SHOPPING CENTER - FOR LEASE

11901 Shadow Creek Pkwy, Pearland, TX 77584

- **Base Rent: $2.25 SF/MO**
- **NNN: Est. $0.59 SF/MO**
- **Spaces Available: +/- 1,210 SF & +/- 2,800 SF**
- Anchor Tenant: Dollar Tree
- Continuous cross easement with West Pearland Library, The Hilton Garden Inn & The Colonnades, an upscale Senior Assisted Living Center
- Frontage: +/- 417.00' 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 Church - South Campus, and Kelsey Seybold's Administration Building
- Approx Miles:14 (Downtown Houston), 10.8 (Texas Medical Center), 1.1 (HCA Houston Healthcare - Pearland), 2.4 (Pearland Town Center), 1.8 (SH 288), 4.5 (BW8), and 7 (FM 521)

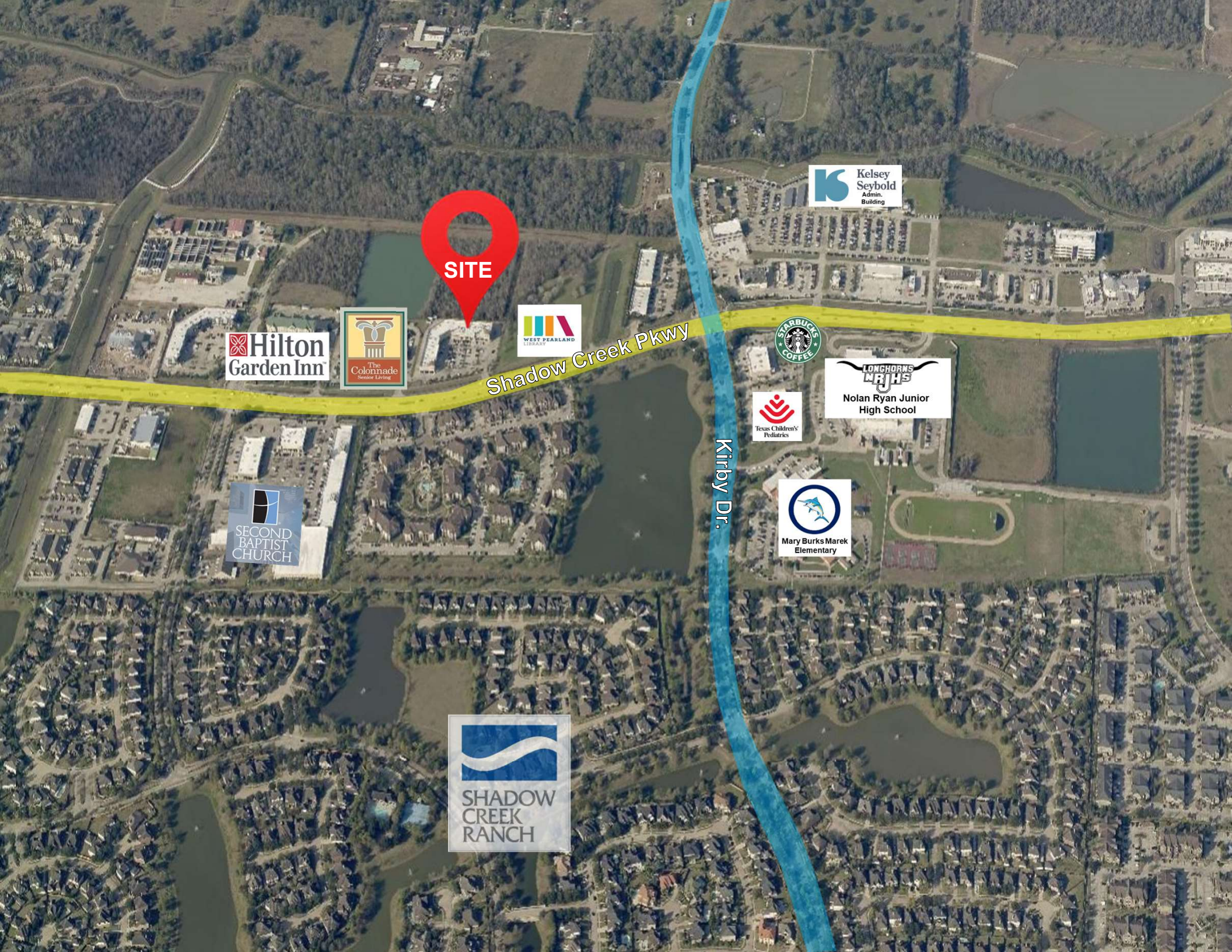
DN COMMERCIAL

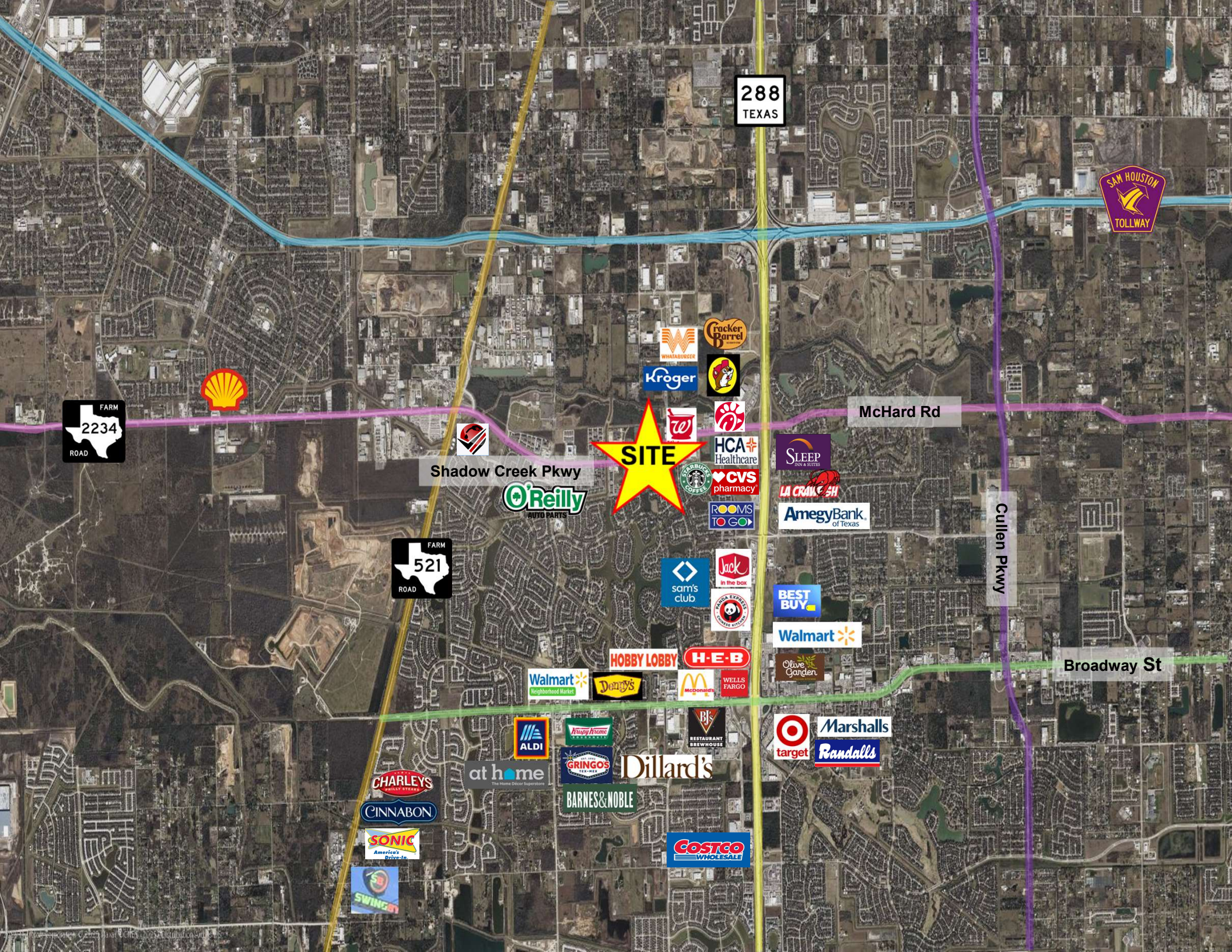
Matthew Ngo
M - (512) 720-0223
O - (713) 270-5400
matthewngo@dncommercialre.com
www.dncommercial.net

