

For Lease

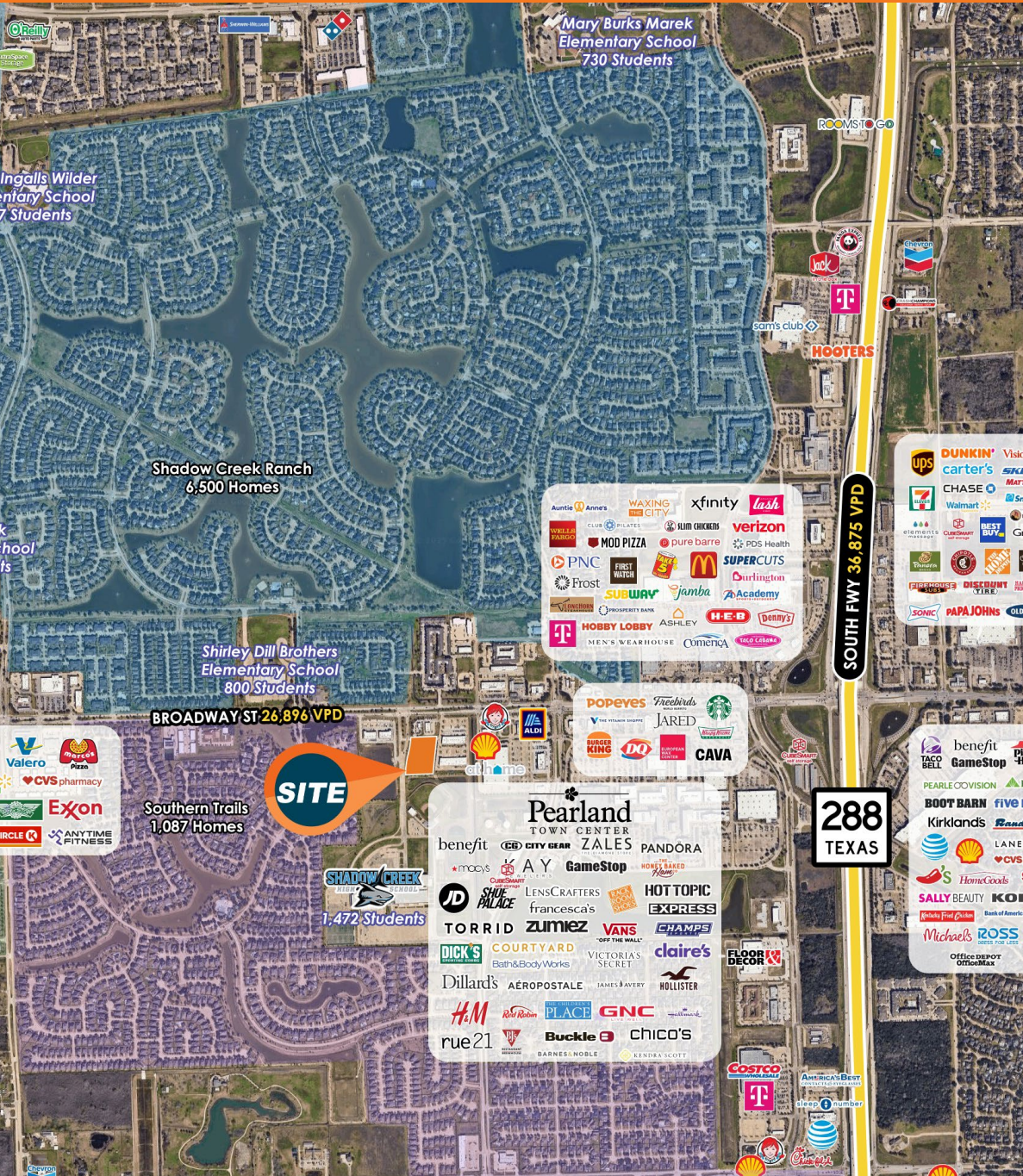


Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hproperties.com

Shops at Ridge Rock

11836 Broadway St, Pearland, TX 77584



SHOPS AT RIDGE ROCK

11836 Broadway St, Pearland, TX 77584

Property Information

Space for Lease	1,200 SF - 9,154 SF
Rental Rate	Call for Pricing
NNN	\$8.00 PSF
Total Square Footage	18,164 SF

Property Highlights

- Situated along Pearland's primary retail corridor
- Located near SH-288, providing exceptional visibility and daily traffic from commuters traveling between Pearland and Houston
- The primary entry and exit point for the newly opened Shadow Creek Ranch 5A High School. The 72 acre campus serves all students who live on the west side of State Highway 288 and accommodates more than 2,500 students and staff.

