



PARKS AT BOULDER CREEK | SEC PEARLAND PKWY & BELTWAY 8, PEARLAND, TX 77089

Features

- Retail, office or medical space for lease in two story shopping center
- 3,000 SF freestanding building fronting Pearland Parkway
- Two pad sites available for purchase along Beltway 8
- Excellent visibility from Beltway 8 and Pearland Parkway
- 324-unit multi family under construction across street
- Studio Movie Grill open across the street
- Close proximity to Pearland's new University of Houston campus and Shadow Creek Ranch, a master-planned community with nearly 12,800 residential lots
- New Whataburger and Bluewave Carwash across the street

FOR INFORMATION

TOTAL SF: 56,320

AVAILABLE SF: 18,855

CONTACT FOR MORE INFORMATION

Traffic Counts

Pearland Pkwy	30,108 VPD
Beltway 8	84,622 VPD
Telephone Rd	27,483 VPD

Demographics

YEAR: 2024	1 MILE	3 MILES	5 MILES
Population	11,100	98,316	243,165
Households	3,542	32,231	80,783
Average HH Income	\$101,112	\$104,437	\$101,478
Daytime Population	8,018	78,554	212,781

Area Retailers & Businesses



Kyle Knight

Senior Vice President

713.781.7111

kknight@weitzmangroup.com

Emily Guenther

Associate

713.781.7111

eguenther@weitzmangroup.com

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

weitzman®

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BELTWAY 8 (SAM HOUSTON TOLLWAY)



Current Tenants

Upper Level		
4	Doctor	1,800 sf
Lower Level		
5	Pena's Donut Heaven & Grill	2,870 sf
6	Dazzle Nails	1,214 sf
7	Subway	1,314 sf
10	2-A-Days	4,625 sf
11	Smallcakes	1,802 sf
12	Specs	9,005 sf
13	Pizza Lounge Express	2,575 sf
14	Haven Veterinary Clinic	2,252 sf
15	Dentist	3,000 sf
16B	Luce Coffee Roasters	1,410 sf
17	Chipotle	3,000 sf

Available Space

Upper Level		Lower Level	
1	6,501 sf	9	1,925sf
2	2,889 sf	11	1,802 sf
3	4,148 sf	16A	1,590 sf

