

For Sale or Ground Lease - Pad Sites Friendswood City Center

± 12.83 acres total

3801 E. FM 528, Friendswood, TX 77546

EXECUTE CONFIDENTIALITY AGREEMENT



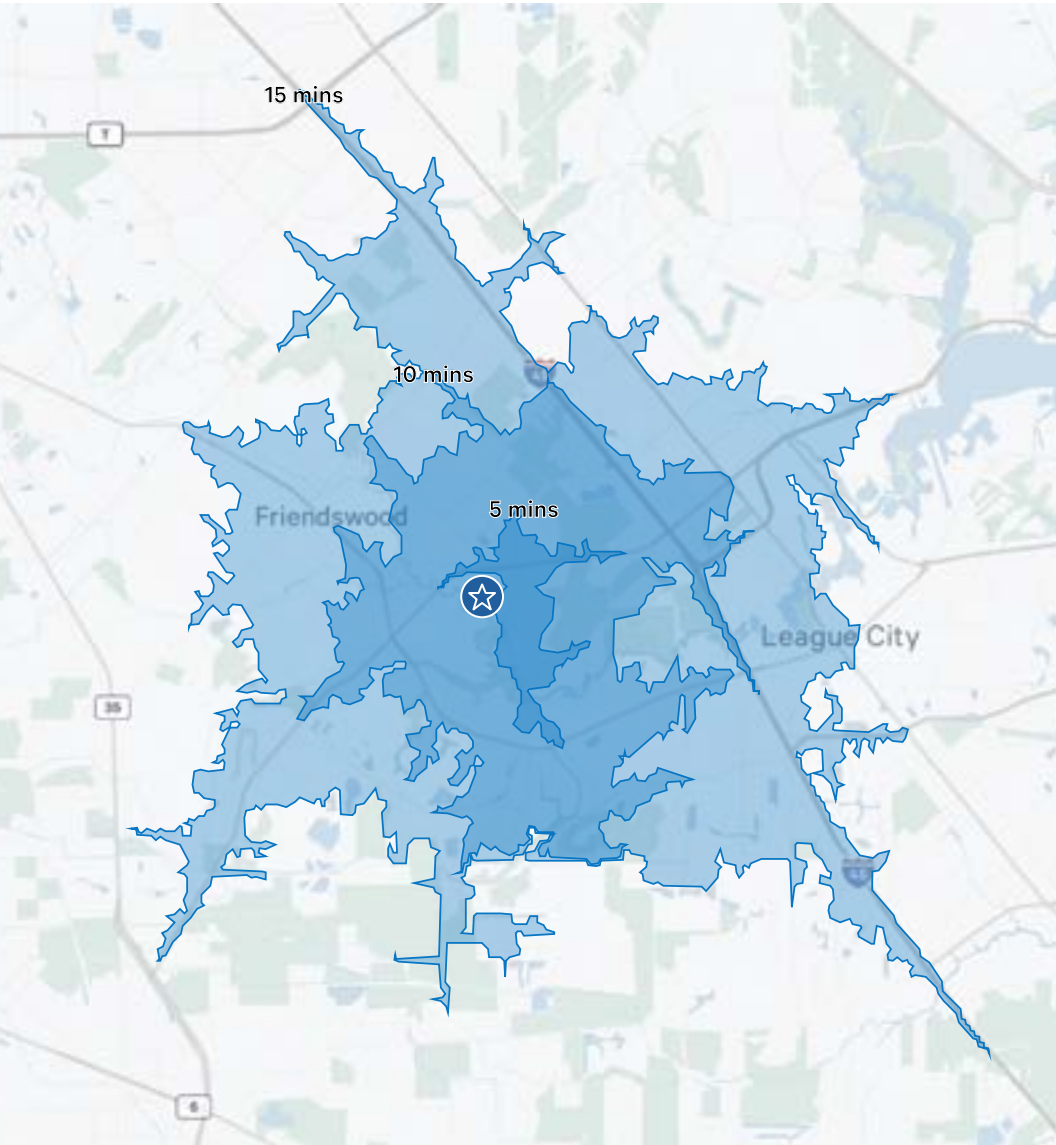
Julian Chargois
Senior Associate
T +1 713 577 3825
julian.chargois@cbre.com

Barrett Von Blon
First Vice President
T +1 713 577 1777
barrett.vonblon@cbre.com

CBRE

CAPITAL MARKETS | LAND SERVICES

Commute & Demographics



Drive Times	Minutes
Downtown Houston	42 minutes
TMC	29 minutes
Galleria/Uptown	45 minutes

Property Information

Location

- 3801 E. FM 528, Friendswood, Texas 77546

Property Information

- Land size: ±1.66 acres | ±2.74 acres | ±2.66 acres | ±2.75 acres | ±3.02 acres
- Located at the intersection of FM 528 and Blackhawk Boulevard
- APN: 0432150000130
- Utilities to pads via City of Friendswood
- Total Tax Rate: \$1.792628 (2025)
- Off-site detention provided
- Outside of floodplain
- No pipelines
- Clear Creek ISD (Landolt Elementary 8/10, Brookside Intermediate 7/10, Clear Springs HS 8/10)

Surrounding Area

Friendswood, Texas, an affluent community consistently ranked among the best places to live, boasts an exceptional quality of life, characterized by a low crime rate, a strong community spirit, and highly-rated public schools, making it a magnet for families and professionals alike.

