

# FOR SALE

## ±2.3-Acre Paved Pad Site on SH-288, Pearland

SH-288/SOUTH FWY  
PEARLAND, TEXAS 77047

HOUSTON



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The Galleria

Texas Medical Center

HOUSTON

CBD

BELTWAY 8

BELTWAY 8

288 TEXAS

**±2.3 Acres**

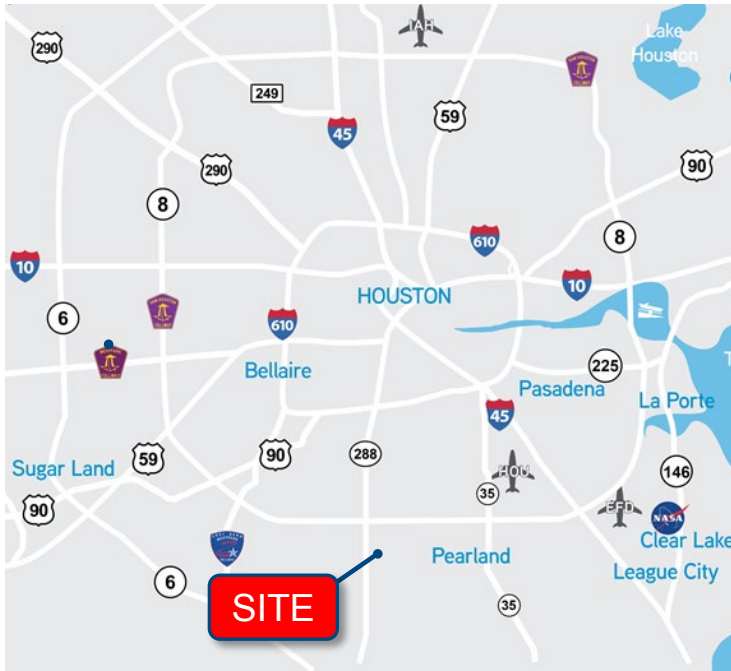
## THE OPPORTUNITY

- ±2.3-acre (±100,044 SF) paved pad site
- Outstanding visibility from SH-288 & Beltway 8
- Designed for up to a 6,500-SF building
- Zoned BP-288
- Utilities brought to building footprint
- Offsite detention provided
- Shared parking access
- ±279' of frontage on SH-288
- Within the Pearland city limits
- 20 minutes to Houston CBD





# ±2.3-ACRE PAVED PAD SITE, PEARLAND, TX

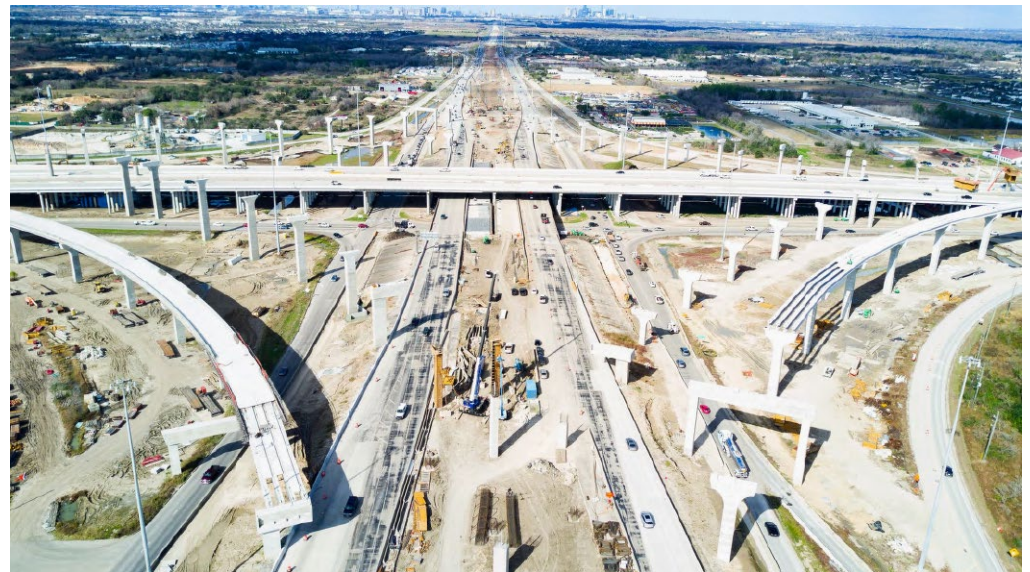
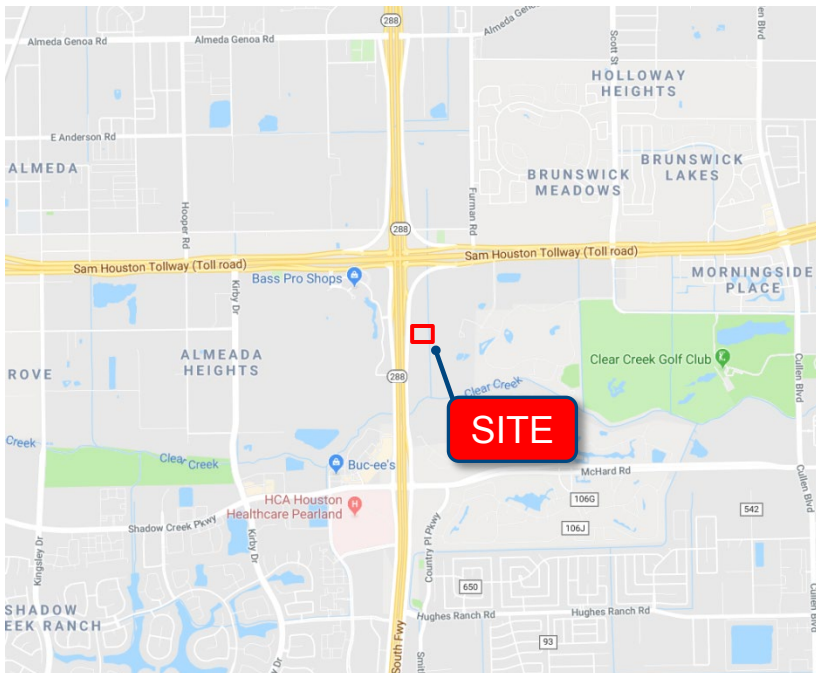


