

FOR SALE

2.43 ACRES



JOHN LIZER RD VPD: 11,005

PEARLAND PKWY VPD: 21,103



LAND FOR SALE

PEARLAND PARKWAY

CBRE

AT JOHN LIZER ROAD

PEARLAND, TEXAS




PEARLAND PARKWAY
AT JOHN LIZER ROAD





SITE DETAILS

 2.43 Acres
(105,850.80 SF)

 Asking Price \$11 PSF
(\$1,164,358.80)


 Low Tax Rate
\$2.18

 Site Zoned General Business
by City of Pearland


 Located near Major Intersection of
Pearland Pkwy & John Lizer Rd (Magnolia
Pkwy)

 Located near Pearland High School - the
largest school & stadium in Pearland


 Nearby Independence Park - 43.1 Acres
Wooded Recreational Park

 Surrounded by Numerous Subdivisions
Including The Villages at Marys Creek,
Pearland Park Estates, & Town Lake Estates.

 No Wetlands
on the Site

 No Pipelines or
Wells on the Site

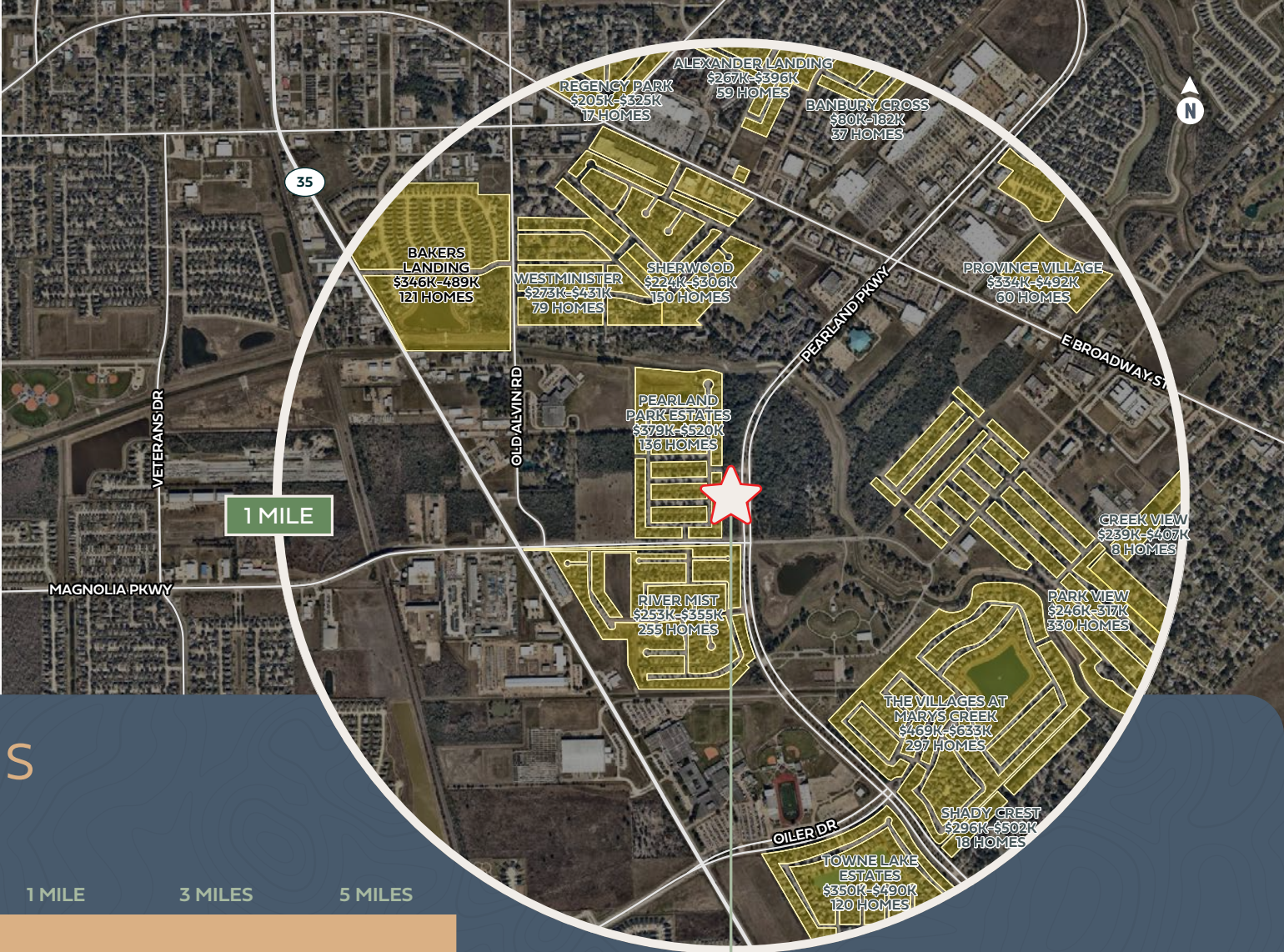
 Full Utilities Provided by
City of Pearland

