



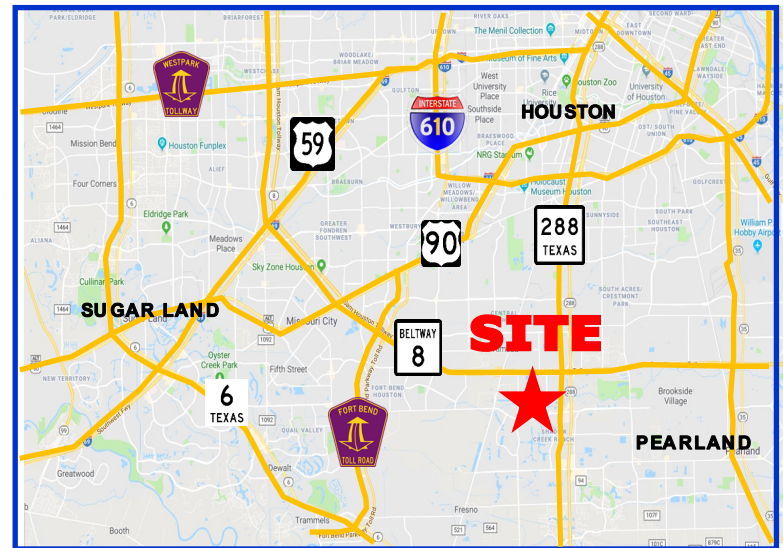
For Lease

11901 Shadow Creek Pkwy, Pearland, TX 77584



PROPERTY DESCRIPTION

- Base Rent: \$1.79 – \$2.25 SF/Mo
- NNN: Approx. \$.59 SF/Mo
- ~~Space (1) Avail. ± 2,826 SF, LEASED~~
- Space (2) Avail. ± 3,010 SF, DIVISIBLE
- Patio Area Possible
- Anchor Tenant: Dollar Tree
- Continuous Cross Easement with The Hilton Garden Inn & the Colonnades, an Upscale Senior Assisted Living Center
- ± 417 ft Frontage on Shadow Creek Pkwy
- Across from Shadow Creek Ranch, a Master Planned Community, Stella at Shadow Creek Ranch, an Upscale Luxury Apartment Complex, Second Baptist's South Campus, & Kelsey Seybold's new Administration Building
- Less than 1 mi. from HWY 288 & FM 521
- Approx. 10 mi. to Downtown Houston & Houston's Medical Center
- Accessible to Beltway 8 & Loop 610
- Less than 5 min. to Pearland Town Center



