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Asking Price

\$1,638,727
(\$9.00/SF)

FOR SALE | Beltway 8, west of State Highway 288 | Houston, TX 77047

±4.18 Acres – Commercial

Presently cleared acreage with superior positioning on the north side of Beltway 8 just west of State Highway 288 and only minutes from Pearland Town Center.

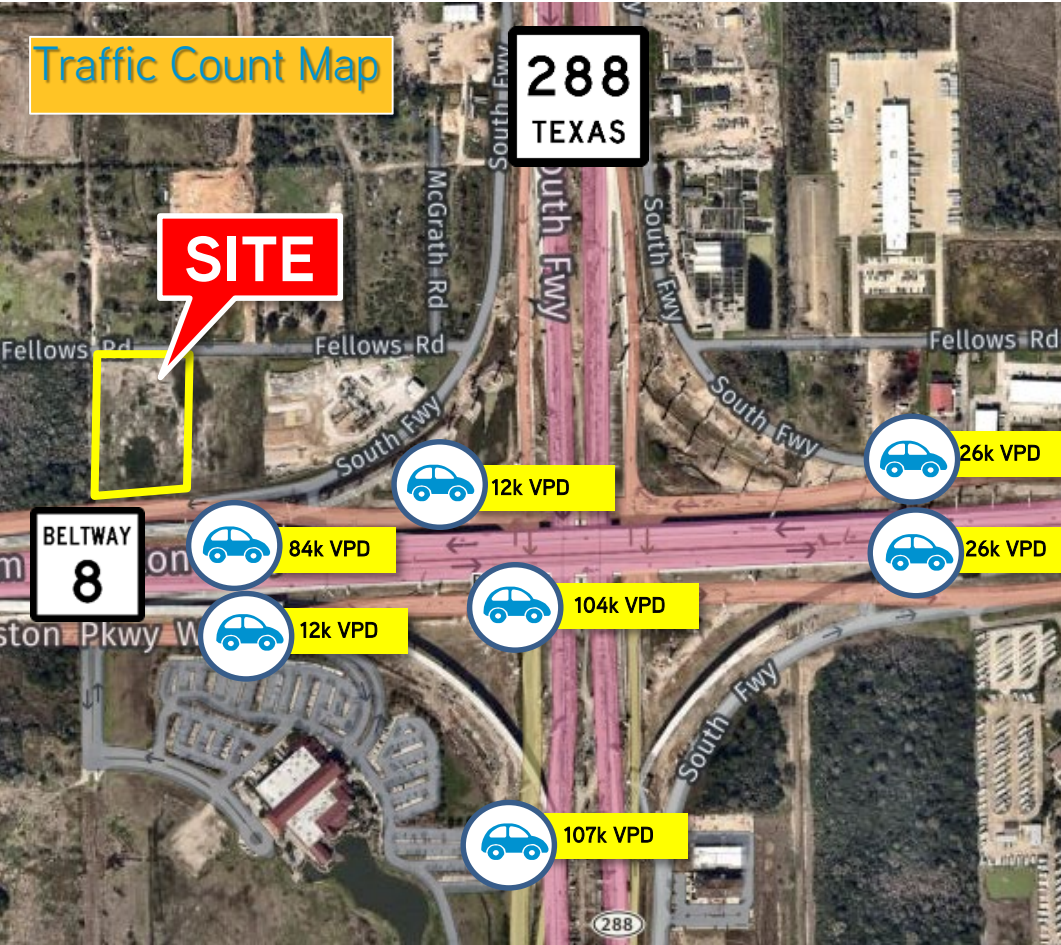
- Site is ±4.18 Acres Total
- Key Map: 573W
- Frontage:
 - ±337' on Beltway 8
 - ±339' on Fellows Rd
- Unrestricted and outside city limits of Houston and Pearland
- Excellent retail, showroom, or distribution location
- A 40' driveway approved by TxDOT at west boundary along Beltway 8 Frontage Road

