

Downtown



13 Miles

94,353 AADT



110,515 AADT



SOLD

Northern Tract
±1.9 AC



288 TEXAS

158,577 AADT

Southern Tract
±2.3 AC

FOR SALE OR GROUND LEASE

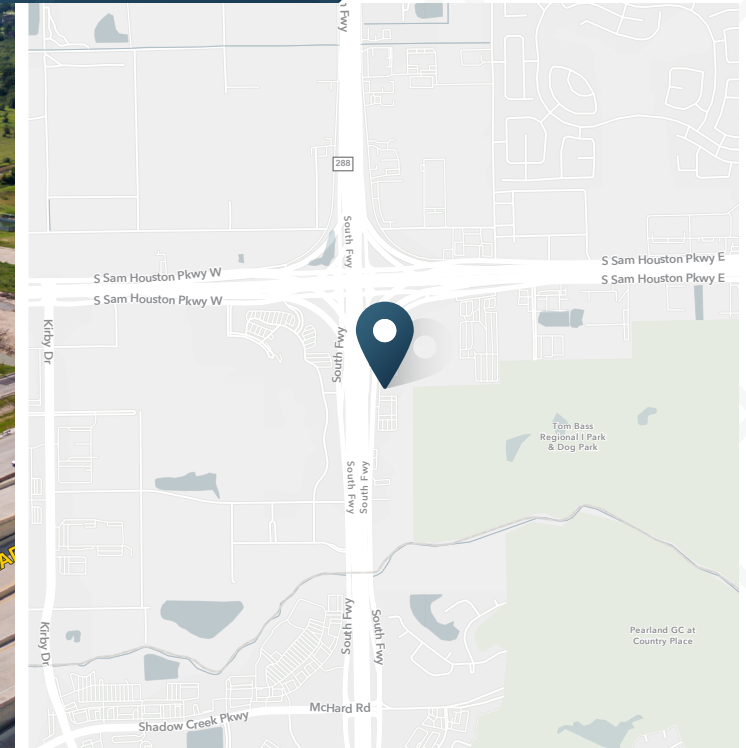
SH-288 Pad Sites

SEQ State Hwy 288 & Bwy 8 | Pearland, TX



SH-288 Pad Sites

SEQ State Hwy 288 & Bwy 8 | Pearland, TX



±1.9 AC
Northern Tract
SOLD

±2.3 AC
Southern Tract

Contact Broker
Price

ABOUT THE PROPERTY

(1) Pad site available for sale or ground lease

SOUTHERN TRACT:

- ±2.3 acre paved pad site | ±279' of frontage
- Excellent visibility along super regional intersection
- Adjacent to fast-growing Bombshells restaurant
- High income area: \$105K+ within 1, 3 miles
- All utilities provided
- Off-site detention provided
- Off-site detention provided

