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MY STORY

I am a native Houstonian, and with that comes a well-rounded knowledge of the city and its surrounding areas. Over the years I have been fortunate to reside in almost all four corners of Houston. I have seen this city grow, change and evolve. Being a person that has a passion for architecture, and interior design, I understand that "home is where the heart is" and it's unique to each family that owns it. I absolutely love what I do and get just as excited as my clients when I help them achieve their goal of buying or selling their home.

Why this guide? Houston is a large city with many surrounding areas, and even those that have lived here for a long period of time are not aware of what may be just down the street (so to speak). I am a big foodie and believer of supporting local businesses. I want to share my knowledge of Pearland, particularly the West end.

Take a browse.



Lisa Miller

WHY PEARLAND - 77584?

Pearland, Texas is one of the fastest growing cities in the Houston region. It has all of the amenities of a large city, is ethnically diverse and only 20-45 minutes from William P. Hobby Airport and George Bush Intercontinental Airport. The city is clean, well maintained and did I mention it's 30-55 minutes from both beaches (Surfside and Galveston)? Although there are many areas in Pearland one can choose to live, this guide focuses on the West side, in zip code 77584.

REASON ONE

- LOCATION LOCATION LOCATION
- Close proximity to Highway 288 gets you to the medical center and downtown Houston in minutes. During high traffic hours, the 288 toll is a game changer and the Harris County Toll Road (Beltway 8) is easily accessible.

REASON TWO

- High performing schools (top 5% in Texas public school districts).
- There are a number of schools serving the 77584 area of Pearland with many located in the Shadow Creek Ranch community.

REASON THREE

- Home to several master-planned communities with lot sizes ranging from 6,000 to 15,000 square feet.
- Within the communities are a number of parks, hike-and-bike trails, nature centers, and retail centers. Shop until you drop at some of the major retailers located within the Pearland Town Center. There are also two golf courses within a 5-10 minute drive.





COMMUNITIES

Since this guide focuses on the 77584 area of Pearland, below are some of the many communities you may want to explore:

COUNTRY PLACE

Country Place is located just East of Hwy. 288 and McHard Rd. This is a 55+ active adult community featuring planned activities, clubs and events for its residents. The Pearland Golf Club is located within walking distance from this community.

SHADOW CREEK RANCH

This 3,500-acre master planned community has a number of schools and daycares, lakes throughout with scenic biking and hiking trails. Shadow Creek is located in close proximity to the Pearland Town Center for major shopping experiences. For sports enthusiasts, the Pearland Sports Complex at Shadow Creek Ranch is a 65-acre park that includes lighted softball/baseball fields, a turf field, volleyball courts, a playground, paved walking paths, a covered pavilion, concessions and an amphitheater.

SILVERLAKE

Silverlake is a 1,000-acre master planned community and was the first major development on Hwy. 288. The idea behind the marketing of Silverlake was to allow a faster commute to the Texas Medical Center and Downtown Houston via Hwy. 288.

The Silverlake Village Shopping Center is home to major retailers and is just east of the Pearland Town Center.

The 18-hole golf course, Southwyck Golf Club, is located within Silverlake.

SOUTHERN TRAILS

Southern Trails is a 523-acre master planned community and is located west of Hwy. 288 on Broadway and is nearest to Shadow Creek Ranch, therefore putting it in close proximity to major retailers and the Pearland Town Center. In Southern Trails you will find lakes, hike and bike trails, and other amenities such as picnic pavilions and a fitness center.





LOCAL RECOMMENDATIONS



RECS FROM LOCALS

Are you needing help with something? A busted pipe? Drywall in need of repair? Pest control for those little critters? It's tough not knowing who to call when you are new to an area. I have researched and asked the important questions for you. Here are recommendations from locals to save you time!

*Please note all recommendations in this guide are based on local opinions and are not in any way to be considered endorsements.