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Traffic Count Map



AREA DEMOGRAPHICS

5 Mile Radius



Current Population
(2019)
203,820



Projected Population
(2024)
220,299



Average Household Income
(2019)
\$90,681



Projected Average Household Income
(2024)
\$99,992



Annual Consumer Expenditure
(2019)
\$4.62 Billion

Drive Time



18 min to I-45



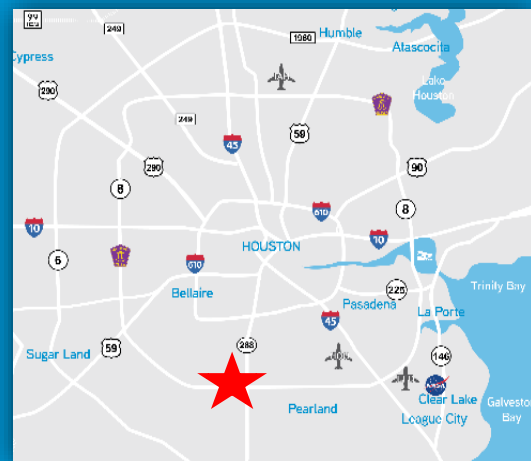
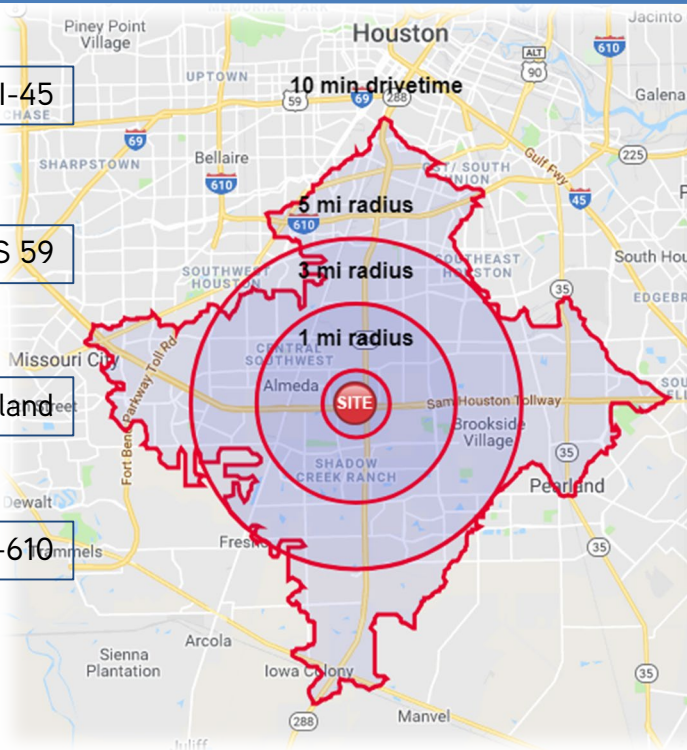
15 min to US 59



13 min to Pearland



16 min to I-610

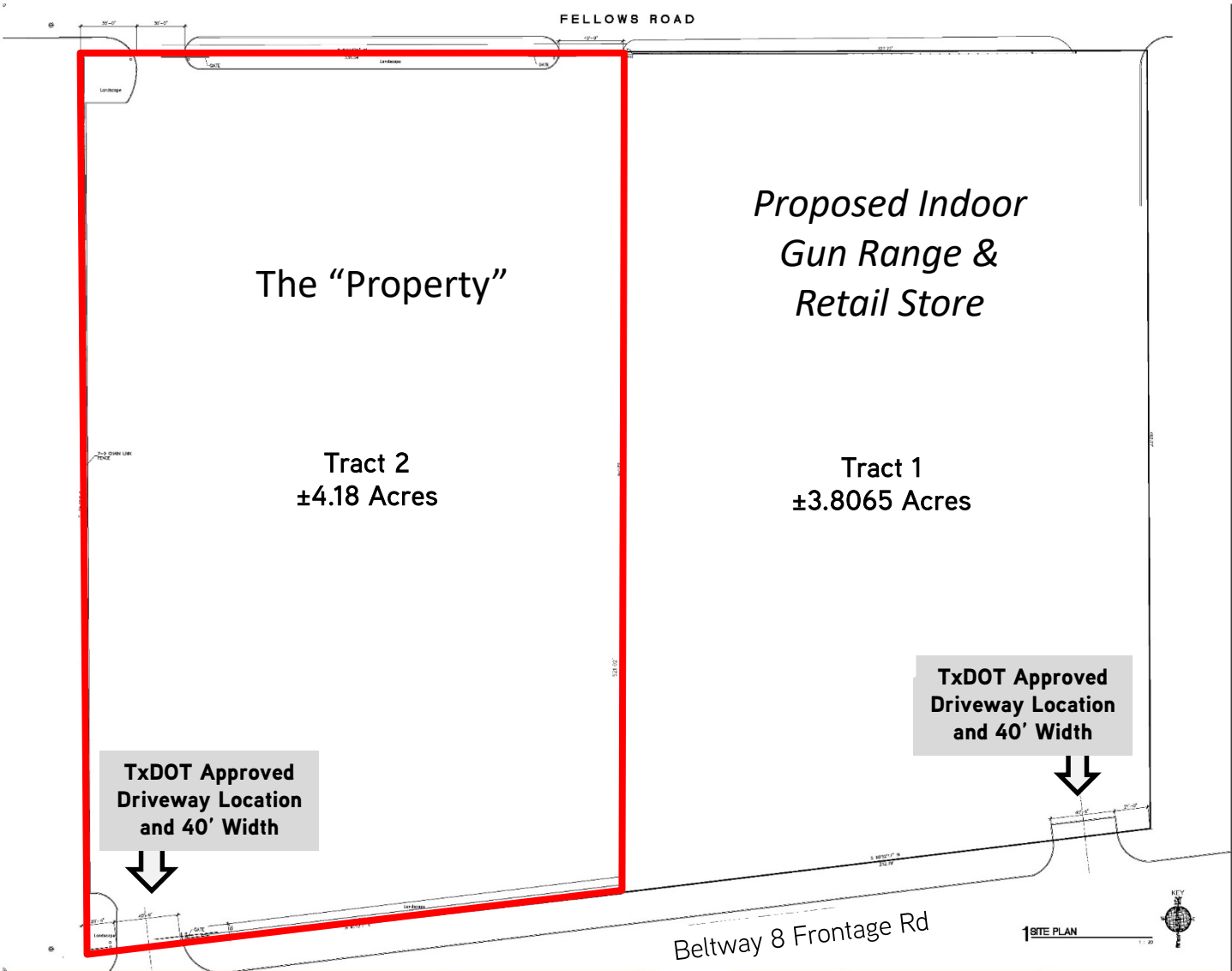


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Site Map



Not to scale or intended to be a survey; for illustrative purposes only.



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