



HWY 35 & OILER DR RETAIL CENTER

NEW CONSTRUCTION RETAIL CENTER FOR LEASE

SWC Hwy 35 & Bailey Rd | Pearland, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: SWC Hwy 35 & Bailey Rd
Pearland, TX 77523

Availability: ±15,000 SF (Divisible)

Price: \$33.00 - \$35.00 PSF + \$10.00 NNN

HIGHLIGHTS:

- Brand new, high quality retail development with an estimated delivery date of Q3 2027
- Easy access to Interstate 45 & Beltway 8
- Adjacent to Alexander, DR Horton's new residential development coming soon
- Exposure to over 23,700 cars per day along Hwy 35 & Bailey Rd
- Across from Pearland High School with over 3,200 students
- Close proximity to Pearland Regional Airport

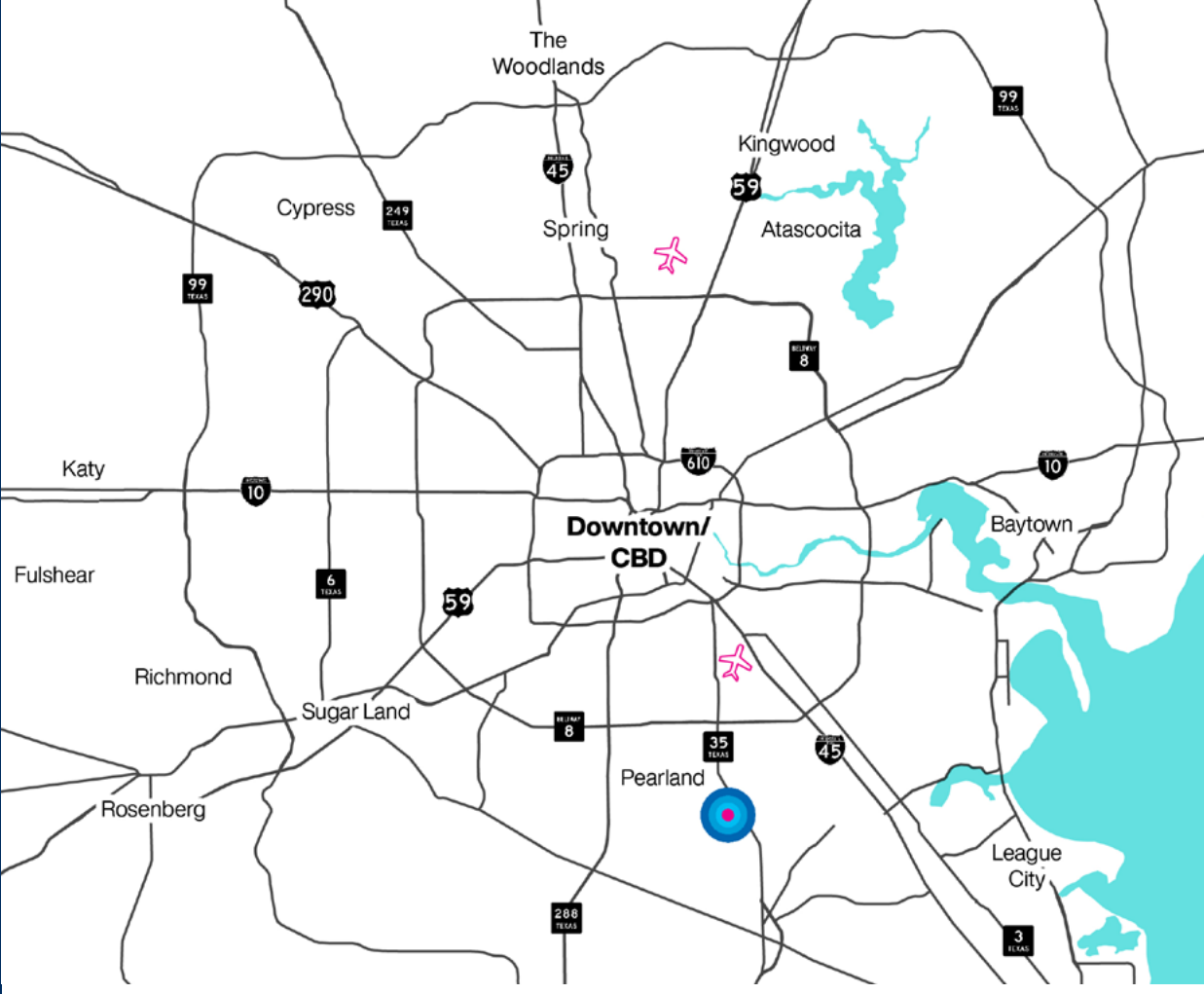
TRAFFIC COUNTS:

Hwy 35: 17,378 CPD '24

Bailey Rd: 13,898 CPD '22

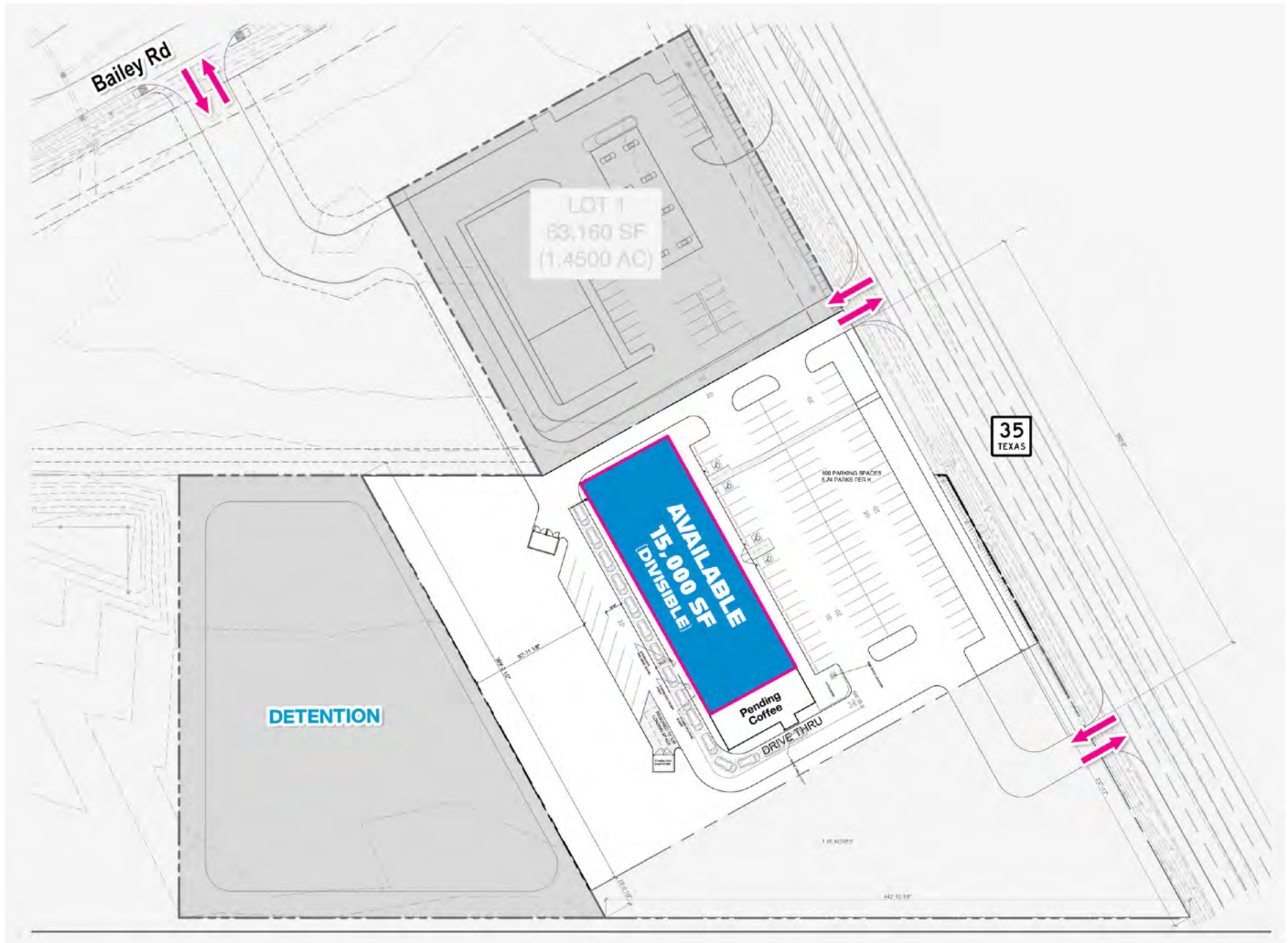
2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	5,504	56,560	143,136
Daytime Pop.	3,486	31,983	80,196
Avg HH Income	\$176,769	\$151,403	\$144,238



