



18.6 ACRES AT BELTWAY & SH-288

S SAM HOUSTON PKWY E
HOUSTON, TX 77047



PROPERTY SUMMARY

Lot Size (acres)	18.68
Parcel ID	0451850000183, 0451850000126, 0451850000181, 0451850000194, 0451850000193
Zoning Type	General Commercial
County	Harris
Frontage	673.00 Ft
Coordinates	29.594772,-95.383544

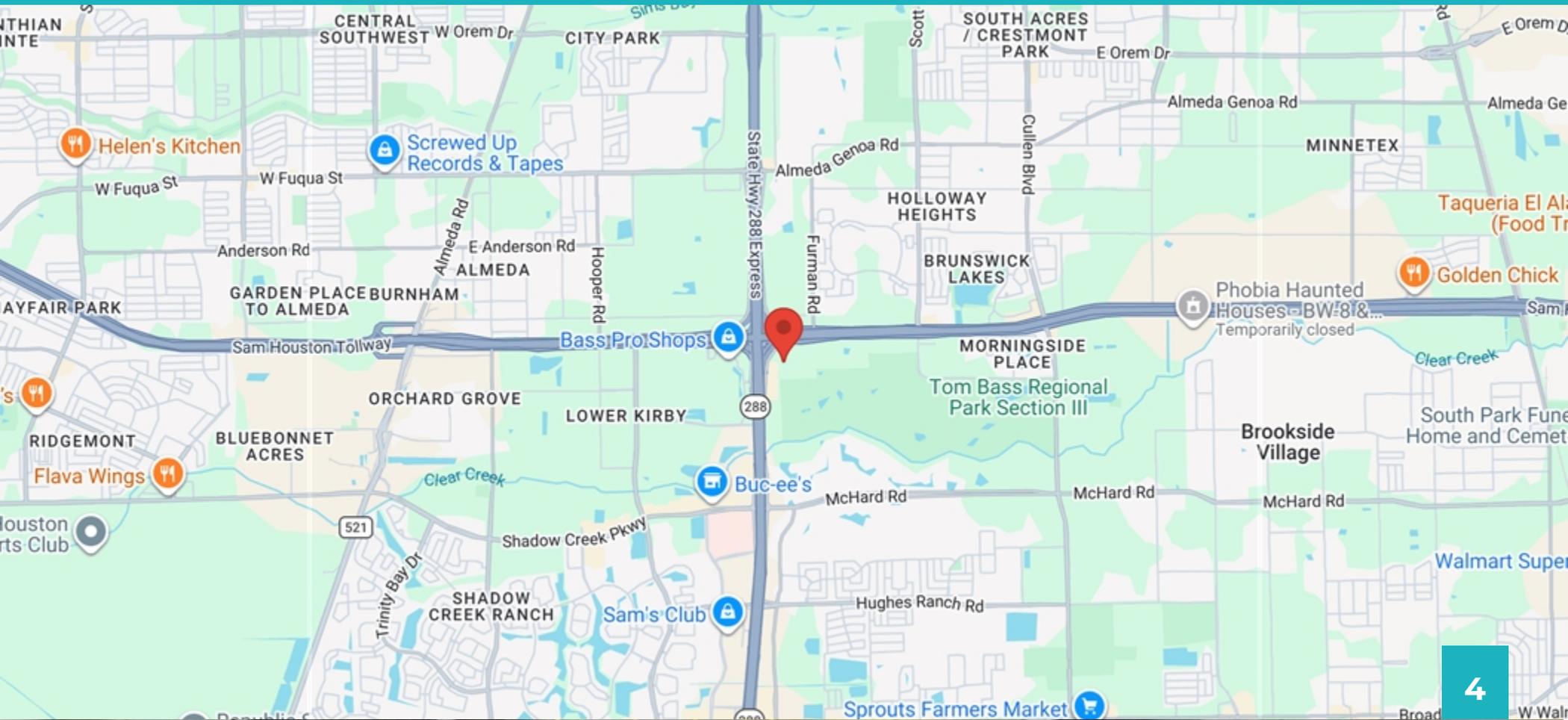
INVESTMENT SUMMARY

Prime 18.6-acre development opportunity at the high-visibility southeast corner of one of Houston's busiest super-regional intersections—Beltway 8 (Sam Houston Tollway) and SH 288. This strategically located tract in rapidly growing Pearland offers exceptional frontage (including 297' along Beltway 8), full utilities, off-site detention, and Pearland GC zoning ideal for industrial, multifamily, retail, or mixed-use projects. Situated in a high-income area with average household incomes exceeding \$105K within a 1- and 3-mile radius, the site provides unbeatable accessibility—just 7 miles to the Texas Medical Center and 10 miles to downtown Houston's Central Business District—positioning it perfectly for investors or developers seeking to capitalize on the explosive growth along this major corridor.