Danny Nguyen, CCIM
Broker

M - (713) 478-2972

O - (713) 270-5400

DannyNguyen@DNCommercial.net



DANNY NGUYEN COMMERCIAL

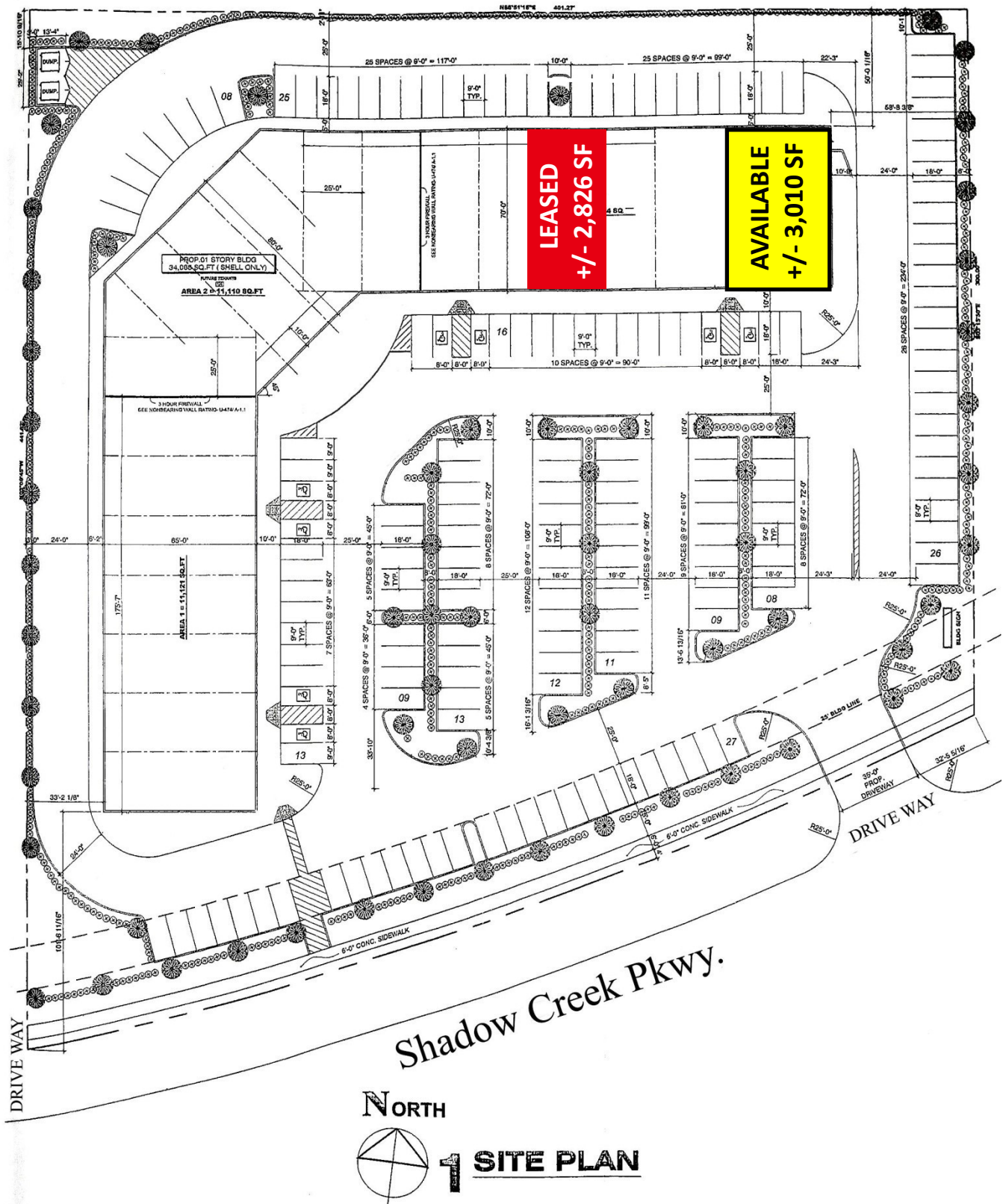
www.dncommercial.net

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Location



Site Plan

