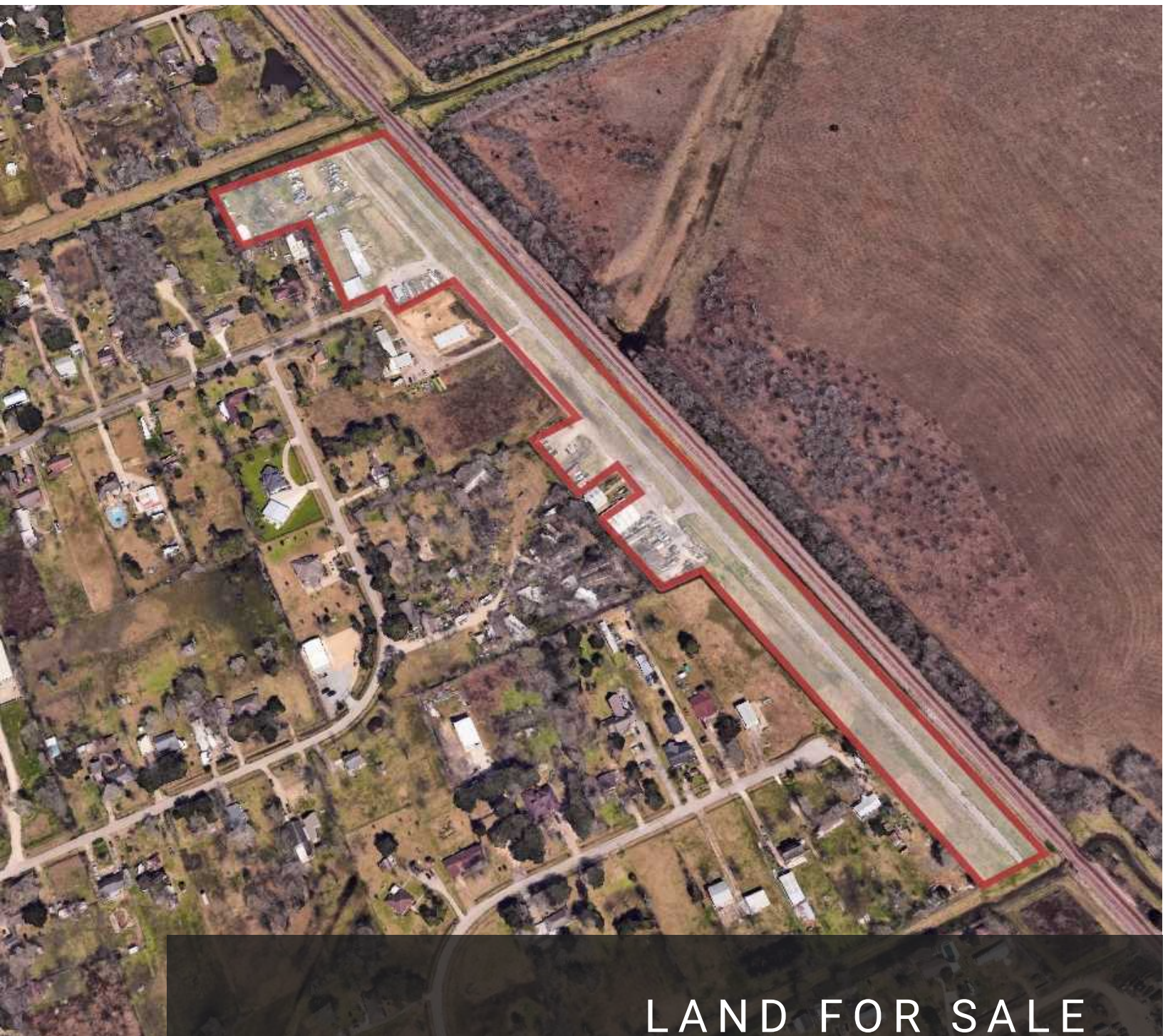


PEARLAND AIR PARK

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

PRESENTED BY:

BO FABER, CRE

Managing Director

O: (281) 908-3122

C: (281) 908-3122

bfaber@kwcommercial.com

657051, Texas

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Disclaimer

7911 JAMES STREET



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7911 JAMES STREET

Property Information

EXECUTIVE SUMMARY
PROPERTY PHOTOS

1

EXECUTIVE SUMMARY

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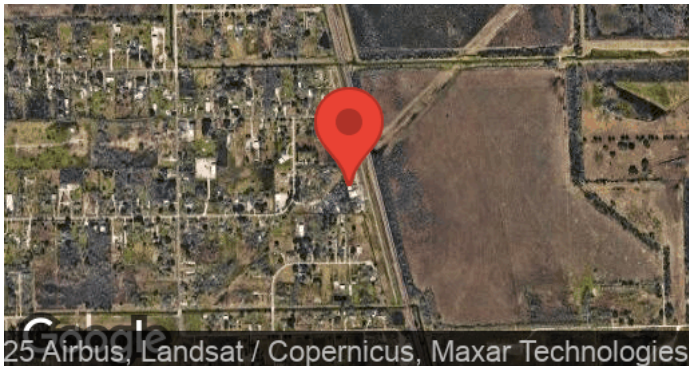


Property Overview

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

- 4 - T-Hangars
- 2 - Shop/Warehouse Hangars
- Runaway - Asphalt 2,500' L x 24" W
- Currently cash flowing on hangar and land leases.



