

LAND FOR SALE

+/- 20, 15, or 5 AC Options

2905 Smith Rd, Pearland, TX 77584



Lot Size: +/- 20 AC Price: \$4,900,000 (\$5.62 P/SF),
House (+/- 1,452 SF)
+/- 15 AC Price: \$3,185,000 (\$4.87 P/SF)
+/- 5 AC Price: \$1,715,000 (\$7.87 P/SF)
Accessible to Beltway 8, SH 288, Hwy 35
Approx. Miles: 1 (FM 518), 13 (Texas Medical
Center), 16 (Downtown Houston), & 12 (Houston
Hobby Airport)
*** Adjacent to SITE is 26,000 SF PEARLAND
RETAIL a Braun Enterprises Development***



Danny Nguyen, CCIM

M - (713) 478-2972

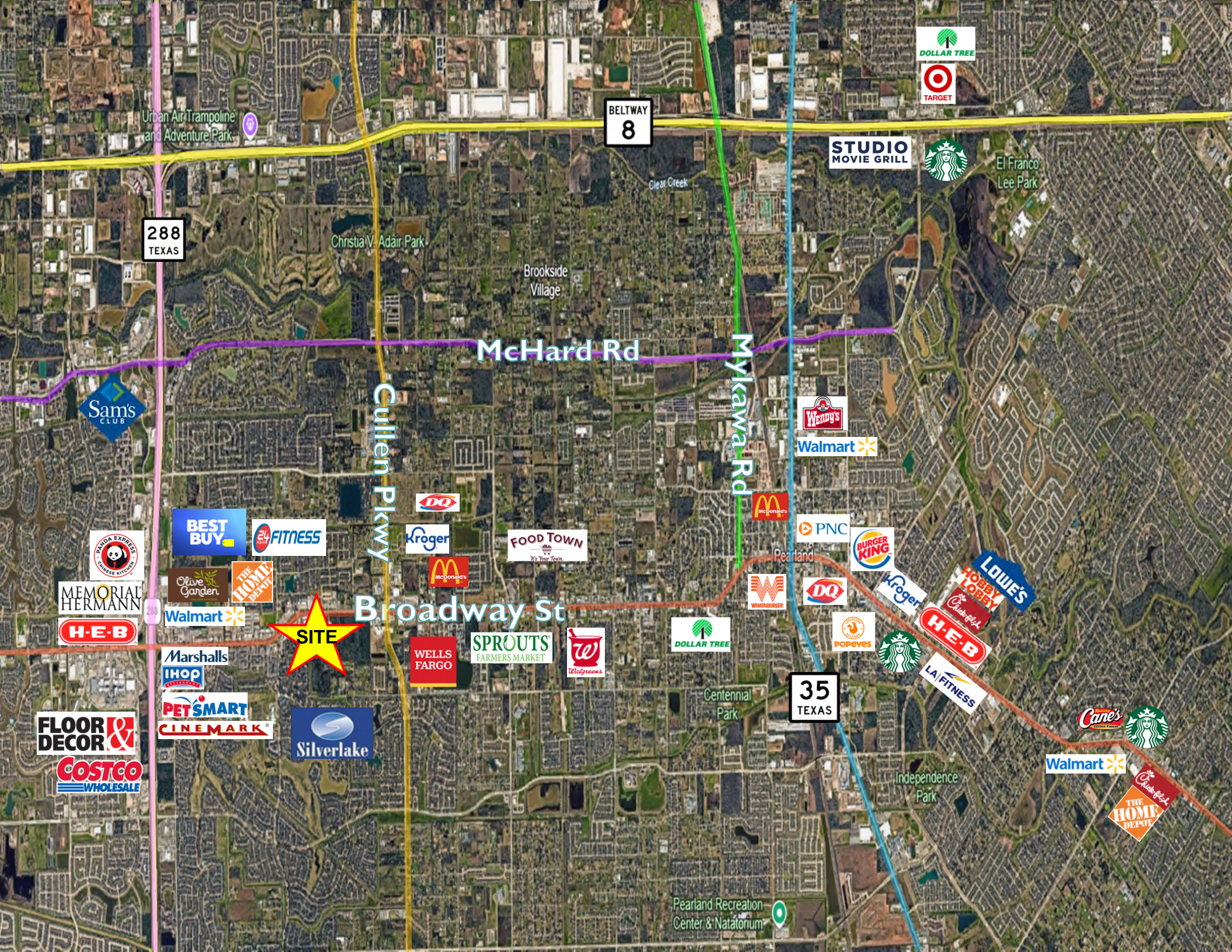
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www.dncommercial.net



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Urban Air Trampoline and Adventure Park

