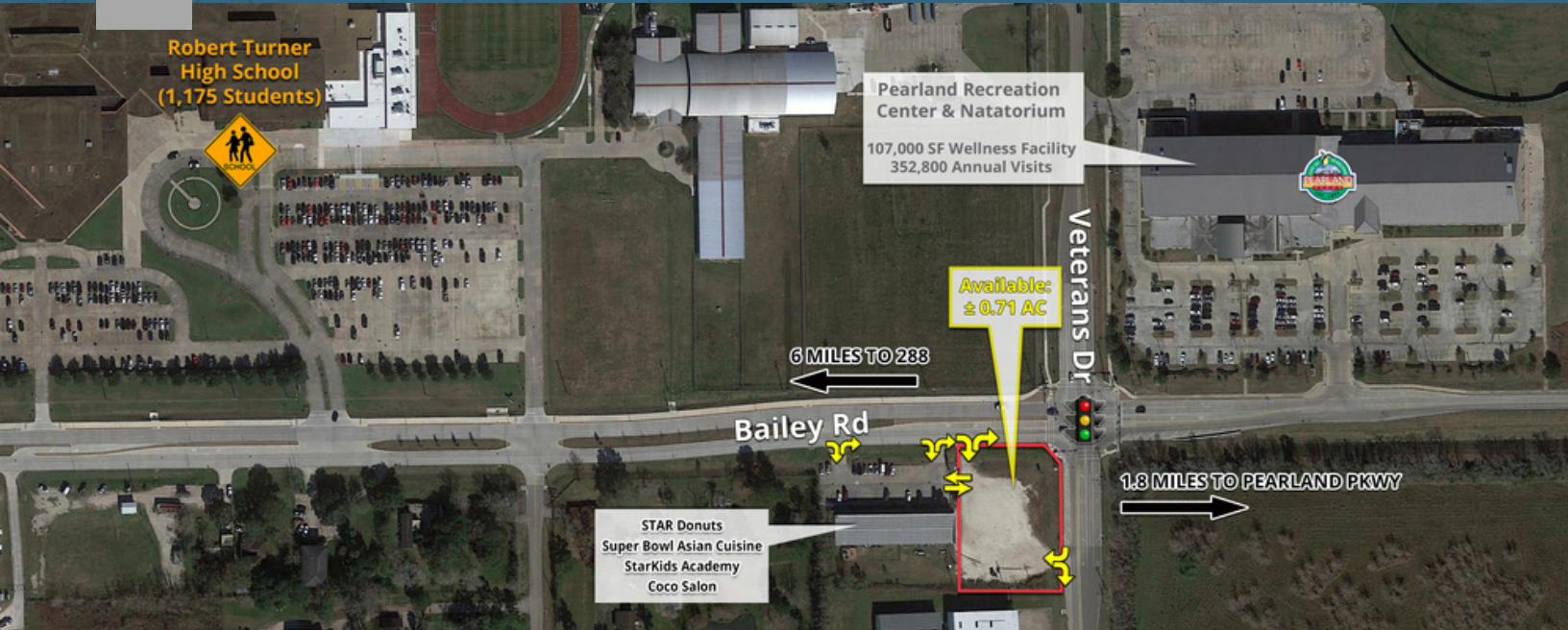


# AVAILABLE Pearland Hard Corner Pad for Sale/Lease

4310 Bailey Rd | Pearland, TX



## Overview

<b>SALE PRICE</b>	\$550,000
<b>GROUND LEASE</b>	\$50,000/YR
<b>LOT SIZE</b>	0.71 Acres



## Description

Development-ready signalized hard corner pad site  
FOR SALE OR GROUND LEASE

- Signalized intersection
- Excellent visibility - ideal for drive-thru
- Offsite detention provided
- No restrictions
- Utilities to the site
- Cross-access with adjacent retail center
- High income area: \$120K+ average HH income
- Located across from Robert Turner H.S. and Pearland Recreation Center & Natatorium, a 107,000 SF wellness facility
- Future Bailey Rd expansion to 4 lanes to HWY 35: Oct 2021 construction/Nov 2023 completion

