



850-FT FRONTAGE ON SH-146 • SEABROOK

# Miramar *Shopping Center*

Shopping center with 850-foot frontage on the newly expanded SH-146 in Seabrook — easy access to NASA, La Porte, and Kemah.

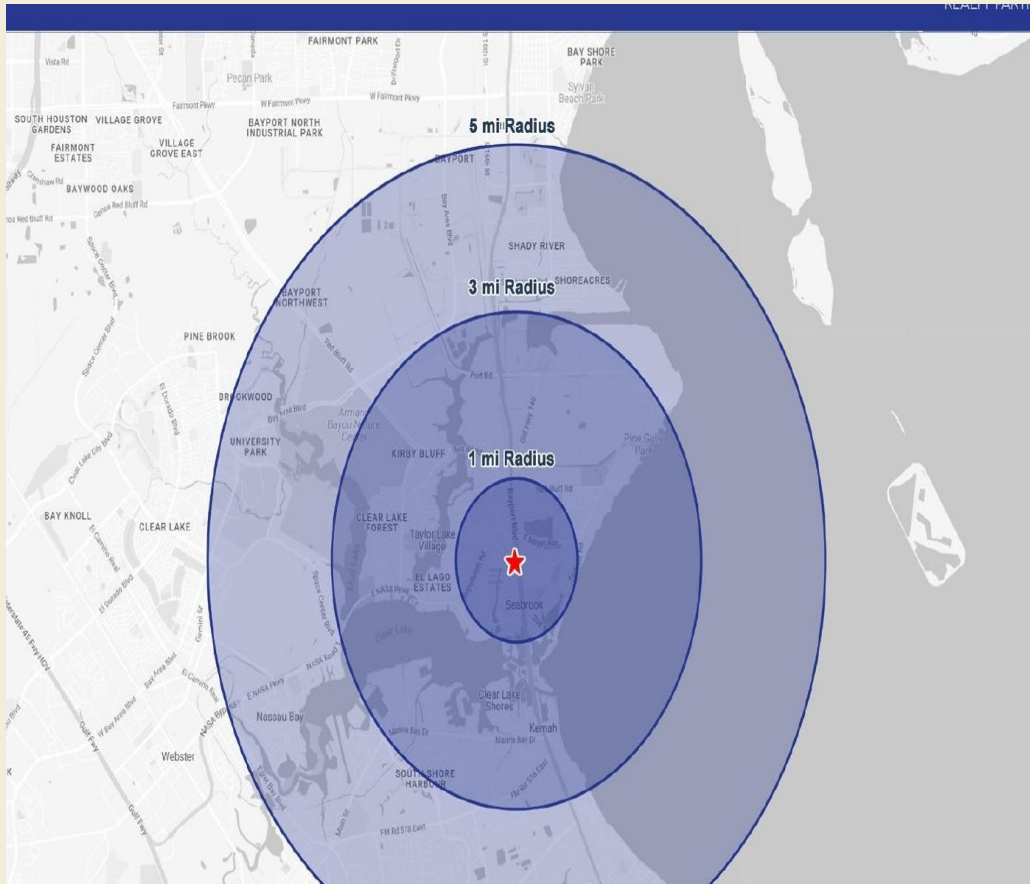
2000-2100 TX-146 • SEABROOK, TEXAS 77586

16,000 SF	VPD TX-146	AVG HH (5-MI)	POP (5-MI)	FRONTAGE
<b>780-</b>	<b>37,981</b>	<b>\$140K+</b>	<b>95K+</b>	<b>850 FT</b>