BELTWAY 8



STUDIO MOVIE GRILL



El Franco Lee Park

288 TEXAS

Christia V. Adair Park

Brookside Village

McHard Rd

Mykawa Rd



Cullen Pkwy



BEST BUY

24 FITNESS

Kroger

FOOD TOWN



Walmart

PNC



LOWE'S

HOBBY LOBBY

H-E-B

LA FITNESS



MEMORIAL HERMANN

H-E-B

Walmart

Marshall's

ihop

PET SMART CINEMARK

Silverlake

WELLS FARGO

SPROUTS FARMERS MARKET



35 TEXAS

Centennial Park

Independence Park

Walmart



THE HOME DEPOT

Pearland Recreation Center & Natatorium



Braun Enterprises
26,000 SF
Retail
Shopping Center

Site

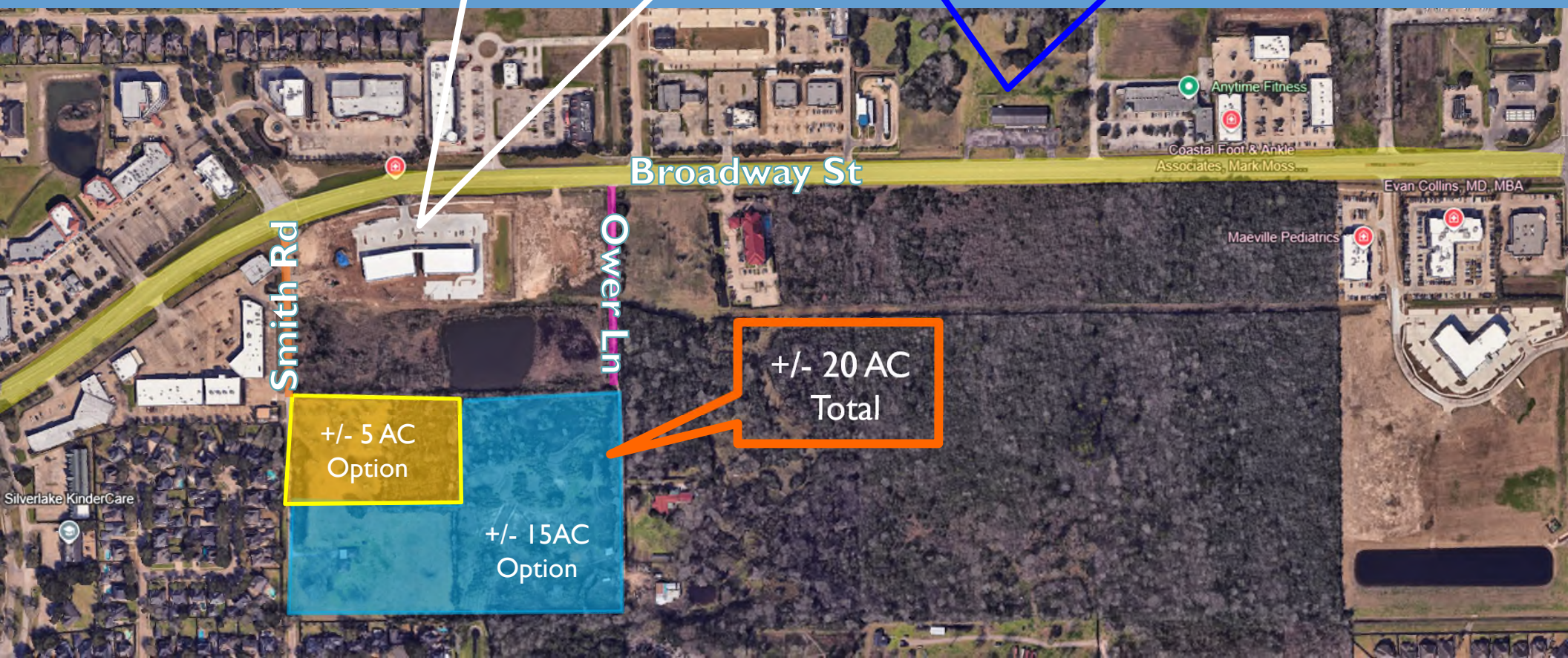
Smith Rd

FM 518



Braun Enterprises
1,500 SF – 7,300 SF
Retail
Shopping Center

FM 518



Broadway St

Smith Rd

Over Ln

+/- 20 AC
Total

+/- 5 AC
Option

+/- 15 AC
Option



2905 SMITH RD PEARLAND, TX 77584-27ND

LOCATION ACCURACY: 📍 Excellent**Flood Zone Determination Report****Flood Zone Determination: OUT**

COMMUNITY	480077	PANEL	0040K
PANEL DATE	December 30, 2020	MAP NUMBER	48039C0040K





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1-A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1-A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1-V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1-V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com



Executive Summary

2905 Smith Rd, Pearland, Texas, 77584
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.55627
Longitude: -95.36344

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	10,419	47,296	51,478
2020 Population	11,166	61,577	85,875
2024 Population	11,272	62,273	96,319
2029 Population	11,353	63,703	103,303
2010-2020 Annual Rate	0.69%	2.67%	5.25%
2020-2024 Annual Rate	0.22%	0.26%	2.74%
2024-2029 Annual Rate	0.14%	0.46%	1.41%
2020 Male Population	48.4%	47.8%	47.9%
2020 Female Population	51.6%	52.2%	52.1%
2020 Median Age	37.4	36.3	34.2
2024 Male Population	49.0%	48.6%	48.8%
2024 Female Population	51.0%	51.4%	51.2%
2024 Median Age	38.5	37.1	35.1

In the identified area, the current year population is 96,319. In 2020, the Census count in the area was 85,875. The rate of change since 2020 was 2.74% annually. The five-year projection for the population in the area is 103,303 representing a change of 1.41% annually from 2024 to 2029. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	32.5%	34.0%	26.5%
2024 Black Alone	24.3%	26.8%	33.9%
2024 American Indian/Alaska Native Alone	0.3%	0.6%	0.9%
2024 Asian Alone	25.4%	17.7%	11.4%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	5.5%	7.0%	12.6%
2024 Two or More Races	11.9%	13.8%	14.7%
2024 Hispanic Origin (Any Race)	17.5%	22.9%	32.6%

