FOR **LEASE**

SIERRA VISTA

SWQ OF MERIDIANA PKWY & CRYSTAL VIEW DR, IOWA COLONY, TX

MALABAR HILL CAPITAL

CAMPBELL ANDERSON | 915.433.4853 | canderson@duwestrealty.com

GREG LEE | 281.299.5764 | glee@duwestrealty.com

JACOB FRENZA | 281.413.6799 | jfrenza@duwestrealty.com

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

5120 Woodway Dr, Ste. 10001, Houston, Texas 77056
duwestrealty.com

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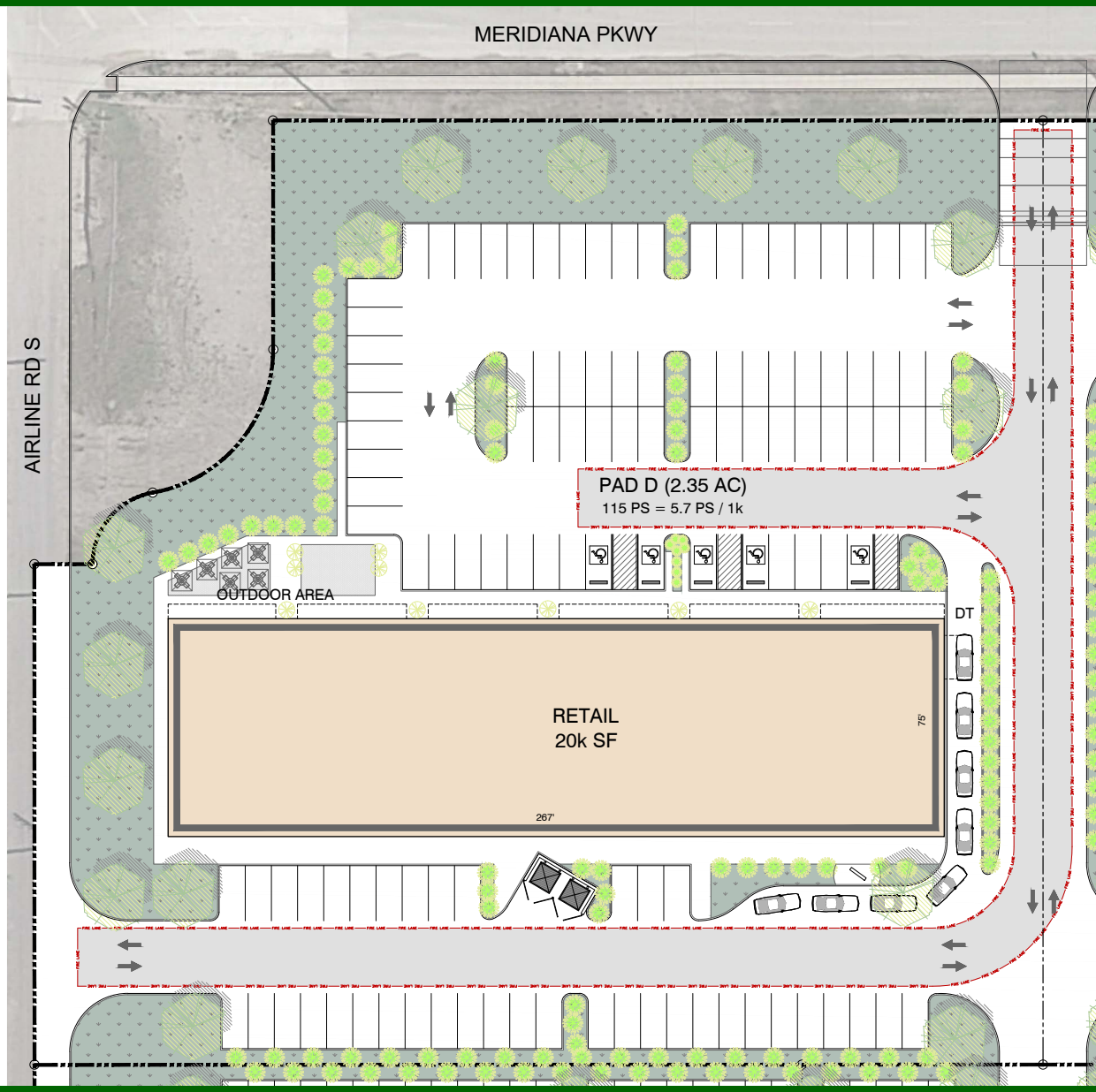
OVERVIEW

