

(281) 272-2560

Office Condos at Reflection Bay

- Great location in Shadow Creek Ranch
- Perfect for Office and Medical Uses
- From 954 to 4,784 square feet if contiguous space
- Existing space ready for sale
- Finish out the space to meet your exact needs
- Stop wasting your company's money, buy instead of renting

BD
REALTY ADVISORS

BD Realty Advisors, LLC, Broker



Pearland

Highway 288

Shadow Creek Ranch Master Planned Community

12234 Shadow Creek Parkway, Pearland, TX 77584

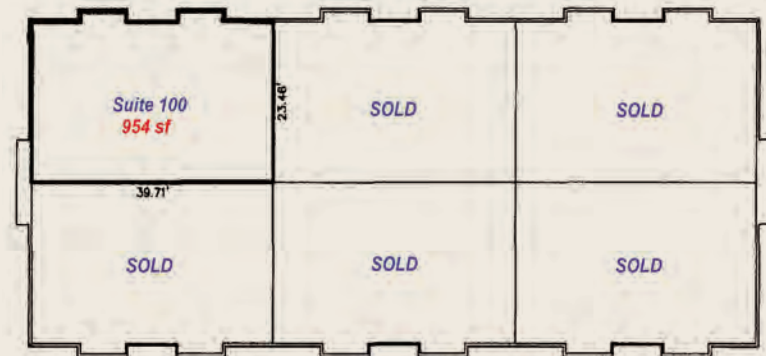
Shadow Creek Parkway

Office Condos at Reflection Bay

- Prices starting at \$195 per square foot for completed shell space •
- After typical office finish out your mortgage will be comparable to leasing •
- Buying is cheaper than renting •
- Tax benefits and built up equity over time make buying the smart choice •

Available Spaces

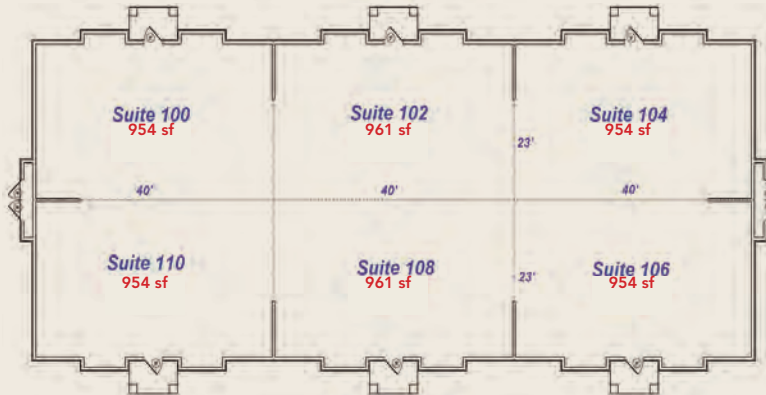
Bldg 1	5,738	5,738	Sold Out
Bldg 2	6,061	6,061	Sold Out
Bldg 3	5,722	5,722	Sold Out
Bldg 4	5,738	4,784	954
Bldg 5	5,738	954	4,784
Bldg 6	5,712	2,858	2,854
Bldg 7	6,337	6,337	Sold Out
Bldg 8	5,738	3,816	1,922
Bldg 9	4,310	4,310	Sold Out
Bldg 10	4,310	Available	4,310



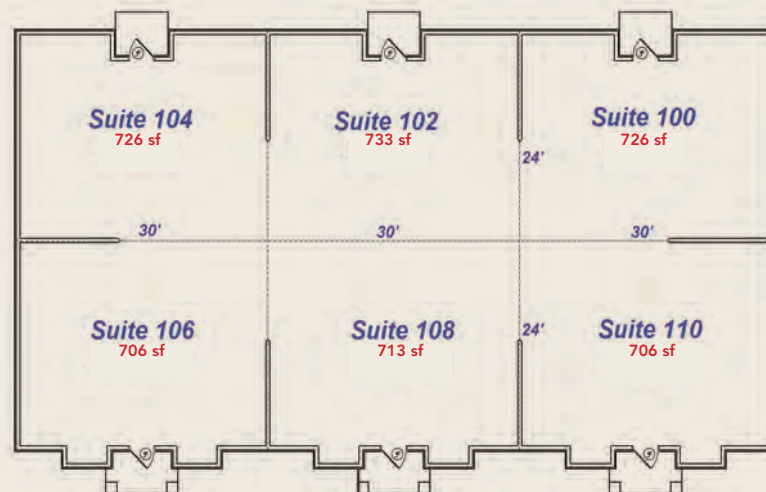
Building 4



Building 6



Buildings 5 & 8



Building 10

FEATURES

Engineered Foundation

- Bell bottom piers at all load bearing locations
- 5" thick 4,000 PSI concrete with reinforcement ½" rebar on 16" centers both ways (buildings 5 & 8), 4" thick 4,000 PSI concrete for building 10
- Foundation block-out for future plumbing

Exterior

- Cultured stone wainscoting with real stucco above
- 30 year architectural shingles
- Vinyl white Low E double pane windows
- Complete gutter system draining directly to storm drainage
- Complete landscaping including sod, planting beds and sprinkler system

Construction Components

- 2x6 exterior wall construction to accommodate R-19 insulation
- 5/8" CDX plywood roof decking
- 5-1/2" spray foam insulation at roof deck
- 7/16" OSB exterior wall sheathing with Tyvek Stucco Wrap
- Structure designed at 110 mph exposure C, with 3 second gust
- Construction meets or exceeds the 2015 International Building Code and City of Pearland regulations

Utilities

- 480/277V 3 phase 4 wire power for buildings 5 & 8 and 120/240V single phase 3 wire for building 10
- Exterior security lighting
- Exit lighting above all exterior doors with frog eye lighting on exterior
- 3" conduit for communication line to each building
- Attic lighting for future mechanical area

Office Condos at Reflection Bay 2015 Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	24,235	59,927	179,301
Median Age	33	33	33
Population Change 2010 - 2015	40.81%	26.75%	18.02%
Household Income - Median	\$102,467	\$85,286	\$66,495
Household Income - Average	\$124,949	\$108,447	\$88,447
Per Capita Income	\$40,671	\$34,597	\$27,293
Total Households	7,859	19,062	55,258
Total Employees	5,987	16,103	31,404



11-2-2015



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.

BD Realty Advisors, LLC	452053	bdill@bdrealty.com	(281) 272-2560
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Brad Dill	380677	bdill@bdrealty.com	(281) 272-2560
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____ <small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____ <small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials _____
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

BD Realty Advisors, LLC, Broker, represents the Owner and is also a principal of the Owner

BD Realty Advisors, LLC, Broker - No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.