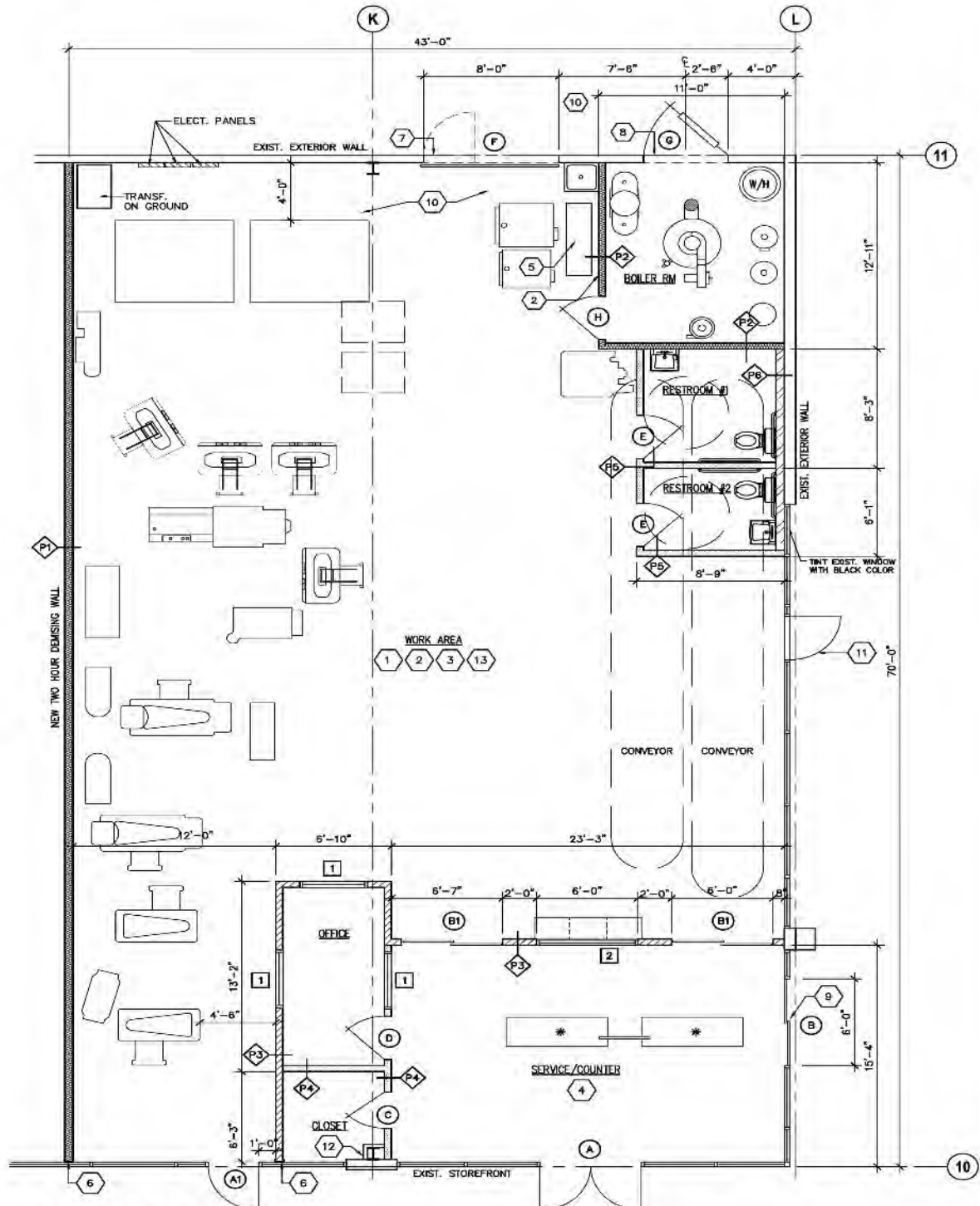


Ste. 101

WALL LEGEND:

	EXISTING WALL TO REMAIN		NEW ONE HOUR AND TWO HOUR RATED WALL
	WALL TO BE SAW CUT		NEW INTERIOR WALL
	EXIST. GLASS STORE FRONT IN ALUMINUM FRAME		NEW INTERIOR WALL
	EXISTING DOOR TO BE REMOVED		NEW PARTITION ATTACHED TO EXTERIOR WALL

