

**GREENBERG & COMPANY**  
COMMERCIAL REAL ESTATE BROKERAGE FIRM



2624 MCHARD RD. | PEARLAND, TX 77584

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | [WWW.GREENBERGCOMPANY.COM](http://WWW.GREENBERGCOMPANY.COM) | 713.778.0900



# DRIVE THRU | HIGH TRAFFIC COUNTS | EXCELLENT VISIBILITY

FRONT VIEW



BACK VIEW



This property is a former bank building located in the heart of the growing Pearland submarket. The property is on the hard corner and lighted intersection of McHard Rd and Country Place Parkway. The property is ideal for redevelopment, office, retail or medical use. It is located near several retailers and highly populated residential neighborhoods with easy access to Highway 288 and Beltway 8.

## TRAFFIC COUNTS

STATE HIGHWAY 288 @ MCHARD RD

126,679 VPD

SHADOW CREEK PARKWAY @ S HWY 288 E

29,650 VPD

LOT SIZE: 0.50 ACRES | BUILDING SIZE: 2,570 SF | MARKET: HOUSTON

LEASE PRICE: \$6,500/ MONTH + NNN

**DAVID GREENBERG**

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2,570 SF AVAILABLE

2624 MCHARD RD., PEARLAND TX 77584



COUNTRY PLACE COMMUNITY

COUNTRY PLACE COMMUNITY

NEARBY RETAILERS



ABOUT THE AREA

2624 McHard is located at the entrance of Country Place Community, a 55 and over community that is 332 acres and has a 18 hole golf course. This property is also approximately 2.5 miles away from Shadow Creek Ranch Subdivision that is 3,500 acres and is the largest planned community in Pearland. The home values in this area range from \$250K to \$750K. The property is surrounded by many retail centers, hotels and restaurants.

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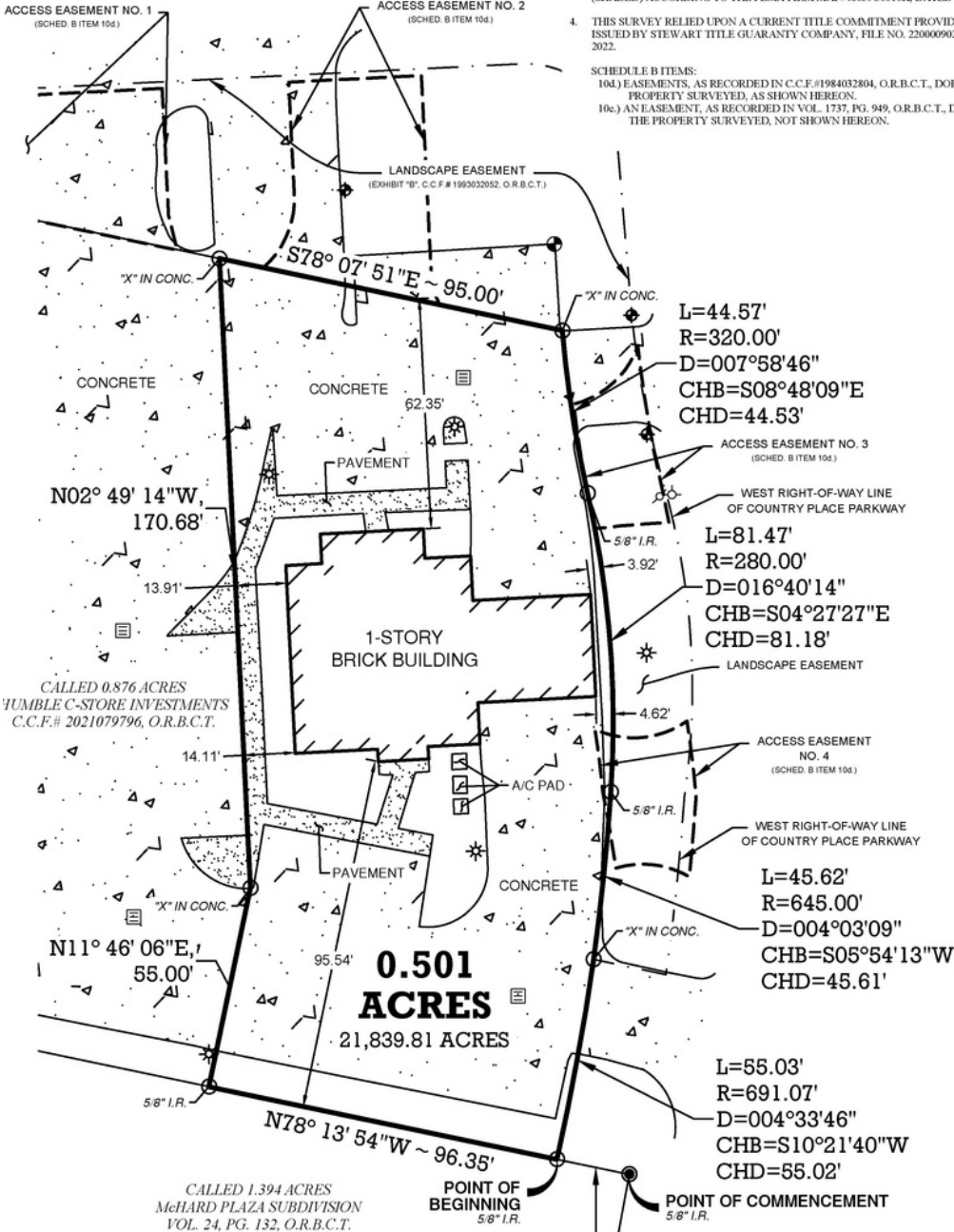
**McHARD ROAD**  
120' RIGHT-OF-WAY

SURVEYOR'S NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF=0.999885).
2. THE ADDRESS OF THE PROPERTY SURVEYED IS: 2624 McHARD ROAD, PEARLAND, TX 77584
3. A PORTION OF THE PROPERTY SURVEYED LIES IN ZONE "X" AND THE REMAINING LIES IN ZONE "AE" (SHADED) ACCORDING TO THE FEMA FIRM MAP#48039C0010K, DATED DECEMBER 30, 2020.
4. THIS SURVEY RELIED UPON A CURRENT TITLE COMMITMENT PROVIDED BY ABSOLUTE REALTY AND ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 22000090201, EFFECTIVE DATE OF APRIL 2, 2022.

