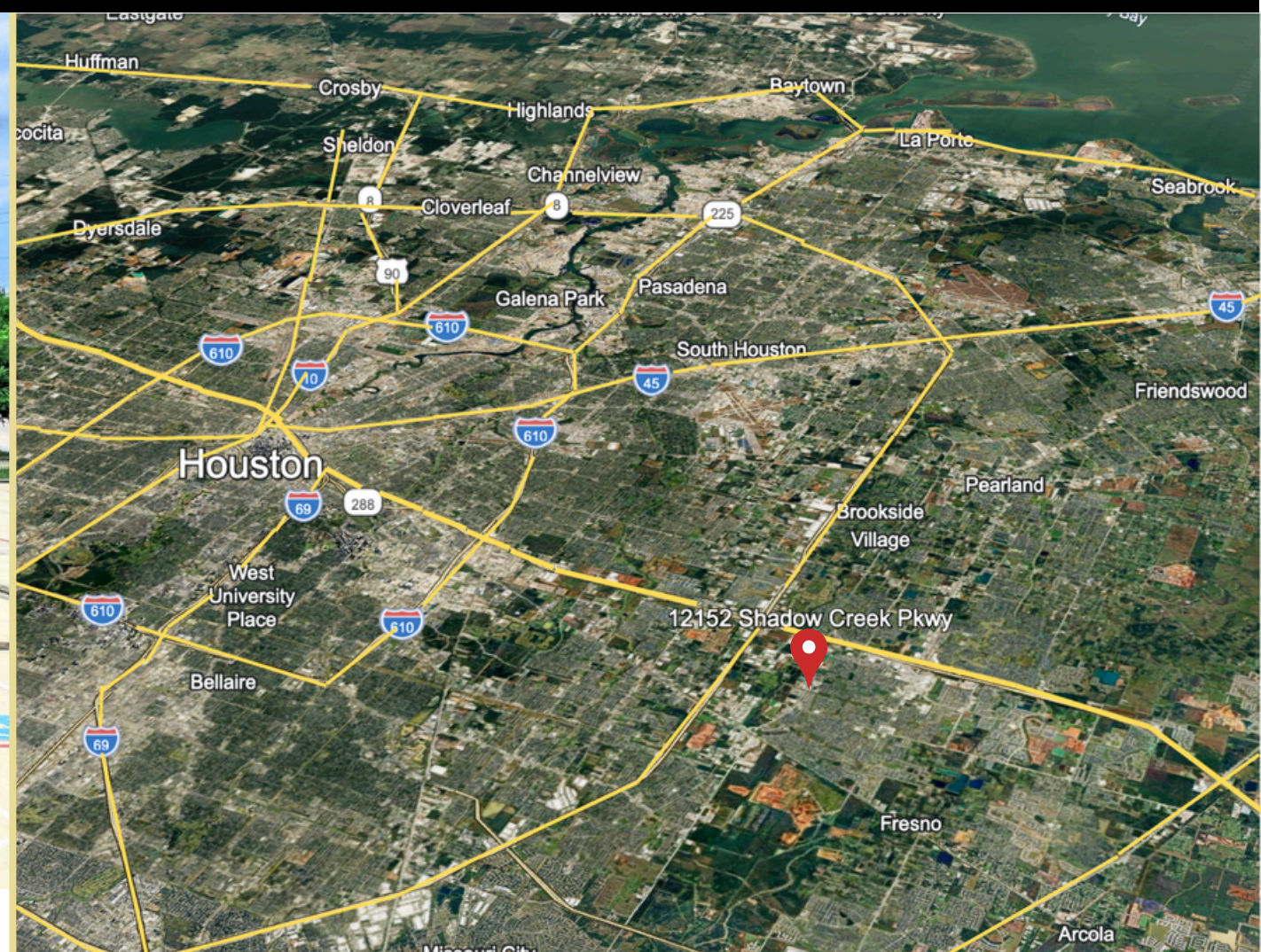




12152 Shadow Creek Pkwy. Pearland TX 77584

15,832 SF TURNKEY CONVERSION OPPORTUNITY



Property Highlights

- 1.4 miles from Hwy. 288, with strong demographics
- 15,832 SF specialty commercial building
- 18 large rooms, 2 offices, Concierge/reception desk
- Average household income of \$115,911 and a population of over 207,000, the community is supported by 15 elementary feeder schools located within five miles.
- 23 toilets throughout the building, Sink in every room
- Wide hallways and ADA-friendly layout
- Ample parking and excellent visibility
- 19,000+ SF fenced outdoor area, multiple fenced subsections for controlled activities
- Splash pad, Basketball court, Football field, Three playgrounds of varying ages
- fully equipped kitchen, with a stove/oven with fire-suppression, commercial-grade refrigerator and freezer, and food-prep workspace.



