

LAND FOR SALE

DEVELOPMENT OPPORTUNITY IN PEARLAND, TEXAS

2408-2409 Park Rd., Pearland, TX 77581



SALE PRICE:	\$220,000
PRICE PER ACRE:	\$758,621
LOT SIZE:	0.29 Acres
APN #:	7025-0303-000
ZONING:	Commercial
MARKET:	Pearland
SUB MARKET:	NASA Clear Lake
CROSS STREETS:	FM 518

PROPERTY OVERVIEW

.29 Acre lot For Sale In Pearland, Texas. Most of if not all of the pre-development has been completed. Ample parking available with the 6,100+ SF/ 14 space parking lot. Additional 12 spaces available along the North property line. Great location for professional office/office duplex. No detention required. Excellent investment opportunity!

PROPERTY FEATURES

- Centrally located in the Heart of Old Town Pearland
- Most of pre-development has been completed.
- Great investment opportunity
- 14 surface spaces
- Additional 12 surface spaces along the Northern border of the property

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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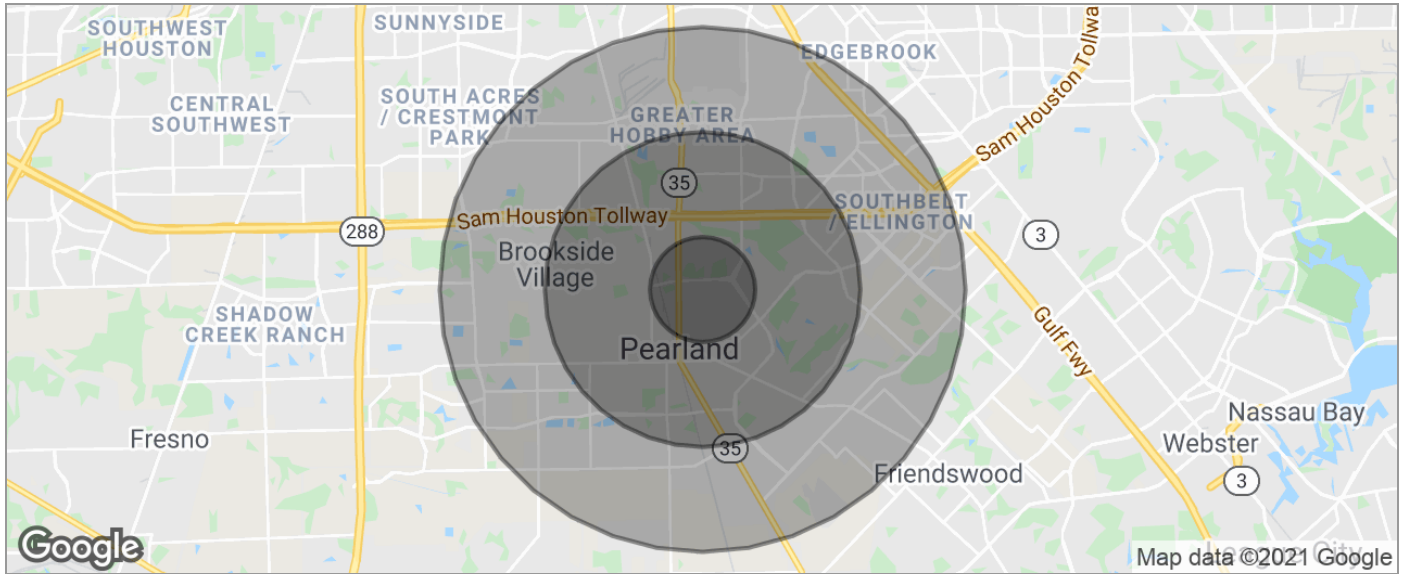
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,355	48,625	140,750
MEDIAN AGE	33.9	33.6	33.5
MEDIAN AGE (MALE)	32.6	32.7	33.1
MEDIAN AGE (FEMALE)	35.0	34.4	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,316	16,716	46,608
# OF PERSONS PER HH	2.7	2.9	3.0
AVERAGE HH INCOME	\$84,366	\$84,260	\$81,748
AVERAGE HOUSE VALUE	\$174,884	\$163,110	\$144,100
RACE	1 MILE	3 MILES	5 MILES
% WHITE	76.4%	71.6%	64.8%
% BLACK	9.3%	11.3%	15.1%
% ASIAN	5.3%	7.1%	8.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.4%
% OTHER	6.3%	7.1%	8.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	24.9%	28.3%	34.1%

* Demographic data derived from 2010 US Census

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