ALL SAW CUTS TO TILT WALL MUST BE MADE MORE THAN 24" FROM TILT WALL JOINTS



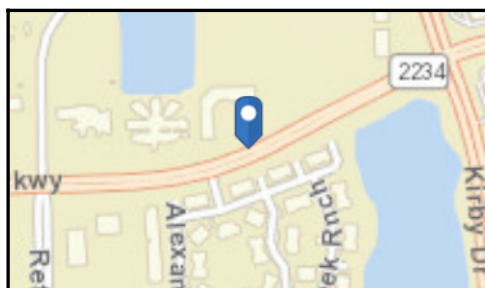
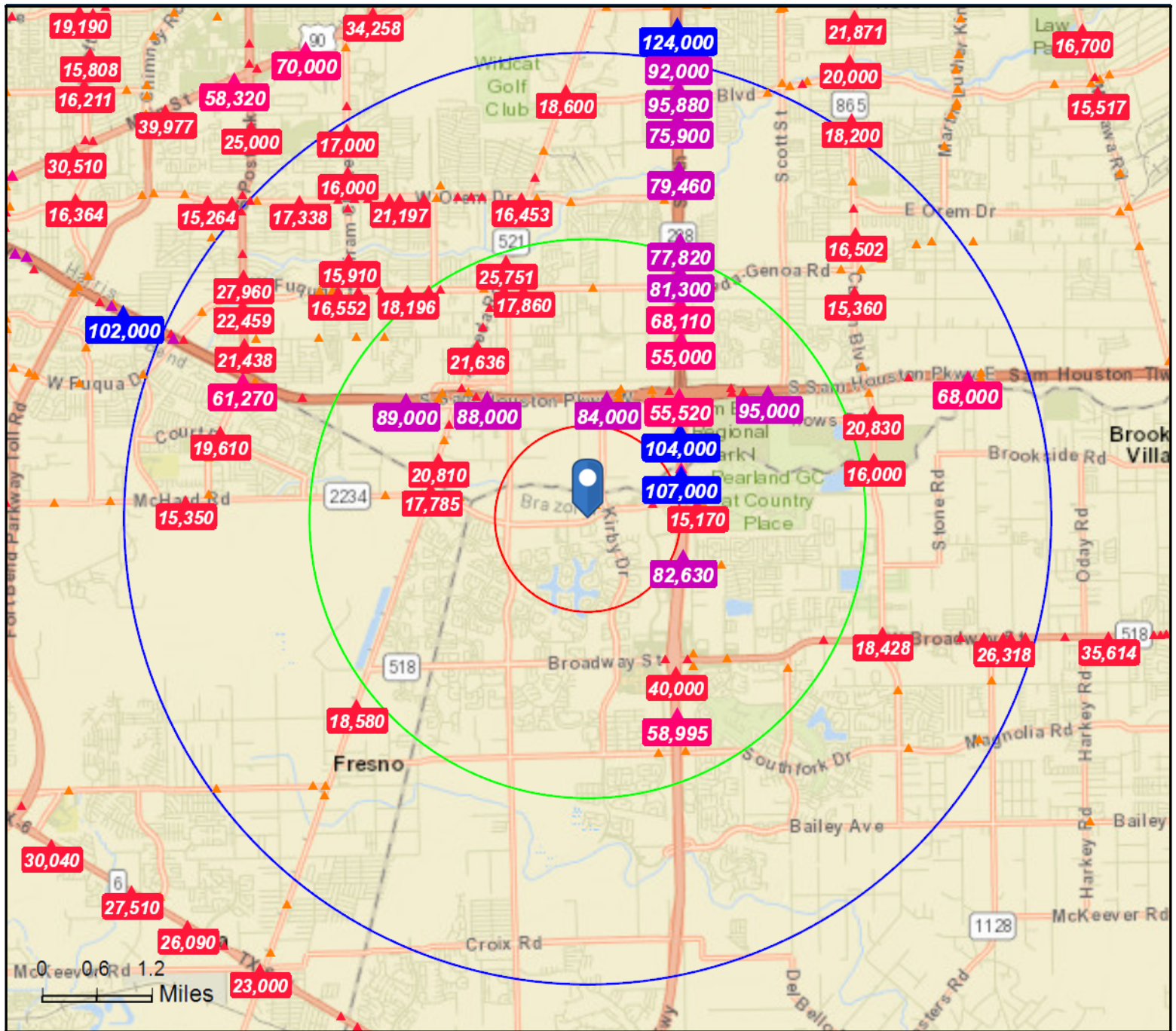
01 FLOOR PLAN
SCALE: 3/16"=1'-0"

* ALL COUNTER IS 36" HEIGHT FURNISHED BY OWNER.

