

FOR LEASE OR SALE

Up To ±4.25 Acres of Pads Available for BTS

NEC Cullen Blvd & McHard Rd, Pearland, TX 77581



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BROKERAGE SERVICES

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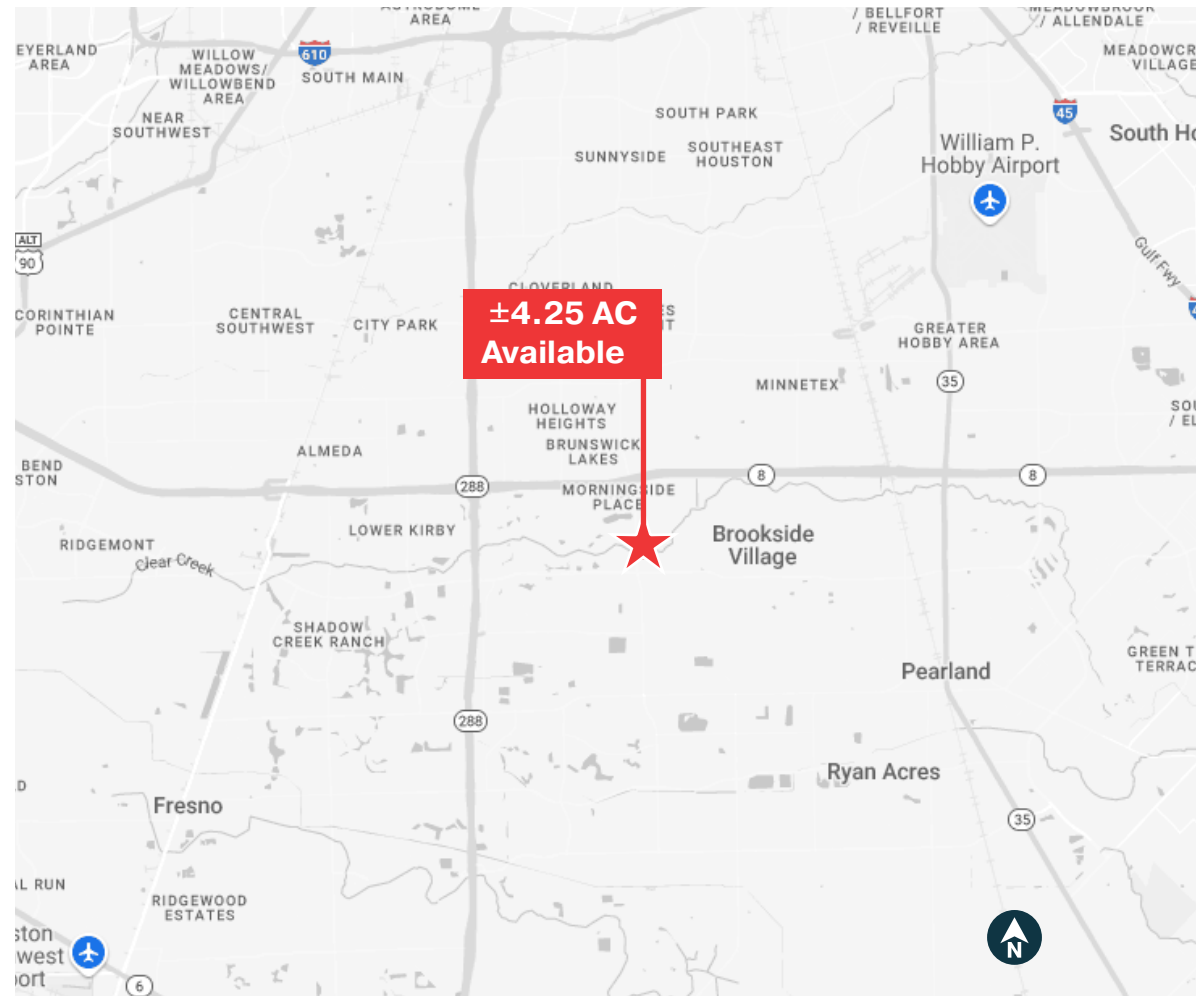