INVESTMENT HIGHLIGHTS

- Size & Frontage: Approximately 18.6 acres with excellent visibility and 297' of prime frontage along Beltway 8
- Zoning Flexibility: Zoned Pearland GC (General Commercial), ideal for industrial, multifamily, retail, mixed-use, or other commercial developments
- Infrastructure Ready: All utilities available on-site; fully detained off-site for streamlined permitting and development
- High-Income Demographics: Surrounded by affluent area with average household incomes exceeding \$105,000 within 1- and 3-mile radii



Sam Houston Tollway

108,773 VPD



South Fwy Service Dr

200
TEAS

South Fwy

Bass Pro Dr

South Fwy Service Dr

1490
W



SITE
18.6 AC

JETSTREAM
AIR CONDITIONING

PERMANENT



Tom B
Regional

LOCATION HIGHLIGHTS

- Prime Location: Strategically positioned at the high-traffic southeast corner of one of Houston's busiest super-regional intersections—Beltway 8 (Sam Houston Tollway) and SH 288
- Explosive Growth Corridor: Positioned in rapidly expanding Pearland/Houston MSA, benefiting from ongoing regional infrastructure improvements and population boom
- Traffic Count for State Highway 288 (South Freeway) 158,577 VPD (2019)
Traffic Count for Beltway 8 (Sam Houston Tollway) 110,515 VPD (2019)
- 7 miles to the Texas Medical Center and 10 miles to downtown Houston's Central Business District





