



 MALABAR
HILL CAPITAL

CREEKHAVEN AT IOWA COLONY

NEW CONSTRUCTION RETAIL CENTER FOR LEASE

NWC Hwy 288 & Creekhaven Blvd | Iowa Colony, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: NWC Hwy 288 & Creekhaven Blvd
Iowa Colony, TX 77583

Availability: **Bldg A:** ±14,300 SF (Divisible)
Bldg B: ±14,300 SF (Divisible)

Price: Call for Pricing

HIGHLIGHTS:

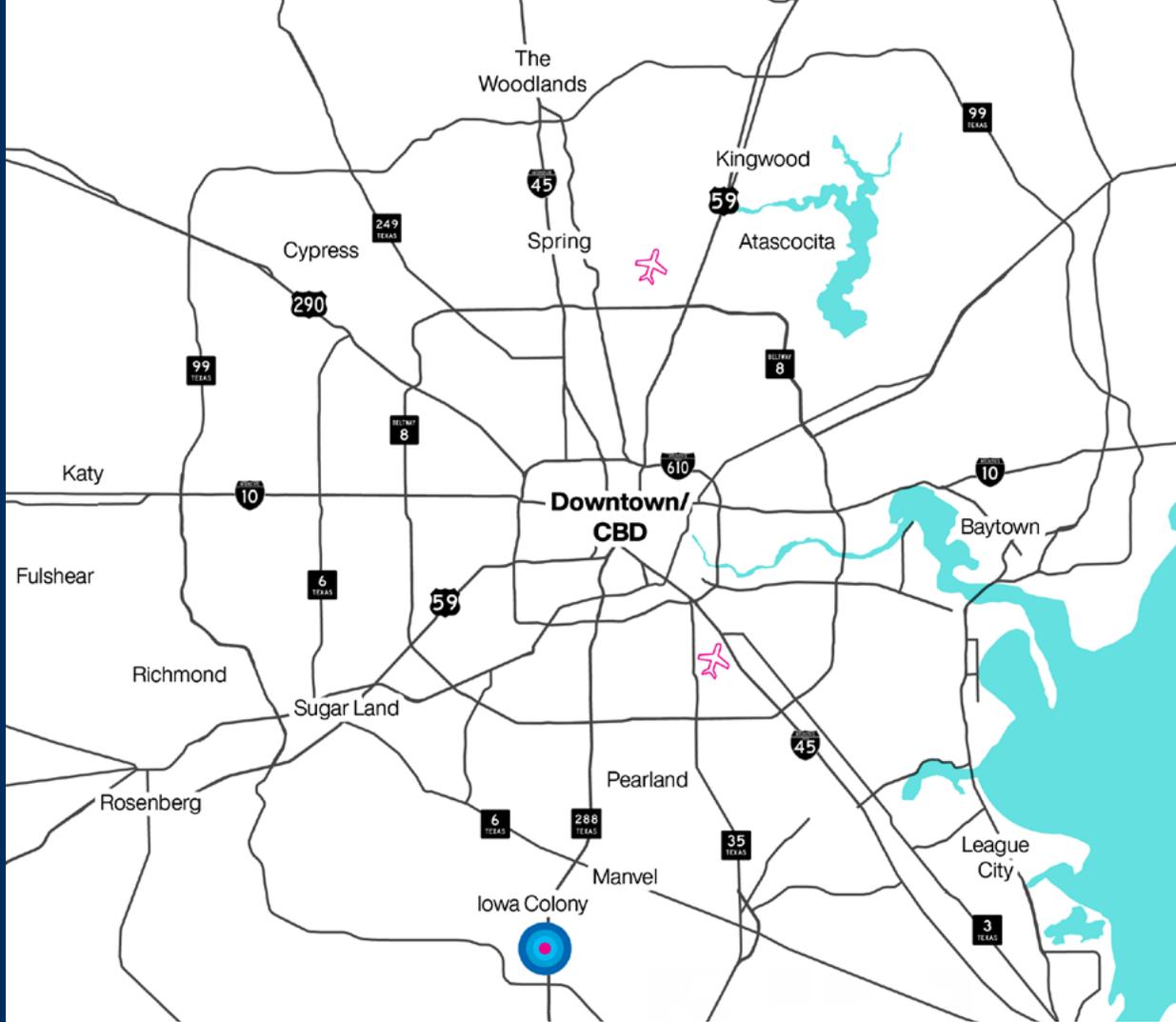
- Brand new retail center coming soon
- Excellent visibility along Hwy 288
- Incredible access to Hwy 288 allowing easy access to Pearland, the Texas Medical Center and Lake Jackson
- Just north of the future Grand Parkway expansion that will connect Hwy 288 and US-59/I-69
- Positioned at the entrance to Creekhaven, a 955 AC brand new residential development by Starwood Land with approximately 2,148 homes planned at buildout
- Located within Alvin Independent School District
- Close proximity to Schlumberger campus