Commercial REALTOR®

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

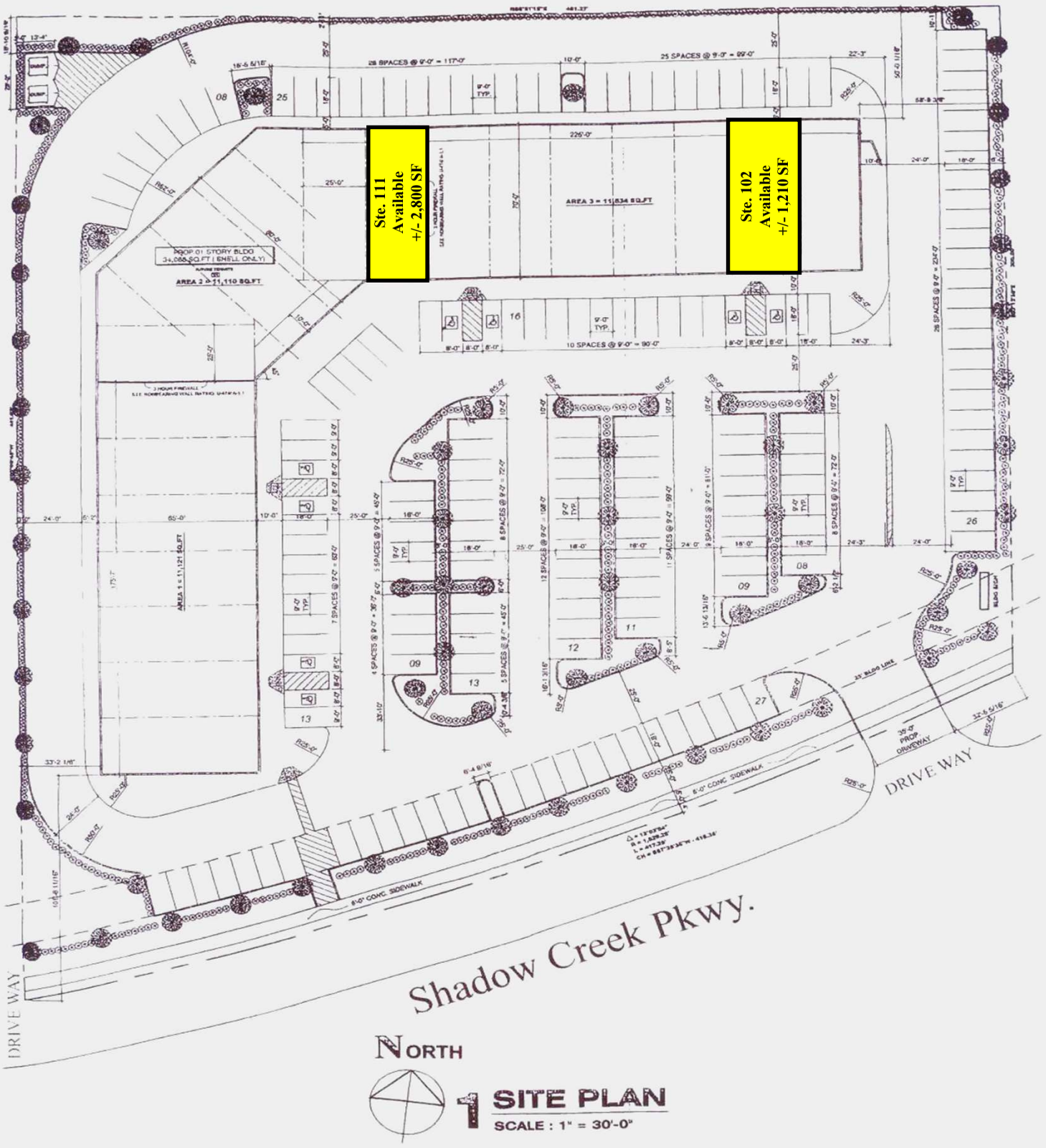
Hilton Garden Inn
The Colonnade Senior Living
SITE
WEST PEARLAND LIBRARY
Shadow Creek Pkwy
Domino's Pizza
© All EagleView Technology Corporation


SITE
Shadow Creek Pkwy
Kirby Dr.
Hilton Garden Inn
The Colonnade Senior Living
WEST PEARLAND LIBRARY
Kelsey Seybold Admin. Building
STARBUCKS COFFEE
LONGHORNS NRJHS
Nolan Ryan Junior High School
Texas Children's Pediatrics
Mary Burks Marek Elementary
SECOND BAPTIST CHURCH
SHADOW CREEK RANCH



288
TEXAS
SAM HOUSTON
TOLLWAY
McHard Rd
Cullen Pkwy
Broadway St
Shadow Creek Pkwy
FARM
2234
ROAD
FARM
521
ROAD
SITE
WHATABURGER
Cracker Barrel
Kroger
HCA Healthcare
CVS pharmacy
ROOMS TO GO
SLEEP INN & SUITES
LA CRAWFISH
AmegyBank of Texas
O'Reilly AUTO PARTS
sam's club
Jack in the box
PANDA EXPRESS CHINESE KITCHEN
BEST BUY
Walmart
HOBBY LOBBY
H-E-B
Olive Garden
Walmart Neighborhood Market
Denny's
McDonald's
WELLS FARGO
BJ's RESTAURANT BREWHOUSE
target
Marshalls
Randalls
ALDI
Krispy Kreme
GRINGO'S TEX-MEX
Dillard's
at home
The Home Décor Superstore
CHARLEY'S PHILLY STEAKS
CINNABON
BARNES&NOBLE
SONIC America's Drive-In
COSTCO WHOLESALE
SWING BY