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Price:	\$2,800,000
Lot Size:	12.85 Acres
County:	Brazoria
Market:	Pearland
Zoning:	Commercial
APN:	0308-0038-115

PROPERTY PHOTOS

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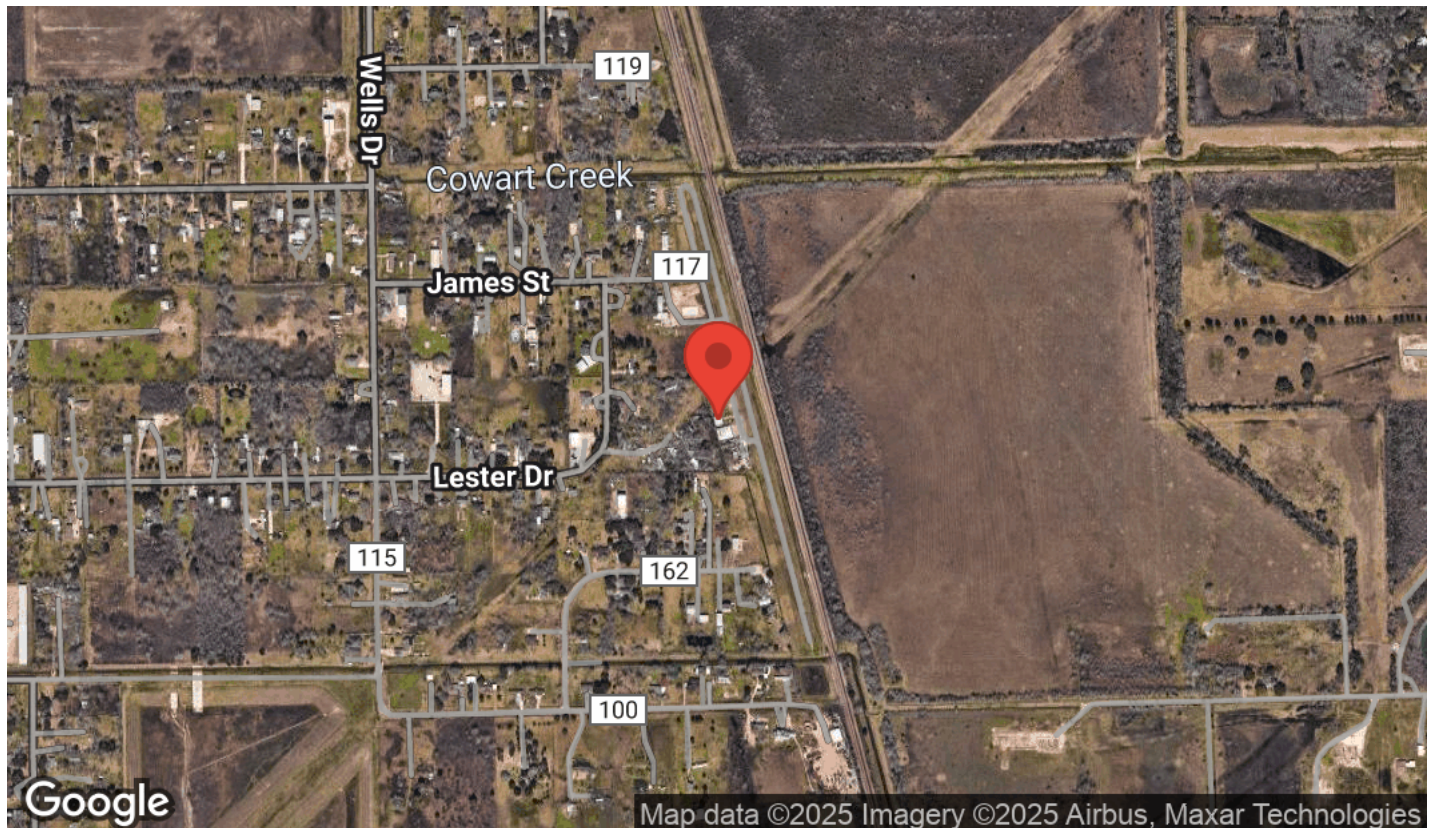
Location Information

LOCATION MAPS
DEMOGRAPHICS

2

LOCATION MAPS

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DEMOGRAPHICS

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Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	N/A	N/A	N/A
	Female	N/A	N/A	N/A
	Total Population	N/A	N/A	N/A
Age	Ages 0-14	N/A	N/A	N/A
	Ages 15-24	N/A	N/A	N/A
	Ages 25-54	N/A	N/A	N/A
	Ages 55-64	N/A	N/A	N/A
	Ages 65+	N/A	N/A	N/A
Race	White	N/A	N/A	N/A
	Black	N/A	N/A	N/A
	Am In/AK Nat	N/A	N/A	N/A
	Hawaiian	N/A	N/A	N/A
	Hispanic	N/A	N/A	N/A
	Asian	N/A	N/A	N/A
	Multi-Racial	N/A	N/A	N/A
	Other	N/A	N/A	N/A
Income	Median	N/A	N/A	N/A
	< \$15,000	N/A	N/A	N/A
	\$15,000-\$24,999	N/A	N/A	N/A
	\$25,000-\$34,999	N/A	N/A	N/A
	\$35,000-\$49,999	N/A	N/A	N/A
	\$50,000-\$74,999	N/A	N/A	N/A
	\$75,000-\$99,999	N/A	N/A	N/A
	\$100,000-\$149,999	N/A	N/A	N/A
	\$150,000-\$199,999	N/A	N/A	N/A
	> \$200,000	N/A	N/A	N/A
Housing	Total Units	N/A	N/A	N/A
	Occupied	N/A	N/A	N/A
	Owner Occupied	N/A	N/A	N/A
	Renter Occupied	N/A	N/A	N/A
	Vacant	N/A	N/A	N/A

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