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SECTION · DEMOGRAPHICS

# 2025 *Demographics*



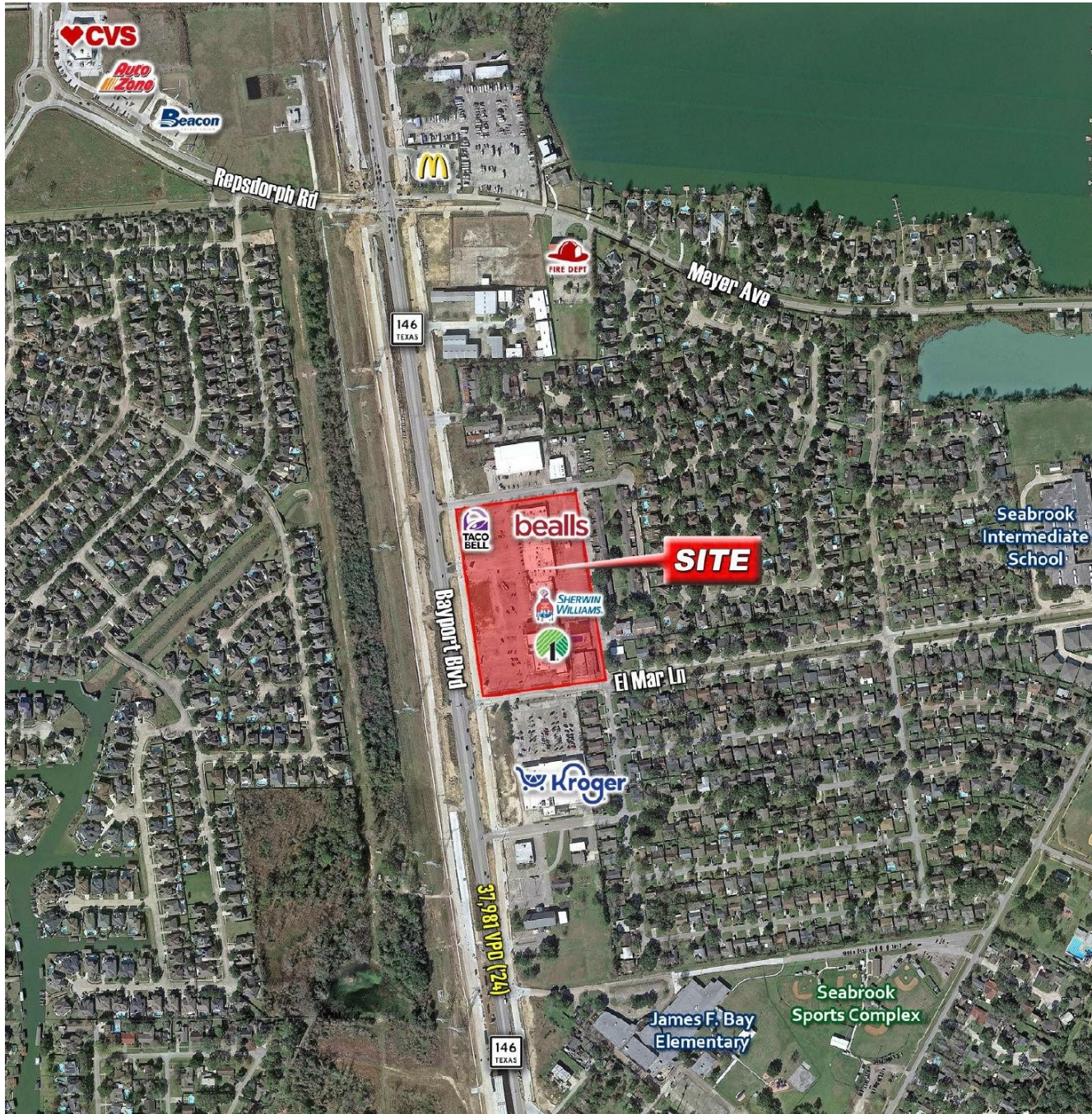
2025 DEMOGRAPHICS MIRAMAR SHOPPING CENTER			
RING	1 - MI	3 - MI	5 - MI
Population	<b>9,094</b>	<b>37,061</b>	<b>95,221</b>
Households	<b>4,019</b>	<b>16,184</b>	<b>39,803</b>
Avg HH Income	<b>\$141,634</b>	<b>\$138,097</b>	<b>\$140,132</b>
Daytime Empl.	<b>3,481</b>	<b>16,093</b>	<b>51,221</b>