Price

Call Broker for Pricing



Commute

Traffic Counts	Vehicles Per Day
E FM 528 Rd, Vehicles Per Day	34,253 VPD
W Bay Area Blvd, Vehicles Per Day	19,722 VPD
FM 518	28,415 VPD
I-45	187,119 VPD



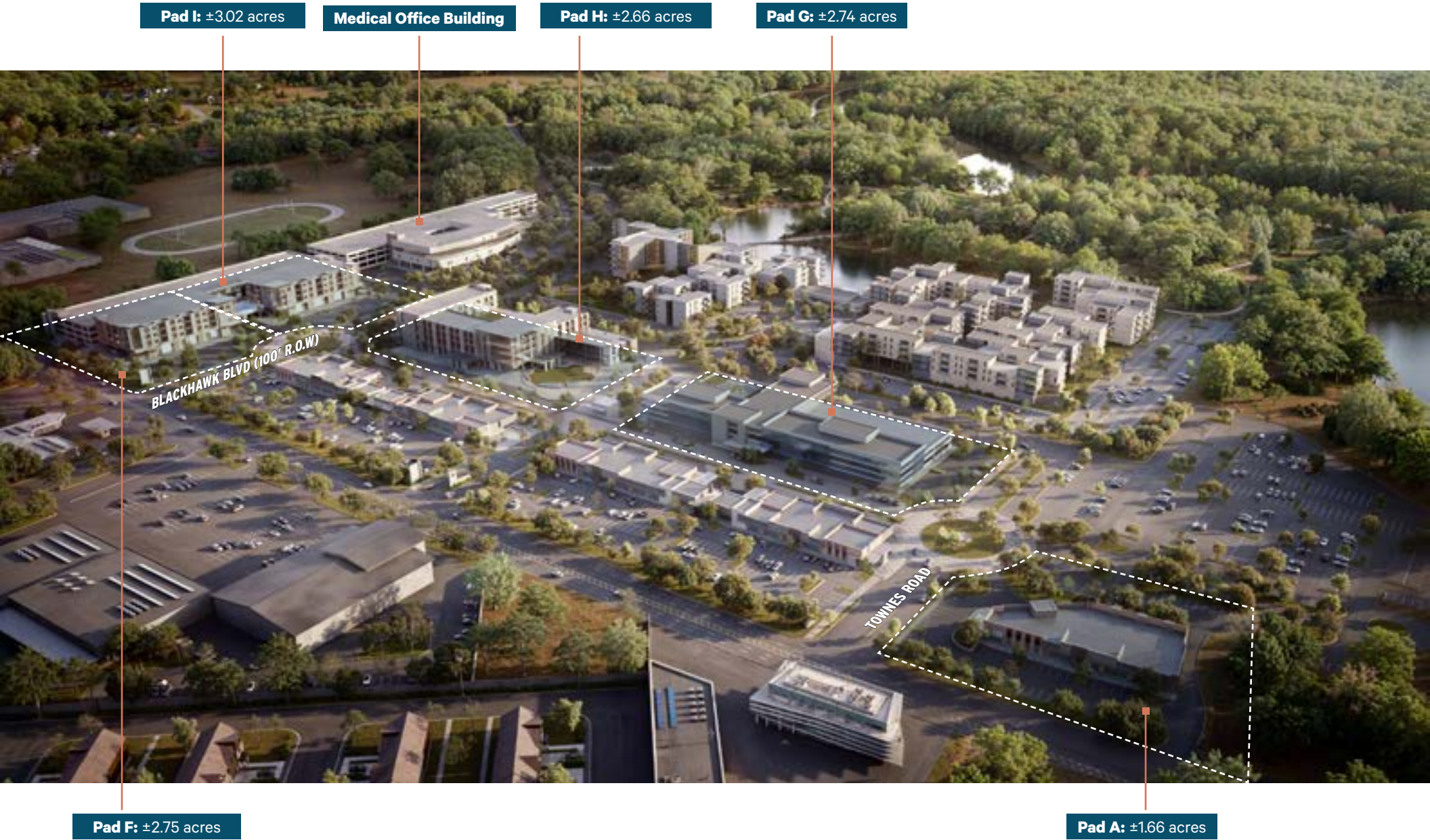
2024 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	11,463	73,869	177,546
Median Age	37.3	38.9	38.1
Avg Household Income	\$135,480	\$144,740	\$129,789
Avg Home Value	\$389,660	\$407,464	\$385,891
College Degree or Higher	45%	46.70%	44.40%

