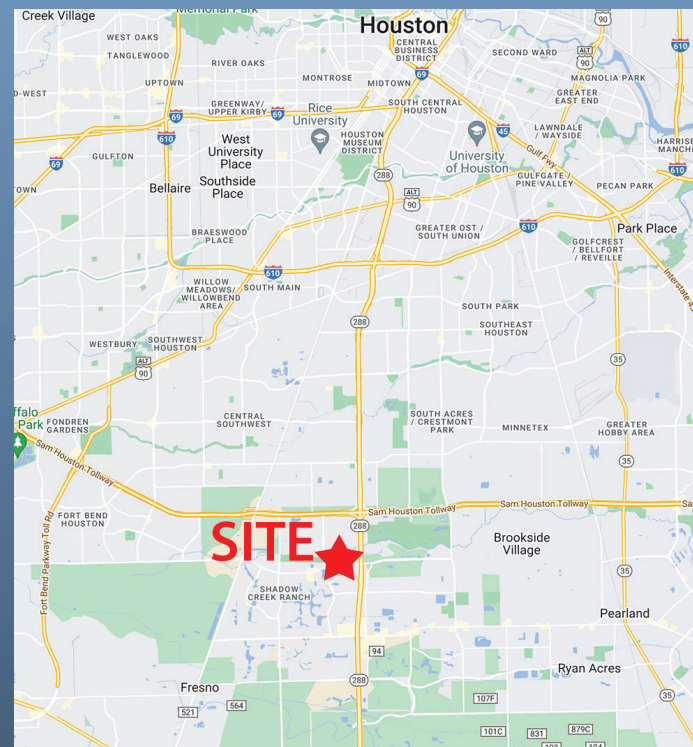


SHADOW CREEK SHOPPING CENTER

11601 Shadow Creek Parkway, Pearland, TX 77584



PROPERTY DATA

- Last remaining vacancy in busy center at lighted intersection
- 1,430 SF former office; could be easily converted to retail
- Pylon sign panel available
- Close to multiple schools, medical/hospitals, retail, and higher end residential

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2026 Estimate	4,614	85,821	219,828
Avg HH Income			
2026 Estimate	\$133,633	\$152,823	\$129,576
Traffic Counts			
Shadow Creek Pky	32,076 cars per day		
Hwy 288	163,150 cars per day		

CONTACT

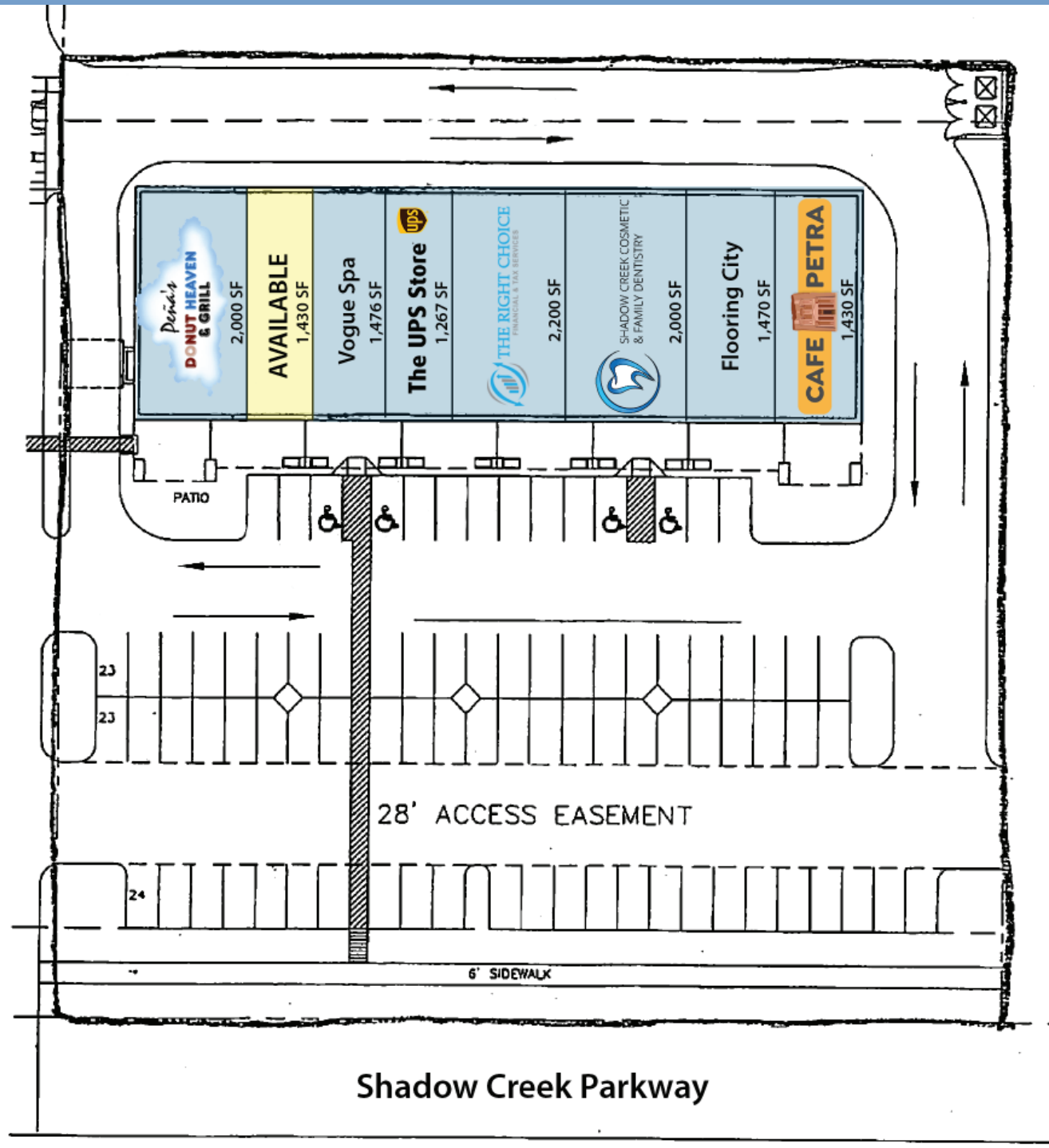
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Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5803/-95.3959

