

PAD SITE FOR SALE

±3 ACRE COMMERCIAL DEVELOPMENT SITE

SEC FM 528 & LUNDY LN

Friendswood, TX 77546

PRESENTED BY:

DIANA GAINES

O: 281.367.2220 x103

JEFF BEARD CCIM

O: 281.367.2220 x102





PROPERTY HIGHLIGHTS

- ±3-acre development site located at the SEC of FM 528 and Lundy Lane.
- Point of access on FM 528 TBD and additional TX-DOT approval for access from Lundy Lane.
- FM 528 (Parkwood Ave) provides access to I-45 to the East and SH 35 to the Southwest. Moore road connects to SH 35 to the West.
- In proximity to proposed Grand Parkway extension.
- Platted parcel with drainage and detention per local municipalities.
- Zoned Commercial by City of Friendswood.
- Uses: C-Store and neighborhood Retail.
- Strong demographics with above average Household Income and several new subdivisions in this rapidly expanding community.
- 2021 TX-DOT Traffic Counts: FM 528, North of SH 35: 18,282 VPD. FM 528, South of SH 35: 30,301 VPD.

OFFERING SUMMARY

SALE PRICE:	Call for Pricing
LOT SIZE:	±3 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,627	25,018	92,500
TOTAL DAYTIME POPULATION	1,679	12,789	48,991
AVERAGE HH INCOME	\$159,791	\$158,968	\$129,709

DIANA GAINES
O: 281.367.2220 x103

JEFF BEARD CCIM
O: 281.367.2220 x102

±3 ACRES FM 528 2907 W Parkwood Ave Friendswood, TX 77546

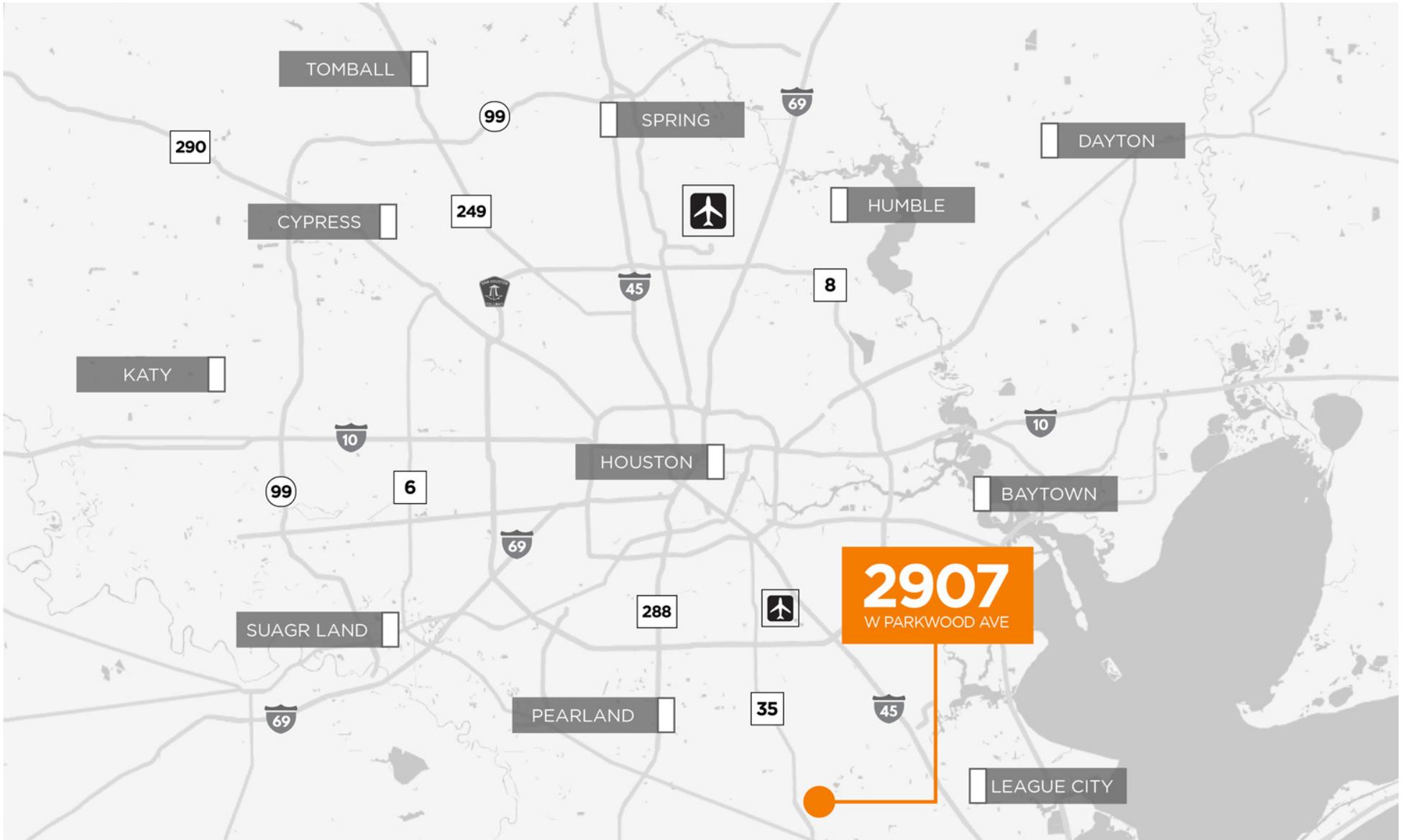
SVN | J. BEARD REAL ESTATE COMPANY - GREATER HOUSTON 2



