



PRICE: \$5,170,140 (\$6.5/sqft)

18.26 ACRES

**PROPERTY INFORMATION**

Frontage: **660 Sqft**

Use: **Unrestricted**

Utilities: **At the site**

Flood Zone: **Not in Flood zone**

Easement: **NO EASEMENT**

Easy access to Broadway Street and 288 Highway.

Heavy traffic on conner of Kingsley St. and Magnolia Pkwy

Ideal for Developing:

- Multifamily
- Retail center
- Office Warehouse
- Residential Homes
- Assisted Living Facility



**PROPERTY HIGHLIGHT**

Prime Location:

Ideally positioned between Broadway St and Magnolia Pkwy, with direct access to Highway 288, a major corridor fueling Pearland's rapid growth.

Unrestricted  
Land Us

Offering maximum flexibility for residential, commercial, or mixed-use development.

Surrounded by Thriving  
Communities

Located in a high-demand area with established and growing residential developments, ensuring a strong consumer base:

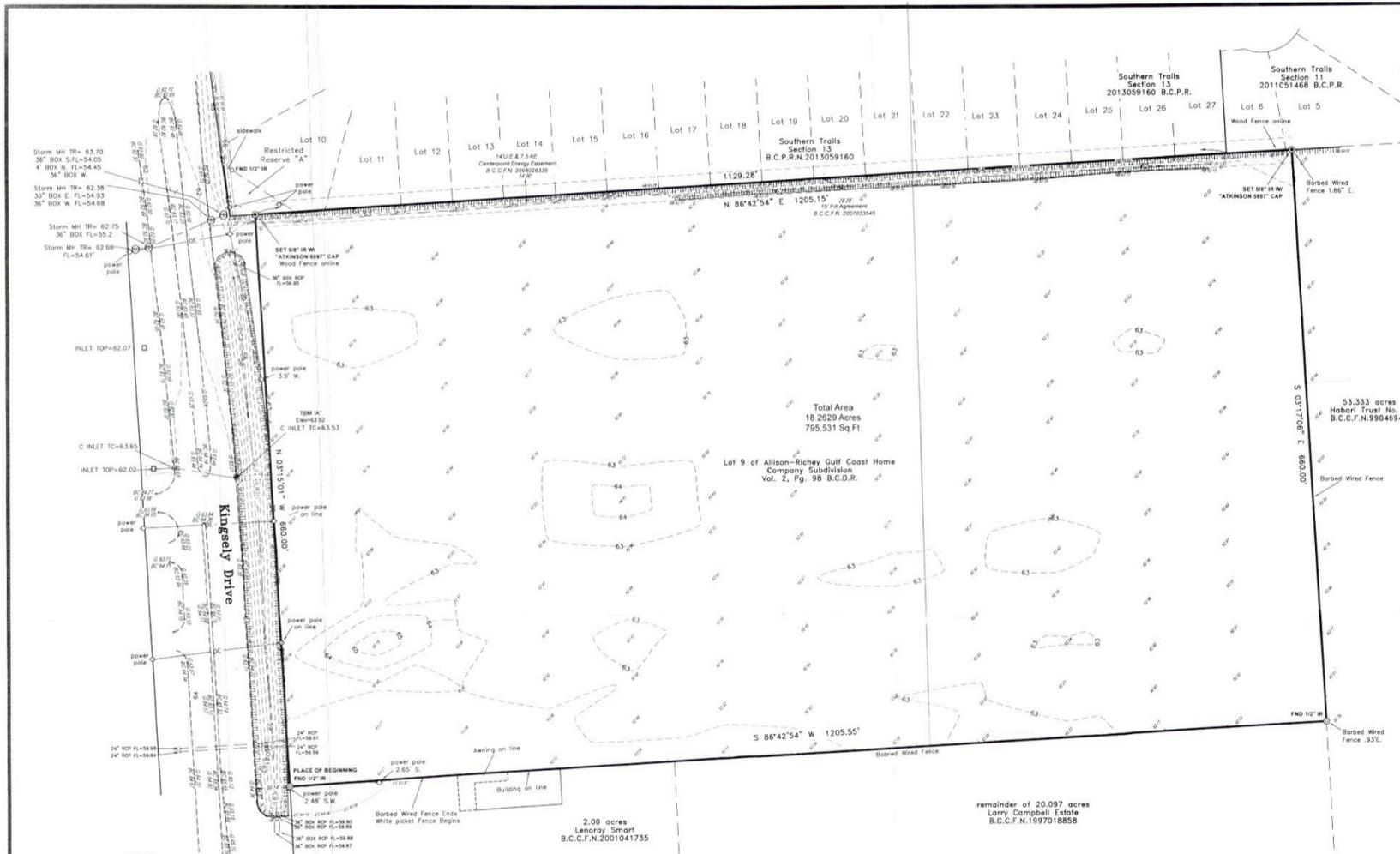
- Shadow Creek Ranch – A premier 3,500-acre master-planned community with over 14,000 residents.
- Southern Trails – A well-established neighborhood with 1,348 homes.
- Southern Oaks – A growing community featuring 372 single-family homes.
- Pomona – A 1,100-acre master-planned development with 2,200 homes at full build-out, adding significant residential density to the area.

Expanding  
Pearland Market

One of Houston's fastest-growing cities, driven by strong economic fundamentals, a booming population, and rising property values.