Aerial View



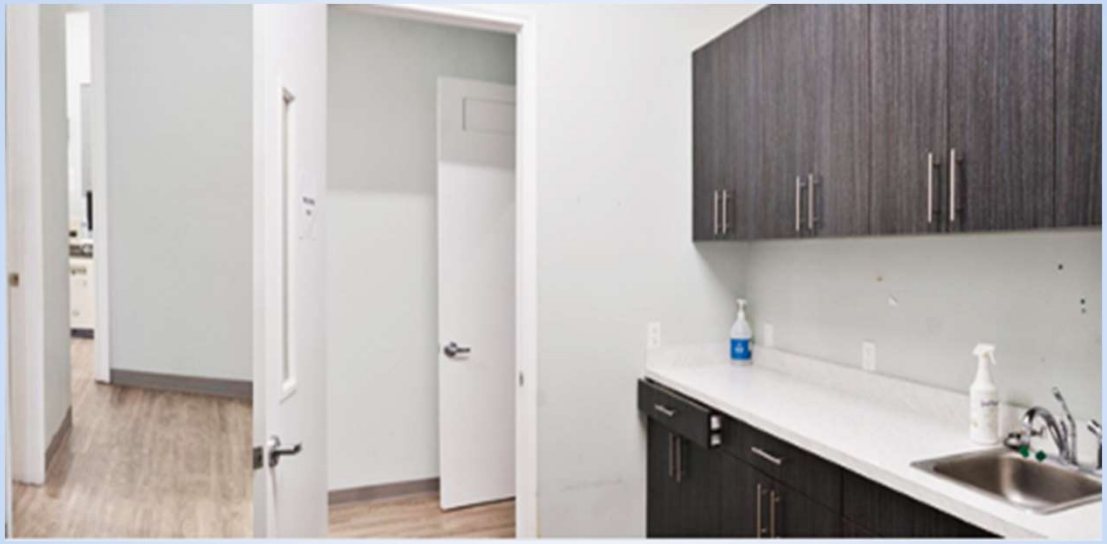
1 SITE PLAN

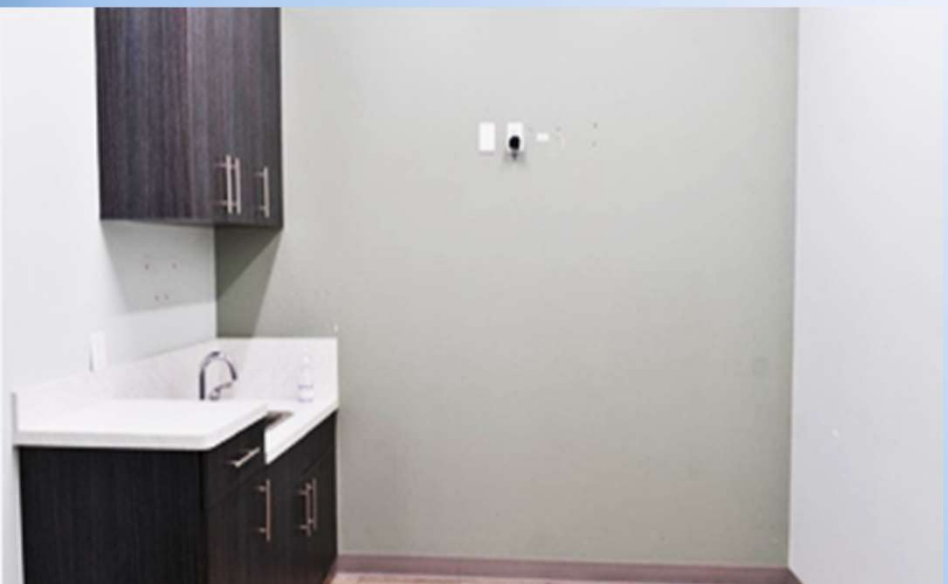
SCALE : 1" = 30'-0"

+/- 2,800 SF Unit Available
URGENT+CARE
Ste. 111
LAB ON SITE
SCREENING
PEDIATRICS
IV FLUIDS
X-RAY
IMMUNIZATIONS
WALK IN WELCOMED
PREVENTION WELLNESS

