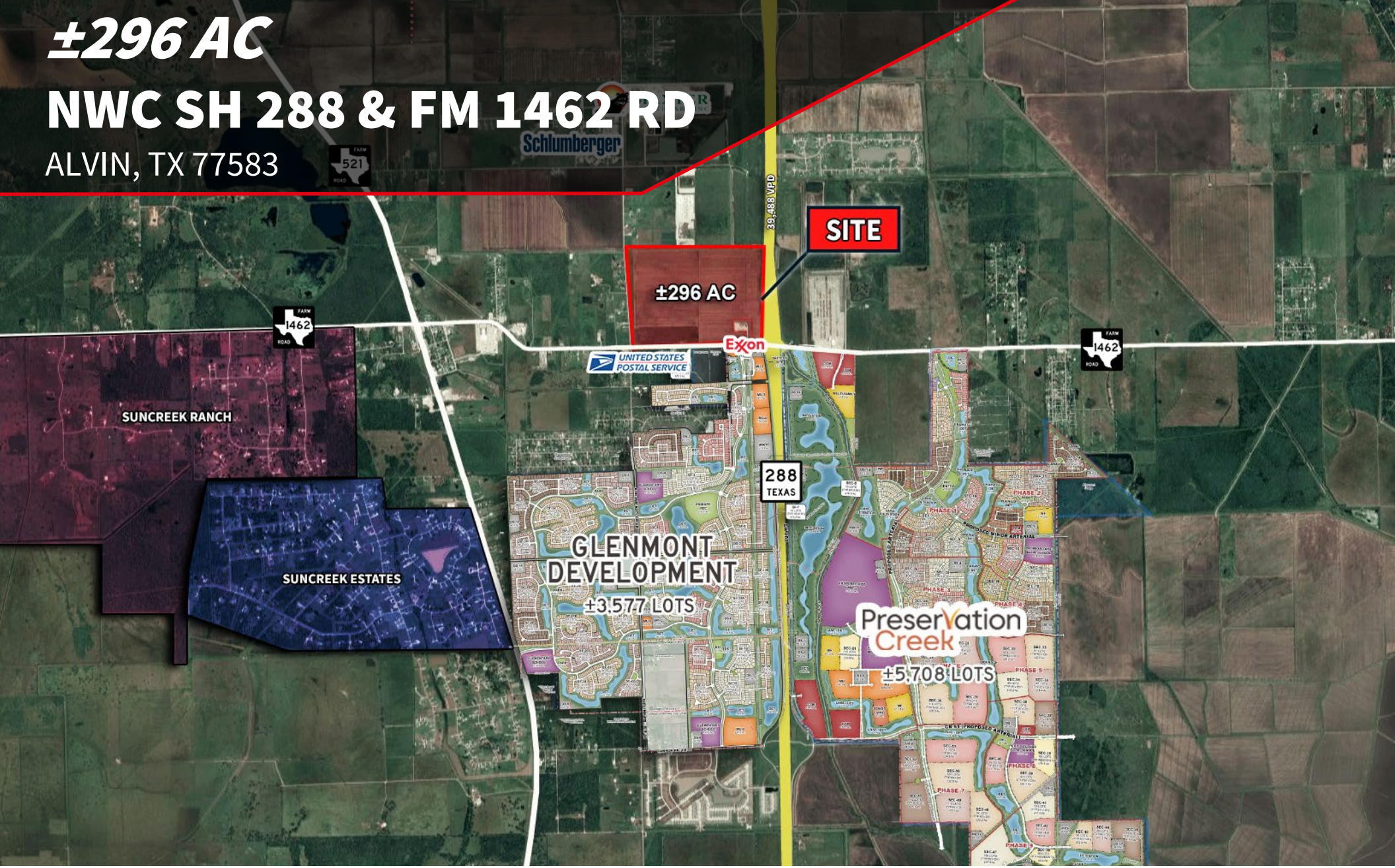


±296 AC

NWC SH 288 & FM 1462 RD

ALVIN, TX 77583



±296 AC Development Opportunity

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



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.



