



**FOR LEASE**

# BOULDER CREEK PLAZA

11508 PEARLAND PARKWAY | HOUSTON, TEXAS 77089

## OFFERING SUMMARY

Available SF:	1,300-6,085 SF
Lease Rate:	\$26.50/SF/YR NNN
Estimated NNN	\$7.97/SF/YR
Use:	Retail, Medical, Office
Traffic Count:	31,373 VPD

## PROPERTY DESCRIPTION

Boulder Creek Plaza is a newly constructed professional building located near the SWC of Beltway 8 and Pearland Parkway in Boulder Creek, a mixed-use development anchored by Studio Movie Grill, two Class A multi-family developments, as well as a number of national retailers and quick service and full service restaurants. The site offers an abundance of parking, prominent monument and fascia signage, and excellent access to the area's most heavily traveled roadways and surrounding residential and commercial developments. End Cap rental rate may vary.

*For More Info:*

**MICHAEL GAGE**  
Direct: 832.915.1000  
Cell: 281.382.5460  
mgage@zann.com

**Zann Commercial Brokerage, Inc.** | 17225 El Camino Real, Suite 446, Houston, TX 77058 | 281.280.8088

**zann.com**

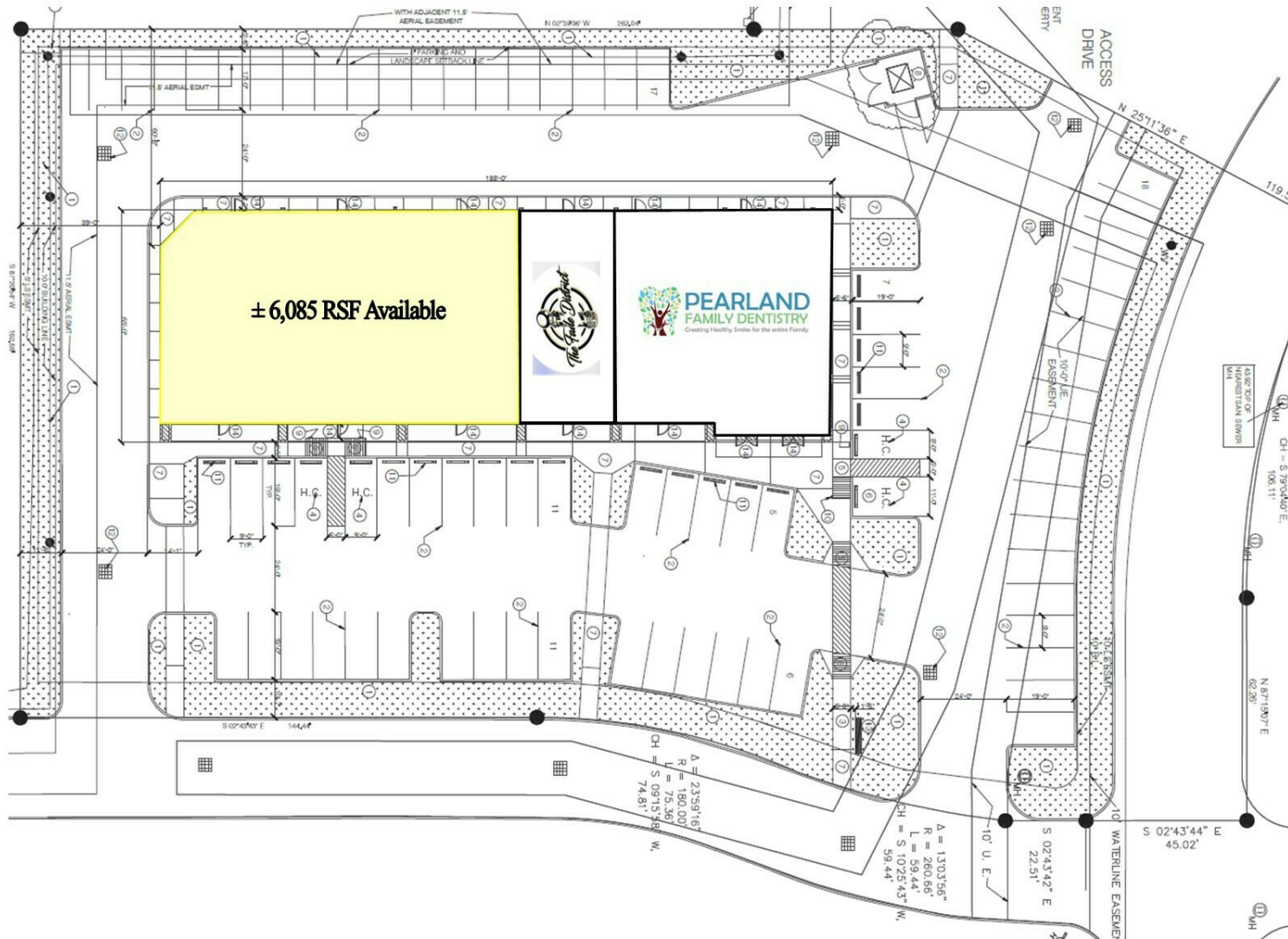
*The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.*