Ste. 111

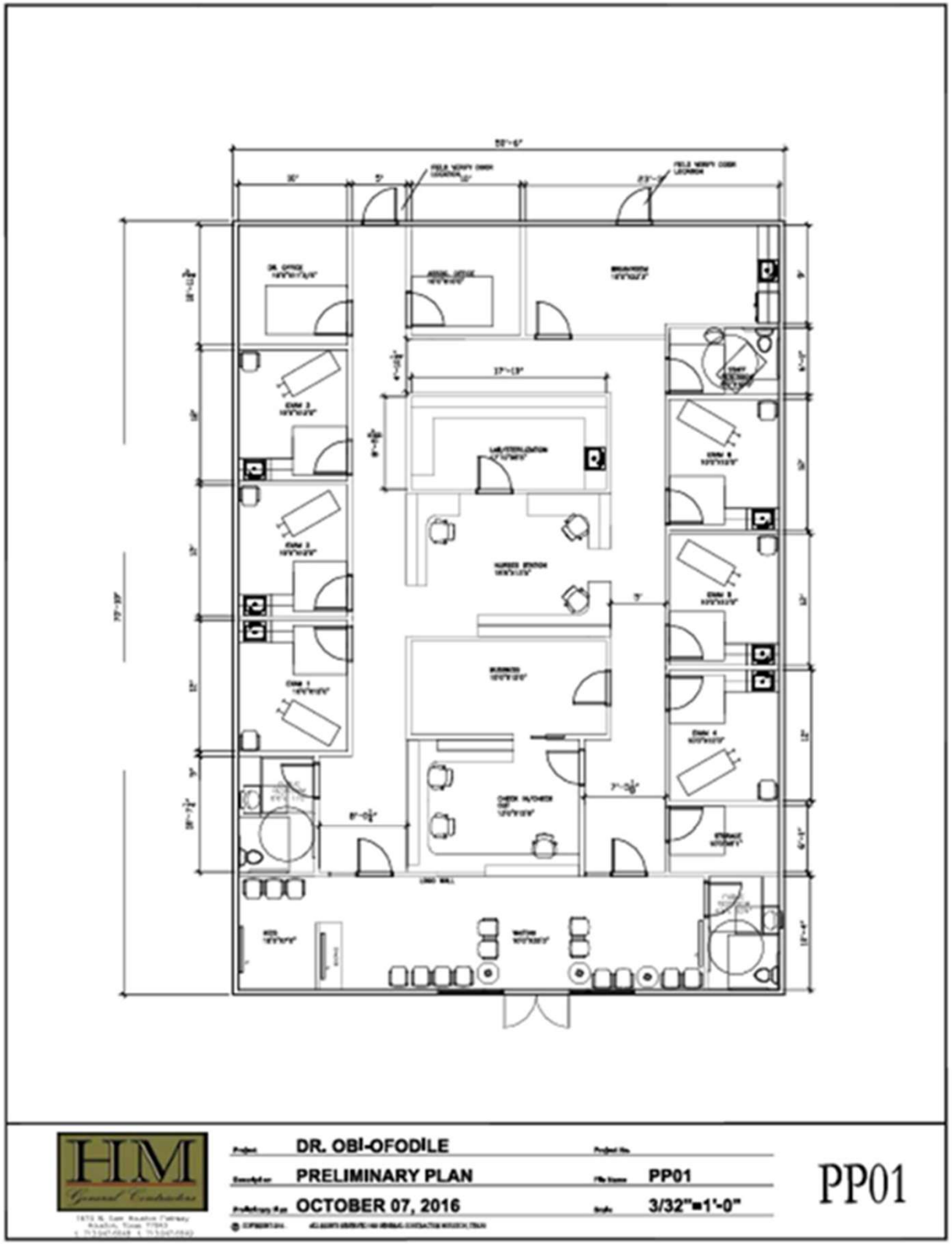
Ste. 111





Ste. 111

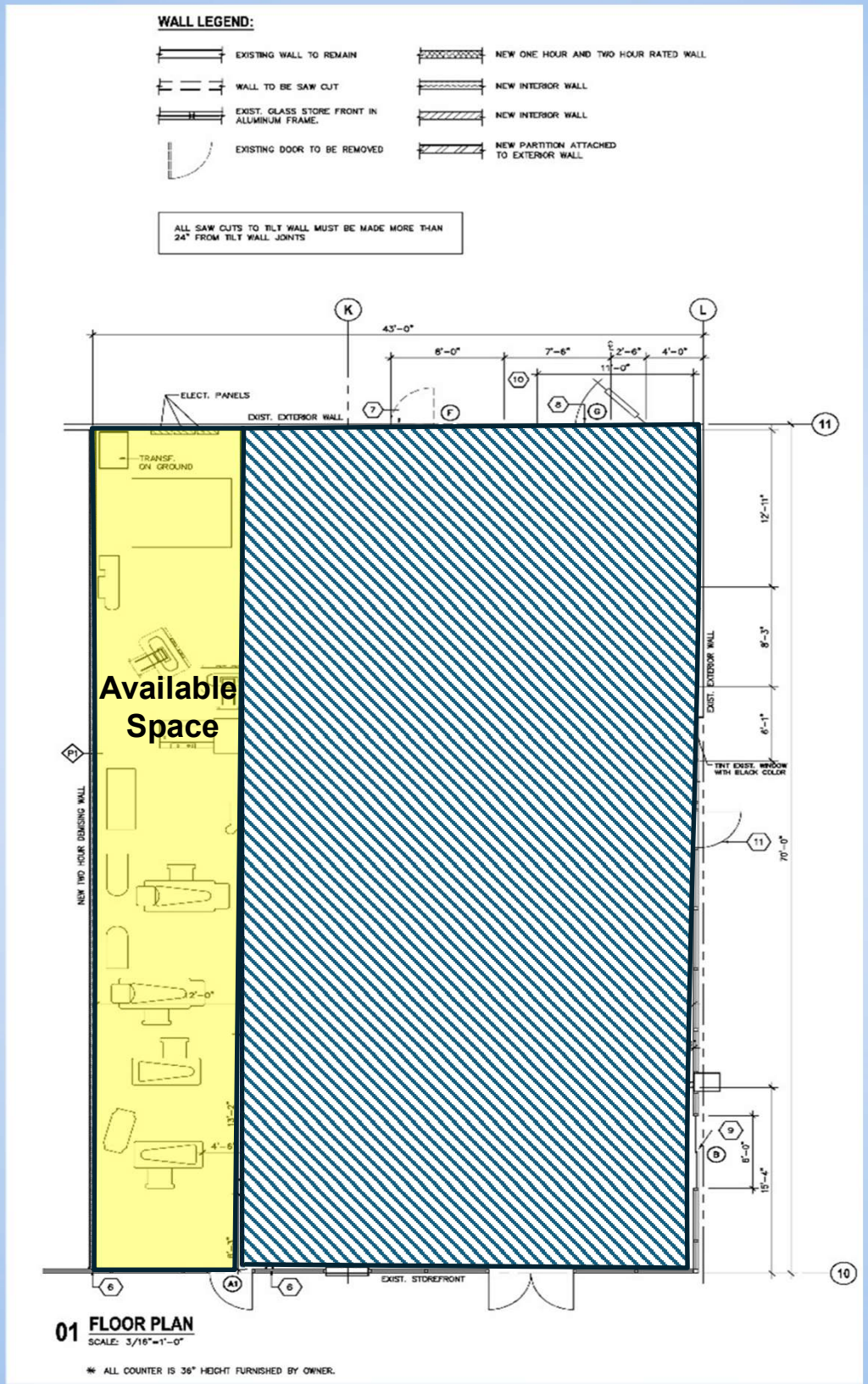
+/- 2,800 SF



+/- 1,210 SF Unit Available

Ste. 102

+/- 1,210 SF



The closest match to 11901 SHADOW CREEK PKWY PEARLAND TX 77584 is 11901 SHADOW CREEK PKWY PEARLAND, TX 77584-7292

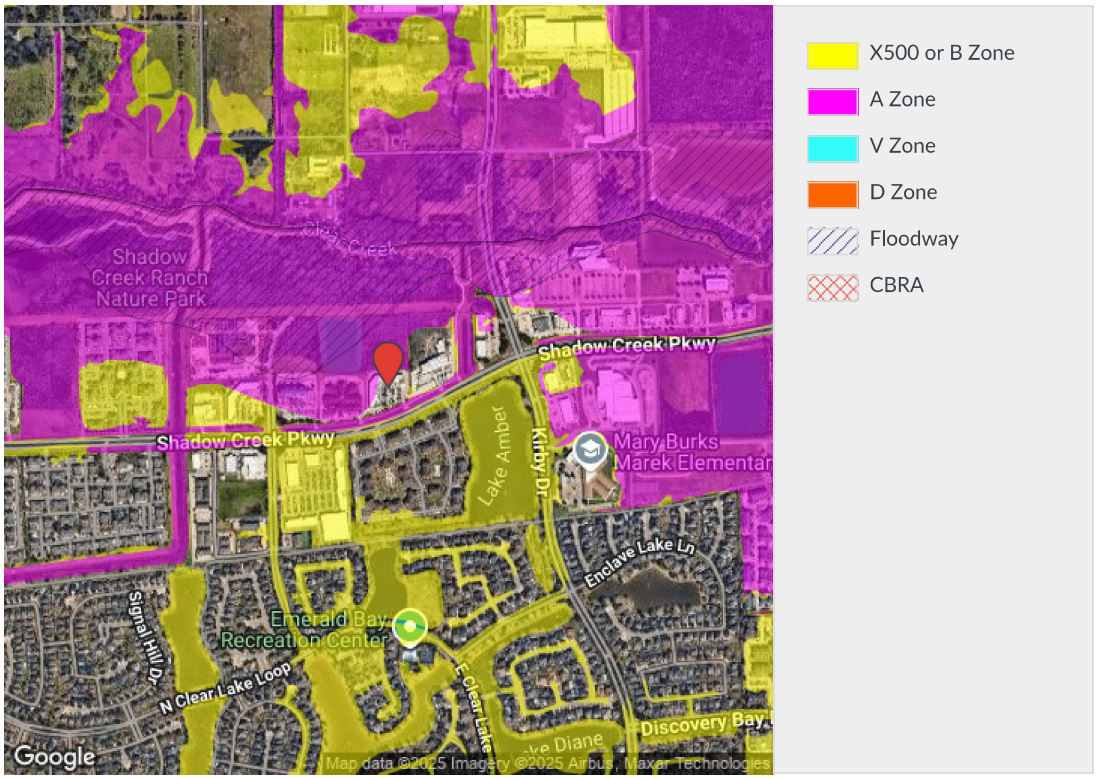
11901 SHADOW CREEK PKWY PEARLAND, TX 77584-7292

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	480077	**PANEL**	0010K
PANEL DATE	December 30, 2020	**MAP NUMBER**	48039C0010K



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Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1-A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1-A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1-V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1-V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

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Executive Summary

11901 Shadow Creek Pkwy, Pearland, Texas, 77584
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.57831
Longitude: -95.40396

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	5,643	46,037	100,607
2020 Population	8,727	70,983	123,143
2024 Population	9,654	72,422	132,035
2029 Population	10,017	74,564	137,867
2010-2020 Annual Rate	4.46%	4.43%	2.04%
2020-2024 Annual Rate	2.40%	0.47%	1.65%
2024-2029 Annual Rate	0.74%	0.58%	0.87%
2020 Male Population	45.7%	47.8%	47.8%
2020 Female Population	54.3%	52.2%	52.2%
2020 Median Age	33.6	35.2	34.8
2024 Male Population	46.9%	48.6%	48.7%
2024 Female Population	53.1%	51.4%	51.3%
2024 Median Age	34.8	36.1	35.6

In the identified area, the current year population is 132,035. In 2020, the Census count in the area was 123,143. The rate of change since 2020 was 1.65% annually. The five-year projection for the population in the area is 137,867 representing a change of 0.87% annually from 2024 to 2029. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 35.6, compared to U.S. median age of 39.3.

