

# SHOPS AT REFLECTION BAY

2000 Reflection Bay Drive | Pearland, TX 77548



**FOR SALE**  
**NNN LEASED RETAIL**

OLDHAMGOODWIN.COM | 281.256.2300



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# INVESTMENT OVERVIEW

**OLDHAM GOODWIN** is pleased to present the Shops at Reflection Bay for your consideration. The property is located at the corner of the entrance to Shadow Creek, an affluent 7,000 home master-planned community in Pearland, TX. Shops at Reflection Bay boasts an ideal retail site to serve the densely populated rooftops, strong visibility at the hard corner of heavily trafficked Shadow Creek Parkway and Reflection Bay Drive, and ease of access to both SH 288 and Beltway 8, the 2 major thoroughfares serving Pearland.

## SALES PRICE



\$6,464,300

## NOI



\$452,501

## CAP RATE



7.00%

## OCCUPANCY



100%





## PRIME RETAIL LOCATION

- Located in the premier master planned Shadow Creek Ranch community surrounded by a dense neighborhood rooftop population with strong income demographics
- Location is optimal at the lighted intersection of two main thoroughfares in Shadow Creek Ranch with traffic counts over 32,000 VPD and only 1.23 miles from Highway 288
- Pearland is considered the eighth fastest growing city in America and the third fastest in the Houston MSA
- Located within the 564-acre commercial core of Shadow Creek Ranch with projected 5,000+ local jobs and close to major retail anchors.
- Supported by active urban planning and investment under Pearland Prosperity and PEDC strategic initiatives.

## STABILIZED INVESTMENT OPPORTUNITY

- All tenants have 3% annual increases
- Nearly four year weighted average lease term
- Fully Occupied
- Service and soft goods based synergistic tenancy
- All tenants on NNN leases

## NEW CONSTRUCTION

- TPO roof 25-year no dollar limit warranty through 2047
- Tenant installed & maintained HVAC

