

# SHOPS AT REFLECTION BAY

2000 Reflection Bay Drive | Pearland, TX 77548



FIRE LANE NO PARKING

**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



CONTACT  
BROKER

## NOI



\$465,220

## CAP RATE



CONTACT  
BROKER

## 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 building 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 20-year no dollar limit warranty through 2042
- Tenant installed & maintained HVAC

BELTWAY 8

BELTWAY 8



288 TEXAS

McHard Road

Shadow Creek Parkway

SITE

Nolan Ryan Junior High School  
Mary Banks Marek Elementary

HCA Healthcare

Glenda Dawson High School

Shadow Creek Ranch Neighborhood

Glenn York Elementary

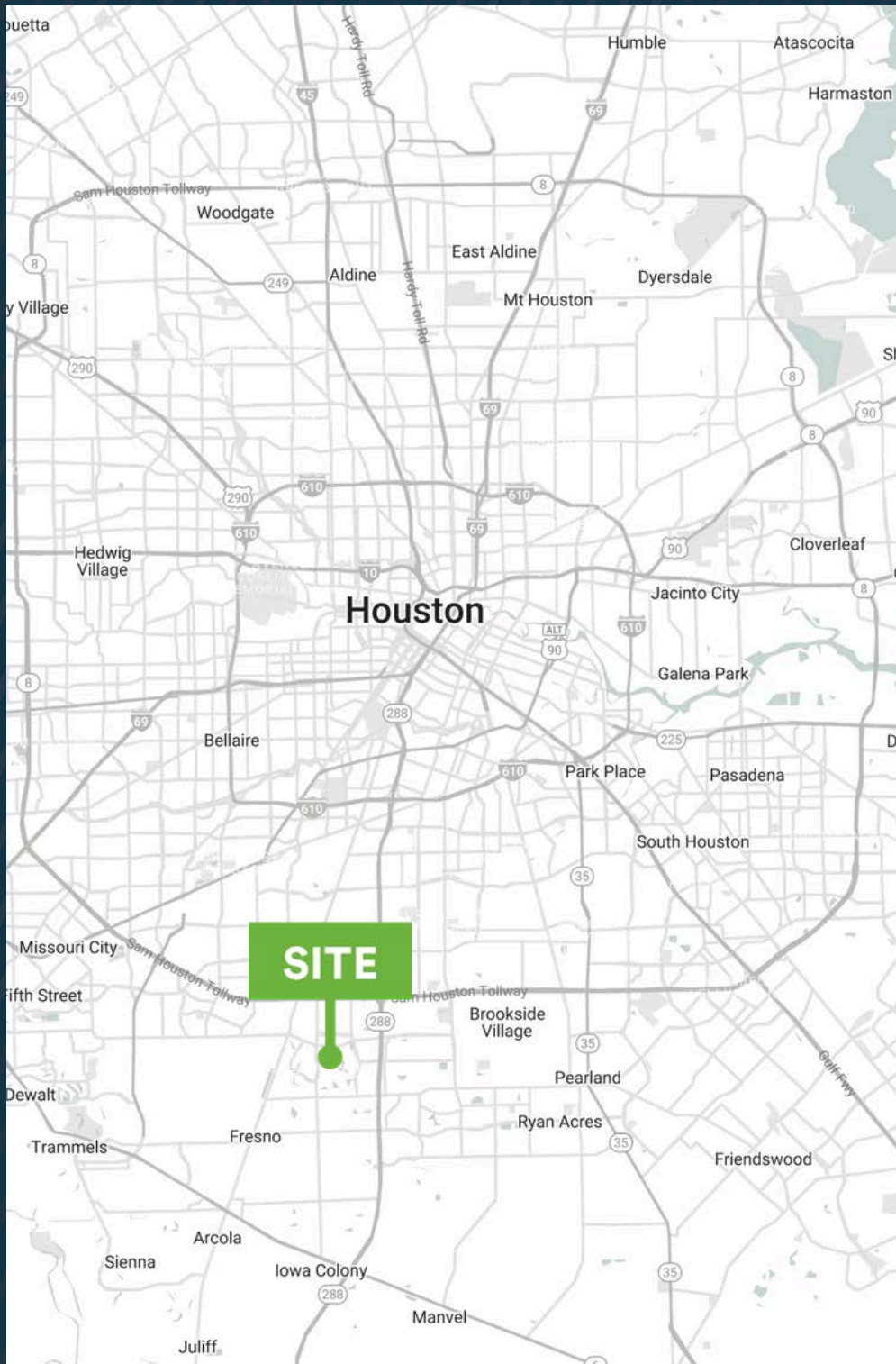


sam's club



288 TEXAS





## 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

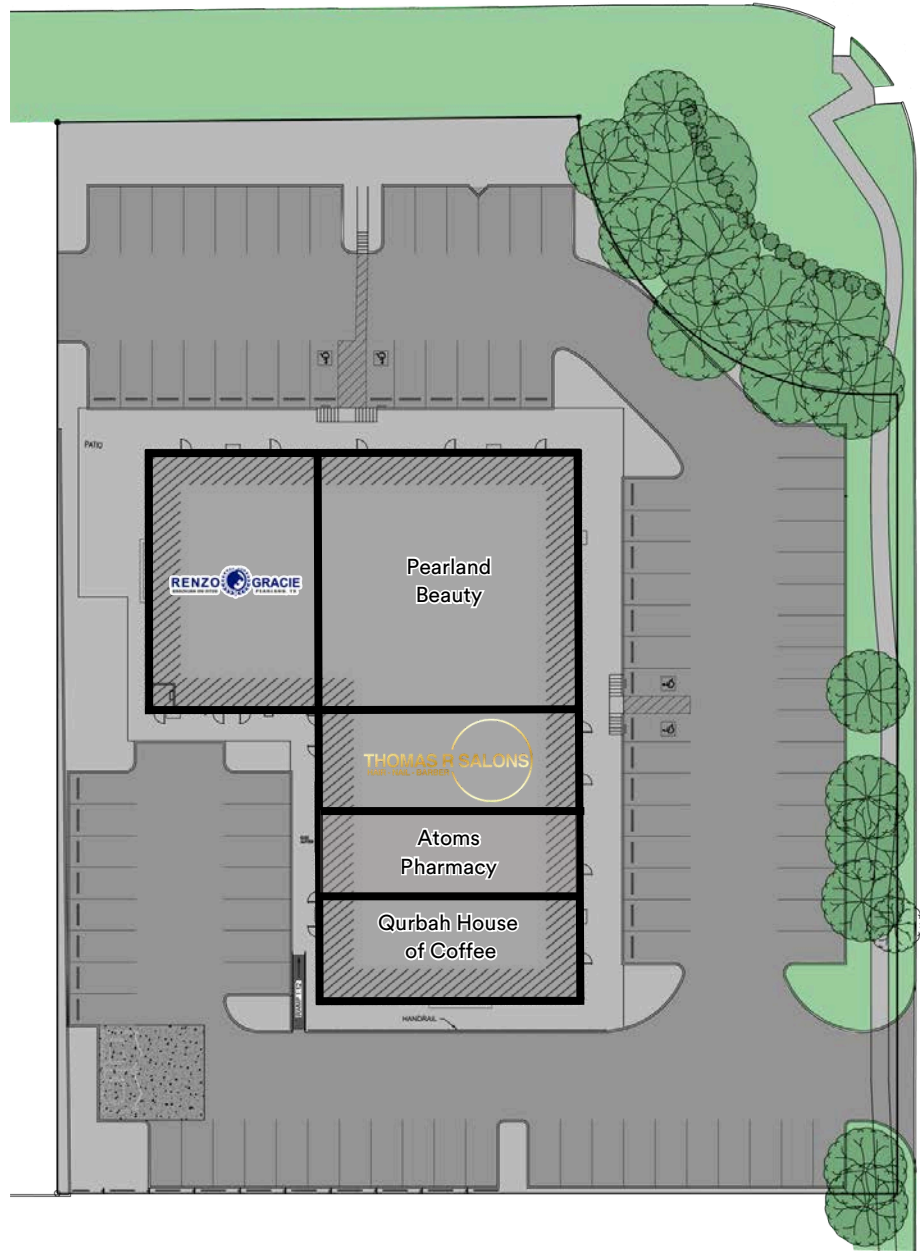
## SITE SPECIFICATIONS

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 Commences	Lease Expires	Annual Rent	Rent/SF	Increases	Reimbursement	Lease Type	?	?
