



CROSSING AT 288 | NEC SH-288 & FM 518, PEARLAND, TX 77584

Features

- Strategically located along the high-traffic SH-288 retail corridor
- Dense, affluent Pearland trade area with strong daytime and evening population
- Minutes from major master planned communities: Shadow Creek Ranch, Silverlake, Southwyck & Southern Trails
- Excellent visibility and easy access to SH-288 and FM 518
- Ideal for retail, restaurant, medical, and service users

<https://www.thecrossingat288.com/>

FOR LEASE

TOTAL SF: 321,975
AVAILABLE SF: 34,725
MIN CONTIGUOUS SF: 1,640
MAX CONTIGUOUS SF: 24,849
CONTACT FOR MORE INFORMATION

Traffic Counts

SH-288 North of FM 518	164,856 VPD
SH-288 South of FM 518	94,488 VPD
FM 518 East of SH-288	48,681 VPD
FM 518 West of SH-288	23,341 VPD

Demographics

YEAR: 2025	1 MILE	3 MILE	5 MILE
Population	12,015	87,997	191,443
Households	4,797	30,630	64,174
Average HH Income	\$129,907	\$149,835	\$130,807
Daytime Population	16,072	75,778	144,167

Area Retailers & Businesses



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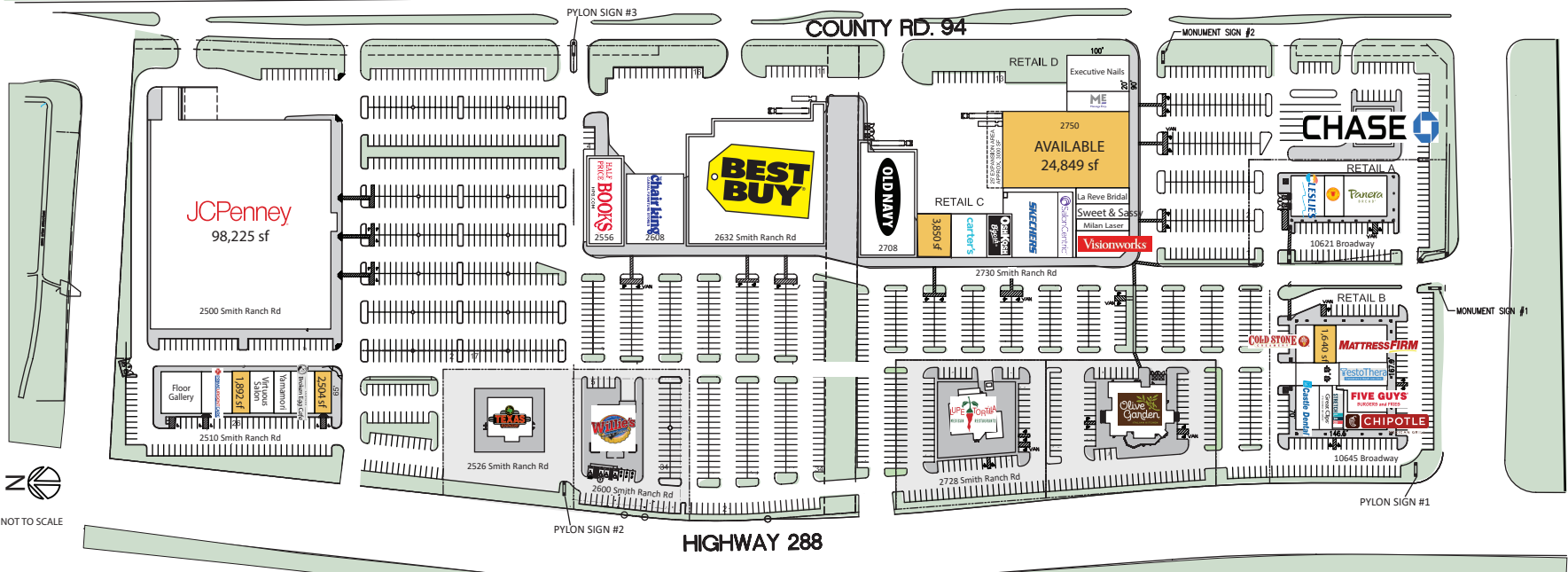
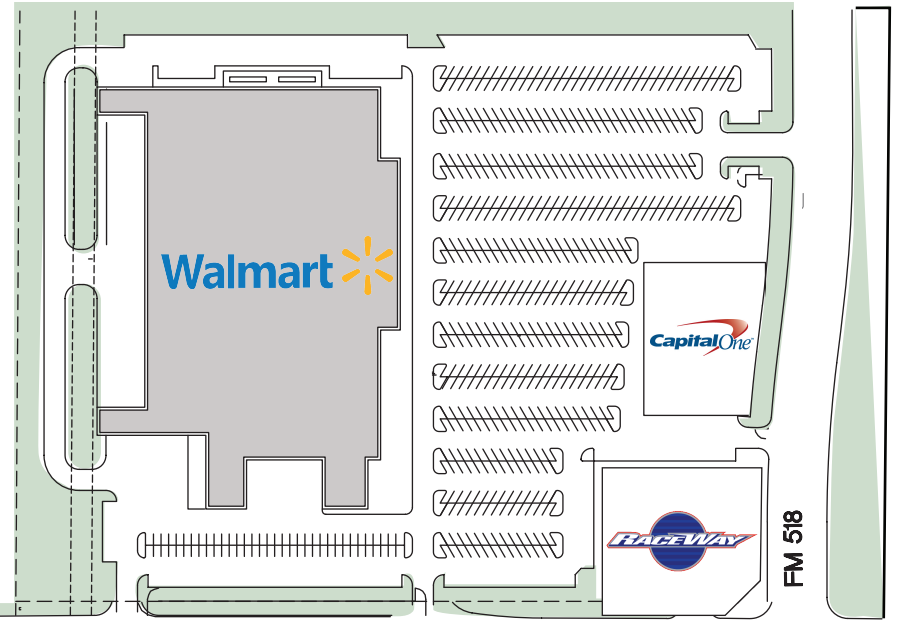
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Available Space