PLUMBER**

- Epic Plumbing (281) 815-2322
- 1-800-Plumber+Air (281) 412-4284

ELECTRICIAN

- Ace Handyman Services (346) 999-2268
- Lanier Electrical Services (832) 558-5520
- Complete Electric Solutions (281) 272-6125

PEST CONTROL

- Bee'n Green (713) 689-8563
- Raspberry's Pest Professionals (281) 332-3284
- Killum Pest Control (281) 297-9993

**These plumbers are not in the 77584 zip code but have high, local recommendations and are in the City of Pearland.

MORE RECS

LAWN SERVICE

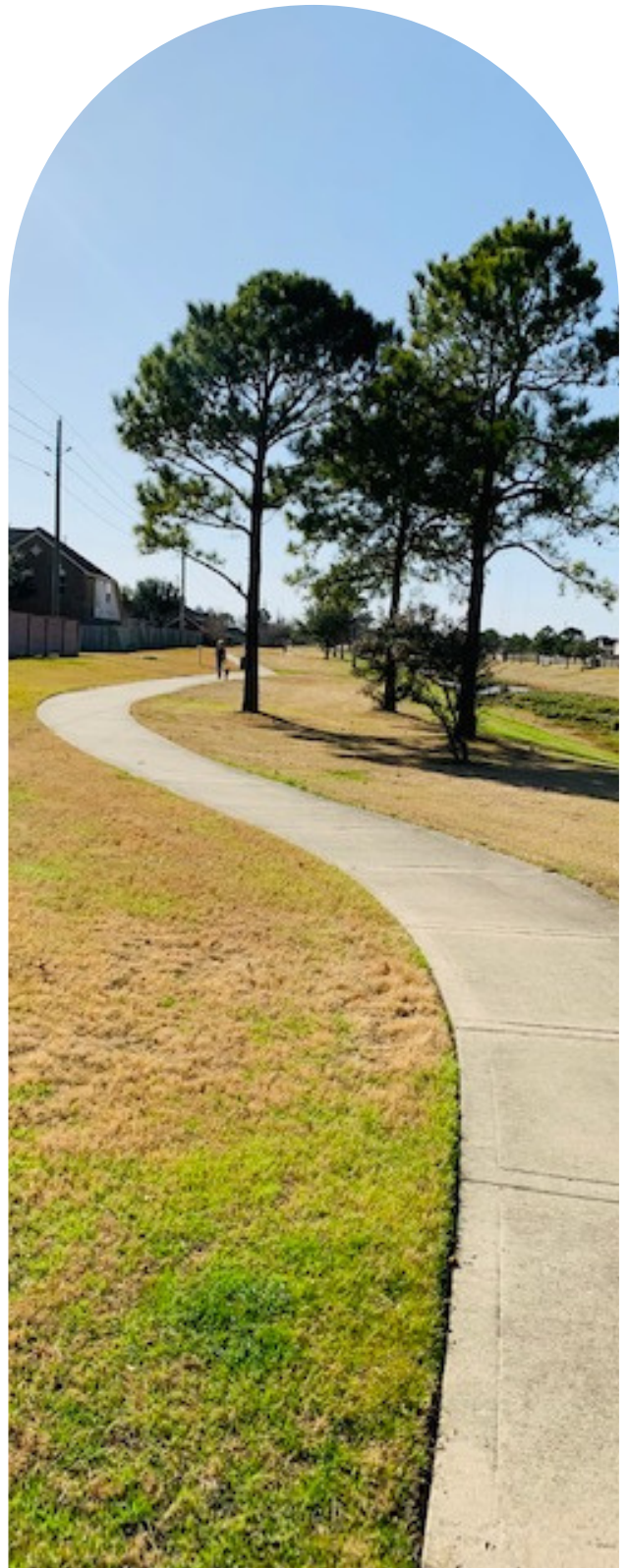
- Precision Tree & Landscaping
 - (832) 792-3206
 - J.R.'s Lawn Service & Landscaping
 - (281) 352-9565
-

CLEANING SERVICES

- A&A Cleaning Services
 - (281) 489-8614
 - RJ Cleaning Services LLC
 - (979) 417-2563
-

LOCKSMITH

- Blackburn Locksmith Services
 - (832) 552-8028
 - Wilbert's Locksmith
 - (713) 344-7089
-





MEDICAL GROUPS & FACILITIES

There are a number of major medical facilities and groups in Pearland.
The locations are listed for your convenience.