11601 Shadow Creek Pkwy Pearland, TX 77584	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	4,614	85,821	219,828
2031 Projected Population	4,824	92,260	238,381
2020 Census Population	4,628	78,221	199,173
2010 Census Population	3,529	52,793	152,923
Projected Annual Growth 2026 to 2031	0.9%	1.5%	1.7%
Historical Annual Growth 2010 to 2026	1.9%	3.9%	2.7%
2026 Median Age	35.1	35.5	34.7
Households			
2026 Estimated Households	2,006	29,774	74,131
2031 Projected Households	2,168	32,605	81,607
2020 Census Households	2,080	27,300	66,482
2010 Census Households	1,219	18,077	49,785
Projected Annual Growth 2026 to 2031	1.6%	1.9%	2.0%
Historical Annual Growth 2010 to 2026	4.0%	4.0%	3.1%
Race and Ethnicity			
2026 Estimated White	30.2%	27.5%	24.3%
2026 Estimated Black or African American	35.9%	34.8%	37.8%
2026 Estimated Asian or Pacific Islander	17.9%	17.6%	11.3%
2026 Estimated American Indian or Native Alaskan	0.3%	0.7%	0.9%
2026 Estimated Other Races	15.7%	19.4%	25.7%
2026 Estimated Hispanic	19.2%	26.0%	33.3%
Income			
2026 Estimated Average Household Income	\$133,633	\$152,823	\$129,576
2026 Estimated Median Household Income	\$104,756	\$124,865	\$106,020
2026 Estimated Per Capita Income	\$58,270	\$53,057	\$43,722
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.1%	3.3%	6.1%
2026 Estimated Some High School (Grade Level 9 to 11)	0.7%	4.1%	6.6%
2026 Estimated High School Graduate	17.3%	15.8%	21.1%
2026 Estimated Some College	20.2%	16.5%	18.1%
2026 Estimated Associates Degree Only	9.0%	7.8%	7.0%
2026 Estimated Bachelors Degree Only	27.5%	29.4%	23.3%
2026 Estimated Graduate Degree	24.1%	23.0%	17.9%
Business			
2026 Estimated Total Businesses	487	3,914	7,351
2026 Estimated Total Employees	6,058	32,189	57,060
2026 Estimated Employee Population per Business	12.4	8.2	7.8
2026 Estimated Residential Population per Business	9.5	21.9	29.9



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.

2-10-2025



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.

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	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date