

PEARLAND AIR PARK

7911 JAMES ST. HOUSTON, TX 77088



LAND FOR SALE

KW COMMERCIAL HOUSTON METRO

4265 San Felipe St #800
Houston, TX 77027



Each Office Independently Owned and Operated

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7911 JAMES STREET



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7911 JAMES STREET

Property Information

EXECUTIVE SUMMARY
PROPERTY PHOTOS

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EXECUTIVE SUMMARY

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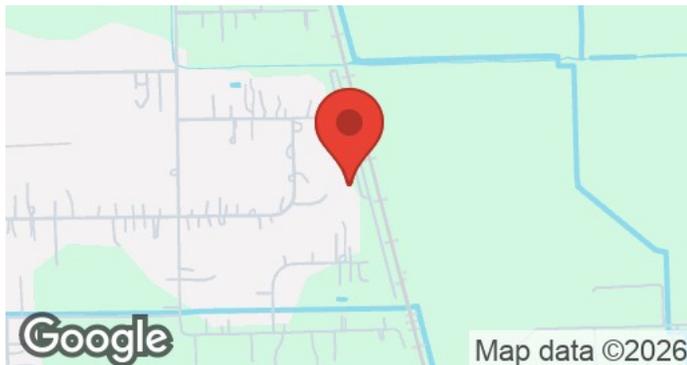


Property Overview

Positioned within the exclusive Pearland Airpark community, 7911 James Street presents a rare opportunity to own approximately 12.85 acres of versatile aviation or commercial-use land. The property features approximately 6,360 square feet of improvements on-site, offering ample potential for hangar expansion, aviation facilities, or mixed-use development. Located just minutes from SH-35 and Beltway 8, this property provides seamless connectivity to the Greater Houston area while maintaining a private, aviation-focused setting. Zoned Commercial (NEC) and situated within Flood Zone AE, the site offers both accessibility and long-term growth potential. Whether for private aircraft operations, storage facilities, or aviation-related

Property Highlights

- Located within Pearland Airpark, with direct access to Pearland Regional Airport (KLVJ)
- Convenient access to SH-35, Beltway 8, and I-45
- Ideal for hangar development, flight operations, or aviation-support businesses



Price:	\$2,500,000
Lot Size:	12.85 Acres
County:	Brazoria
Market:	Pearland
Zoning:	Commercial
APN:	0308-0038-115

