

# 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**

DAVID@GREENBERGCOMPANY.COM

713-778-0900

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**2,570 SF AVAILABLE**

**2624 MCHARD RD., PEARLAND TX 77584**



**NEARBY  
RETAILERS**



NOTHING *buntdt* CAKES®

**Bank of America**



**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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1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83; U.S. SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LENGTHS (SFV = 0.999985).
2. THE ADDRESS OF THE PROPERTY SURVEYED IS: 2624 MIDLAND ROAD, PEARLAND, TX 77584
3. A PORTION OF THE PROPERTY SURVEYED LIES IN ZONE "XC" AND THE REMAINING LIES IN ZONE "AE" (SHADED) ACCORDING TO THE FEMA FIRM MAP#48039C0016K, 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. 220000590201, EFFECTIVE DATE OF APRIL 2, 2020.

McHARD ROAD  
120' RIGHT-OF-WAY

**ACCESS EASEMENT**  
(SCHED. B ITEM 10d)

ACCESS EASEMENT NO. 2  
(SCHED. B ITEM 10d)

— LANDSCAPE EASEMENT —  
(EXHIBIT "B", C.C.F.# 1993032052, O.R.B.C.T.)

S78° 07' 51" E ~ 95.00

L=44.57'  
R=320.00'  
-D=007°58'46"  
CHB=S08°48'09"E  
CHD=44.53'

**ACCESS EASEMENT**  
(SCHED. B ITEM 10d)

L=81.47'  
R=280.00'  
-D=016°40'14"  
CHB=S04°27'27"E  
CHD=81.18'

ACCESS EASEMENT  
NO. 4  
(SCHED. B ITEM 10d)

L=45.62'  
R=645.00'  
D=004°03'09"  
CHB=S05°54'13"W  
CHD=45.61'

L=55.03'  
R=691.07'  
-D=004°33'46"  
CHB=S10°21'40"W  
CHD=55.02'

#### POINT OF COMMENCEMENT

POINT OF  
BEGINNING  
5/8" I.B.

**BEGINNING**  
*5/8" I.B.*

**BEGINNING**  
*5/8" I.B.*

**0.501  
ACRES**

21,839.81 ACRES

N02° 49' 14"W,  
170.68'

CALLED 0.876 ACRES  
 MULTIPLE C-STORE INVESTMENTS  
 C.F.# 2021079796, O.R.B.C.T.

N11° 46' 06"E, 55.00'

CALLED 1.394 ACRES  
 McHARD PLAZA SUBDIVISION  
 VOL. 24, PG. 132, O.R.B.C.T.