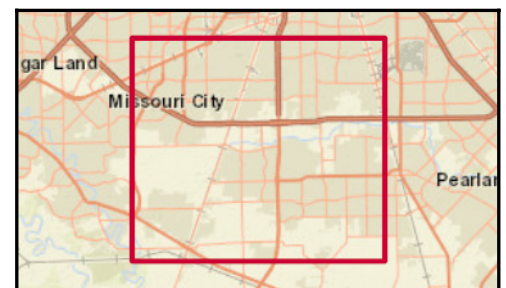
Traffic Count Map

11901 Shadow Creek Pkwy, Pearland, Texas, 77584
Rings: 1, 3, 5 mile radii

Prepared by Danny Nguyen, CCIM
Latitude: 29.57773
Longitude: -95.40321



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

January 17, 2020



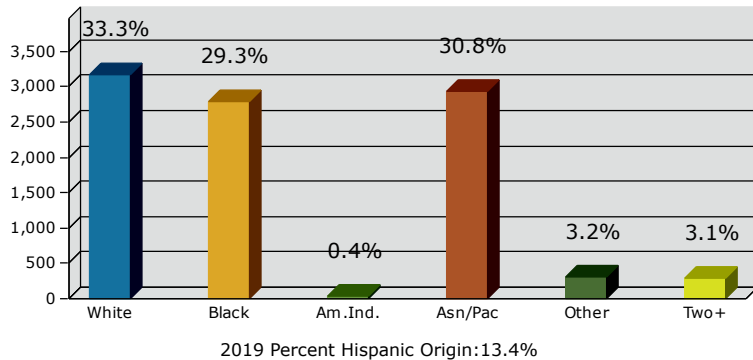
Graphic Profile

11901 Shadow Creek Pkwy, Pearland, Texas, 77584
Ring: 1 mile radius

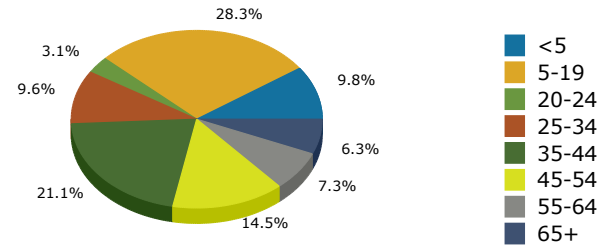
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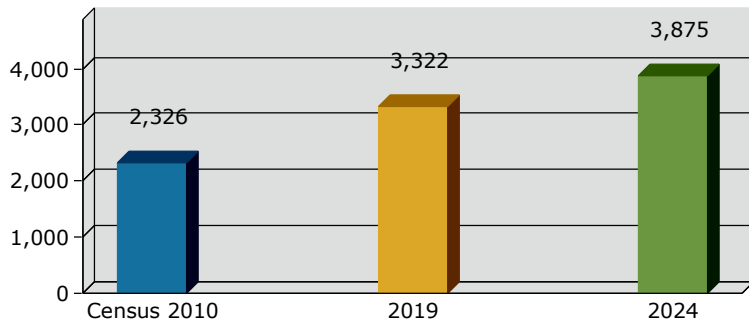
2019 Population by Race



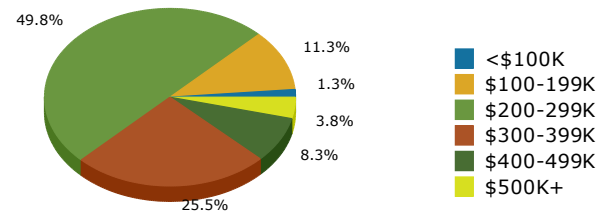
2019 Population by Age



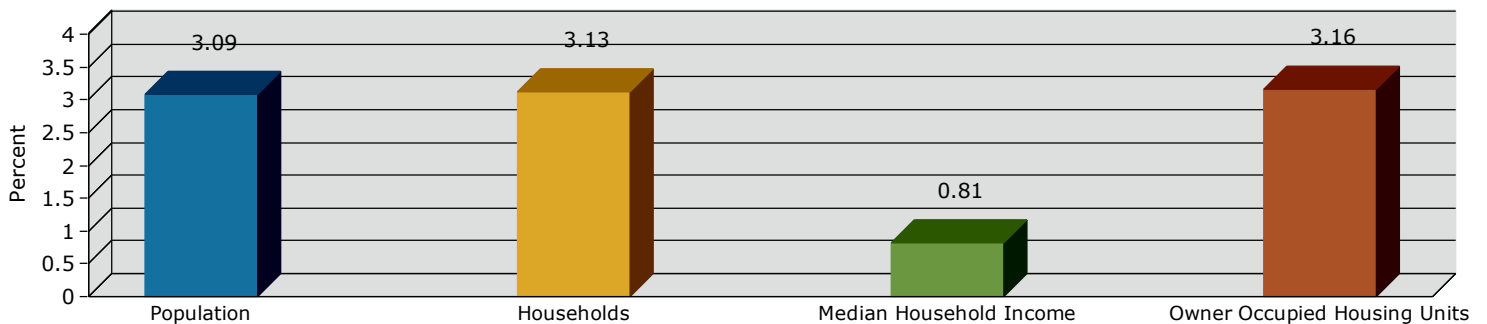
Households



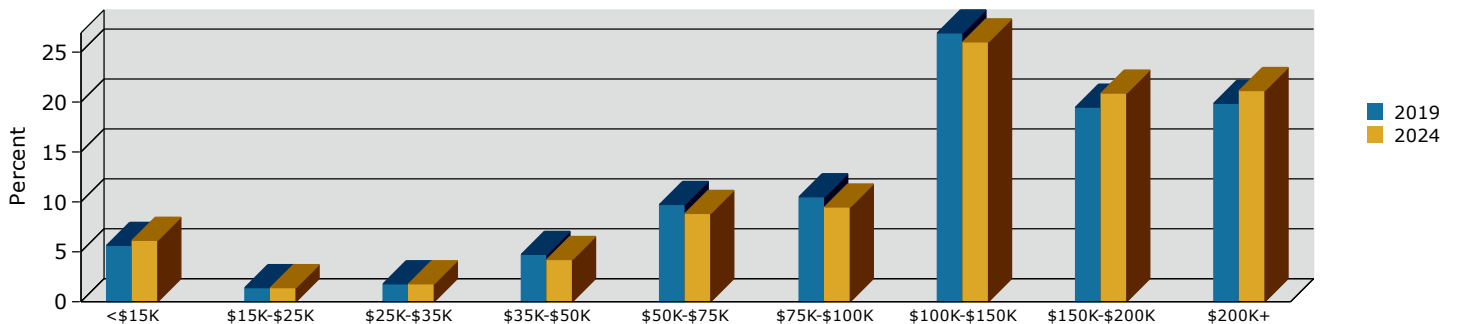
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