- 20,000 SF retail center at the intersection of Meridiana Pkwy & Airline Dr S, just west of Hwy 288. Endcaps with drive-thru or patio space available, as well as inline space.
- Very high growth area, with site surrounded by Sierra Vista, Meridiana and Sterling Lakes master planned communities with over 12,600 homes planned or under construction.
- High household income in area with an average of $140,381 within 3 miles.
- Close access to Highway 288 towards Manvel, Pearland and Downtown Houston with 41,407 vehicles per day on 288.
- Call broker for pricing



DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	7,452	17,287	41,498
2027 Projected Pop.	10,388	24,305	51,223
Daytime Pop.	4,409	11,320	27,128
Avg HH Income	$129,403	$140,381	$138,106

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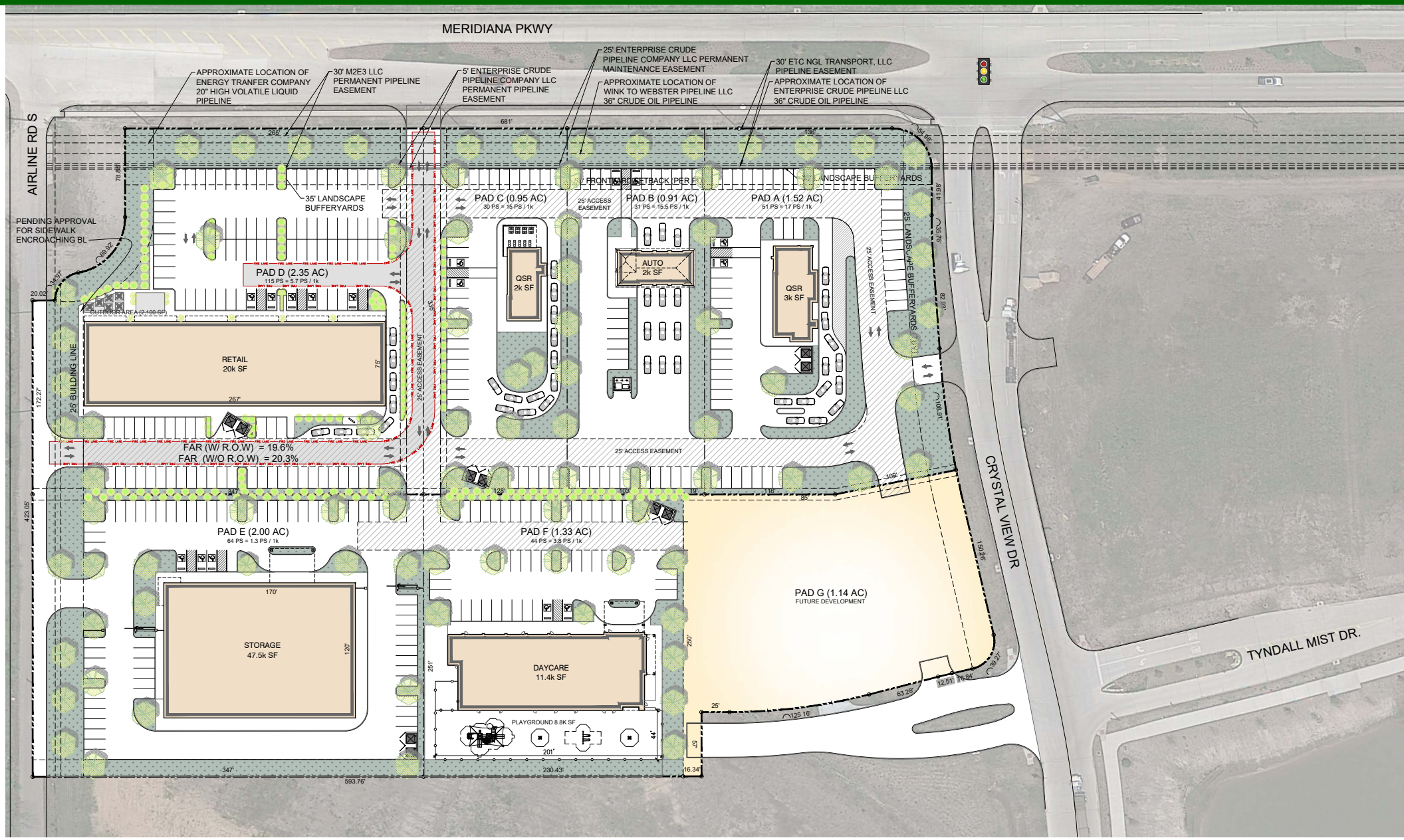

