

**For Sale**

**cresa**

**STATE HIGHWAY 35**

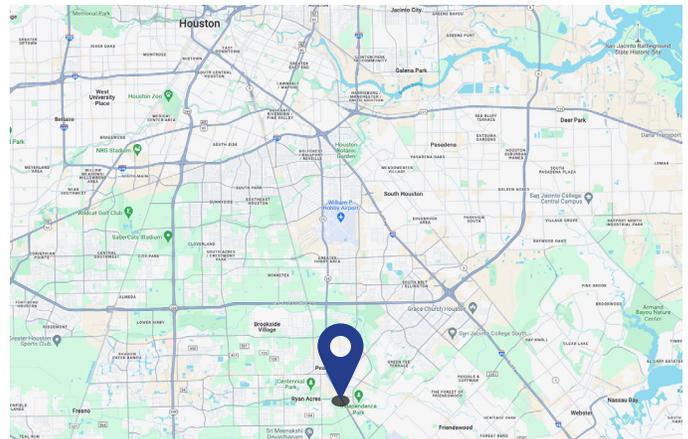
# Development Site – 0 Highway 35

Pearland, Texas 77581

- Premises:** 55.89 Acres  
(2,434,372 SF)
- Zoning:** Industrial
- Floodplain:** 55% Outside of the 100 & 500 Year Floodplain  
45% Inside the 500 Year Floodplain
- Access:**
- 1,675 Feet Frontage on Highway 35
  - 200 Feet from City Main
  - 1.3 Miles from Pearland High School

## Features:

- This 55.89 acre undeveloped site is located on Highway 35 with access to County Road 413 & Dixie Farm Road in Pearland, TX.
- Pearland EDC has confirmed the tract is zoned for industrial use & development. Other uses may be applicable, but must be confirmed by the Pearland EDC for future consideration.
- The city of Pearland has plans to extend Dixie Farm Road, which will bisect the property entering through the North – NW corner of the tract.
- Any development on site must dedicate 120' ROW for future acquisition from the City of Pearland, along with 0.65 acres for required detention.
- Water Well & Septic may be permitted depending on the type of development and if it is within 200' of a city main. Permitting would be acquired through the TCEQ & Brazoria County Conservation District.



## For More Info

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## Aerials



### For More Information

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## Floodplain



Wet Utilities will be a challenge as the nearest water main is located at Dixie Farm and SH 35, and the nearest sewer main is as far back as Industrial and SH 35. These utility mains will need to be extended at the developers cost. The city does not currently have Capital Improvement Plan to extend these lines.

There is Major Thoroughfare currently shown as part of our Thoroughfare Plan, you may need to dedicate 120' ROW for future ROW Acquisition by the City.

As you can see, a significant amount of the parcel is within the 500 yr. Floodplain. Floodplain Fill Mitigation requirements will be applied for any fill, concrete, or asphalt placed between the natural ground and the 500 yr. Water Surface Elevation.

Detention will be required at a min. rate of 0.65 ac-ft/ac of the development that disturbs the existing grade.

### For More Information

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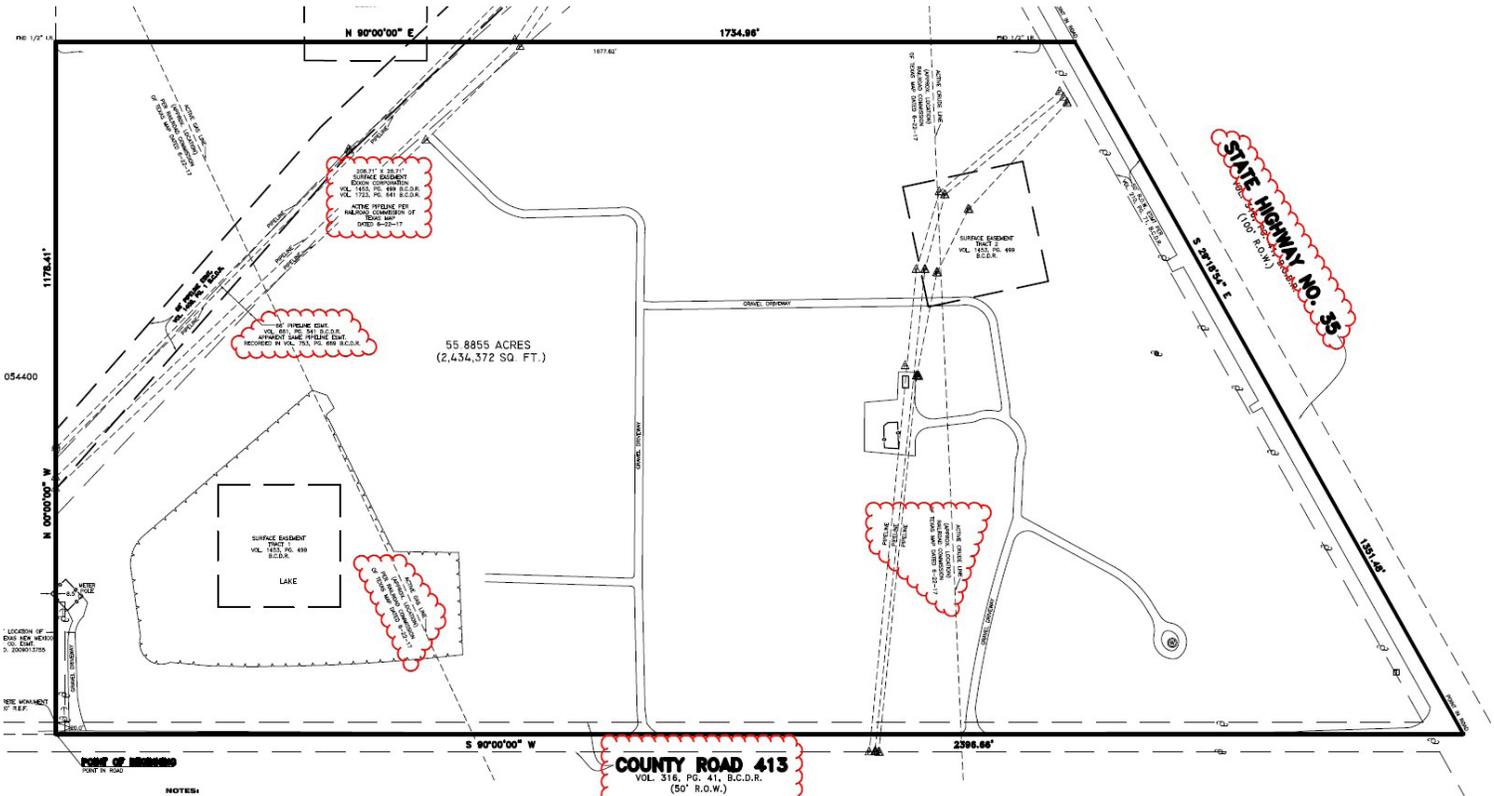


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## Survey



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## 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:
  - 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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