January 17, 2020



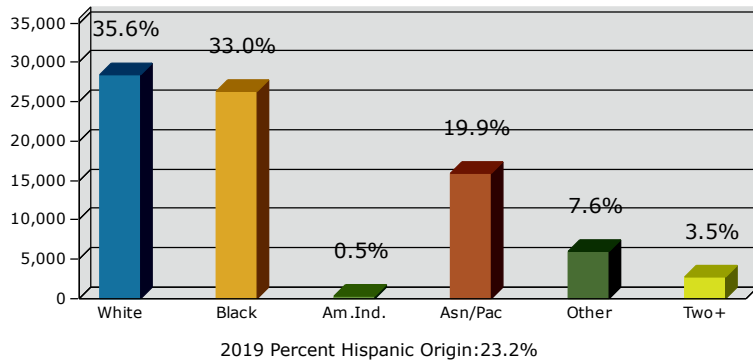
Graphic Profile

11901 Shadow Creek Pkwy, Pearland, Texas, 77584
Ring: 3 mile radius

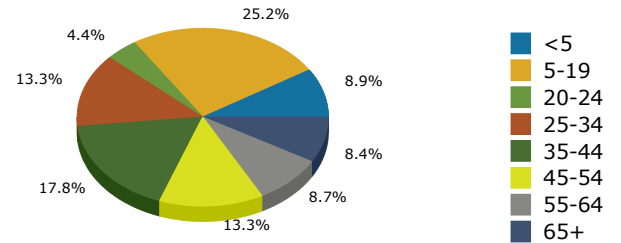
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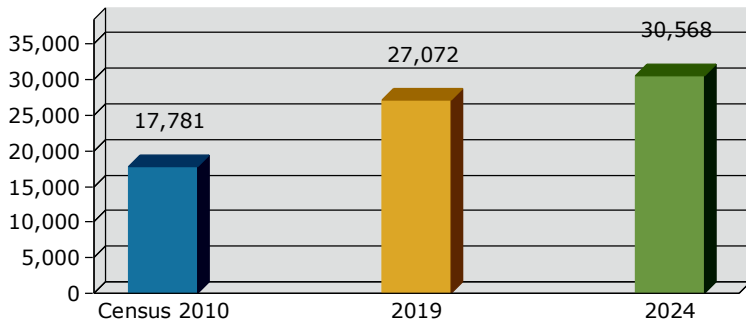
2019 Population by Race