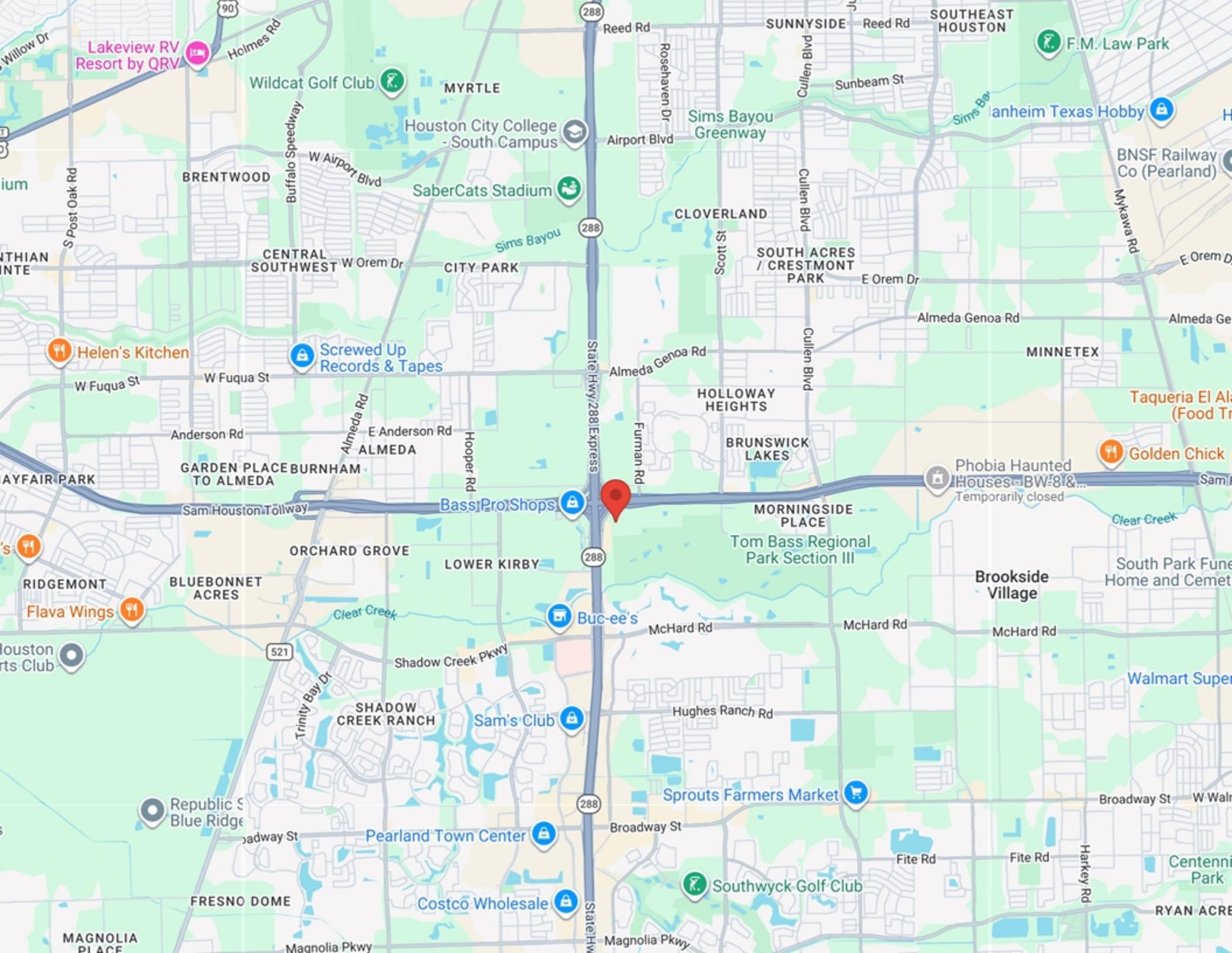
General Commercial (GC) District

Permitted Uses

Adult Day Care Center (Business)
 Ambulance Service
 Animal Hospital (No Outside Pens)
 Antique Shop
 Appliance Repair
 Art Museum, Dealer, or Studio
 Assisted Living Facility
 Astrology, Hypnotist or Psychic Arts
 Auction House
 Auto Accessories and/or Parts (Only retail sales in building)
 Auto Wash (Full Service/Detail Shop)
 Automobile Driving School
 Bakery (Wholesale)
 Barber/Beauty Shop/Tanning Studios / Cosmetology School/College
 Bed & Breakfast Inn
 Building Material Sales
 Cabinet Business
 Cafeteria
 Cannery Wholesale
 Catering Service
 Cemetery (Including Mausoleum)
 Child Day Care Center (Business)
 Child Day Nursery
 Church, Temple, or Place of Worship
 Cinema
 Civic Center (Municipal)
 Civic Club
 Clinic, Medical or Dental
 Clothing Manufacturing
 Coffee Roasting
 Commercial Amusement
 Contractor's Temporary On-Site Office
 Convenience Store (Without gasoline sales)
 Copy/Printing Shop
 Country Club/ Golf Course
 Credit Agency
 Dance Hall or Night Club
 Day Camp (For Children)

Department Store
 Dinner Theatre
 Drive-In Theater
 Emergency Care Clinic
 Exhibition Hall or Public Assembly
 Exterminator Service (No outdoor sales)
 Farm (Ranch, Livestock)
 Feed & Grain Store/Farm Supply Store
 Financial Institution
 Food Store/Supermarket or Food Sales On or Off Premise
 Fraternal Organization
 Fraternity or Sorority House
 Funeral Home/Mortuary/Crematorium
 Furniture/Appliance Store (Indoor/open storage)
 Garden Shop & Outside Plant Sales
 General Retail Store, other than listed
 Governmental Building or Use
 Gravestone/Tombstone Sales
 Gym/Health Club (Indoors Only)
 Hardware Store
 Heating & Air-Conditioning Sales/ Services
 Hospital
 Religious/Educational/Philanthropic Institution
 Jewelry Store
 Laboratory, Medical or Dental
 Laundromat (Self-Service Laundry)
 Library, Public or Museum (Indoor)
 Locksmith/Key Shop
 Manufactured Home Display, Sales or Rental
 Metal, Machine or Wood Shop
 Microblading
 Municipal Public Administration Offices
 Nursing/Convalescent Home
 Office (other than listed)
 Office Warehouse Storage or Sales
 Office/Clinic, Veterinarian (No Outside

Pens)
 Park and/or Playground
 Pet Care/Grooming/Shop (With Indoor Pens)
 Piano and Musical Instruments (Retail Only)
 Plumbing/Carpenter Shop (No outside storage)
 Printing Equipment, Supplies and Repairs
 Private Club
 Propane Sales (Retail)
 Railroad, Bus, Light Rail Passenger Station
 Recreation Center (Private, For Profit)
 Resale/Consignment Shop
 Restaurant
 Sale of Produce from Community Garden
 Satellite Dish (Private, less than 4' in diameter)
 School
 Seamstress, Tailor or Laundry Dry Cleaning
 Security Monitoring Company
 Sign Shop
 Social & Recreational Building, (Includes HOA)
 Stable/ Riding Facility, Commercial
 Stone Monuments - Retail Sales Only (indoors)
 Studio for Radio and/or Television (No towers)
 Studio or Learning Center for Fine or Performing Arts
 Swimming Pool
 Telemarketing Agency
 Tennis Court (Private/Lighted)
 Tennis or Swim Club (Private, For Profit)
 Theater for the Performing Arts
 Upholstery Business (with Outdoor Storage)
 Utility Shops or Storage, Yards and Building
 Wholesale Trade - Nondurable Goods



Lakeview RV Resort by QRV

Wildcat Golf Club

MYRTLE

Houston City College - South Campus

SaberCats Stadium

Sims Bayou Greenway

F.M. Law Park

anheim Texas Hobby

BNSF Railway Co (Pearland)

CENTRAL SOUTHWEST

CITY PARK

CLOVERLAND

SOUTH ACRES / CRESTMONT PARK

Helen's Kitchen

Screwed Up Records & Tapes

MINNETEX

Taqueria El Al (Food Tr)

Golden Chick

Phobia Haunted Houses - BW-8 &...
Temporarily closed

Bass Pro Shops

MORNINGSIDE PLACE

Tom Bass Regional Park Section III

ORCHARD GROVE

LOWER KIRBY

RIDGEMONT

BLUEBONNET ACRES

Flava Wings

Buc-ee's

Brookside Village

South Park Fun Home and Cemeter

Walmart Super

SHADOW CREEK RANCH

Sam's Club

Sprouts Farmers Market

Republic Blue Ridge

Pearland Town Center

Costco Wholesale

Southwyck Golf Club

Centenni Park

FRESNO DOME

MAGNOLIA PLACE

RYAN ACRES

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