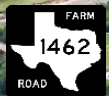
SIERRA VISTA
Sterling Lakes

 CREEKHAVEN
FUTURE Residential
±770 AC

Schlumberger

 CREEKHAVEN
FUTURE Residential
±900 AC

County Road 48



±296 AC

FM 1462

GLENMONT
DEVELOPMENT

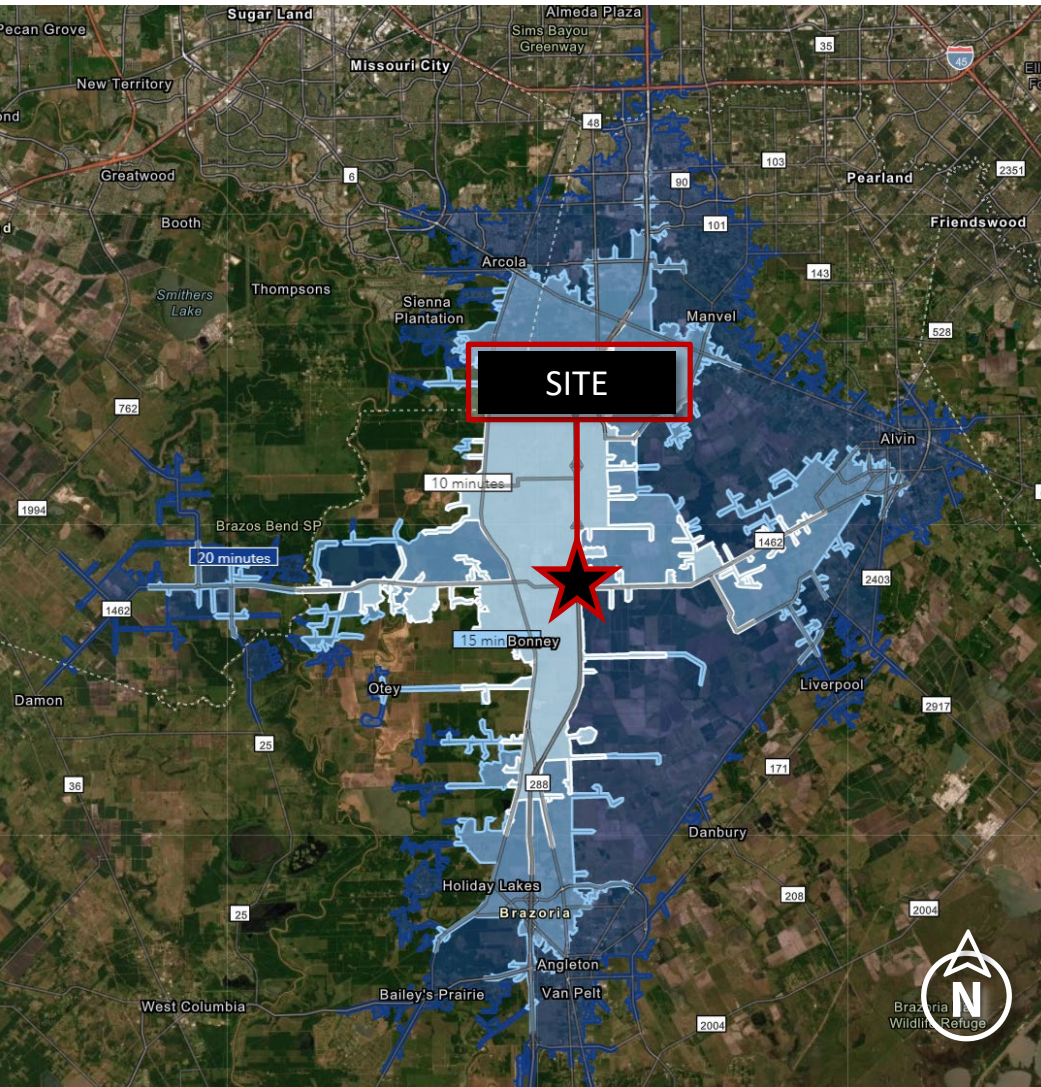
FUTURE Residential ±1,500 AC
±3,577 Lots

Exxon

39,537 VPD

288
TEXAS

Commute & Demographics



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



Property Information

APN	0535-0004-000 : 0535-0001-000 : 0535-0003-012
TOTAL TAX RATE	2.194795% (Ag Exempt)
JURISDICTION	City of Alvin
TOTAL SIZE	±295.178 Acres
FLOODPLAIN	Not located in a floodplain
ZONING	City of Alvin PUD (60' Lots)
UTILITIES	Brazoria County MUD 62
ACCESS	SH 288 and FM 1462
SCHOOL DISTRICT	Angleton ISD
PRICING	Contact broker for pricing
IMAGES	Click here for images
DUE DILIGENCE ITEMS:	Comprehensive DD package available upon execution of Confidentiality Agreement.



