

Sam Houston Tollway

108,773 VPD

SITE
18.6 AC

JETSTREAM
PEARLAND

Bass Pro Shops

HOME2

H

BOWSHHELLS

288
TEXAS

South Fwy Service Dr

South Fwy

Bass Pro Dr

South Fwy Service Dr

Tom Bass
Regional Park

FOR SALE

Land Tract at Beltway 8 & SH-288

SEQ Beltway 8 & State Highway 288 | Pearland, TX



Land Tract at Beltway 8 & SH-288

SEQ Beltway 8 & State Highway 288 | Pearland, TX



FOR SALE

18.6 Acres

Total Land

Contact
Broker

Price

ABOUT THE PROPERTY

- Excellent visibility along super regional intersection
- High income area: \$105K within 1, 3 miles
- 297' frontage along Beltway 8
- All utilities available
- Off-site detention provided
- Zoned Pearland GC

TRAFFIC COUNTS

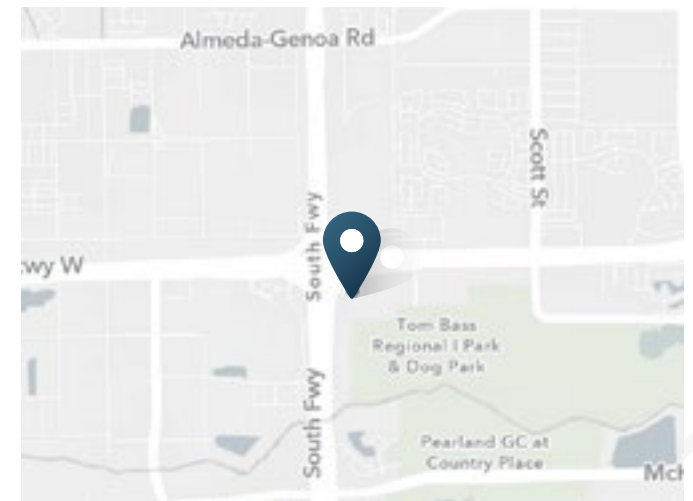
State Highway 288 (South Freeway)

158,577 VPD

Beltway 8 (Sam Houston Tollway)

