

NWC SH 288 & FM 1462 RD

ROSHARON, TX 77583



SIERRA VISTA
Sterling Lakes

Maple
DEVELOPMENT GROUP

FUTURE Residential
±770 AC

Schlumberger

Hines

FUTURE Residential
±900 AC

County Road 48



±296 AC

cdg

CARDON DEVELOPMENT GROUP

FUTURE Residential ±1,500 AC

Exxon

39,537 VPD

288
TEXAS

±296 AC Development Opportunity

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JLL
Jones Lang LaSalle Brokerage, Inc.

The Offering

Jones Lang LaSalle ("JLL"), on behalf of the owner, is pleased to present the opportunity to purchase +/-296 in the heart of Brazoria County. Located within 30 miles of Downtown Houston and the Medical Center, this site is located at a regional intersection. With egress and ingress off Highway 288 and FM 1462, the site has great visibility and accessibility.



SIERRA VISTA
Sterling Lakes

Meridiana

Schlumberger

Hines

FUTURE Residential
±900 AC

288
TEXAS

39,537 VPD

±296 AC

County Road 48

FARM
1462
ROAD

FM 1462



cdg

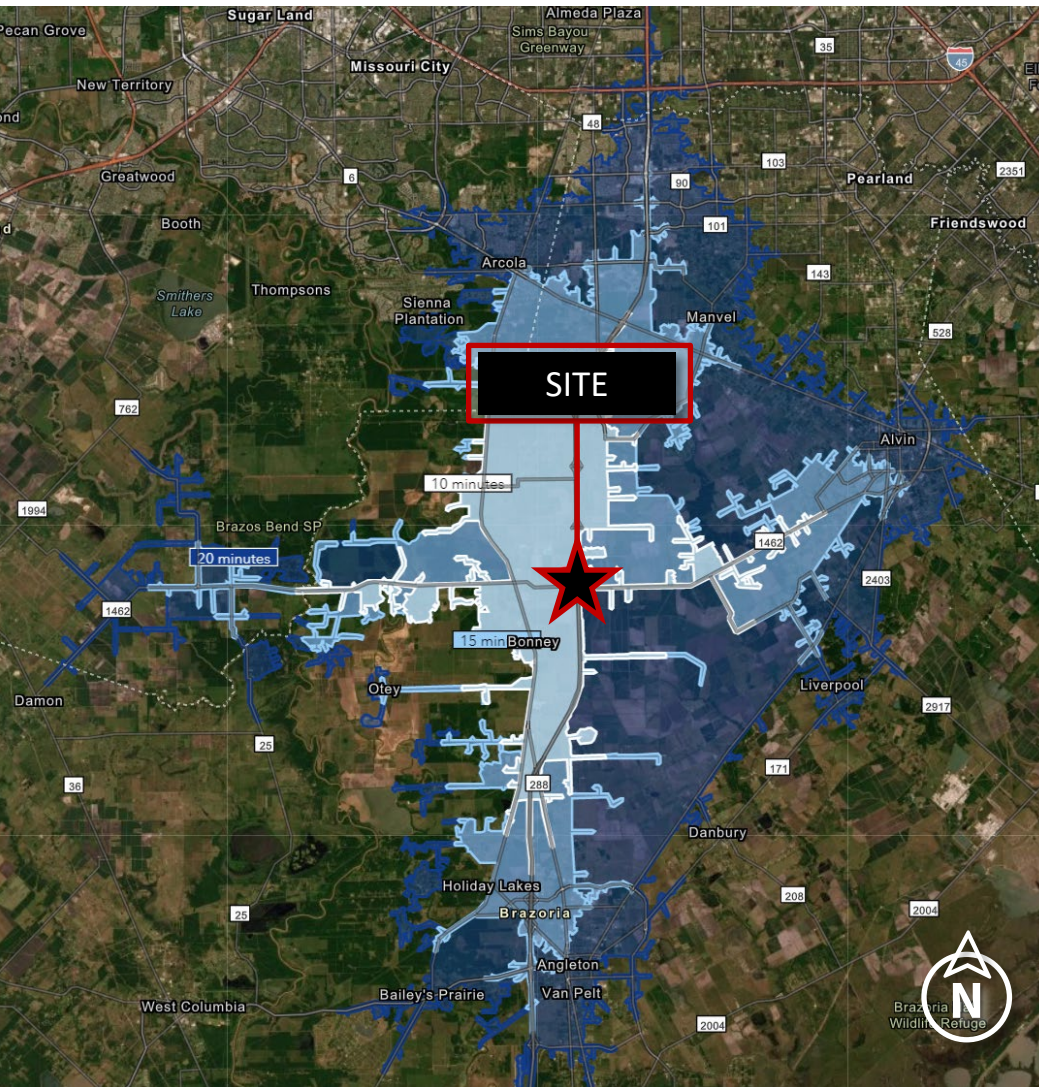
CARDON DEVELOPMENT GROUP

FUTURE Residential ±1,500 AC

CR 48



Commute & Demographics



Drive Times Minutes

Pearland Town Center	15
Beltway 8	20
Hobby Airport	30
Texas Medical Center	35



Property Information

Property

This ±296 acres and is located at the regional intersection at the corner of Hwy 288 and FM 1462. Close proximity to robust residential density and daytime population surround the site.

Utilities

Located in Brazoria County MUD No. 62

Floodplain

Property is located outside of any floodplain

School District

Angleton ISD

Municipality

City of Alvin

Tax Rate

\$2.797261

Images

[Click here for images](#)

Price

Call broker for pricing



Commute

Traffic Counts

Vehicles Per Day

SH 288, north of FM 1462 Rd	39,537
SH 288, south of FM 1462 Rd	39,354



Demographics

Population Summary

3-Mile

5-Mile

7-Mile

2021 Population	2,684	8,544	22,670
2021 Median Age	37.5	38.7	40.0
2021 Average Household Income	\$105,584	\$109,697	\$111,398
Average Home Value	\$287,877	\$295,898	\$304,367
Educational Attainment – College Degree or Higher	11.3%	10.2%	12.3%