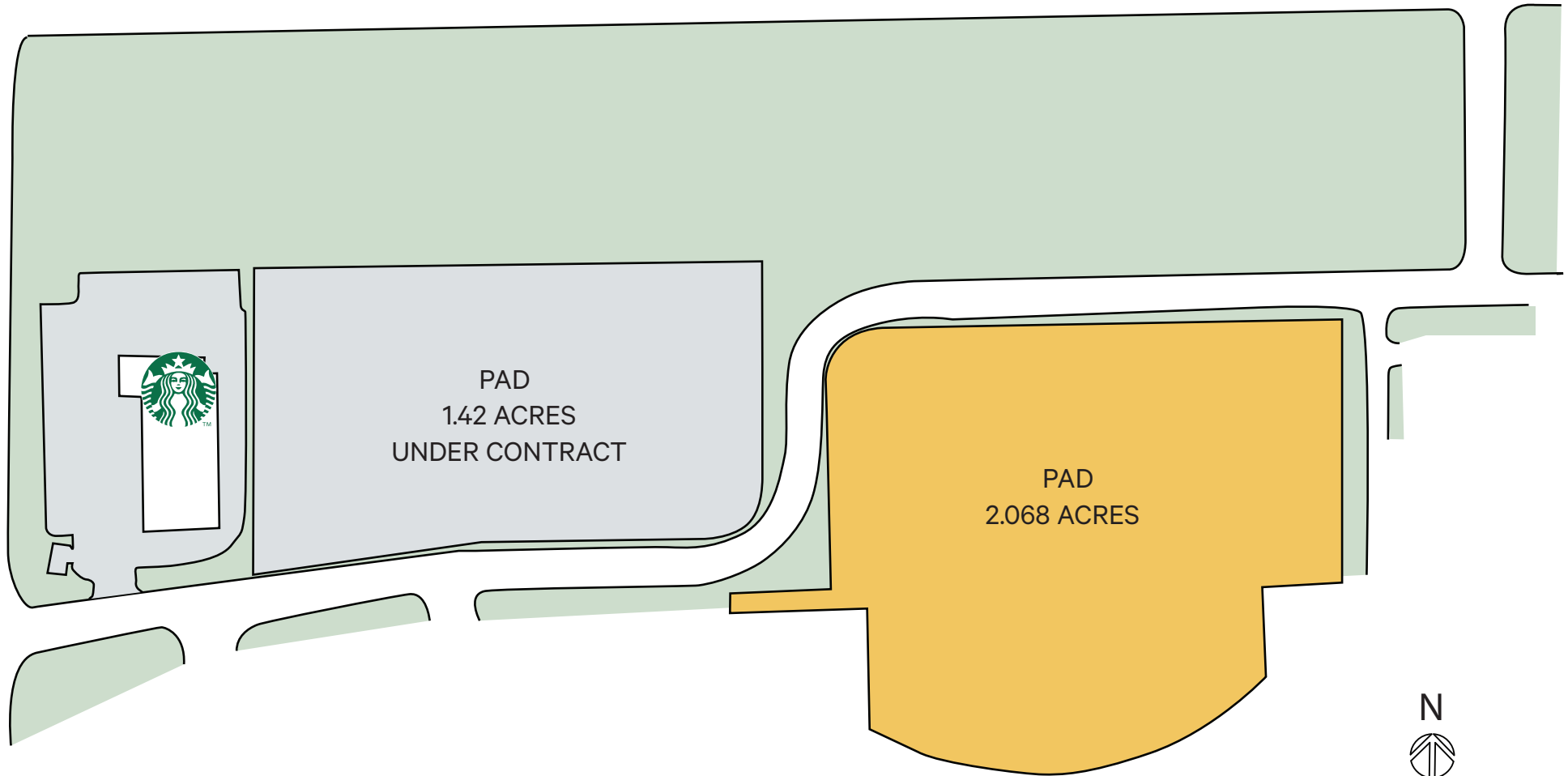
PEARLAND PKWY



NOT TO SCALE

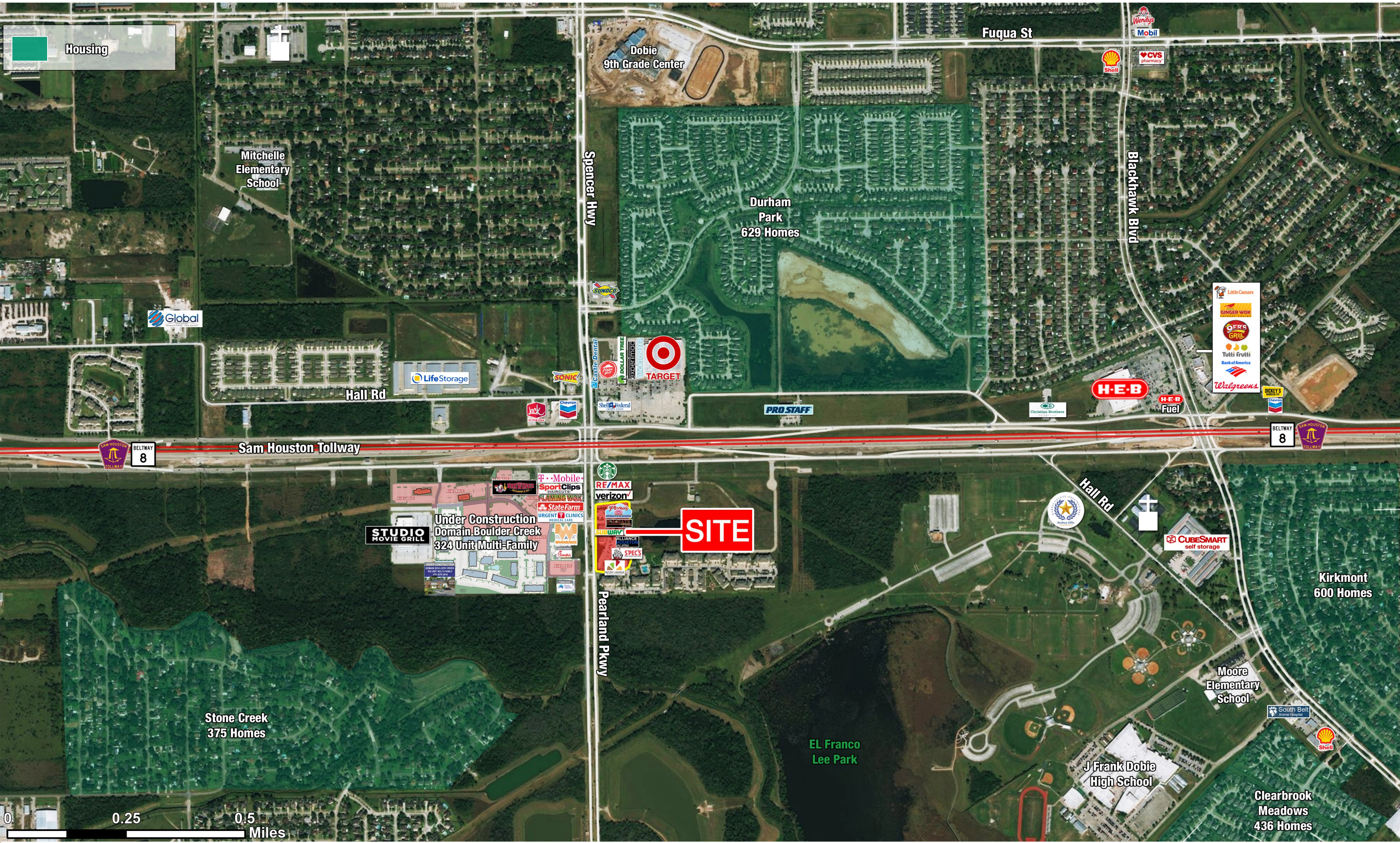
BELTWAY 8 (SAM HOUSTON PKWY)

