

# ±124 AC - SH 288

ROSHARON, TX 77583



SIERRA VISTA  
Sterling Lakes

**Maple**  
DEVELOPMENT GROUP

FUTURE Residential  
±770 AC

**Schlumberger**

**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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# 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.



SIERRA VISTA  
Sterling Lakes

Meridiana

Schlumberger

Hines

FUTURE Residential  
±900 AC

288  
TEXAS

County Road 52

±124 AC

39,537 VPD

County Road 48

also available

FARM  
1462  
ROAD

FM 1462



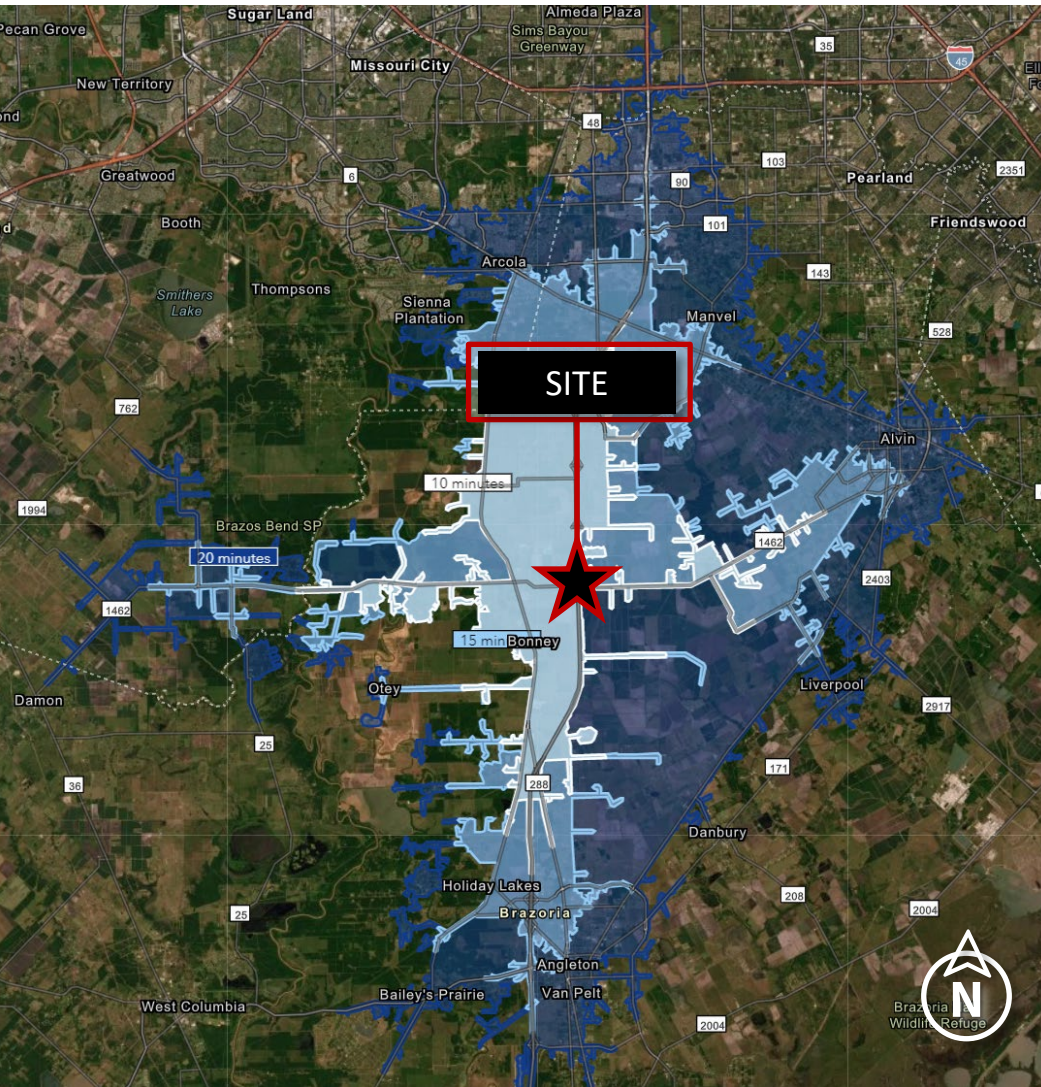
cdg

CARDON DEVELOPMENT GROUP

FUTURE Residential ±1,500 AC



# 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

Alvin ETJ

