

# For Sale | ±2.05 Acres of Land on Pearland Parkway



**TODD N. EDMONDS, SIOR CCIM**  
281.893.4000 Ext 1  
Todd@Edmonds-Co.com

**CODY R. CHRISTOPH**  
281.893.4000 Ext 2  
Cody.Christoph@Edmonds-Co.com

This document/email has been prepared by Edmonds-Co for advertising and general information only. Edmonds-Co makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Edmonds-Co excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This communication is not intended to cause or induce breach of an existing listing agreement.



# For Sale | ±2.05 Acres of Land on Pearland Parkway



## Property Information

- ±2.05 Acres near Pearland High School, Pearland Town Center, Hwy 35 & FM 518/Broadway
- Minutes from major arterials:
  - SH 288
  - Interstate 45
  - Beltway 8
  - Hwy 35
- Great location for retail or daycare use
- Outside Flood Plain
- Utilities Available
- Zoned for General Business
- High-traffic and good demographics
- ±350 ft. frontage on Pearland Parkway
- ±240 ft. frontage on John Lizer Rd.
- One of the few remaining opportunities along Pearland Parkway

**TODD N. EDMONDS, SIOR CCIM**  
281 893 4000 Ext 1  
Todd@Edmonds-Co.com

**CODY R. CHRISTOPH**  
281 893 4000 Ext 2  
Cody.Christoph@Edmonds-Co.com

This document/email has been prepared by Edmonds-Co for advertising and general information only. Edmonds-Co makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Edmonds-Co excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This communication is not intended to cause or induce breach of an existing listing agreement.



For Sale | ±2.05 Acres of Land on Pearland Parkway



**TODD N. EDMONDS, SIOR CCIM**  
281 893 4000 Ext 1  
Todd@Edmonds-Co.com

**CODY R. CHRISTOPH**  
281 893 4000 Ext 2  
Cody.Christoph@Edmonds-Co.com

This document/email has been prepared by Edmonds-Co for advertising and general information only. Edmonds-Co makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Edmonds-Co excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This communication is not intended to cause or induce breach of an existing listing agreement.



# For Sale | ±2.05 Acres of Land on Pearland Parkway



## Pearland, Texas

Pearland is one of the fastest growing cities in Texas. Affordable housing, award-winning schools, and safe neighborhoods continue to fuel rapid growth in the area.

### Location

Pearland's location is one of its greatest assets. Located approximately 20 minutes from downtown Houston and less than 15 minutes from the Texas Medical Center, Pearland offers the lifestyle of a small town but still provides easy access to the Theater district, and Houston's many fine restaurants. Pearland is 15 minutes from NASA's Johnson Space Center, providing a highly educated workforce. Beltway 8, Houston's second loop, runs along Pearland's northern boundary. In addition, Pearland is located off State Highway 288, which is surrounded by some of the most undeveloped land around Houston. This results in less highway traffic than is normally faced on any other Houston highway. For air travel, Houston's Hobby Airport is less than 10 minutes from Pearland's northern city limits on State Highway 35.

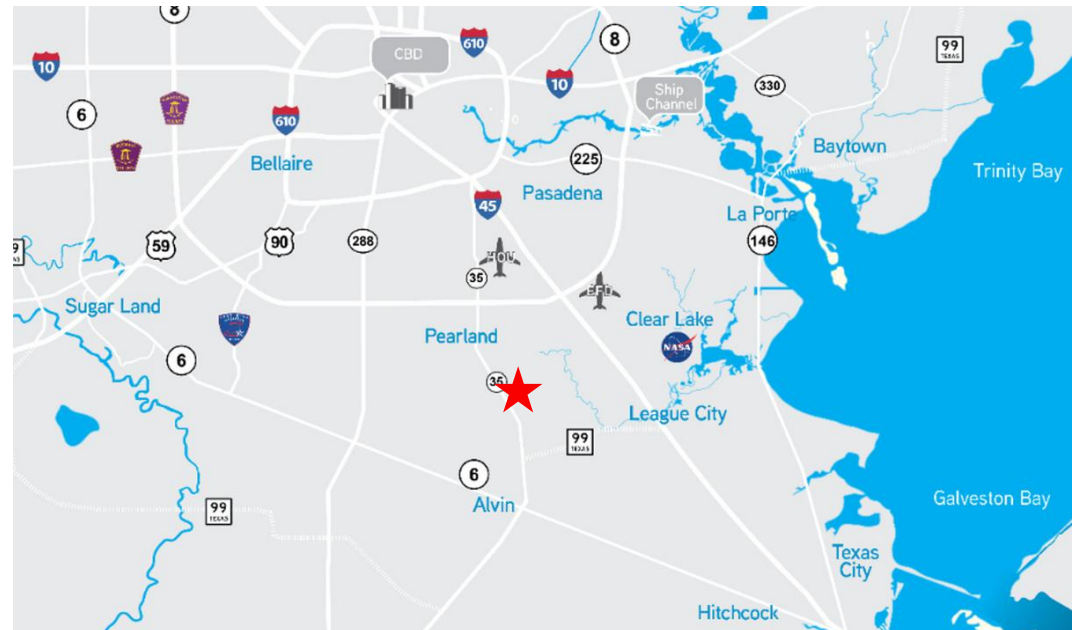
### Community Profile

Pearland was recently ranked the 5th safest city in Texas, Pearland residents can rest assured that their families are safe and secure in the community and surrounding areas. Incredible cost of living and the proximity to Houston attractions and culture make Pearland the perfect fit.

### Education

Pearland ISD has 23 campuses, 1,364 teachers, and an enrollment of over 21,500 students. Alvin ISD has 30 campuses, 3,197 educators and staff, and an enrollment of nearly 26,000 students.

Source: [www.pearlandtx.gov](http://www.pearlandtx.gov)



**TODD N. EDMONDS, SIOR CCIM**  
281.893.4000 Ext 1  
[Todd@Edmonds-Co.com](mailto:Todd@Edmonds-Co.com)

**CODY R. CHRISTOPH**  
281.893.4000 Ext 2  
[Cody.Christoph@Edmonds-Co.com](mailto:Cody.Christoph@Edmonds-Co.com)

This document/email has been prepared by Edmonds-Co for advertising and general information only. Edmonds-Co makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Edmonds-Co excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This communication is not intended to cause or induce breach of an existing listing agreement.



# BROKER INFORMATION



## BROKER CONTACT INFORMATION

**TODD N. EDMONDS, SIOR CCIM**

281 893 4000 Ext 1

Todd@Edmonds-Co.com

**CODY R. CHRISTOPH**

281 893 4000 Ext 2

Cody.Christoph@Edmonds-Co.com

**Edmonds & Company**

**[www.EdmondsCompany.com](http://www.EdmondsCompany.com)**

**281 893 4000 • 20008 Champion Forest Drive, Houston, TX 77379**

This document/email has been prepared by Edmonds-Co for advertising and general information only. Edmonds-Co makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Edmonds-Co excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This communication is not intended to cause or induce breach of an existing listing agreement.





## Information About Brokerage Services

11/2/2015

*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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Edmonds &amp; Company Real Estate, LLC</b>	<b>9011214</b>	<b>Todd@Edmonds-Co.com</b>	<b>(713)829-7244</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Todd N. Edmonds</b>	<b>397499</b>	<b>Todd@Edmonds-Co.com</b>	<b>(713)829-7244</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Cody R. Christoph</b>	<b>555429</b>	<b>Cody.Christoph@Edmonds-Co.com</b>	<b>(832)465-5694</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date