



PAD SITES AVAILABLE AT SIERRA VISTA

[WATCH VIDEO](#)

For More Information, Contact:

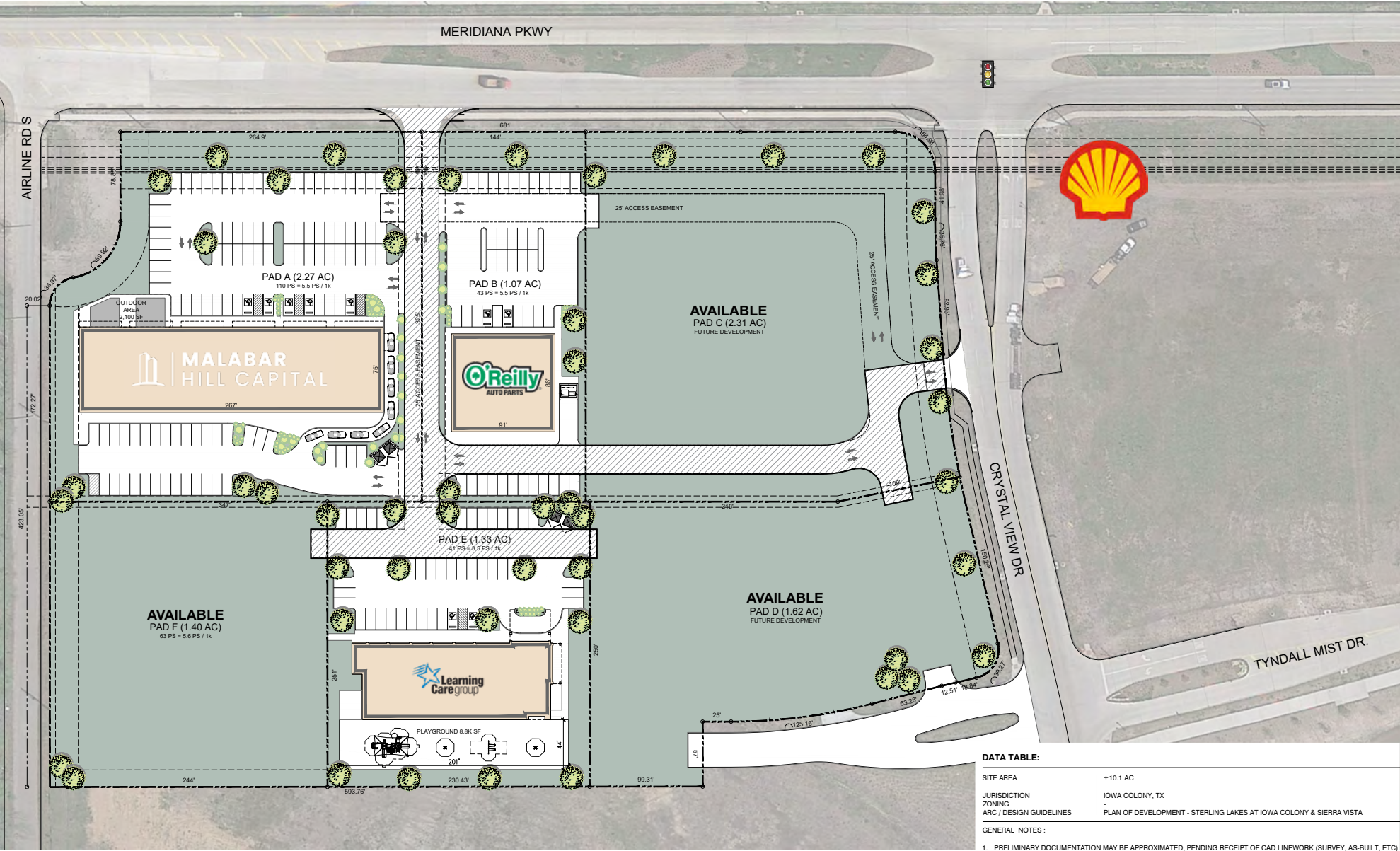
Alex Kelly | +1 713 425 1863 | alexh.kelly@jll.com

