

2.3 ACRE PAD SITE

13965 SOUTH FWY
HOUSTON, TX 77047





INVESTMENT SUMMARY

Prime 2.3-acre pad site ready for immediate development at the high-traffic southeast quadrant of SH 288 (South Freeway) and Beltway 8 (Sam Houston Tollway)—one of Houston's premier super-regional intersections with massive daily traffic volumes. This shovel-ready parcel is fully utility-served (all utilities stubbed and run specifically for a ~6,000 sq ft building), positioned directly adjacent to the thriving Bombshells restaurant and bar for synergistic retail, restaurant, or service-oriented uses. Enjoy exceptional visibility, strong demographics in the surrounding high-income corridor (averaging over \$105K household income within 1- and 3-mile radii), and unbeatable access to downtown Houston, the Texas Medical Center, and Pearland's explosive growth.



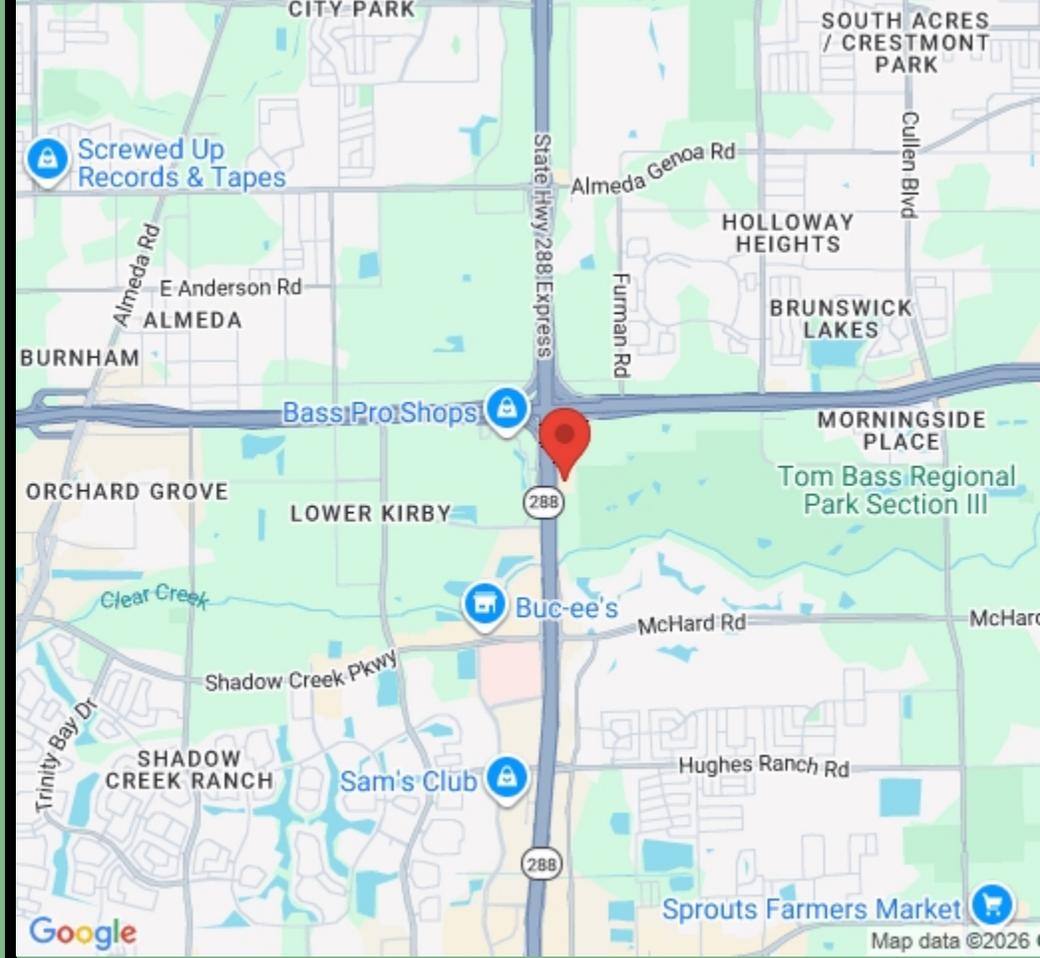
PROPERTY SUMMARY

Offering Price	Negotiable
Lot Size (acres)	2.30
Parcel ID	1305660000002
Zoning Type	General Commercial
City Zoning	Pearland
County	Harris
Frontage	250.00 Ft
Coordinates	29.592001,-95.385057



