

## 2.43 DIVISIBLE ACRES PEARLAND PARKWAY & HEATON RD.

PEARLAND, TX 77581

### OFFERING SUMMARY

Asking Price:	\$549,000 - \$599,000
Price Per SF:	(\$10.37 - \$11.32/SF)
Land SF:	Two Parcels @ 1.215 Acres Each
Zoning:	General Business (GB)
Best Uses:	Retail, Office, Medical, Restaurant

### PROPERTY DESCRIPTION

The Subject Property is a 2.43 Acre tract of undeveloped land that is being sold as 2 separate parcels each containing roughly 1.215 acres. Parcel 1 is located closest to the hard corner at John Lizer Rd and Pearland Parkway and Parcel 2 is located adjacent to the north at the corner of Heaton Rd. The Subject Property is at the entrance of Pearland Park Estates, a small community of 135 single family homes and also surrounded by multiple high density single family developments. This area of Pearland has experienced a development boom and is surrounded by major retailers, restaurants, grocers, and national and local businesses. Pearland Parkway is a major thoroughfare of Pearland touting roughly 18,000 to 33,000 cars per day in areas. The intersection of Pearland Parkway and Broadway St. has become a major retail and business corridor in recent years. For more information please contact the Listing Broker.

For More Info:

**MICHAEL GAGE**

Direct: 832.915.1000

Cell: 281.382.5460

mgage@zann.com

**Zann Commercial Brokerage, Inc.** | 17225 El Camino Real, Suite 446, Houston, TX 77058 | 281.280.8088

**zann.com**

The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.



# AERIAL MAP

**FOR SALE**

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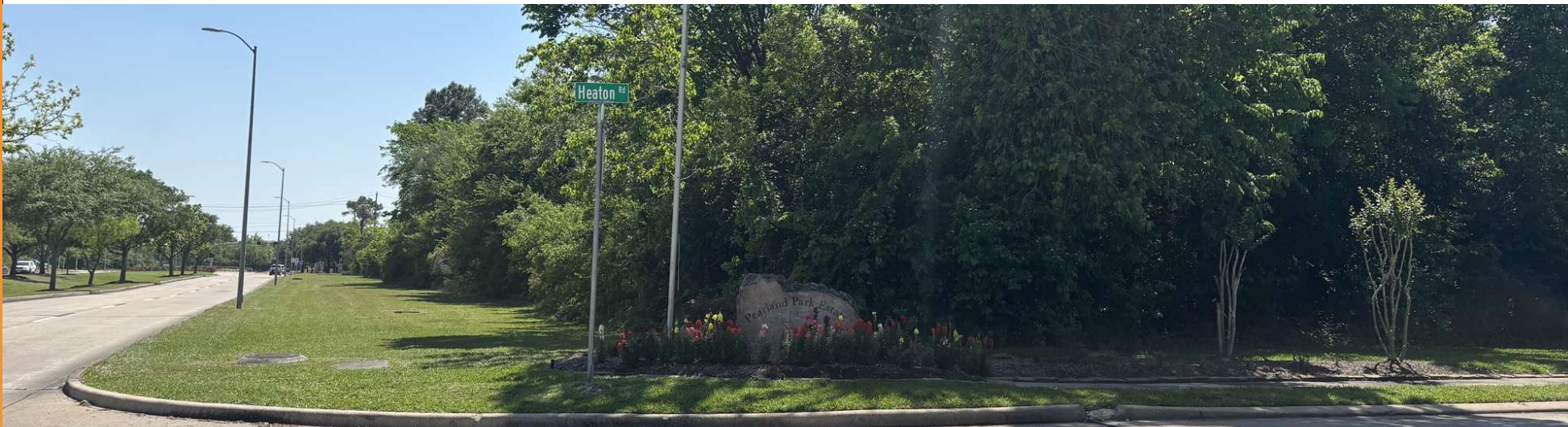
# ADDITIONAL PHOTOS

**FOR SALE**

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"A mitigation fee cap will be warranted at four percent (4%) of a total site development cost." Cited: (Per UDC Pearland Chapter 4)



