

Land for Sale

±3.57 acres

108 & 110 Whispering Pines Avenue

Friendswood, TX 77546

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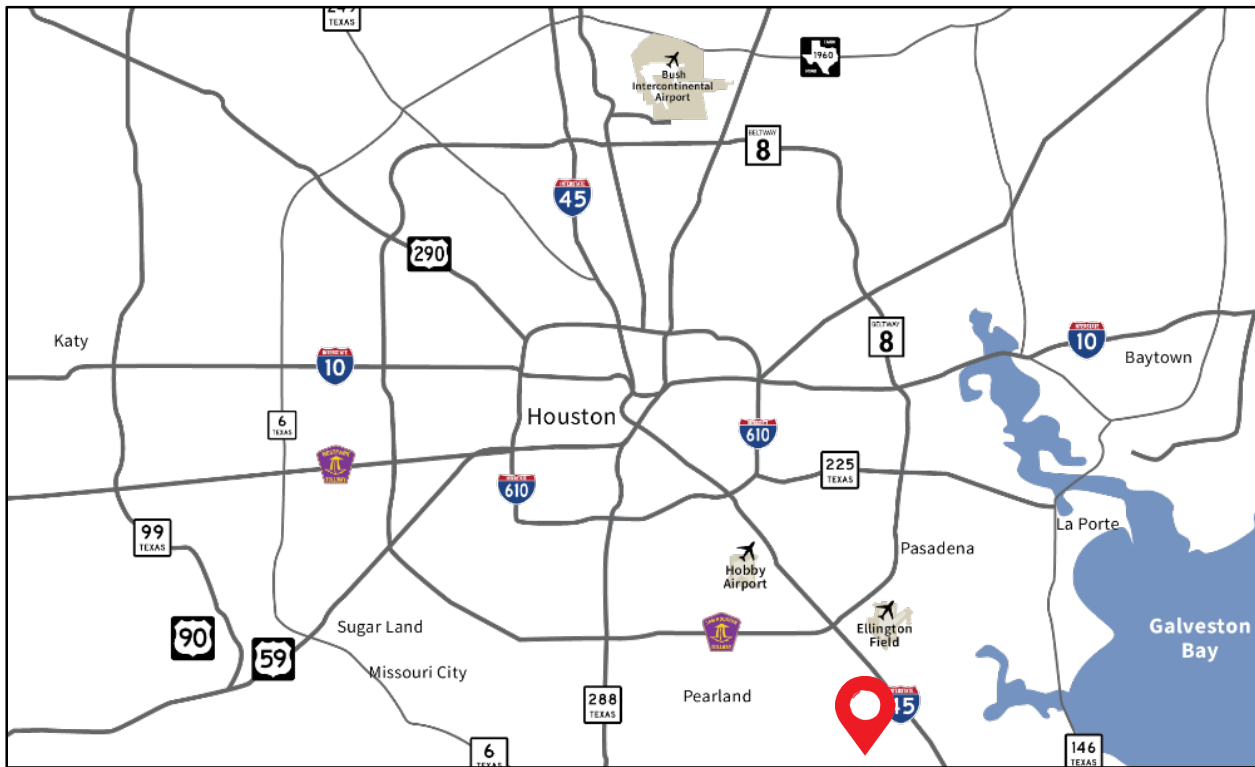
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Newly Rezoned to Downtown District



108 & 110 Whispering Pines Avenue



Location

Located in Friendswood TX, off of South Friendswood Drive within Friendswood's Downtown District.

Whispering Pines is the continuation of El Dorado Boulevard, that extends to I-45 South.

Size

±1.73 acres and ±1.84 acres

Property Information

The property is located a little over 500 feet from South Friendswood Drive, which has grown commercially in recent years. The listed property is also about one block from City Hall.

Zoning

Recently rezoned to Downtown District (DD).

The zoning allows multifamily with first floor retail, multi story office with first floor retail, restaurants, single story office and medical. Height limit: 70' (4 stories).

Downtown District zoning entitles 60% ground coverage for a development plus a buyer may purchase offsite storm water detention from the Galveston County Consolidated Drainage District.