INVESTMENT HIGHLIGHTS

- Shovel-Ready Pad Site: 2.3 acres fully prepared for immediate development, with all utilities stubbed and run specifically for a ~6,000 sq ft building
- Prime Adjacency & Synergy: Directly adjacent to the thriving Bombshells restaurant and bar, offering excellent co-tenancy and cross-traffic potential for complementary retail, restaurant, service, or entertainment uses
- High-Visibility Location: Exceptional exposure at the southeast quadrant of one of Houston's busiest super-regional intersections—SH 288 (South Freeway) and Beltway 8 (Sam Houston Tollway)—with massive daily traffic volumes
- Infrastructure Advantages: Utilities fully in place and ready to connect; site benefits from strong access and frontage along major thoroughfares for easy ingress/egress





Southern Tract
12.3 AC

268
TEXAS

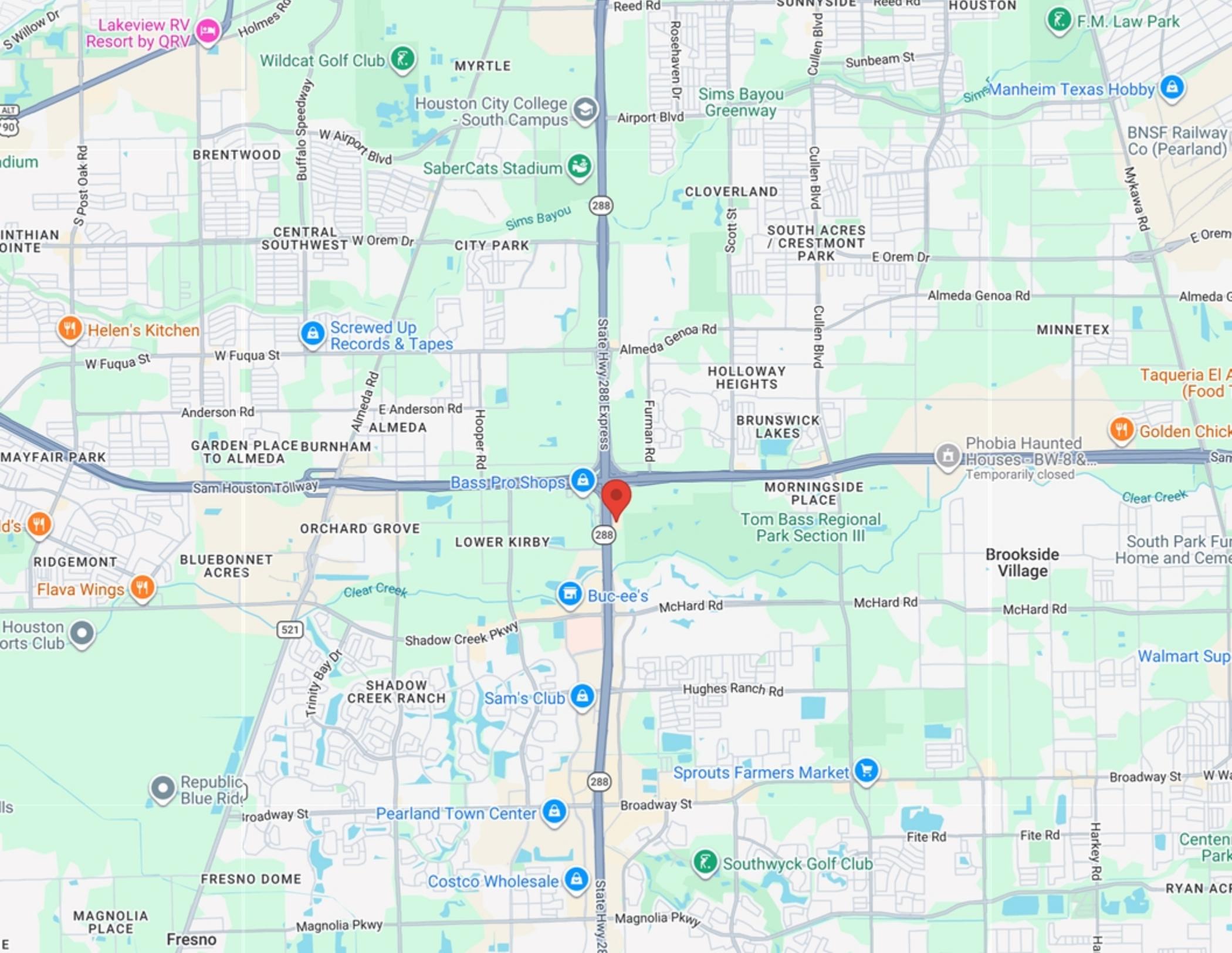
158,577 AADT



LOCATION HIGHLIGHTS

- **Super-Regional Intersection:** Situated at the high-traffic southeast quadrant of SH 288 (South Freeway) and Beltway 8 (Sam Houston Tollway)—one of Houston's most prominent and heavily traveled crossroads connecting major corridors
- **Massive Traffic Exposure:** Benefits from extremely high daily vehicle volumes on both SH 288 (up to ~170,000+ AADT in nearby segments) and Beltway 8, ensuring constant visibility and customer draw for retail, dining, or service businesses
- **Strategic Connectivity:** Seamless access to key Houston destinations—approximately 10-15 minutes to downtown Houston's Central Business District, quick reach to the Texas Medical Center, and direct links to Pearland's booming south suburbs
- **Proven High-Performance Node:** Adjacent to the established Bombshells restaurant and bar (a popular entertainment/dining destination), creating natural synergy and cross-traffic in a corridor already supporting strong commercial activity