MCHARD RD

MCHARD RD

COUNTRY PLACE PKWY

Country Place  
Country Store  
Convenience store

TJ Filipino Cuisine 

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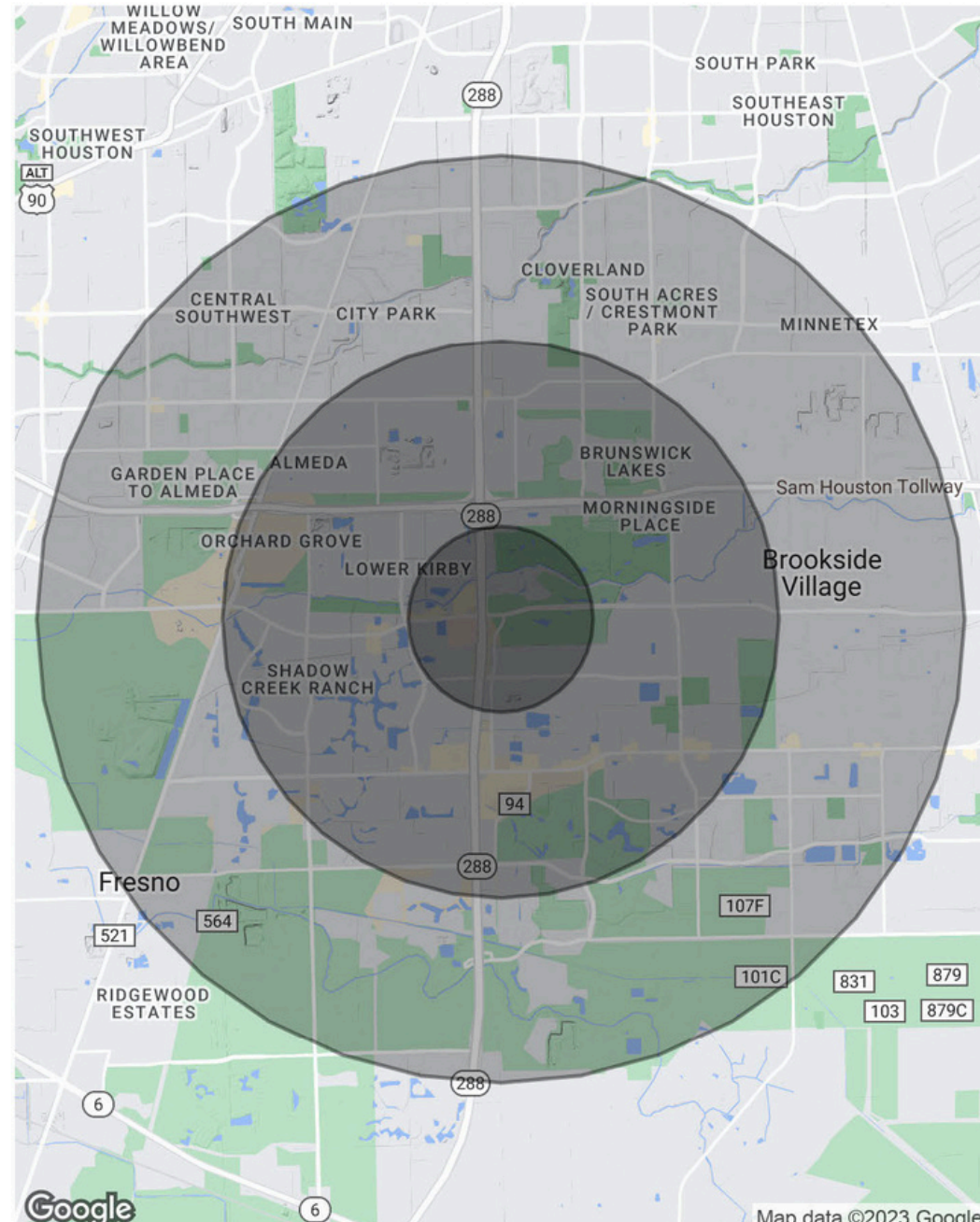
713-778-0900

# 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



**DISCLAIMER:** The information contained herein was obtained from credible and established industry sources; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is based on recent and relative sales records collected from reputable and deemed reliable sources. The data and information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice. Buyer and lending underwriters shall rely on independent due diligence, and agrees to hold Greenberg Realty Partners, LP, Greenberg & Associates, including affiliate entities and its Agents harmless should any discrepancies be identified.

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## Information About Brokerage Services

*Texas law requires all real estate license holders 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

|  |             |       |              |
|--|-------------|-------|--------------|
| Greenberg & Company  | 382141      | -     | 713-778-0900 |
| Licensed Broker/Broker Firm Name<br>or Primary Assumed Business Name | License No. | Email | Phone        |

|                           |             |                            |              |
|---------------------------|-------------|----------------------------|--------------|
| David Greenberg           | 236747      | david@greenbergcompany.com | 713-778-0900 |
| Designated Broker of Firm | License No. | Email                      | Phone        |

|   |             |       |       |
|---|-------------|-------|-------|
|   | License No. |       |       |
| Licensed Supervisor of Sales<br>Agent/Associate |             | Email | Phone |

|                              |             |       |       |
|------------------------------|-------------|-------|-------|
|                              | License No. |       |       |
| Sales Agent/Associate's Name |             | Email | Phone |

|                                       |      |
|---------------------------------------|------|
|                                       |      |
| Buyer/Tenant/Seller/Landlord Initials | Date |