



OFFERING MEMORANDUM

10.6047 ACRES - HIGHWAY 35

PEARLAND, TEXAS 77581

Marcus & Millichap

OVERVIEW AND HIGHLIGHTS

HIGHWAY 35

Marcus & Millichap is pleased to present 10.6047 acres of prime land for sale on Highway 35 in Pearland, Texas. This strategically located parcel offers just over 400 feet of frontage on Highway 35, providing excellent accessibility and visibility for future development. With utilities available through the City of Pearland and on-site detention required, the land falls under General Commercial (GC) zoning, which allows for medical, office, retail, restaurant, assisted living, and schools. Situated within the highly rated Pearland Independent School District (ISD), this property also benefits from its proximity to major highways and urban amenities. While the land is within the 100-year and 500-year floodplain, it allows for thoughtful development planning and flood mitigation strategies.

This property offers a rare opportunity to invest in an area with strong population growth, a well-educated workforce, and continued investment in infrastructure and commercial development. With its favorable zoning and infrastructure availability, this land parcel is an excellent opportunity to capitalize on Pearland's dynamic growth trajectory.



PROPERTY SIZE	10.6047 Acres
PRICE	Contact Broker
SCHOOL	Pearland ISD
FLOODPLAIN	100-Year and 500-Year
UTILITIES	City of Pearland
FRONTAGE	400.23' on Highway 35
DETENTION	On-Site Required

DEMOGRAPHICS	2	5	10
Residential Count	33,560	183,916	781,811
Avg HH Income	\$131,769	\$113,787	\$99,866
2024-2029 Projected Growth	35,278	191,812	813,561

FOR MORE INFORMATION CONTACT:

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will.florence@marcusmillichap.com

Lic: TX: 626818

IRRIGATION STATION
- EQUIPMENT
SUPPLIER

WILLIAM P. HOBBY
AIRPORT



DOWNTOWN
HOUSTON

BURGER
KING

TEXAS POOL
SUPPLY



ECS REFINING TEXAS LLC -
AIRCRAFT SUPPLY STORE

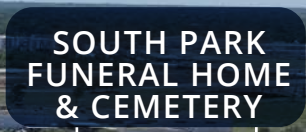


HIGHWAY 35

SUBJECT
PROPERTY



AIR SPECIALIST AIR
CONDITIONING &
PLUMBING



SUBJECT PROPERTY

HIGHWAY 35

ECS REFINING TEXAS LLC - AIRCRAFT SUPPLY STORE







BROOKSIDE VILLAGE



SOUTH PARK FUNERAL HOME AND CEMETERY

HIGHWAY 35



ECS REFINING TEXAS LLC - AIRCRAFT SUPPLY STORE

SUBJECT PROPERTY



NON-ENDORSEMENT & DISCLAIMER NOTICE

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers.

All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID ZAG0040190

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

Marcus & Millichap

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www.marcusmillichap.com



Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

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