

±11.25 ACRES

LAND FOR SALE

BELTWAY 8 AT SH 288



SEC BELTWAY 8 AT SH 288 | PEARLAND, TEXAS

FOR MORE INFORMATION CONTACT:

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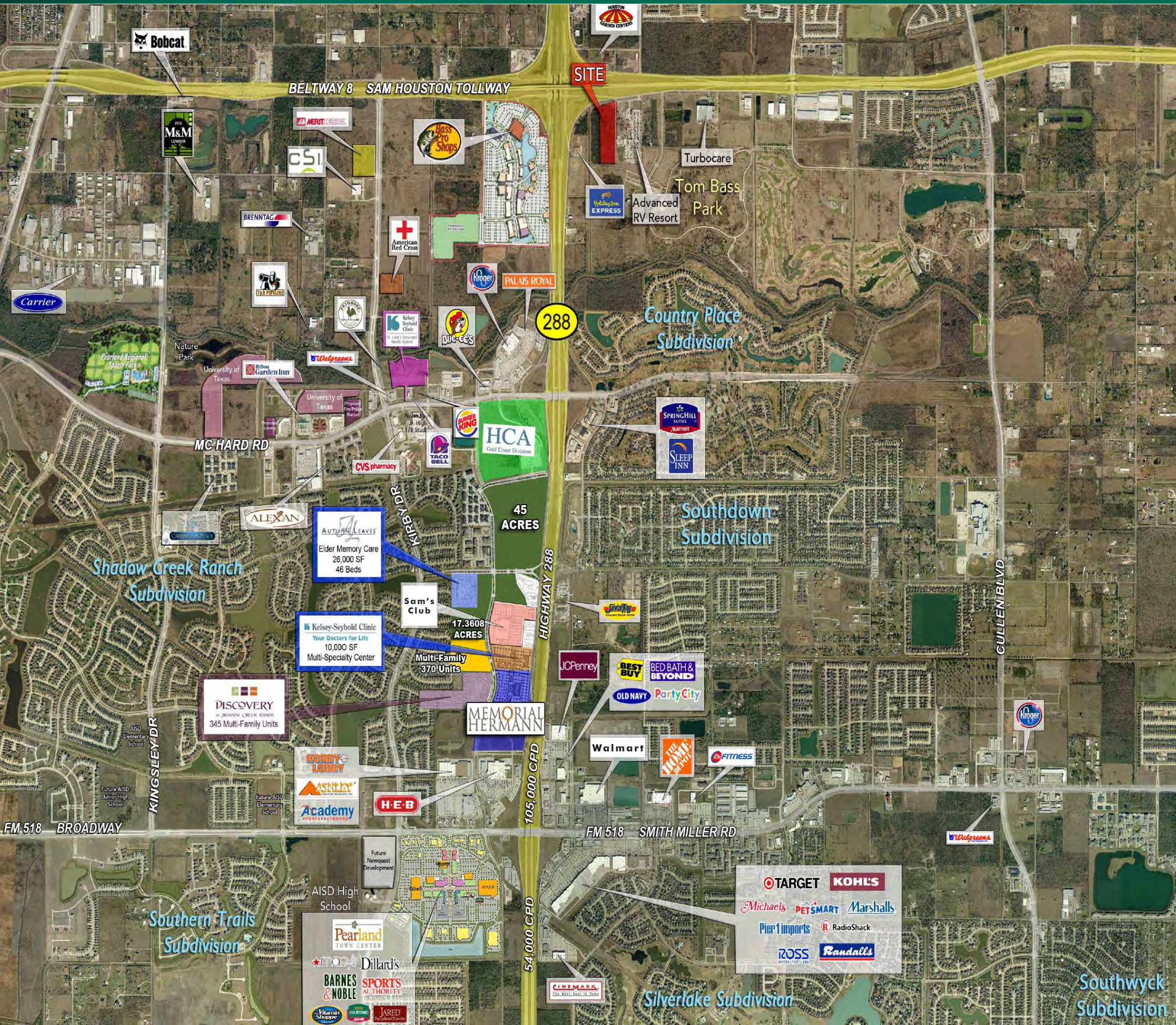
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11.25 ACRES | BELTWAY 8 AT SH 288



PROPERTY DESCRIPTION

The 11.25 acre site is located just off the southeast corner of Beltway 8 and SH 288 in Pearland, Texas. This site is strategically located at the epicenter of Pearland growth and development. Pearland is one of the fastest growing cities in Texas and home to the 8th fastest selling master planned subdivision in the Greater Houston area. The site is minutes from Houston's famed Texas Medical Center, Downtown, and is in close proximity to various sports and entertainment venues, which makes it an ideal location for any retailer.