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
2025 Population	2,890	9,627	34,622
2025 Median Age	39.0	40.6	38.1
2025 Average Household Income	\$126,271	\$130,799	\$135,576
Average Home Value	\$406,665	\$401,498	\$405,575
Educational Attainment – College Degree or Higher	17.8%	14.3%	21.6%

Around The Area



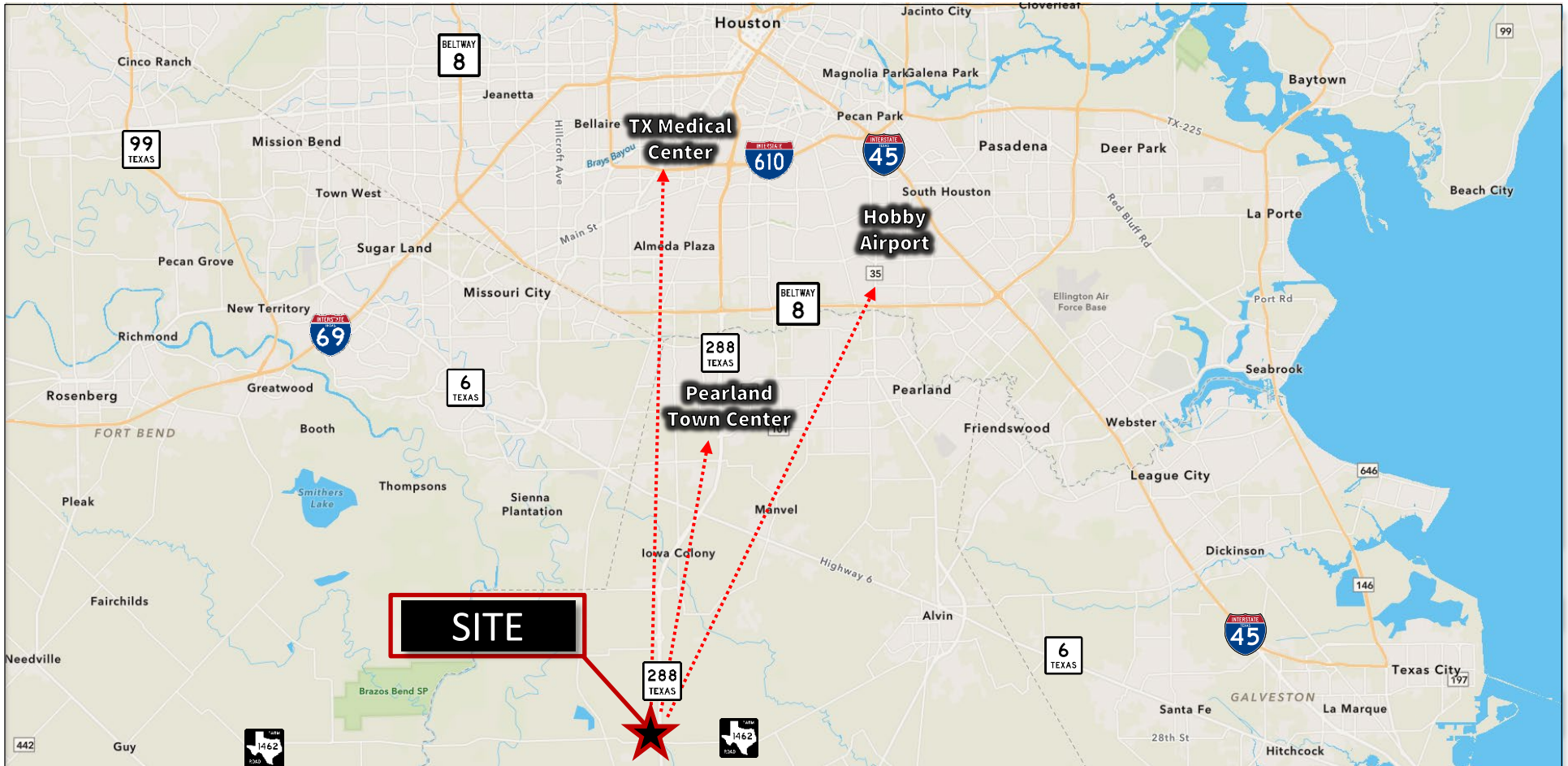
BRAZORIA COUNTY

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]

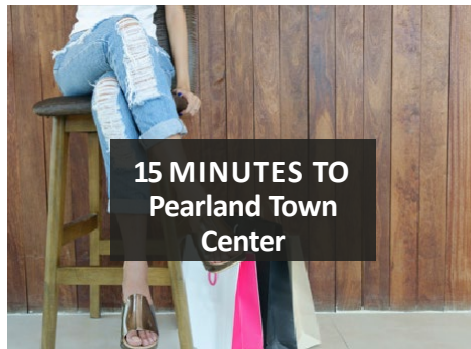
Economic growth is abundant in Brazoria County. With a population of 390,395, Brazoria County is the 14th largest county in Texas, and has an impressive growth rate of 24.16%. Brazoria County is one of the fastest growing areas in the region and is being recognized as a great place to work, raise a family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

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



4200 Westheimer Rd | Houston, TX 77027 | +1 713 888 4048

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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:
 - 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.

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
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date