



## MOB Opportunity

Friendswood, TX

### Property Overview

- 1.8 Acre Site Located near intersection of FM 528 & Bay Area BLVD
- Zoned Medical | Asking Price: \$1,500,000
- Last parcel available in Friendswood's newest 100-acre development
- unobstructed view of man-made lakes & 50 acres of parkland
- All utilities provided to boundary | On-site detention included
- Traffic Counts: 40,000 VPD (FM 528) & 21,000 VPD (Bay Area Blvd)

**3801 E FM 528 Rd,  
Friendswood, TX 77546**

Site is located at the SE corner of the property with frontage on new Blackawk BLVD Extension

### Development Highlights

- 4 story National brand hotel
- 100,000 sqft entertainment complex
- multiple retail centers
- Public infrastructure work began late 2024, site ready to break ground Q1 2026



**For more information,  
please contact**

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