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Property Highlights

- **THE PROPERTY:** This 4.25 AC tract of land includes pad sites available for Build-to-Suit, Ground Lease, or Sale.
- **DEVELOPMENT READY PADS:** Curb cuts, utilities, and detention in place.
- **STRATEGIC LOCATION:** Located in the heart of Pearland, the property sits on the NEC of Cullen Pkwy and McHard Rd. The heavily trafficked site is situated less than 1.2 miles from Sam Houston Pkwy and 2 miles from Highway 288.
- **FRONTAGE:** The property boasts approximately 1,300 square feet along Cullen Pkwy and McHard Rd. Includes 3 curb cuts on Cullen pky and 1 curb cut on McHard Rd.
- **INCREASING POPULATION:** The subject property is located within a 5 mile radius of 198,227 residents, witnessing a 6.92% population growth since 2020.
- **EXCELLENT DEMOGRAPHICS:** Within a 1-mile radius, the average household income stands at a robust \$126,979 while within a 5-mile radius there are 69,000 rooftops. The number of rooftops have experienced a 7.44% increase since 2020.

Major Area Retailers



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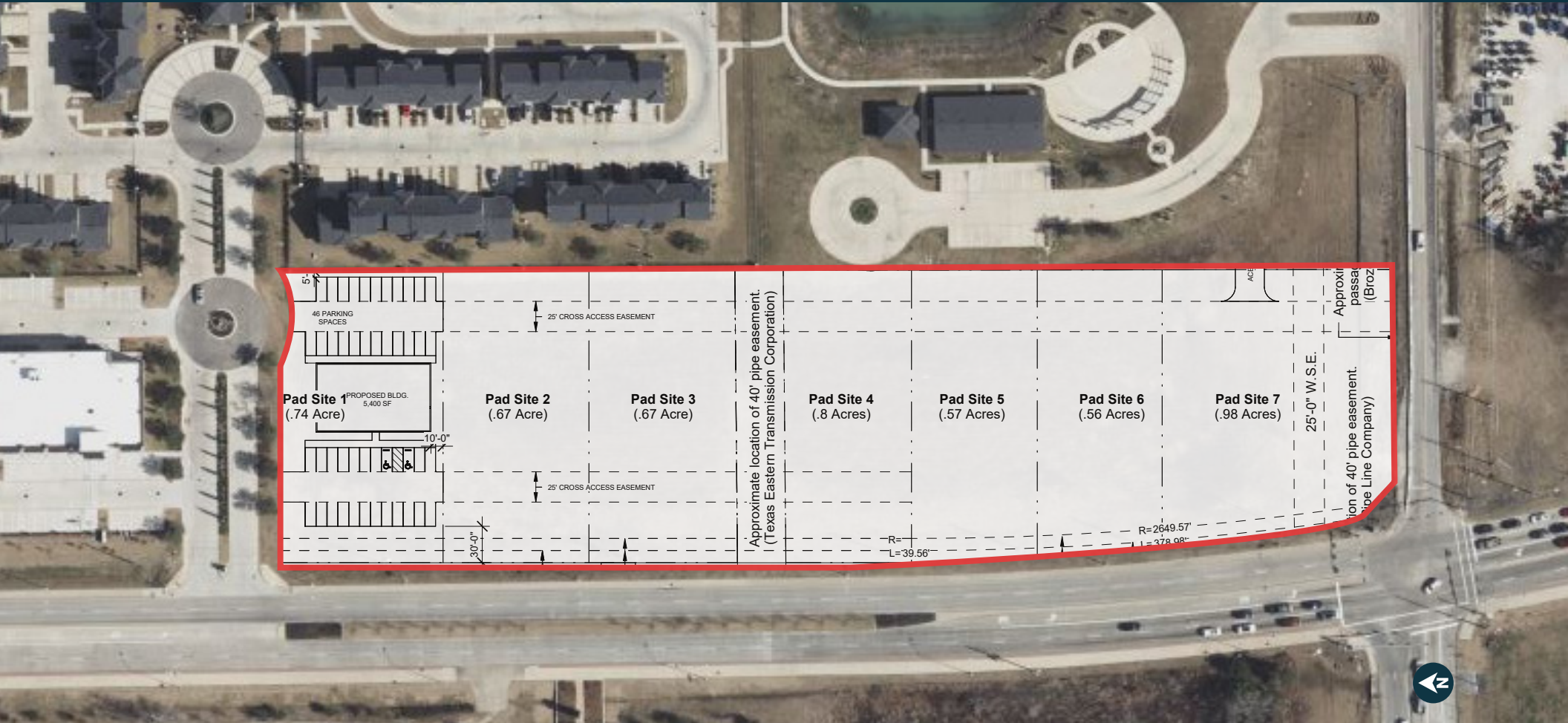
