

PRICE REDUCED

HONEYSICKLE ST

OLEANDER ST

COUNTY ROAD 48 / AIRLINE RD S

±10 ACRES
AVAILABLE

COUNTY ROAD 59 / SOUTHFORK DR



10 ACRES - COUNTY ROADS 48 & 59

NWC OF COUNTY ROAD 48 & COUNTY ROAD 59 | PEARLAND, TEXAS

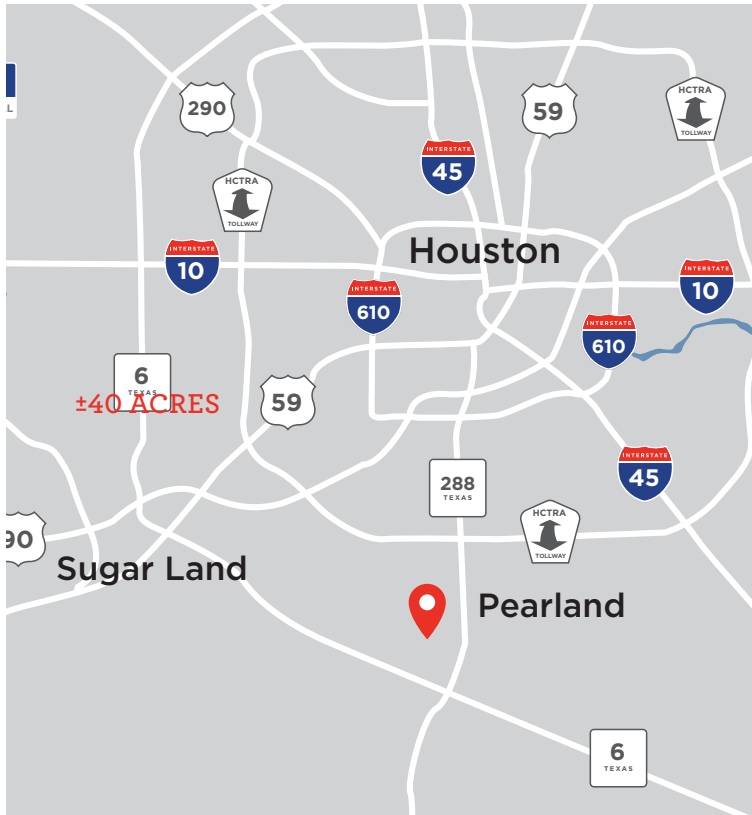
10 ACRES IN THE PATH OF GROWTH CR 48 & CR 59 - PEARLAND TRADE AREA

BRAD LYBRAND | 281.477.4300

±10 ACRES AVAILABLE FOR SALE IN PEARLAND, TEXAS

▶ **BRAD LYBRAND**
BLYBRAND@NEWQUEST.COM
713.438.9516

Excellent opportunity for investment and or development. County Road 48 has recently been expanded to 4 lanes. The county has plans to expand County Road 59 to 4 lanes from the east and install traffic signal at intersection. The subject site is less than a mile from the highly-rated master planned communities of Shadow Creek Ranch and Southern Trails as well as Pomona and South Fork. This intersection is very similar to the intersection to the north at County Road 48 & Broadway, 1 mile north of the subject property. Not to long ago CR48/Broadway intersection was vacant. As of today there is a Wal Mart Neighborhood Market, CVS, Valero, On the Run with Einstein, and several retail centers, and a new Alvin ISD school. The growth is heading south and the subject site is directly in line to benefit.



PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
10 acres
- ▶ PRICE:
~~\$7.00 PSF~~ \$5.00 PSF
- ▶ SCHOOL DISTRICT:
Alvin ISD
- ▶ FRONTAGE:
Approx. 700' on County Road 48
Approx. 650' on County Road 59
- ▶ TRAFFIC COUNTS
Approx. 8,463 VPD on CR 48
Approx. 10,332 VPD on CR 59



