



## 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



# PROPERTY INSIGHTS

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 too 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.

**Approximate Size:** 10 acres

**Price:** \$7.00 PSF

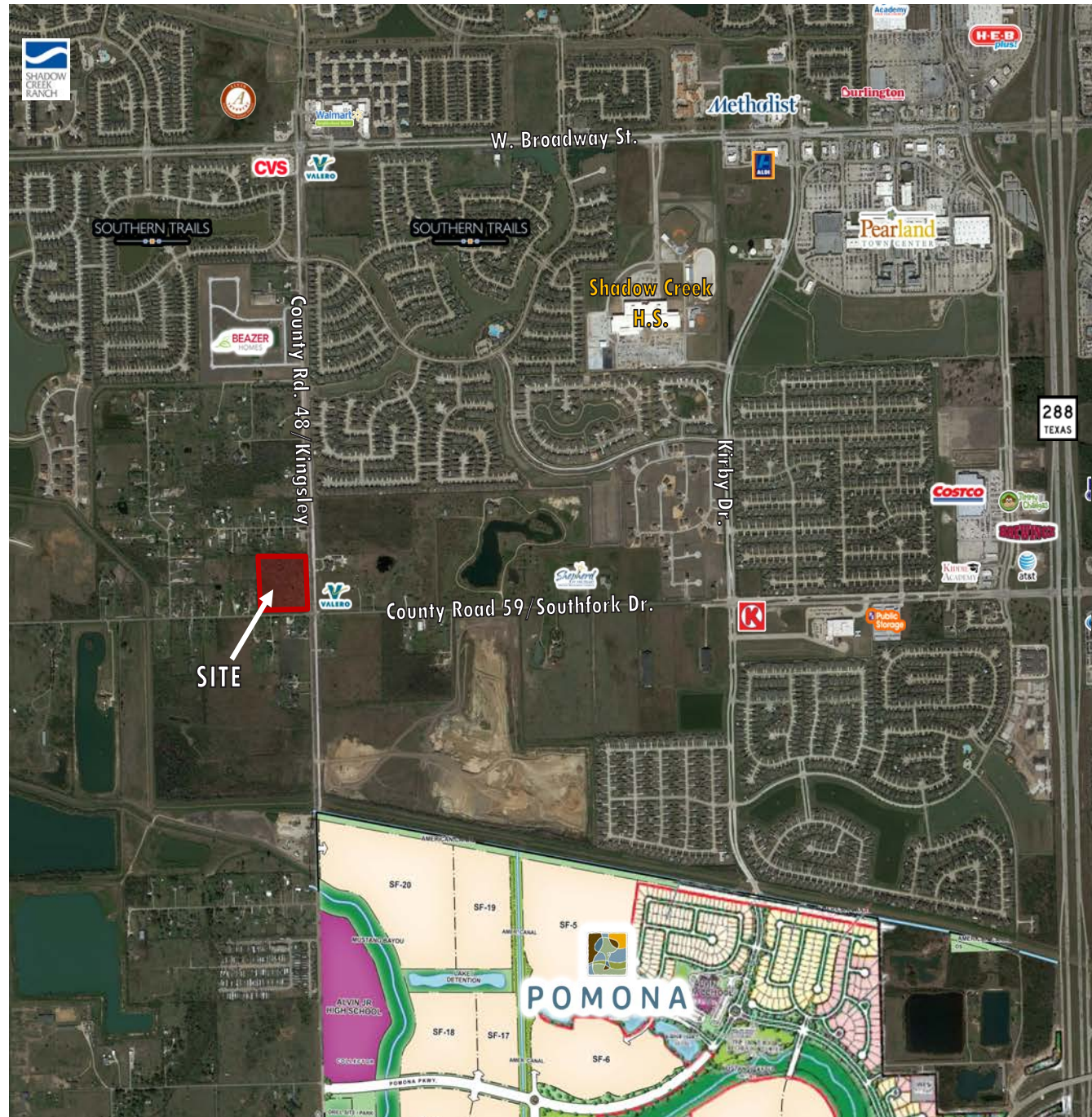
**School District:** Alvin ISD

**Frontage:** Approx. 700' on County Road 48

Approx. 650' on County Road 59



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



# DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 03/18

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	1,903	21,537	51,517
Current Population	5,846	65,698	163,002
2010 Census Average Persons per Household	3.07	3.05	3.16
2010 Census Population	2,068	42,406	116,107
Population Growth 2010 to 2018	184.15%	55.50%	40.70%

## CENSUS HOUSEHOLDS

1 Person Household	12.21%	16.48%	16.18%
2 Person Households	31.44%	26.82%	25.43%
3+ Person Households	56.36%	56.70%	58.40%
Owner-Occupied Housing Units	90.19%	76.92%	78.62%
Renter-Occupied Housing Units	9.81%	23.08%	21.38%

## RACE AND ETHNICITY

2018 Estimated White	60.02%	55.83%	45.27%
2018 Estimated Black or African American	16.33%	18.12%	30.13%
2018 Estimated Asian or Pacific Islander	16.04%	14.52%	11.07%
2018 Estimated Other Races	7.17%	11.07%	13.07%
2018 Estimated Hispanic	18.18%	23.16%	28.18%

## INCOME

2018 Estimated Average Household Income	\$132,177	\$128,570	\$107,726
2018 Estimated Median Household Income	\$124,175	\$112,616	\$92,288
2018 Estimated Per Capita Income	\$46,953	\$44,070	\$35,274

## EDUCATION (AGE 25+)

2018 Estimated High School Graduate	10.29%	14.17%	19.24%
2018 Estimated Bachelors Degree	32.65%	29.65%	24.65%
2018 Estimated Graduate Degree	26.65%	23.16%	17.61%

## AGE

2018 Median Age	34.3	33.8	33.5
-----------------	------	------	------

# 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.

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

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

Rev. 09.19.18 ct