Around The Area



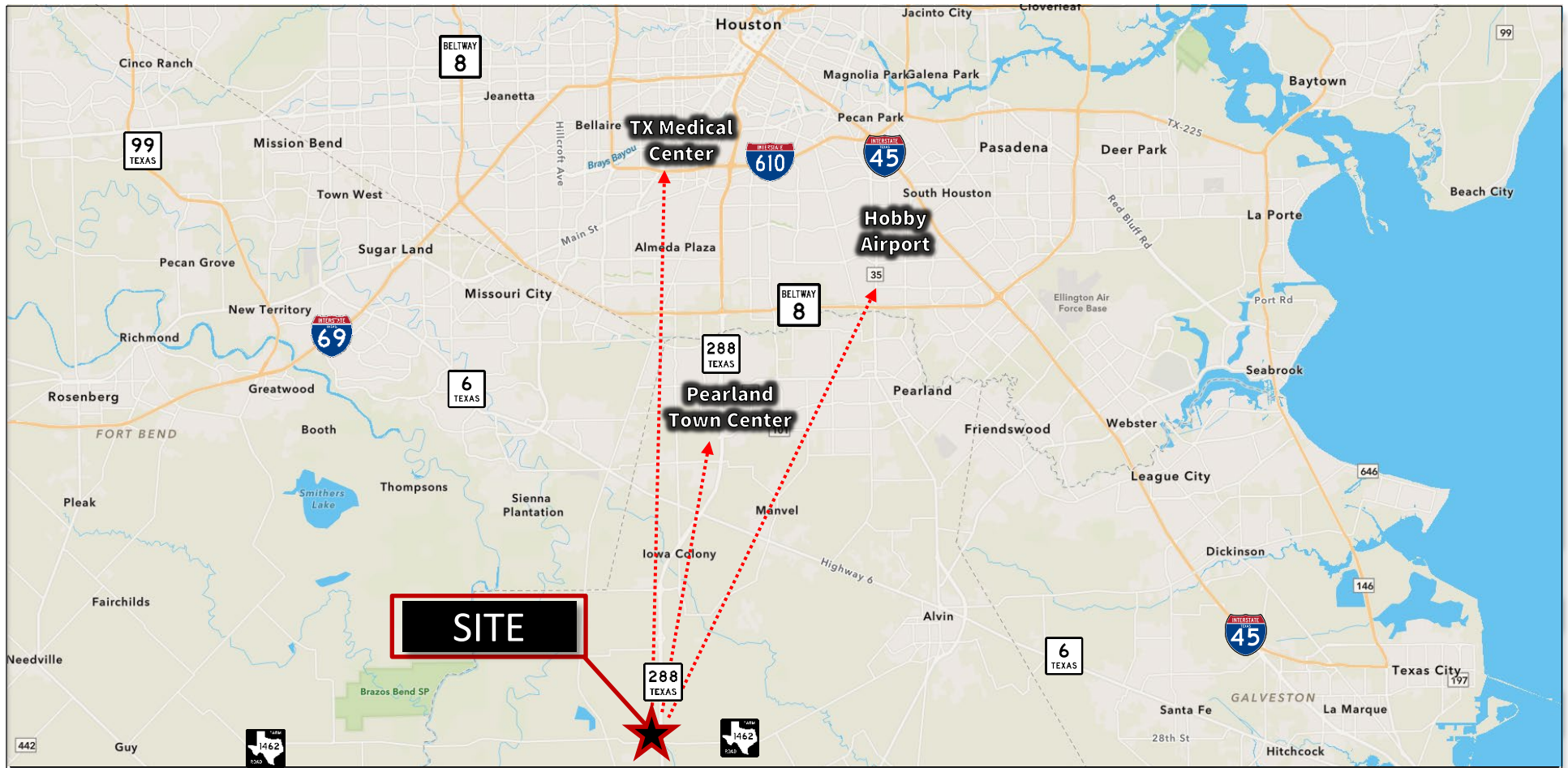
BRAZORIA COUNTY

Meridiana

Brazoria County “Where Texas Began” has something for everyone. Not only is it a coastal county with twenty-three miles of sandy beaches, but it is full of Texas history. Brazoria County was the first capital of the Republic of Texas. Brazoria County has plenty of agriculture, from rice farming to cattle production, and one of the largest county fairs in the state of Texas. [brazoriacountytx.gov]

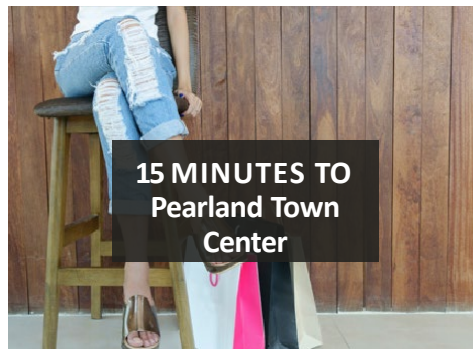
Economic growth is abundant in Brazoria County. With a population of 390,395, Brazoria County is the 14th largest county in Texas, and has an impressive growth rate of 24.16%. Brazoria County is one of the fastest growing areas in the region and is being recognized as a great place to work, raise a family and retire.

Around The Area



Location

Whether you're commuting south from downtown Houston or the Texas Medical Center, or north from the DOW and BASF campuses, it's straight down 288 to the FM 1462 Road exit. Then, when you want to do a little shopping or dining, Pearland Town Center is just 15 minutes away on SH 288.



Houston at a Glance

Geography

9

Counties

in the Houston MSA

10,000

Square miles

larger than the state of NJ

Population & Demos

7.2

Million

residents in the
Houston MSA

2.3

Million

residents in the