## LOCATION

Approximately 2.3-acre pad site in prime location on the southeast side of the heavily-traveled State Highway 288 and Beltway 8 (Sam Houston Tollway) intersection. Located within the Pearland city limits, the tract is only 20 minutes from downtown Houston, making it an excellent location for reaching both Pearland and Houston residents.

Due to the explosive growth in the area, construction is underway for the expansion of the intersection, which will include eight new connector/ramp bridges to Beltway 8, with completion set for Fall 2019. Beltway 8, Houston's second loop, runs along Pearland's northern boundary, and is just north of the site.

The property is in an area of expansive commercial development, and affords great visibility and brand name exposure with ±279' of frontage along State Highway 288.



SH-288 at Beltway 8  
Scheduled Completion September 2019



HOUSTON

BELTWAY  
8

108,565 CPD

288  
TEXAS

145,523 CPD

±279' Frontage

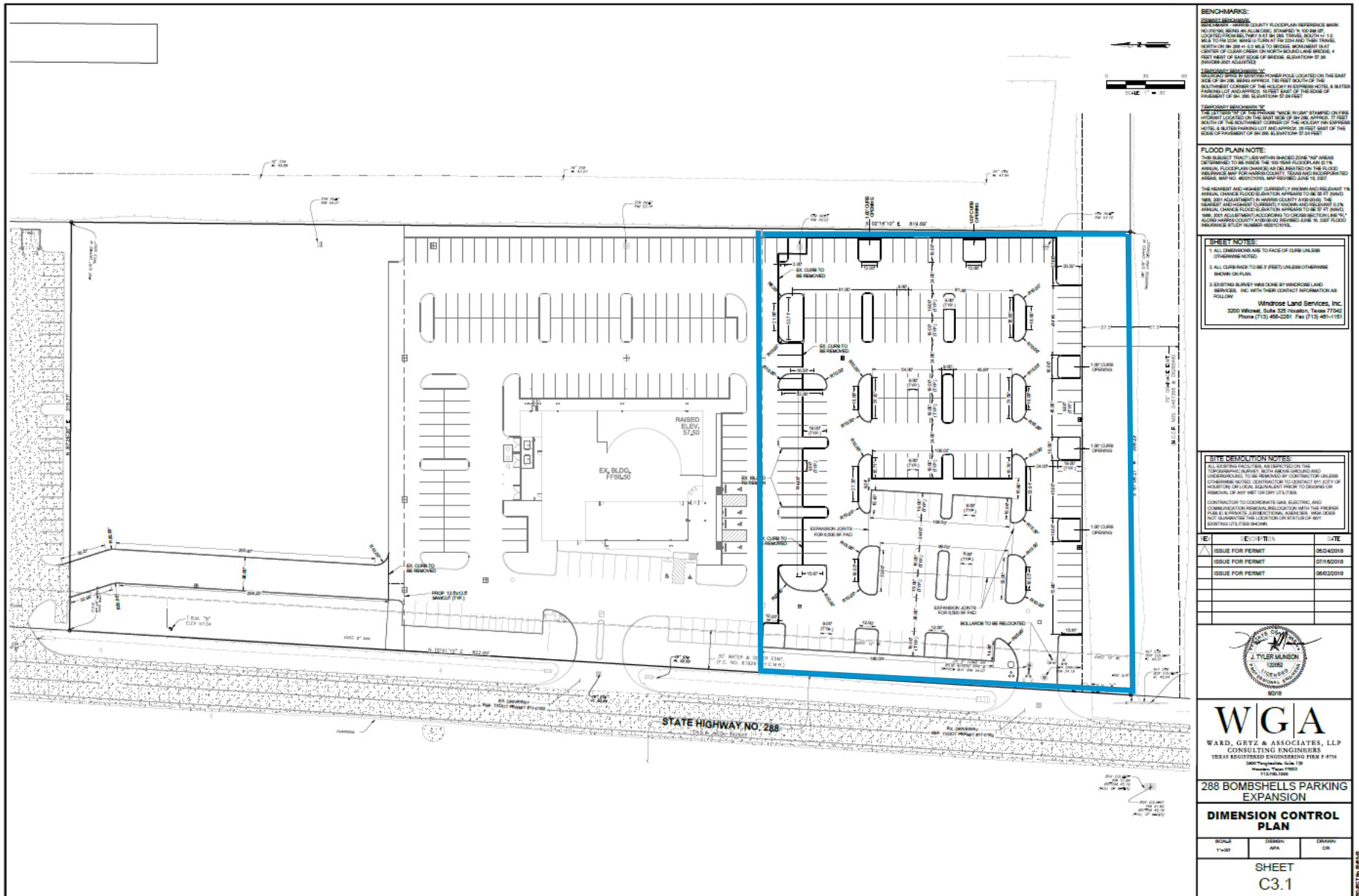
±2.3 Acres

TOM BASS REGIONAL PARK





# ±2.3-ACRE PAVED PAD SITE, PEARLAND, TX



Improved Land: Paved Pad



Lonza  
Biologics

Mitsubishi  
Heavy  
Industries

Brenntag  
Southwest

CSI  
Cardiovascular  
Systems

Merit  
Medical  
Mfg.

Rex  
Supply

Tool-Flo