Karina Weathers | +1 713 212 6702 | karina.weathers@jll.com

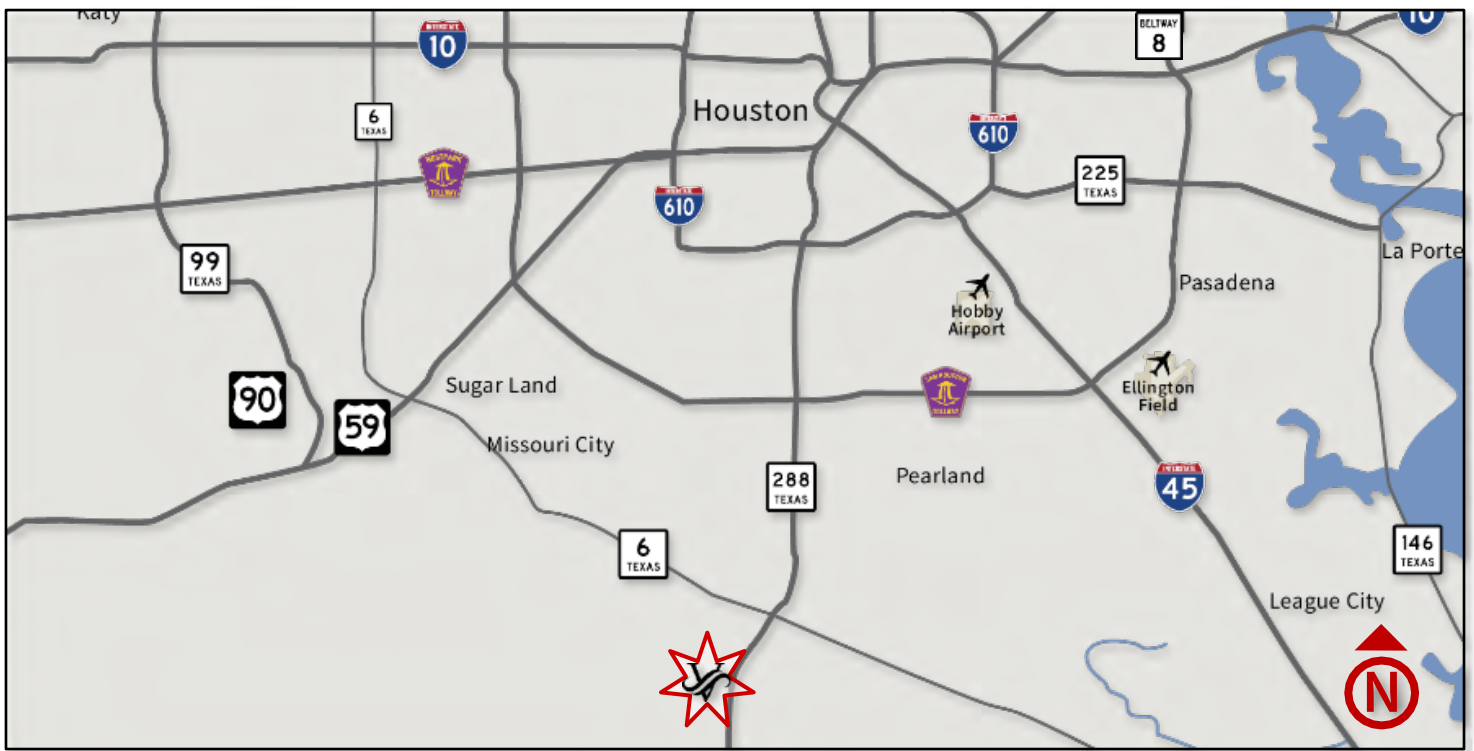


Jones Lang LaSalle Brokerage, Inc.