MEMORIAL HERMANN HOSPITAL

16100 South Fwy.
Pearland, TX 77584
(713) 413-5000



KELSEY SEYBOLD

2515 Business Center Dr.
Pearland, TX 77584
(713) 442-7200



HCA HOUSTON HEALTHCARE

11100 Shadow Creek Pkwy.
Pearland, TX 77584
(713) 770-7000



TEXAS CHILDREN'S PEDIATRICS

9001 Broadway St.
Pearland, TX 77584
(281) 412-5852

PRIMARY
CARE

EMERGENCY / URGENT CARE

Houston Methodist Emergency Care
11525 Broadway St
(713) 363-8020

Prime Urgent Care
2510 Smith Ranch Road #102
(713) 340-3111

Rapid Response Urgent Care
11901 Shadow Creek Pkwy #111
(281) 215-3003

NightLight Pediatric Urgent Care
2803 Business Center Dr #118
(281) 990-3030



DENTIST



1

KINGSLEY FAMILY DENTAL CARE

12567 Broadway St #129
Pearland, TX 77584
(832) 219-9863

2

MADE YA SMILE DENTAL

11021 Shadow Creek Pkwy #108
Pearland, TX 77584
(281) 241-7624

3

PEARLAND MODERN DENTISTRY & ORTHODONTICS

2811 Business Center Dr #105
Pearland, TX 77584
(713) 364-1543

4

KIDS & TEENS DENTAL PLACE

11041 Shadow Creek Pkwy #125
Pearland, TX 77584
(713) 413-8282

FOR THE ♥ FURRY ONES



1

SILVERLAKE ANIMAL HOSPITAL

10015 Broadway St Ste G
Pearland, TX 77584
(713) 436-9400

2

PEARLAND PET HEALTH CENTER

10525 Hughes Ranch Rd
Pearland, TX 77584
(713) 436-2555

3

SHADOW CREEK VETERINARY CLINIC

11041 Shadow Creek Pkwy #101
Pearland, TX 77584
(713) 436-3848

4

ABOVE & BEYOND VETERINARY HOSPITAL

11625 Broadway St #165
Pearland, TX 77584
(281) 843-9069

PAMPERED AND GROOMED



1

THE DOG HOUSE PET SALON

2810 Business Center Dr Ste 126
Pearland, TX 77584
(713) 820-6140

2

PET SPA AND RETREAT PEARLAND - SILVERLAKE

9430 Broadway St #156
Pearland, TX 77584
(281) 997-7387

3

PETSMART GOOMING

3119 Silverlake Village Dr (in PetSmart)
Pearland, TX 77584
(713) 436-5481

4

CAMP BOW WOW

2849 Old Chocolate Bayou Rd
Pearland, TX 77584
(832) 619-1095



FOR THE
FOODIES

BREAKFAST

ANOTHER BROKEN EGG
2510 Smith Ranch Road
(713) 436-3447

PENA'S DONUT HEAVEN & GRILL
11601 Shadow Creek Pkwy #103
(713) 340-3231

COUNTRY PLACE CAFE
2251 Country Place Pkwy
(281) 506-8934

FIRST WATCH
11625 W. Broadway Blvd #105
(281) 916-6100



LUNCH & DINNER

Since I am a big foodie and happy hour lover, I have to share a list of local favorites. Annnd, just in case you want to try some of my recommendations in the Houston area, I have listed a few of those as well.



PEARLAND

SEAFOOD

- All Season Seafood
- Boiling Dragon
- Lotus Seafood

SUSHI

- Sakura
- Yamamori
- Mongo

HOUSTON

SEAFOOD

- La Lucha
- Liberty Kitchen & Oysterette
- 1751 Sea and Bar

SUSHI

- Uchi
- Soto
- Kata Robata
- Aka Sushi House

PEARLAND

HAMBURGERS & AMERICAN

- Stomp's Burger Joint
- Soul Goode
- Burger Nation
- Greasy Spoon

MEXICAN

- Gringo's

HOUSTON

HAMBURGERS & AMERICAN

- The Burger Joint (Montrose)
- Squable
- Lucille's

MEXICAN

- Cuchara

DINNER W/ KIDS



1

RED ROBIN GOURMET BURGERS & BREWS
Pearland Town Center
11200 Broadway St
(713) 340-1272