Dover  
Corp.

BELTWAY  
8

288  
TEXAS

**±2.3 Acres**

TOM BASS REGIONAL PARK





## ±2.3-ACRE PAVED PAD SITE, PEARLAND, TX



### Demographics in Vicinity of Pad Site

Key Variables	1-Mile	3-Mile	5-Mile
Projected Population (2023)	1,595	76,937	215,547
Estimated Population (2018)	1,458	71,193	198,977
Projected Households (2023)	741	27,688	75,273
Estimated Households (2018)	684	25,694	69,136
Estimated Avg. Household Income (2018)	\$114,652	\$105,402	\$92,898

Source: Sites USA

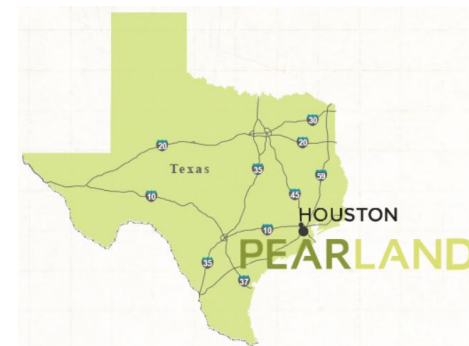
Traffic Counts	AADT
SH-288 South of Bltwy 8, North of McHard Rd	145,523
Bltwy 8 East of SH-288, West of Scott St	108,565
Bltwy 8 West of SH-288, East of Kirby Dr	93,766

Source: TX DOT

### ABOUT PEARLAND, TEXAS

Pearland is a city within the Houston-Katy-Woodlands-Sugar Land metropolitan area; located primarily in Brazoria County, with portions extending into Fort Bend and Harris Counties. The city has been experiencing robust growth, ranked as the third largest and fastest growing city in the Houston MSA since 2000, and the 10<sup>th</sup> fastest growing city in the U.S. Growth has been fueled by Pearland's affordable housing, outstanding schools, safe neighborhoods, great cost of living and its proximity to Houston's many attractions.

