

## OFFICE CONDO FOR SALE & LEASE

# THE OFFICES AT REFLECTION BAY

12234 Shadow Creek Parkway, Building 6,, Pearland, TX 77584



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$525,000
<b>LEASE RATE:</b>	\$22.00/SF
<b>LOT SIZE:</b>	0.28 Acres
<b>BUILDING SIZE:</b>	2,854 SF
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Pearland
<b>SUBMARKET:</b>	South
<b>PRICE / SF:</b>	\$183.95

### PROPERTY OVERVIEW

2,854+ SF Office Condo opportunity at the Offices at Reflection Bay. This office condo is in Shell condition allowing an immense opportunity to maximize its potential. Perfect for Office, Medical or Executive Suite uses. Adequate parking available. Well maintained and high end exterior finishes. Can be sub-divided into 4 - 700 SF suites. Property is also listed for Lease.

### PROPERTY HIGHLIGHTS

- Located in the Shadow Creek Ranch Community
- Over 6,500 homes and 10,000 apartments
- Close proximity to 288 and Sam Houston Tollway
- Great parking ratios
- Priced to Move!

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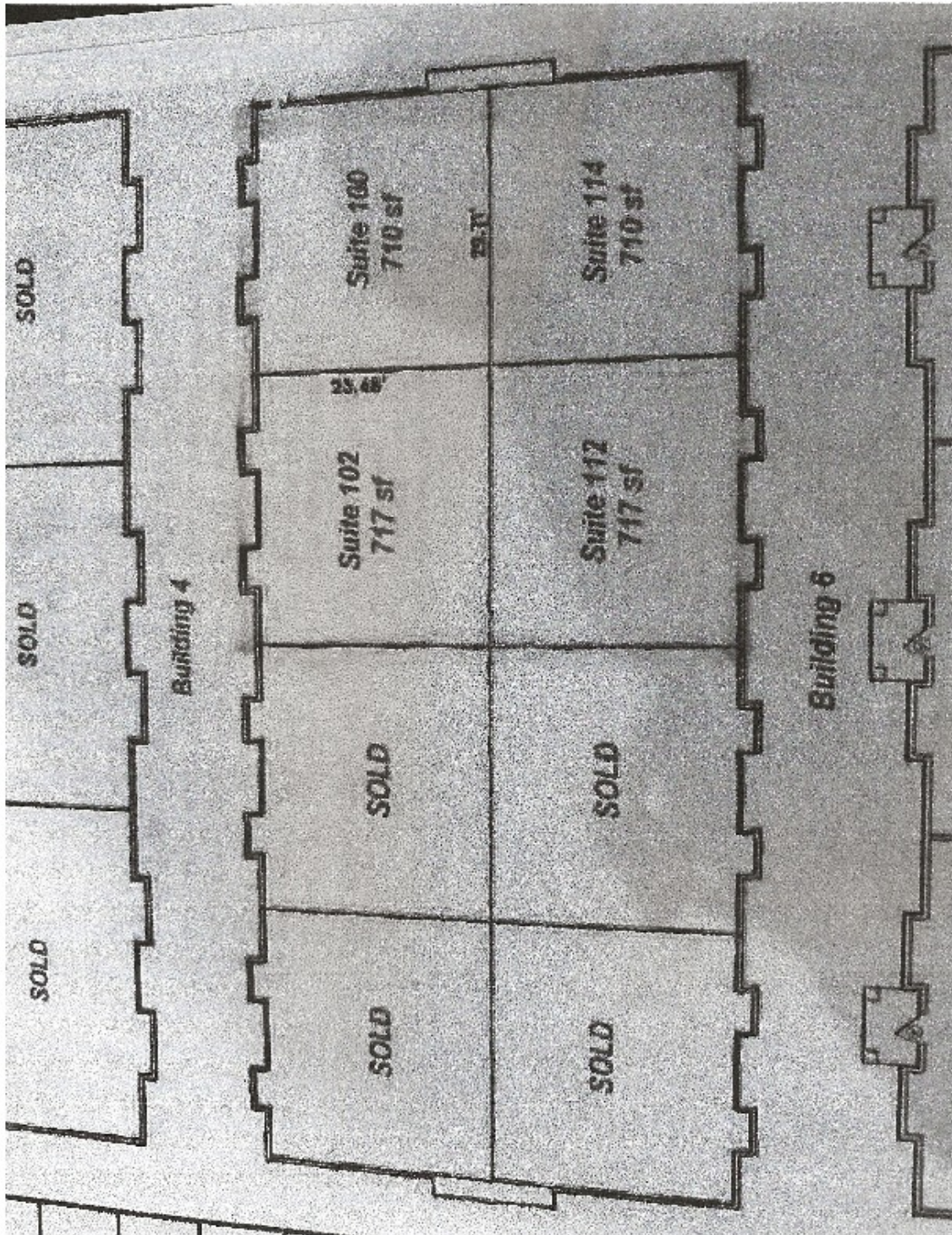
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## MEDICAL FOR SALE & LEASE