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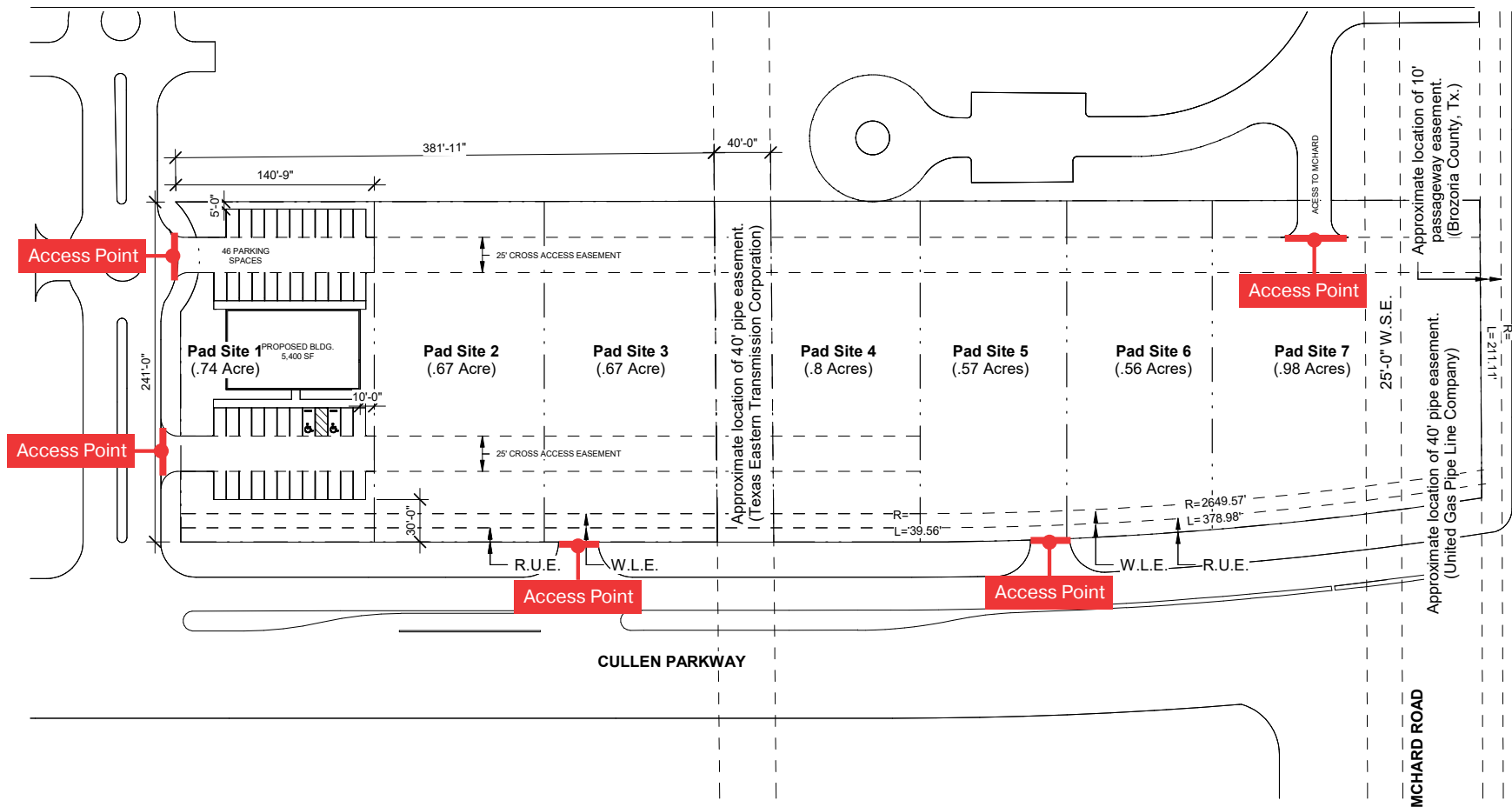
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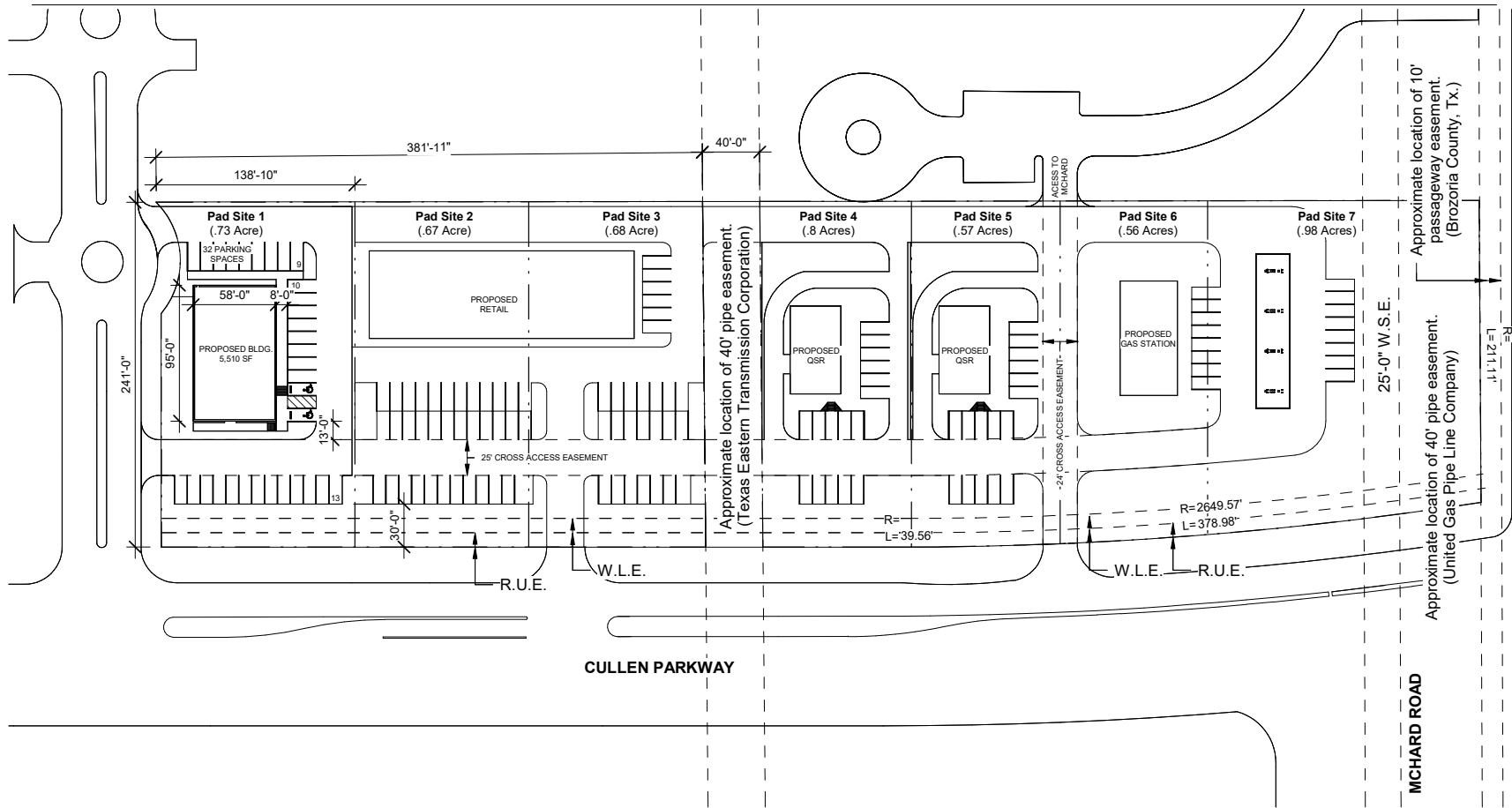
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Pearland is a vibrant and growing community located just south of Houston, Texas. From 2010 to 2020, according to U.S. Census population figures, Pearland was ranked as the eight fastest growing city in the United States compared to other cities with a population of 100,000 or greater.