## SURVEY



**Legal Description**  
18.2629 Acres

BEING 18.2629 acres of land in the H.T.&B. R.R. Survey, Abstract 564, being out of Lot 9, of Allison-Richey Gulf Coast Home Company Subdivision, as recorded with Volume 2, Page 98 of the Brazoria County Deed Records and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found in the south line of said Lot 9 marking the northwest corner of a 2.00 acre tract of land described in deed to Lenora Smart as recorded under Brazoria County Clerk's File Number 2001041735, and being in the east line of Kingsley Drive (width varies);

**THENCE** N 03°15'01" W 660.00 feet along the east line of said Kingsley Drive to a 5/8 inch iron rod with "ATKINSON 5897" cap set for the northwest corner of the herein described tract of land, being in the south line of Restricted Reserve "A" of Southern Trails Section 13 Subdivision as recorded in file Number 2013059160 of the Brazoria County Plat Records;

**THENCE** N 86°42'54" E along the common line between said Lot 9 being and said Southern Trails Section 13 Subdivision passing at 1129.28 feet the apparent southeast corner of said Southern Trails Section 13 Subdivision, and the southwest corner of Southern Trails Section 11 Subdivision as recorded in file Number 2011051408 of the Brazoria County Plat Records, and continuing in all 1205.15 feet to a 5/8 inch iron rod with "ATKINSON 5897" cap set for the northeast corner of the herein described tract, and the northeast corner of a 53.333 acre tract of land described in deed to Habari Trust No. 2 as recorded with Brazoria County Clerk's File Number 99046946;

**THENCE** S 03°17'06" E 660.00 feet along the common line between said Lot 9 and said 53.333 acre tract to a 1/2 inch iron rod found for the southeast corner of said Lot 9, and the northeast corner of a 20.097 acre tract of land described in Deed to Larry Campbell Estate as recorded under Brazoria County Clerk's File Number 1997018858;

**THENCE** S 86°42'54" W 1205.55 feet along the south line of said Lot 9 to the PLACE OF BEGINNING.

- LEGEND**
- bc denotes back of curb
  - conc denotes concrete
  - cl denotes center line
  - ep denotes edge of pavement
  - g denotes gutter
  - hb denotes top or high bank
  - B.C.C.F.N. denotes BRAZORIA COUNTY CLERK'S FILE NUMBER
  - B.C.D.R. denotes BRAZORIA COUNTY DEED RECORDS
  - B.C.P.R.N. denotes BRAZORIA COUNTY PLAT RECORDS NUMBER
  - IP denotes iron pipe
  - IR denotes iron rod
  - TxDot Monument denotes concrete Monument
  - PVC denotes polyvinyl chloride pipe
  - RCP denotes reinforced concrete pipe
  - HDPE denotes high density polyethylene
  - TBM denotes temporary benchmark
  - us denotes utility easement
  - denotes monument found and held for boundary
  - denotes set monument
  - denotes monument found for boundary
  - denotes power pole
  - denotes fire hydrant
  - denotes temp. bench mark
  - denotes light pole
  - denotes guy wire
  - denotes telephone pull box
  - denotes cleanout
  - denotes water valve
  - denotes overhead elec.
  - denotes underground telephone
  - denotes buried gas utility
  - denotes barbed wire fence line
  - denotes chain link fence
  - denotes wood fence
  - denotes pipeline
  - denotes wrought iron fence

**NOTE:** ACCORDING TO FEMA PANEL 48201C0320L DATED APRIL, 02, 2014 THIS TRACT OF LAND LIES IN THE FOLLOWING ZONE

UNSHADED ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**BENCH MARKS:**  
FLOOD PLAIN REFERENCE MARKER NUMBER 010210 A BRASS DISC STAMPED "Q 1214 1973"  
FROM BELTWAY 8 AT FM 521 (ALMEDA ROAD) TRAVEL SOUTH ON FM 521 +/- 1.8 MILE TO PLANT ENTRANCE ON RIGHT (WEST) CELL - U - FOAM MONUMENT IS WEST OF RR TRACKS, EAST OF 6' CLF, AND SOUTH OF ENTRANCE DRIVE ON HEAD WALL.  
ELEV.=62.22 FEET, NAVD DATUM 1988 - 2001 ADJUSTED.

◆ TBM "A"  
NOTE: TEMPORARY BENCH MARK "A" IS CUT BOX IN A TYPE C-INLET LOCATED ON EAST SIDE OF KINGSLEY DRIVE STREET ACROSS FROM OLANDER STREET.  
ELEV.= 63.62 FEET, NAVD DATUM 1988 - 2001 ADJUSTED.

THIS SURVEY WAS PREPARED WITH THE ASSISTANCE OF A TITLE REPORT FIRST AMERICAN TITLE GUARANTY COMPANY OF NUMBER 2266227-12332 ISSUED AUGUST 11, 2017

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204. NAVD 1983 DATUM

SCALE: 1"=60'

BOUNDARY AND TOPOGRAPHIC SURVEY OF 18.2629 ACRES OF LAND IN THE H.T.&B.R.R. SURVEY, ABSTRACT NO 564, BRAZORIA COUNTY, TEXAS

**ATKINSON ENGINEERS** Civil Engineers - Land Surveyors

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Houston, Texas 77027  
Tel: 281.462.1200  
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www.atkinsonengineers.com

BY: *[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 11913  
EXPIRES 12/31/2018

DATE: 02-12-2018 SCALE: 1"=60' DRAWN BY: JS DWG. NO. 4282

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION III SURVEY.



11-2-2015



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Vin Reaty	9011594	ndmtri3@yahoo.com	832-782-4690
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tri Nguyen	602302	ndmtri3@yahoo.com	832-782-4690
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alex Nguyen	775356	ALEXNGUYEN.VINREALTY@GMAIL.CO	832-282-6772
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

## CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from VIN REALTY and should not be made available to any other person or entity without the written consent of VIN REALTY

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, VIN REALTY has not verified, and will not verify, any of the information contained herein, nor has VIN REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release VIN REALTY and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.