2

ITALIANO'S
11710 Broadway St #102
(281) 812-7662

3

FIRE STONE PIZZA BAR
11625 Broadway St #195
(832) 850-6677

4

LUPE TORTILLA
2728 Smith Ranch Rd
(281) 888-8200

ADULT NIGHT OUT

PEARLAND

THE NOBLE EXPERIMENT
Speakeasy
9415 W. Broadway (Grazia)
(832) 230-8873

KILLEN'S STEAKHOUSE
6425 Broadway
(832) 485-0844

CLEO LOUNGE
9603 Broadway St #101
(832) 288-2326

HOUSTON

BANDISTA
Speakeasy
1300 Lamar St (Four Seasons)
(713) 297-1340

MASTRO'S STEAKHOUSE
1650 W. Loop S.
(713) 993-2500

THE WARWICK
5888 Westheimer Rd
(713) 534-1545

TRAVELER'S TABLE
5208 Westheimer Rd
(832) 409-5785





LOCAL SCHOOLS

There are two districts within Pearland:
Pearland ISD and Alvin ISD (West of Hwy 288) .
Schools listed are for Pearland 77584

SCHOOLS



High schools in Pearland are quite large and because of zoning, I have listed Glenda Dawson because of its location and PACE for its program.

ALVIN ISD

(K-5)

MARY BURKS MAREK ELEMENTARY
LAURA INGALLS WILDER ELEMENTARY
SHIRLEY DILL BROTHERS ELEMENTARY

(6-8)

NOLAN RYAN JUNIOR HIGH
DR. RONALD E. MCNAIR JUNIOR HIGH

(9-12)

SHADOW CREEK HIGH SCHOOL

PEARLAND ISD

(PK-4)

H.C. CARLESTON ELEMENTARY
CHALLENGER ELEMENTARY
MAGNOLIA ELEMENTARY
MASSEY RANCH ELEMENTARY
SILVERCREST ELEMENTARY
SILVERLAKE ELEMENTARY

(5-6)

ROGERS MIDDLE SCHOOL

(7-8)

BERRY MILLER JUNIOR HIGH
PEARLAND JUNIOR HIGH SOUTH

(9-12)

GLEND A DAWSON HIGH SCHOOL
PACE CENTER
ROBERT TURNER COLLEGE & CAREER
HIGH SCHOOL

SCHOOLS

CHECK THEM OUT



For detailed information on each of the districts and listed schools, scan the designated QR code below:

PEARLAND ISD



ALVIN ISD



MY LOCAL FAVORITES

On the previous pages I included some of my recs for Houston, below are my favorites (Pearland and Houston).

FAVORITE RESTAURANT

Coppa Osteria
5210 Morningside Dr (Houston)
(713) 522-3565

FAVORITE DROP BY

Willie's Grill & Icehouse
2600 Smith Ranch Rd (Pearland)
(346) 439-2705

Love the frozen Jack-n-Coke

FAVORITE REASON TO DRIVE DOWNTOWN

Wanna Bao
2708 Bagby St (Houston)
(832) 623-7265

Want authentic Szechuan Chinese? You HAVE to eat here.

FAVORITE PARK

Ivy Park
11050 Modern Green Dr @ Hwy 288
(Pearland)

This park is small, nestled near the lake, and is very tranquil and leads to the Shadow Creek Nature Trail.

FAVORITE TREAT

Jeremiah's Italian Ice
11930 Broadway St #170 (Pearland)
(832) 537-0802



THANK YOU



Whether you are a current resident of Pearland or considering becoming one, I hope you found this guide helpful. If you or someone you know is considering buying or selling in Pearland, TX and looking for an agent that is knowledgeable and resouceful -- Let's connect!

Welcome to Pearland!

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****Referenced information listed in this guide is subject to change.****



Each KW office is indepently owned and operated. If you are currently working with another broker, this is not a solicitation.