SCHEDULE B ITEMS:

- 10a.) EASEMENTS, AS RECORDED IN C.C.F.#1984032804, O.R.B.C.T., DOES AFFECT THE PROPERTY SURVEYED, AS SHOWN HEREON.
- 10c.) AN EASEMENT, AS RECORDED IN VOL. 1737, PG. 949, O.R.B.C.T., DOES NOT AFFECT THE PROPERTY SURVEYED, NOT SHOWN HEREON.



**COUNTRY PLACE PARKWAY**  
(a.k.a. COUNTRY ROAD NO. 94)  
VARIOUS WIDTH RIGHT-OF-WAY

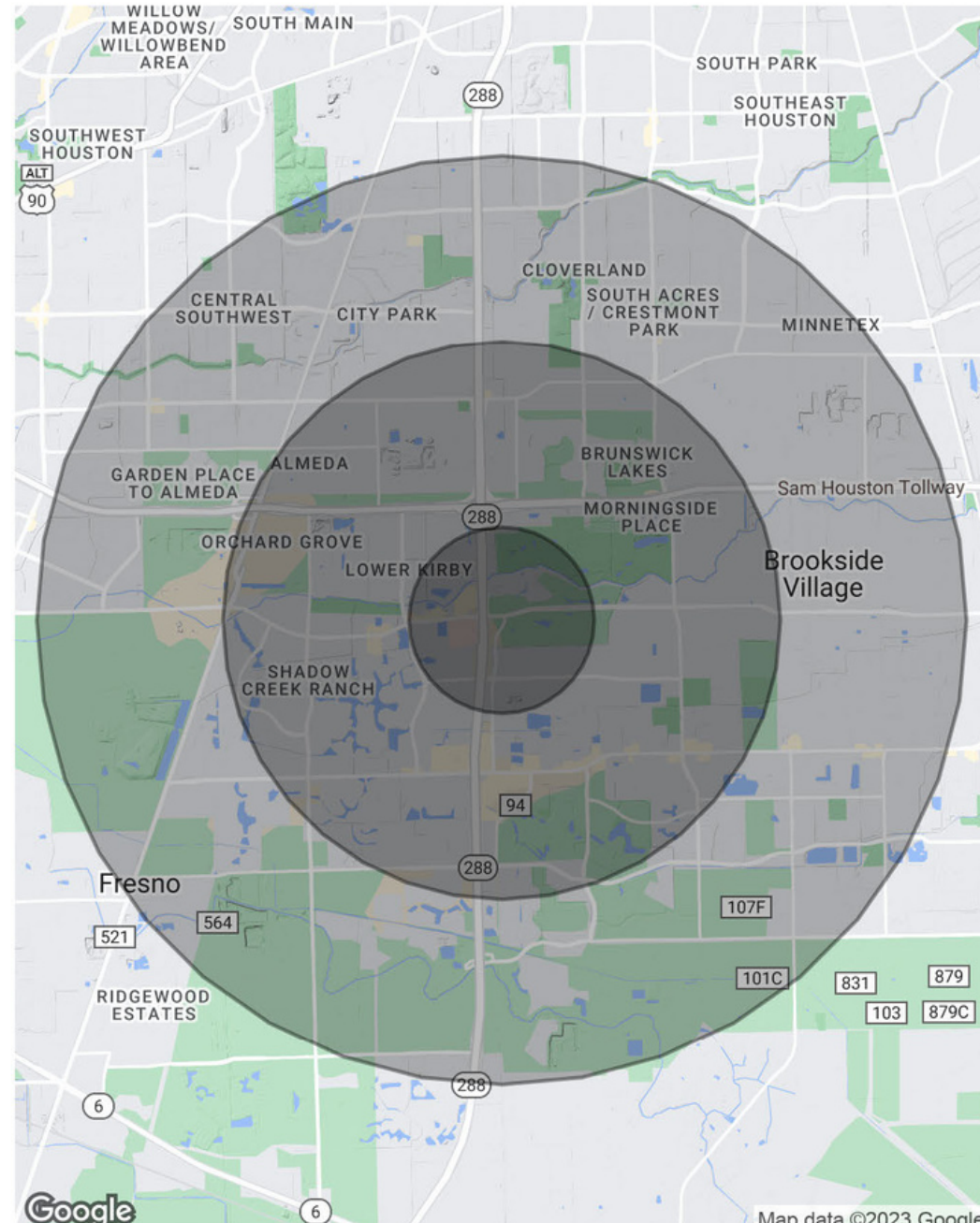


Country Place  
Temporarily closed

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,457	77,434	199,145
Average Age	39.4	35.2	35.3
Average Age (Male)	37.3	34	34.1
Average Age (Female)	41.3	36.4	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,580	26,711	65,828
# of Persons per HH	2.6	2.9	3.0
Average HH Income	\$127,294	\$122,516	\$101,495
Average House Value	\$279,265	\$264,447	\$219,814

\* Demographic data derived from 2020 ACS - US Census



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice.

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