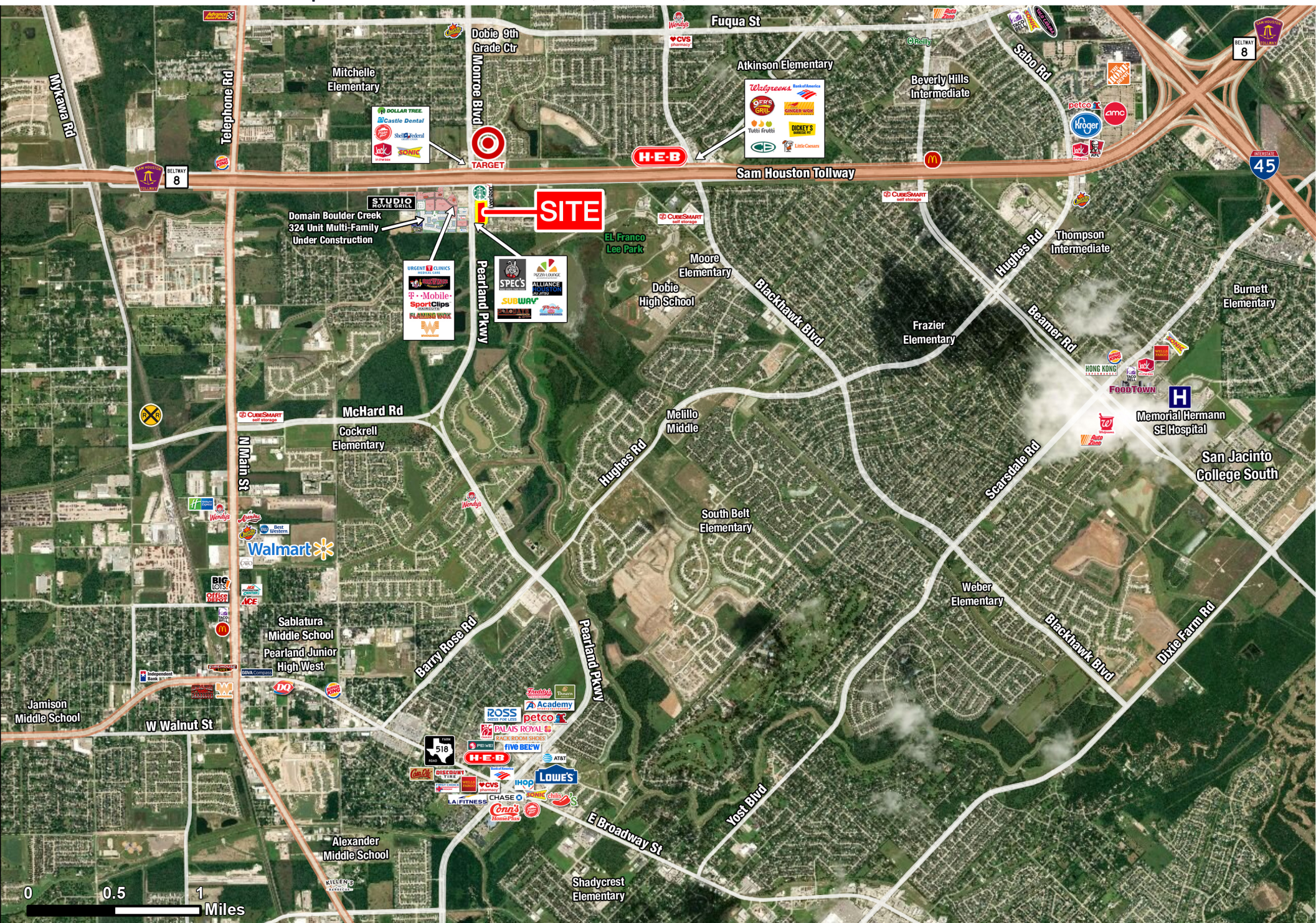
PEARLAND PKWY



EXISTING
PARKS AT BEAR CREEK
RETAIL







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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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

477965

License No.

jnamken@weitzmangroup.com

Email

(713) 980-5622

Phone

Travis Kyle Knight

Sales Agent/Associate's Name

566233

License No.

kknight@weitzmangroup

Email

(713) 335-4532

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

477965

License No.

jnamken@weitzmangroup.com

Email

(713) 980-5622

Phone

Emily Guenther

Sales Agent/Associate's Name

814559

License No.

eguenther@weitzmangroup.com

Email

(713) 980-4534

Phone

Buyer/Tenant/Seller/Landlord Initials

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