# SITE PLAN

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# AERIAL MAP

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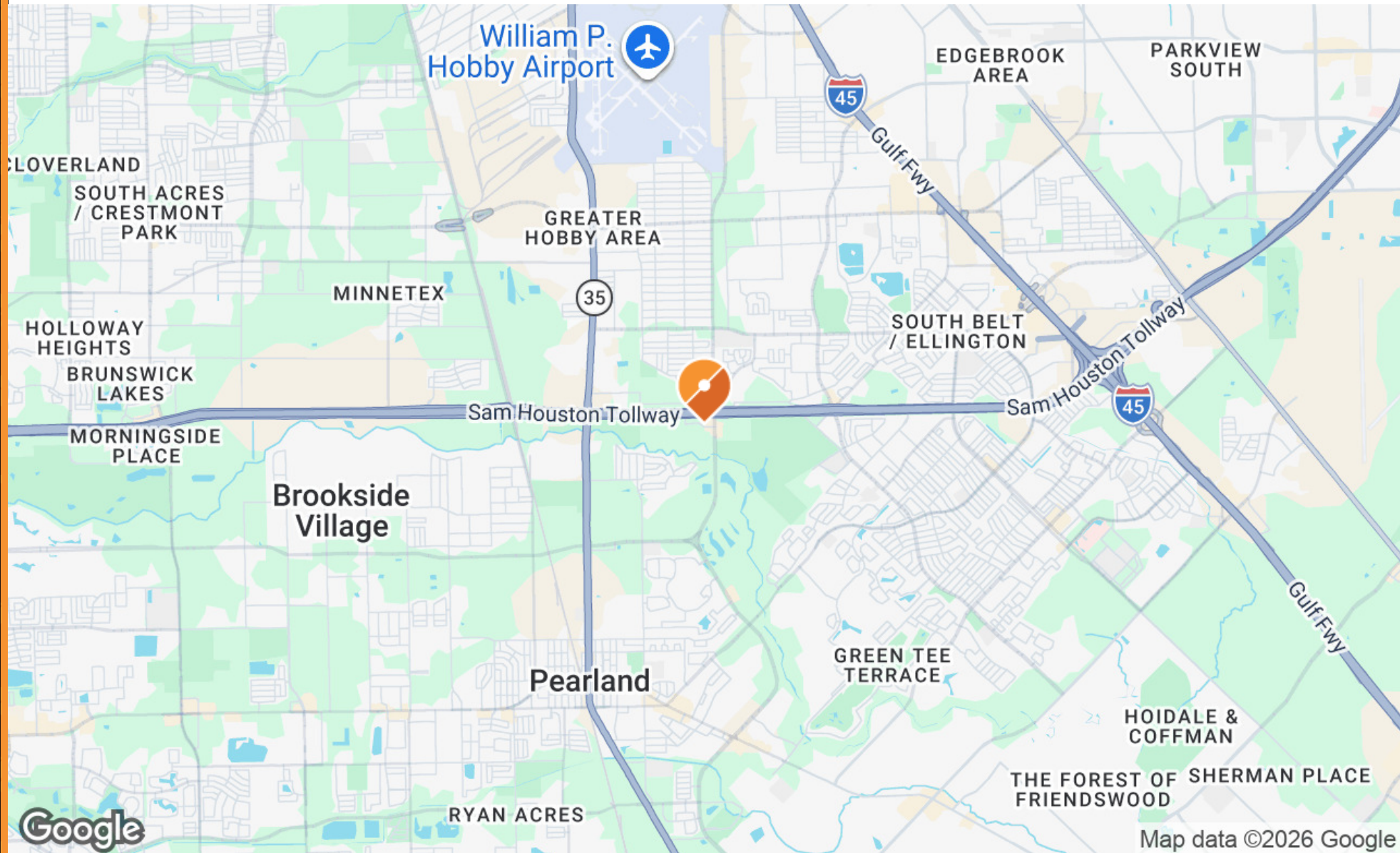
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# LOCATION MAP

