

1966 Country Place Pkwy, Pearland

Presented by
Winners Realty

Best Value 2 Acre Lot on Hwy 288, Pearland, TX 77584



Price:

\$2,000,000 (REDUCED form \$2.4MM)

Hard to find 2 Acre rectangular lot in the heart of Pearland on 288 frontage rd. near busy intersection of 288 and Beltway 8. Lot near McHard Road is ready for Commercial, Retail, Office, or Medical facilities. Lot (205x424) has 205 ft frontage on 288 and Country Place Parkway. Several major retailers close by and highly populated residential neighborhoods. It is in close proximity of Pearland Medical Center, Shadow Creek Ranch, Country Place, Shopping, Parks, Country Club, etc. Easy access to Sewer, Water, Electricity, Gas, Cable, and Telephone. Great Location with High Traffic - 159,000 VPD on Hwy 288 and 90,00 VPD on Beltway 8. Immense potential for individuals, developers, and businesses alike! Best Value in Pearland lot on 288 with cross access! Best value lot in the area! PRICE REDUCED by 16% for Quick Sale! MAKE AN OFFER!

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Clean rectangular lot with access from Hwy 288 and Country Place Parkway.
Close Proximity to Beltway 8 and Pearland Town Center.
Highly visible and heavily travelled feeder rd.
Surrounded by major retailers, medical facilities, motels and residential developments.
Easily Available Utilities.

Great investment opportunity in rapidly growing area.



Pankaj Desai
prdesai1@yahoo.com
(832) 264-3731

Winners Realty

Sugar Land, TX 77487

Prime 2 Acre Rectangular lot in Commercially developed area on the Hwy 288 feeder (205 ft frontage) near McHard Rd
Proximity of Beltway 8 (90,000 VPD) & Hwy 288 (159,000 VPD)- heavy traffic count

Lot runs from Hwy 288 feeder rd to Country Place Parkway (424 ft deep) with easily available utilities and low taxes.

Unlimited Potential - Medical Facilities, Motel, Sports-Rehab, Health Club, Fast Food, Retail-Strip Center, Service Station, Drug Store, Car Wash, Bar
Close to Pearland Medical Center, Pearland Town Center, Shopping, Motels and Residential Developments

Best value lot in the area with 15%+ price reduction! [REDACTED]
[REDACTED] Make an Offer!

Annual growth projections over the next 5 years within three miles - 12%+
Annual Household Income within three miles - \$120,000+

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Property Photos



Rectangular Lot (205 ft x 424 ft) running from 288 to Country Place Pkwy at McHard rd intersection.



Lot ready for Medical Facilities, Motel, Health Club, Fast Food, Retail, Gas Station, Bar, Storage..

Cross Access from 288 to Country Place Creek!

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Property Photos



View from South - approved for access from 288.



Only available lot in fully developed commercial area .

Recent Clean Phase 1 Environmental Report

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Property Photos



Southeast view of 205 ft x 424 ft lot



Strip Center and Medical Offices next to lot

Utilities Easily Available!

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Property Photos



Very close to Pearland Medical Center and Hospitals and major retail stores.



Closeup View of Southwest side to Hwy 288 Feeder

Approved for General Business!

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Fully developed master planned community Shadow Creek Ranch to the west of the land.



Pearland Town Center and major Shopping Area to the South (within a mile).

Cleared Rectangular Lot!

Low Taxes

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Property Photos



County Place Parkway takes you to Broadway (518) and Pearland Town Center (5 minutes)



Closeup view facing Southeast to Country Place Pkwy

Only 2 Acre lot on Hwy 288 in Pearland, TX!

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Property Photos



View from Hwy 288 - see lot on the right.



2 Acre on Hwy 288 Feeder Rd. with utilities available. Ready for investors!!

High Visibility with Heavy Traffic!

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Property Photos



View from Country Place Parkway (to the east of the lot).



Close to West Pearland Community Center and residential development

LOT READY FOR DEVELOPMENT!

MAKE AN OFFER!

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Location

