

BOULDER CREEK

SWC BW 8 & PEARLAND PARKWAY | PADS AVAILABLE | PEARLAND, TX



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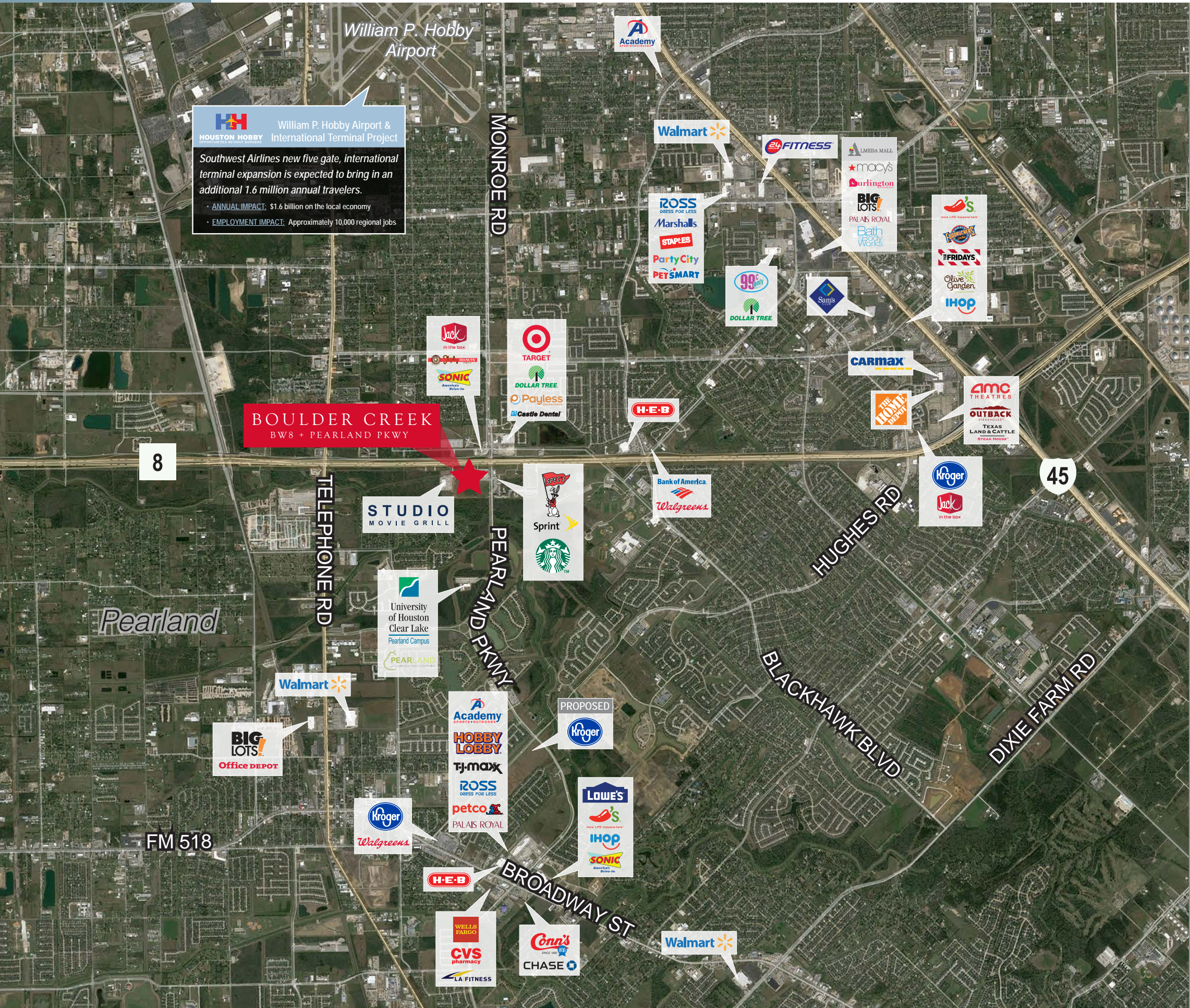
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 **Read King**
Commercial Real Estate


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Area Retail



Located at the southwest corner of Beltway 8 and Pearland Parkway. This intersection boasts a trade area of over 223,508 people and is the gateway to the Pearland market.

