

NewQuest

2.46 ACRES - PEARLAND, TX

SH 288 & Business Center Drive | Pearland, TX 77584

Prime 288 Frontage Tract Near Pearland Town Center & Costco

Neal Thomson
713.438.9513 | nthomson@newquest.com

Project Highlights

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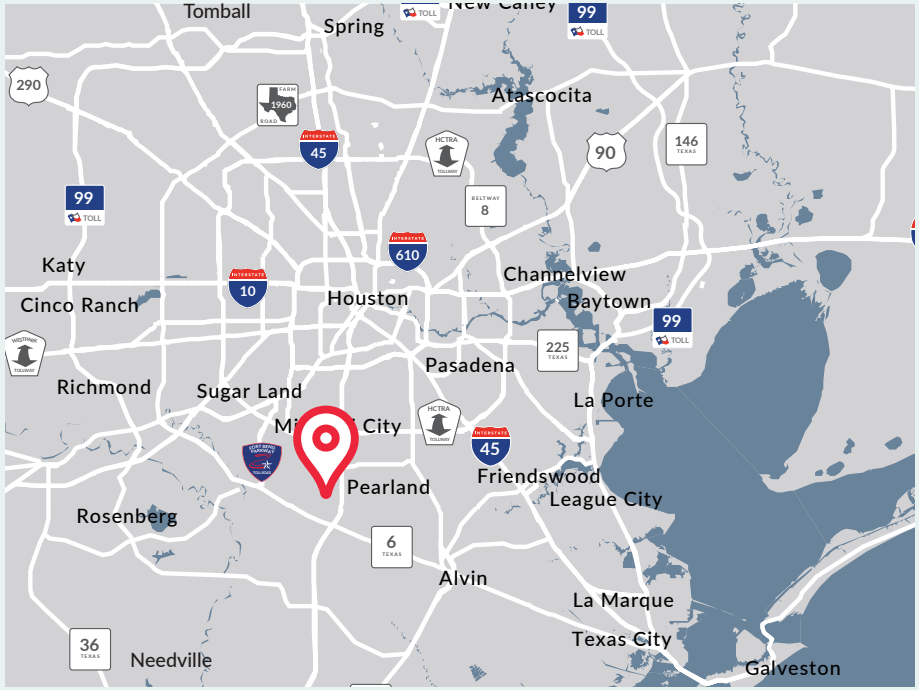
- This prime 2.463 acre site can be accessed by Broadway/CR 59 to Business Center Drive. Site is at grade along 288 with excellent view corridors. Adjacent to Pearland Town Center and Costco. With approximately 246' of frontage on SH 288 and Business Center Drive makes this site excellent for retail, restaurant, medical, entertainment & hospitality. BP 288 zoning category which is a liberal zoning code allowing for most commercial uses.
- Pearland Highlights: Pearland is just south of City of Houston and is 12 miles from the world renowned Texas Medical Center and 15 miles to Houston CBD. Immediate area retail includes Costco, Macy's, Dillard's, Sports Authority, Barnes & Noble and many other national retailers and restaurants.
- Trade Area Highlights: HCA, Memorial Hermann and Kelsey Seybold are all open with hospitals & MOB's within ±1 mile of the site. Pappas restaurants owns 2 of the 4 corners of the intersection at CR 59 & SH 288. SH 288 Toll Road is now open with direct ingress/egress at SH 288 and CR 59.

Approximate Size:	±2.463 Acres
Price:	Call broker for pricing
Utilities:	Available
School District:	Alvin ISD
Traffic Counts:	Approx. 98,808 vpd on SH 288

