

±124 AC - SH 288

ROSHARON, TX 77583



Maple
DEVELOPMENT GROUP

FUTURE Residential
±770 AC

Schlumberger

SIERRA VISTA
Sterling Lakes

Hines

FUTURE Residential
±900 AC

County Road 48

County Road 52

±124 AC

39,537 VPD

also available



cdg

CARDON DEVELOPMENT GROUP

FUTURE Residential ±1,500 AC

Exxon

288
TEXAS

±124 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 +/-124 Acres 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 from CR 52.



Schlumberger

SIERRA VISTA
Sterling Lakes

Meridiana

Hines

FUTURE Residential
±900 AC

288
TEXAS

County Road 52

±124 AC

39,537 VPD

also available

FM 1462



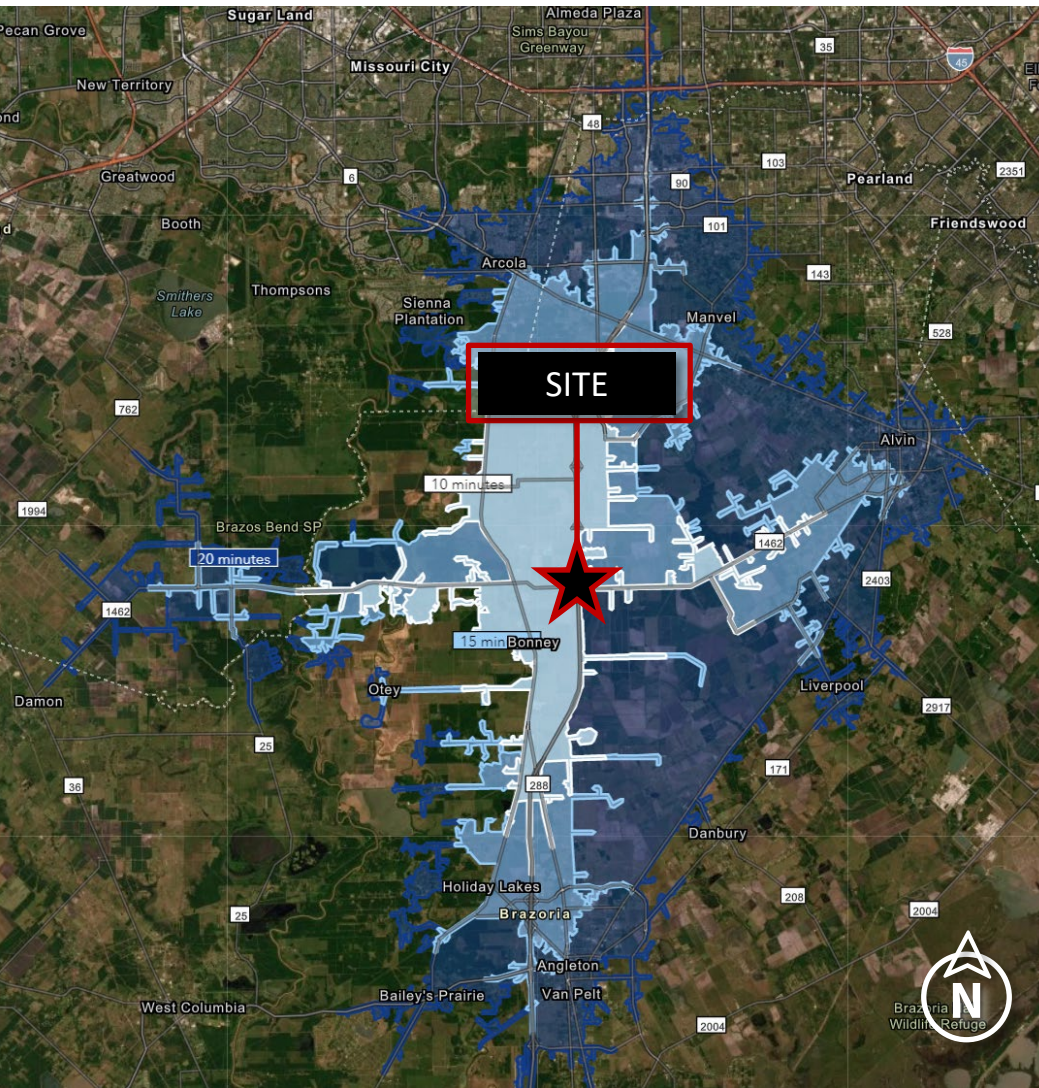
cdg

CARDON DEVELOPMENT GROUP
FUTURE Residential ±1,500 AC

JLL | NWC SH 288 & FM 1462



Commute & Demographics



Drive Times Minutes

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



Property Information

Property

This ±124 acres and is located along the frontage of Hwy 288, with access from CR 52. Close proximity to robust residential density and daytime population surround the site.