Hanuman BJJ Group, LLC	3,440	22.05%	08/01/23	07/31/30	\$102,185	\$29.71	3% Annual	\$39,192	NNN	1,664.00	\$465,853
Thomas R Salons	2,000	12.82%	12/16/24	05/31/30	\$57,680	\$28.84	3% Annual	\$22,786	NNN	1,603.00	\$253,318
Neal - Coffee	2,000	12.82%	06/30/25	12/31/30	\$56,000	\$28.00	3% Annual	\$22,786	NNN	1,817.00	\$278,773
Beauty Supply	7,000	44.87%	06/01/22	03/01/28	\$214,174	\$30.60	3% Annual	\$79,752	NNN	782.00	\$458,861
Atoms Pharmacy	1,162	7.45%	12/30/25	01/30/31	\$30,380	\$26.14	3% Annual	\$13,239	NNN	1,847.00	\$153,731
Sanava (EV Parking Space Rental)	-	-	11/01/22	10/31/27	\$4,800	-	-	-	-	660.00	\$8,679
<b>Total/Average</b>	<b>15,602</b>	<b>100%</b>			<b>\$465,220</b>	<b>\$29.82/SF</b>	<b>3% Annual</b>	<b>\$177,755</b>			<b>\$1,619,216</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



**Tenant:** Atoms Pharmacy

**Leased SF:** 1,162 SF

**Number of Locations:** 2 Locations

**Website:** <https://atomspharmacy.com>

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.



