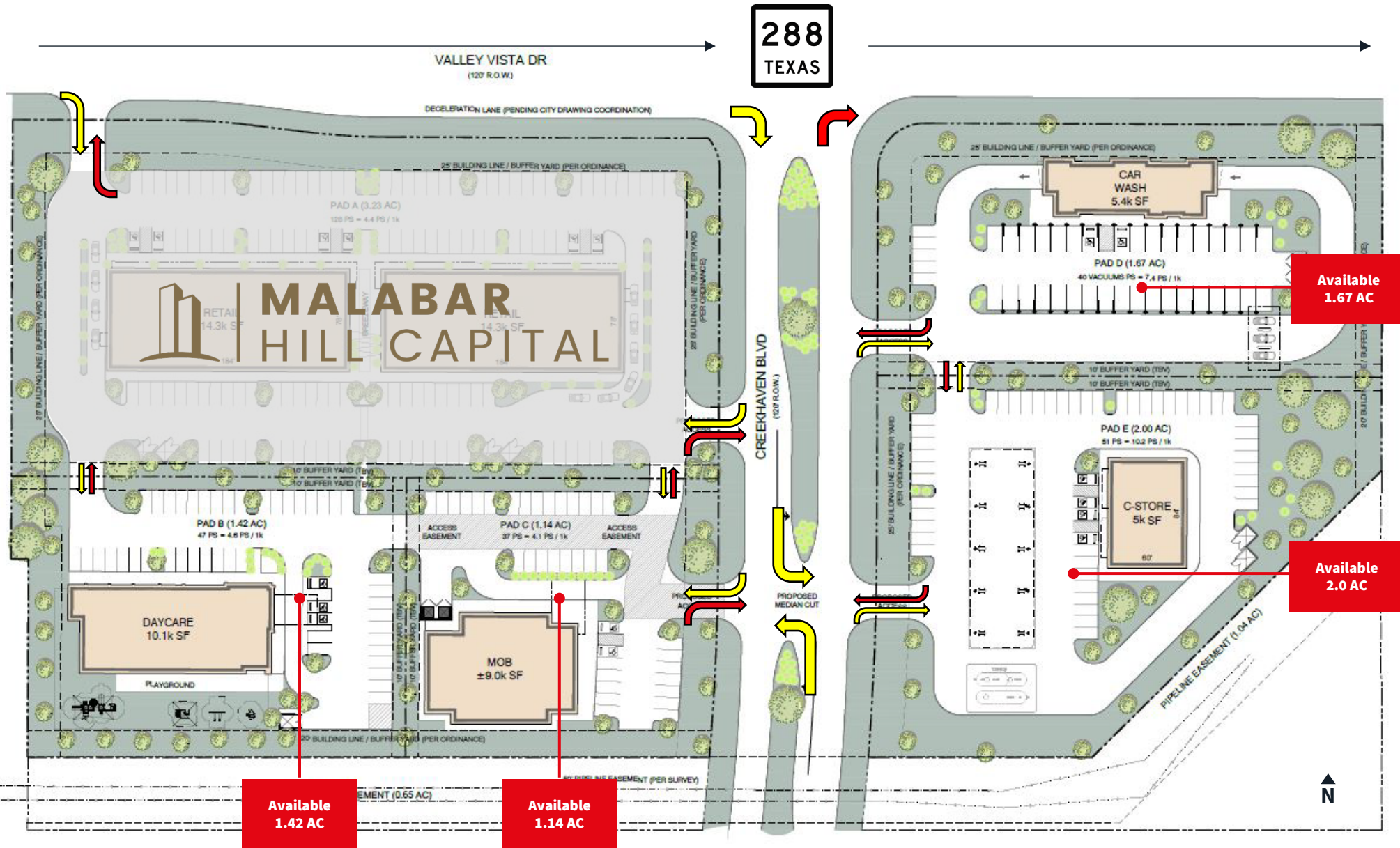
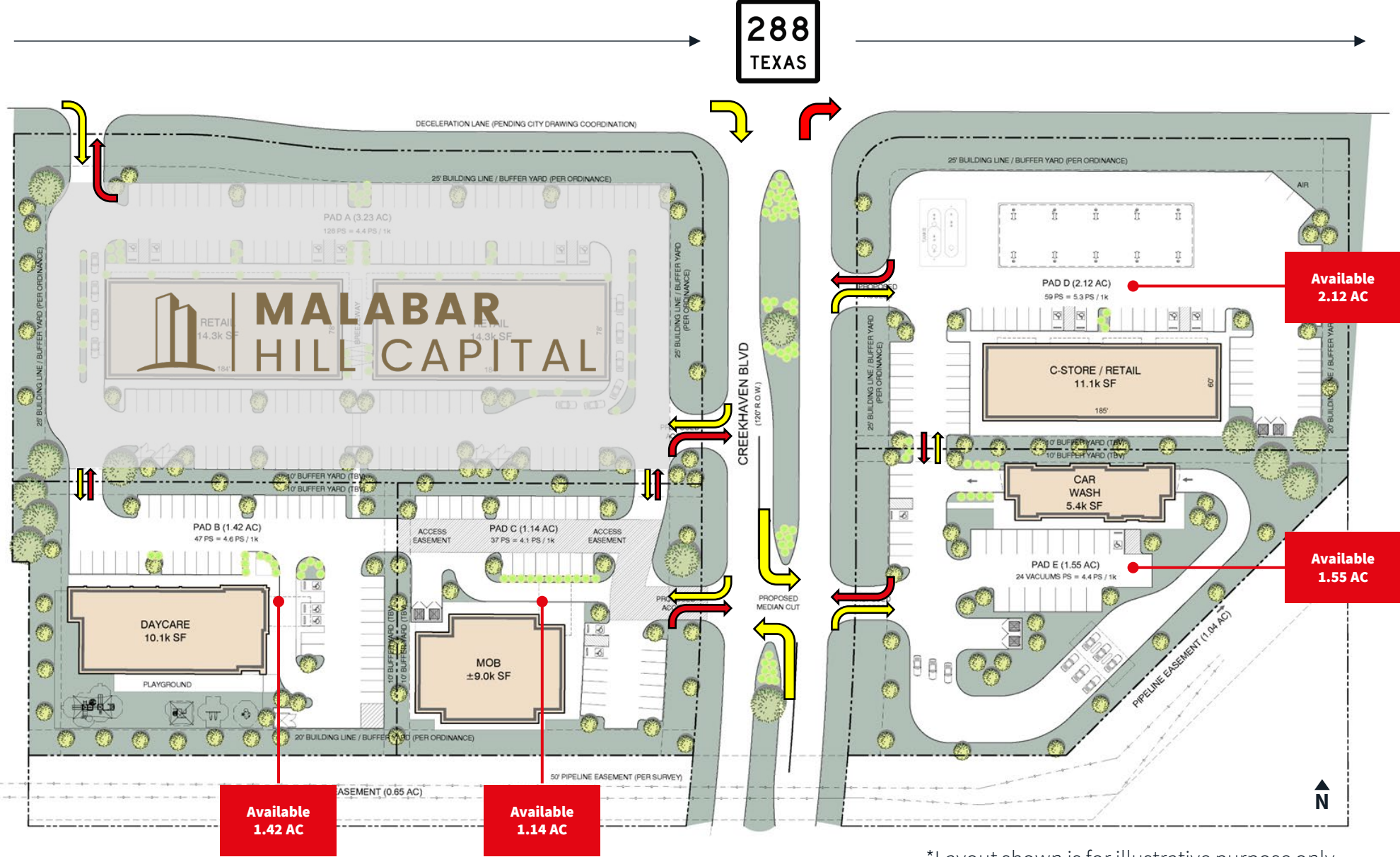


Site Plan - Option A



*Layout shown is for illustrative purpose only. Site plan subject to change based on proposed users and sizes.

Site Plan - Option B



*Layout shown is for illustrative purpose only.
Site plan subject to change based on proposed users and sizes.

Project Highlights

- **Price: please contact broker**
- Pad sites available at master planned community entrance
- C-store, carwash, daycare pad sites available
- Utilities to site
- Off site detention provided
- Prime access and frontage along SH 288



Traffic Counts



SH 288/Nolan Ryan Expressway

36,168 VPD

Demographics



Total Population

25,601



Average Household Income

\$138,949



Median Home Value

\$360,382



Median Age

36.5



Brazoria County

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. [brazoriacountytexas.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.

Drive Times

Pearland Town Center	16 minutes
Beltway 8	29 minutes
Downtown Houston	32 minutes
Hobby Airport	33 minutes



Growth Rate: 24.16%

Trade Area Overview



Information About Brokerage Services

Alex Kelly

Vice President

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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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Simmi Jaggi	380606	simmi.jaggi@jll.com	713-888-4098
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alexander Hollins Kelly	644062	alexh.kelly@jll.com	713-425-1863
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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