

OFFERING MEMORANDUM

**12152 Shadow Creek Pkwy
Pearland, Texas 77584**

Prime Adaptive Reuse Neighborhood Service
Commercial Opportunity

1.5 Acres | 15,832 SF | 19,000+/- SF fenced outdoor



Presented by:

AM Real Estate Group, LLC

EXECUTE WITH EXCELLENCE

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Confidentiality & Disclaimer

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The Property is being offered on an "as-is, where-is" basis. No warranty or representation is made by the Seller or Broker regarding the condition of the Property, its fitness for any particular purpose, or its compliance with any applicable laws, codes, or regulations.

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Section 1- Executive Summary

This 15,832 SF purpose-built facility is located in the heart of Shadow Creek Ranch, one of Pearland's most desirable and fastest-growing master-planned communities. Positioned within the high-income, family-oriented Pearland corridor, the property offers a rare opportunity for operators seeking immediate occupancy in a fully improved, turnkey special-use building. The asset is currently vacant, and available for immediate owner-user or redevelopment, providing exceptional flexibility for childcare, medical, therapy, behavioral health, Animal Services or educational uses.

Constructed with high-quality interior improvements, the building features multiple rooms with in-room restrooms, a commercial kitchen, secure access points, and multi-zone HVAC supported by nine exterior condensing units. The site includes extensive outdoor amenities, multiple fenced playgrounds, a splash pad, basketball court and football field, and shaded structures, representing significant replacement-cost value that would be prohibitively expensive and time-consuming to replicate in today's construction environment.

Shadow Creek Ranch continues to benefit from strong demographic momentum, including rapid residential development, high household incomes, and one of the region's largest concentrations of families with young children. These market drivers support sustained demand for childcare, pediatric medical, therapy, education services, and animal services, making the property ideally positioned for operators seeking a strategic foothold in a high-growth corridor. With market rents ranging from \$22–\$28/SF, the facility offers meaningful owner-user upside, allowing operators to capitalize on a turnkey configuration at a price point well below new construction.

Overall, the offering delivers a high-value, ready-to-operate facility with substantial improvements, strong market fundamentals, and immediate occupancy potential, an exceptional opportunity for operators seeking to expand or establish services within one of Pearland's most dynamic and rapidly expanding communities.

Section 2 — Offering Highlights

- Building Size: 15,832 SF
 - Land Area: 65,392
 - Asking Price: \$6,000,000
 - Turnkey specialty facility
 - Vacant and ready for occupancy
 - Redevelopment/Owner-Operator
 - Special-Use, Daycare, Education, Medical-Convertible, ABA, Therapy, Dentistry, Pediatric Services, Animal Services
 - Rare outdoor amenities not found in competing properties
 - Strong demographic support
 - Explosive residential growth fueled by master-planned communities
 - Top-rated schools drawing families to the area
 - Proximity to SH-288, providing direct access to the Texas Medical Center
 - Limited availability of freestanding buildings suitable for owner-operators
 - Strong medical and pediatric demand, driven by family-dense demographics
 - Located in FEMA Flood Zone X, minimizing risk and insurance cost
 - High pet-ownership rates, supporting veterinary and pet-care demand
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Section 3 — Property Overview

15,832 SF (enclosed); 65,392 SF total improved area includes fenced in outdoor area
Total Lot Size 1.5 Acres

Property Detail	Description
Legal Description	SHADOW CREEK CROSSING WEST (PEARLAND) BLK 1 LOT 2 ACRES 1.5012
Address	12152 Shadow Creek Pkwy. Pearland TX 77584
Property Type	Special-Use, Neighborhood Services
Building Class	B+ (Value Add Opportunity)
Number of Units	1 Building, Large fenced area with multiple sections
Number of Stories	1 Single- Story
Year Built	2016
Year Remodeled	2023
Zoning	General Commercial
Parcel Number	7470-0001-002

This facility was designed for licensed childcare operations, featuring:

- Secure controlled entry
- Multiple classrooms with restrooms
- Administrative offices
- Commercial kitchen
- Indoor activity areas
- Fire suppression and safety systems
- High-capacity plumbing and electrical infrastructure

The building's layout also supports medical, therapy, education, animal services, charter school, or behavioral health uses with minimal modification.