city of Houston



1 in 4 Houstonians are foreign-born
5th most populous MSA in the nation
4th most populous city in the nation

Clutch City



International Hub

6th largest

Multi-Airport System
in the U.S. (2020)

42.9 million

Passengers

Global Hub for
Healthcare Innovation
Advanced Technology

Economy



26th largest

economy in the world if Houston
were an independent nation



7th largest

U.S. metro economy in the nation



\$488.1 Billion GDP [2020]

Employment

3.1 Million Jobs in the Houston MSA
more than 35 states and nearly a quarter of Texas'
entire employment base

316,700 (87.6%) Jobs recovered as of December

151,800

New jobs created Year-Over-Year (Dec 2021)

75,000

New jobs forecasted in 2022

Corporate Headquarters

25

Fortune 500

companies call Houston home

3rd largest

number of Fortune 500
companies in the nation

5th largest

number of Fortune
1000 companies in the
nation

Global Trade City



1,700

Foreign-Owned Firms

1st in U.S. Export

1st Gulf Coast Container Port

Houston Ship Channel
Ranks #1 in Nation

1st

In Domestic
& Foreign
Waterborne
Tonnage

Texas Medical Center

Largest Medical Complex in the World



\$25 billion
in Local Gdp

8th largest
Business District in the U.S.

10 million
Patient Encounters per Year

106,000+
Employees at TMC

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date