

# NOW LEASING

## Shadow Creek Crossing

12000-12006 Shadow Creek Parkway • Pearland, TX 77584



Prime  
Retail  
Space  
at a  
Prime  
Location

For Leasing Information

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### 1,200 to 16,000 SF Now Available!

- Located in Rapidly-Expanding Pearland, TX
- 146,719 SF Master-Planned Class A Retail Complex & Premier Business Destination
- Generous TI Packages
- Large Open Floorplates Providing Efficient & Flexible Space Planning
- Sustainable Energy-Efficient Design
- Traffic Count Exceeds 24,000 Cars per Day

2011 Demographics	Est. Population	Est. Avg. HH Income	Est. Number of Households
1 mile	9,820	\$56,996	3,431
3 mile	51,172	\$72,209	17,479
5 mile	154,519	\$67,801	49,278



Tarantino Properties, Inc.  
7887 San Felipe  
Houston, TX 77063  
[www.tarantino.com](http://www.tarantino.com)

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Suite	Availability	SF
<b>Building 12000</b>		
100	Devry University	
<b>Building 12002</b>		
100	Riley's Donuts	1,125 SF
105	Domino's	1,246 SF
106	Bay Nails & Tanning	1,500 SF
107	Restaurant*	1,208 SF
108	Jax Burgers, Fries & Shakes	2,000 SF
150	Available	6,105 SF
<b>Building 12004</b>		
100	Doctor's Office	2,500 SF
116	Available	1,819 SF
122	Dentist Office	2,579 SF
130	Available	
135	Available	Contiguous
140	Available	Available
150	Available	
<b>Building 12006</b>		
116	Pearland Christian Academy*	14,345 SF
150	Second Baptist Church	6,998 SF
<b>Building 12008</b>		
100	Second Baptist Church	53,532 SF