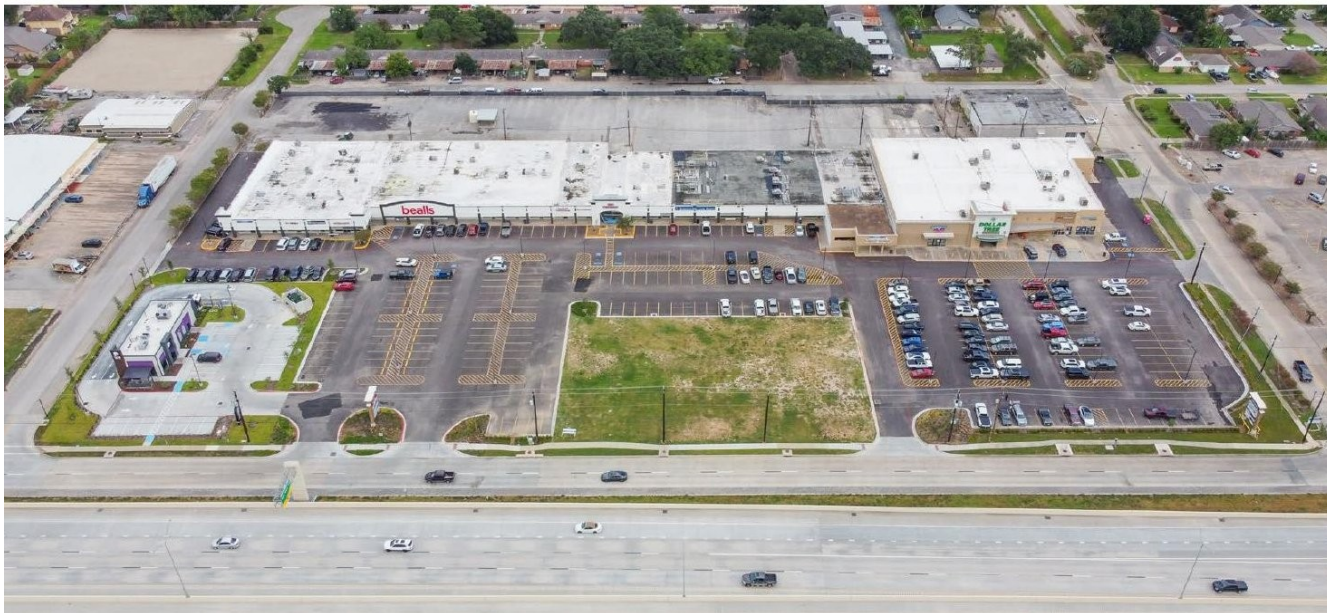
5-MILE TRADE AREA

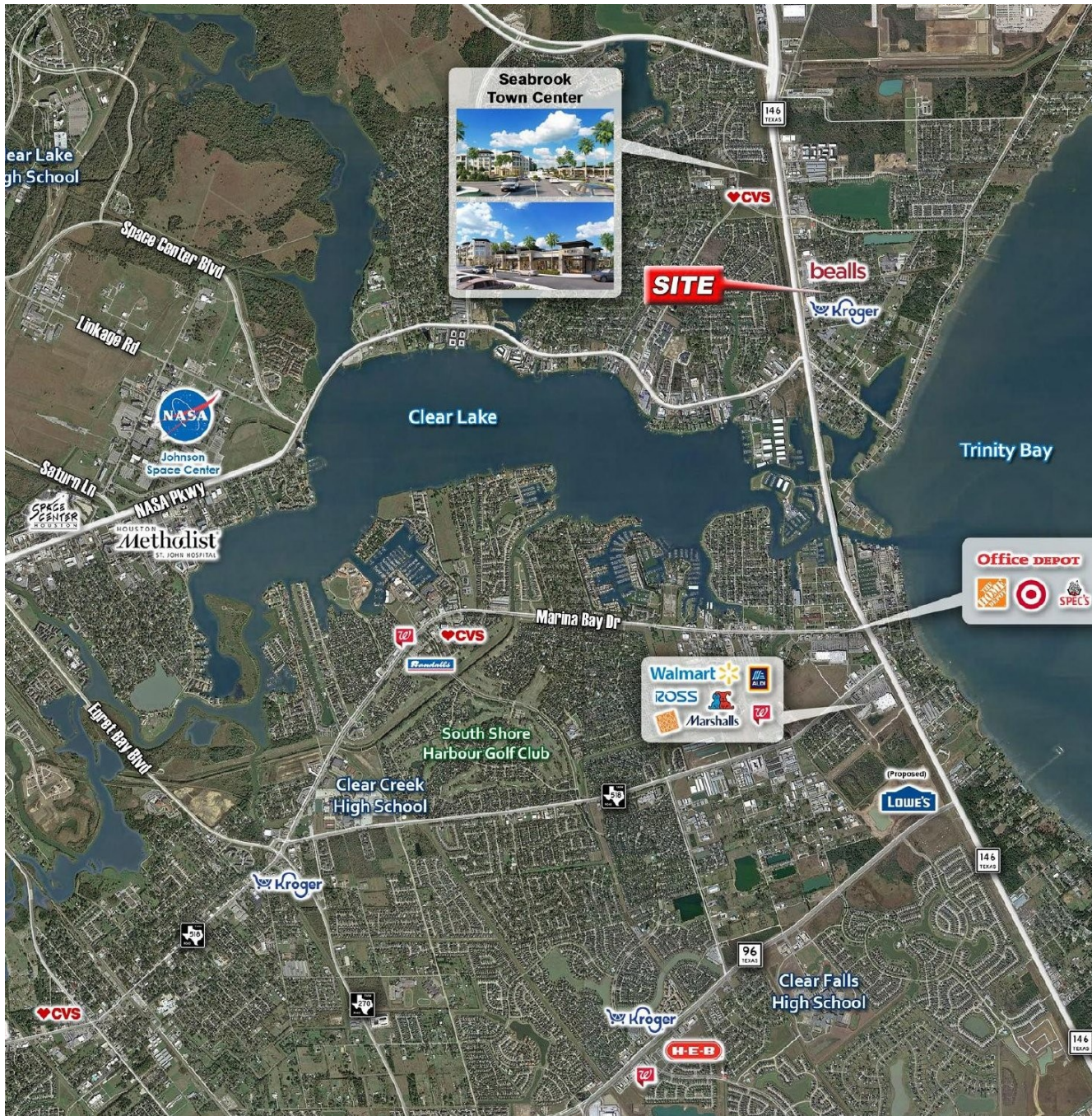
**95,221**  
residents · \$140,132 avg HH income



STE 40	AVAILABLE	2,400 SF
STE 50	AVAILABLE	1,200 SF
STE 60	AVAILABLE	1,208 SF
STE 100	AVAILABLE	8,460 SF
STE 130	AVAILABLE	1,588 SF
STE 100	AVAILABLE	4,000 SF







SECTION · LEASING TEAM

# Leasing *Team*

All leasing inquiries regarding Miramar Shopping Center are directed to the Shadowood Realty Partners advisory team.



## Taki Dallis

PRINCIPAL

Twenty-plus years in commercial real estate finance and brokerage. Previously at Hewlett-Packard (66M SF global portfolio liaison) and Daikin Corporation (financial lead on their 4M SF North American headquarters). Has executed 1.5M+ SF of leasing and \$500M+ in transactions across Texas and the Southwest, with major shopping center assignments including Palms Crossing, Acadiana Mall, Westgate Mall, and Southpark Mall. MBA Finance (Honors) — Texas A&M.

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## Michael Moulton

VICE PRESIDENT

Started in commercial real estate in 2015 at Clay Albers Properties. Joined Weingarten Realty Investors in 2020 as a member of the Central Region leasing team overseeing ~4M SF. Joined Shadowood Realty Partners in 2023 as VP leading the Texas portfolio. Has executed 1M+ SF of lease transactions. Bachelor's degree — Texas Tech University.

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### TOUR THE PROPERTY

*Tours of Miramar Shopping Center are available by appointment. Please contact the Shadowood Realty Partners advisory team to schedule a site visit or request a custom proposal.*