

BOULDER CREEK

LAND FOR SALE | ±48.8 AC



BW 8 & PEARLAND PARKWAY | PEARLAND, TX



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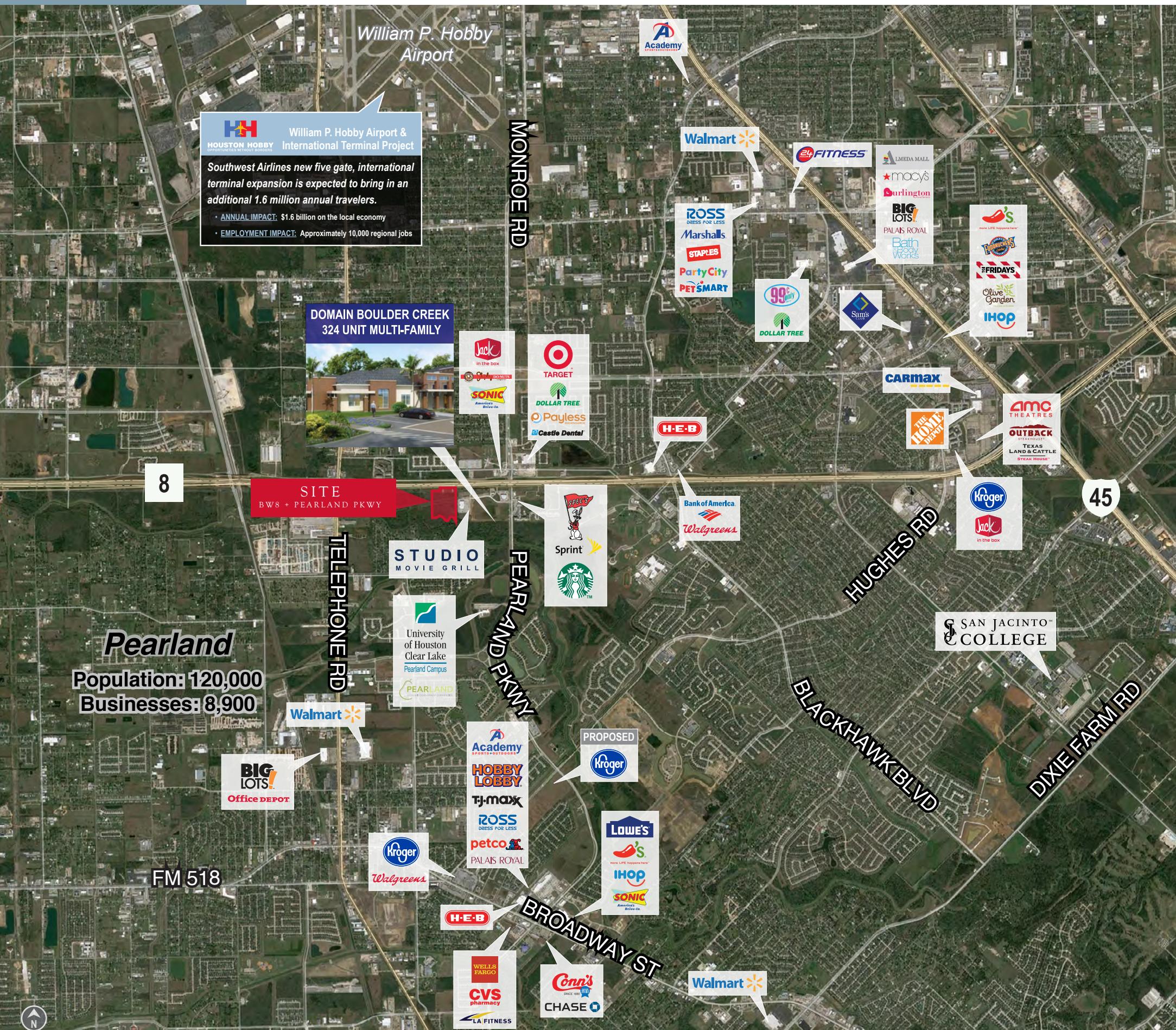
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Commercial Real Estate

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Area Highlights



Specifics

FOR SALE:	Land Available
PRICE:	\$5,800,000
SIZE:	±48.8 AC
TAX RATE:	3.022%
SCHOOL DISTRICT:	Houston Independent School District
UTILITIES:	Available through MUD 381

- Access to Pearland Parkway available
- Located at the southwest corner of Beltway 8 and Pearland Parkway. This intersection boasts a trade area of over 223,508 people and is the gateway to the Pearland market.