Price

Contact broker for pricing



Estimated Population

1-mile	3-miles	5-miles
8,806	66,223	165,719



Average Household Income

1-mile	3-miles	5-miles
\$111,324	\$125,968	\$110,592



Traffic Counts

149,000 VPD
I-45 S, north of Whispering Pines Ave.
138,000 VPD
I-45 S, south of Whispering Pines Ave.



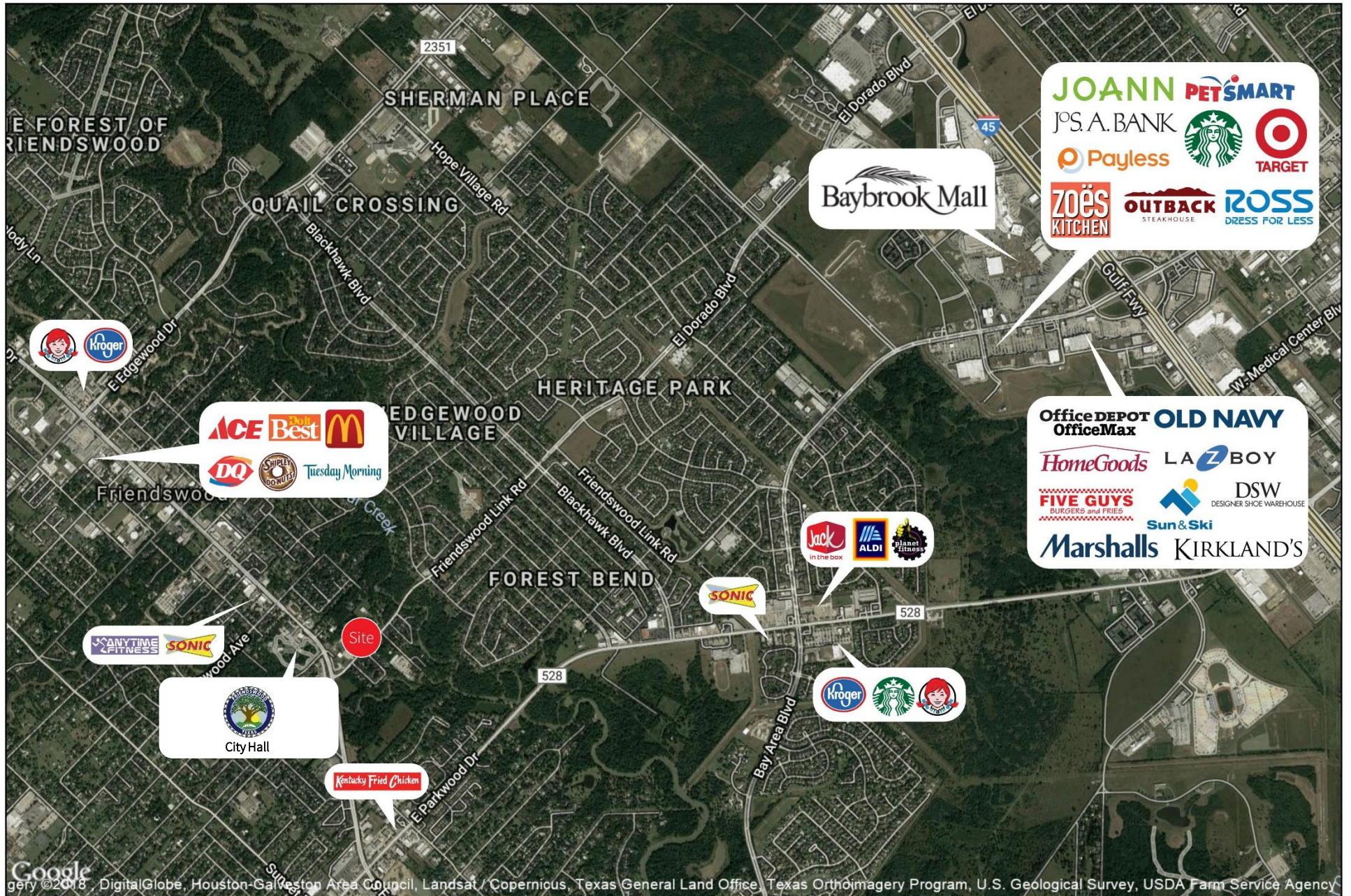
Number of Households

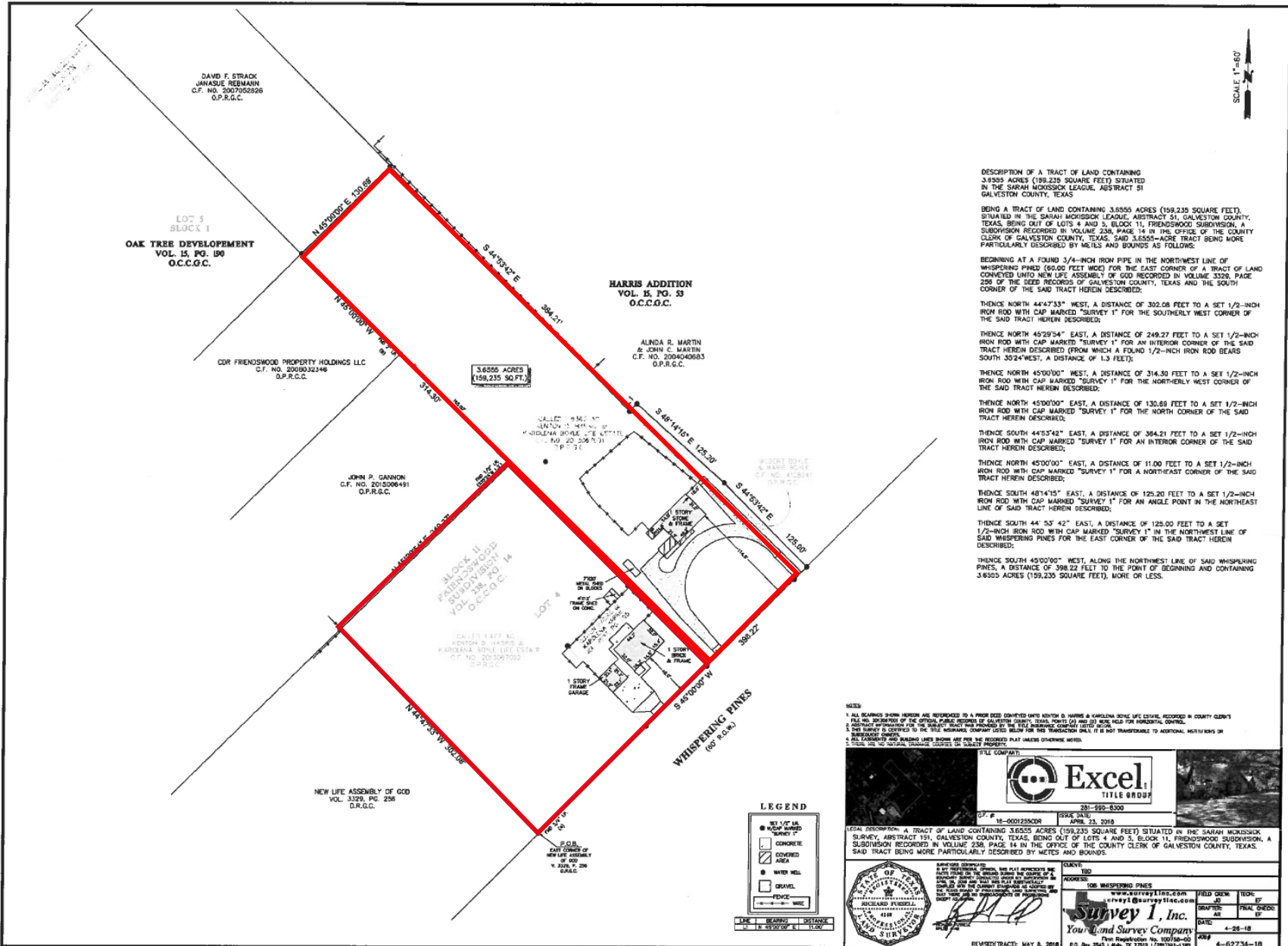
1-mile	3-miles	5-miles
3,481	23,435	58,791