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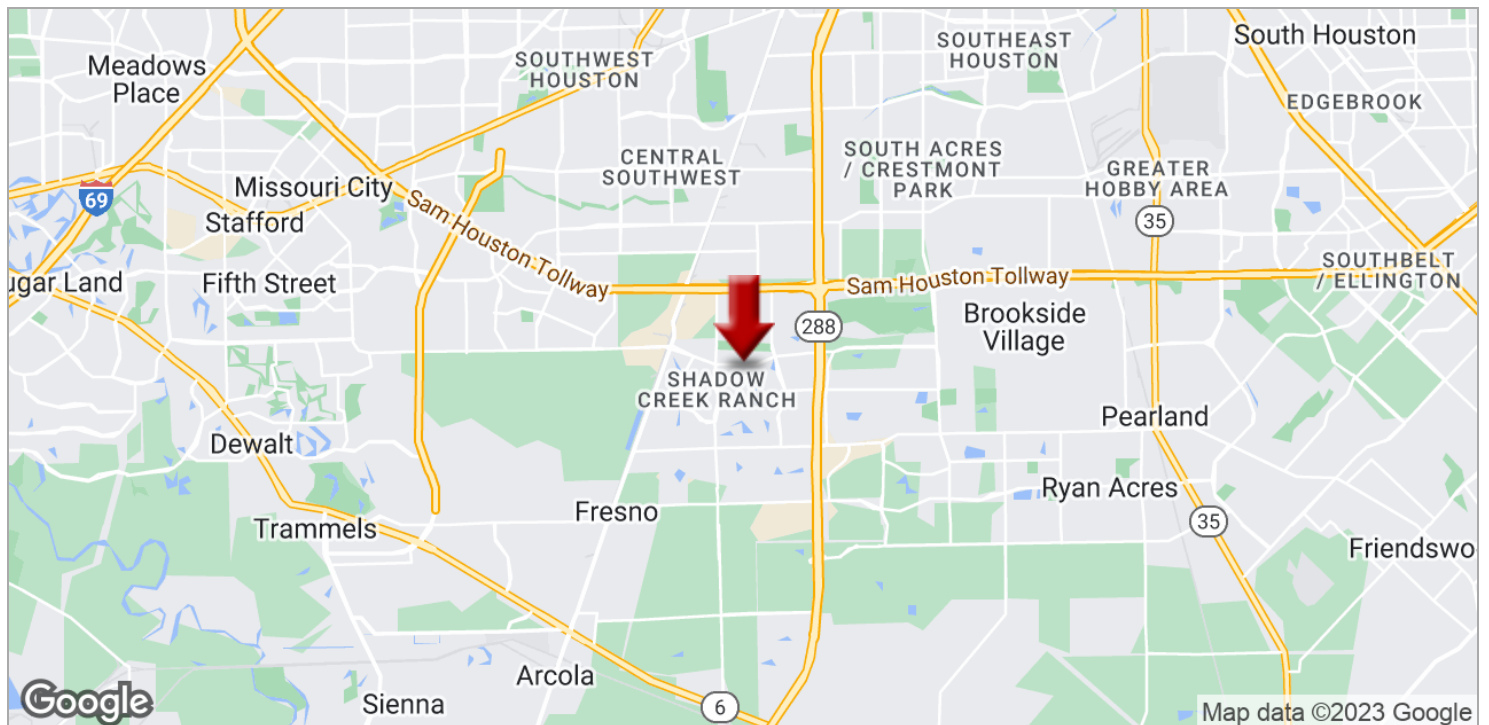
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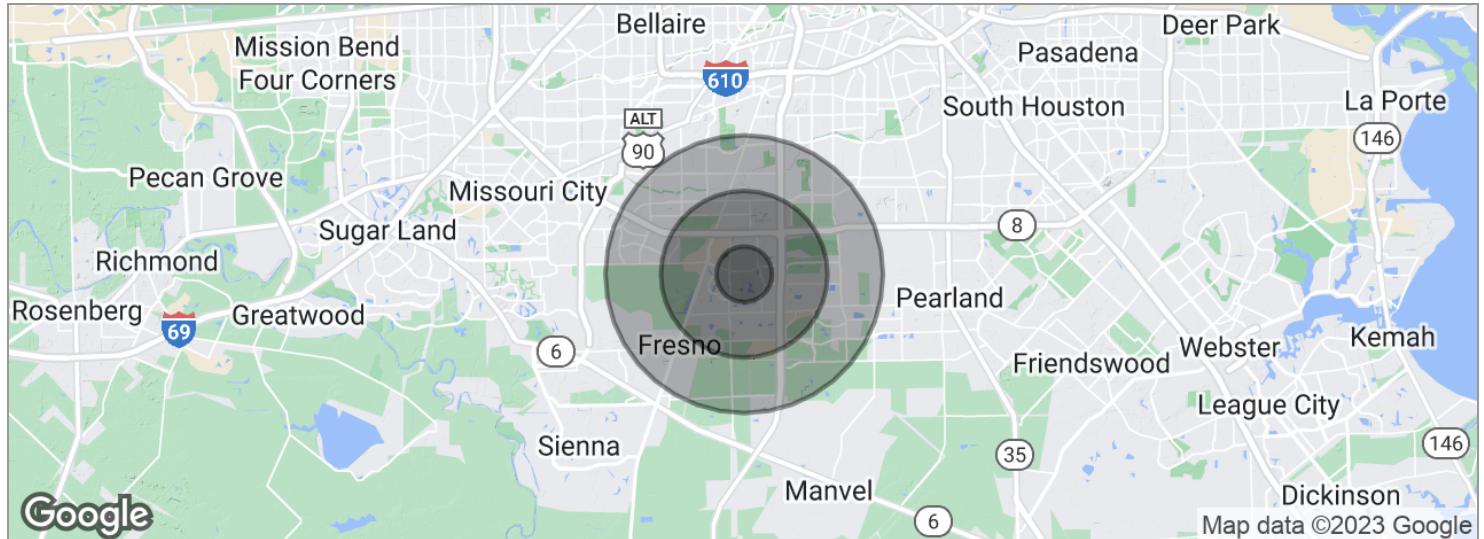
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,192	43,819	142,468
Median age	30.8	31.4	31.5
Median age (male)	29.5	30.5	30.1
Median age (Female)	31.8	32.1	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,051	14,149	44,895
# of persons per HH	3.0	3.1	3.2
Average HH income	\$103,954	\$86,405	\$77,411
Average house value	\$232,692	\$205,905	\$154,433

\* Demographic data derived from 2020 ACS - US Census

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