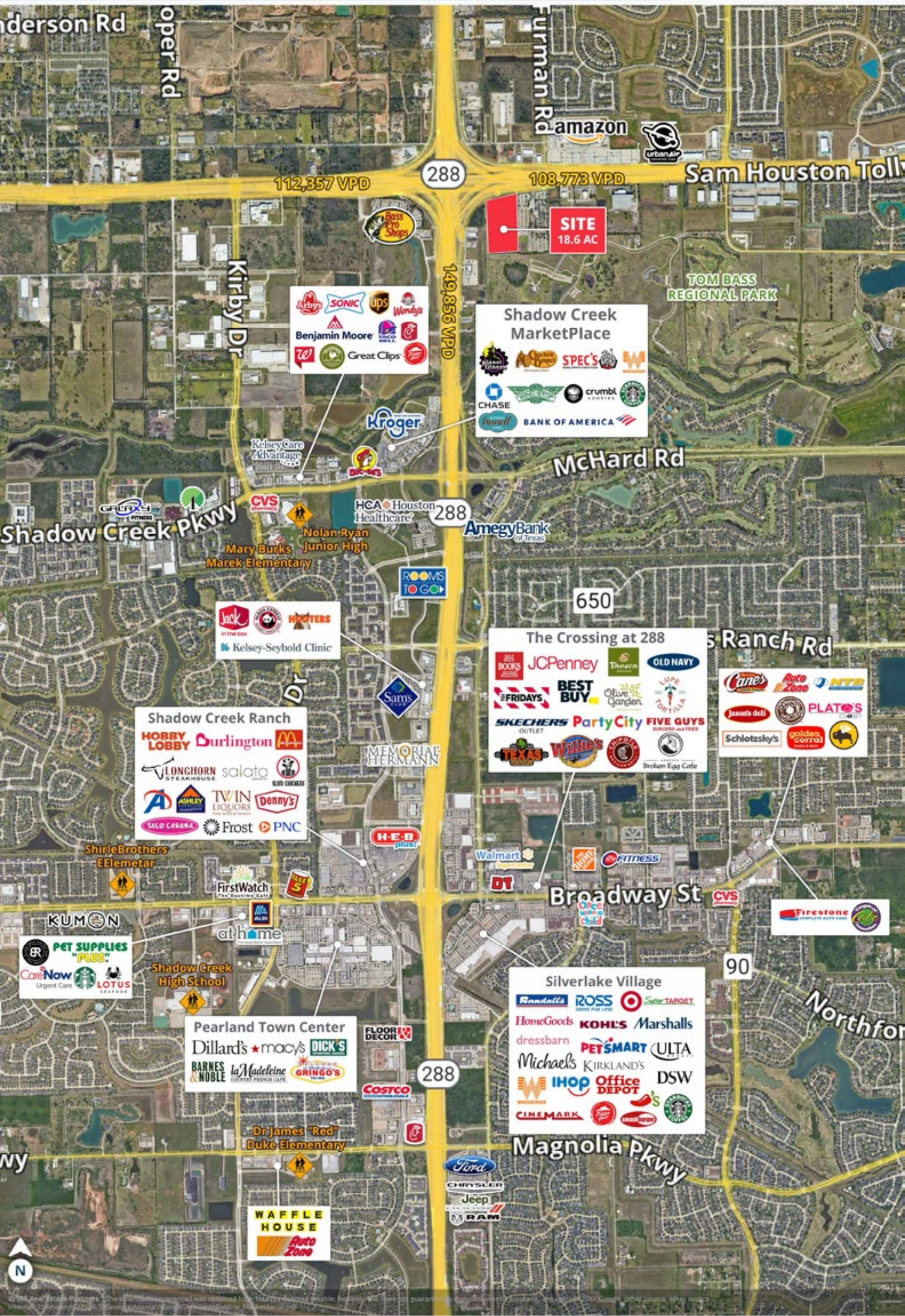
110,515 VPD

Year: 2019 | Source: TXDOT



Land Tract at Beltway 8 & SH-288

SEQ Beltway 8 & State Highway 288 | Pearland, TX



SITE
18.6 AC

Shadow Creek MarketPlace
AMERICA'S BEST STORES
SPECS
WALMART
CHASE
BANK OF AMERICA
STARBUCKS
CRUMBL
COURTESY

The Crossing at 288
JCPenney
BEST BUY
FRIDAYS
SKECHERS
Party City
FIVE GUYS
WILLIE'S
TEXAS
Broken Egg Cafe

Silverlake Village
Randalls
ROSS
TARGET
HomeGoods
KOHLS
Marshalls
dressbarn
PETSMART
ULTA
Michael's
KIRKLAND'S
IHOP
Office DEPOT
DSW
CINEMARK
STARBUCKS

Pearland Town Center
Dillard's
macy's
DICK'S
BARNES & NOBLE
la Madeleine
GRINGO'S
COSTCO

Shadow Creek Ranch
HOBBY LOBBY
Burlington
McDonald's
LONGHORN STEAKHOUSE
salata
TWIN LIQUORS
Denny's
TACO CABANA
Frost
PNC