DIANA GAINES
 O: 281.367.2220 x103

JEFF BEARD CCIM
 O: 281.367.2220 x102

± 3 ACRES FM 528 2907 W Parkwood Ave Friendswood, TX 77546

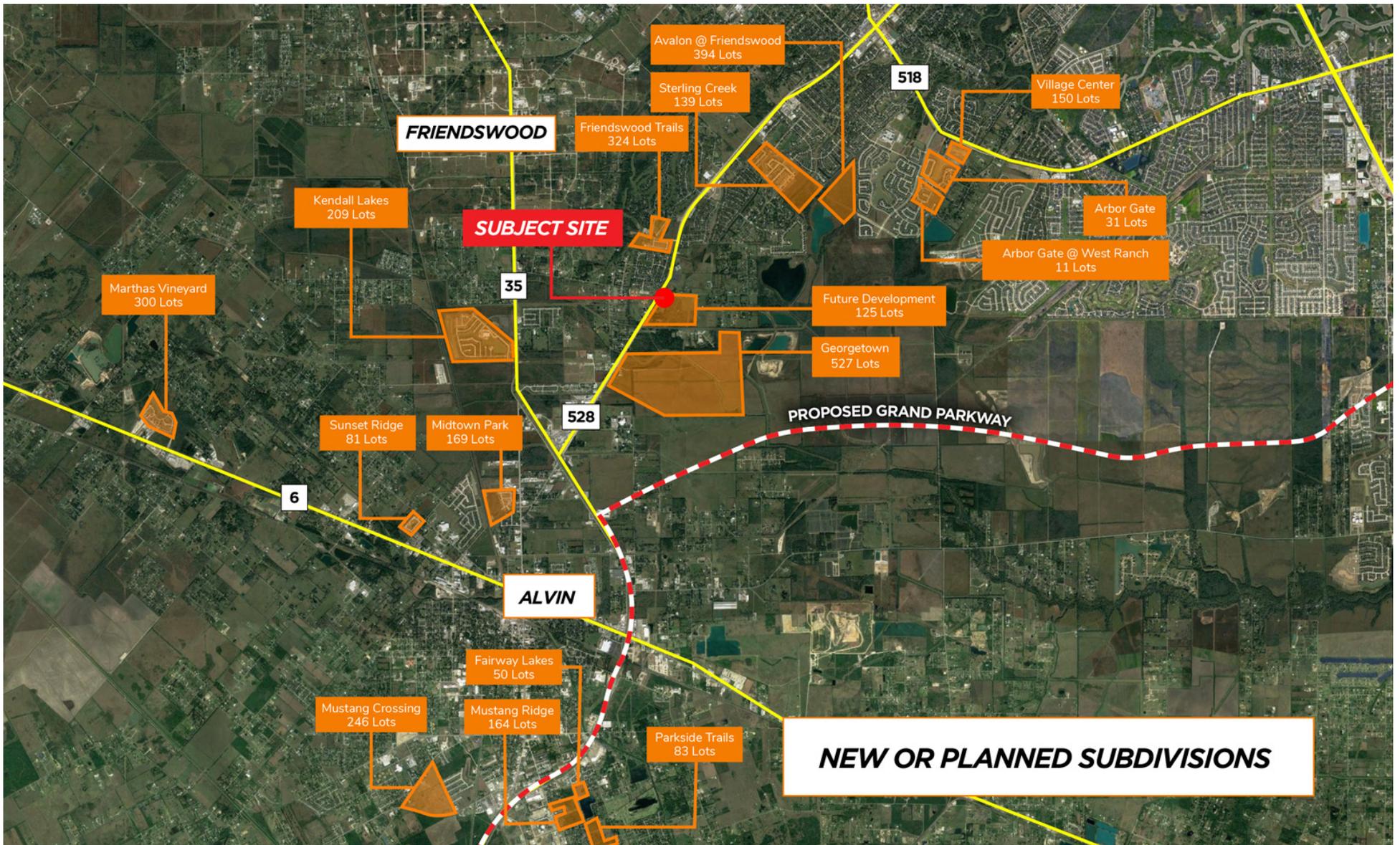


DIANA GAINES
O: 281.367.2220 x103

JEFF BEARD CCIM
O: 281.367.2220 x102

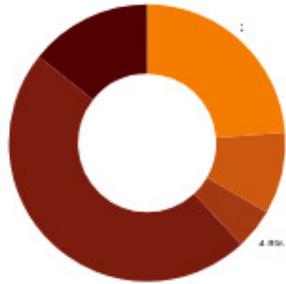
± 3 ACRES FM 528 2907 W Parkwood Ave Friendswood, TX 77546

SVN | J. BEARD REAL ESTATE COMPANY - GREATER HOUSTON 4



DIANA GAINES
 O: 281.367.2220 x103

JEFF BEARD CCIM
 O: 281.367.2220 x102



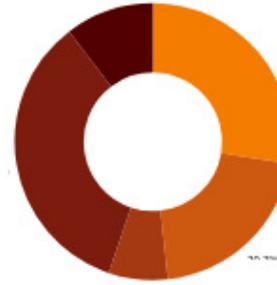
\$126,438,598
General Merchandise
Leakage in the Primary
Trade Area

\$50,756,544
Annual Restaurant
Leakage

66%
Household with income
over \$75,000

\$2,028,341
Average Net Worth

\$143,673
Average Income



TOP 100
Safest U.S
Cities

7.14
Low Crime per
1,000 population

\$518,085
2019 Avg new
Home Permits

14,935
Number of
Households

FRIENDSWOOD MARKET HIGHLIGHTS:

Friendswood is known for its small-town charm, excellent schools, and quality of life that offers a mix of suburban and rural living.

Friendswood has a strong sense of community and is known for its family-friendly atmosphere. The city has a variety of parks, recreational facilities, and community events that promote a healthy and active lifestyle. Residents enjoy easy access to shopping, dining, and entertainment options in the area.

Education is a priority in Friendswood, and the city is served by highly-rated public schools within the Friendswood Independent School District. The city also has a strong economy with a mix of small businesses, retail establishments, and healthcare facilities.

2020 Employed Population 16+ by Industry

Total	19,909
Agriculture/Mining	2.5%
Construction	6.6%
Manufacturing	12.5%
Wholesale Trade	3.5%
Retail Trade	8.0%
Transportation/Utilities	6.2%
Information	0.9%
Finance/Insurance/Real Estate	7.1%
Services	48.6%

FRIENDSWOOD POPULATION:

41,363



71,823

3-Mile Radius

146,706

5-Mile Radius

DIANA GAINES
O: 281.367.2220 x103

JEFF BEARD CCIM
O: 281.367.2220 x102



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.



11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

SVN J. Beard Real Estate - Greater Houston	0519836	jeff.beard@svn.com	281-367-2220
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steven Jeffery Beard	0400693	jeff.beard@svn.com	281-367-2220
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date