



Crosswell Greenwood

SHADOW CREEK RANCH VILLAGE

MULTI TENANT BUILDING PEARLAND, TEXAS



PROPERTY HIGHLIGHTS

- Located at the NEC of Kirby and Shadow Creek Parkway
- Minutes from Texas Medical Center, Reliant Stadium, Minute Maid Park, the Theatre District and the Galleria

2007 POSTAL COUNTS

■ 2 Miles	12,635
■ 3 Miles	36,779
■ 5 Miles	132,568

2007 AVERAGE HH INCOME

■ 2 Miles	\$ 104,807
■ 3 Miles	\$ 106,982
■ 5 Miles	\$ 80,493

TRAFFIC COUNTS

■ Shadow Creek Ranch Pkwy	20,299 cpd
■ Highway 288	85,872 cpd
■ FM 518	42,179 cpd
■ FM 521	16,539 cpd

CONTACT:

CROSSWELL GREENWOOD

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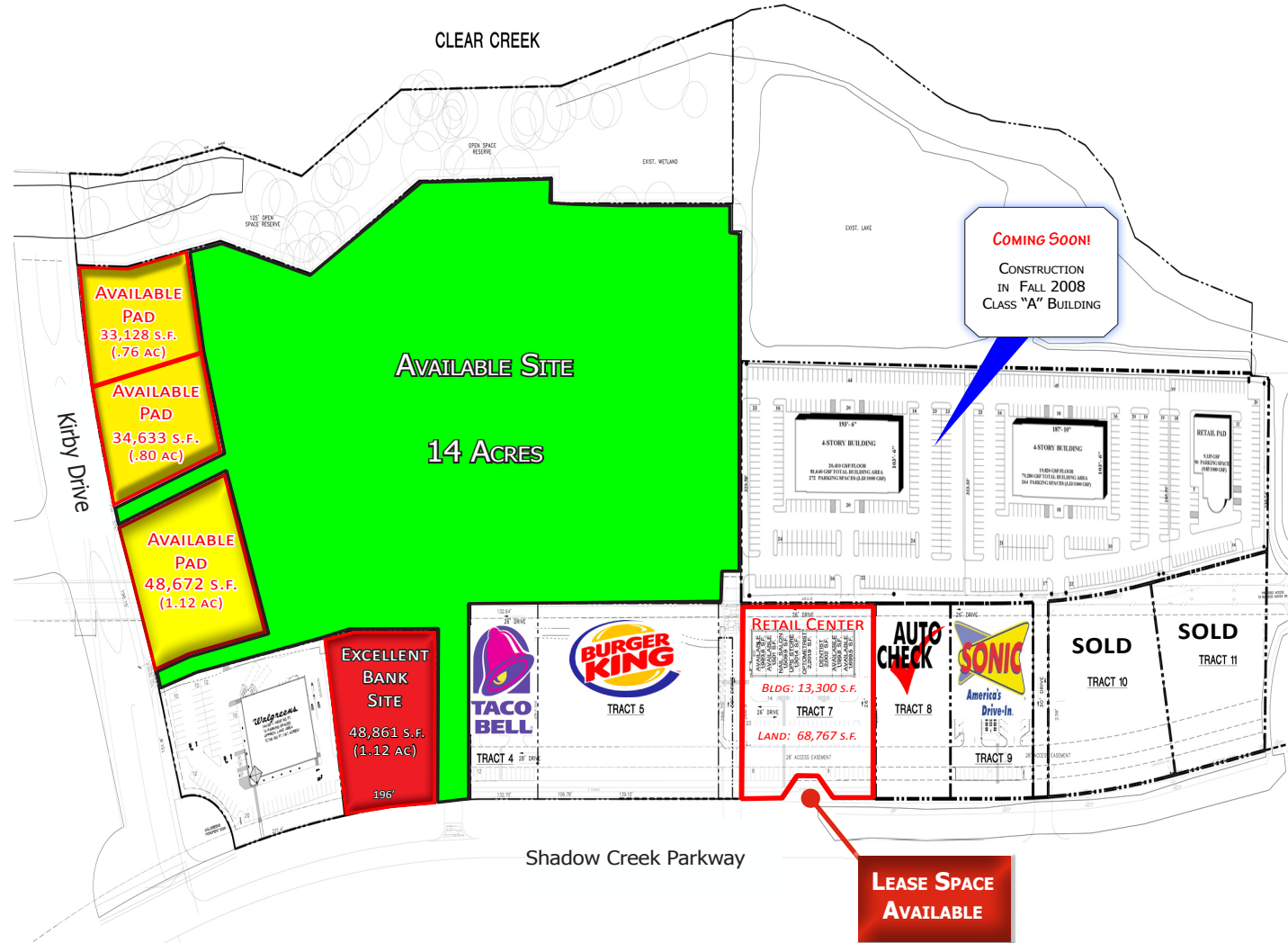




