

LAND FOR SALE

10+ ACRES IN ROSHARON

COUNTY ROAD 48, ROSHARON, TX



+10 ACRES FOR SALE

PRIME DEVELOPMENT OPPORTUNITY

A STRATEGIC LOCATION IN ONE OF
GREATER HOUSTON'S FASTEST-GROWING CORRIDORS



29°26'14.8"N
95°25'55.0"W
(NO PHYSICAL ADDRESS)
PEARLAND / MANVEL
BRAZORIA COUNTY, TX



EXCELLENT ACCESS
TO SH 288 & HWY 6



STRONG GROWTH
SURROUNDED BY RESIDENTIAL,
RETAIL & COMMERCIAL DEVELOPMENT



IDEAL USES
RETAIL | OFFICE
MULTIFAMILY | MEDICAL

← HOUSTON
~25 Minutes

288
TEXAS

Multifamily Development
Coming Soon

6
TEXAS

3.8 AC
Office/Condo
Available

Retail Development
Coming Soon

PEARLAND
~10 Minutes →

+10 ACRES
FOR SALE



AERIAL FACING NORTHWEST

HIGH-GROWTH CORRIDOR
BETWEEN HOUSTON, PEARLAND & MANVEL

FOR SALE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

O: (832) 455-6486

ash@cbanrealestate.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

COUNTY ROAD 48



OFFERING SUMMARY

PRICE:	\$6,534,000
LOT SIZE:	+10 Acres
PROPERTY TYPE:	Agricultural
PERMITTED USE:	Commercial/Residential
FRONTAGE:	540 ft
UTILITIES:	YES
DETENTION:	Off Site

PROPERTY OVERVIEW

This 10-acre commercial development site presents an exceptional opportunity in one of Greater Houston's rapidly growing corridors. Featuring approximately 540 feet of frontage along Karsten Blvd., the property offers strong visibility, convenient access, and the flexibility to accommodate a variety of potential uses.

Strategically positioned near Meridiana, Sterling Lakes, and Sierra Vista, the site benefits from significant surrounding residential growth, with more than 30,000 homes within a 5-mile radius. The area also boasts strong consumer demographics, including an average household income of approximately \$120,669 within 3 miles.

With its location, frontage, and proximity to major residential and commercial development, the property is well positioned for multifamily, retail, hospitality, residential, medical, or mixed-use development. This is a rare opportunity to secure a sizeable development tract in a high-growth market with strong long-term potential.

[Google maps link](#)

