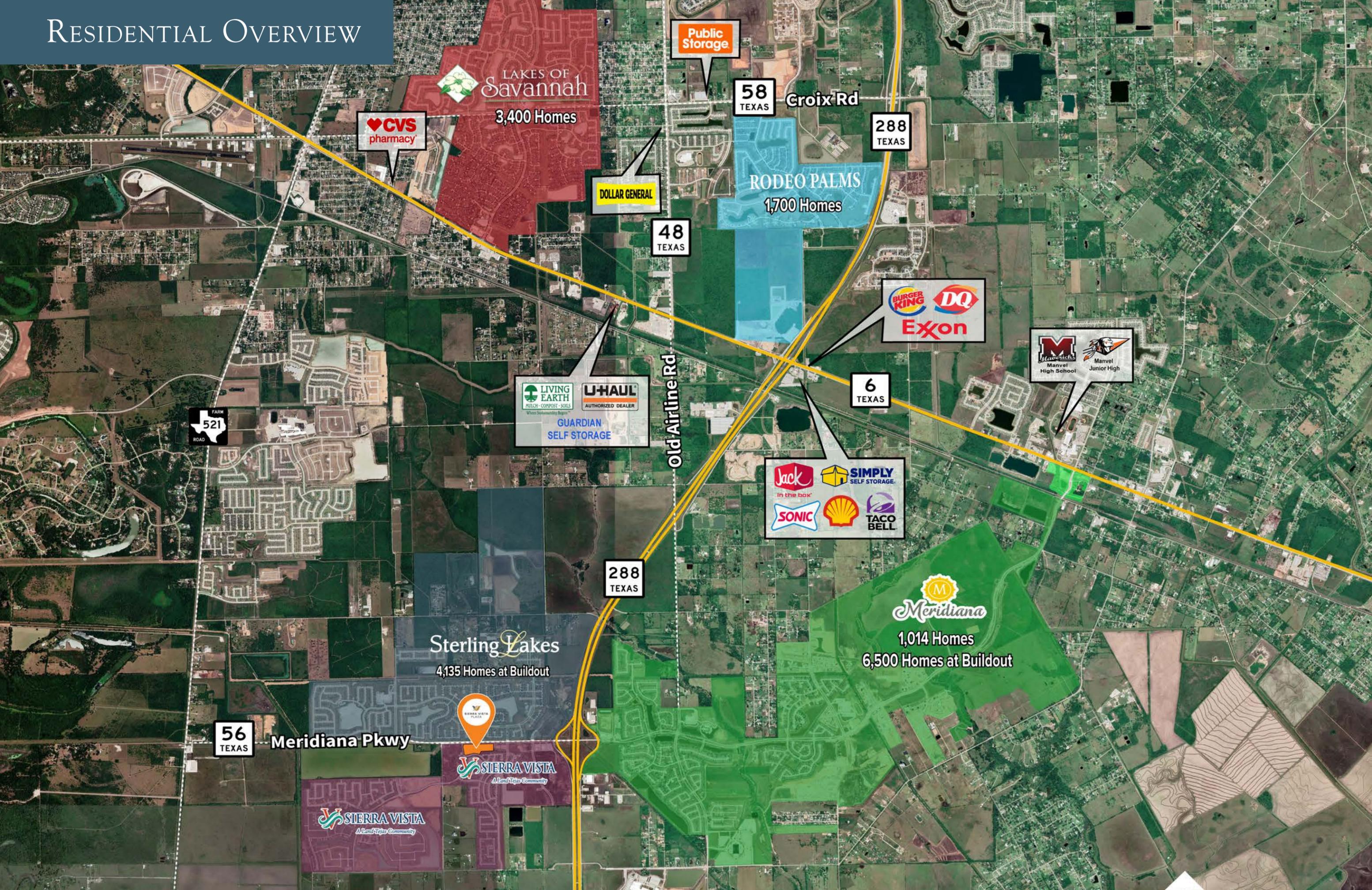
110 Far Rent Units
532 Townhouse Units

LEGEND

- Indicates Commercial Tracts
- Indicates School Sites
- Indicates Detention Lakes
- Indicates Civic Sites
- Indicates Proposed Crystal Lagoon
- Indicates Iowa Colony City Limit



RESIDENTIAL OVERVIEW



LAKES OF Savannah
3,400 Homes

CVS pharmacy

Public Storage

58 TEXAS

Croix Rd

288 TEXAS

DOLLAR GENERAL

RODEO PALMS
1,700 Homes

48 TEXAS

BURGER KING
DQ
Exxon

Manvel High School
Manvel Junior High

521 TEXAS
FARM ROAD

LIVING EARTH
MULCH • COMPOST • SOILS
Where Sustainability Begins™

U-HAUL
AUTHORIZED DEALER

GUARDIAN SELF STORAGE

Old Airline Rd

6 TEXAS

Jack in the box
SONIC
SHELL
TACO BELL
SIMPLY SELF STORAGE

288 TEXAS

Sterling Lakes
4,135 Homes at Buildout

Meridiana
1,014 Homes
6,500 Homes at Buildout

56 TEXAS

Meridiana Pkwy



SIERRA VISTA
A Land-Texas Community

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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.

11-2-2015



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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Buyer/Tenant/Seller/Landlord Initials

Date