## Contact

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## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	7,524	47,089	125,164
Average Household Income	\$120,704	\$101,275	\$108,561
Daytime Population	5,528	44,192	111,051
Total Households	2,344	15,835	41,671
Average Home Value	\$222,871	\$212,989	\$241,662

Year: 2020 | Source: ESRI

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**Robert Turner High School**  
**(1,175 Students)**



**Pearland Recreation Center & Natatorium**  
107,000 SF Wellness Facility  
352,800 Annual Visits

**Available:**  
**± 0.71 AC**

**Bailey Rd**

**Veterans Dr**

**STAR Donuts**  
**Super Bowl Asian Cuisine**  
**StarKids Academy**  
**Coco Salon**

**SKYLAR SUN**  
**SPORTS.COM**

6 MILES TO 288

1.8 MILES TO PEARLAND PKWY

# Pearland Hard Corner Pad for Sale/Lease

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Imagery © 2020 Google, ESRI

# Pearland Hard Corner Pad for Sale/Lease

4310 Bailey Rd | Pearland, TX



	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	7,524	47,089	125,164
2000 Population	3,600	27,382	65,022
2010 Population	5,782	40,052	101,770
2025 Population	8,302	50,454	135,074
2000-2010 Annual Rate	4.85%	3.88%	4.58%
2010-2020 Population: Annual Growth Rate	2.60%	1.59%	2.04%
2020-2025 Population: Annual Growth Rate	1.99%	1.39%	1.54%
2020 Median Age	34.9	35.0	35.6
<b>Households</b>			
2000 Households	1,129	9,498	22,317
2010 Households	1,796	13,502	34,268
2020 Total Households	2,344	15,835	41,671
2025 Total Households	2,591	16,980	44,897
2000-2010 Annual Rate	4.75%	3.58%	4.38%
2010-2020 Households: Annual Growth Rate	2.63%	1.57%	1.93%
2020-2025 Households: Annual Growth Rate	2.02%	1.41%	1.50%
2020 Average Household Size	3.21	2.96	3.00
<b>Housing Units</b>			
2020 Total Housing Units	2,371	16,609	43,772
2020 Owner Occupied Housing Units	2,106	11,976	32,824
2020 Renter Occupied Housing Units	237	3,859	8,847
2020 Vacant Housing Units	27	774	2,101
<b>Race and Ethnicity</b>			
2020 White Alone	65.4%	67.3%	62.4%
2020 Black Alone	12.8%	12.0%	14.0%
2020 American Indian/Alaska Native Alone	0.4%	0.6%	0.5%
2020 Asian Alone	4.0%	5.0%	9.9%
2020 Pacific Islander Alone	0.2%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	36.3%	33.9%	31.2%
<b>Income</b>			
2020 Median Household Income	\$98,117	\$83,902	\$87,075
2020 Average Household Income	\$120,704	\$101,275	\$108,561
2020 Per Capita Income	\$37,863	\$33,994	\$35,776
<b>2020 Population 25+ by Educational Attainment</b>			
Total	4,852	30,492	81,169
High School Graduate	16.4%	17.2%	17.2%
GED/Alternative Credential	4.1%	4.0%	3.4%
Some College, No Degree	25.1%	23.8%	21.8%
Associate Degree	7.9%	10.2%	9.6%
Bachelor's Degree	26.1%	25.6%	26.2%
Graduate/Professional Degree	12.4%	11.2%	14.6%
<b>Data for all businesses in area</b>			
Total Businesses:	66	1,366	3,184
Total Employees:	526	14,733	28,457
Total Residential Population:	7,524	47,089	125,164
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	5,528	44,192	111,051
Workers	1,727	19,610	44,532
Residents	3,801	24,582	66,519

Source: Esri, Esri and Infogroup, U.S. Census

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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 or 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials      Tenant Initials      Seller Initials      Landlord Initials      Date