**Tenant:** Graviti Energy (EV Charging Solution)

**Website:** <https://gravitienergy.com/about-us/>

Graviti Energy provides high-speed EV charging solutions across the entire lifecycle. We take on the responsibility of scoping, engineering, installing, commissioning, managing and maintaining high-speed EV charging stations. We optimize EV charging by seamlessly connecting utilities, businesses, charging stations, and drivers.

We provide a secure, safe, and dependable single-source solution for your EV charging needs. From project management to controlling entire installations, from permits to agreements. In addition, we manage and service the equipment – making for a hassle-free experience.

REVENUES		Annual
Base Rent		\$465,220
Additional Rent		\$177,755
<b>Total Tenant Revenue</b>		<b>\$642,975</b>
Vacancy Factor		0%
<b>Effective Gross Revenue</b>		<b>\$642,975</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>\$465,220</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

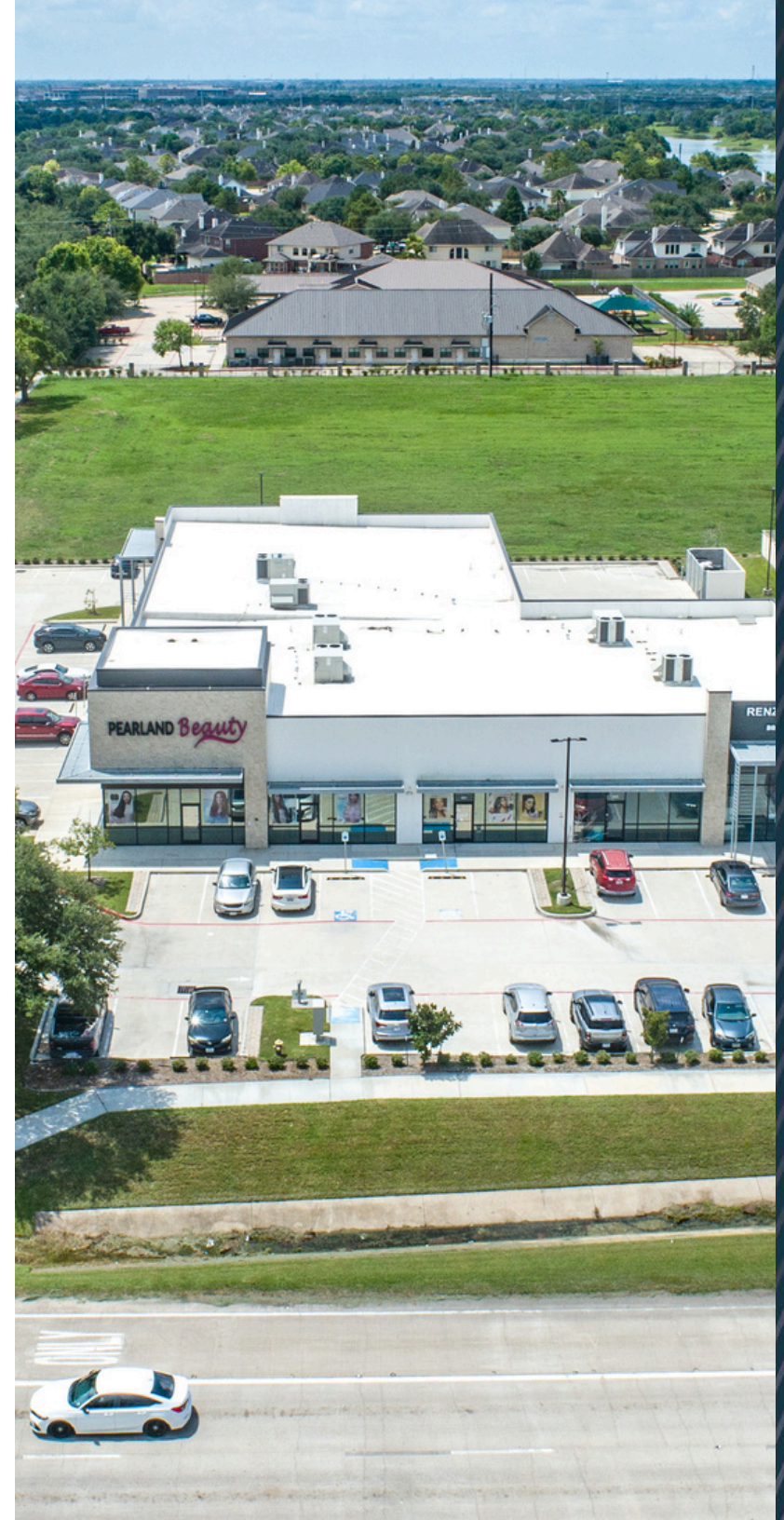
209K

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

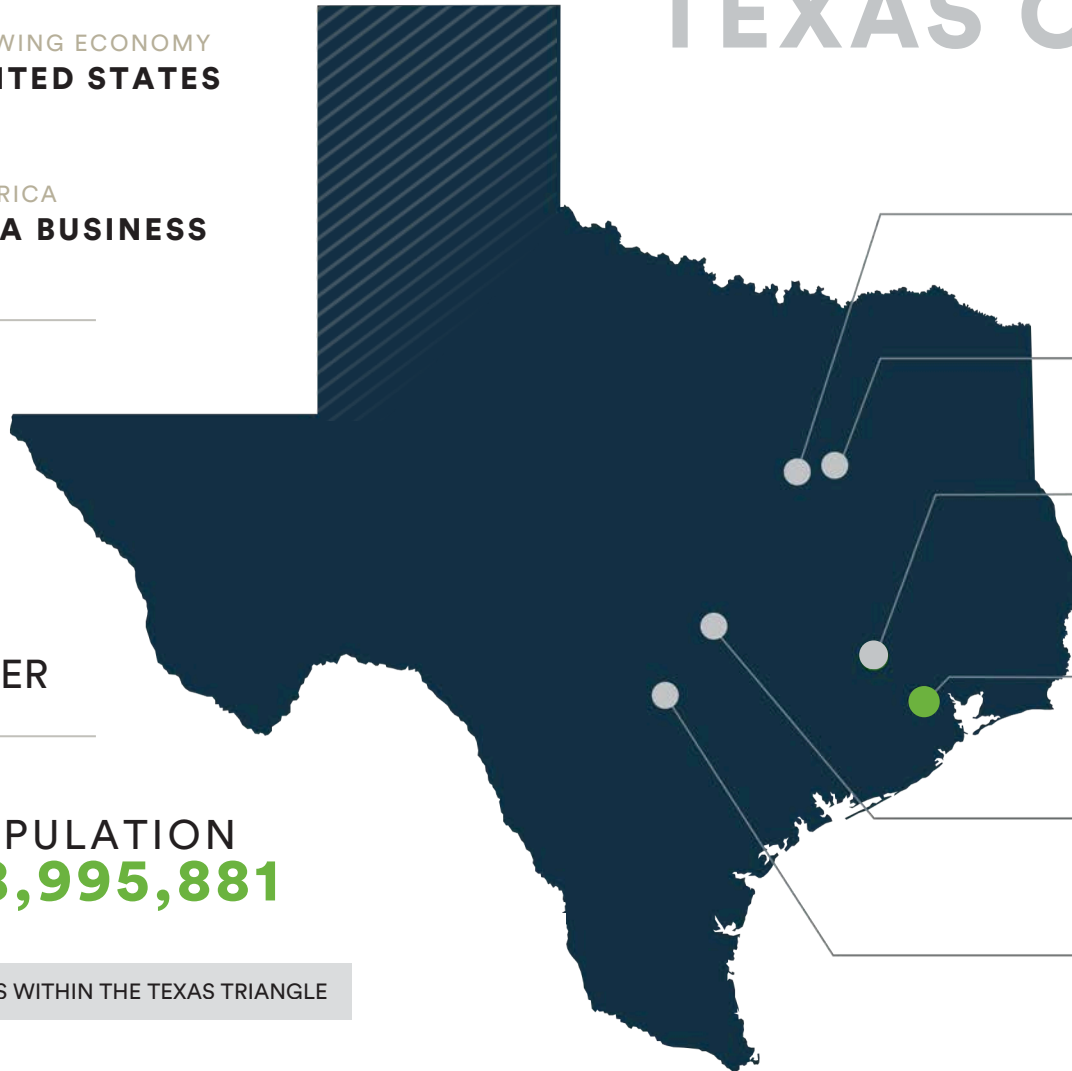


**LARGEST**  
MEDICAL CENTER



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



# 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.*

11-03-2025



**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- 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.

**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.

Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone



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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.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.