Demographics

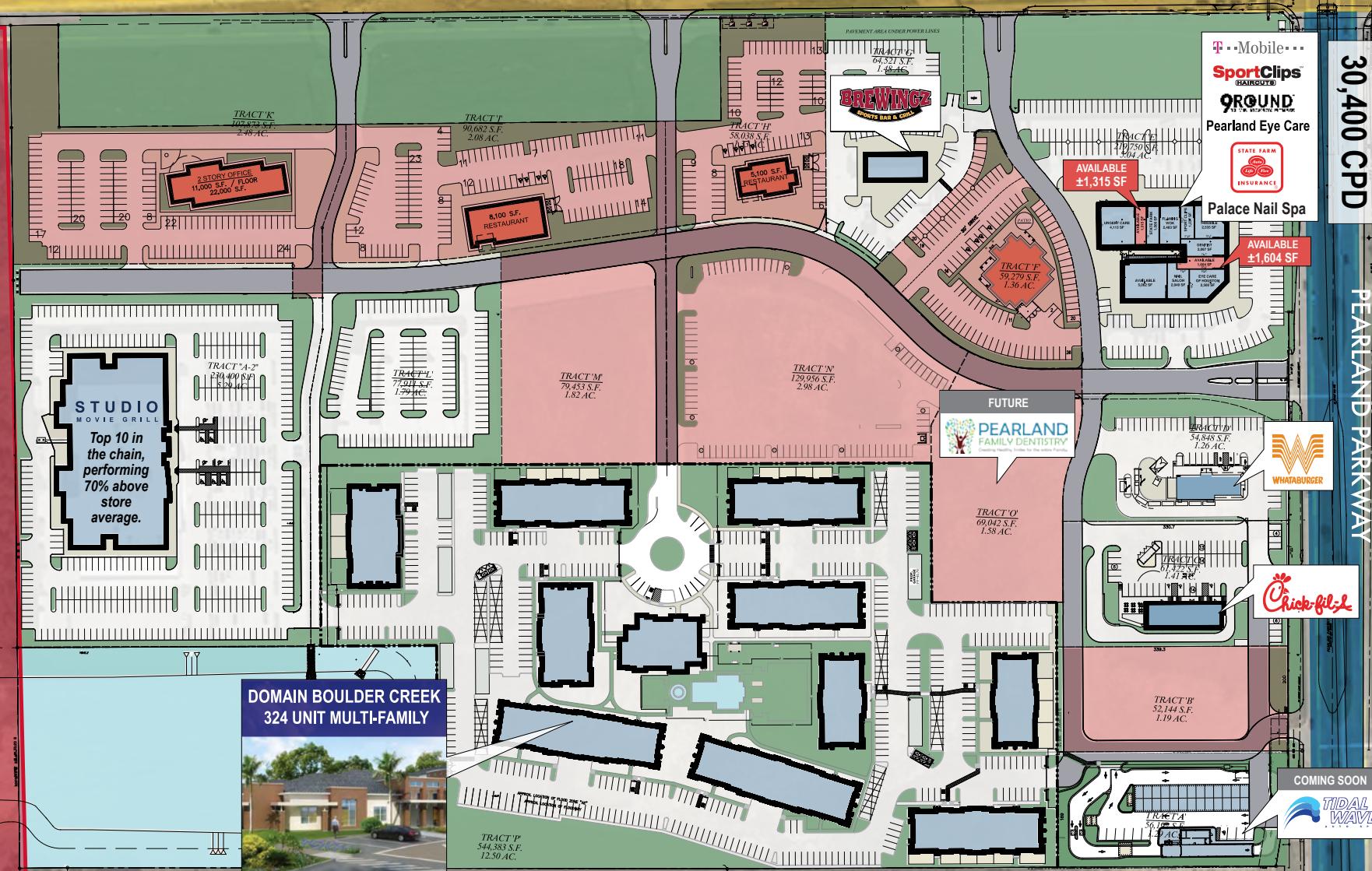
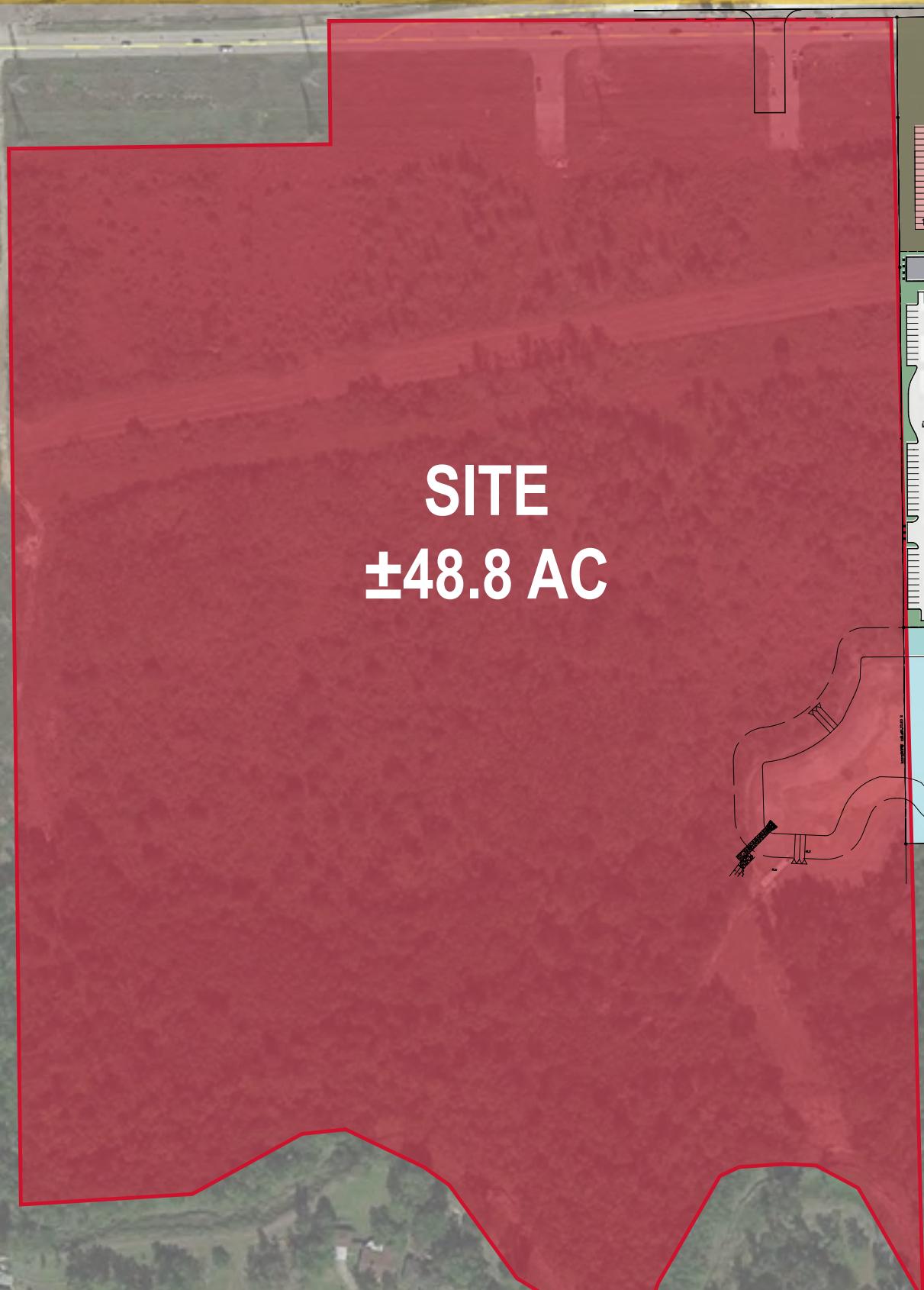
	1 mile	3 mile	5 mile
POPULATION	9,029	100,491	247,792
EST. HOUSEHOLDS	2,996	30,837	79,170
EST. AVG. HOUSEHOLD INCOME	\$88,861	\$85,685	\$83,452
DAYTIME: TOTAL EMPLOYEES	854	20,687	73,002