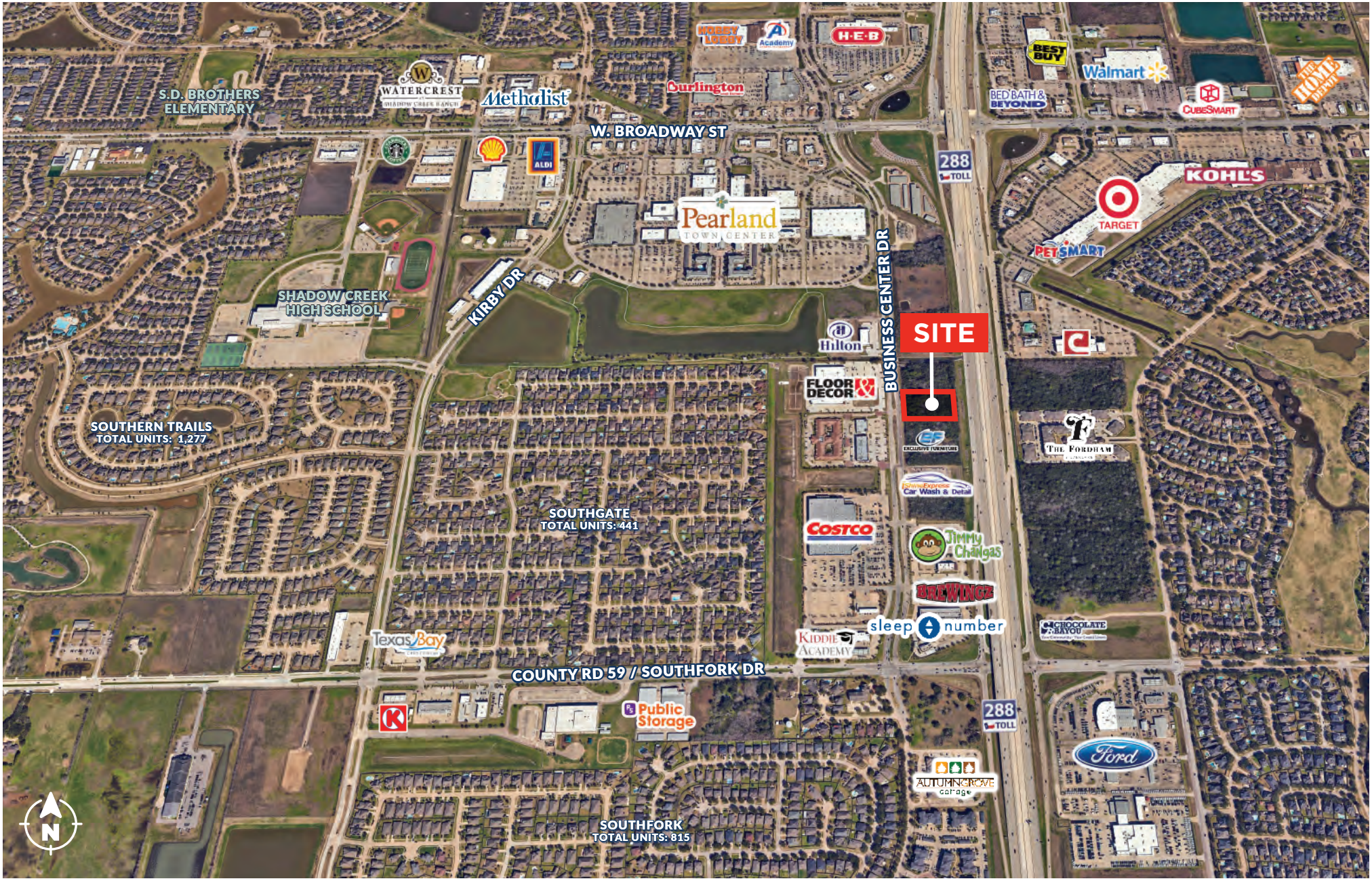
18% POPULATION GROWTH
within 1 mile from 2020 to 2025

$178K AVERAGE HOUSEHOLD INCOME
within 1 miles

178K POPULATION
within 5 miles



Aerial


S.D. BROTHERS ELEMENTARY
WATERCREST
Methodist
W. BROADWAY ST
Burlington
HOBBY LOBBY
Academy
H-E-B
BEST BUY
Walmart
BED BATH & BEYOND
CUBESMART
THE HOME DEPOT
288 TOLL
KOHL'S
TARGET
PETSMART
Pearland TOWN CENTER
SHADOW CREEK HIGH SCHOOL
KIRBY DR
BUSINESS CENTER DR
SITE
Hilton
FLOOR & DECOR
SOUTHERN TRAILS
TOTAL UNITS: 1,277
THE FORDHAM
SOUTHGATE
TOTAL UNITS: 441
COSTCO
Jimmy Changas
BREWINGZ
sleep number
CHOCOLATE BAYOU
KIDDIE ACADEMY
Texas Bay
COUNTY RD 59 / SOUTHFORK DR
Public Storage
Ford
AUTUMN GROVE garage
SOUTHFORK
TOTAL UNITS: 815
N

Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 01/26

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	3,380	32,177	59,489
Current Population	9,988	93,614	178,207
2020 Census Average Persons per Household	2.95	2.91	3.00
2020 Census Population	8,456	83,021	149,531
Population Growth 2020 to 2025	18.12%	12.76%	19.18%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	18.88%	20.03%	16.63%
2 Person Households	33.77%	29.45%	28.36%
3+ Person Households	47.36%	50.52%	55.01%
Owner-Occupied Housing Units	63.85%	66.22%	69.98%
Renter-Occupied Housing Units	36.15%	33.78%	30.02%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	36.46%	34.19%	30.67%
Black or African American	25.74%	27.50%	30.42%
Asian or Pacific Islander	21.88%	20.68%	14.90%
Other Races	15.46%	17.27%	23.26%
Hispanic	20.84%	22.34%	30.43%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$177,735	$159,941	$145,267
Median Household Income	$154,255	$135,011	$122,897
Per Capita Income	$64,014	$56,455	$48,169

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	12.51%	13.78%	18.47%
Estimated Bachelor's Degree	25.64%	30.51%	26.51%
Estimated Graduate Degree	28.88%	25.49%	20.44%

AGE	1 MILE	3 MILES	5 MILES
Median Age	37.0	36.3	34.7

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Neal Thomson	600513	nthomson@newquest.com	713.438.9513
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

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