Persons of Hispanic origin represent 32.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	150	126	108
2010 Households	3,502	16,383	16,954
2020 Households	3,719	21,342	28,119
2024 Households	3,794	21,653	31,442
2029 Households	3,868	22,277	34,035
2010-2020 Annual Rate	0.60%	2.68%	5.19%
2020-2024 Annual Rate	0.47%	0.34%	2.66%
2024-2029 Annual Rate	0.39%	0.57%	1.60%
2024 Average Household Size	2.96	2.86	3.06

The household count in this area has changed from 28,119 in 2020 to 31,442 in the current year, a change of 2.66% annually. The five-year projection of households is 34,035, a change of 1.60% annually from the current year total. Average household size is currently 3.06, compared to 3.05 in the year 2020. The number of families in the current year is 24,127 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 17, 2025



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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	19.1%	19.2%	19.2%
Median Household Income			
2024 Median Household Income	\$122,183	\$111,464	\$101,226
2029 Median Household Income	\$138,933	\$127,364	\$110,553
2024-2029 Annual Rate	2.60%	2.70%	1.78%
Average Household Income			
2024 Average Household Income	\$155,948	\$142,515	\$128,317
2029 Average Household Income	\$174,160	\$161,018	\$144,716
2024-2029 Annual Rate	2.23%	2.47%	2.43%
Per Capita Income			
2024 Per Capita Income	\$52,463	\$49,683	\$42,052
2029 Per Capita Income	\$59,284	\$56,431	\$47,880
2024-2029 Annual Rate	2.47%	2.58%	2.63%
GINI Index			
2024 Gini Index	31.1	34.5	35.5
Households by Income			

Current median household income is \$101,226 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$110,553 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$128,317 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$144,716 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$42,052 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$47,880 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	113	113	114
2010 Total Housing Units	3,656	17,435	18,258
2010 Owner Occupied Housing Units	2,544	12,721	13,837
2010 Renter Occupied Housing Units	958	3,662	3,117
2010 Vacant Housing Units	154	1,052	1,304
2020 Total Housing Units	3,880	22,504	29,561
2020 Owner Occupied Housing Units	2,572	14,859	21,144
2020 Renter Occupied Housing Units	1,147	6,483	6,975
2020 Vacant Housing Units	159	1,207	1,368
2024 Total Housing Units	3,964	22,866	33,371
2024 Owner Occupied Housing Units	2,613	15,334	23,906
2024 Renter Occupied Housing Units	1,181	6,319	7,536
2024 Vacant Housing Units	170	1,213	1,929
2029 Total Housing Units	4,047	23,537	36,094
2029 Owner Occupied Housing Units	2,655	15,975	25,738
2029 Renter Occupied Housing Units	1,213	6,302	8,298
2029 Vacant Housing Units	179	1,260	2,059
Socioeconomic Status Index			
2024 Socioeconomic Status Index	63.1	56.2	51.7

Currently, 71.6% of the 33,371 housing units in the area are owner occupied; 22.6%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 29,561 housing units in the area and 4.6% vacant housing units. The annual rate of change in housing units since 2020 is 2.89%. Median home value in the area is \$310,532, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.56% annually to \$352,387.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 17, 2025

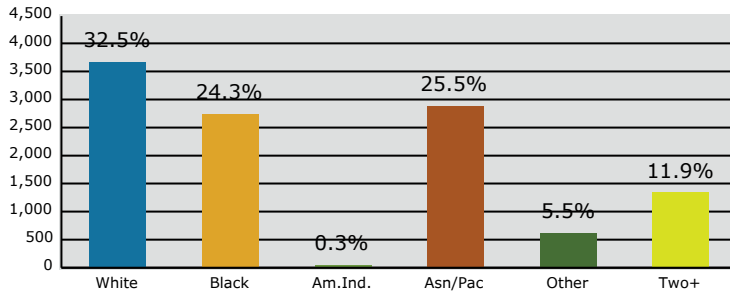


Graphic Profile

2905 Smith Rd, Pearland, Texas, 77584
Ring band: 0 - 1 mile radius

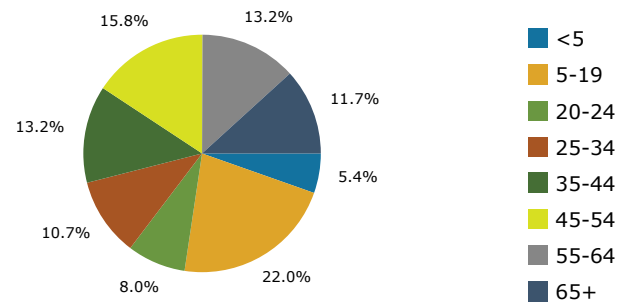
Prepared by Esri
Latitude: 29.55627
Longitude: -95.36344