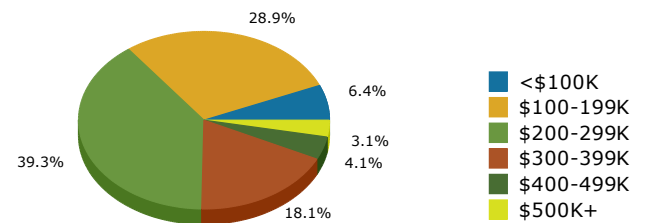
2019 Population by Age



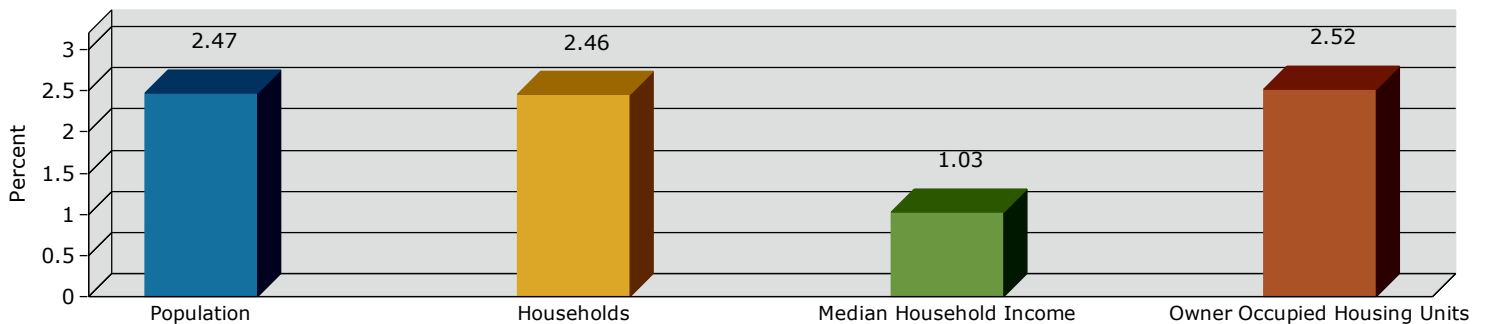
Households



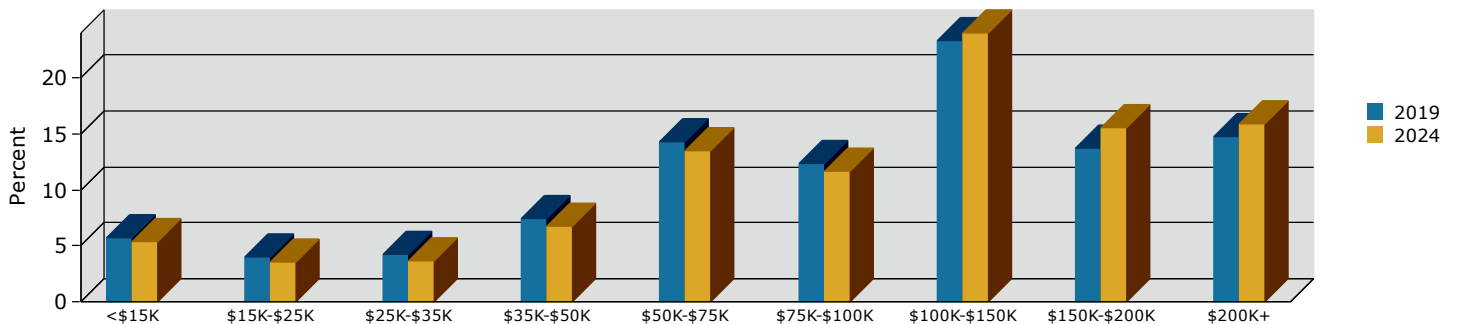
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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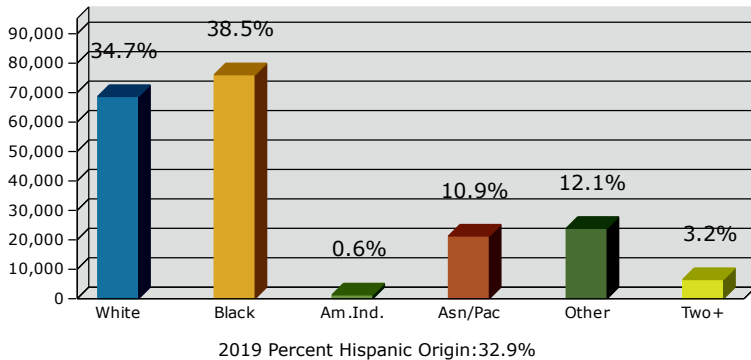
Graphic Profile

11901 Shadow Creek Pkwy, Pearland, Texas, 77584
Ring: 5 mile radius

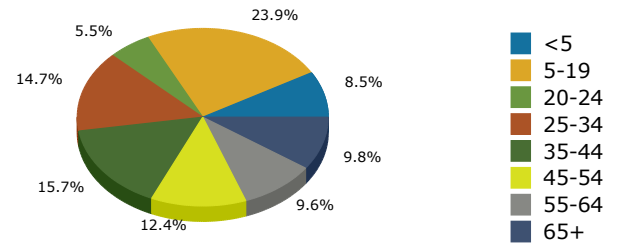
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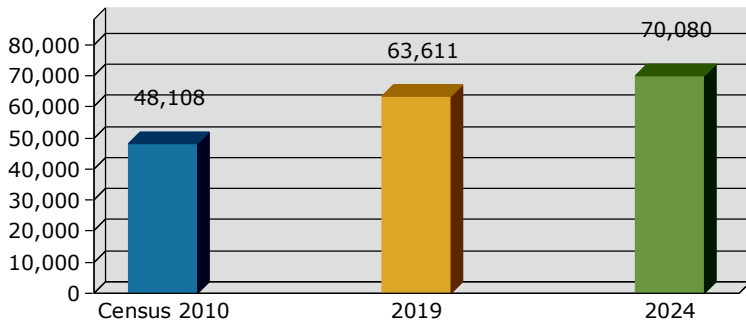
2019 Population by Race