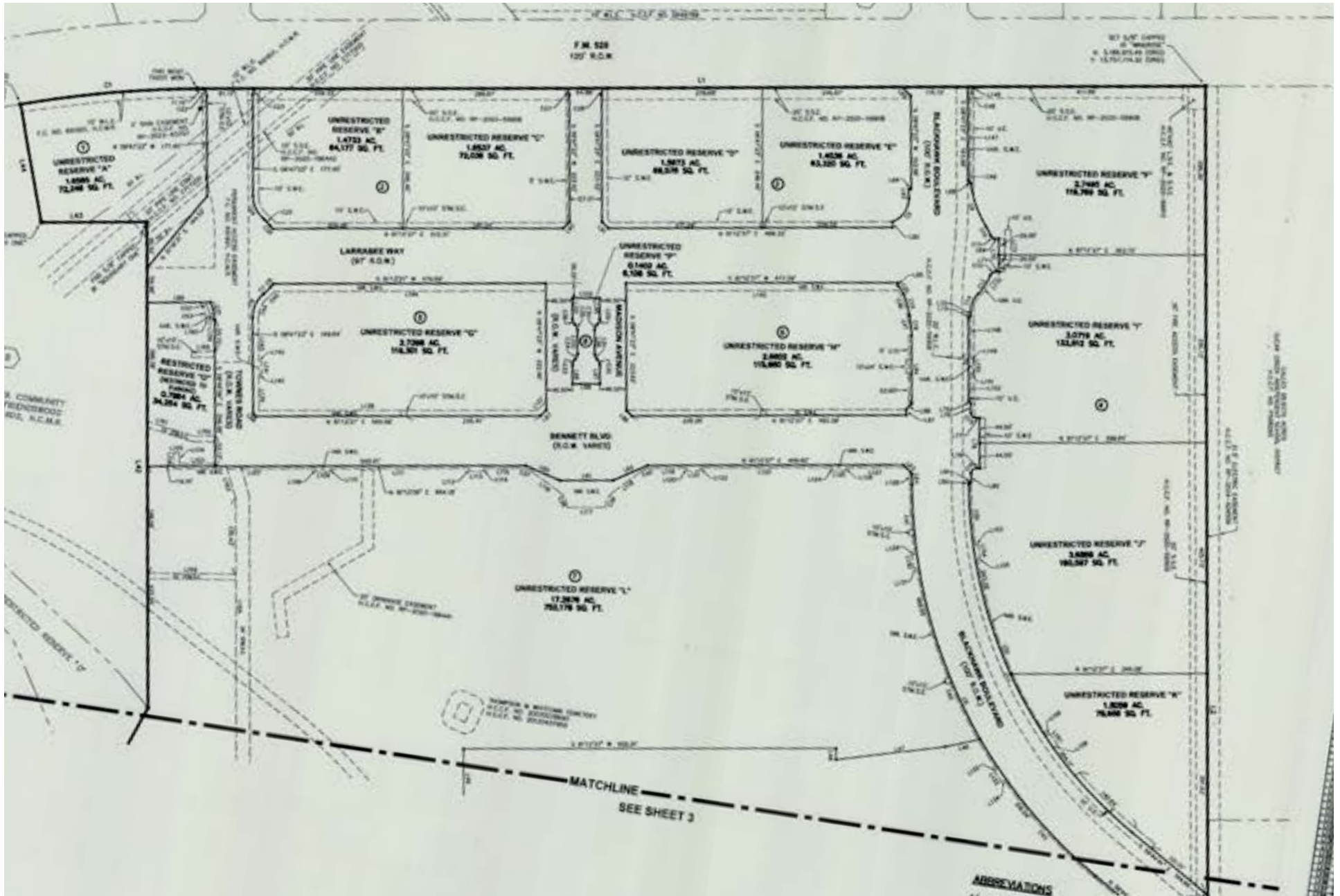
Neighborhood Aerial



Property Aerial



Property Survey



For Sale or Ground Lease - Pad Sites

Friendswood City Center

± 12.83 acres total

3801 E. FM 528, Friendswood, TX 77546

EXECUTE CONFIDENTIALITY AGREEMENT

www.cbre.com



Contact Us

Julian Chargois

Senior Associate

T +1 713 577 3825

julian.chargois@cbre.com

Barrett Von Blon

First Vice President

T +1 713 577 1777

barrett.vonblon@cbre.com

CAPITAL MARKETS | LAND SERVICES

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.