### 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



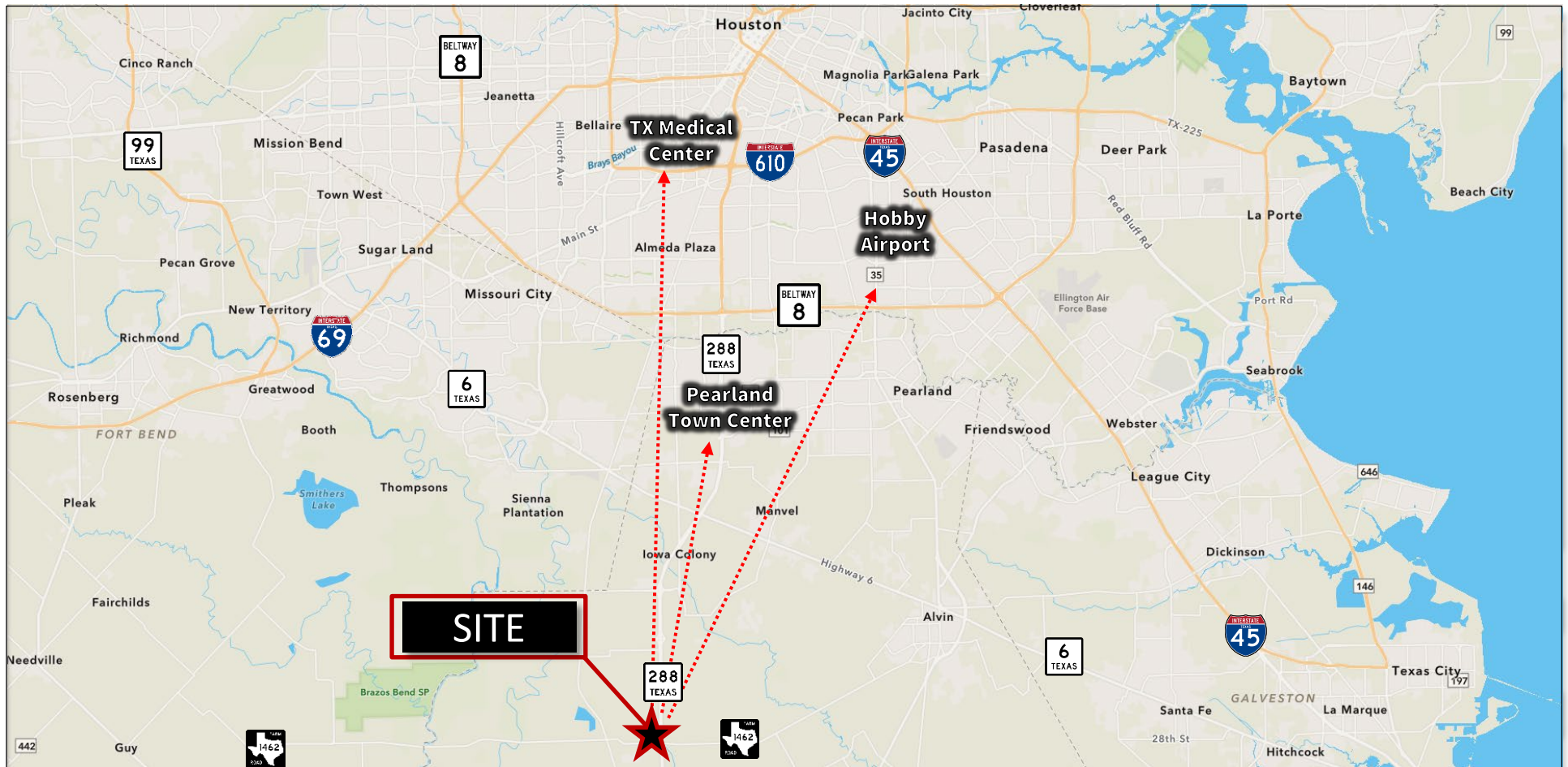
## BRAZORIA COUNTY

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]

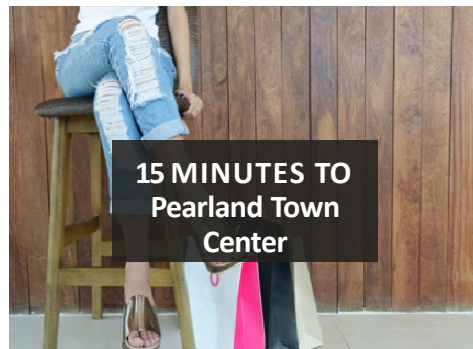
Economic growth is abundant in Brazoria County. With a population of 420,346, Brazoria County is the 14th largest county in Texas, and has an impressive growth rate of 24.16%. Brazoria County is one of the fastest growing areas in the region and is being recognized as a great place to work, raise a family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

**Alex Kelly**  
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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.*

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date