Demographics

Population	1 mi. - 13,047
	3 mi. - 81,275
	5 mi. - 200,181
Average Household Income	1 mi. - \$185,365
	3 mi. - \$166,257
	5 mi. - \$135,820

Traffic Counts

Broadway St: 28,157vpd
South Fwy: 36,875 vpd

For More Information

Jonathan Aron
Principal | Brokerage
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Nico Prioli
Associate | Land & Retail Brokerage
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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunnington Properties or by any agent, independent associate, subsidiary or employee of Hunnington Properties. This information is subject to change.

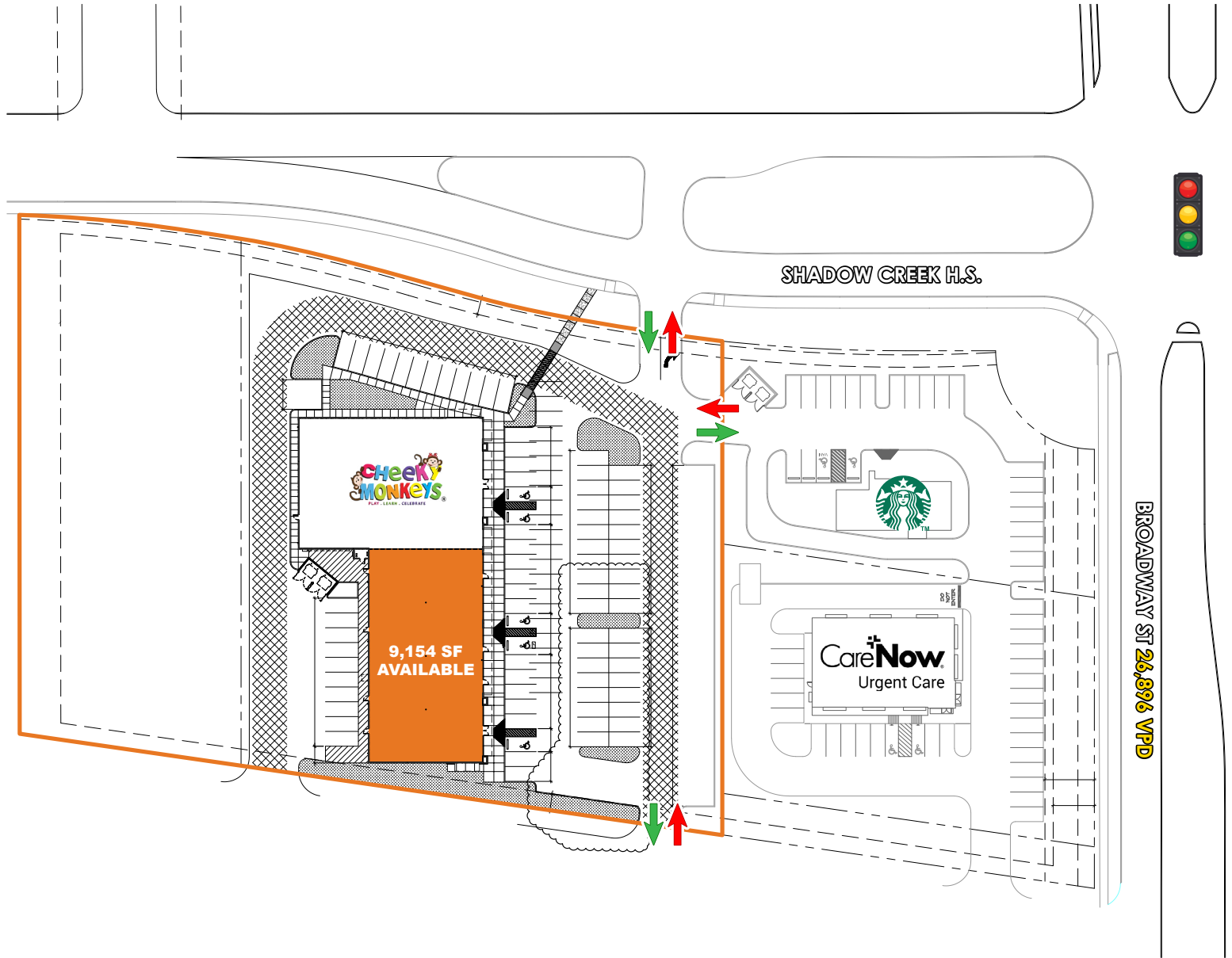
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Hunington