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Details

APN	7470-0001-002
Property Type	General Commercial/ Special-Use, Neighborhood Services
Square Footage	15,832 SF
Net Rentable SF	15,832 SF
Units	1 Building, Large fenced area with multiple sections
Tenancy	Single
Lease Type	Absolute NNN
Price Per SF	\$378.97
Broker Co-Op	Yes
Class	B+ (Value Add Opportunity)
Year Built	2016
Year Renovated	2023
Buildings	1 Building, Large fenced area with multiple sections
Stories	1 Single story
Lot Size	1.5 Acres (65,392 SF)
Zoning	General Commercial
Parking Spaces	51
Investment Type	Owner/Operator

12152 Shadow Creek Pkwy | \$600,000,000 | 1.50 Acres | 15,832 SF Total Improvement | Special-Use

This 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.

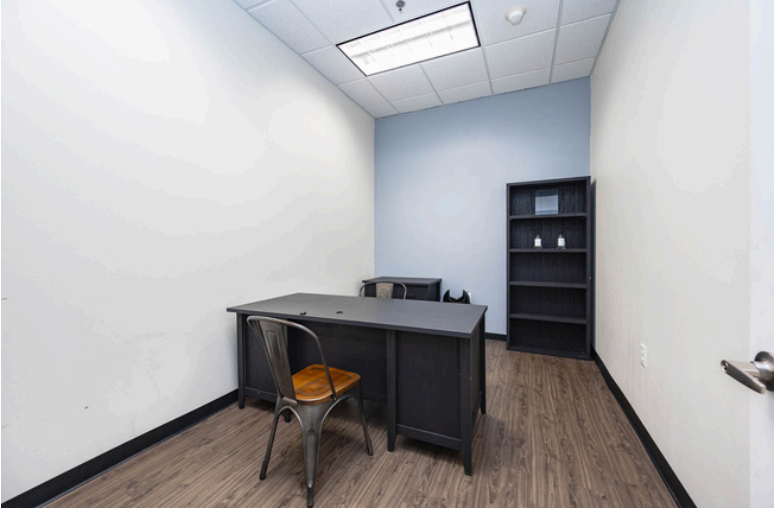
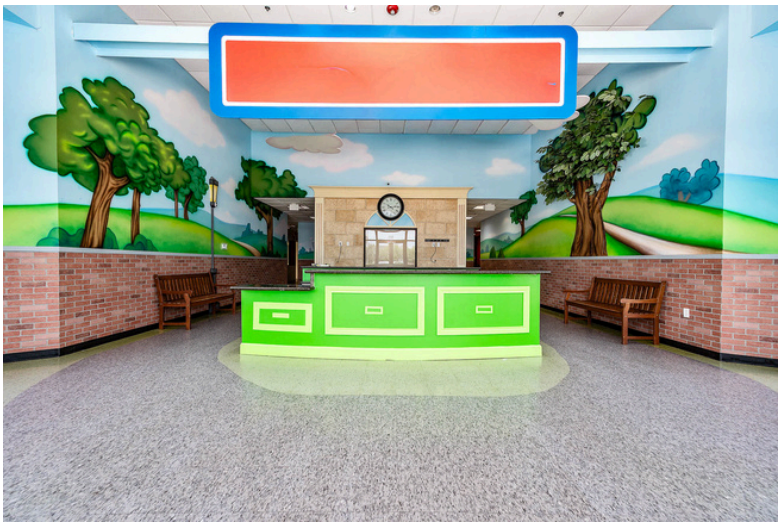
Offering Highlights

