



Shadow Creek High School  
2,505 Students

Shadow Creek Ranch  
12,750 Total Residential Units

Shadow Creek Ranch Town Center

Pearland Town Center

Silverlake Village

Southgate  
442 Homes

Medical Resort at Pearland Senior Living

Coming Soon  
FLOOR DECOR

Coming Soon  
EF EXCLUSIVE FURNITURE

±4.92 ACRES AVAILABLE

Fordham at Silverlake Apt  
190 Units

Silverlake  
2,500 Homes



# 4.92 ACRES - PEARLAND, TX

SH 288 & BUSINESS CENTER DR | PEARLAND, TX 77584

PRIME 288 FRONTAGE TRACT NEAR PEARLAND TOWN CENTER & COSTCO

NEAL THOMSON | BRAD LYBRAND | 281.477.4300

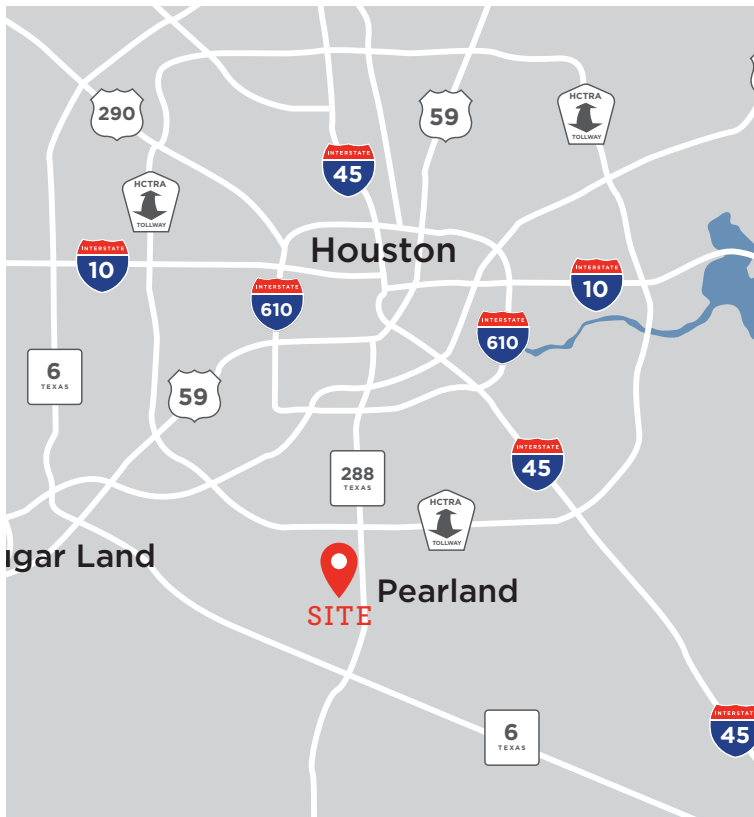
# PROPERTY INSIGHTS

## PRIME 288 FRONTAGE TRACT NEAR PEARLAND TOWN CENTER & COSTCO

- This prime 4.92 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 470' 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.

▶ **NEAL THOMSON**  
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## PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**  
4.92 Acres
- ▶ **PRICE:**  
Call broker for pricing
- ▶ **SCHOOL DISTRICT:**  
Alvin ISD
- ▶ **UTILITIES:**  
Available
- ▶ **TRAFFIC COUNT:**  
Approx. 92,187 vpd on SH 288



