

Pearland Parkway

Date Last Update 03/27/26
 Leasing Manager Chad Moss

Leasing Update											
Tenant	Tenant Contact	Sq. Ft.	Current Expiration	New/Proposed Expiration	Rent / Sq. Ft.	Term	RCD	Tenant Allowance	Last Contact	Status	Comments
Dollar Tree	Caroline Blackmore			3/31/2026	\$12.50/SF 1 - 5 yrs \$13.50/SF 6 - 10 yrs	10		Chad			08-21-25 Amendment Final Fully Executed
Taco Bell	Lindsey McKean		0.63 ac - Pad site					Chad			03-01-26 Taco Bell is back and interested in purchasing the pad site if we can get detention for it - 12-01-25 Quick Quack Car Wash is considering selling a portion of their site they do not need, which is adjacent to our remainig 27,0000 SF - 05-19-25 - Met with Michele Graham (QQ Car Wash VP of RE & Development) and they are open to sharing the Detention pond if it does not hamper their development of the site - Considering site north of Quick Quack Car Wash - Needs to obtain some detention from Car Wash which we are working - Also considering an outparcel fronting Beltway 8
Quick Quack Car Wash - Detention Pond	Clay Albers		0.63 ac - Pad site		\$75,000			Chad			Negotiating LOI - 03-23-26 QQ Car Wash is reviewing LOI and their Broker recommends taking the LOI we submitted - 03-05-26 Submitted LOI to purchase detention pond for QQ Car Wash because they decided to go underground on their detention pond
Coffee User	Micah Shapiro		1 acre pad site - Beltway 8		\$950,000			Chad			03-23-26 Negotiating LOI to purchase 1 acre pad site next to HFCU - Micah is a preferred developer for Coffe user
Dutch Bros	Greg Slusky		0.63 ac - Pad site					Chad			Interested in pad site and they are reviewing
Industrial Developer needs access from Monroe to his property to the west	Austin Bartula		0.63 ac - Pad site		\$650,000			Chad			02-19-26 Austin's client is still working on the soccer field adjacent to the west and does not have a deal done yet - Once they have a deal on the soccer field, they will come back to us on the Contract - 2-13-26 Negotiating Contract - Sent Sellers comments to Buyers broker and awaiting Buyers response - 1-27-26 Received Buyers Purchase Contract for review
Industrial Developer needs access from Monroe to his property to the west	Julian Chargois - CBRE		0.63 ac - pad site					Chad			Quoted - \$ 675,000 - Industrial developer needs access from Monroe to his property to the west of the subject 0.63 acre pad site.
Waffle House	Tyler Schuster							Chad			Tyler said they are on a holding pattern at the moment
Marketing Update											

* = in negotiation

Pizza Hut	Kamal Singh	1,280				5		Chad		04 23 -25 - Spoke with Tenant and received Tenants notice of exercising their one remaining option and sent Tenant and PC email confirming the same, and this is the last Option period Tenant has available to them
Castle Dental	Joe Arata	3,000			\$27.50 SF 1 - 5 yrs	5		Chad		09-24-25 Received Castle Dental notice of exercising the their 5 year option period - Castle Dental decided to exercise their existing 5 year option period contained in the Lease and decided not to do a 7 year deal with \$ 10 SF TI Allowance
Crystal Nails	Son Tran and Johnny Tran	1,400			\$34.65/SF 1 - 2 yrs \$35.65/SF 3 - 5 yrs	5		Chad		09-29-25 Tenant exercised its 5 year option to renew by email to Chad - 09-29-25 Chad spoke with Crystal Nails (Jimmy Tran) and they will be renewing at their stated rate in their Amendment - Tenant sent the email stating exercising their Option Period - They have a notice date of 10-2-25 and they have one option period remaining