

Downtown

13 Miles

94,353 AADT

BELTWAY  
8



110,515 AADT

HOME2  
SUITES BY HILTON



SOLD

Northern Tract  
±1.9 AC

288  
TEXAS

158,577 AADT



Southern Tract  
±2.3 AC

FOR SALE OR GROUND LEASE

SH-288 Pad Site

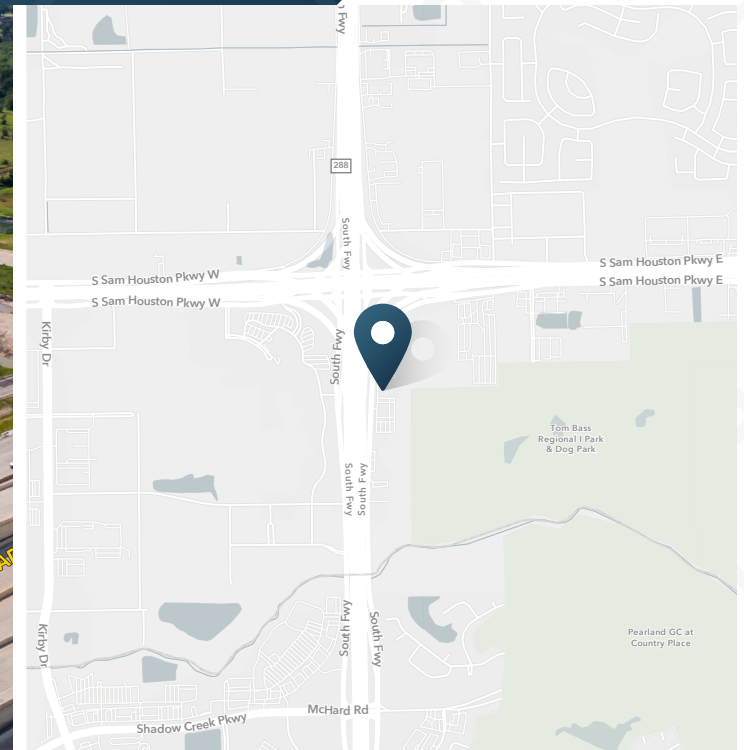
SEQ State Hwy 288 & Bwy 8 | Pearland, TX





# SH-288 Pad Site

SEQ State Hwy 288 & Bwy 8 | Pearland, TX



±1.9 AC  
Northern Tract  
SOLD

±2.3 AC  
Southern Tract

\$2,600,000  
Price

## ABOUT THE PROPERTY

- (1) Pad site available for sale or ground lease
- (2) Price - \$26.00 per square foot

### SOUTHERN TRACT:

- ±2.3 acre paved pad site | ±279' of frontage
- Excellent visibility along super regional intersection
- Adjacent to fast-growing Bombshells restaurant
- High income area: \$105K+ within 1, 3 miles
- All utilities provided
- Off-site detention provided