Site Plan

BELTWAY 8

91,735 CPD

SITE ± 48.8 AC

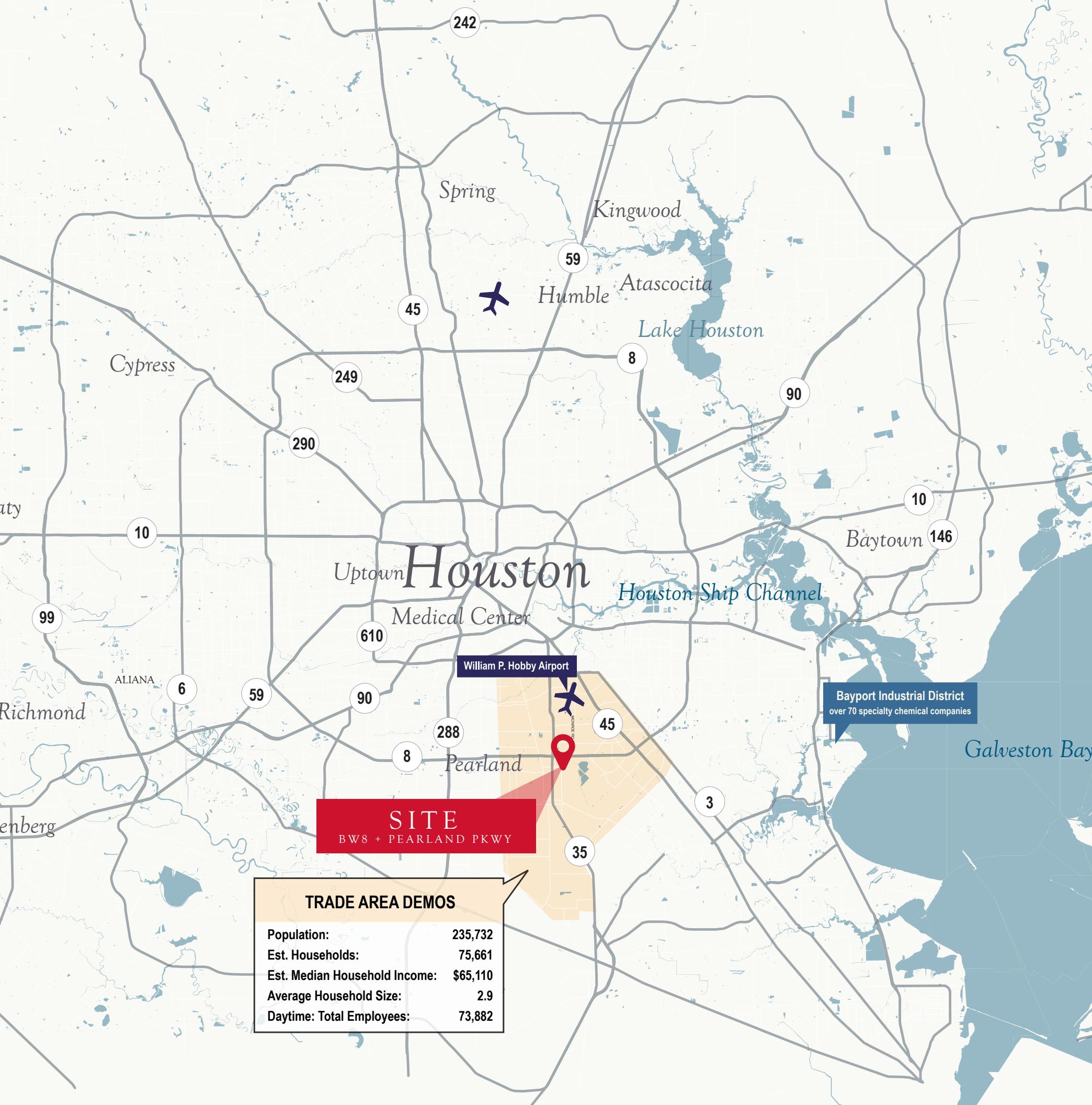


30,400 CPD

PEARLAND PARKWAY

NG SOON

Trade Area Demographics: Summary Profile



POPULATION	Estimated Population (2016)	223,508
	Projected Population (2021)	247,470
	Census Population (2010)	203,281
	Census Population (2000)	150,128
	Projected Annual Growth (2016-2021)	2.1%
	Historical Annual Growth (2010-2016)	1.7%
	2015 Median Age	32.4
HOUSEHOLDS	Estimated Households (2016)	75,661
	Projected Households (2021)	83,385
	Census Households (2010)	66,520
	Census Households (2000)	51,655
	Projected Annual Growth (2016-2021)	2.0%
	Historical Annual Change (2000-2016)	2.9%
	White (2016)	54.7%
RACE AND ETHNICITY	Black or African American (2016)	18.0%
	Asian (2016)	7.5%
	American Indian or Alaska Native (2016)	0.6%
	Other Race (2016)	16.0%
	Hispanic or Latino Population (2016)	47.3%
	Estimated Average Household Income (2016)	\$75,284
	Estimated Median Household Income (2016)	\$65,110
INCOME	Estimated Per Capita Income (2016)	\$25,505
	High School Graduate	26.1%
	Some College	24.2%
	Associate Degree Only	6.3%
	Bachelor Degree Only	15.0%
	Graduate Degree	6.7%
	Any College (Some College or Higher)	52.3%
EDUCATIONAL ATTAINMENT	College Degree + (Bachelor Degree or Higher)	21.8%
	Total Businesses	6,747
	Total Employees	73,882
	Employee Population per Business	11.0 to 1
	Adj. Daytime Demographics Age 16 Years or Over	129,949

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:
 - 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
Buyer/Tenant/Seller/Landlord Initials		Date	