

Perfect for Assisted Living &
Medical/Office

Pearland
TOWN CENTER

Broadway St (FM 518)

Green Space with Walking Trails

+ 9.3 ACRE
SITE

MEDICAL

COSTCO
WHOLESALE

Business Center Dr

288
TEXAS

South Fwy

Southfork Dr (CR 59)

> Now Offering

Pearland Town Center Development Site

Pearland, TX 77584

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INTERNATIONAL



PEARLAND TOWN CENTER DEVELOPMENT SITE

Location Overview

The subject property is located in the rapidly developing south submarket of Houston just one block west of Highway 288 in Pearland. It is adjacent to Pearland Town Center, a 1.2 million square foot outdoor shopping mall with tenants such as Dillard's, Macy's, Barnes & Noble, Forever 21, and the newly opened Dick's Sporting Goods. It also has immediate access to multiple dining establishments and medical campuses, including Memorial Hermann and Kelsey Seybold. The property is also adjacent to the newly constructed Costco, Jimmy Chango's restaurant, iShine Car Wash & Detail, a retail center and a medical center that is now under construction. The Highway 288 corridor of Pearland features favorable demographics with the addition of Sedona Lakes, Pomona, and the Meridiana residential developments, the area has seen a 45% growth rate since 2010.

Property Highlights

- › Size: 9.3704 Acres
- › 500' of frontage on Business Center Drive
- › Zoned for Retail and Office (Business Park 288 District)
- › All utilities are available
- › Adjacent to park with walking trails

Area Highlights

- › Hwy 288 toll road now under construction - estimated completion date early 2019
- › Direct ingress/egress at Hwy 288 & CR 59 planned
- › Shadow Creek Ranch High School - 5A District school opened in 2016
- › Shadow Creek Ranch sports complex now open

Asking Price

\$6,734,881 (\$16.50 PSF)

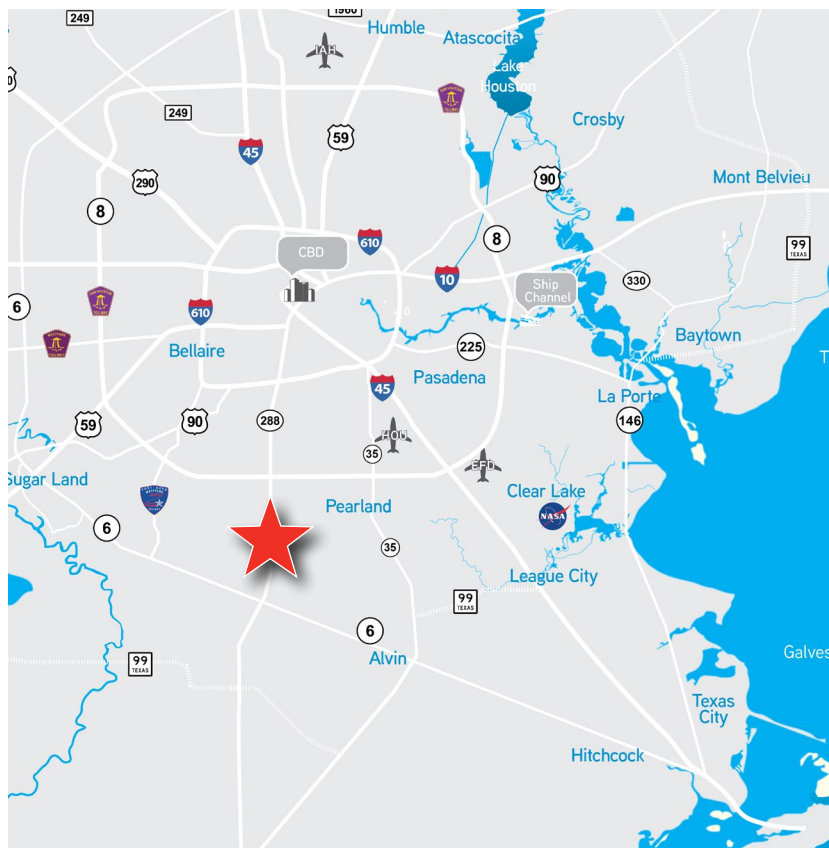


DEMOGRAPHICS (2016)

	1 Mile	3 Miles	5 Miles
Population	8,328	73,512	136,931
Avg HH Income	\$133,249	\$134,969	\$111,127
Est. Households	2,883	25,679	46,260
Total # Businesses	432	1,843	3,069
Total # Employees	5,109	16,492	27,845
Traffic Counts	69,000 CPD on Highway 288 3,000 CPD @ Business Center Dr. & Southfork Dr. 6,000 CPD @ Business Center Dr. & W. Broadway St.		



Location Map



Contact Us

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