## NEARBY RETAILERS





# SH-288 Pad Site

SEQ State Hwy 288 & Bwy 8 | Pearland, TX





# SH-288 Pad Site

SEQ State Hwy 288 & Bwy 8 | Pearland, TX



Southern Tract  
±2.3 AC

Northern Tract  
±1.9 AC

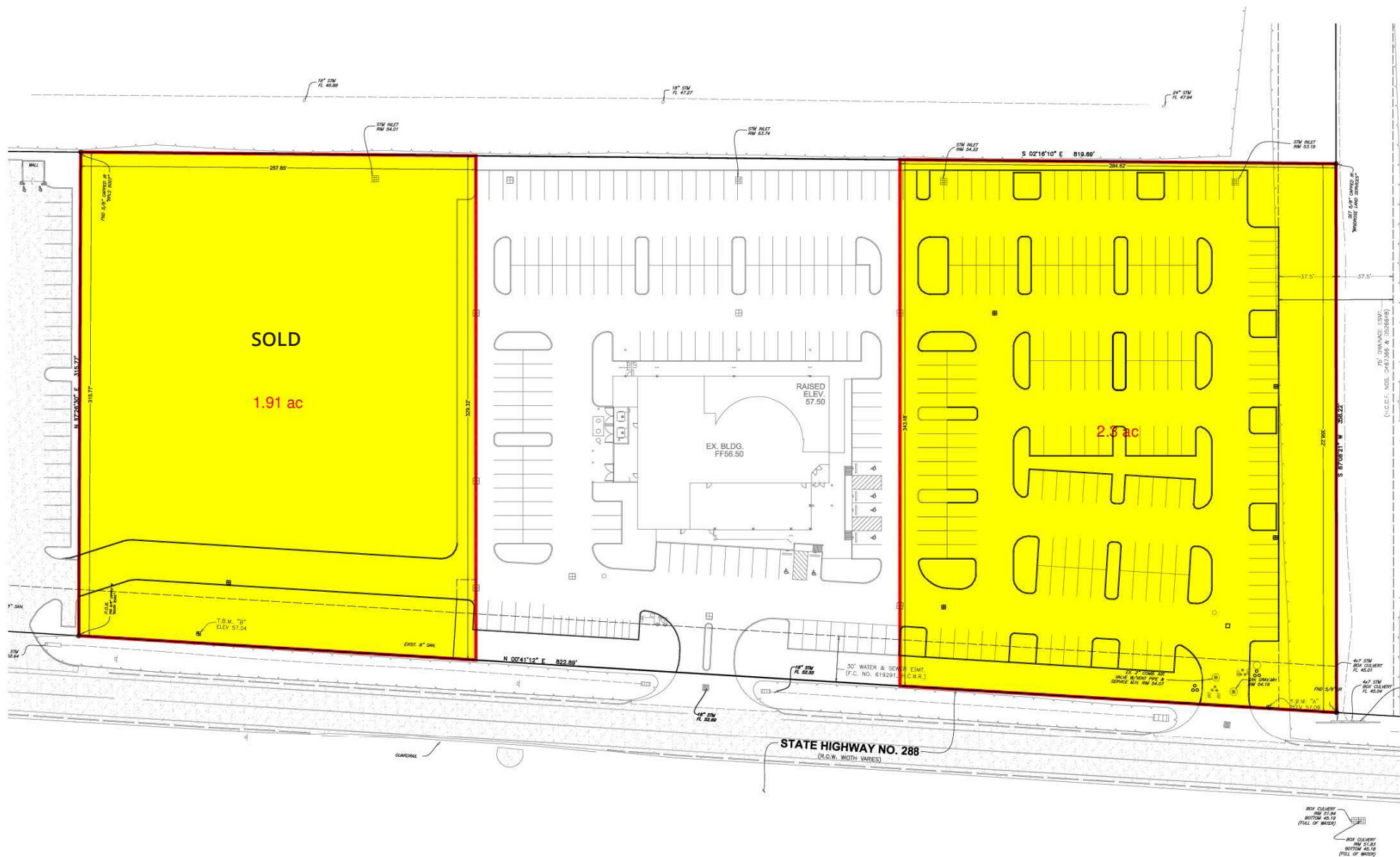
SOLD

288  
TEXAS

158,577 AADT



## SEQ State Hwy 288 & Bwy 8 | Pearland, TX





# SH-288 Pad Site

SEQ State Hwy 288 & Bwy 8 | Pearland, TX



## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	1,848	76,900	221,789
2029 Projected Population	2,004	79,740	232,183
Proj. Annual Growth 2024 to 2029	1.63%	0.73%	0.92%

### Daytime Population

2024 Daytime Population	4,596	67,104	175,201
Workers	3,845	29,754	57,449
Residents	751	37,350	117,752

### Income

2024 Est. Average Household Income	\$150,784	\$119,685	\$111,456
2024 Est. Median Household Income	\$117,765	\$87,568	\$80,567