Jack in the Box
Hooters
Kelsey-Seybold Clinic

Arby's
SONIC
ups
Wendy's
Benjamin Moore
Great Clips

Canes
Auto Zone
NITE
Jason's deli
PLATO'S
Schlotzsky's
golden corral

PET SUPPLIES PLUS
CareNow
LOTUS

Waffle House
Auto Zone



Land Tract at Beltway 8 & SH-288

SEQ Beltway 8 & State Highway 288 | Pearland, TX



112,357 VPD

Sam Houston Tollway

108,773 VPD



South Fwy Service Dr

288 TEXAS

South Fwy

149,856 VPD

South Fwy Service Dr



SITE
18.6 AC

JETSTREAM
BY LEGACY | PEARLAND

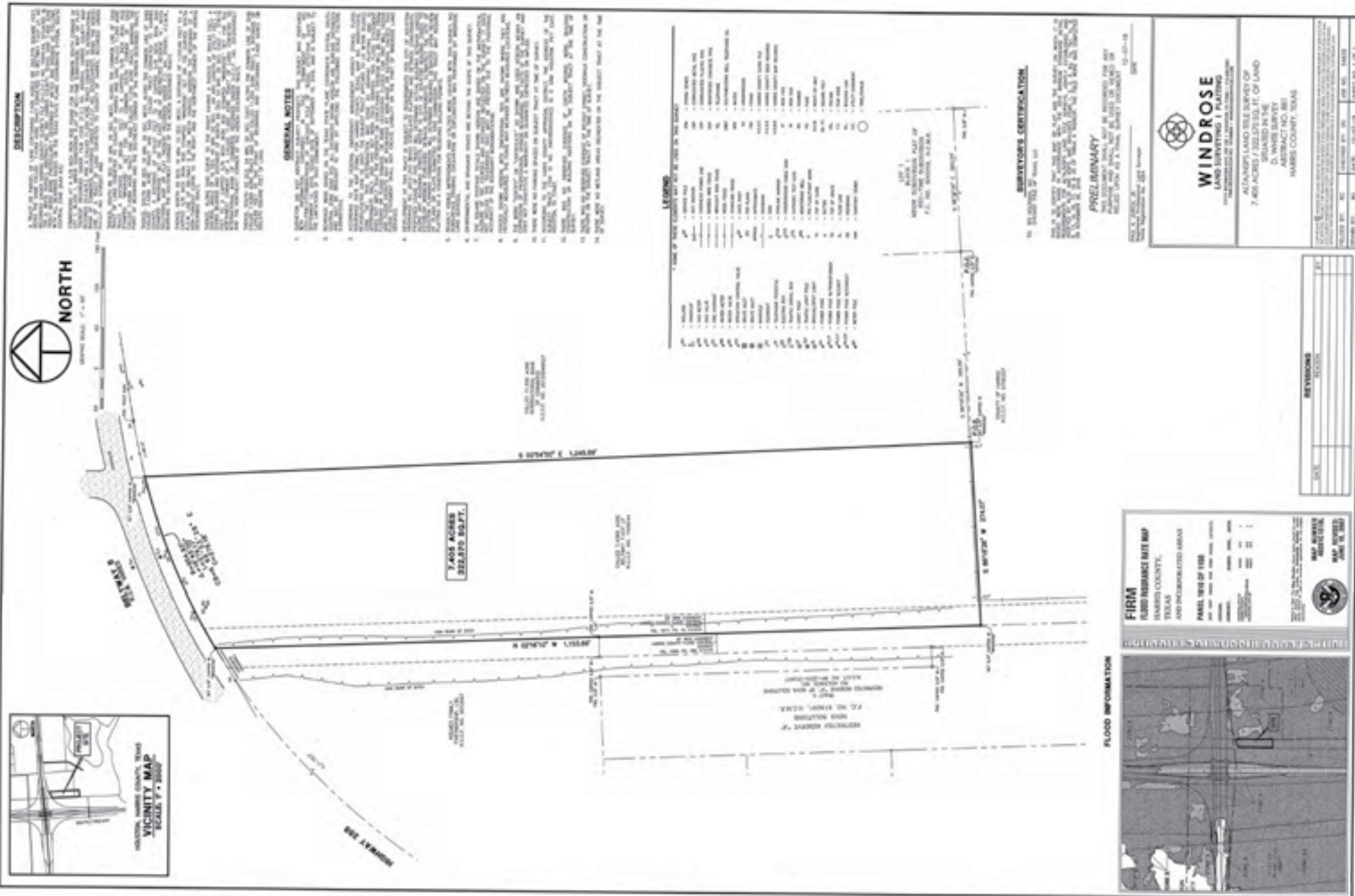


Tom Bass
Regional Park



Land Tract at Beltway 8 & SH-288

SEQ Beltway 8 & State Highway 288 | Pearland, TX



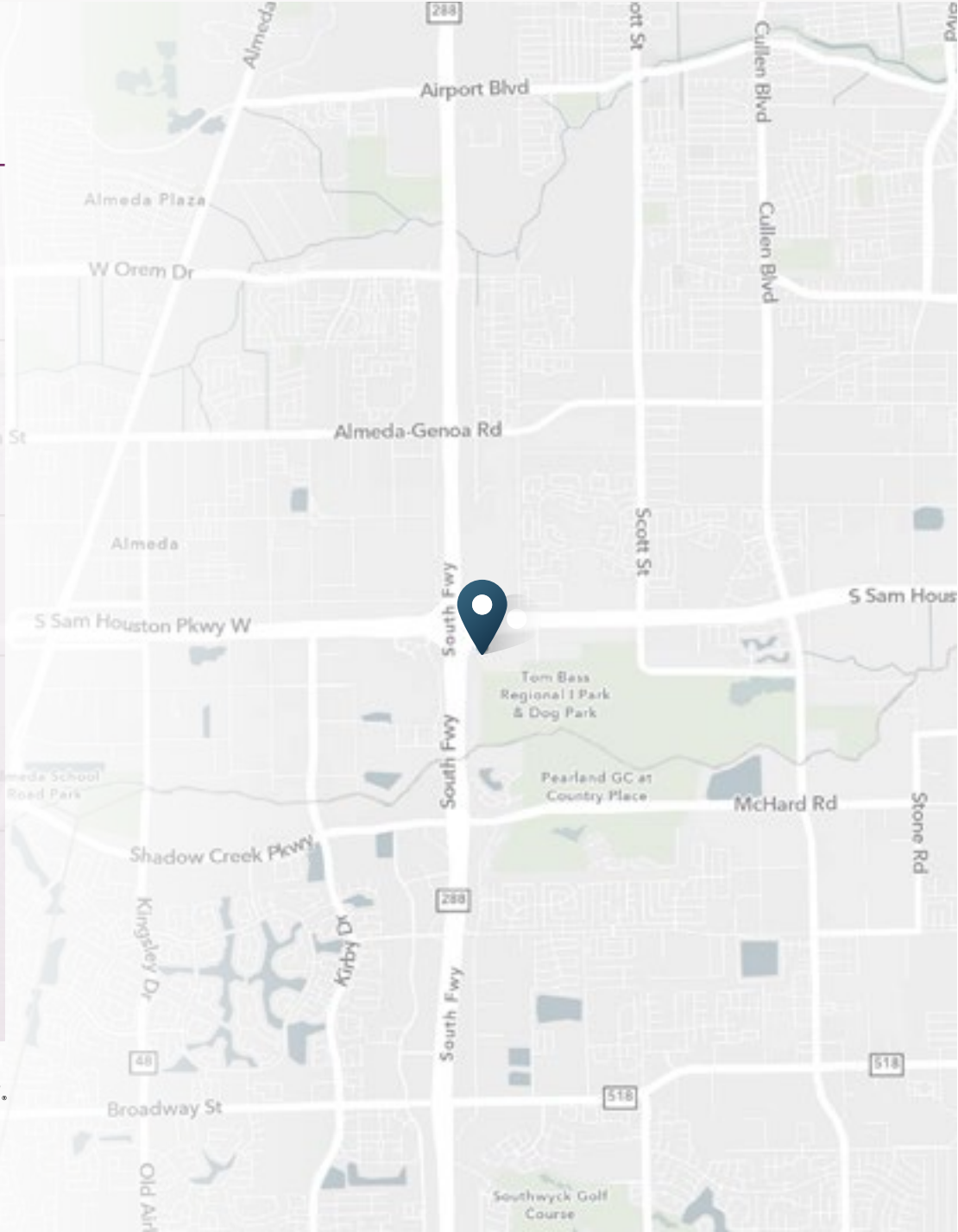
Land Tract at Beltway 8 & SH-288

SEQ Beltway 8 & State Highway 288 | Pearland, TX



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2023 Estimated Population	2,974	73,833	222,733
2028 Projected Population	2,955	77,129	230,473
Projected Annual Growth 2023 to 2028	-0.13%	0.88%	0.69%
Daytime Population			
2023 Daytime Population	2,924	63,151	174,524
Workers	1,844	25,129	53,016
Residents	1,080	38,022	121,508
Income			
2023 Est. Average Household Income	\$137,497	\$110,458	\$107,084
2023 Est. Median Household Income	\$103,417	\$78,449	\$74,189
Households & Growth			
2023 Estimated Households	1,022	26,073	74,663
2028 Projected Households	1,020	27,345	77,850
Projected Annual Growth 2023 to 2028	-0.04%	0.96%	0.84%
Race & Ethnicity			
2023 Est. White	15.5%	19.6%	0.84%
2023 Est. Black or African American	54.5%	43.8%	42.5%
2023 Est. Asian or Pacific Islander	9.3%	12.6%	10.9%
2023 Est. American Indian or Native Alaskan	0.7%	0.9%	1.0%
2023 Est. Hispanic	22.5%	27.2%	31.2%



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



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 an 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.

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Edward Heap	62639	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



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

Edward Heap
281.661.3227
Edward.Heap@srsre.com

SRSRE.COM

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