

±9.606 AC IN PEARLAND NEAR SH 288 & FM 518



BROADWAY ST (FM 518)

BUSINESS CENTER DR

288
TEXAS



SCOTT E. MILLER | Senior Director
713.231.1637
Scott.Miller@transwestern.com

JEFF G. PEDEN, SIOR | Executive Managing Director
713.231.1640
Jeff.Peden@transwestern.com

 **TRANSWESTERN** REAL ESTATE SERVICES

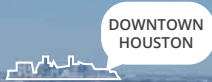


PROPERTY HIGHLIGHTS

Submarket	Pearland
Type	Land for Sale - May Divide
Address	Business Center Dr. Pearland, TX 77584
Property Size	±9.606 AC (±418,437 SF)
Utilities Available	City of Pearland
Flood Zone	None
Zoning/ Restrictions	BP-288 Business Park - 288
Tax ID	0300 0036 000
Asking Price	Call Broker

TAX RATE

City of Pearland	0.70
Brazoria County	0.42
Alvin Independent School District	1.17
Total Tax Rate (%):	2.44



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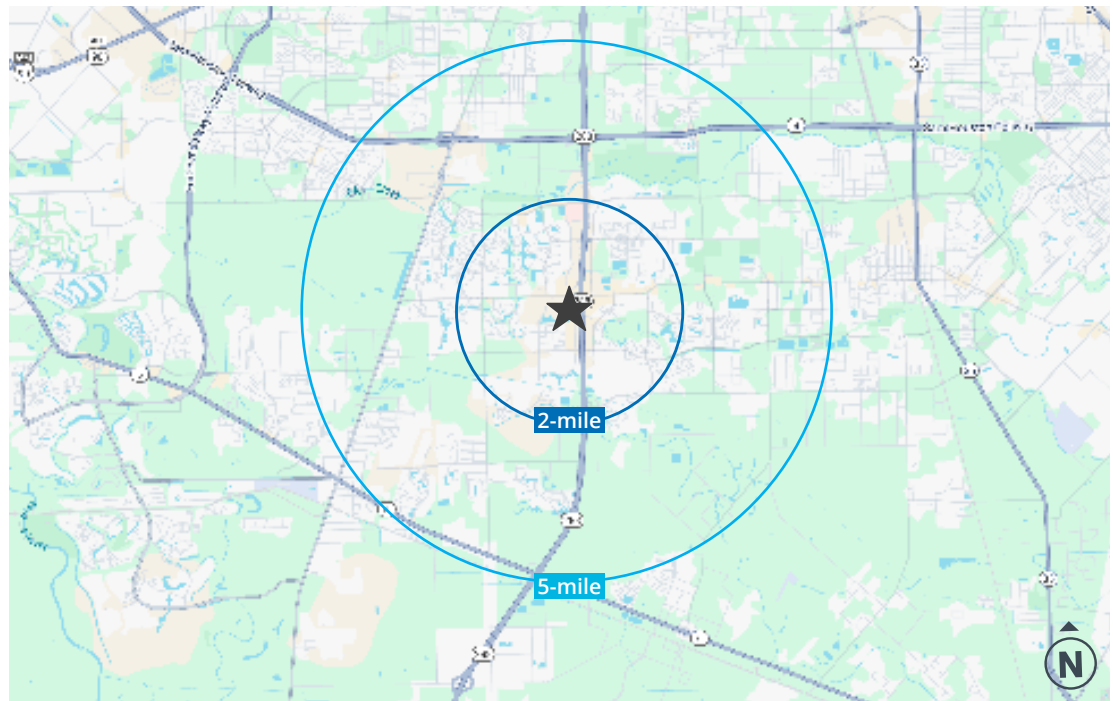


TRAFFIC COUNTS

	CPD
SH 288 & Boardway St N	38,487
SH 288 & Airline-Ft. Bend	54,104
Broadway St & Chocolate-Airline W	36,127
Broadway St & Smith Ranch Rd	30,304

DEMOGRAPHICS

	2 Mile Radius	5 Mile Radius
Average Household Income	\$152,273	\$124,798
2024 Population	45,454	164,093
Total Consumer Spending	\$620.9M	\$2B
Median Age	36	35
Number of Businesses	2,038	5,114





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HOBBY LOBBY **H-E-B** **LONGHORN STEAKHOUSE**
jamba **Academy** **Burlington**
salata **Wells Fargo** **Denny's** **McDonald's** **FedEx**
Teahouse

Sam's Club **Jack in the Box** **Wendy's**

HUGHES RANCH RD

BEST BUY **JCPenney** **Willie's** **7 ELEVEN**
Walmart **TEXAS ROADHOUSE** **OLD NAVY** **CHIPOTLE**
CHASE **FIVE GUYS** **Party City** **carter's**
Panera **Olive Garden** **HALF PRICE BOOKS** **OSHKOSH**

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macys **Pearland TOWN CENTER** **CAVA**
DICK'S Sporting Goods **GRINGOS**
Red Robin **Bath & Body Works** **Tiff's Treats** **la Madeleine**
BARNES & NOBLE **at home**
H&M **PEI WEI** **CHAMPS** **ALDI**
Dillard's **JARED** **DO** **POPeYes**
KENDRA SCOTT **EXPRESS** **LONGHORN STEAKHOUSE**

SITE

Randalls **Target** **ULTA** **Starbucks**
HomeGoods **DSW** **Wendy's**
KOHL'S **ROSS** **SALT GRASS** **WHATABURGER**
Marshall's **SAMS CLUB** **Smash Burger** **PET SMART** **chilis**
CINEMARK **Office DEPOT** **ihop** **Wendy's**

LAND FOR SALE

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FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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 **TRANSWESTERN** REAL ESTATE SERVICES

1900 W Loop S #1300 | Houston, TX 77027

T 713.270.7700 | www.transwestern.com