HWY 35 & OILER DR RETAIL CENTER | 2

SITE PLAN





Alexander Residential
Development

D-R HORTON
America's Builder

Bailey Rd

Pearland
Crossing



35
TEXAS

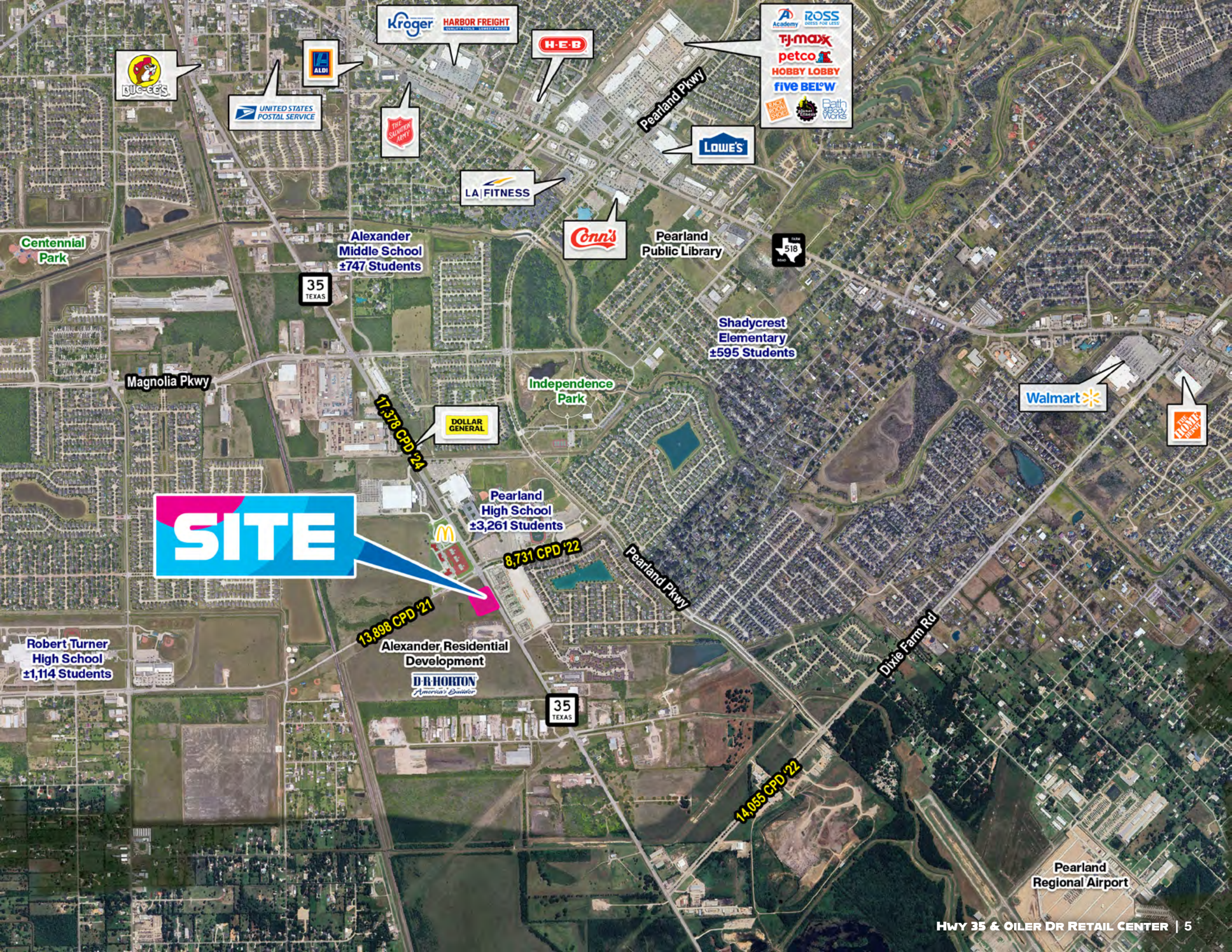
Pearland
High School
±3,261 Students

Oiler Dr

35
TEXAS

New Mixed-Use Development
Coming Soon

Town Lake Estates
±211 Homes



Centennial Park

Alexander Middle School
±1747 Students



Pearland Pkwy

Pearland Public Library



Shadycrest Elementary
±595 Students

Magnolia Pkwy

17,378 CPD '24



Independence Park

Pearland High School
±3,261 Students



8,731 CPD '22

Pearland Pkwy



SITE

13,898 CPD '21

Alexander Residential Development



Robert Turner High School
±1,114 Students



Dixie Farm Rd

14,055 CPD '22

Pearland Regional Airport



SITE



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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Claire Salazar	764131-SA	cs@blueoxgroup.com	713.547.6281
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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