Race and Ethnicity			
2024 White Alone	21.6%	23.2%	18.1%
2024 Black Alone	42.2%	34.0%	39.9%
2024 American Indian/Alaska Native Alone	0.3%	0.9%	1.3%
2024 Asian Alone	20.5%	18.3%	6.9%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	5.5%	10.9%	19.9%
2024 Two or More Races	9.8%	12.6%	13.7%
2024 Hispanic Origin (Any Race)	15.5%	27.8%	40.1%

Persons of Hispanic origin represent 40.1% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households			
2024 Wealth Index	85	123	84
2010 Households	1,929	15,515	31,354
2020 Households	3,326	23,610	39,333
2024 Households	3,693	24,146	42,656
2029 Households	3,883	25,080	45,014
2010-2020 Annual Rate	5.60%	4.29%	2.29%
2020-2024 Annual Rate	2.49%	0.53%	1.93%
2024-2029 Annual Rate	1.01%	0.76%	1.08%
2024 Average Household Size	2.58	2.99	3.09

The household count in this area has changed from 39,333 in 2020 to 42,656 in the current year, a change of 1.93% annually. The five-year projection of households is 45,014, a change of 1.08% annually from the current year total. Average household size is currently 3.09, compared to 3.12 in the year 2020. The number of families in the current year is 32,452 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

June 20, 2025

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Mortgage Income			
2024 Percent of Income for Mortgage	28.2%	19.1%	20.6%
Median Household Income			
2024 Median Household Income	$81,868	$105,938	$78,241
2029 Median Household Income	$86,865	$121,478	$88,101
2024-2029 Annual Rate	1.19%	2.78%	2.40%
Average Household Income			
2024 Average Household Income	$115,160	$141,144	$104,207
2029 Average Household Income	$125,409	$159,556	$118,911
2024-2029 Annual Rate	1.72%	2.48%	2.68%
Per Capita Income			
2024 Per Capita Income	$46,198	$46,758	$33,683
2029 Per Capita Income	$51,046	$53,337	$38,844
2024-2029 Annual Rate	2.02%	2.67%	2.89%
GINI Index			
2024 Gini Index	35.5	35.0	38.7
Households by Income			

Current median household income is $78,241 in the area, compared to $79,068 for all U.S. households. Median household income is projected to be $88,101 in five years, compared to $91,442 all U.S. households.

Current average household income is $104,207 in this area, compared to $113,185 for all U.S. households. Average household income is projected to be $118,911 in five years, compared to $130,581 for all U.S. households.

Current per capita income is $33,683 in the area, compared to the U.S. per capita income of $43,829. The per capita income is projected to be $38,844 in five years, compared to $51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	77	114	107
2010 Total Housing Units	2,060	16,553	33,423
2010 Owner Occupied Housing Units	1,130	12,279	23,339
2010 Renter Occupied Housing Units	799	3,236	8,015
2010 Vacant Housing Units	131	1,038	2,069
2020 Total Housing Units	3,583	24,681	41,144
2020 Owner Occupied Housing Units	1,017	17,280	27,889
2020 Renter Occupied Housing Units	2,309	6,330	11,444
2020 Vacant Housing Units	285	1,040	1,946
2024 Total Housing Units	3,997	25,235	44,725
2024 Owner Occupied Housing Units	1,081	17,756	31,112
2024 Renter Occupied Housing Units	2,612	6,390	11,544
2024 Vacant Housing Units	304	1,089	2,069
2029 Total Housing Units	4,201	26,220	47,235
2029 Owner Occupied Housing Units	1,127	18,370	33,342
2029 Renter Occupied Housing Units	2,756	6,710	11,672
2029 Vacant Housing Units	318	1,140	2,221
Socioeconomic Status Index			
2024 Socioeconomic Status Index	59.3	52.3	43.6

Currently, 69.6% of the 44,725 housing units in the area are owner occupied; 25.8%, renter occupied; and 4.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 41,144 housing units in the area and 4.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.98%. Median home value in the area is $256,940, compared to a median home value of $355,577 for the U.S. In five years, median value is projected to change by 4.95% annually to $327,129.

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Graphic Profile

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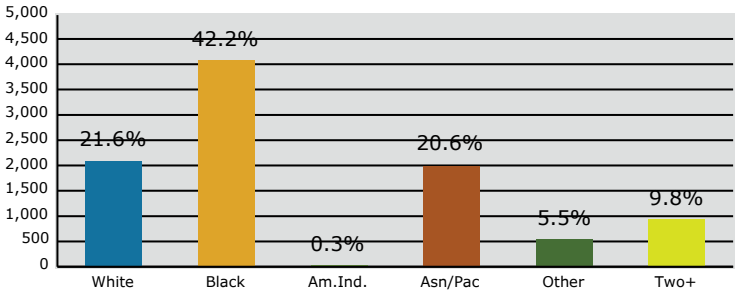
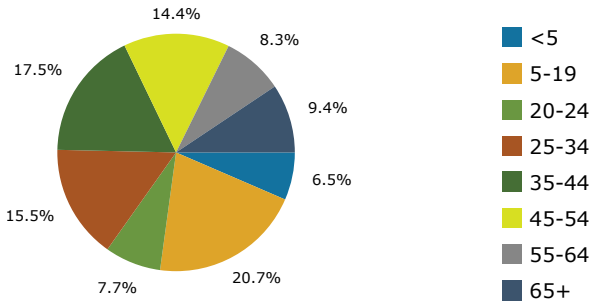
2024 Population by Race

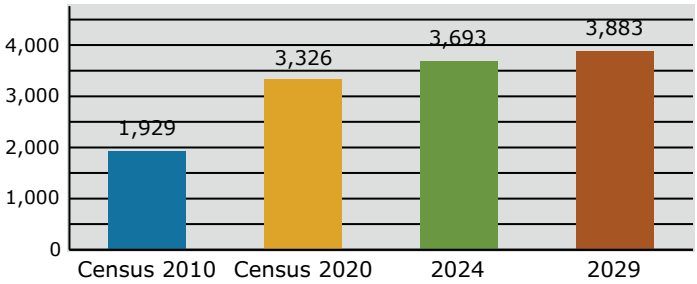


2024 Percent Hispanic Origin:15.5%

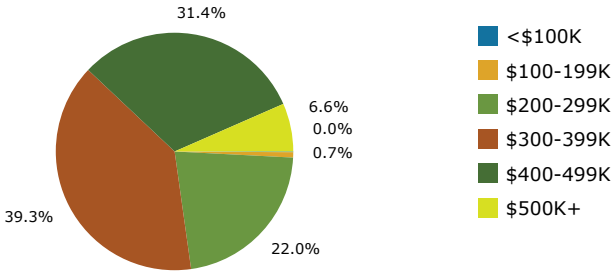
2024 Population by Age



Households

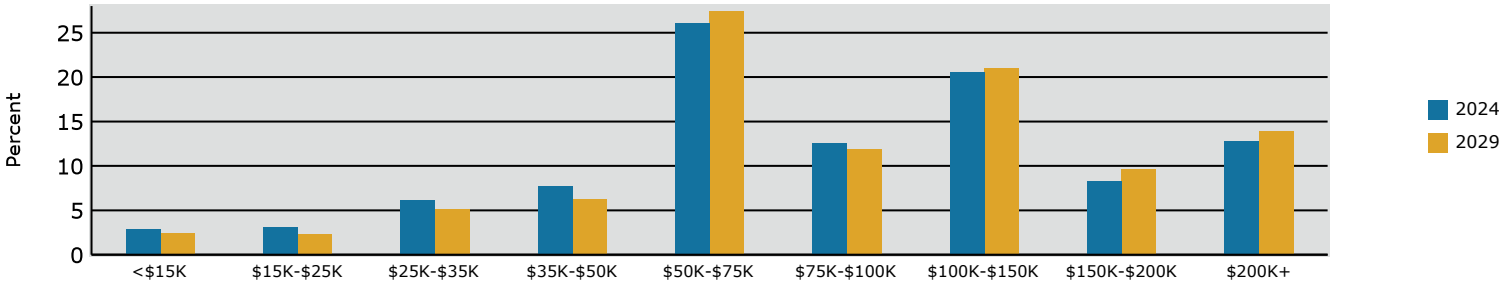


2024 Home Value



2024-2029 Annual Growth Rate

Household Income



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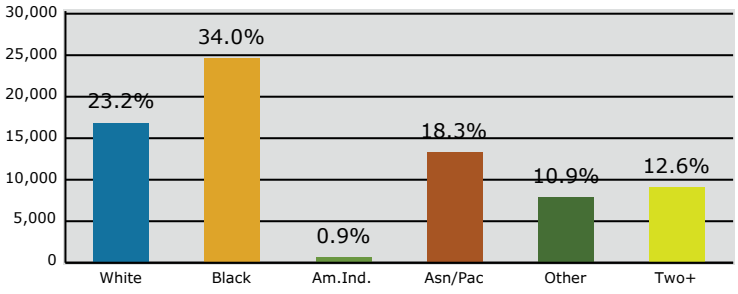
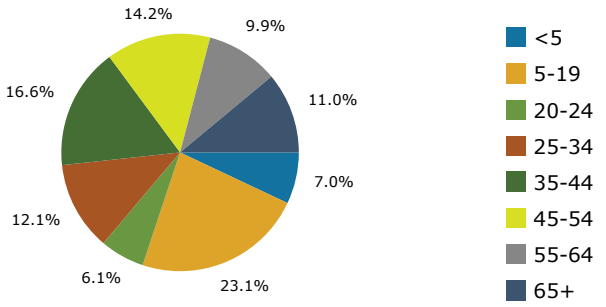
2024 Population by Race