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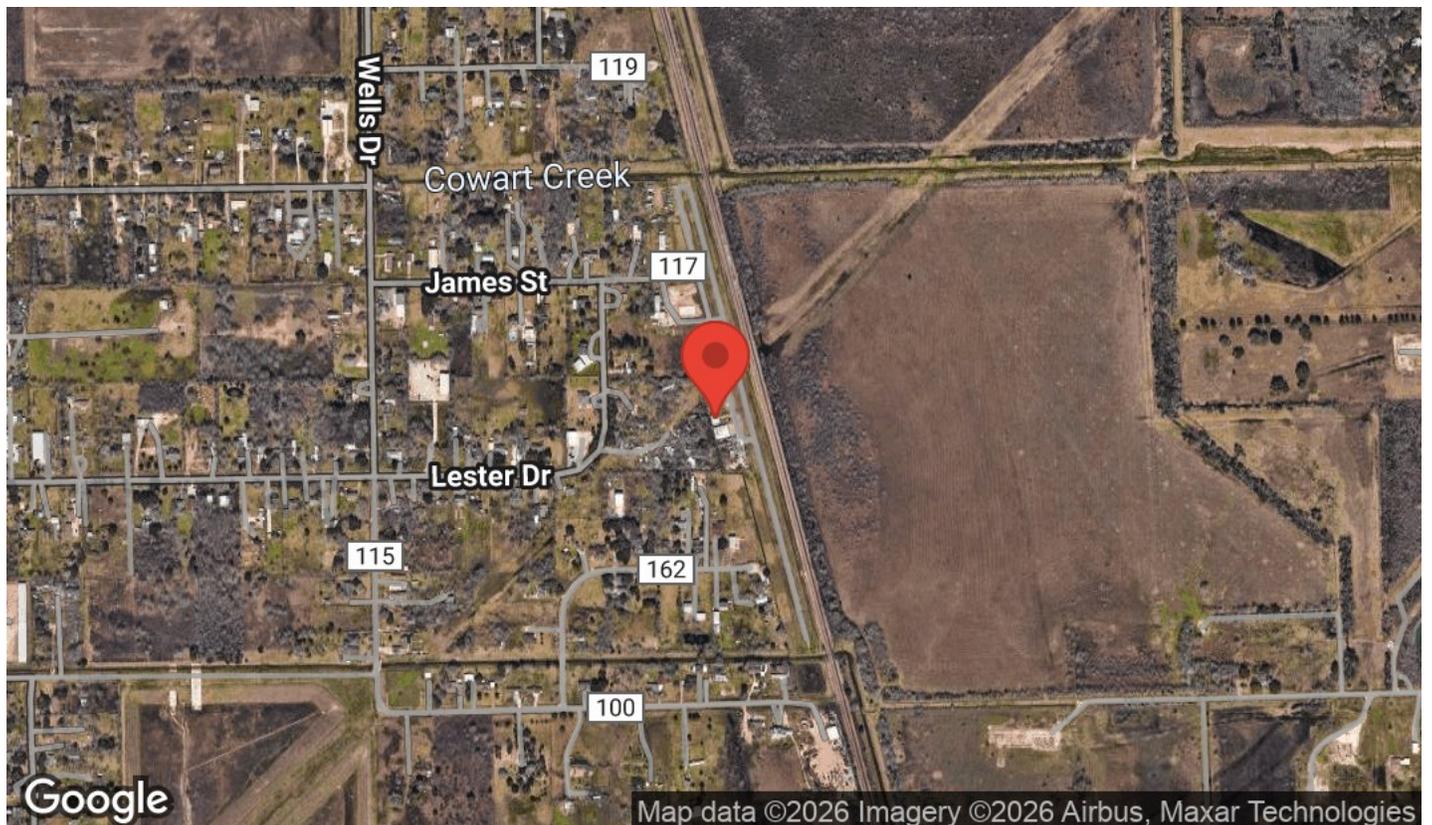
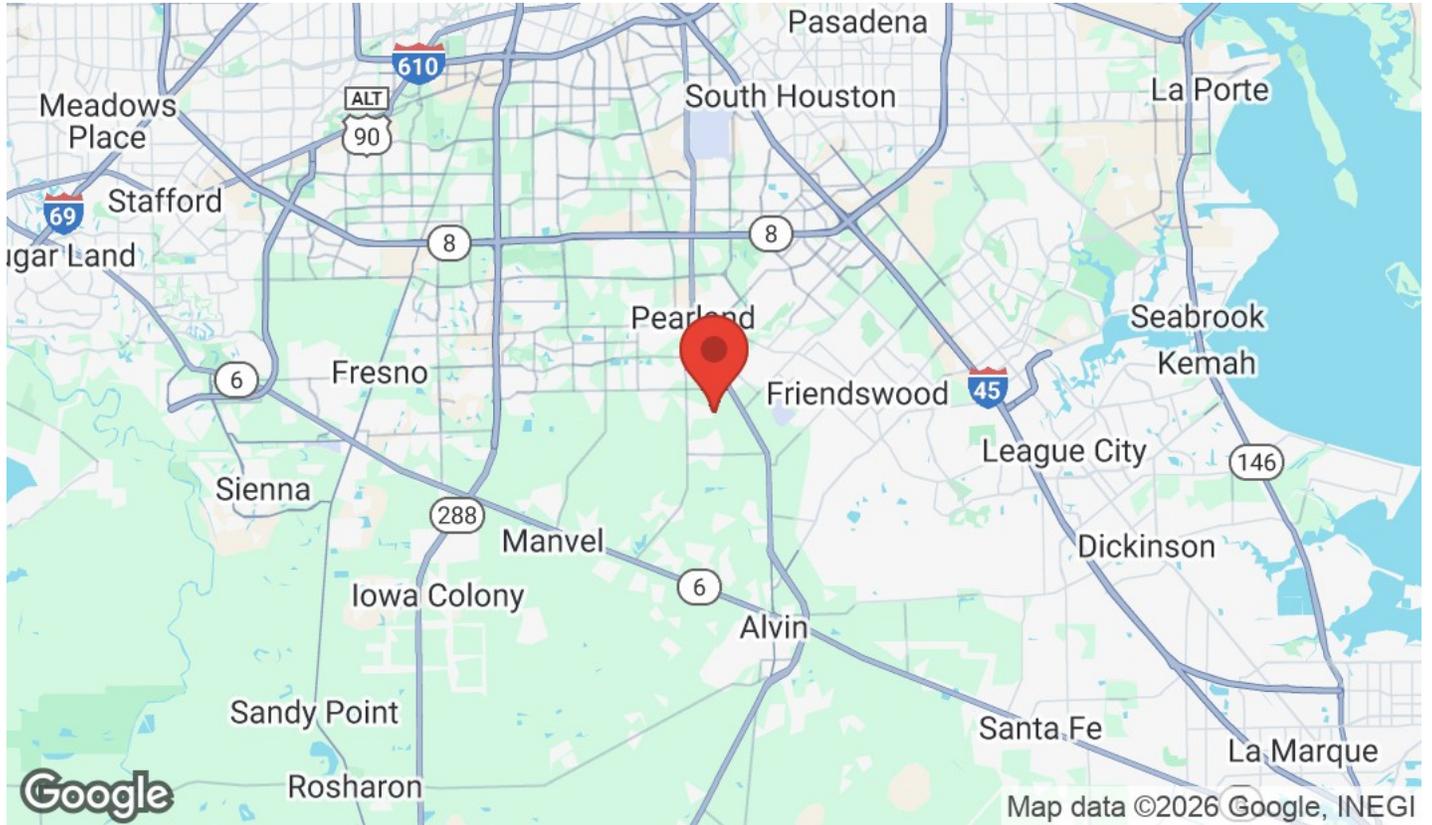
Location Information