BELTWAY 8

BELTWAY 8

288 TEXAS

288 TEXAS



SITE

Nolan Ryan Junior High School  
Mary Banks Marek Elementary

HCA Healthcare

McHard Road

Shadow Creek Parkway

Shadow Creek Ranch Neighborhood

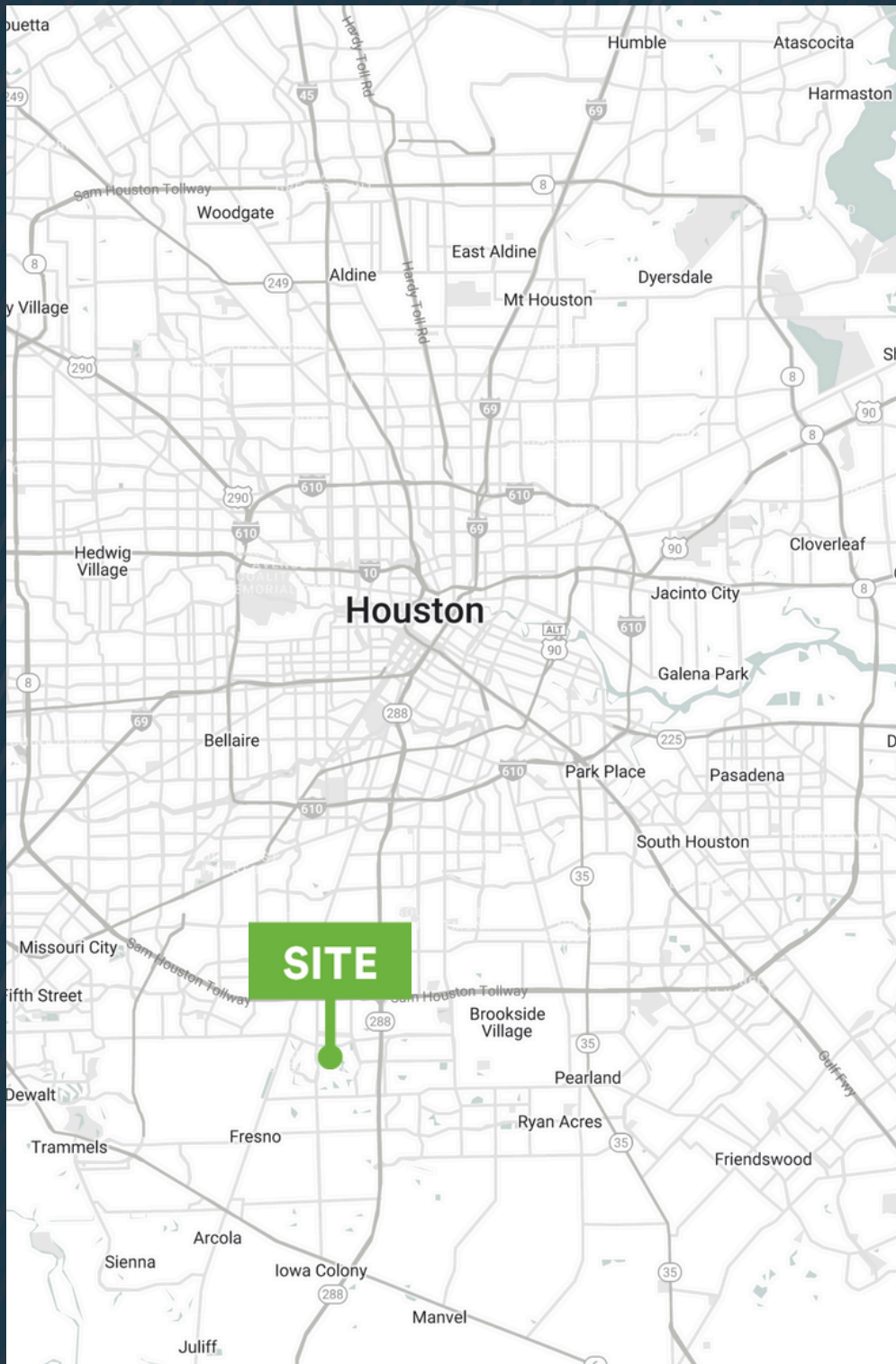
Glenda Dawson High School

Glenn York Elementary



sam's club





## BUILDING SPECIFICATIONS

Building Area:	15,602 SF
Year Built:	2022
Foundation:	Reinforced Concrete Slab
Exterior Walls:	Stucco and Masonry
Framing:	Reinforced Steel Joist
Roof Cover	TPO
Storefront:	Retail Glass
Utilities:	Various Local Utilities
Parking:	6.3/1000