2024 Population by Race

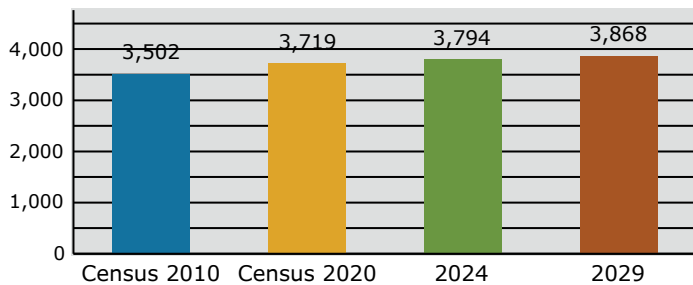


2024 Percent Hispanic Origin: 17.5%

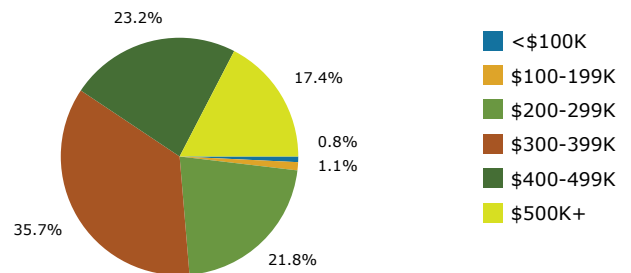
2024 Population by Age



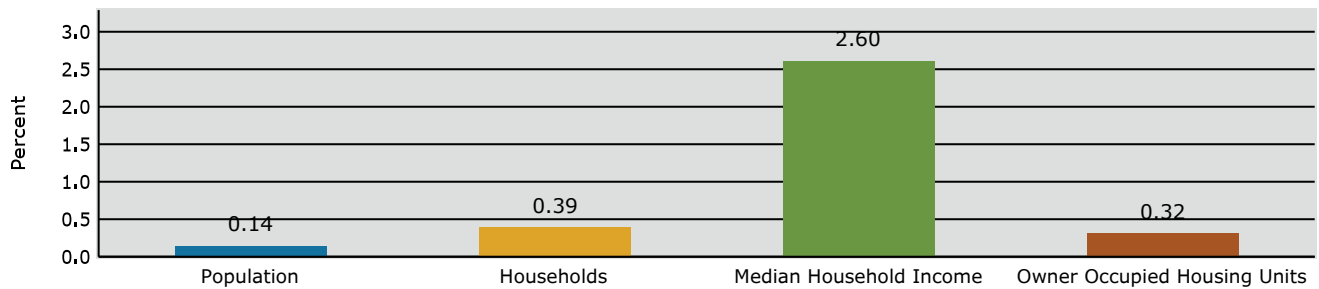
Households



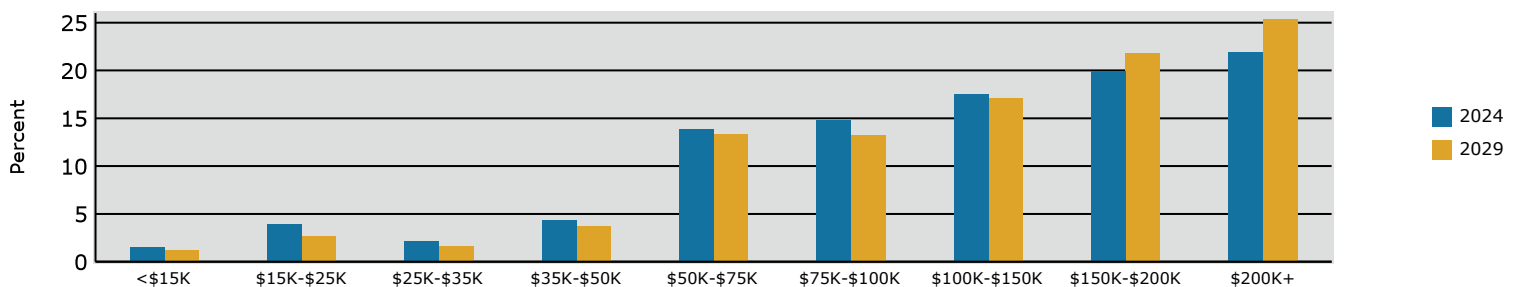
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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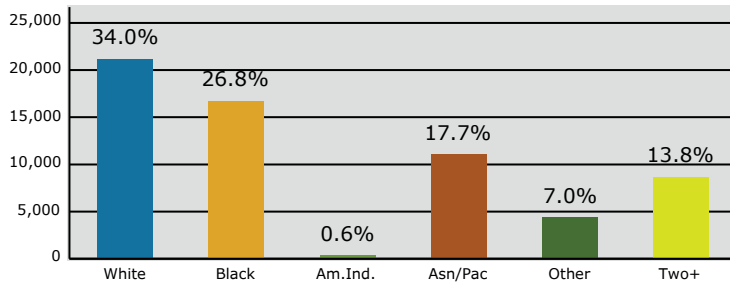


Graphic Profile

2905 Smith Rd, Pearland, Texas, 77584
Ring band: 1 - 3 mile radius

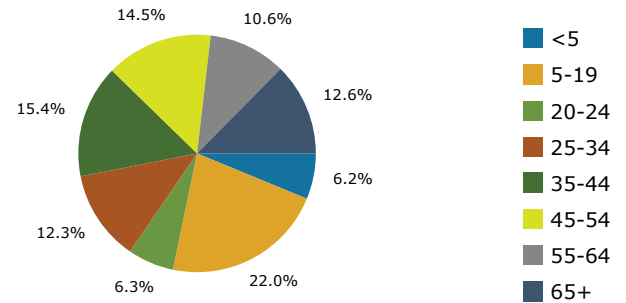
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2024 Population by Race

