



**4.59 AC**

0000 Highway 35  
Pearland, TX 77581

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**TEXAS LAND VENTURES**

**4.59 AC**

**0000 Highway 35, Pearland, TX**

**FOR SALE: \$950,000**

HARD CORNER LOT!! 4.59 AC with excellent visibility. The southwest corner of intersection of N. Main (Texas Highway 35) and McHard Road; only 1.5 miles south of Beltway 8. Property is currently zoned as M-1 Light Industrial, but can be rezoned to GB General Business for site use as convenience store/gas station, restaurant, hotel, etc. City utilities available. Subdivisible if hard corner of 250 ft by 250 ft is desired; please ask for pricing. The overpass and intersection are open and a traffic light has been installed at Hwy 35 and McHard; McHard has been completed (March 2006) between Hwy 35 and Pearland Parkway, giving access to Beltway 8 through Pearland Parkway as well as Highway 35 (Main) and Mykawa. Highway 35 is a 7-lane major thoroughfare connecting from Beltway 8 to FM 518 (Broadway). Great property for a 1031 Exchange!