From 2000 to 2010, according to U.S. Census population figures, Pearland's population **grew by 142%** to 91,252. This ranked Pearland as the 15th fastest growing city in the U.S. Pearland's current population is 125,828 residents and when including the ETJ the population is over 144,000 people. Pearland has been the **third largest and fastest growing city** in the Houston MSA since 2000.



198,227
POPULATION

69,000
HOUSEHOLDS

\$126,013
AVERAGE HOUSEHOLD
INCOME

55,415
DAYTIME
EMPLOYEES

*Within a 5-mile radius

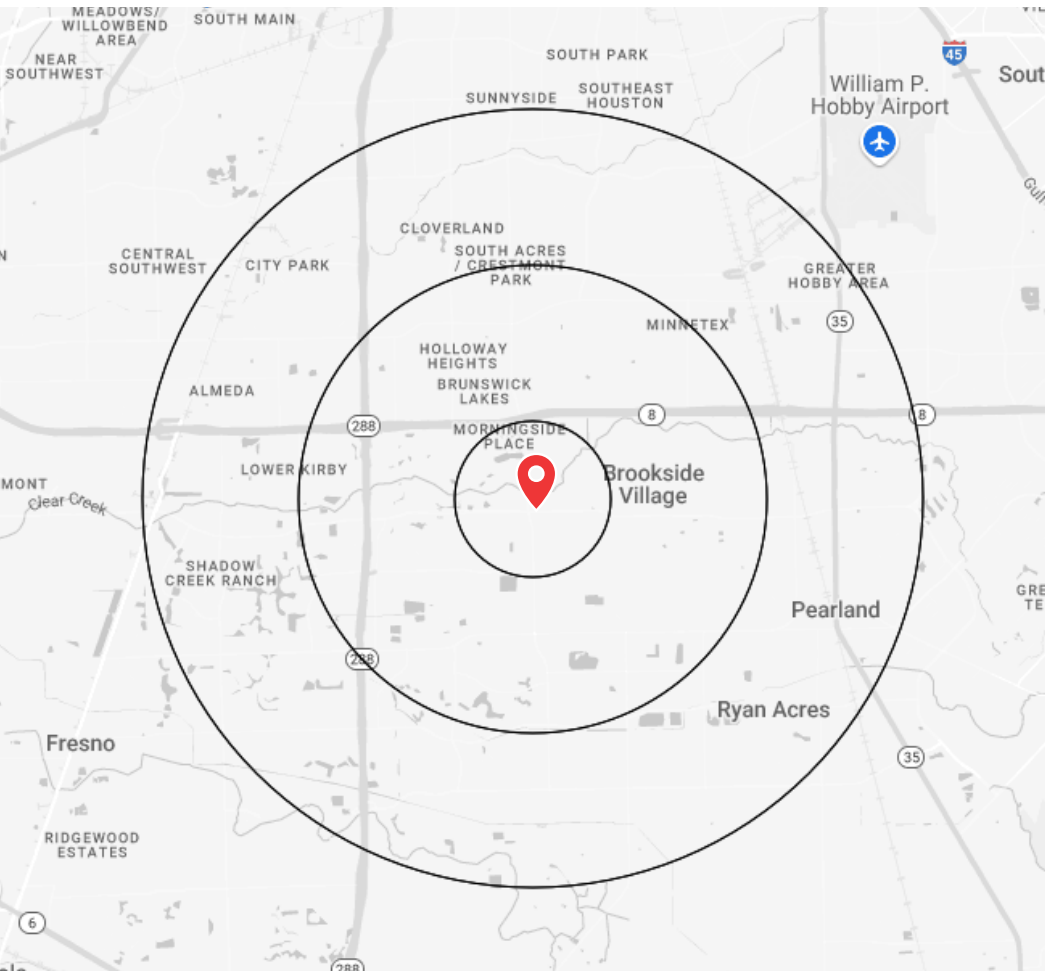


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Population

	1 MILES	3 MILES	5 MILES
Estimated Population (2024)	3,452	61,017	198,227
Projected Population (2029)	3,668	67,639	218,812
Census Population (2020)	3,694	59,305	187,926
Projected Annual Growth (2024-2029)	216	6,622	20,584
Historical Annual Growth (2020-2024)	-243	1,712	10,301

Households

Estimated Households (2024)	1,387	21,593	69,000
Projected Households (2029)	1,501	24,194	77,199
Projected Annual Growth (2024-2029)	113	2,601	8,199
Historical Annual Change (2010-2024)	320	5,311	19,502

Household Income

Estimated Average Household Income	\$126,979	\$130,827	\$126,013
Estimated Median Household Income	\$109,864	\$104,796	\$98,194

Daytime Employment

Total Businesses	155	2,963	7,599
Total Employees	882	23,007	55,415

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Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cobo Fajardo	799751	cobo.fajardo@partnersrealestate.com	713-275-9614
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____