Millions of square feet of retail, office and residential construction completed in the last 10 years has positioned the city to be the next major employment center in the Houston region. Numerous prominent businesses have relocated or expanded in Pearland, including the 300,000-SF Lonza manufacturing facility, the new 100,000-SF facility for Endress+Hauser, Tool-Flo's recent completion of their 80,000-SF headquarters, and Adient Medical's new research complex.



Source: Pearland Economic Development Corporation

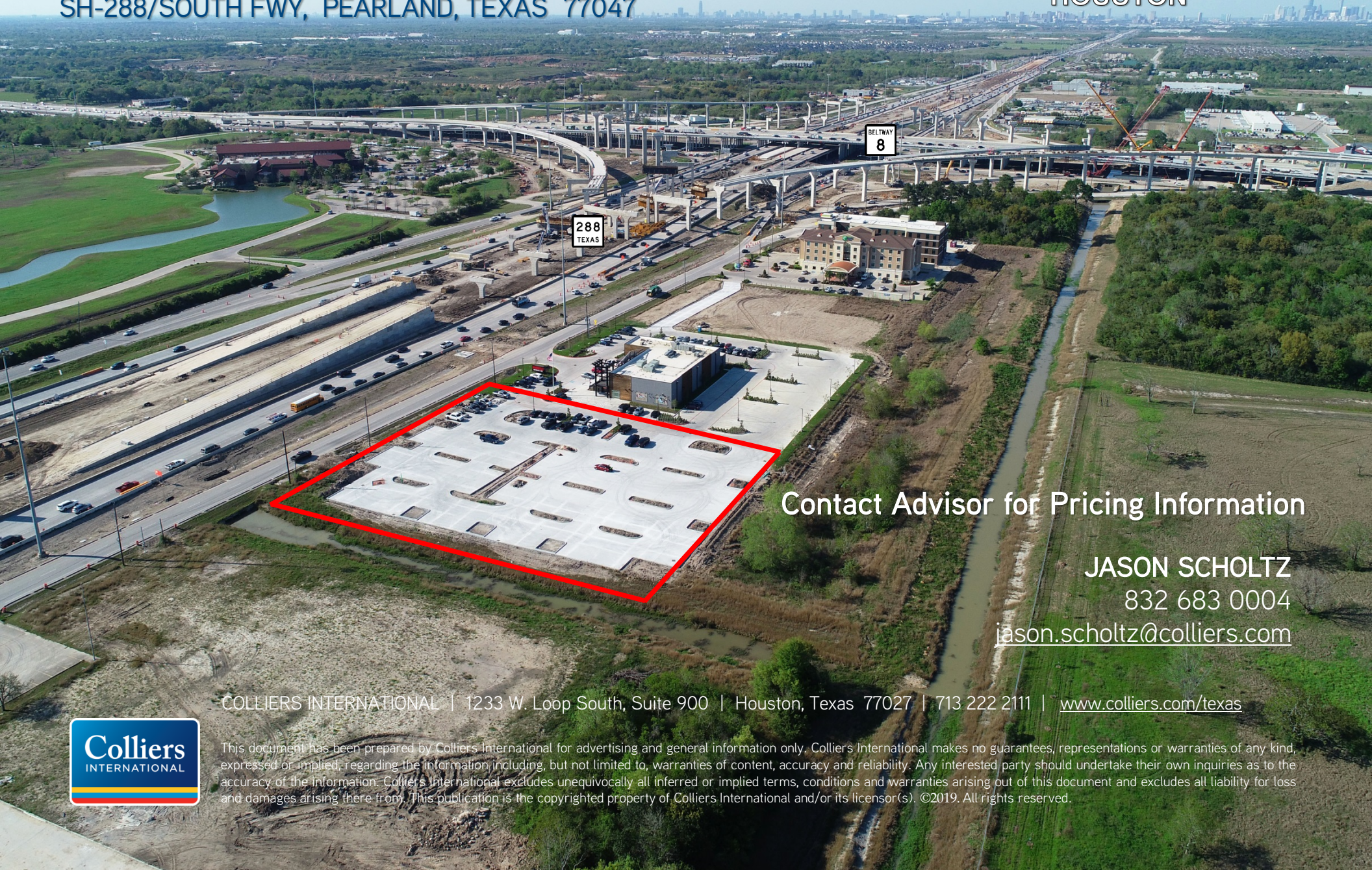


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Contact Advisor for Pricing Information

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# Information About Brokerage Services

11-2-2015

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.

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Date

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