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Google

Map data ©2026 Google

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# DEMOGRAPHICS REPORT

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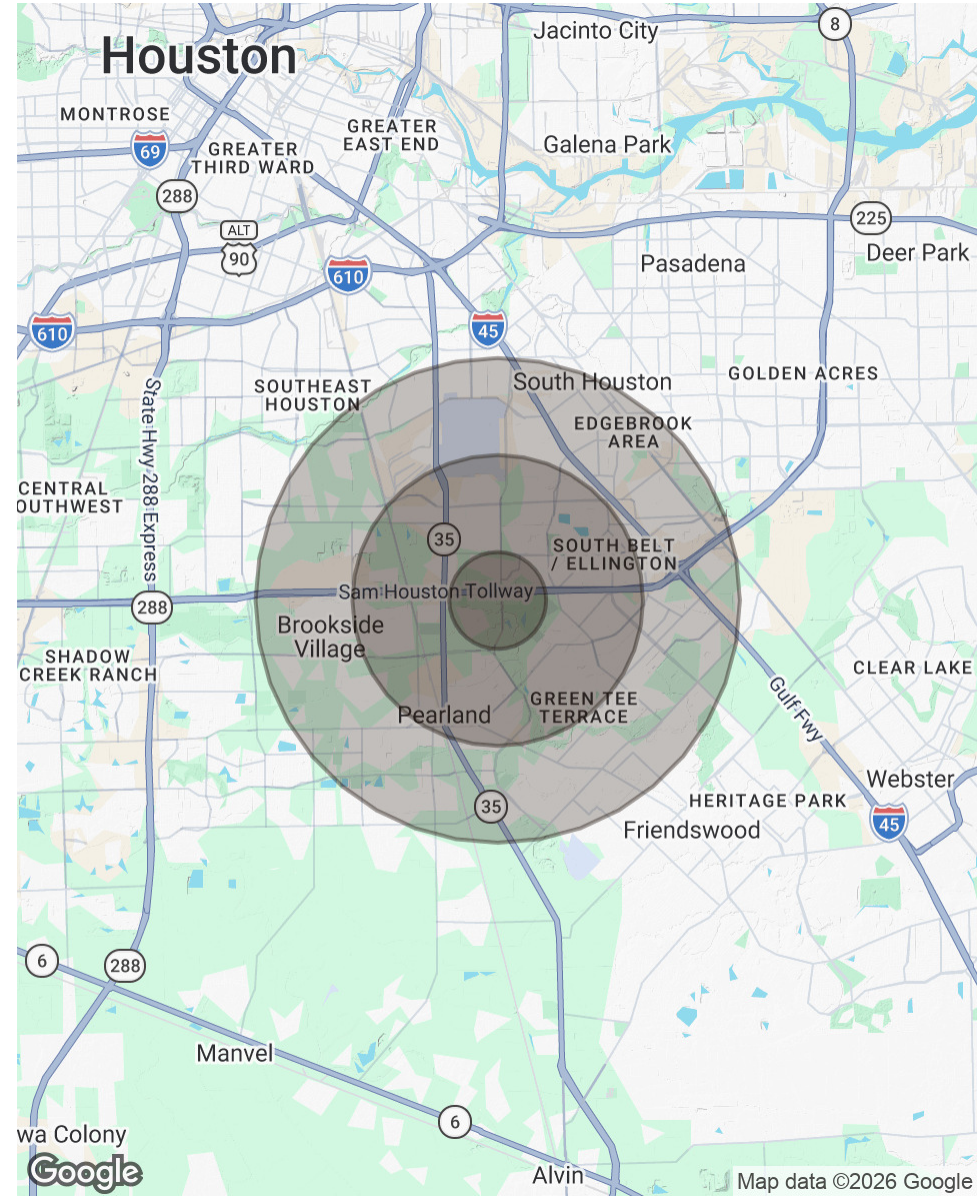
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,602	101,163	243,728
Average Age	35	37	37
Average Age (Male)	34	36	36
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,726	33,076	80,607
# of Persons per HH	3.2	3.1	3
Average HH Income	\$105,834	\$106,067	\$98,382
Average House Value	\$386,647	\$299,602	\$280,871

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,096	30,011	74,056
% White	24.4%	29.7%	30.4%
Total Population - Black	1,693	16,954	42,247
% Black	19.7%	16.8%	17.3%
Total Population - Asian	779	9,213	20,267
% Asian	9.1%	9.1%	8.3%
Total Population - Hawaiian	3	47	112
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	85	1,066	2,522
% American Indian	1.0%	1.1%	1.0%
Total Population - Other	2,046	21,927	52,731
% Other	23.8%	21.7%	21.6%

2020 American Community Survey (ACS)



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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.

**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.

**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.

**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.

Zann Commercial Brokerage, Inc.	433521	jkieschnick@zann.com	281.280.8088
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jason Kieschnick	512911	jkieschnick@zann.com	281.280.8088
Designated Broker of Firm	License No.	Email	Phone
Jason Kieschnick	512911	jkieschnick@zann.com	281.280.8088
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Gage		mgage@zann.com	281.280.8088
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date