LOCATION MAPS
DEMOGRAPHICS

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LOCATION MAPS

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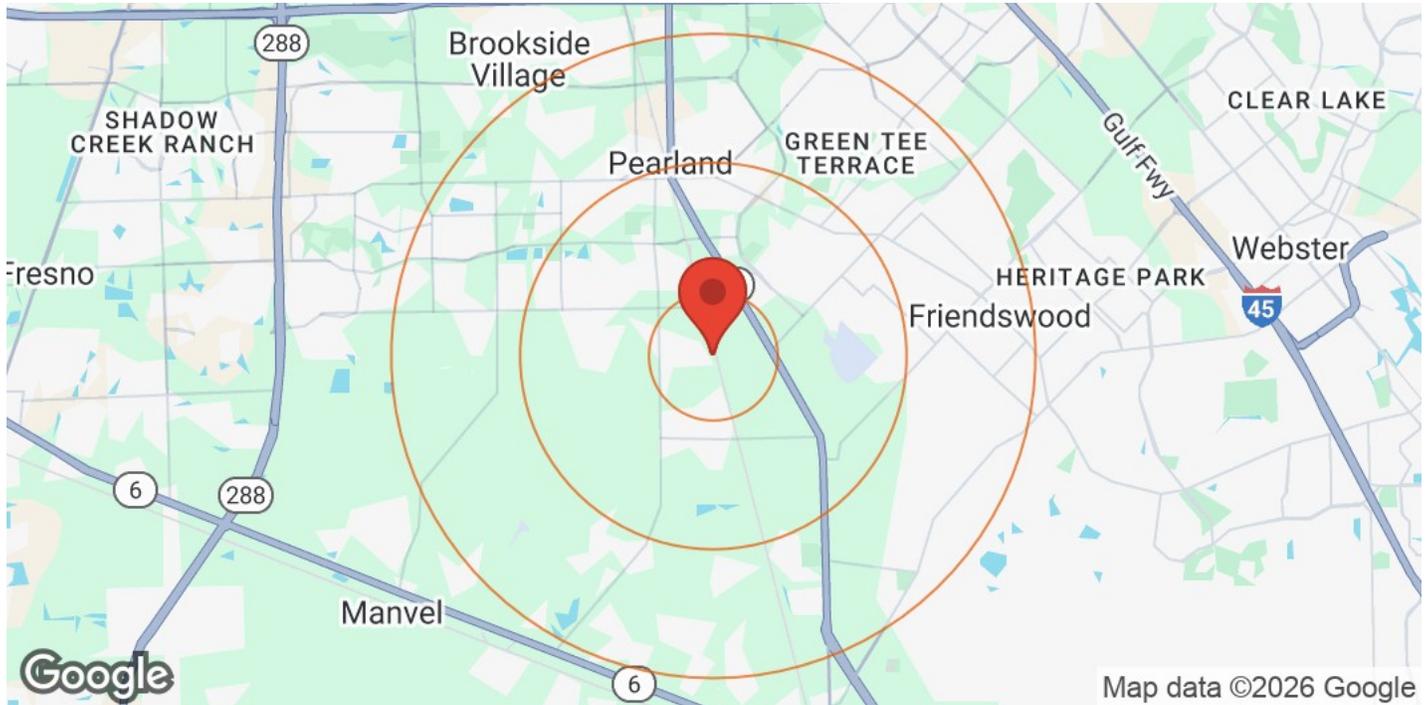


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DEMOGRAPHICS

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Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	910	17,639	59,723
	Female	869	18,069	62,224
	Total Population	1,779	35,708	121,947
Age	Ages 0-14	400	7,552	24,910
	Ages 15-24	251	4,796	16,489
	Ages 25-54	753	15,138	49,088
	Ages 55-64	177	3,812	13,580
	Ages 65+	197	4,409	17,880
Race	White	614	14,947	52,108
	Black	196	5,249	16,414
	Am In/AK Nat	10	71	159
	Hawaiian	N/A	7	24
	Hispanic	846	11,941	38,523
	Asian	72	2,764	12,487
	Multi-Racial	40	693	2,097
	Other	1	36	122
Income	Median	\$65,445	\$110,261	\$114,568
	< \$15,000	N/A	389	1,223
	\$15,000-\$24,999	79	595	1,784
	\$25,000-\$34,999	63	603	2,015
	\$35,000-\$49,999	72	699	2,423
	\$50,000-\$74,999	91	1,666	5,306
	\$75,000-\$99,999	39	1,512	5,245
	\$100,000-\$149,999	91	2,627	8,874
	\$150,000-\$199,999	31	1,930	6,466
	> \$200,000	67	2,180	8,242
Housing	Total Units	598	13,366	45,795
	Occupied	534	12,201	41,579
	Owner Occupied	338	8,938	32,753
	Renter Occupied	196	3,263	8,826
	Vacant	64	1,165	4,216

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