12152 Shadow Creek Pkwy.
Pearland TX 77548

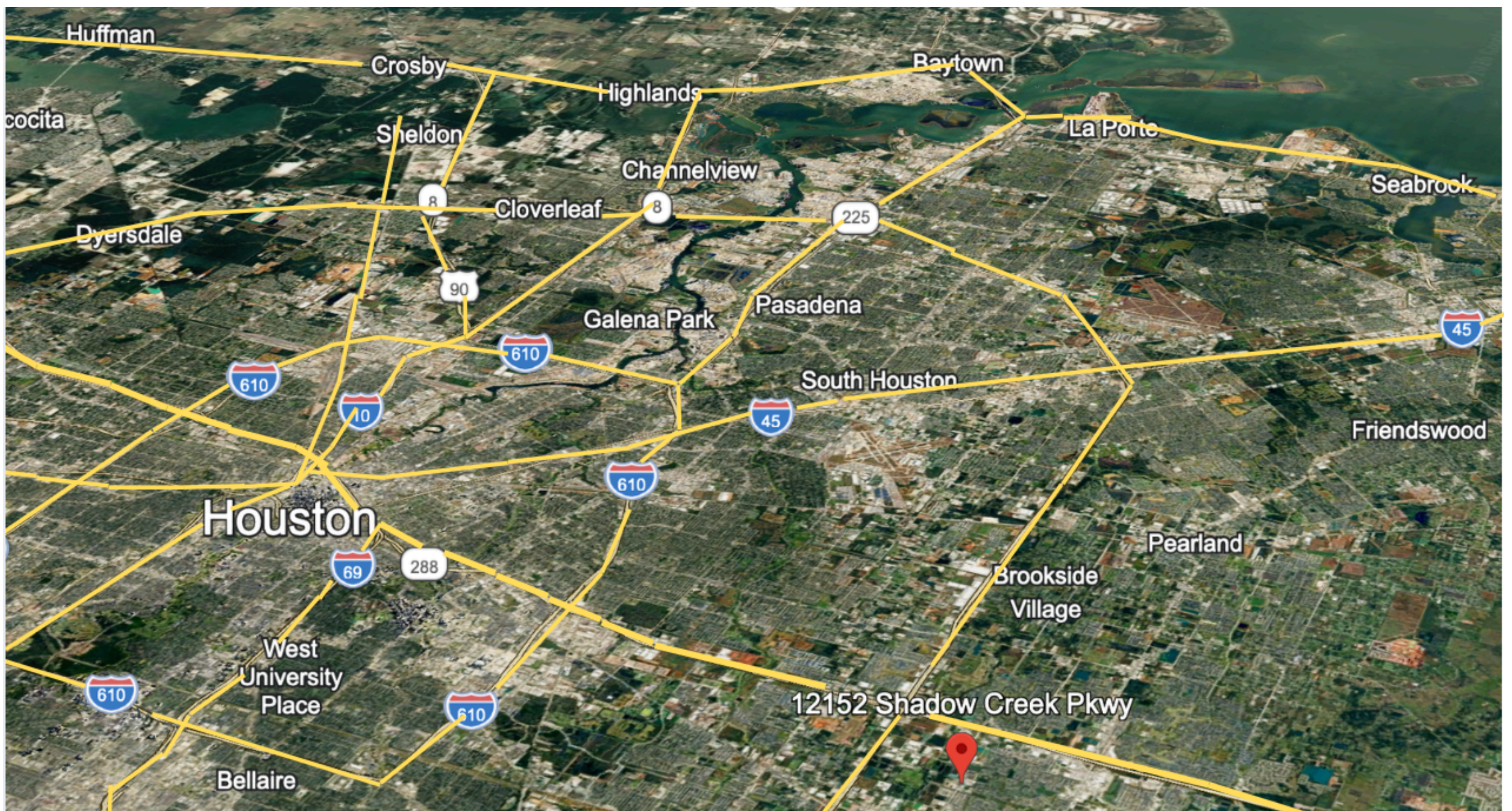
- Building Size: 15,832 SF
- Land Area: 65,392
- Asking Price: \$6,000,000
- Turnkey specialty facility
- Vacant and ready for occupancy
- Redevelopment/Owner-Operator
- Special-Use, Daycare, Education, Medical-Convertible, ABA, Therapy, Dentistry, Pediatric Services, Animal Services
- Rare outdoor amenities 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



Property Photos



Property Photos



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