The immediate trade area surrounding the site boasts over 10,000 recently completed residential lots, four million feet of retail and 600,000 residents. This trade area combines the finest in office, retail, residential, and hospitality uses in a single location; creating a vibrant sense of community and enhanced lifestyle for residents, users, and shoppers alike.

Availability: For Sale

Asking Price: \$5.00 PSF

Description: Located just off the southeast corner of Beltway 8 and SH 288 frontage

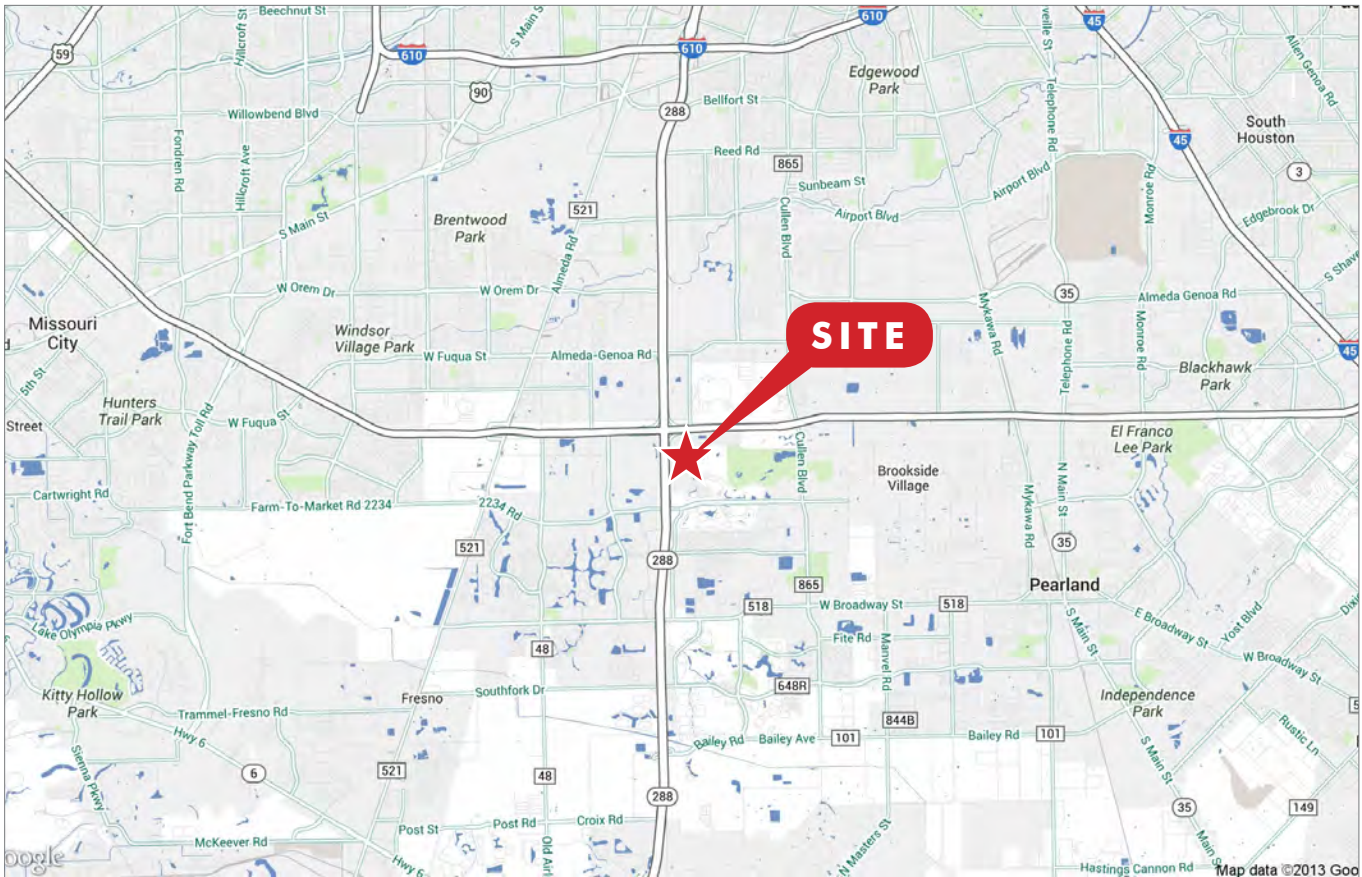
Traffic Counts

Beltway 8 – 48,000 cpd
 Hwy 288 S – 104,954 cpd

2014 ESTIMATED DEMOGRAPHICS			
	1 MILES	3 MILES	5 MILES
2014 Estimated Population	3,914	46,899	152,195
2014 Est. Average Household Income	\$70,813	\$70,570	\$68,093
Estimated Households	1,293	15,570	48,493
Historical Annual Pop. Growth	20.0%	10.9%	5.7%

Source: AGS Demographics

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