Site Plan

PENDING	
AVAILABLE	
EXECUTED	



For Lease



- Pearland TOWN CENTER**
- benefit
 - CITY GEAR
 - ZALES
 - PANDORA
 - macy's
 - KAY
 - GameStop
 - HONEY BAKED
 - JD SHOE PALACE
 - LENSCRAFTERS
 - ROCK SOCK SHOP
 - HOT TOPIC
 - TORRID
 - zumiez
 - VANS
 - CHAMPS
 - DICK'S
 - COURTYARD
 - OFF THE WALL
 - claire's
 - Bath & Body Works
 - VICTORIA'S SECRET
 - Dillard's
 - AÉROPOSTALE
 - JAMES & AVERY
 - HOLLISTER
 - H&M
 - Red Robin
 - PLACE
 - GNC
 - BARNES & NOBLE
 - rue21
 - Buckle
 - BJ'S RESTAURANT BAKERY
 - KENDRA SCOTT
 - chico's
 - Hallmark

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For Lease



Elementary School
747 Students

Shadow Creek Ranch
6,500 Homes

Glenn York
Elementary School
900 Students

Dr. Ronald E. McNair
Jr High School
1,000 Students

Shirley Dill Brothers
Elementary School
800 Students

BROADWAY ST 26,896 VPD

Southern Trails
1,087 Homes

South Oaks
98 Homes



SHADOW CREEK
HIGH SCHOOL
1,472 Students

Commercial logos including: Shell, Valero, Exxon, Walmart, CVS pharmacy, Circle K, Anytime Fitness, and Goodwill.

Commercial logos including: Auntie Anne's, WAXING CITY, xfinity, lash, Verizon, PDS Health, SUPER CUTS, Jamba, Academy, HOBBY LOBBY, MEN'S WEARHOUSE, Ashley, HEB, Denny's, and Comenca.

Commercial logos including: Popeyes, Freebirds, Starbucks, JARED, BURGER KING, and CAVA.

Commercial logos including: benefit, CITY GEAR, ZALES, PANDORA, GameStop, A.Y., HONK & BARKED Home, HOT TOPIC, EXPRESS, TORRID, zumiez, VANS, CHAMPS, DICK'S, COURTYARD, Bath & Body Works, VICTORIA'S SECRET, claire's, FLOOR DECOR, Dillard's, AÉROPOSTALE, JAMES AVERY, HOLLISTER, H&M, Red Robin, PLACE, GNC, HOLLISTER, rue21, BARNES & NOBLE, KENDRA SCOTT, and Buckle.

Commercial logos including: UPS, DUNKIN', Visionworks, SUBWAY, carter's, SKECHERS, Capital One, MATTRESS FIRM, CHASE, Walmart, Smile Brands, Mobil, JCPenney, Great Clips, FIVE GUYS, FIREHOUSE SUBS, DISCOUNT STORE, BOOKS, COLD STONE, SONIC, PAPA JOHN'S, OLD NAVY, and Chick-fil-A.

Commercial logos including: benefit, TACO BELL, GameStop, pizza hut, cost cutters, Slab Creamery, PEARLE COVISION, REGIONS, Bath & Body Works, BOOT BARN, FIVE BEL'W, Total Wine, target, Kirklands, Randal's, SWEET SPICES, LANE BRYANT, CVS pharmacy, HomeGoods, Sport Clips, CINEMARK, SALLY BEAUTY, KOHL'S, Marshalls, Michaels, Bank of America, BASKIN ROBBINS, ULTA, CHICK & CHEESE, IHOP, Office DEPOT, OfficeMax, PETS MARY, and DSW.

SOUTH FWY 36,875 VPD

288 TEXAS

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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.

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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	218898	sandy@hpiproperties.com	713.623.6944
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Aron	644676	jonathan@hpiproperties.com	713.623.6944
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date