Utilities

- Located adjacent to Brazoria County MUD No. 62
- Access to heavy power infrastructure

Floodplain

Property is located outside of any floodplain

School District

Alvin ISD

Municipality

City of Rosharon

Tax Rate

\$1.851376

Price

Call broker for pricing



Commute

Traffic Counts

Vehicles Per Day

SH 288, north of FM 1462 Rd
SH 288, south of FM 1462 Rd

39,537
39,354



Demographics

Population Summary

3-Mile

5-Mile

7-Mile

2024 Population	3,078	15,949	31,801
2024 Median Age	37.6	37.1	37.8
2024 Average Household Income	\$127,853	\$135,082	\$136,698
Average Home Value	\$372,420	\$374,149	\$371,108
Educational Attainment – College Degree or Higher	11.3%	10.2%	12.3%

Around The Area



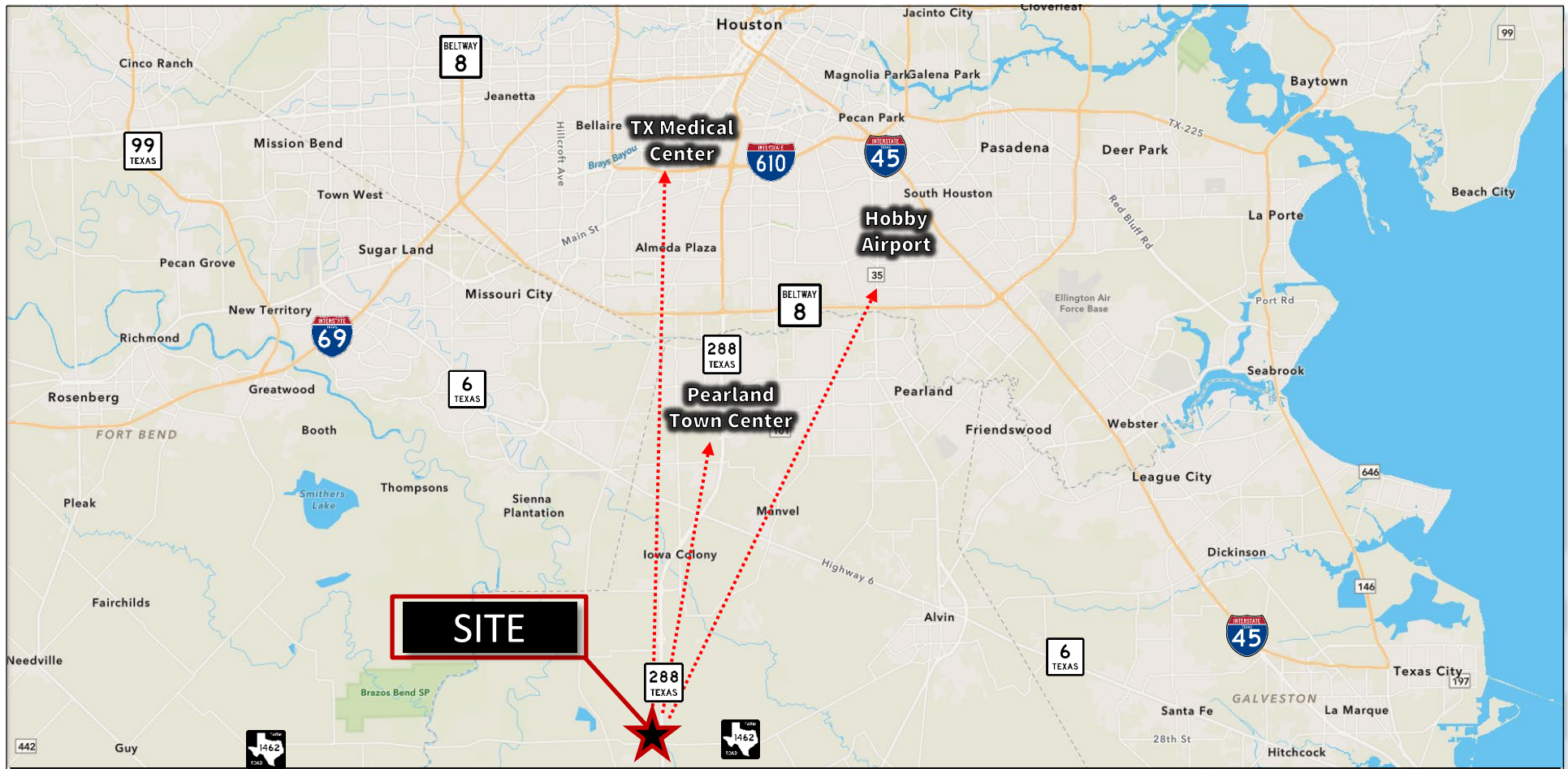
BRAZORIA COUNTY

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]

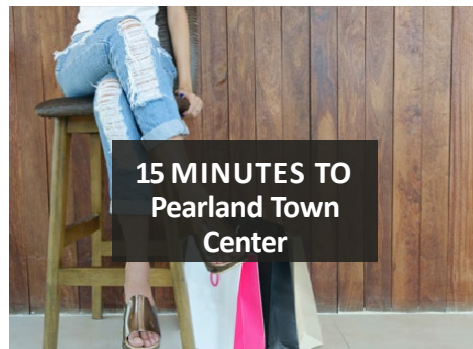
Economic growth is abundant in Brazoria County. With a population of 420,346, Brazoria County is the 14th largest county in Texas, and has an impressive growth rate of 24.16%. Brazoria County is one of the fastest growing areas in the region and is being recognized as a great place to work, raise a family 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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