PRIME OPPORTUNITY 4.276 ACRES IN PEARLAND, TEXAS

1508 MYKAWA RD | PEARLAND, TX 77581

GABE RODARTE
(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN
(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

OFFERING SUMMARY

FOR SALE

$625,000

PROPERTY TYPE

COMMERCIAL

LOT SIZE

1,088 SF

PROPERTY HIGHLIGHTS

- City water and sewer already in place, reducing development time and upfront costs
- Small on-site home included (conveys with sale; no assigned value)
- Structure can be relocated or demolished, offering added flexibility (per seller)
- Zoned General Commercial (GC), suitable for retail, office, or other commercial uses
- Located in the growing market of Pearland within the greater Houston area
- Strong potential for redevelopment and long-term investment upside
- Rare opportunity in a rapidly expanding commercial corridor

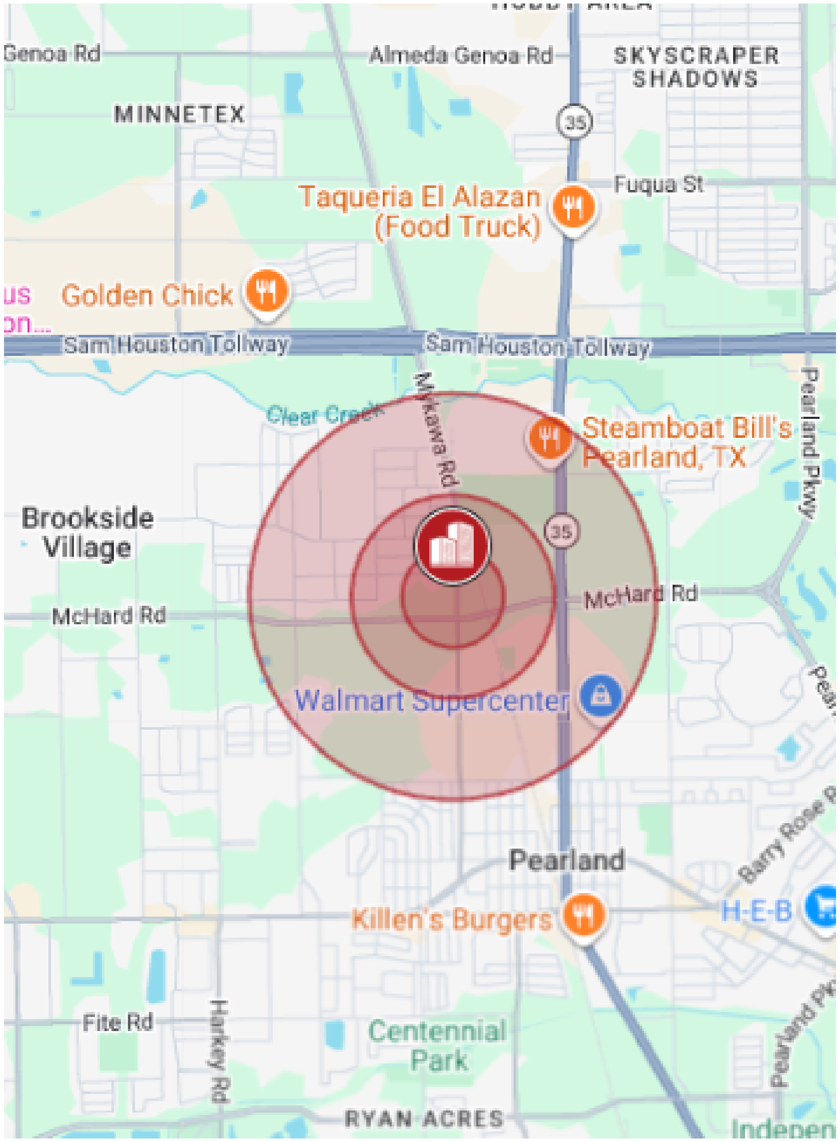
Aerial Map

Property Photos

THE COMMERCIAL PROFESSIONALS

Demographics

THE COMMERCIAL PROFESSIONALS



Located just north of the newly completed McHard Road extension in Pearland, this 4-acre General Commercial (GC) property presents an outstanding opportunity for developers and investors. The site offers seamless connectivity to major thoroughfares, including Highway 35 (Main Street), State Highway 288, and Beltway 8, providing efficient access to surrounding markets and the greater Houston area.

Positioned in a rapidly growing corridor, the property benefits from strong visibility and accessibility, making it ideal for a wide range of commercial uses. Its strategic location ensures convenient traffic flow, high exposure, and proximity to expanding residential and business developments, enhancing its long-term investment potential.

	1 Mile	3 Miles	5 Miles
Total population	144	432	720
Workday Population	23	227	615
Total household	43	129	215
Average household income	$89,093	$267,279	$445,465
Average age	36.1	108.3	180.5
Male Population	75	225	375
Female Population	71	213	355

Demographics data derived from AlphaMap

Market Overview

Rapid Demographic and Economic Growth

Pearland, Texas, enters mid 2026 as one of the most dynamic and rapidly expanding suburban markets in the Greater Houston metropolitan area. Over the last several decades, the city has evolved from a quiet community into a major economic engine, with a population now exceeding 131,000 residents. This growth is underpinned by an exceptional economic profile, boasting a median household income of approximately $118,842 and a remarkably low poverty rate, which fuels a robust local retail and commercial ecosystem.

Proximity to Key Employment Hubs

A primary driver of Pearland's real estate market is its strategic geographic position immediately south of Houston. The city offers convenient transit access to massive regional employment centers, including the Texas Medical Center, Downtown Houston, and the Houston Energy Corridor. This proximity consistently attracts an influx of highly educated, dual-income professionals and growing families who seek suburban amenities and top-rated school districts while maintaining reasonable daily commutes to the urban core.

Commercial Real Estate Market Dynamics

The commercial landscape in Pearland is highly diverse, with industrial and retail sectors dominating local leasing opportunities. Shadow Creek Ranch and the Southern Trails submarkets serve as central hubs for modern retail and mixed-use developments, capturing significant consumer spending from the wealthy local demographic. Meanwhile, the industrial sector remains tight, with specialized industrial facilities and small-bay flex spaces experiencing strong occupancy levels due to Pearland's strong logistical positioning near major transit arteries and Houston Hobby Airport.

Resilient Residential and Investment Outlook

As of mid 2026, the Pearland housing market remains firmly positioned as a competitive seller's market, with a median home value stabilizing around $382,066. While listing inventory has experienced modest shifts, well-maintained and move-in-ready properties are absorbed quickly, often spending fewer than 30 days on the market. Driven by strong corporate relocations, steady demand for multi-generational living configurations, and a business-friendly municipal climate, the city presents highly resilient market fundamentals for both residential and commercial real estate investors.

THE COMMERCIAL PROFESSIONALS

GABE RODARTE
(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN
(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

PRIME OPPORTUNITY 4.276 ACRES IN PEARLAND, TEXAS

1508 MYKAWA RD | PEARLAND, TX 77581