Traffic Counts

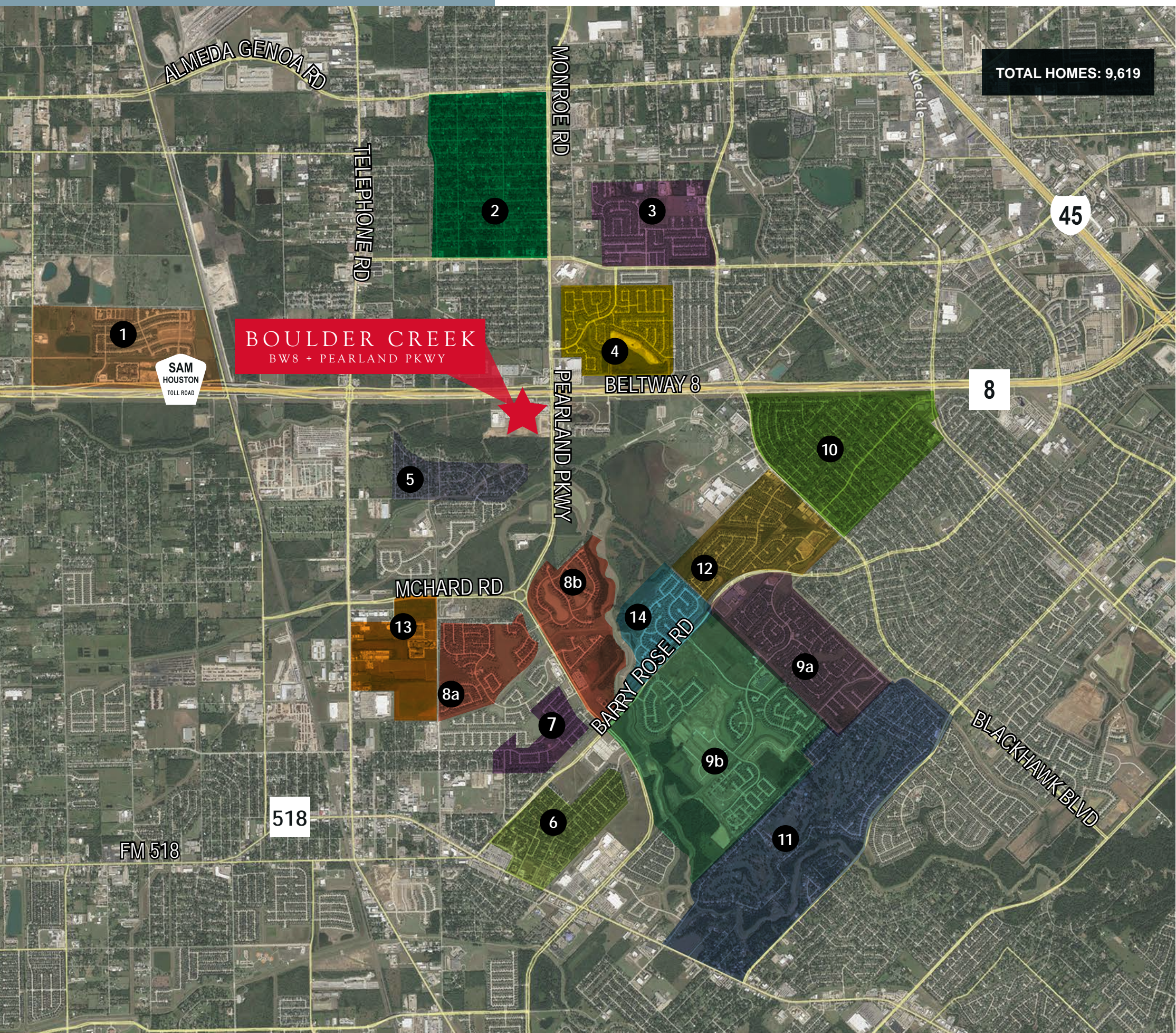
	
BW 8 W of Pearland Pkwy	91,735
BW 8 E of Pearland Pkwy	80,975
Pearland Pkwy N of BW 8	19,503*
Pearland Pkwy S of BW 8	30,400

2017 Average Daily Traffic counts except (*) that are 2016 24-Hour Traffic Counts.

Demographics

	1 mile	3 mile	5 mile
 POPULATION	9,029	100,491	247,792
 EST. HOUSEHOLDS	2,996	30,837	79,170
 EST. AVG HOUSEHOLD INCOME	\$88,861	\$85,685	\$83,452
 DAYTIME: TOTAL EMPLOYEES	854	20,687	73,002

Area Homes & Housing Summary



No	Development	Homes
1	Southridge Crossing	334
2	Gulf Meadows	814
3	Clearwood Crossing	886
4	Durham Park	629
5	Stone Creek	375
6	Clear Creek Park	175
7	Stonebridge	225
8a	Lakes of Highland Glen Phase I	835
8b	Lakes of Highland Glen Phase II	500
9a	Riverstone Ranch	650
9b	Riverstone Ranch Phase II	1,800
10	Kirkmont	600
11	Green Tea Terrace & Country Club	800
12	Clearbrook Meadows	436
13	Banbury Cross	275
14	Beezer Homes	285
TOTAL HOMES		9,619

"The City of Pearland's most current population estimate, as of January 2018 is 125,000 residents."

"From 2010 to 2016, Pearland ranked as the 8th fastest growing city in the U.S., compared to other cities with a population of 50,000 or more in 2010."