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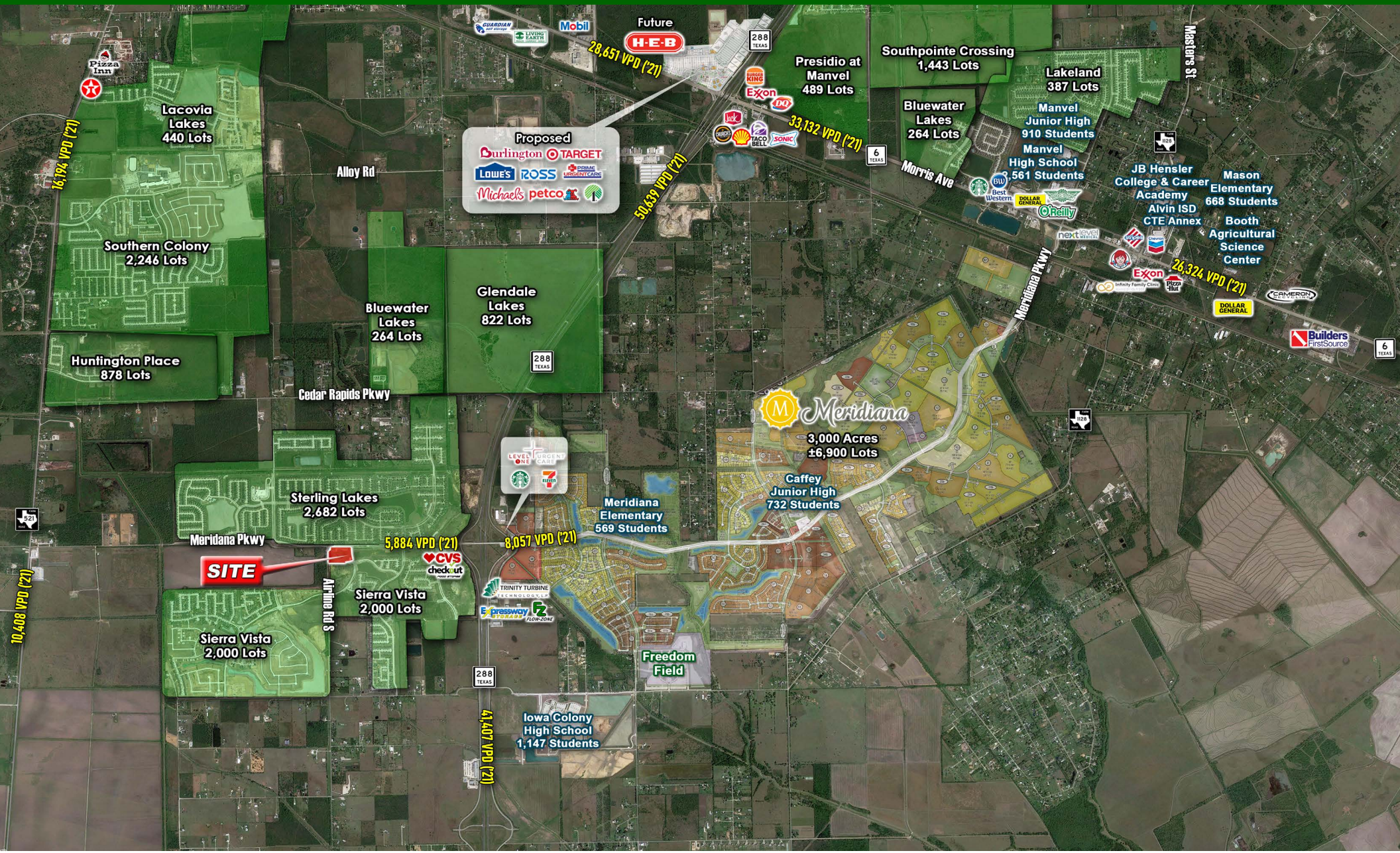