- **Growing South Houston Corridor:** Positioned in a rapidly expanding area with ongoing infrastructure enhancements (including SH 288 managed lanes/toll improvements), fueling population growth, employment, and commercial demand
- **Strong Surrounding Demographics:** Located in a market with solid household incomes and spending power in the broader south/southeast Houston area (median/average incomes in nearby zones ranging from mid-\$50K to higher in growth pockets), supporting retail and service viability





Lakeview RV Resort by QRV

Wildcat Golf Club

MYRTLE

Houston City College - South Campus

Sims Bayou Greenway

F.M. Law Park

Manheim Texas Hobby

BNSF Railway Co (Pearland)

SaberCats Stadium

CLOVERLAND

SOUTH ACRES / CRESTMONT PARK

CENTRAL SOUTHWEST

CITY PARK

Helen's Kitchen

Screwed Up Records & Tapes

MINNETEX

Taqueria El A (Food)

W Fuqua St

W Fuqua St

Anderson Rd

E Anderson Rd

ALMEDA

HOLLOWAY HEIGHTS

BRUNSWICK LAKES

Golden Chick

MAYFAIR PARK

GARDEN PLACE BURNHAM TO ALMEDA

Bass Pro Shops

Phobia Haunted Houses - BW-81&...
Temporarily closed

MORNINGSIDE PLACE

Tom Bass Regional Park Section III

ORCHARD GROVE

LOWER KIRBY

Brookside Village

South Park Fun Home and Cem

RIDGEMONT

BLUEBONNET ACRES

Flava Wings

Buc-ee's

McHard Rd

McHard Rd

McHard Rd

Walmart Sup

Houston Sports Club

521

Shadow Creek Pkwy

Trinity Bay Dr

SHADOW CREEK RANCH

Sam's Club

Hughes Ranch Rd

Sprouts Farmers Market

Republic Blue Rid

Pearland Town Center

Broadway St

Broadway St

FRESNO DOME

Costco Wholesale

Southwyck Golf Club

Fite Rd

Fite Rd

Harkey Rd

Centen Park

MAGNOLIA PLACE

Fresno

Magnolia Pkwy

Magnolia Pkwy

RYAN AC

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