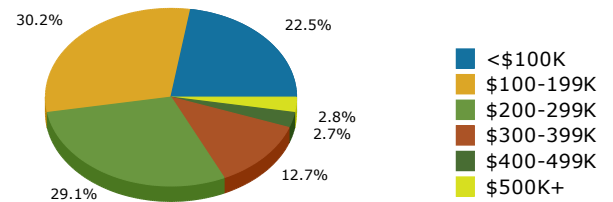
2019 Population by Age



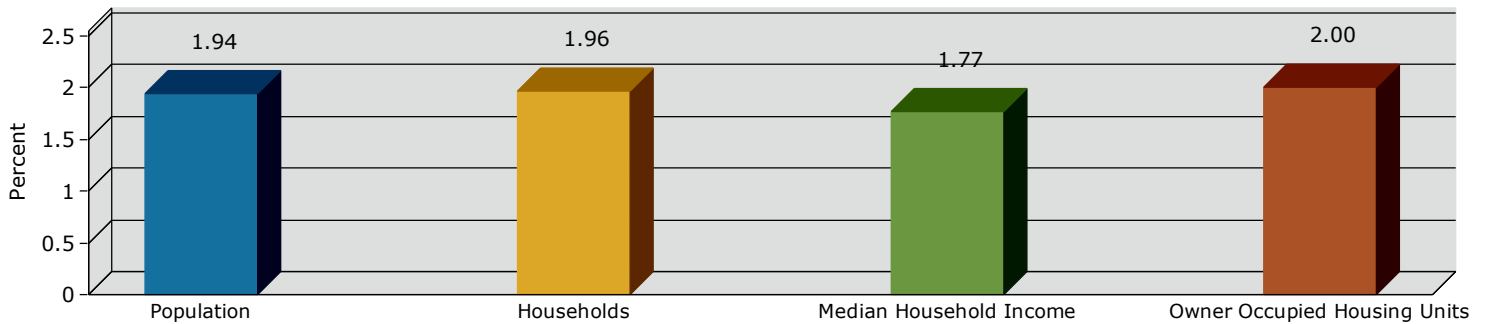
Households



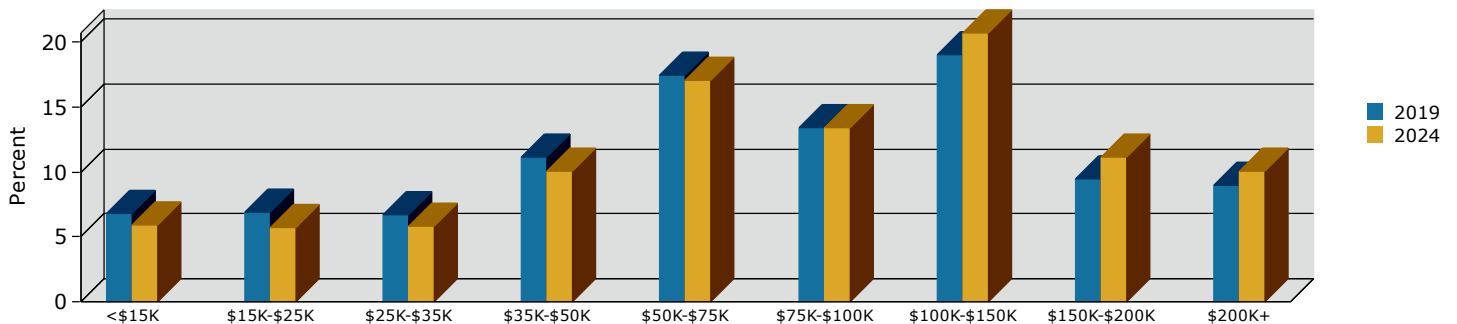
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

January 17, 2020



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen Commercial			
Designated Broker of Firm	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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date