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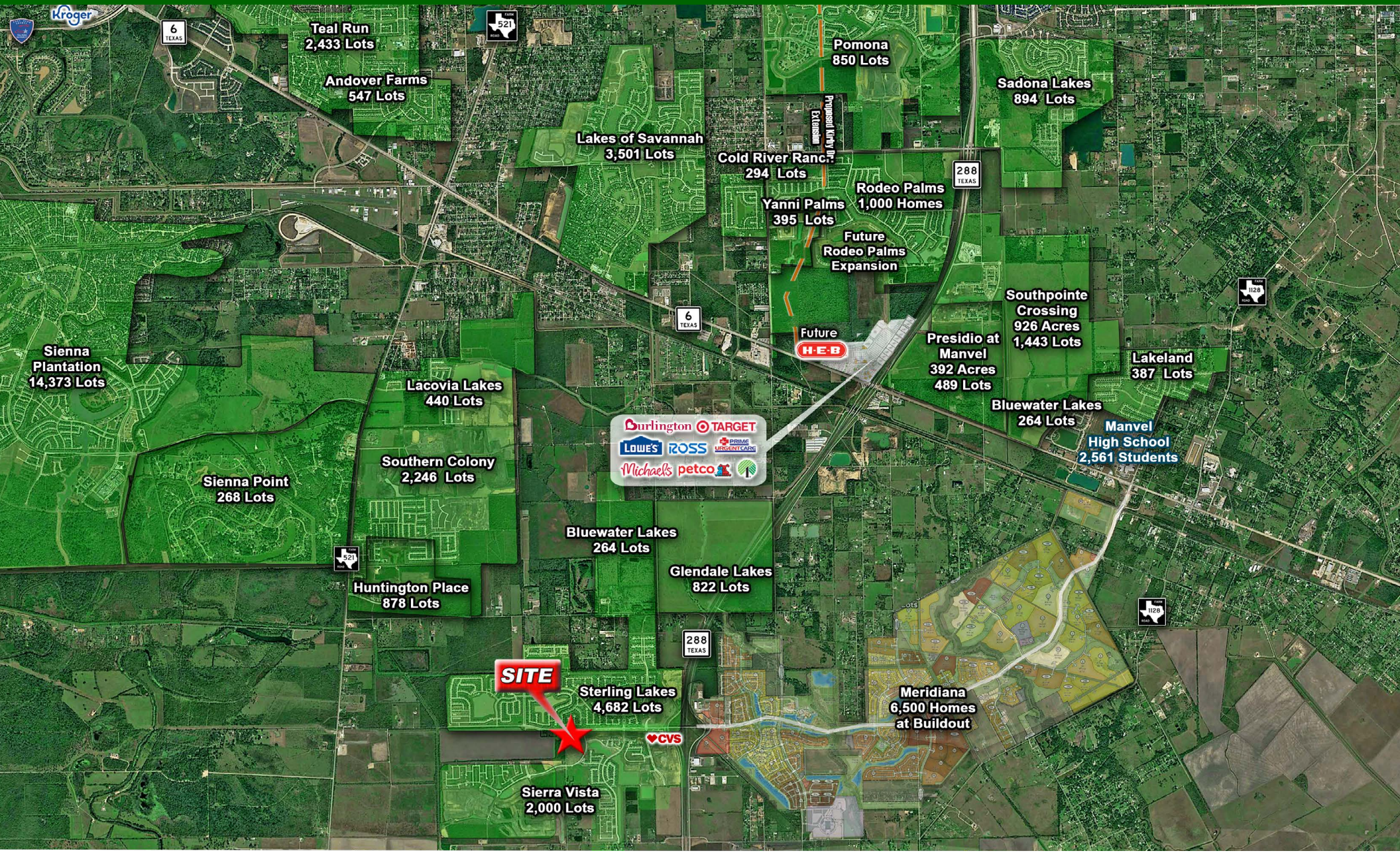

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Sierra Vista

Vista is located in Brazoria County, just west of Alvin. Its commuter-friendly location near SH-288 offers a direct route to vibrant downtown Houston, which is 22 miles away. Close to home, Pearland Town Center is a favorite for retail and dining, with major department stores and popular family restaurants. First Colony Mall is also nearby, with shops for fashion, fitness and housewares, plus sit-down restaurants and an AMC movie theater. At Centennial Park, children can enjoy a playground and splash pad.

Iowa Colony City Park. Eleven acres of tree-lined play space have a large central lawn for soccer, Frisbee, kite flying and backstops for baseball. Other amenities include a shaded play structure and pedestrian plaza, quadplex basketball court, grass volleyball courts and scenic walking trail.

Southwyck Golf Club. Golf enthusiasts can hit the greens at this true links-style course. On the front nine, players have four holes going out away from the clubhouse, typically playing into the wind, and five holes coming back for the turn, typically playing downwind.

Sterling Lakes

Sterling Lakes, located to the North of the subject, is a gorgeous master planned community offering stunning new homes and superior amenities at an exceptional value. Miles of paved walking trails wind around sparkling lakes in this sprawling 781 acre community.

Meridiana

Meridiana, the master planned community located on the east side of SH 288, was recognized as Community of The Year by the Greater Houston Builders Association. Meridiana is proud to host beautifully crafted, new homes for sale ranging from the $240s to $800s. The amenity center is the heart of Meridiana, surrounded by water and offering something for everyone.

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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.

EQUAL HOUSING OPPORTUNITY

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.

DuWest Management Inc.	605046		214-720-0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____