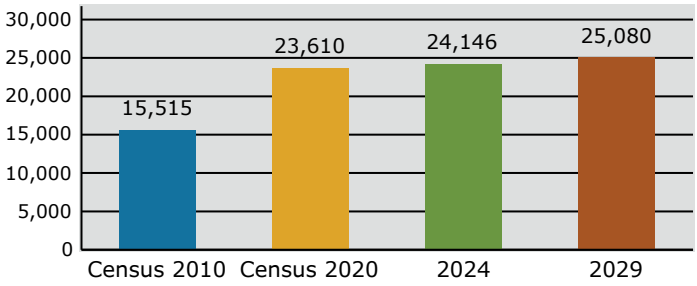


2024 Percent Hispanic Origin:27.8%

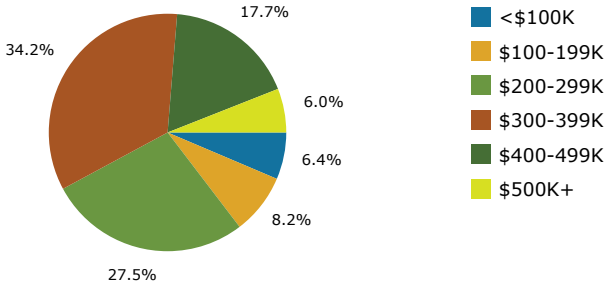
2024 Population by Age



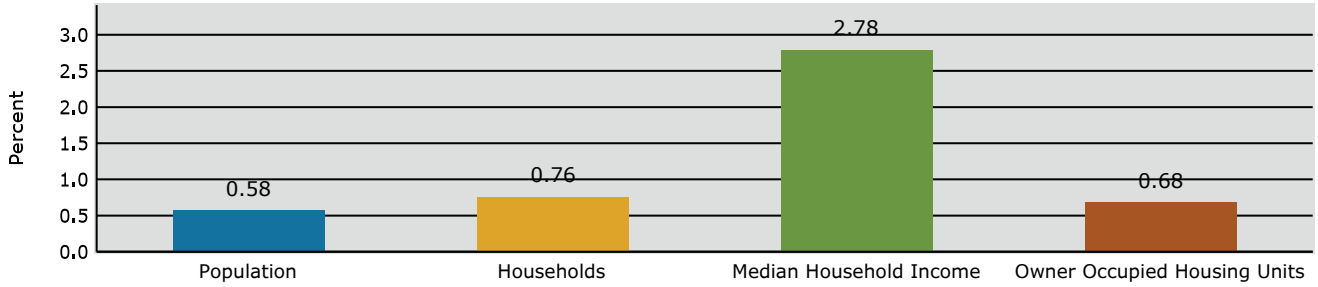
Households



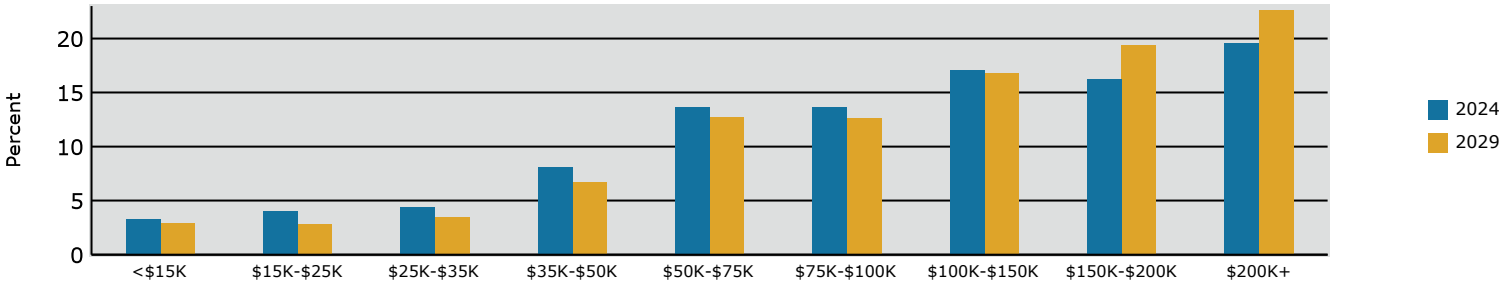
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



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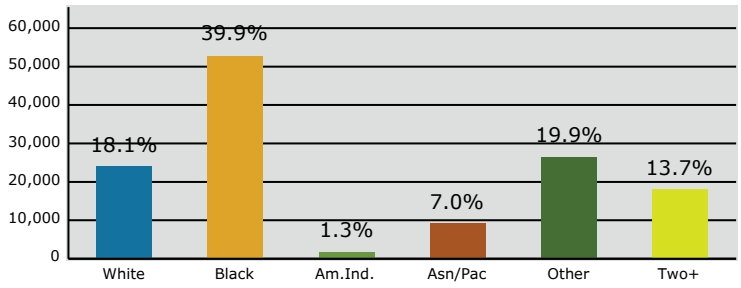
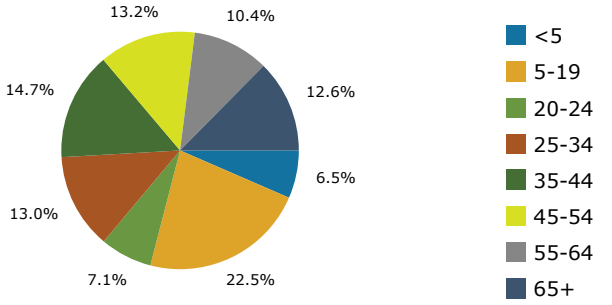
2024 Population by Race

