

## LAND FOR SALE

# DEVELOPMENT OPPORTUNITY IN PEARLAND, TEXAS

2408-2409 Park Rd., Pearland, TX 77581



SALE PRICE:	\$220,000
PRICE PER ACRE:	\$758,621
LOT SIZE:	0.29 Acres
APN #:	7025-0303-000
ZONING:	Commercial
MARKET:	Pearland
SUB MARKET:	NASA Clear Lake
CROSS STREETS:	FM 518

### PROPERTY OVERVIEW

.29 Acre lot For Sale In Pearland, Texas. Most of if not all of the pre-development has been completed. Ample parking available with the 6,100+ SF/ 14 space parking lot. Additional 12 spaces available along the North property line. Great location for professional office/office duplex. No detention required. Excellent investment opportunity!

### PROPERTY FEATURES

- Centrally located in the Heart of Old Town Pearland
- Most of pre-development has been completed.
- Great investment opportunity
- 14 surface spaces
- Additional 12 surface spaces along the Northern border of the property

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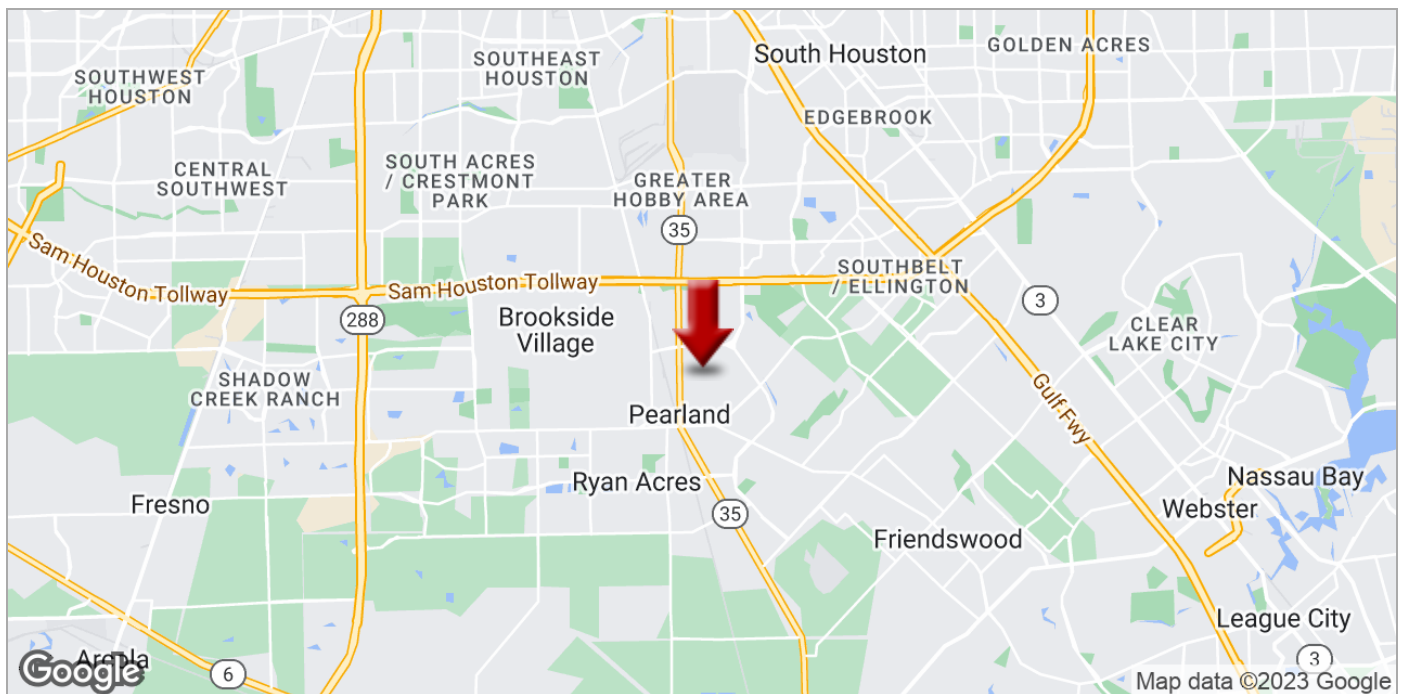
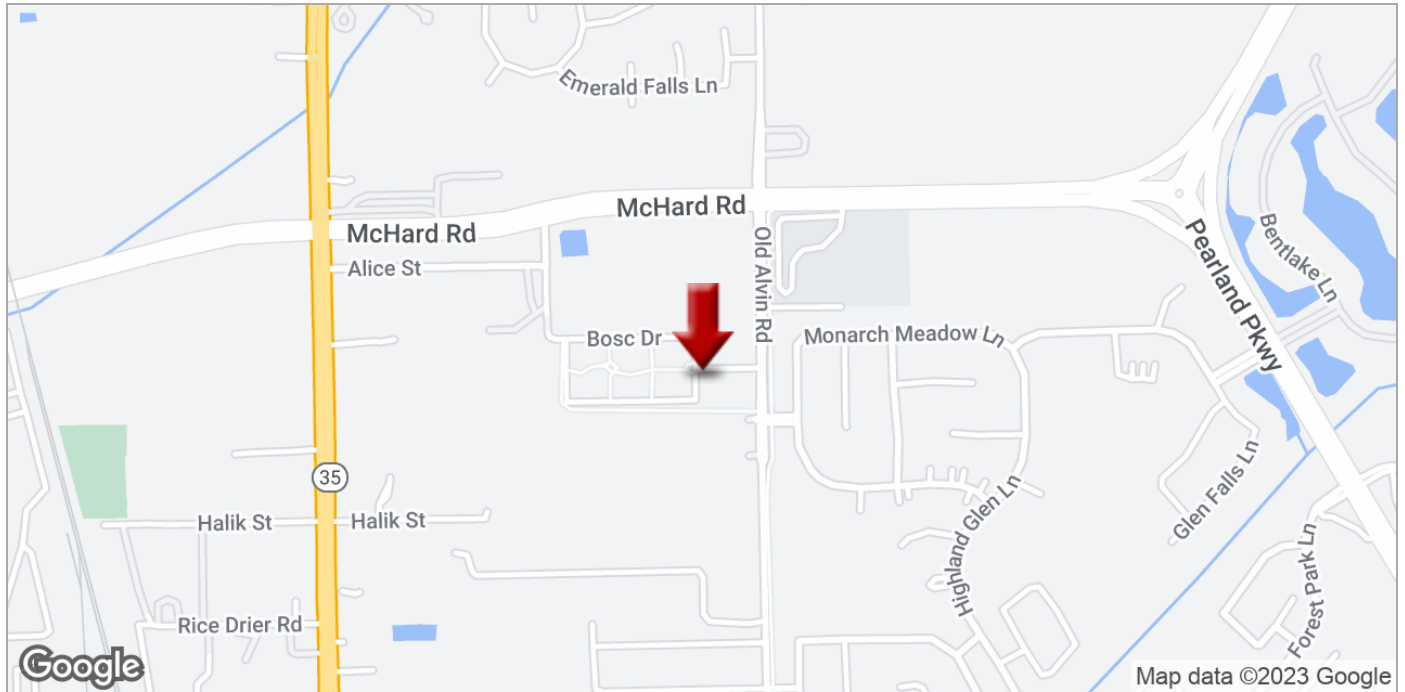
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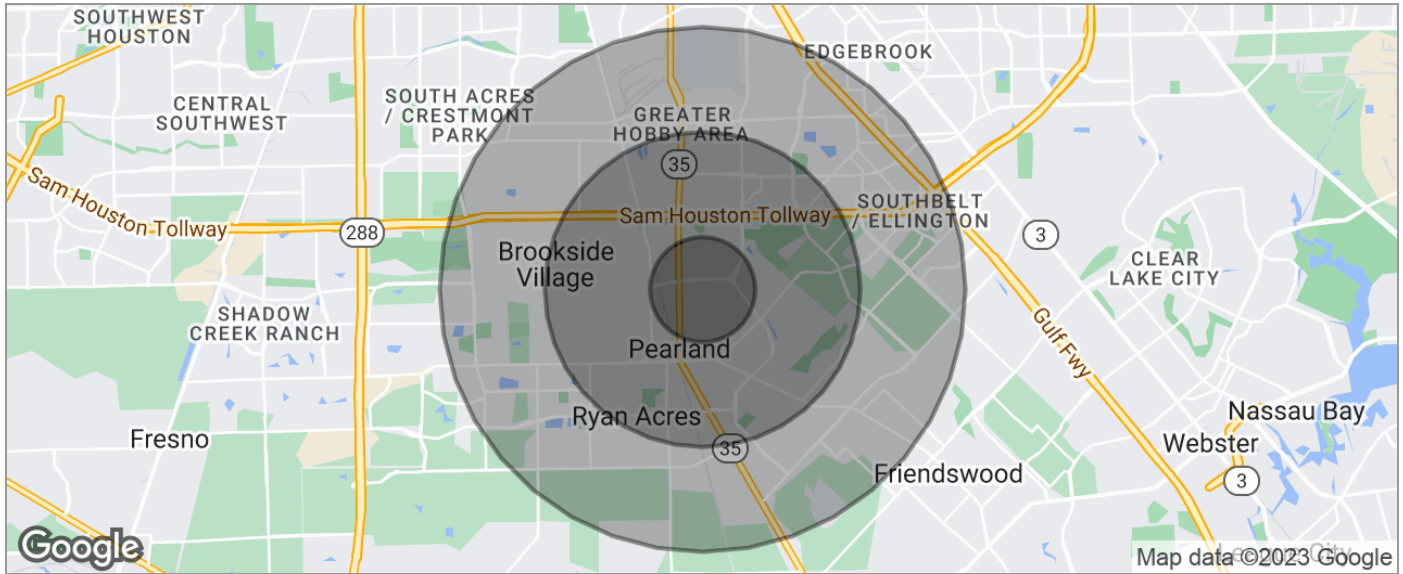
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,355	48,625	140,750
MEDIAN AGE	33.9	33.6	33.5
MEDIAN AGE (MALE)	32.6	32.7	33.1
MEDIAN AGE (FEMALE)	35.0	34.4	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,316	16,716	46,608
# OF PERSONS PER HH	2.7	2.9	3.0
AVERAGE HH INCOME	\$84,366	\$84,260	\$81,748
AVERAGE HOUSE VALUE	\$174,884	\$163,110	\$144,100
RACE	1 MILE	3 MILES	5 MILES
% WHITE	76.4%	71.6%	64.8%
% BLACK	9.3%	11.3%	15.1%
% ASIAN	5.3%	7.1%	8.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.4%
% OTHER	6.3%	7.1%	8.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	24.9%	28.3%	34.1%

\* Demographic data derived from 2020 ACS - US Census

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