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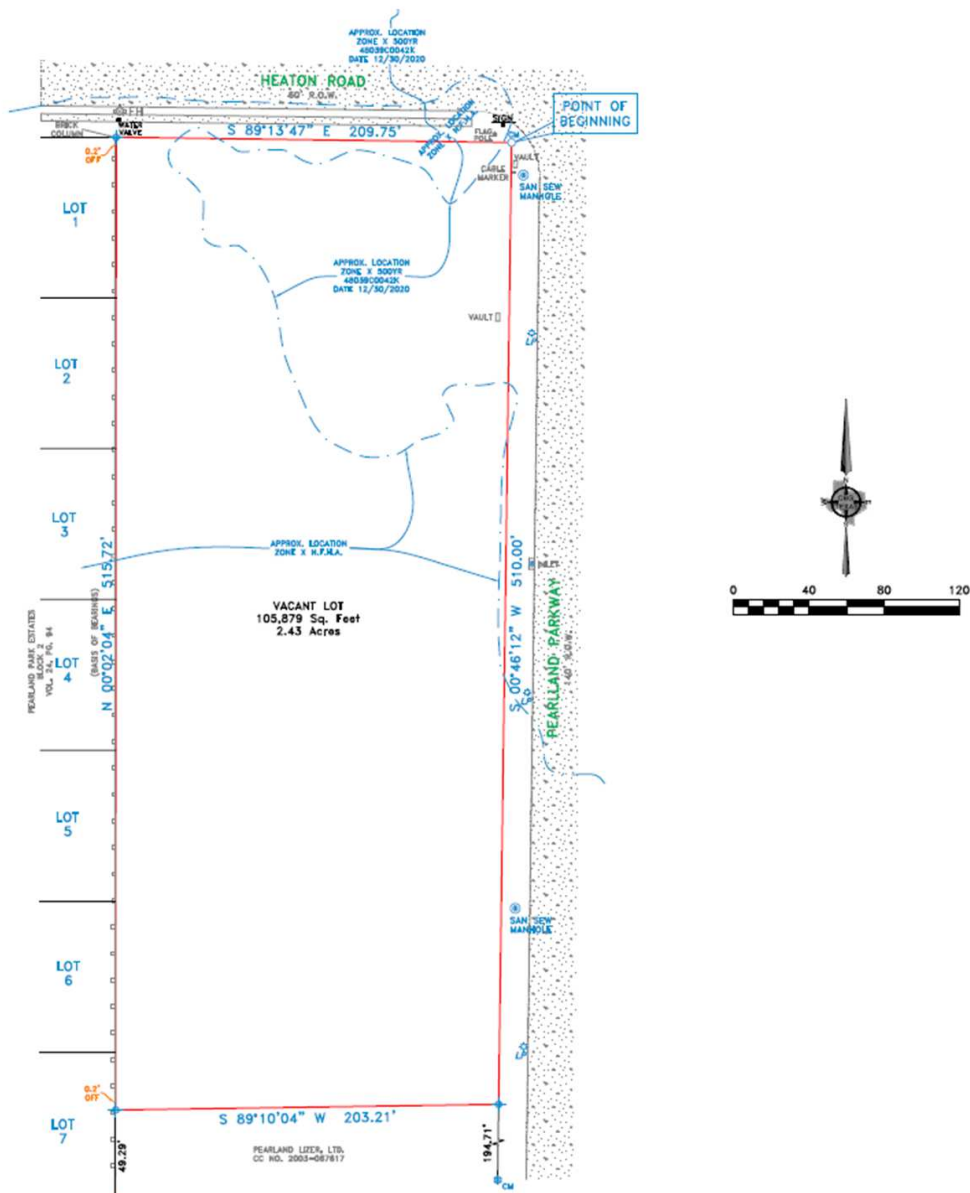
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# LAND SURVEY

