

3525 CHARLES AVE.

PEARLAND, TX 77584 | BRAZORIA COUNTY

This outstanding 15.14-acre property presents a premium residential development opportunity in Pearland's thriving south corridor of the Houston metropolitan area. The site enjoys a reputation for superior neighborhood quality and benefits from Pearland's rapid population growth, excellent schools, and steady demand for new homes.

Property Highlights:

- 15.14 acres of level, build-ready land with direct street frontage
- Zoned for low-density single-family residential use (SR-15 Suburban Residential)
- Located in a highly desirable growth area supported by new single-family communities and top local schools
- Existing improvements include a 5,000 sq. ft. warehouse/residence, suitable for interim use or flexible staging
- Immediate access to major thoroughfares, retail, dining, and service amenities

Strategic Location:

- Quick connectivity to State Highway 288, offering direct routes to Downtown Houston and the Texas Medical Center
- Close proximity to Beltway 8 and State Highway 35, enabling seamless regional access
- Surrounded by developed neighborhoods, expanding infrastructure, and energetic market conditions

Summary:

This Pearland development tract combines site size, favorable zoning, excellent location, and unrivaled market dynamics—positioning it as an attractive residential investment opportunity.

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