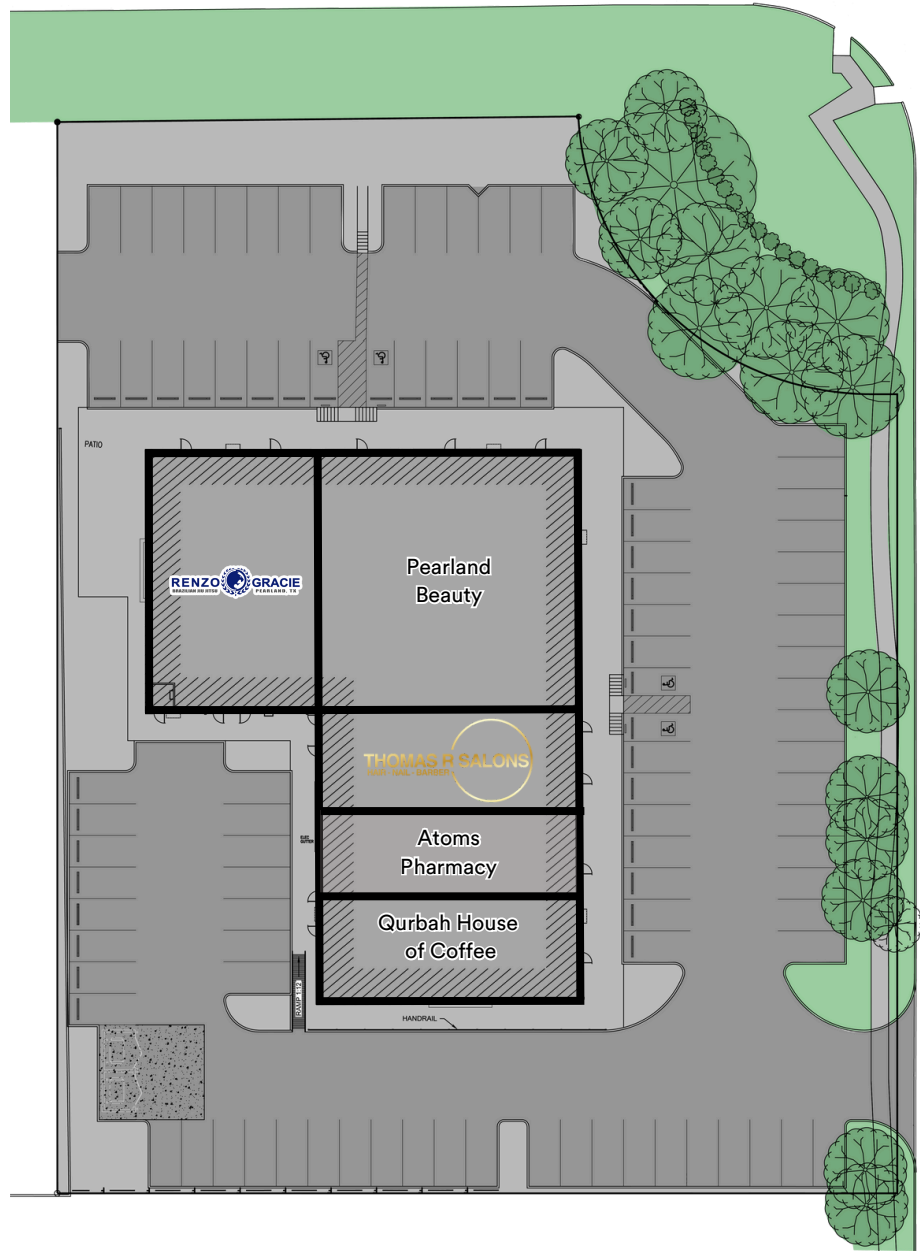
## SITE SPECIFICATIONS

Size:	67,649 SF
Legal Description:	Silverline & Montessori (A0678 Tcrr) (Pearland) Blk 1 Lot 1 Acres 1.553
Access:	Ingress/Egress available from Shadow Creek Parkway and Reflection Bay Drive
Zoning	Planned Unit Development
Frontage:	Hard Corner: Frontage on Shadow Creek Parkway and Reflection Bay Drive



# SITE PLAN

SHADOW CREEK PARKWAY



REFLECTION BAY DRIVE



# RENT ROLL

Tenant	GLA	% or GLA	Lease Start	Lease End	Annual Base Rent/SF	Annual Base Rent	Expense Reimburse	Lease Type	Increase Dates	Increased Base Rent	Renewal Options
Renzo Gracie Martial Arts School	3,440 SF	22.05%	08/01/2023	07/31/2030	\$29.71/SF	\$102,185	\$39,192	NNN	08/01/2026 08/01/2027 08/01/2028 07/01/2029	\$105,252 \$108,409 \$111,661 \$115,011	Three (3) Five (5) Year Options at Fair Market Value
Thomas R Salons	2,000 SF	12.82%	12/16/2024	05/31/2030	\$28.00/SF	\$56,000	\$22,786	NNN	06/01/2026 06/01/2027 06/01/2028 06/01/2029	\$57,680 \$59,420 \$61,200 \$63,028	One (1) Five (5) Year Option at Fair Market Value
Qurbah House of Coffee	2,000 SF	12.82%	06/30/2025	12/31/2030	\$28.00/SF	\$56,000	\$22,786	NNN	01/01/2027 01/01/2028 01/01/2029 01/01/2030	\$57,680 \$59,420 \$61,200 \$63,028	One (1) Five (5) Year Option at Fair Market Value
Pearland Beauty Supply	7,000 SF	44.87%	06/01/2022	03/01/2028	\$29.71/SF	\$207,970	\$79,752	NNN	06/01/2026 06/01/2027	\$214,174 \$220,600	Two (2) Five (5) Year Option at Fair Market Value
Atoms Pharmacy	1,162 SF	7.45%	12/30/2025	01/30/31	\$26.14/SF	\$30,380	\$13,239	NNN	02/01/2027 02/01/2028 02/01/2029 02/01/2030	\$31,291 \$32,230 \$33,197 \$34,193	One (1) Five (5) Year Option at Fair Market Value
<b>Total/Average</b>	<b>15,602</b>				<b>\$29.00/SF</b>	<b>\$452,501</b>	<b>\$177,755</b>				



# TENANT SUMMARY



<b>Tenant:</b>	Renzo Gracie Jiu-Jitsu
<b>Leased SF:</b>	3,440 SF
<b>Number of Locations:</b>	1 Location
<b>Website:</b>	<a href="https://renzograciepearland.com/">https://renzograciepearland.com/</a>

Renzo Gracie Pearland is a premier martial arts and Brazilian Jiu-Jitsu training facility offering structured classes for all ages and skill levels. The tenant provides a range of programs including beginner and advanced grappling, self-defense, and fitness-oriented training, appealing to both youth and adult participants. With a strong reputation for professional instruction and community engagement, Renzo Gracie attracts consistent and recurring membership traffic.



