

±17.59 ACRES | SHADOW CREEK PKWY

PEARLAND, TX



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PROPERTY OVERVIEW

Cushman & Wakefield is pleased to present 2234 Shadow Creek Pkwy, Pearland, Texas. Located within the Shadow Creek Ranch master-planned community, the property benefits from proximity to SH 288, nearby retail centers, and a rapidly growing residential communities. The area is among the fastest-growing corridors south of Houston, driven by convenient access to the Texas Medical Center and major employment hubs.

PROPERTY HIGHLIGHTS



Lighted Intersection



±17.59 gross acres



Positioned on a hard corner



Located in Brazoria County



Within Brazoria County MUD #26



Situated within the 100-year floodplain



Zoning: GB - General Business



Located within Tax Increment Reinvestment Zone (TIRZ) #2 (CPL-SAL-GBC)

NEARBY SCHOOLS

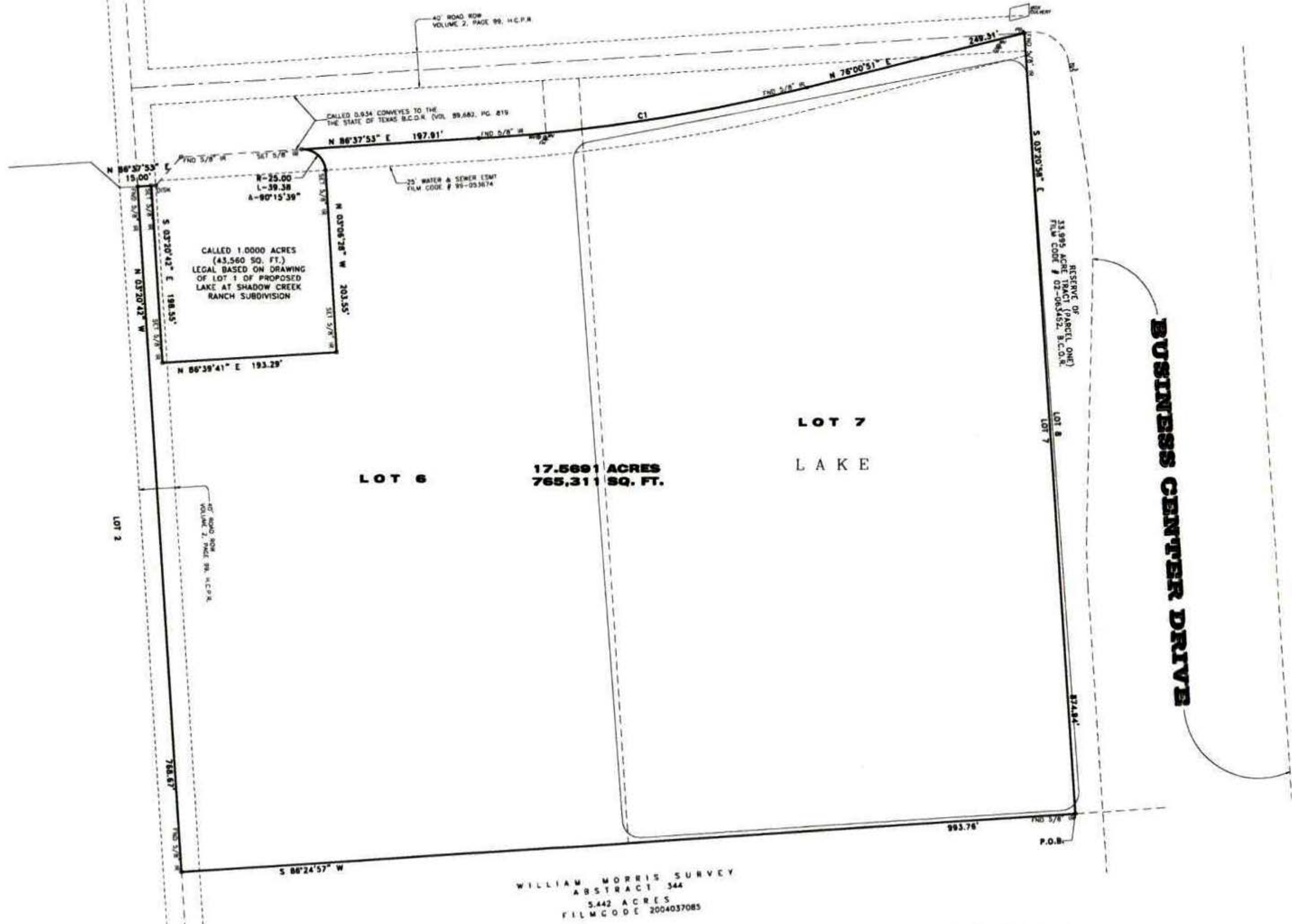


- Mary Burks Marek Elementary - 0.3 miles
- Nolan Ryan Junior High - 0.2 miles
- Shadow Creek High School - 2 miles



FM 2234

(160' ROW)





ear Creek

Kirby Dr

2234

2234

Kirby Dr

Winters Edge

Matheson Ct

Baycliff Ct

Kirby Springs Ct

Windsor Way Ct

Coal Landing St

Shea

Winters Edge

Matheson Ct

Baycliff Ct

Kirby Springs Ct

Windsor Way Ct

Shadow Creek Pkwy

2234

Shadow Creek Pkwy

Shadow Creek Pkwy

2234

Business Center Dr

Shadow Creek Pkwy

Shadow Creek Pkwy

Business Center Dr

Medical Center Dr

Medical Center Dr

288

288

McHard Rd

Highway 288 Frontage Rd

South Fwy

South Fwy

Highway 288

2026

GREATER HOUSTON MARKETPLACE

WHY HOUSTON

6.8M

Residents in the City of Houston

28

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

275k

Business establishments in Houston's MSA

4th

Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2

Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA

GLOBAL TRADE CITY

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

DEMOGRAPHICS

(within 5 miles of 2234 Shadow Creek Pkwy, Pearland, TX 77584)



213,635

2024 Total Population



\$119,164

2024 Average Household Income



\$331,151

2024 Average Home Value

MAJOR LEAGUE SPORTS TEAMS



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST MEDICAL CENTER



NASA

CLUTCH CITY

BELTWAY
8

Kirby Dr 15,453 VPD

FM 521

Shadow Creek Pkwy 32,277 VPD

SHADOW CREEK RANCH
TOTAL HOMES: 12,750

Broadway St

288
TEXAS

Tom Bass Park

McHard Rd

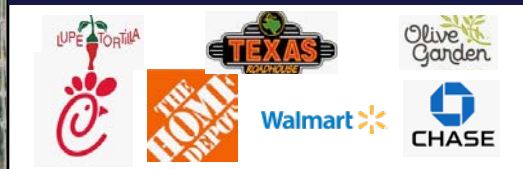
SOUTHDOWN
TOTAL HOMES: 1,500



Shadow Creek Ranch Town Center



The Crossing at 288



Silverlake Village



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