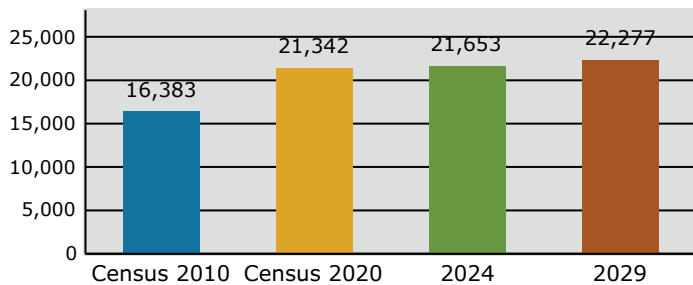


2024 Percent Hispanic Origin: 22.9%

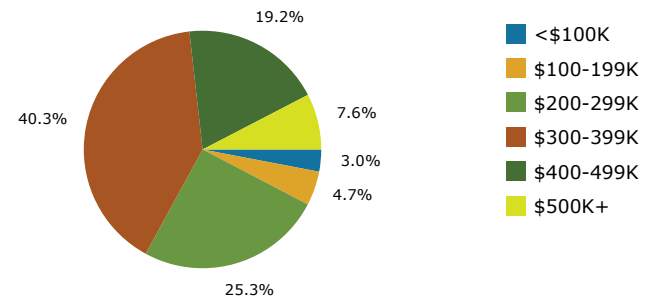
2024 Population by Age



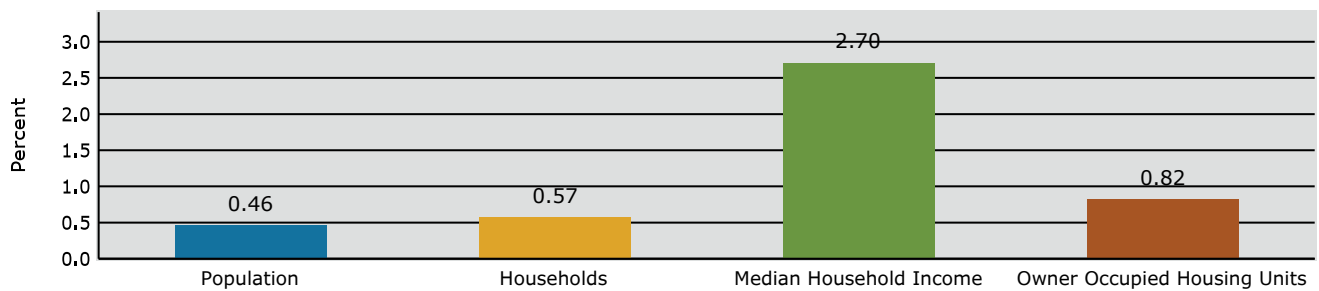
Households



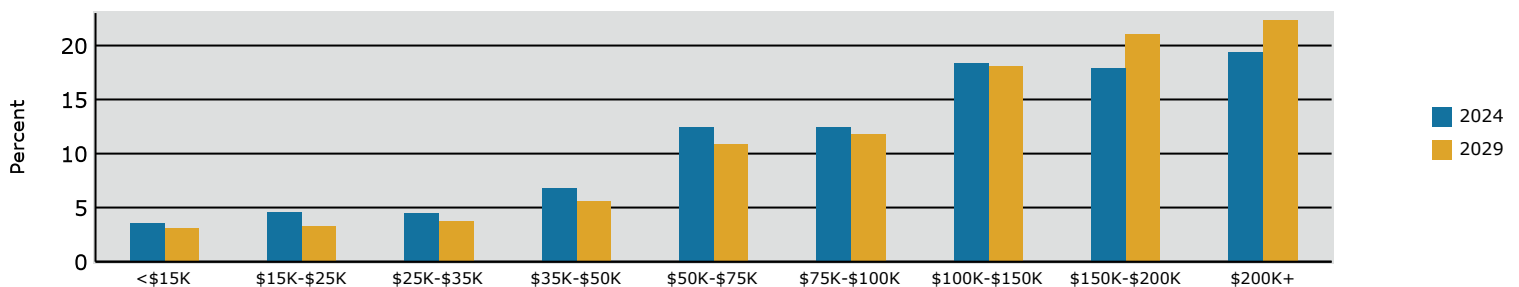
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



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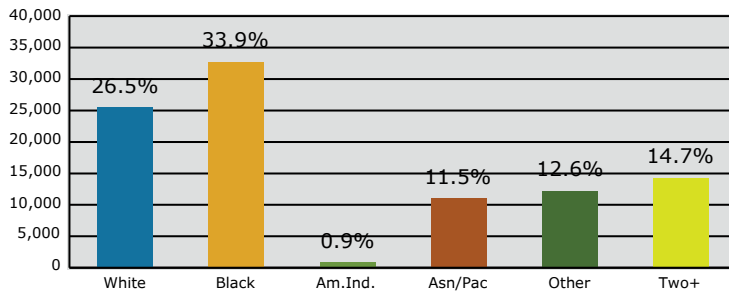


Graphic Profile

2905 Smith Rd, Pearland, Texas, 77584
Ring band: 3 - 5 mile radius

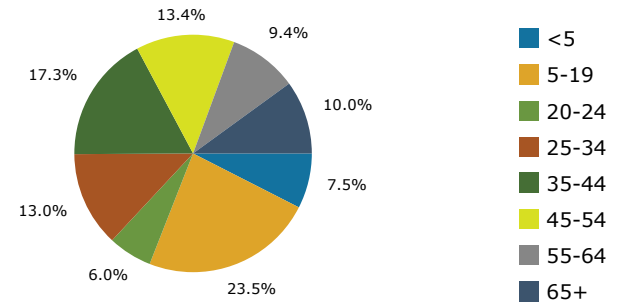
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2024 Population by Race