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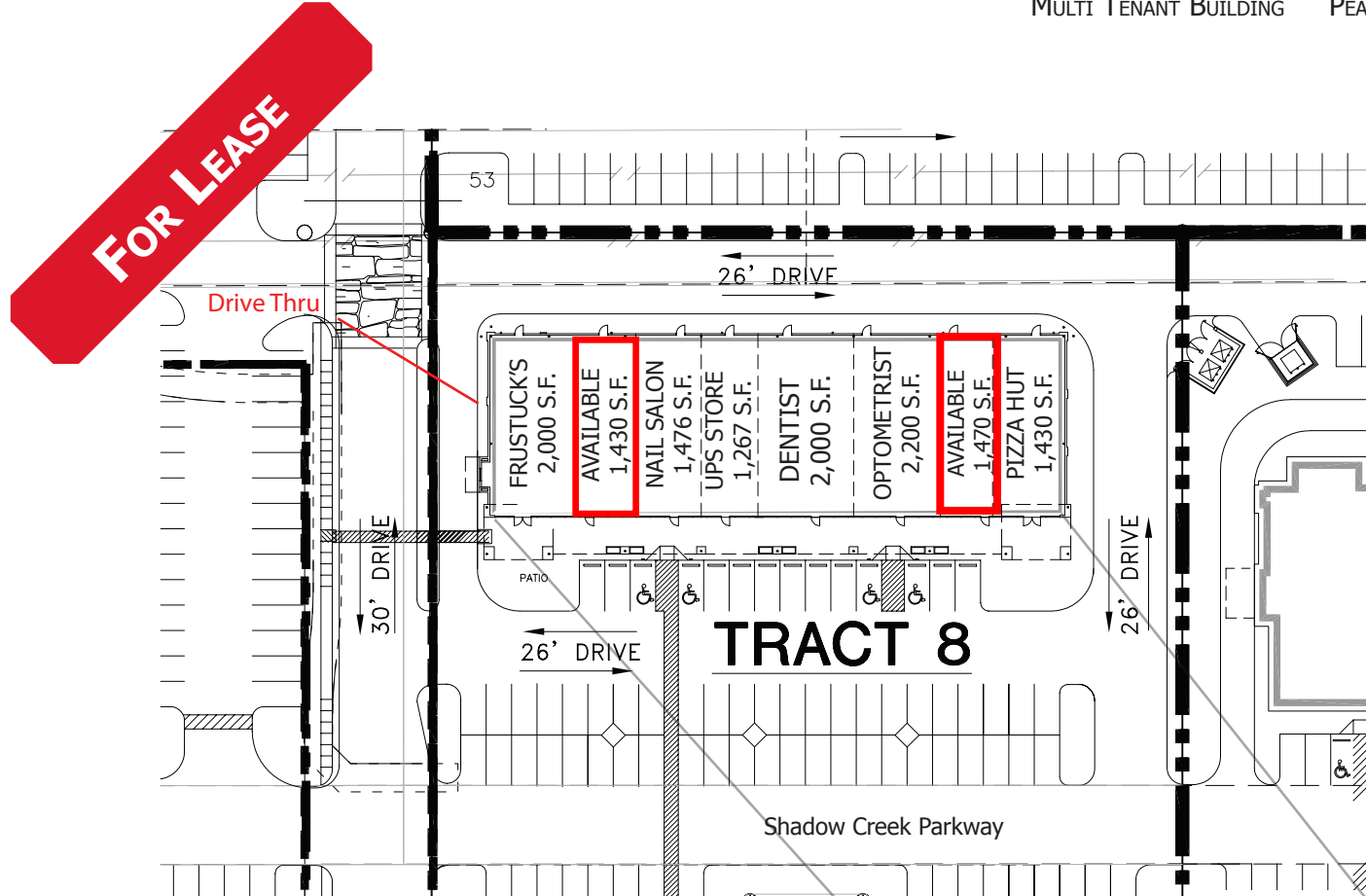
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Tract 8	
Total Land Area (+/- 1.63 AC)	70,958 S.F.
Total Building Area	13,300 S.F.
Total Parking Provided	77 Spaces
Parking Ratio Provided	5.8 / 1000
Density	18.7 %





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SHADOW CREEK RANCH VILLAGE IS LOCATED IN PEARLAND, TEXAS. PEARLAND IS A CLOSE COMMUNITY TO HOUSTON AND IS THE FASTEST GROWING CITY IN BRAZORIA COUNTY. SITE IS MINUTES FROM HOUSTON'S FAMED "TEXAS MEDICAL CENTER" AND IS IN CLOSE PROXIMITY TO VARIOUS SPORTS AND ENTERTAINMENT VENUES, WHICH MAKES IT AN IDEAL LOCATION FOR ANY RETAILER. IN ADDITION, CROSSWELL GREENWOOD IS DEVELOPING THE RESERVE AT SHADOW CREEK RANCH ON HIGHWAY 288.

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything that the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS THE INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with the Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
 - (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
 - (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
 - (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by the Texas Real Estate License Act or a court order of if the information materially relates to the condition of the property.
- With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 1288, Austin, Texas /817-2188 or 512-465-5950