Anchors/Pads		Retail B		Retail C		Retail E	
2750	24,849 sf	105	1,640 sf	102	3,850 sf	104	1,892 sf
						110	2,504 sf

Current Tenants

Anchors & Pads			Retail A			Retail C		
2500	JC Penney	98,225 sf	101	Leslie's Pool Supplies	3,500 sf	104	Carter's	3,990 sf
2526	Texas Roadhouse	7,135 sf	109	The Halal Guys	2,010 sf	108	OshKosh B'gosh	2,658 sf
2556	Half Price Books	8,700 sf	113	Panera Bread	4,500 sf	110	Skechers	8,276 sf
2600	Willie's Grill & Ice House	5,071 sf	Retail B			112	SalonCentric	2,568 sf
2608	Chair King	12,000 sf	101	Cold Stone Creamery	1,640 sf	114	VisionWorks	3,570 sf
2632	Best Buy	46,029 sf	102	Castle Dental	3,000 sf	116	Milan Laser	1,615 sf
2708	Old Navy	16,997 sf	109	The Mattress Firm	5,500 sf	117	Sweet & Sassy	2,040 sf
2728	Lupe Tortilla	5,210 sf	110	Great Clips	1,140 sf	118	La Reve Bridal	2,125 sf
2808	Olive Garden	8,113 sf	114	StretchLab	1,177 sf	Retail D		
			118	Chipotle	2,397 sf	104	Massage Envy	3,150 sf
			120	Five Guys Burgers	2,756 sf	108D	Executive Nails	5,732 sf
			121	TestoThera	2,604 sf	Retail E		
						100	Floor Gallery	2,308 sf
						102	Prime Urgent Care	3,600 sf
						106	Virtuous Salon	2,400 sf
						108	Yamamori Sushi	1,923 sf
						109	Another Broken Egg Café	3,500 sf



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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

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- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Robert E. Young, Jr.

Designated Broker of Firm

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

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Sales Agent/Associate's Name

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