TRAFFIC COUNTS:

Hwy 288: 42,494 CPD '24

2025 DEMOGRAPHICS:

	3 Miles	5 Miles	7 Miles
Population	7,498	30,859	47,977
Daytime Pop.	2,858	13,222	21,236
Avg HH Income	\$136,459	\$146,135	\$130,628



SITE PLAN

VALLEY VISTA DR
(120' R.O.W.)

DECELERATION LANE (PENDING CITY DRAWING COORDINATION)

25' BUILDING LINE / BUFFER YARD (PER ORDINANCE)

PAD A (3.23 AC)
128 PS = 4.4 PS / 1k

**AVAILABLE
14,300 SF**

**AVAILABLE
14,300 SF**

PROPOSED ACCESS

CREEKHAVEN BLVD
(120' R.O.W.)

PROPOSED
MEDIAN CUT

PAD B (1.42 AC)
47 PS = 4.6 PS / 1k

DAYCARE
10.1k SF

PLAYGROUND

ACCESS EASEMENT

PAD C (1.14 AC)
37 PS = 4.1 PS / 1k

ACCESS EASEMENT

PROPOSED ACCESS

MOB
±9.0k SF

PIPELINE EASEMENT (0.65 AC)

50' PIPELINE EASEMENT (PER SURVEY)

25' BUILDING LINE / BUFFER YARD (PER ORDINANCE)

PROPOSED ACCESS

PAD D (2.12 AC)
59 PS = 5.3 PS / 1k

C-STORE / RETAIL
11.1k SF

CAR WASH
5.4k SF

PAD E (1.55 AC)
24 VACUUMS PS = 4.4 PS / 1k

PROPOSED ACCESS

PIPELINE EASEMENT (1.04 AC)

KIDDIE ACADEMY

Bennett Elementary

Caffey Jr High School

Meridiana Elementary

Proposed Crystal Lagoon

Sanchez Elementary



Meridiana Pkwy

Alvin ISD Freedom Field

Nichols-Mock Elementary

Iowa Colony High School

FM 521

288 TEXAS

CREEKHAVEN
±955 AC residential development by Starwood Land with approximately 2,148 homes at completion

SITE

42,494 CPD '24

288 TEXAS


Future Grand Parkway Expansion
Connecting Hwy 288 to US-59/I-69





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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Jack Savery Rami Houry

Sales Agent/Associate's Name

9009549

License No.

448255

License No.

License No.

612871 775141

License No.

jj@blueoxgroup.com

Email

jj@blueoxgroup.com

Email

Email

js@blueoxgroup.com rk@blueoxgroup.com

Email

713.804.7777

Phone

713.230.8882

Phone

Phone

713.814.4930 832.677.3434

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov



CREEKHAVEN AT IOWA COLONY

NEW CONSTRUCTION RETAIL CENTER FOR LEASE

NWC Hwy 288 & Creekhaven Blvd | Iowa Colony, TX

Jack Savery | 713.814.4930
js@blueoxgroup.com

Rami Khoury | 832.677.3434
rk@blueoxgroup.com



WWW.BLUEOXGROUP.COM