# FOR SALE

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# DEMOGRAPHICS MAP & REPORT

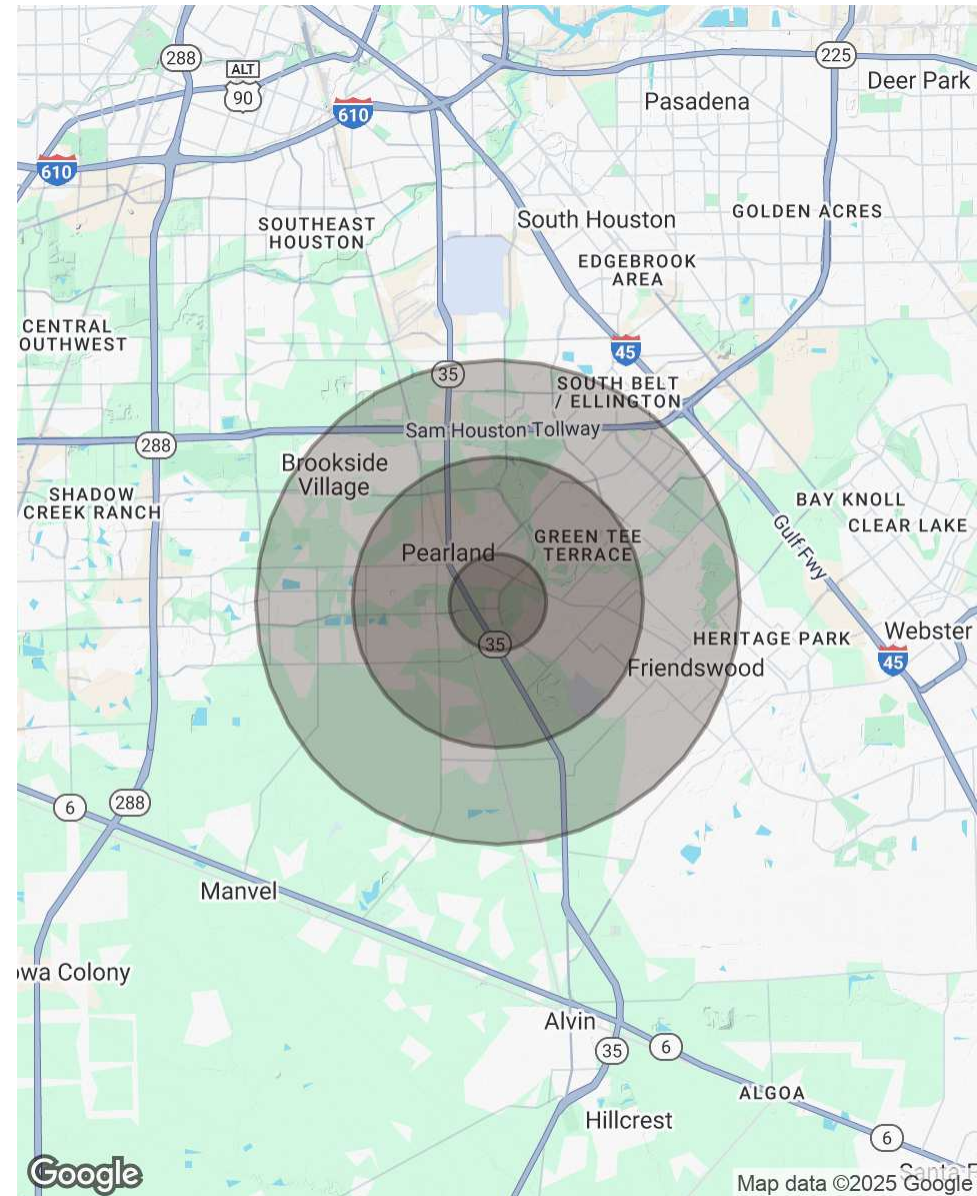
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,936	68,593	170,296
Average Age	39	39	38
Average Age (Male)	37	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,395	23,129	56,171
# of Persons per HH	2.6	3	3
Average HH Income	\$127,265	\$140,336	\$124,579
Average House Value	\$443,406	\$373,230	\$341,818

*Demographics data derived from AlphaMap*



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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.*

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>Zann Commercial Brokerage, Inc.</b>	<b>433521</b>	<b>jkieschnick@zann.com</b>	<b>281.280.8088</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jason Kieschnick</b>	<b>512911</b>	<b>jkieschnick@zann.com</b>	<b>281.280.8088</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Jason Kieschnick</b>	<b>512911</b>	<b>jkieschnick@zann.com</b>	<b>281.280.8088</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Michael Gage</b>	<b>-</b>	<b>mgage@zann.com</b>	<b>281.280.8088</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date