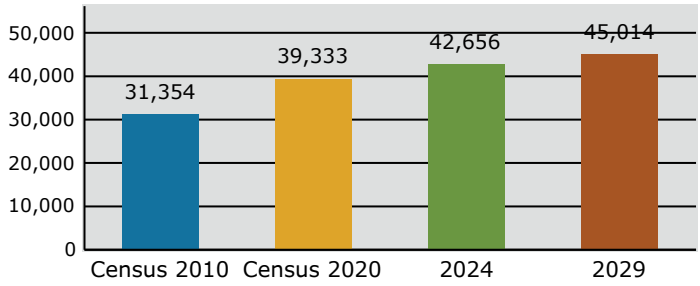


2024 Percent Hispanic Origin:40.1%

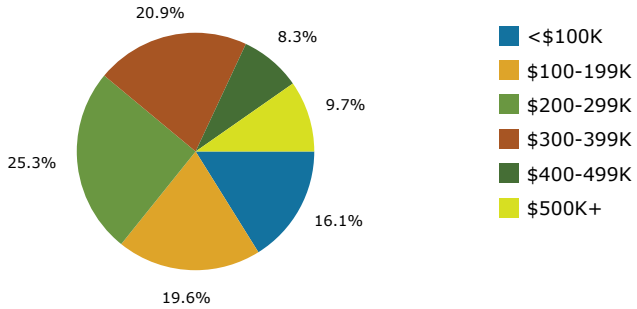
2024 Population by Age



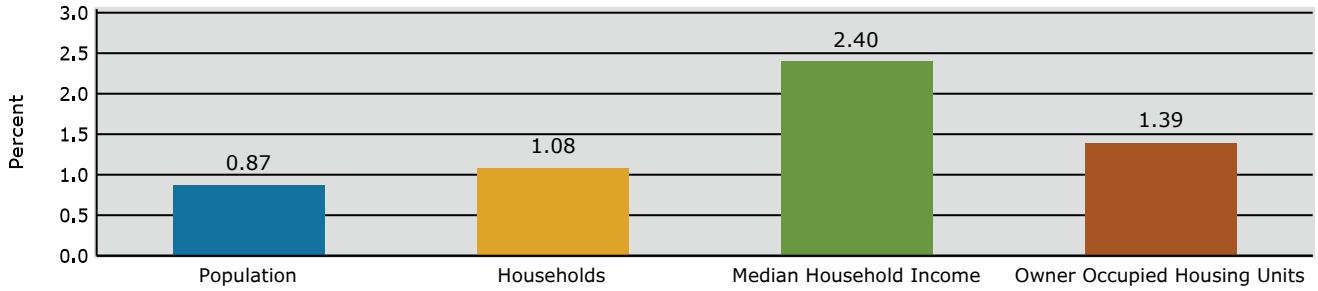
Households



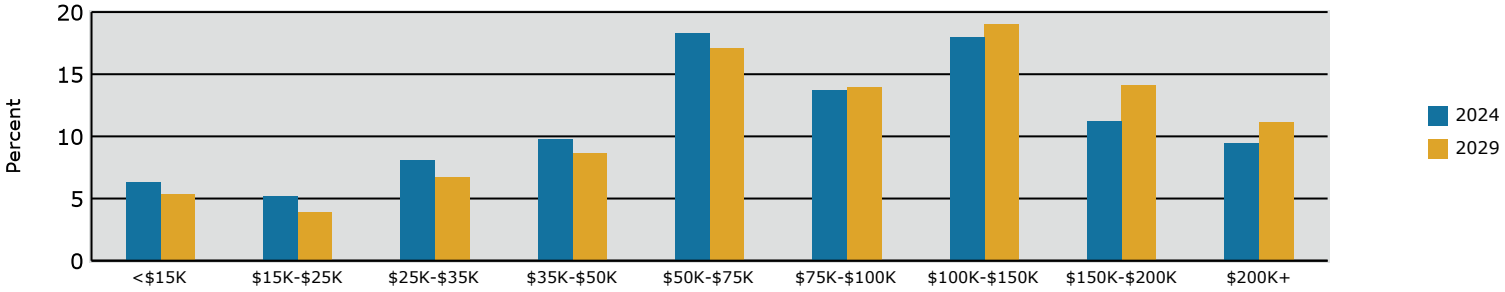
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

June 20, 2025

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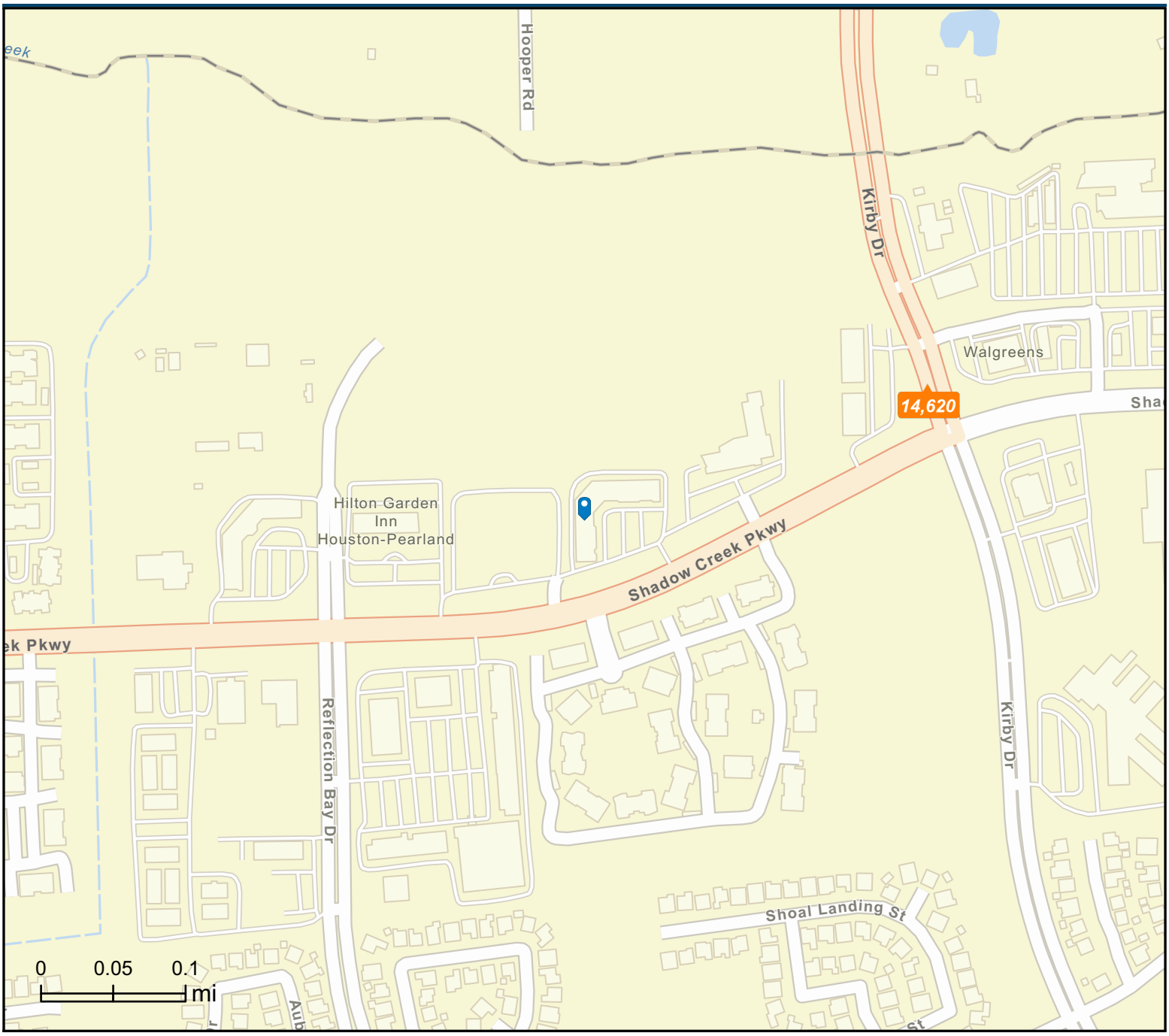
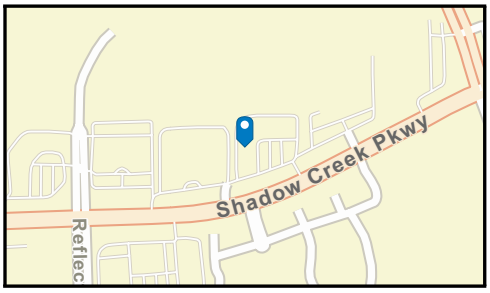
Traffic Count Map - Close Up

11901 Shadow Creek Pkwy, Pearland, Texas, 77584
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.57831
Longitude: -95.40396





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: ©2024 Kalibrate Technologies (Q4 2024).