KW COMMERCIAL TEXAS
1220 Augusta Drive, suite 300
Houston, TX 77057

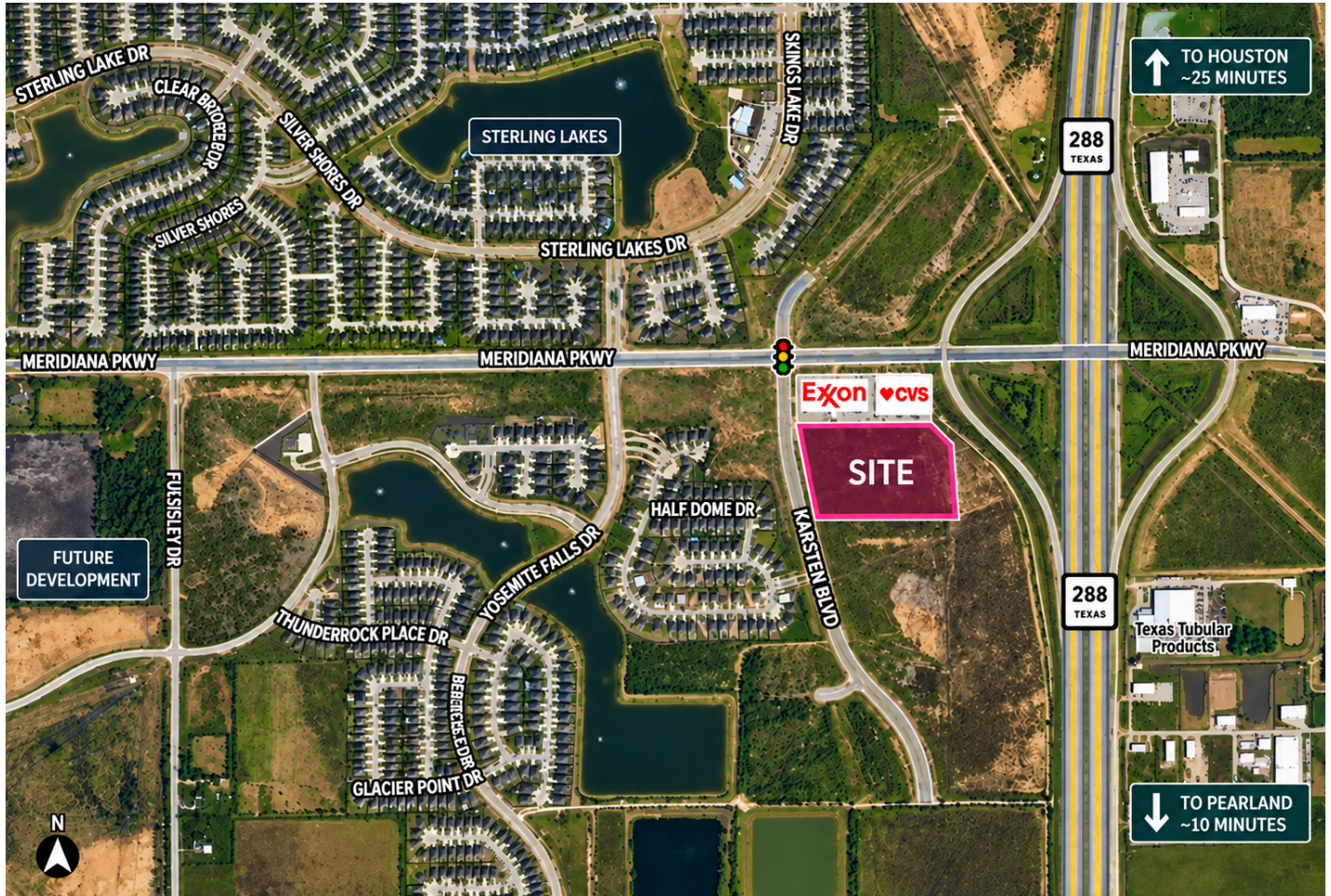


Each Office Independently Owned and Operated

ASH NOORANI
O: (832) 455-6486
ash@cbanrealestate.com

PROPERTY PHOTOS

COUNTY ROAD 48



KW COMMERCIAL TEXAS
1220 Augusta Drive, suite 300
Houston, TX 77057

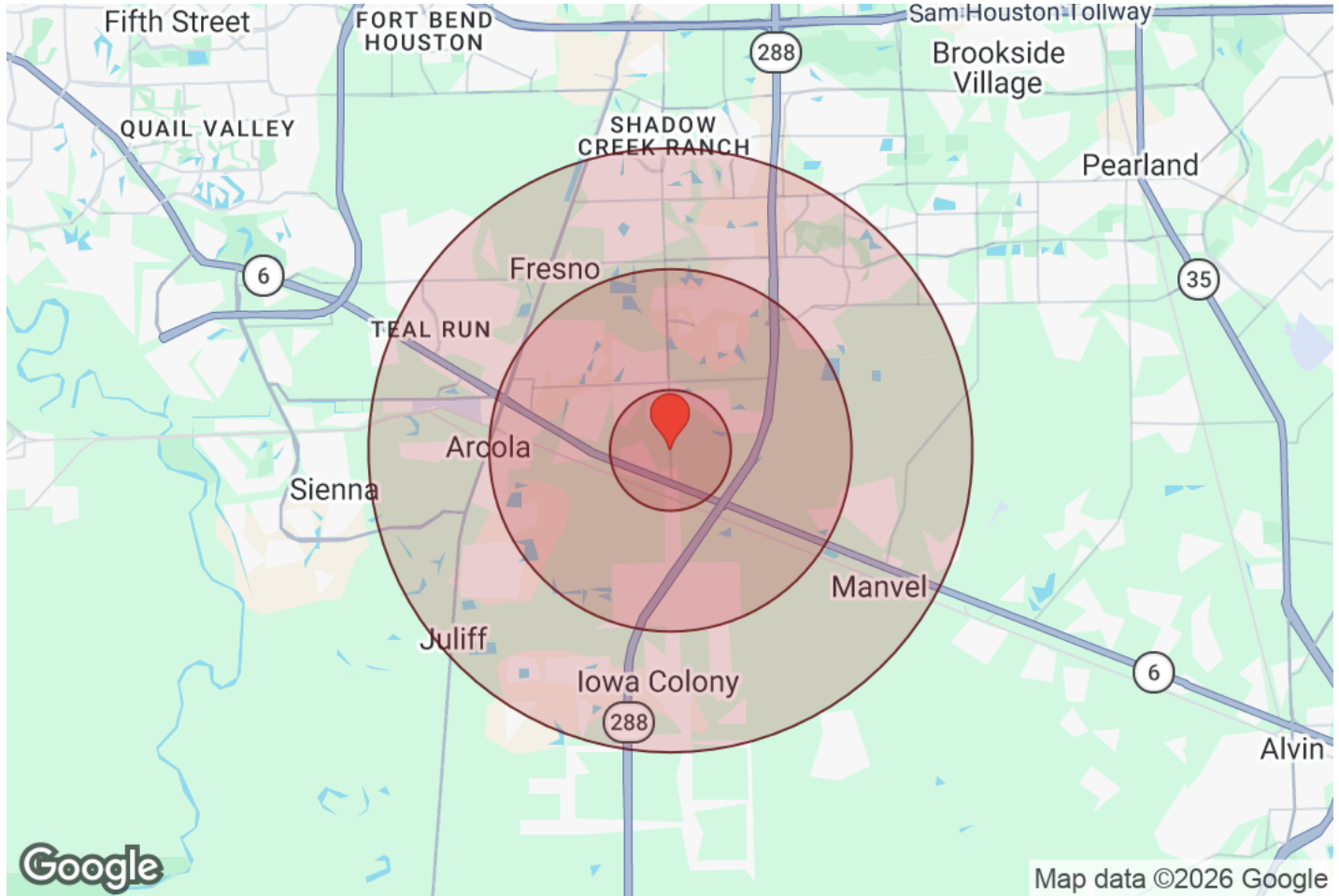


Each Office Independently Owned and Operated

ASH NOORANI
O: (832) 455-6486
ash@cbanrealestate.com

DEMOGRAPHICS

COUNTY ROAD 48



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,036	19,807	65,562
Female	2,237	20,831	68,724
Total Population	4,272	40,638	134,286

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,036	9,420	33,316
Black	1,173	10,135	39,426
Am In/AK Nat	6	37	148
Hawaiian	3	8	27
Hispanic	1,462	16,515	42,032
Asian	524	3,800	16,839
Multiracial	58	646	2,296
Other	10	77	201

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,419	13,632	47,791
Occupied	1,287	12,469	43,638
Owner Occupied	981	10,351	34,675
Renter Occupied	306	2,118	8,963
Vacant	132	1,164	4,152

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	981	9,256	29,706
Ages 15 - 24	699	5,966	18,802
Ages 25 - 54	2,043	19,248	61,770
Ages 55 - 64	286	3,085	11,969
Ages 65+	265	3,082	12,038

Income	1 Mile	3 Miles	5 Miles
Median	\$120,593	\$118,546	\$127,626
Under \$15k	9	411	1,571
\$15k - \$25k	10	142	710
\$25k - \$35k	N/A	486	1,397
\$35k - \$50k	119	652	2,364
\$50k - \$75k	300	1,803	5,317
\$75k - \$100k	124	1,793	5,571
\$100k - \$150k	190	2,405	8,449
\$150k - \$200k	410	2,002	7,092
Over \$200k	126	2,774	11,168

KW COMMERCIAL TEXAS
1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

ASH NOORANI
O: (832) 455-6486
ash@cbanrealestate.com

ASH NOORANI



KW commercial Texas
1220 Augusta Drive, suite 300
Houston, TX 77057
O: (832) 455-6486
ash@cbanrealestate.com

Ash Noorani is a seasoned commercial real estate agent with 7 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

DISCLAIMER

COUNTY ROAD 48



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

O: (832) 455-6486

ash@cbanrealestate.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.