



10.3 ACRES – PEARLAND, TX

SAM HOUSTON TOLLWAY & FELLOWS ROAD | PEARLAND, TEXAS

±10.3 ACRES AVAILABLE FOR SALE

ALEX WRIGHT | BRAD LYBRAND | 281.477.4300

PROPERTY INSIGHTS

±10.3 ACRES AVAILABLE FOR SALE IN PEARLAND, TEXAS

- In the City of Houston, ETJ
- All utilities are available and off-site detention is provided
- 720' frontage on Fellows Rd
- Recent spike in industrial and distribution projects along with retail users off the beltway

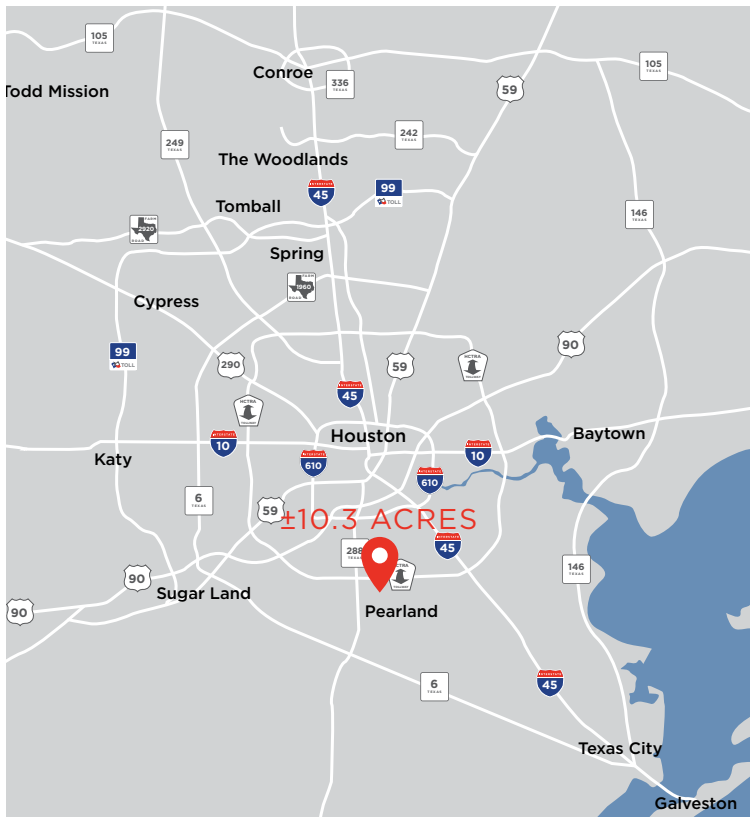
▶ ALEX WRIGHT

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▶ BRAD LYBRAND

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- Great line of sight and access from Beltway 8
- Projected Beltway 8 expansion completion Q2 2020
- Excellent for a wide variety of uses directly adjacent to Tom Bass Regional Park



PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
±10.3 acres
- ▶ PRICE:
Contact Broker for Pricing
- ▶ SCHOOL DISTRICT:
Pearland ISD
- ▶ FRONTAGE:
Approx. 720 ft. on Fellows Rd.
- ▶ TRAFFIC COUNTS:
Approx. 134,227 VPD on Highway 288
Approx. 44,091 VPD on Sam Houston Tollway



209,695
Current Population
Within 5-Mile Radius



48%
Population Growth
Within a 3-mile Radius
from 2010 to 2019



\$92,876
Average HHI Within
5-Mile Radius



AERIALS + ACREAGE





SAM HOUSTON TOLLWAY 44,091 VPD



±10.3 ACRES
AVAILABLE

CULLEN BVD.

FELLOWS RD.

Tom Bass
Regional Park



AERIALS + ACREAGE

DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 12/19

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	1,915	24,670	70,845
Current Population	5,211	71,657	209,695
2010 Census Average Persons per Household	2.72	2.90	2.96
2010 Census Population	4,826	48,635	155,471
Population Growth 2010 to 2019	8.04%	47.71%	35.27%

CENSUS HOUSEHOLDS

1 Person Household	22.82%	21.51%	20.48%
2 Person Households	30.67%	29.52%	27.31%
3+ Person Households	46.51%	48.97%	52.21%
Owner-Occupied Housing Units	82.13%	76.93%	71.71%
Renter-Occupied Housing Units	17.87%	23.07%	28.29%

RACE AND ETHNICITY

2019 Estimated White	41.20%	39.48%	40.77%
2019 Estimated Black or African American	38.70%	37.87%	37.12%
2019 Estimated Asian or Pacific Islander	4.19%	10.08%	8.89%
2019 Estimated Other Races	15.35%	11.97%	12.65%
2019 Estimated Hispanic	42.43%	28.12%	29.59%

INCOME

2019 Estimated Average Household Income	\$76,043	\$88,921	\$92,876
2019 Estimated Median Household Income	\$75,381	\$80,792	\$81,376
2019 Estimated Per Capita Income	\$28,649	\$32,781	\$32,928

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	19.43%	21.57%	22.25%
2019 Estimated Bachelors Degree	15.99%	22.98%	21.91%
2019 Estimated Graduate Degree	13.22%	15.79%	15.18%

AGE

2019 Median Age	32.7	34.9	34.2
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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.

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.

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.

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.

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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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