June 20, 2025

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Traffic Count Map

11901 Shadow Creek Pkwy, Pearland, Texas, 77584
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Latitude: 29.57831
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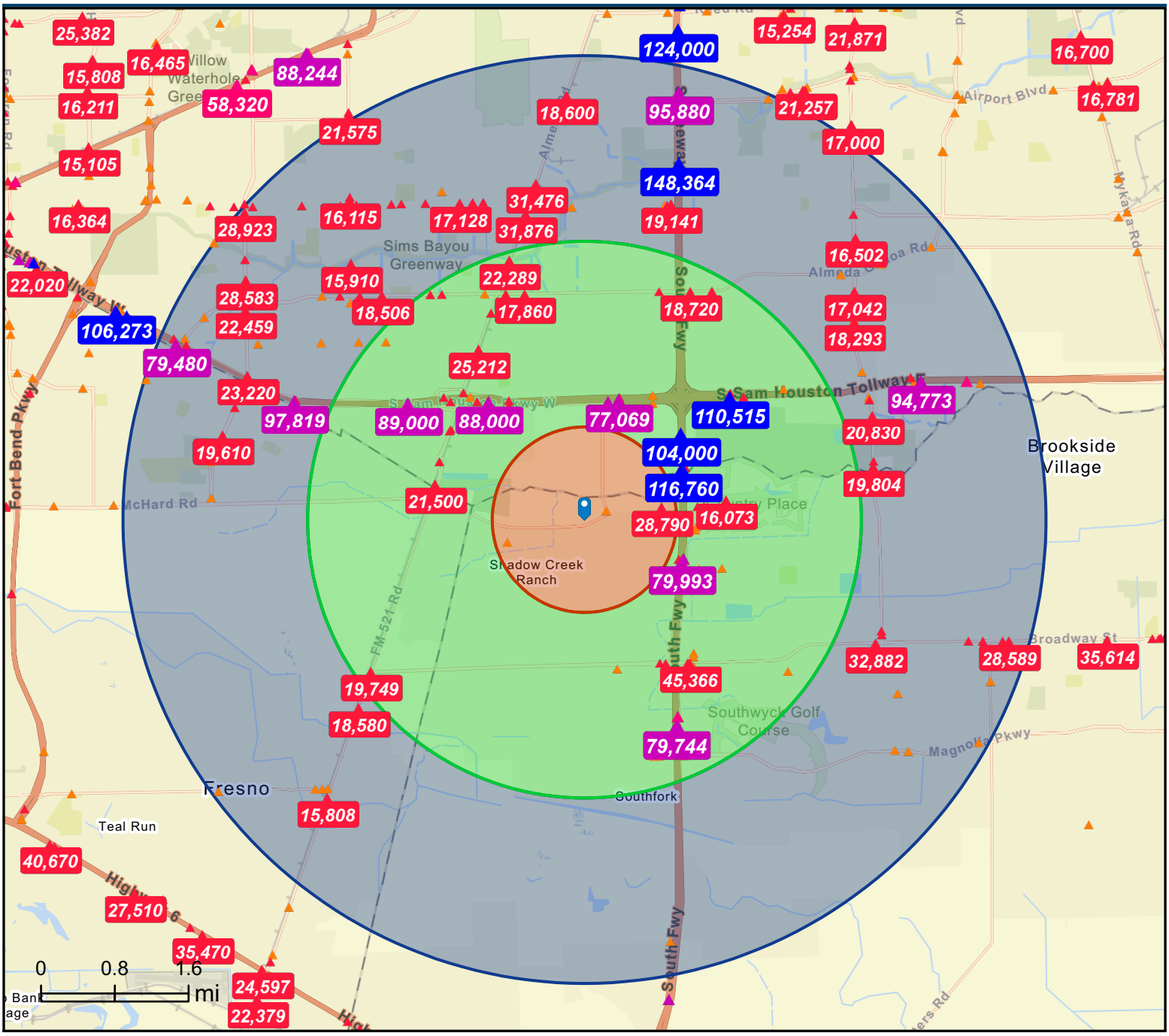

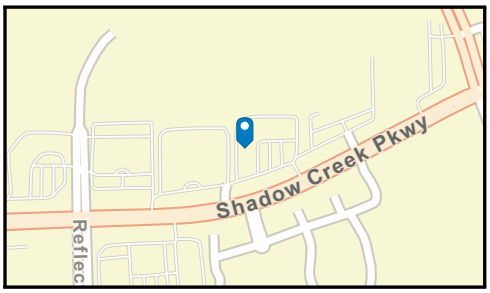

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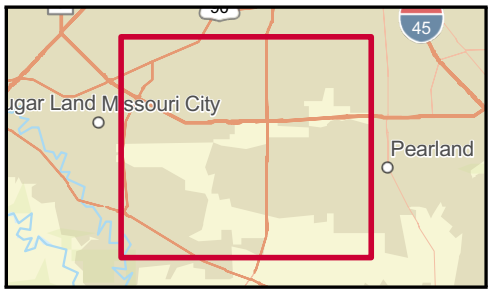

Source: ©2024 Kalibrate Technologies (Q4 2024).

June 20, 2025

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Traffic Count Profile

11901 Shadow Creek Pkwy, Pearland, Texas, 77584
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.57831
Longitude: -95.40396

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.25	Kirby Drive	Kirby Dr (0.04 miles SE)	2022	14620
0.69	Business Center Drive	McHard Rd (0.07 miles N)	2022	14133
0.81	Old Airline Rd	McHard Rd (0.1 miles S)	2001	40
0.84	FM 2234	Shadow Creek Pkwy (0.14 miles W)	2021	32022
0.84	FM 2234	Shadow Creek Pkwy (0.14 miles W)	2022	28790
0.84	Shadow Creek Parkway	S Hwy 288 (0.15 miles E)	2020	29650
0.87	Kingsley Drive	Crestwind Dr (0.03 miles W)	2019	11799
0.87	Almeda School Road	Southbelt Industrial Dr (0.15 miles N)	2022	4699
0.91	Kingsley Rd	(0.0 miles)	2011	5790
1.11		Hughes Ranch Rd (0.1 miles SE)	2021	31500
1.11		Hwy 288 Frontage Rd (0.1 miles SE)	2022	30433
1.14		Hughes Ranch Rd (0.07 miles SE)	2021	83762
1.14		Hughes Ranch Rd (0.07 miles SE)	2022	79993
1.15	State Hwy 288	Hughes Ranch Rd (0.09 miles S)	2011	82630
1.16		Hwy 288 Frontage Rd (0.03 miles S)	2021	26788
1.16		Hwy 288 Frontage Rd (0.03 miles S)	2022	29806
1.17	South Freeway	McHard Rd (0.35 miles S)	2018	164856
1.17		Hwy 288 Frontage Rd (0.07 miles S)	2022	31500
1.18	South Freeway	McHard Rd (0.35 miles S)	2020	135236
1.18	South Freeway	Sam Houston Pkwy (0.78 miles N)	2019	158577
1.19	TX 288 Toll	State Hwy 288 (0.04 miles S)	2021	116760
1.19	TX 288 Toll	State Hwy 288 (0.04 miles S)	2022	95018
1.20		Lambeth Dr (0.38 miles S)	2019	13429
1.21	Co Rd 94	Lambeth Dr (0.25 miles S)	2011	9090
1.22	Hooper Rd	Sam Houston Pkwy (0.04 miles N)	2011	510
1.22		Hwy 288 Frontage Rd (0.06 miles S)	2021	22756
1.22		Hwy 288 Frontage Rd (0.06 miles S)	2022	25032
1.23	McHard Rd	106A (0.02 miles E)	2006	15170
1.23	Hughes Ranch Rd	Hwy 288 (0.05 miles W)	2001	230
1.28	Co Rd 94	Lambeth Dr (0.14 miles N)	2011	6620

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
Source: ©2024 Kalibrate Technologies (Q4 2024).

June 20, 2025

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EQUAL HOUSING OPPORTUNITY

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 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.

DNCommercial	**577136**	**dannynguyen@dncommercial.net**	**(713)270-5400**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	**456765**	**dannynguyen@dncommercial.net**	**(713)478-2972**
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 _____