 Ideal Uses Include Retail, Medical,
Office Condos



AMPLE RETAIL & DINING OPTIONS

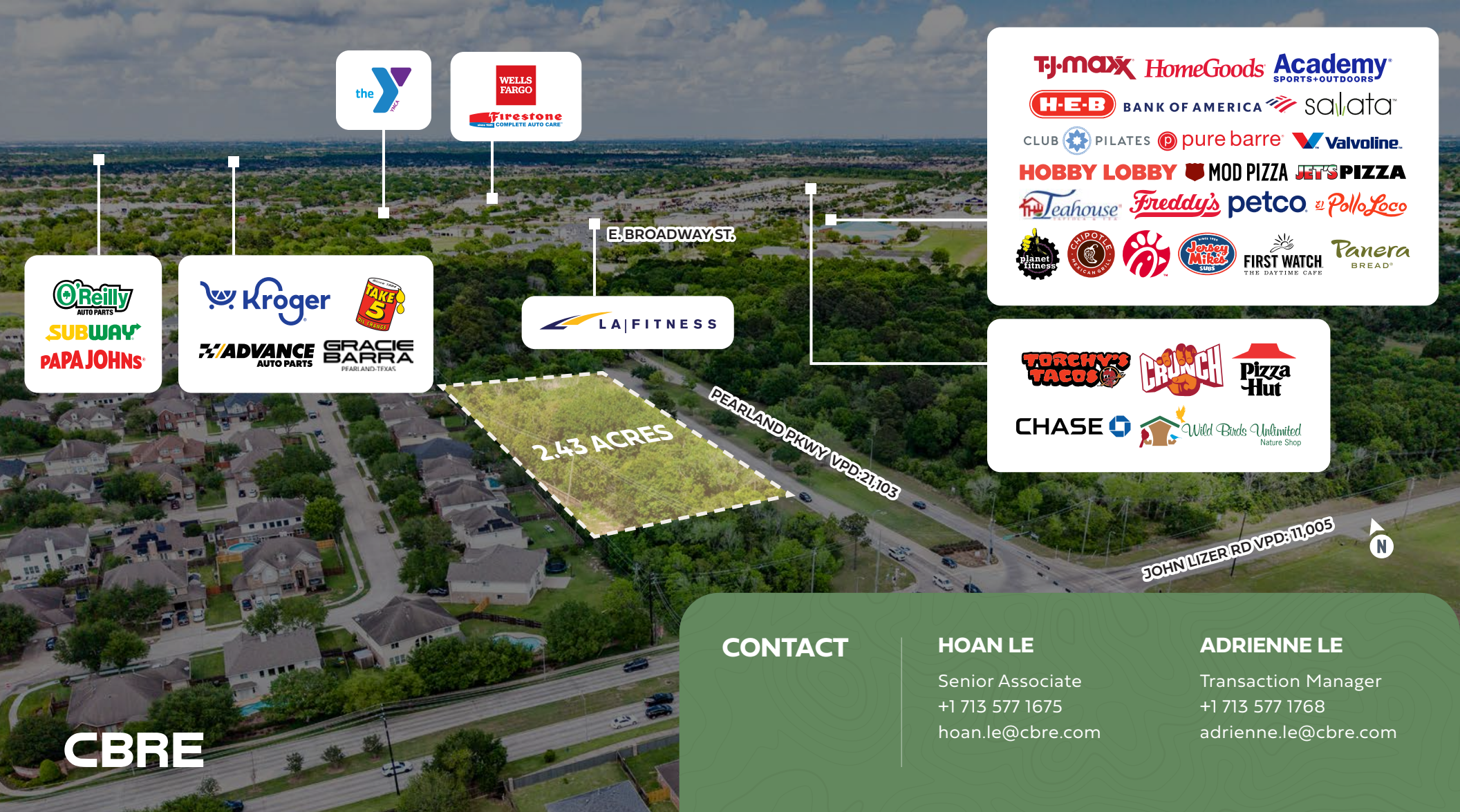
DRIVE TIMES		
HOBBY AIRPORT	8 MILES	18 MINUTES
TEXAS MEDICAL CENTER	20 MILES	25 MINUTES
DOWNTOWN HOUSTON	23 MILES	32 MINUTES
GALLERIA/UPTOWN	26 MILES	30 MINUTES



SUBDIVISIONS MAP

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
HOUSEHOLDS			
Households (Estimate)	2,786	22,576	56,089
HOUSEHOLD INCOME			
Average Household Income	\$122,491	\$142,528	\$128,388
HOUSING VALUE			
Average Home Value	\$432,441	\$370,379	\$344,909
DAYTIME POPULATION			
Daytime Population	9,981	53,867	133,178

PEARLAND
PARKWAY
AT JOHN LIZER ROAD



CBRE

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**PEARLAND
 PARKWAY**

AT JOHN LIZER ROAD

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