Median Age

1-mile	3-miles	5-miles
42.7	38.0	36.5





DESCRIPTION OF A TRACT OF LAND CONTAINING 3.6255 ACRES (159,235 SQUARE FEET) SITUATED IN THE SARAH MCKISSOCK LEAGUE, ABSTRACT 51 GALVESTON COUNTY, TEXAS

DESCRIPTION OF A TRACT OF LAND CONTAINING 3.6255 ACRES (159,235 SQUARE FEET), SITUATED IN THE SARAH MCKISSOCK LEAGUE, ABSTRACT 51, GALVESTON COUNTY, TEXAS, BEING OUT OF LOTS 4 AND 5, BLOCK 11, FRIENDSWOOD SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 238, PAGE 14 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, SAID 3.6255-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/4-INCH IRON PIPE IN THE NORTHWEST LINE OF WHISPERING PINES (60.00 FEET WIDE) FOR THE EAST CORNER OF A TRACT OF LAND CONVEYED INTO NEW LIFE ASSEMBLY OF GOD RECORDED IN VOLUME 3328, PAGE 289 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS AND THE SOUTH CORNER OF THE SAID TRACT HERIN DESCRIBED;

THENCE NORTH 44°47'33" WEST, A DISTANCE OF 302.08 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHERLY WEST CORNER OF THE SAID TRACT HERIN DESCRIBED;

THENCE NORTH 45°29'54" EAST, A DISTANCE OF 249.27 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR AN INTERIOR CORNER OF THE SAID TRACT HERIN DESCRIBED (FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS SOUTH 35°24' WEST, A DISTANCE OF 1.3 FEET);

THENCE NORTH 45°00'00" WEST, A DISTANCE OF 314.30 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHERLY WEST CORNER OF THE SAID TRACT HERIN DESCRIBED;

THENCE NORTH 45°00'00" EAST, A DISTANCE OF 130.68 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTH CORNER OF THE SAID TRACT HERIN DESCRIBED;

THENCE SOUTH 44°53'42" EAST, A DISTANCE OF 364.21 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR AN INTERIOR CORNER OF THE SAID TRACT HERIN DESCRIBED;

THENCE NORTH 45°00'00" EAST, A DISTANCE OF 11.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR A NORTHEAST CORNER OF THE SAID TRACT HERIN DESCRIBED;

THENCE SOUTH 48°14'15" EAST, A DISTANCE OF 125.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR AN ANGLE POINT IN THE NORTHEAST LINE OF SAID TRACT HERIN DESCRIBED;

THENCE SOUTH 44° 53' 42" EAST, A DISTANCE OF 125.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTHWEST LINE OF SAID WHISPERING PINES FOR THE EAST CORNER OF THE SAID TRACT HERIN DESCRIBED;

THENCE SOUTH 45°00'00" WEST, ALONG THE NORTHWEST LINE OF SAID WHISPERING PINES, A DISTANCE OF 368.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.6255 ACRES (159,235 SQUARE FEET), MORE OR LESS.

1. ALL RECORDS SHOWN HEREIN ARE REFERENCED TO A PLOTTED DEED CONVEYED BY KATHY B. HARRIS & KATHOLINA BOYLE LIFE ESTATE, RECORDED IN COUNTY CLERK FILE NO. 2015006491 OF THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, DATED APRIL 23, 2015.

2. THIS SURVEY IS CONVEYED TO THE TITLE INSURANCE COMPANY SELECTED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ANY OTHER TITLE INSURANCE COMPANY.

3. ALL CONVEYANCES AND MARKING LINES SHOWN ARE FOR THE ACCEPTED PLAT UNLESS OTHERWISE NOTED.

4. THIS IS NOT A SURVEY OF NEIGHBORHOODS, COASTS, OR SUBDIVISIONS.

Excel
TITLE GROUP

281-699-8300

APRIL 23, 2018

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 3.6255 ACRES (159,235 SQUARE FEET) SITUATED IN THE SARAH MCKISSOCK SURVEY, ABSTRACT 151, GALVESTON COUNTY, TEXAS, BEING OUT OF LOTS 4 AND 5, BLOCK 11, FRIENDSWOOD SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 238, PAGE 14 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

Survey 1, Inc.
You and Survey Company

Field Book: 108
Drawings: All
Date: 4-28-18
Job #: 4-62734-18