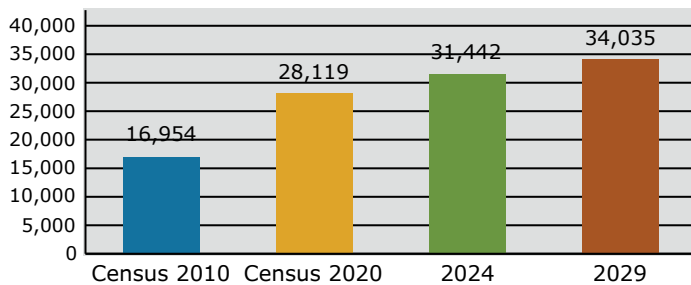


2024 Percent Hispanic Origin: 32.6%

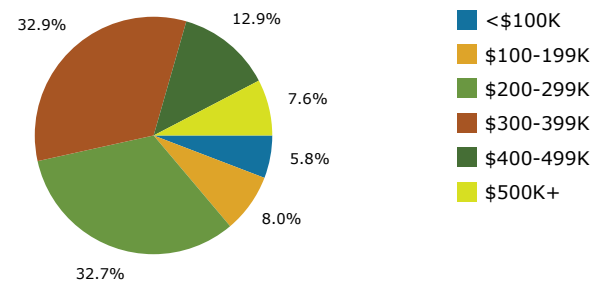
2024 Population by Age



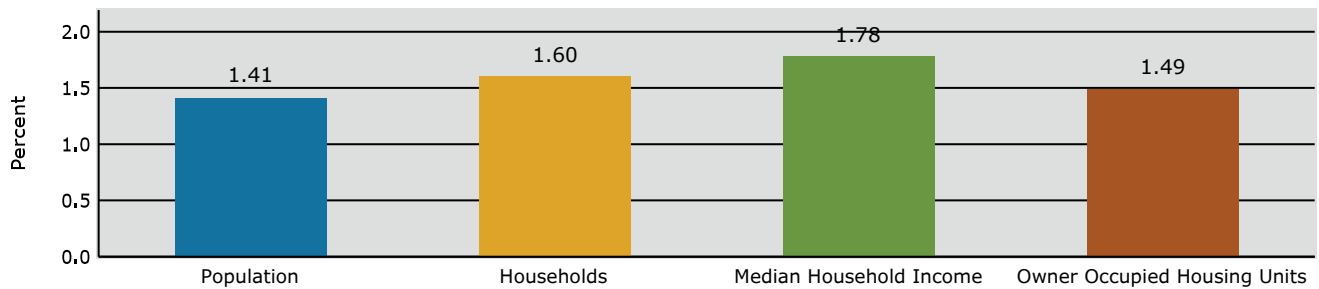
Households



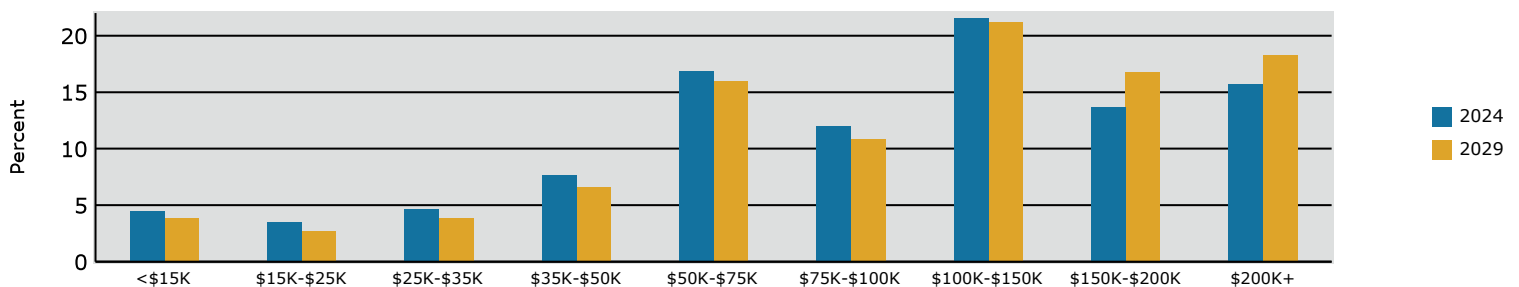
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