### Households & Growth

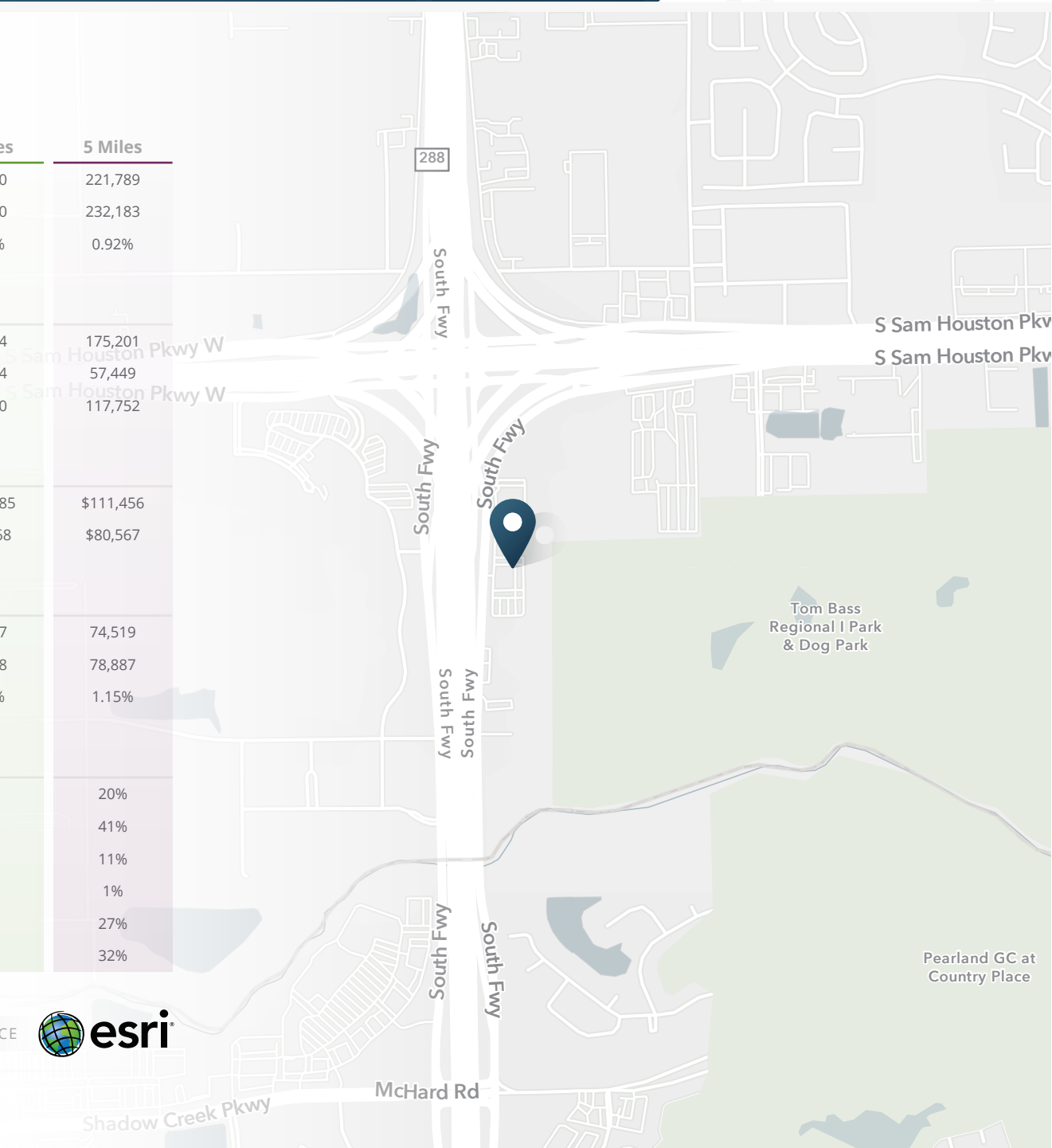
2024 Estimated Households	698	27,077	74,519
2029 Estimated Households	759	28,328	78,887
Proj. Annual Growth 2024 to 2029	1.69%	0.91%	1.15%

### Race & Ethnicity

2024 Est. White	26%	21%	20%
2024 Est. Black or African American	43%	41%	41%
2024 Est. Asian or Pacific Islander	12%	14%	11%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	18%	23%	27%
2024 Est. Hispanic (Any Race)	20%	27%	32%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3285
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

**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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Edward Heap	626392	edward.heap@srsre.com	281.661.3227
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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**Northern Tract**  
**±1.9 AC**

**SRS Real Estate Partners**  
7500 San Felipe, Suite 950  
Houston, TX 77063  
281.661.3220

**Southern Tract**  
**±2.3 AC**

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