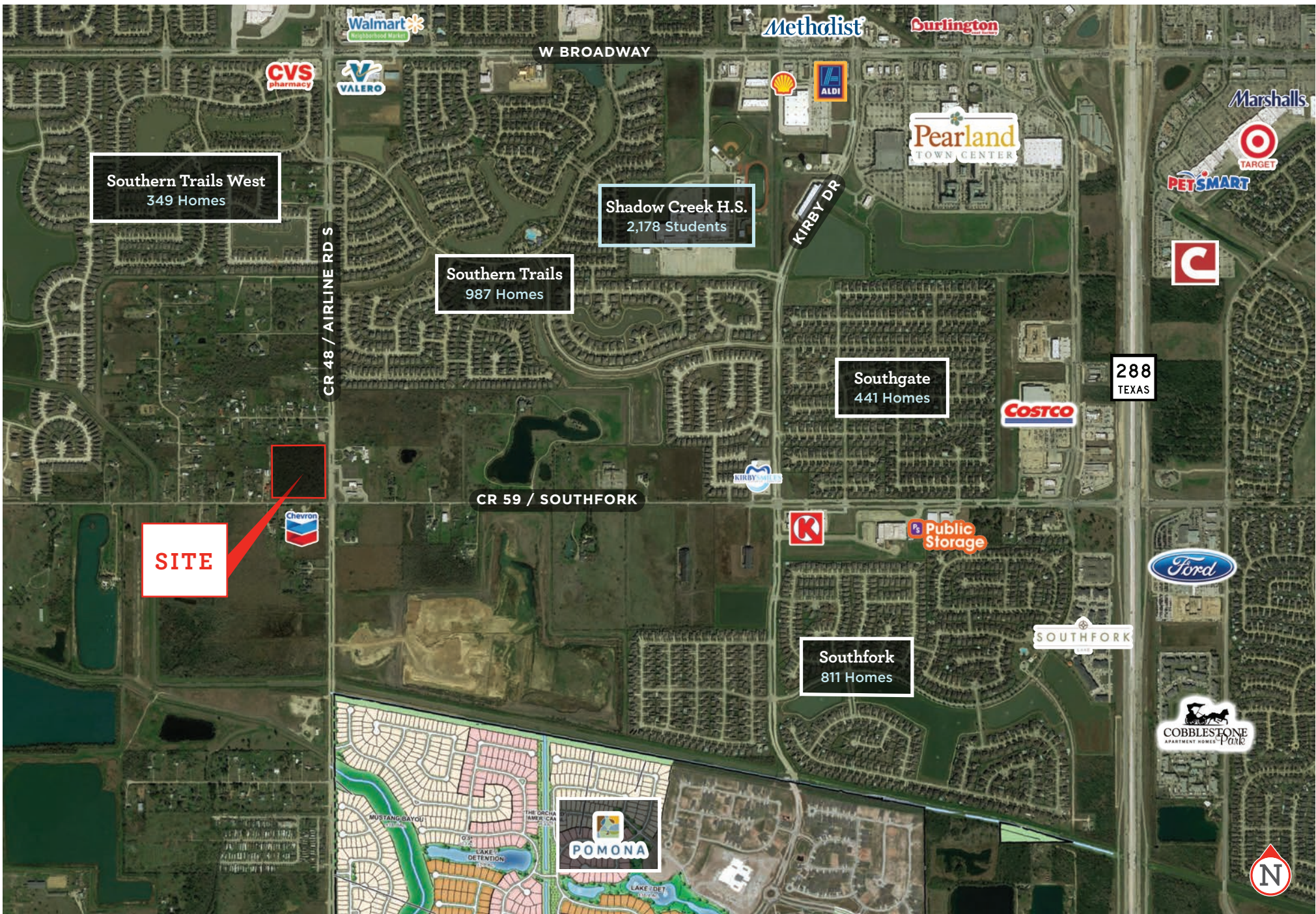
166,530
Current Population
Within 5-Mile Radius



187.43%
Population Growth
Within a 1-mile Radius
from 2010 to 2018



\$131,011
Average HHI Within
1-Mile Radius



AERIALS + ACREAGE

DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 12/18

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,008	21,835	52,928
Current Population	5,898	66,361	166,530
2010 Census Average Persons per Household	2.94	3.04	3.15
2010 Census Population	2,063	39,735	117,655
Population Growth 2010 to 2019	187.43%	67.56%	41.84%

CENSUS HOUSEHOLDS

1 Person Household	16.20%	16.47%	16.21%
2 Person Households	28.36%	26.90%	25.50%
3+ Person Households	55.44%	56.63%	58.28%
Owner-Occupied Housing Units	79.29%	77.48%	78.33%
Renter-Occupied Housing Units	20.71%	22.52%	21.67%

RACE AND ETHNICITY

2019 Estimated White	55.13%	52.05%	43.86%
2019 Estimated Black or African American	20.48%	21.30%	30.88%
2019 Estimated Asian or Pacific Islander	15.41%	14.08%	11.43%
2019 Estimated Other Races	8.47%	12.07%	13.34%
2019 Estimated Hispanic	23.61%	26.62%	29.19%

INCOME

2019 Estimated Average Household Income	\$131,011	\$120,340	\$102,631
2019 Estimated Median Household Income	\$120,431	\$109,971	\$93,742
2019 Estimated Per Capita Income	\$46,820	\$41,869	\$34,347

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	9.66%	13.66%	18.01%
2019 Estimated Bachelors Degree	33.19%	29.93%	24.81%
2019 Estimated Graduate Degree	27.96%	23.55%	17.98%

AGE

2019 Median Age	34.0	33.5	33.5
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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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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