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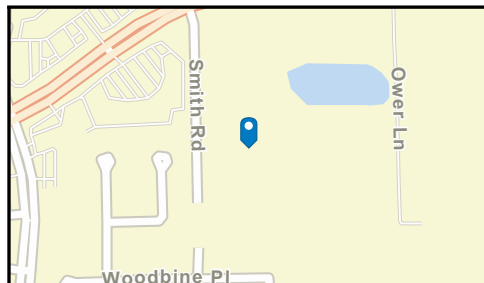
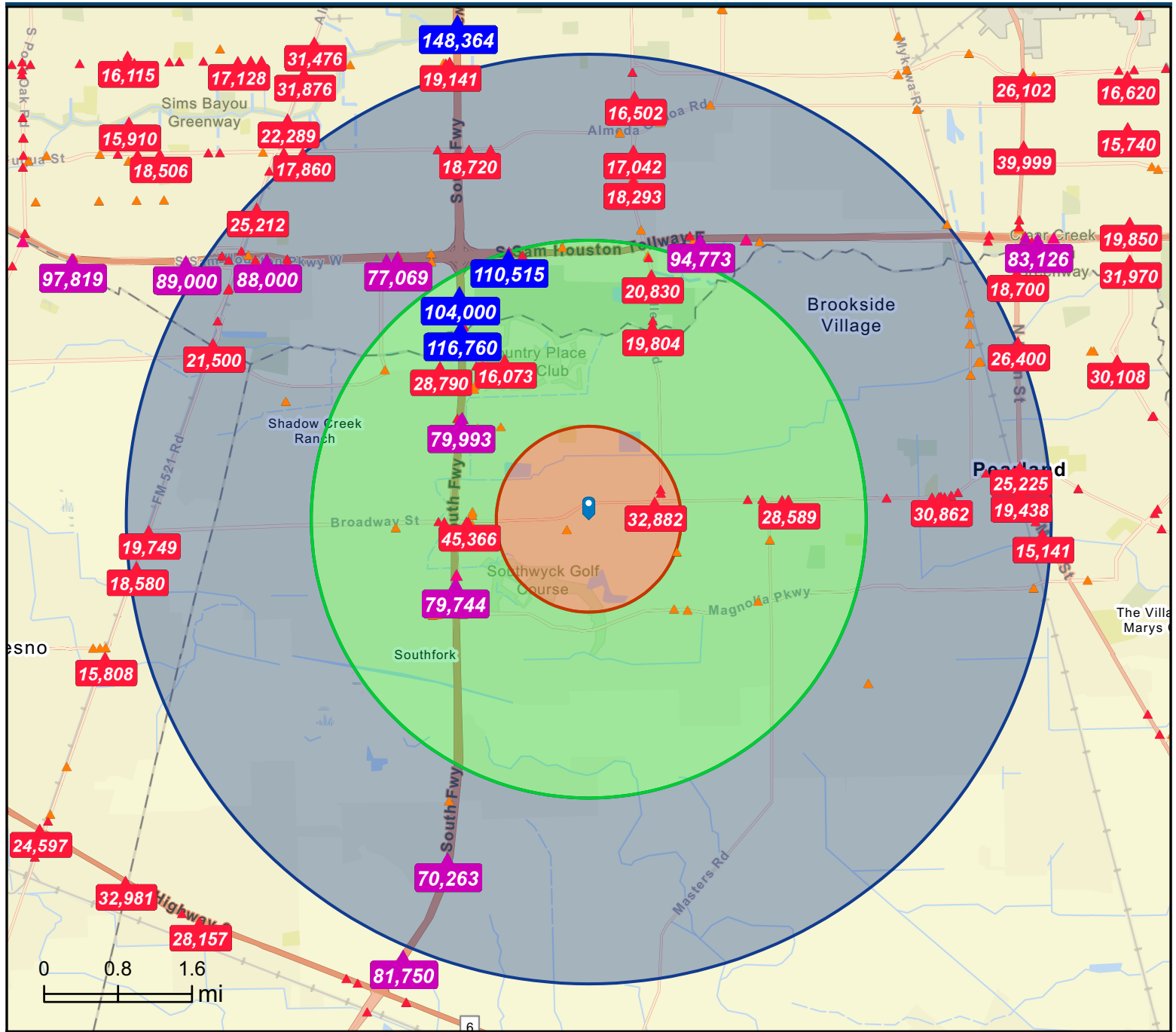
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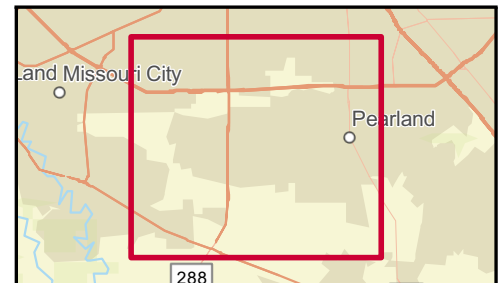
Traffic Count Map

2905 Smith Rd, Pearland, Texas, 77584
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.55627
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

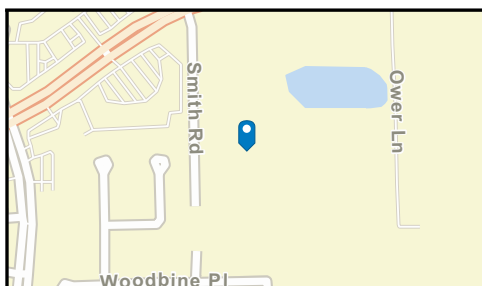
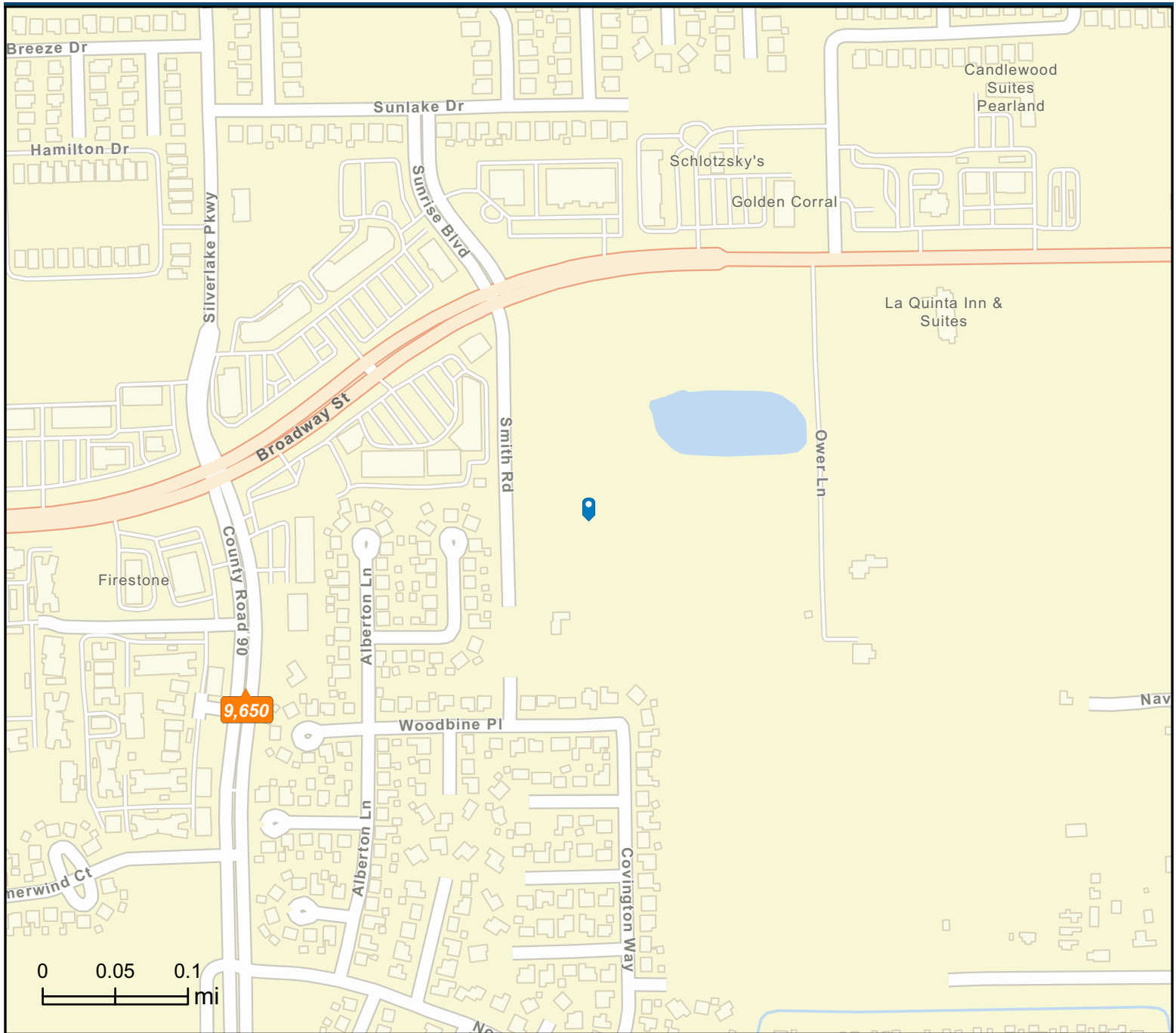
February 17, 2025