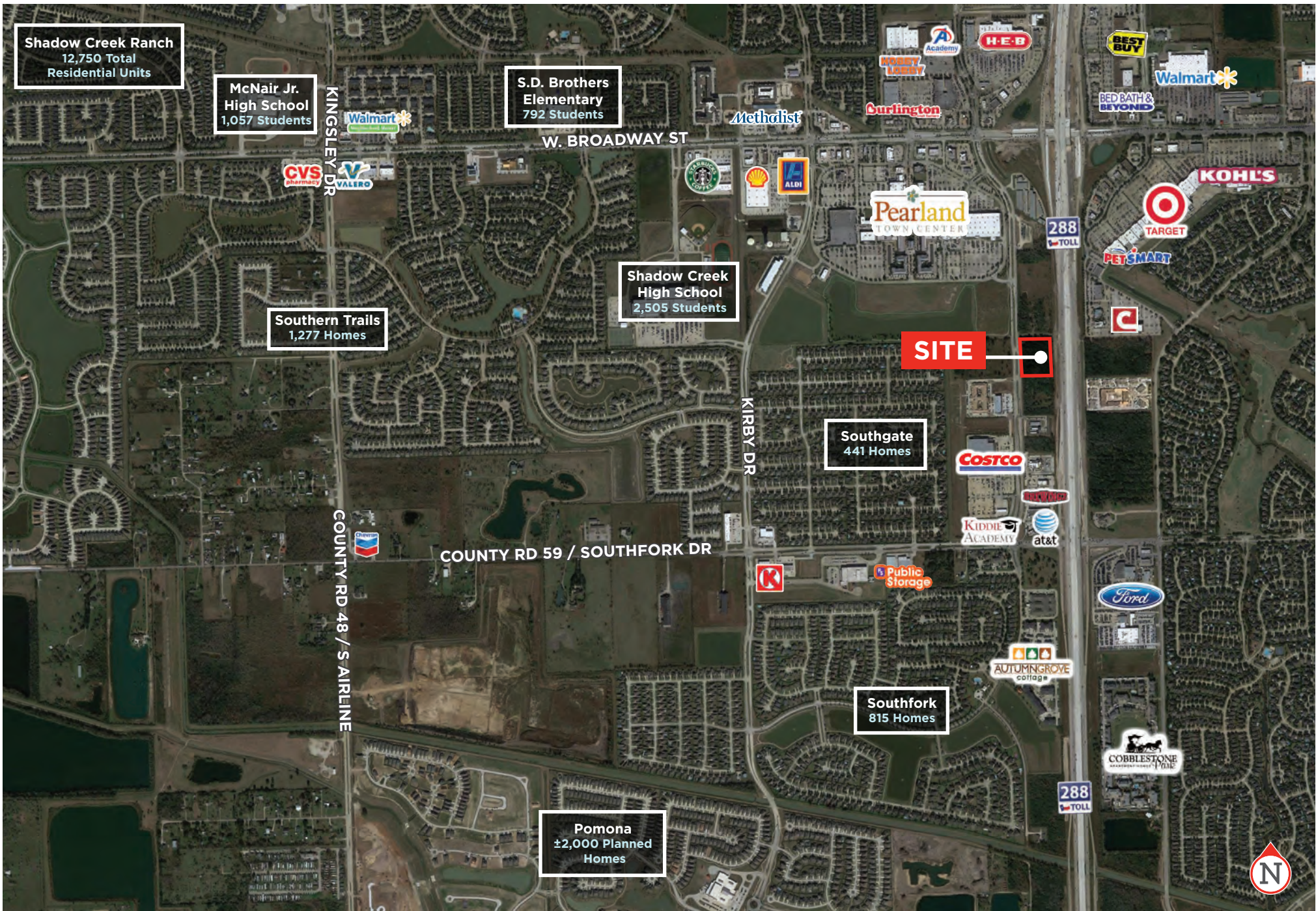
**162,273**  
Current Population  
Within 5-Mile Radius



**54,170**  
Current Households  
Within a 5-mile Radius



**\$135,003**  
Average HHI Within  
3-Mile Radius



AERIALS + ACREAGE

# DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 09/2022

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	3,448	30,133	54,170
Current Population	10,188	87,666	162,273
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 2022	20.49%	5.59%	8.52%

## CENSUS HOUSEHOLDS

1 Person Household	15.52%	17.80%	17.59%
2 Person Households	28.41%	28.86%	28.12%
3+ Person Households	56.06%	53.34%	54.29%
Owner-Occupied Housing Units	67.13%	69.72%	73.02%
Renter-Occupied Housing Units	32.87%	30.28%	26.98%

## RACE AND ETHNICITY

2022 Estimated White	36.35%	33.95%	31.12%
2022 Estimated Black or African American	25.72%	28.36%	31.00%
2022 Estimated Asian or Pacific Islander	21.99%	20.05%	14.18%
2022 Estimated Other Races	15.43%	17.26%	22.98%
2022 Estimated Hispanic	18.86%	20.84%	29.36%

## INCOME

2022 Estimated Average Household Income	\$131,390	\$135,003	\$121,710
2022 Estimated Median Household Income	\$113,462	\$115,527	\$105,293
2022 Estimated Per Capita Income	\$44,198	\$46,107	\$40,574

## EDUCATION (AGE 25+)

2022 Estimated High School Graduate	15.90%	12.15%	16.45%
2022 Estimated Bachelors Degree	30.35%	33.52%	28.30%
2022 Estimated Graduate Degree	23.46%	24.24%	19.73%

## AGE

2022 Median Age	34.7	34.4	33.3
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# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Neal Thomson</b>	<b>600513</b>	<b>nthomson@newquest.com</b>	<b>(281)477-4300</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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