<b>Tenant:</b>	Thomas R Salons
<b>Leased SF:</b>	2,000 SF
<b>Number of Locations:</b>	1 Location
<b>Website:</b>	<a href="https://www.thomasrsalons.com">https://www.thomasrsalons.com</a>

Thomas R Salons is a full-service beauty and grooming destination offering a mix of hair, barbering and nail services in a modern, inclusive salon environment.

## TENANT SUMMARY

### QURBAH HOUSE OF COFFEE

<b>Tenant:</b>	Qurbah House of Coffee
<b>Leased SF:</b>	2,000 SF
<b>Number of Locations:</b>	1 Location
<b>Website:</b>	<a href="https://www.facebook.com/profile.php?id=61584128859654">https://www.facebook.com/profile.php?id=61584128859654</a>

Qurbah House of Coffee is a specialty coffee concept focused on high-quality beverages and a curated café experience. The tenant offers a variety of handcrafted espresso drinks, pour-overs, teas, and light fare, appealing to both morning and all-day traffic. With an emphasis on premium ingredients and a welcoming atmosphere, Qurbah attracts a diverse customer base ranging from daily commuters to local residents and remote workers. As a beverage and café destination, Qurbah House of Coffee drives regular foot traffic throughout the day, enhances the service and convenience appeal of the center, and complements surrounding retail and service tenants by increasing dwell time and cross-visit potential.

### PEARLAND BEAUTY

<b>Tenant:</b>	Pearland Beauty
<b>Leased SF:</b>	7,000 SF
<b>Number of Locations:</b>	1 Location
<b>Website:</b>	<a href="https://www.instagram.com/pearland_beauty_/">https://www.instagram.com/pearland_beauty_/</a>

Pearland Beauty is a locally-oriented beauty supply and services retailer located at 2000 Reflection Bay Drive in Pearland, Texas. The tenant offers a wide selection of professional beauty products including hair care, wigs, accessories, cosmetics, and related items, serving both retail customers and local beauty professionals. The store provides convenient access to essential beauty supplies within the rapidly growing Shadow Creek Ranch/Reflection Bay retail node and attracts consistent foot traffic from residents in Pearland and surrounding areas.

## TENANT SUMMARY



<b>Tenant:</b>	Atoms Pharmcay
<b>Leased SF:</b>	1,162 SF
<b>Number of Locations:</b>	2 Locations
<b>Website:</b>	<a href="https://atomspharmacy.com">https://atomspharmacy.com</a>

Atoms Pharmacy is a community-focused, full-service pharmacy offering prescription dispensing, medication management, and a range of health and wellness products. The tenant emphasizes personalized service, convenience, and efficient turnaround times, catering to the everyday healthcare needs of the surrounding residential population.

As a daily-needs retailer, Atoms Pharmacy generates consistent foot traffic and repeat visits, strengthening the overall tenant mix and supporting neighboring service-oriented and convenience users within the center.

REVENUES		Annual
Base Rent		\$452,501
Additional Rent		\$177,755
<b>Total Tenant Revenue</b>		<b>\$630,256</b>
Vacancy Factor		0%
<b>Effective Gross Revenue</b>		<b>\$630,256</b>
OPERATING EXPENSES		
Taxes		(\$89,946)
Insurance		(\$9,355)
CAM		(\$57,754)
Property Management		(\$20,700)
<b>Total Operating Expenses</b>		<b>(\$177,755)</b>
<b>Net Operating Income</b>		<b>\$452,501</b>
<b>Capitalization Rate</b>		<b>7.00%</b>



# DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

12K

HOUSEHOLD  
INCOME

\$81.2K

CONSUMER  
SPENDING

\$149K

3 MILE

ESTIMATED  
POPULATION

78K

HOUSEHOLD  
INCOME

\$96.6K

CONSUMER  
SPENDING

\$962K

5 MILE

ESTIMATED  
POPULATION

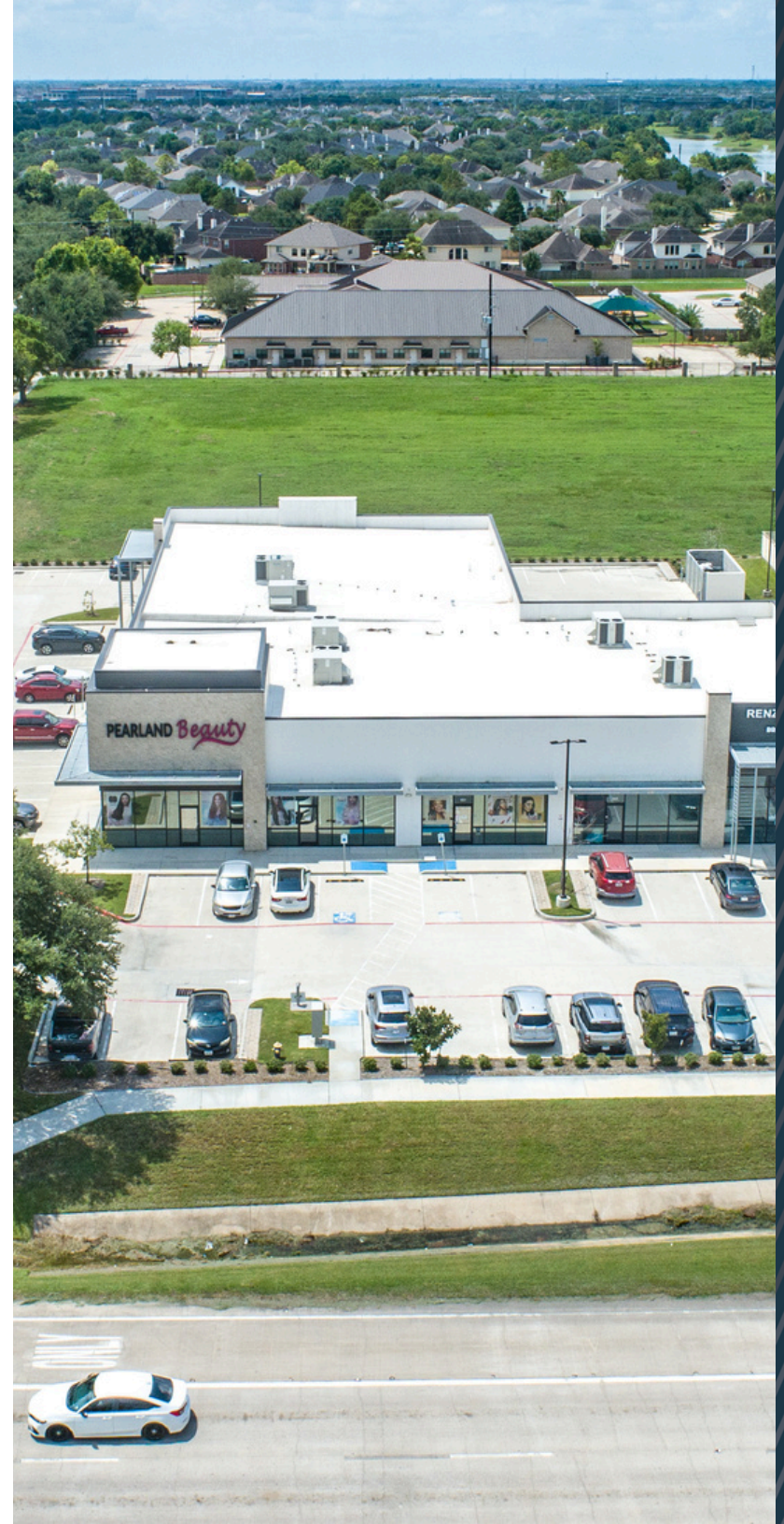
209K

HOUSEHOLD  
INCOME

\$81K

CONSUMER  
SPENDING

\$2.3M



# TEXAS OVERVIEW

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS

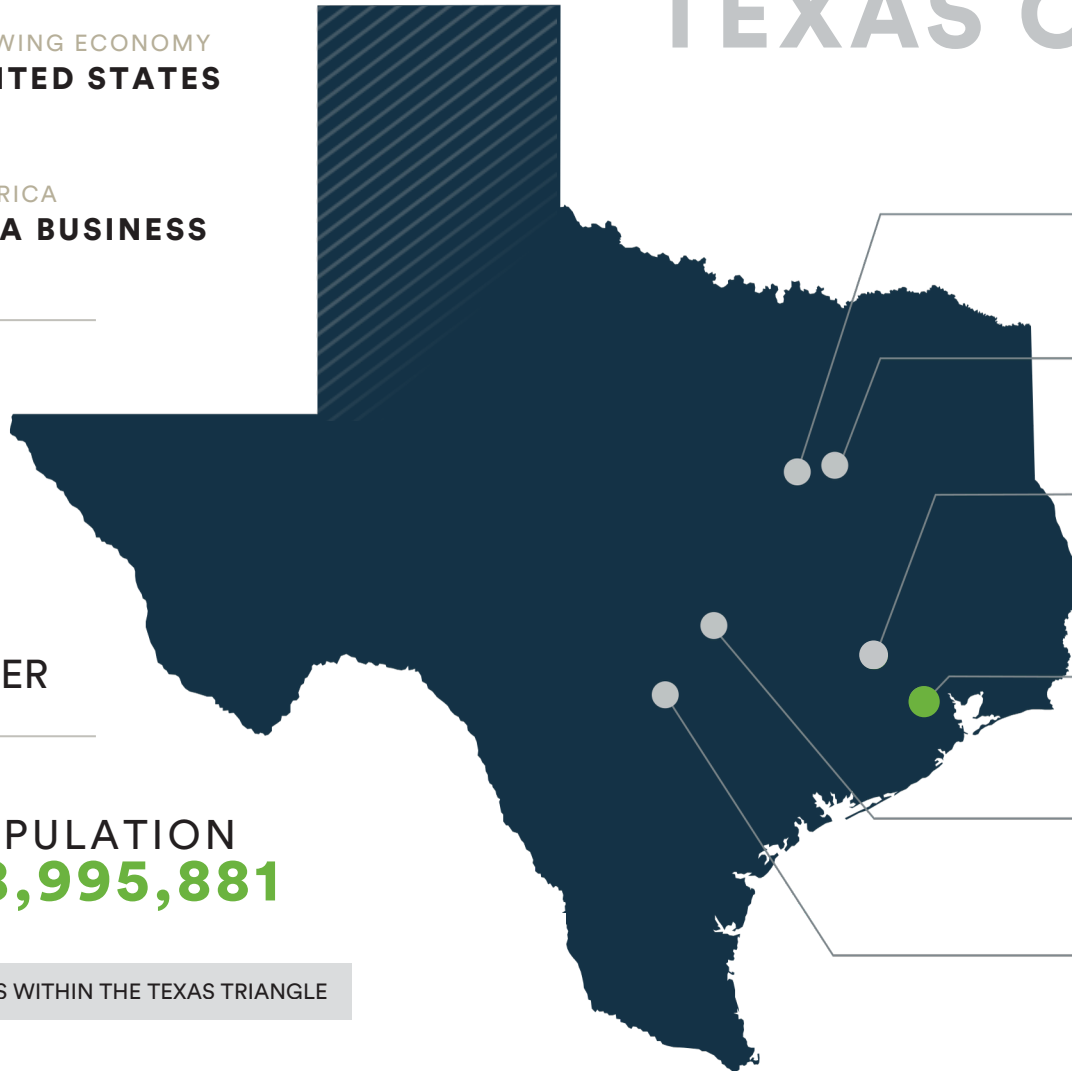


**LARGEST**  
MEDICAL CENTER



POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION IN  
THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
14+ MILLION WORKERS



**BEST STATE**  
FOR BUSINESS



**TOP STATE**  
FOR JOB GROWTH



**NO STATE**  
INCOME TAX

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# HOUSTON, TEXAS



POPULATION  
**7,510,253**

**22**

FORTUNE 500  
COMPANIES BASED  
IN HOUSTON

**3<sup>RD</sup>**

IN THE WORLD  
FOR CITIES OF THE  
FUTURE



## ENERGY CAPITAL OF THE WORLD

HOME TO 4,600 ENERGY-RELATED FIRMS

INCLUDING MAJOR PLAYERS LIKE EXXONMOBIL,  
CHEVRON, AND SHELL



## 63 MILLION AIRLINE PASSENGERS

GEORGE BUSH INTERCONTINENTAL AIRPORT:

OVER 185 DESTINATIONS W/ NONSTOP FLIGHTS

HOBBY AIRPORT: 112 DOMESTIC DESTINATIONS



## PORT OF HOUSTON

LARGEST PORT IN THE U.S.

GENERATES \$10.6 BILLION IN STATE & LOCAL REVENUE  
AND \$906 BILLION NATIONWIDE

**4<sup>TH</sup>**

LARGEST CITY  
IN THE UNITED STATES



## TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX  
IN THE WORLD



# 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.

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Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

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