NEARBY RETAILERS



SH-288 Pad Sites

SEQ State Hwy 288 & Bwy 8 | Pearland, TX



Southern Tract
±2.3 AC

Northern Tract
±1.9 AC

SOLD



158,577 AADT
288 TEXAS

SH-288 Pad Sites

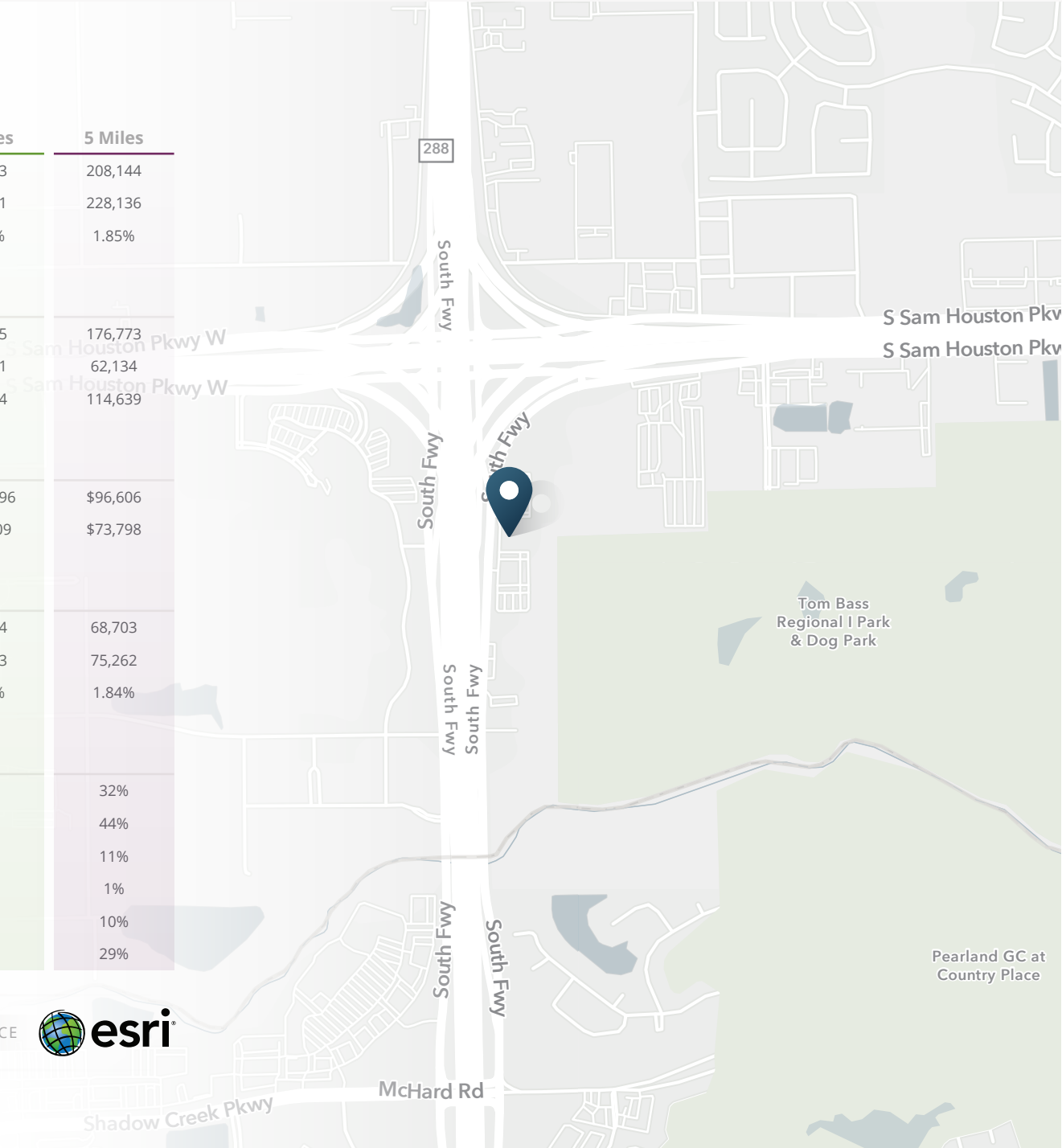
SEQ State Hwy 288 & Bwy 8 | Pearland, TX



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2021 Estimated Population	1,616	71,193	208,144
2026 Projected Population	1,711	80,871	228,136
Projected Annual Growth Rate 2021 to 2026	1.15%	2.58%	1.85%
Daytime Population			
2021 Daytime Population	3,377	67,635	176,773
Workers	2,373	29,781	62,134
Residents	1,004	37,854	114,639
Income			
2021 Est. Average Household Income	\$128,694	\$111,696	\$96,606
2021 Est. Median Household Income	\$88,122	\$88,109	\$73,798
Households & Growth			
2021 Estimated Households	558	24,604	68,703
2026 Estimated Households	591	27,873	75,262
Projected Annual Growth Rate 2021 to 2026	1.16%	2.53%	1.84%
Race & Ethnicity			
2021 Est. White	52%	32%	32%
2021 Est. Black or African American	27%	41%	44%
2021 Est. Asian or Pacific Islander	14%	17%	11%
2021 Est. American Indian or Native Alaskan	0%	0%	1%
2021 Est. Other Races	3%	7%	10%
2021 Est. Hispanic	13%	23%	29%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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 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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3285
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

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 or 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.

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Edward Heap	626392	edward.heap@srsre.com	281.661.3227
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
----------------	-----------------	-----------------	-------------------	------



Northern Tract
±1.9 AC

SRS Real Estate Partners
7500 San Felipe, Suite 950
Houston, TX 77063
281.661.3220

Southern Tract
±2.3 AC

Edward Heap
281.661.3227
edward.heap@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.