

Land For Sale

±34.57 Acres

SEC Hwy 288 at Davenport Pkwy (CR 64)
Iowa Colony, Texas 77583

Property Description

- ±34.57 Acres (±1,505,869 SF)
- Hwy 288 road and Davenport Pky overpass construction completed
- Zoned: Business Retail
- In MUD 57 jurisdiction
- Utilities available
- Located adjacent to Alvin ISD Iowa Colony High School and Junior High campus and near the Alvin ISD Heritage Complex
- Will divide

Contact Advisors for Pricing



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Residential Map

Davenport Pkwy (CR-64), Iowa Colony, Texas

H-E-B

target

LOWE'S

Future Lacovia Lakes
440 Homes
at Build out

**Jackie Doucet Caffey
Jr. High School**
1,000 Students

Sterling Lakes
1,029 Homes
4,135 Homes at Build out

Sierra Vista
2,000 Homes
at Build out

Meridiana
1,014 Homes
6,500 Homes at Build out

Ellwood
259 Acres Future
Single Family Homes

**Iowa Colony High
School**
2,500 Students

Maple Farms
807 Acres Future Mixed
Use & Single Family
Homes

Creekhaven
954 Acres Future Single
Family Homes

Preservation Creek
2,900 Acres Future
Single Family Homes

99
TEXAS

COMING SOON

FM 524

288
TEXAS

FM 1462

6
TEXAS

35
TEXAS





Market Overview

3700 Davenport Pkwy, Rosharon, Texas, 77583
10 mile radius

Household & population characteristics



\$109,974

Median household income



\$348,844

Median home value



84.7%

Owner occupied housing units



36.2

Median age



49.6%

Female population



58.3%

% Married (age 15 or older)

Annual lifestyle spending



\$3,878

Travel



\$35

Tickets to Movies



\$92

Theatre/Operas/
Concerts



\$99

Admission to Sports Events



\$11

Online Gaming Services

Households & population



226,802

Current total population



259,997

5 Year total population



71,223

Current total households



82,690

5 year total households

Education

8%

No high school diploma



21%

High school graduate



25%

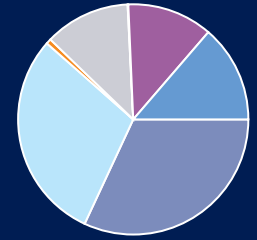
Some college



46%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



3,641

Total businesses



30,993

Total employees

Employment



72%

White collar



18%

Blue collar



9%

Services

3.4%

Unemployment rate

Annual household spending



\$3,076

Apparel & Services



\$343

Computers & Hardware



\$5,209

Eating Out



\$8,935

Groceries



\$9,521

Health Care



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Date