Site Plan

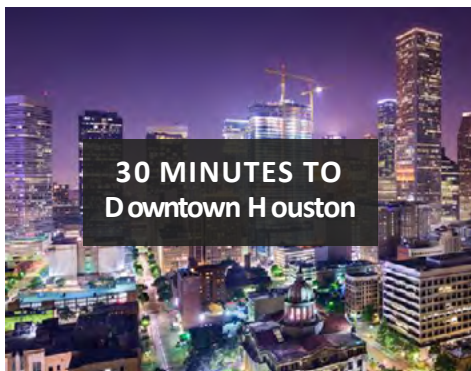


* Layout show is for illustrative purpose only , site plan subject to change based on proposed users and sizes



Location

Straight down 288 to the CR 56 exit, Sierra Vista offers easy access to a range of nearby destinations such as major shopping centers, good school districts, and shorter commute times for residents. With over 17,000 new homes set to be built in the area, the county's population is expected to nearly double over the next couple decades.










Demographics


Excellent schools, affordable housing, and extensive recreational facilities have attracted families with impressive demographic profiles. This results in a local employment base that provides relocating companies with a diverse mix of professional, technical, skilled, and unskilled labor with the highest educational attainment levels in the region.

Current median household income is \$106,863 in the area within a 5 mile radius, compared to \$80,610 for all U.S. households.

**LOCATED JUST WEST OF SH 288
ON CR 56 BETWEEN 2 MASTER
PLANNED COMMUNITIES**

**CENTERED AMONG 12,600+ HOME
LOTS PLANNED OR UNDER
CONSTRUCTION**

DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	Population	27,342	58,673	123,634
	Households	9,012	17,983	38,512
	Average Household Size	3.03	3.18	3.17
	Median Age	34.7	35.4	35.4
	Average Household Income	\$121,819	\$131,145	\$141,861

TRAFFIC COUNTS		VEHICLES PER DAY
	Hwy. 288 North of CR 56.	48,988
	Hwy. 288 South of CR 56.	42,153

Welcome to Sierra Vista



Surrounding Communities

Sterling Lakes

Sterling Lakes, located to the North of the subject, is a gorgeous master planned community offering stunning new homes and superior amenities at an exceptional value. Miles of paved walking trails wind around sparkling lakes in this sprawling 781 acre community.

Meridiana

Meridiana, the master planned community located on the east side of SH 288, was recognized as Community of The Year by the Greater Houston Builders Association. Meridiana is proud to host beautifully crafted, new homes for sale ranging from the \$240s to \$800s. The amenity center is the heart of Meridiana, surrounded by water and offering something for everyone.



Education

The quality of public education and the availability of good schools add value to every community. Alvin Independent School District (Alvin covers 252 square miles in northern Brazoria County and serves the communities of Alvin, Manvel, Iowa Colony, Liverpool, Amsterdam, and parts of Rosharon and Pearland.

Currently, there are approximately 27,000 students enrolled on 29 campuses, including 19 elementary schools, 7 middle schools, and 3 high schools. Alvin ISD continues to see significant growth in student population. Enrollment continues to increase by approximately 750 students annually.



A Thriving Suburb

Sierra Vista is located in Brazoria County, just west of Alvin. Its commuter-friendly location near SH-288 offers a direct route to vibrant downtown Houston, which is 22 miles away. Close to home, Pearland Town Center is a favorite for retail and dining, with major department stores and popular family restaurants. First Colony Mall is also nearby, with shops for fashion, fitness and housewares, plus sit-down restaurants and an AMC movie theater. At Centennial Park, children can enjoy a playground and splash pad.

Iowa Colony City Park. Eleven acres of tree-lined play space have a large central lawn for soccer, Frisbee, kite flying and backstops for baseball. Other amenities include a shaded play structure and pedestrian plaza, quadplex basketball court, grass volleyball courts and scenic walking trail.

Southwyck Golf Club. Golf enthusiasts can hit the greens at this true links-style course. On the front nine, players have four holes going out away from the clubhouse, typically playing into the wind, and five holes coming back for the turn, typically playing downwind.





CRYSTAL VIEW DR

MERIDIANA PKWY / 6,105 VPD

FUTURE TOWNHOMES

Alex Kelly
Vice President
+1 713 425 1863
alexh.kelly@jll.com

Karina Weathers
Associate
+1 713 212 6702
karina.weathers@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.



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.

_____ 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