Section 4 — Location Overview

Shadow Creek Ranch is one of Pearland's premier master-planned communities, known for its high-income households, strong family demographics, and sustained residential growth. Located along the rapidly expanding SH-288 corridor, the area offers exceptional connectivity to the Texas Medical Center, Downtown Houston, and major employment hubs, making it one of the most desirable suburban markets in the region for childcare, medical, therapy, and educational operators.

The community features a dense concentration of single-family neighborhoods, master-planned amenities, and top-rated schools, creating a stable and growing service population. Households in Shadow Creek Ranch consistently exceed regional income averages, with many neighborhoods reporting average household incomes in the \$130,000–\$150,000+ range. This demographic profile supports private-pay childcare, pediatric medical practices, ABA therapy providers, and specialty education operators seeking long-term stability and strong demand fundamentals.

Commercial development along Shadow Creek Parkway and Business Center Drive provides a mix of national retailers, grocery anchors, medical clinics, and service-based businesses, generating steady daily traffic and reinforcing the corridor's role as a key community hub. The property benefits from this established commercial ecosystem, offering operators visibility, accessibility, and proximity to complementary uses.

With ongoing residential expansion, high household formation, and continued migration from Houston's urban core, Shadow Creek Ranch remains one of Pearland's most active growth zones. These trends create a favorable environment for operators seeking immediate occupancy in a turnkey facility positioned within a high-demand, family-driven trade area.

Section 5 — Land & Site Details

Site Feature	Description
Legal Description	SHADOW CREEK CROSSING WEST (PEARLAND) BLK 1 LOT 2 ACRES 1.5012
Site Configuration	15,832 SF building with roughly 19,000 SF fenced off the side
Topography	Flat
Parking Lot	51 Spaces
Access	Directly from Shadow Creek Parkway or Reflection Bay
Fencing	Controlled Access
Flood Zone	Flood Zone X- buyer should verify current FEMA designation during due diligence
Drainage	Improved Site Drainage

The property includes extensive outdoor improvements rarely found in comparable facilities. These improvements significantly increase replacement cost and owner-user value.

- Multiple fenced playgrounds
 - Splash pad / water play area
 - Sports courts
 - Shaded structures
 - Secure perimeter fencing
 - Ample parking (Spaces format)
-

Section 6 — Utility Description

Utility	Description
Electrical Services	CenterPoint Energy
Water	City of Pearland water services
Sewer	City of Pearland
Gas	CenterPoint Energy
HVAC	9 exterior condensing units supporting a fully distributed, multi-zone HVAC system.
Dumpster Services	Frontier

****The information provided regarding utility service providers is based on sources believed to be reliable; however, availability, service options, and provider coverage may vary. Prospective buyers and tenants are strongly encouraged to conduct their own independent due diligence to verify all utility connections, service providers, capacities, and associated costs prior to closing or occupancy.

Section 7 — Environmental Notes

ENVIRONMENTAL

Buyer shall independently verify all environmental conditions and suitability for intended use. No environmental reports, studies, or warranties are being provided by Seller or Broker unless otherwise disclosed. Property is being offered subject to buyer's independent due diligence and inspections.

The property was previously operated as a childcare facility.

Section 8 — Pricing & Financial Metrics

Financial Metric	Detail
List Price	\$6,000,000
Price Per SF (Building)	\$378.97/SF (Enclosed)
Price Per SF (Lot)	\$91.75
Total Building SF	15,832 SF
Total Land Area	1.50 Acres (65,392.27 SF)
Current Tax Assessment- Total	\$5,600,330
Current Tax Assessment- Improvements	\$4,750,230
Current Tax Assessment- Land	\$850,100
Annual Property Tax Rate	2.430577

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Section 9 — Deal Terms & Transaction Structure

Buyer to provide proof of funds or pre-qualification letter. Property Condition Sold "as-is, where-is" inspections encouraged during feasibility period.

Term	Detail
Earnest Money	Minimum 1% purchase price
Feasibility Period	45 days from effective date — buyer may conduct inspections, environmental assessments, surveys, title review, and feasibility analysis
Closing Timeline	60 days from effective date
NNN Leaseback	(Not Applicable)
Title	General Warranty Deed
Title Company	Call listing broker
Closing Costs	Each party responsible for customary closing costs



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