Traffic Count Map - Close Up

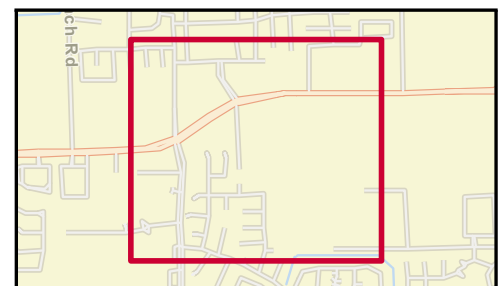
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.26	Southwyck Blvd	Summerwind Ct (0.11 miles S)	2011	9650
0.53	Summer Breeze Dr	Sunshade Ct (0.02 miles E)	2011	2021
0.59	Miller Ranch Rd	Broadway St (0.09 miles S)	2011	4680
0.73	FM 518	Cullen Pkwy (0.06 miles E)	2021	26214
0.73	FM 518	Cullen Pkwy (0.06 miles E)	2022	32882
0.74	West Broadway Street	Cullen Blvd (0.07 miles E)	2020	29333
0.83	Cullen Blvd	Broadway St (0.09 miles S)	2013	18428
0.84	Cullen Boulevard	Freedom Dr (0.02 miles N)	2022	20205
0.92	Wooten Road	Broadway St (0.07 miles S)	2019	1288
0.92	Wooten Rd	Broadway St (0.07 miles S)	2007	1075
0.95	Old Chocolate Bayou Rd	Nipper Ln (0.04 miles N)	2001	1120
0.96	Old Chocolate Bayou Rd	Broadway St (0.04 miles N)	2011	2080
1.00	Hughes Ranch Rd	Brookney St (0.03 miles W)	2015	5892
1.01	Hughes Ranch Rd	N Hampton Dr (0.02 miles W)	2011	4770
1.01	Northfork Dr	Old Chocolate Bayou Rd (0.04 miles E)	2007	2203
1.02	Cullen Pkwy	(0.0 miles)	2007	8336
1.03	Hughes Ranch Rd	Crystal Lake Cir N (0.01 miles E)	2008	6260
1.04	N Hampton Dr	Sheldon Dr (0.01 miles N)	2001	2410
1.06	Fite Rd	Old Chocolate Bayou Rd (0.06 miles W)	2011	4990
1.07	Cullen Pkwy	(0.0 miles)	2007	3442
1.10	Northfork Dr	Plantation Dr (0.04 miles E)	2011	2520
1.19	Hughes Ranch Rd	Cullen Blvd (0.1 miles E)	2011	4560
1.25	Silverlake Village Dr	Smith Ranch Rd (0.01 miles N)	2011	8450
1.25	Smith Ranch Rd	Broadway St (0.06 miles S)	2011	9260
1.25	Bedford Ave	Hughes Ranch Rd (0.01 miles S)	2011	890
1.25	Silverlake Village Drive	Smith Ranch Rd (0.01 miles N)	2019	8445
1.26	Smith Ranch Road	Broadway St (0.06 miles S)	2019	11063
1.30	West Broadway Street	Smith Ranch Rd (0.07 miles E)	2019	45366
1.30	Southfork Dr	Sandstone Ct (1.0 miles W)	2011	7650
1.30	N Hampton Dr	Southdown Dr (0.02 miles SW)	2001	842

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2024 Kalibrate Technologies (Q3 2024).



Information About Brokerage Services

Texas law requires all real estate licensees 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

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IABS 1-0 Date

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