"According to the 2016 U.S. Census estimates, Pearland's median income is \$91,010 - making it one of the highest income communities in the Houston region and over 57% higher than the national average."

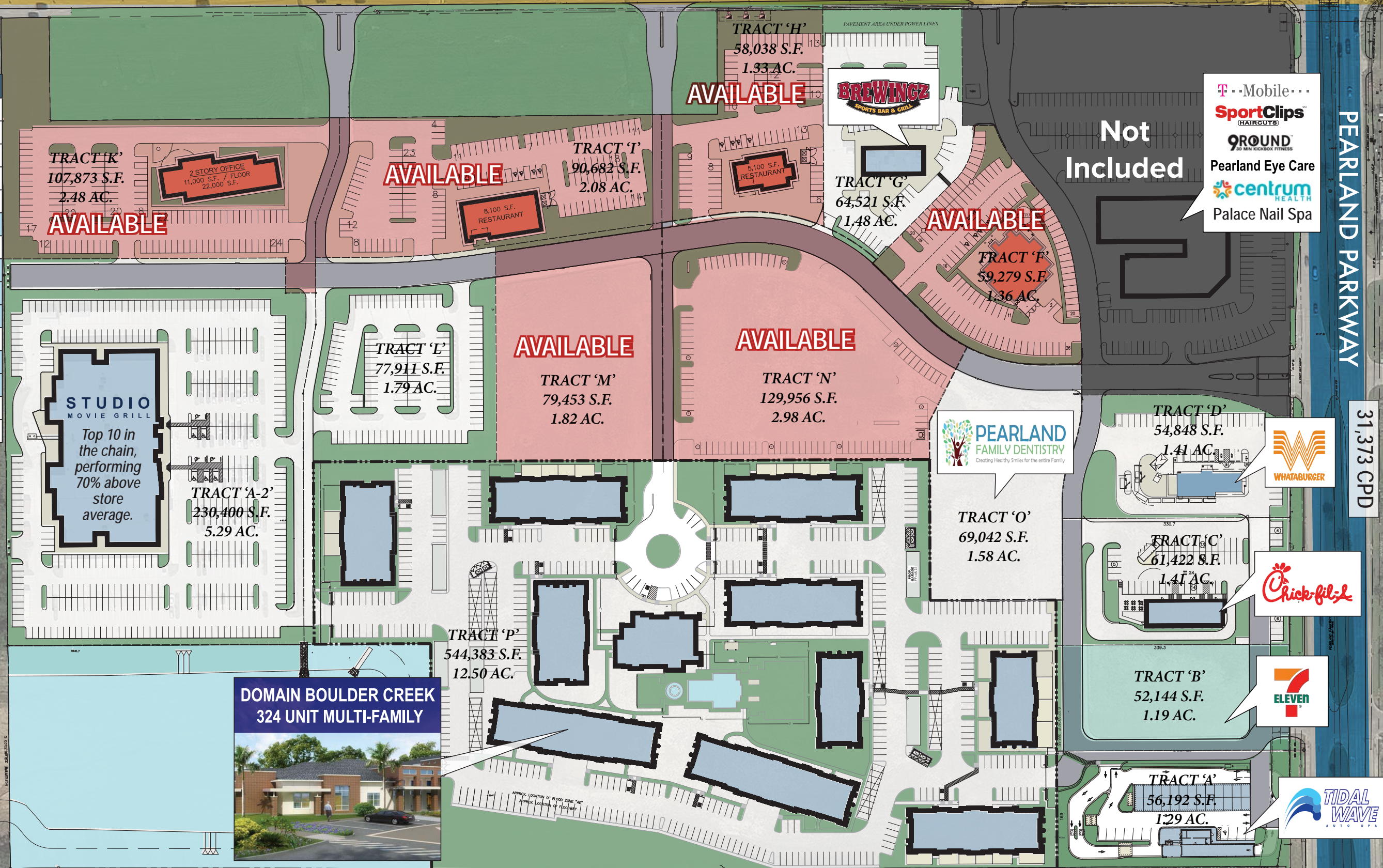
source: Pearland Economic Development Corporation

Site Plan

92,600 CPD

BELTWAY 8

TENANT		SIZE
A	Tidal Wave	1.29 AC
A-2	Studio Movie Grill	5.29 AC
B	7-Eleven	1.19 AC
C	Chick-Fil-A	0.63 AC
D	Whataburger	1.26 AC
F	Available	1.36 AC
G	BreWingz	1.48 AC
H	Available	1.33 AC
I	Available	2.08 AC
K	Available	2.48 AC
L	Studio Movie Grill Parking	1.79 AC
M	Available	1.82 AC
N	Available	2.98 AC
O	Pearland Family Dentistry	1.58 AC
P	Domain Boulder Creek	12.50 AC





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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
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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

Information available at www.trec.texas.gov

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