



# SIERRA VISTA

AIRLINE RD S

FUTURE TOWNHOUSE  
COMMUNITY

MERIDIANA PKWY

CRYSTAL VIEW DR

TYNDALL MIST DR

PAD SITES AVAILABLE AT SIERRA VISTA

For More Information, Contact:

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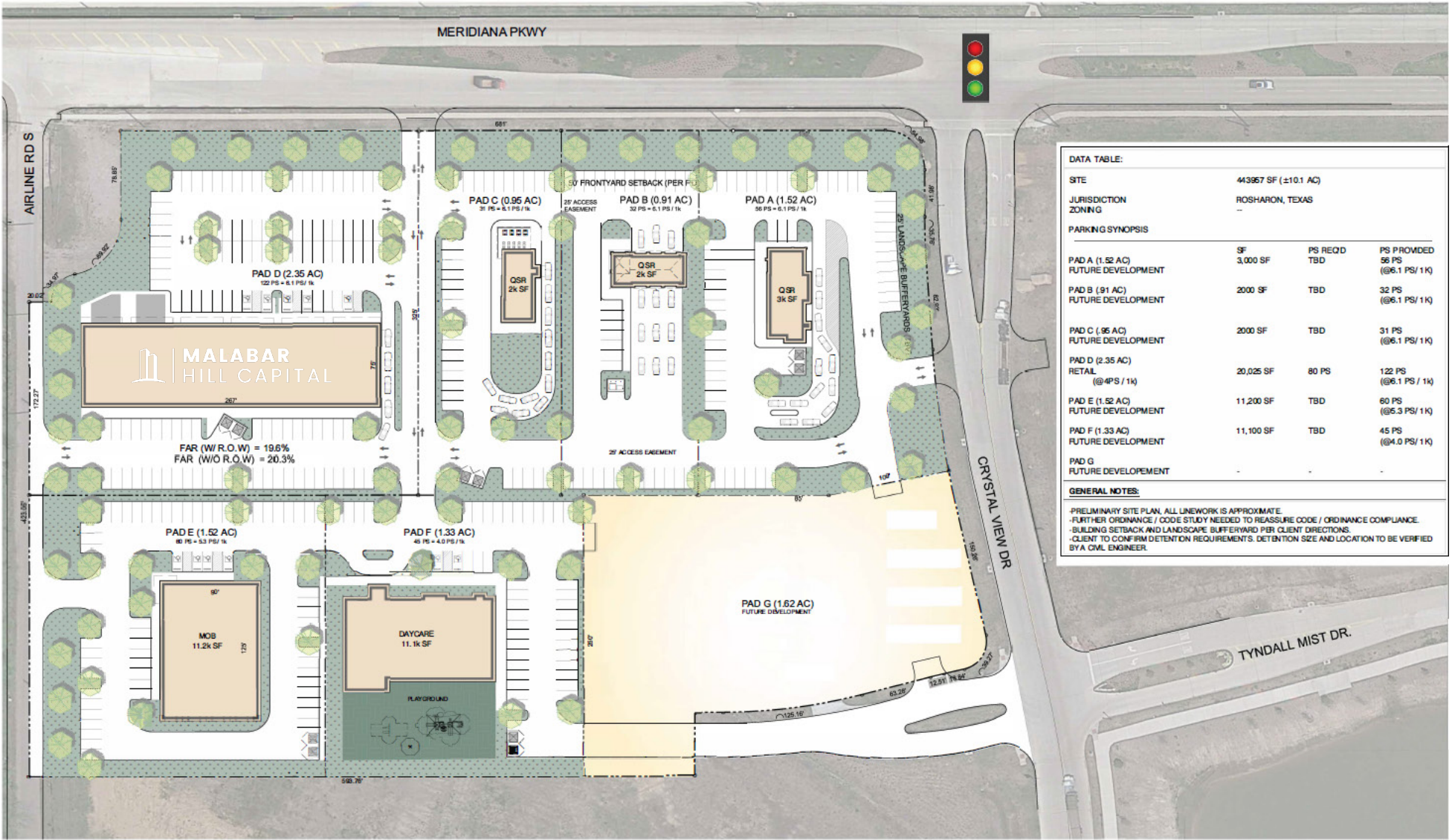
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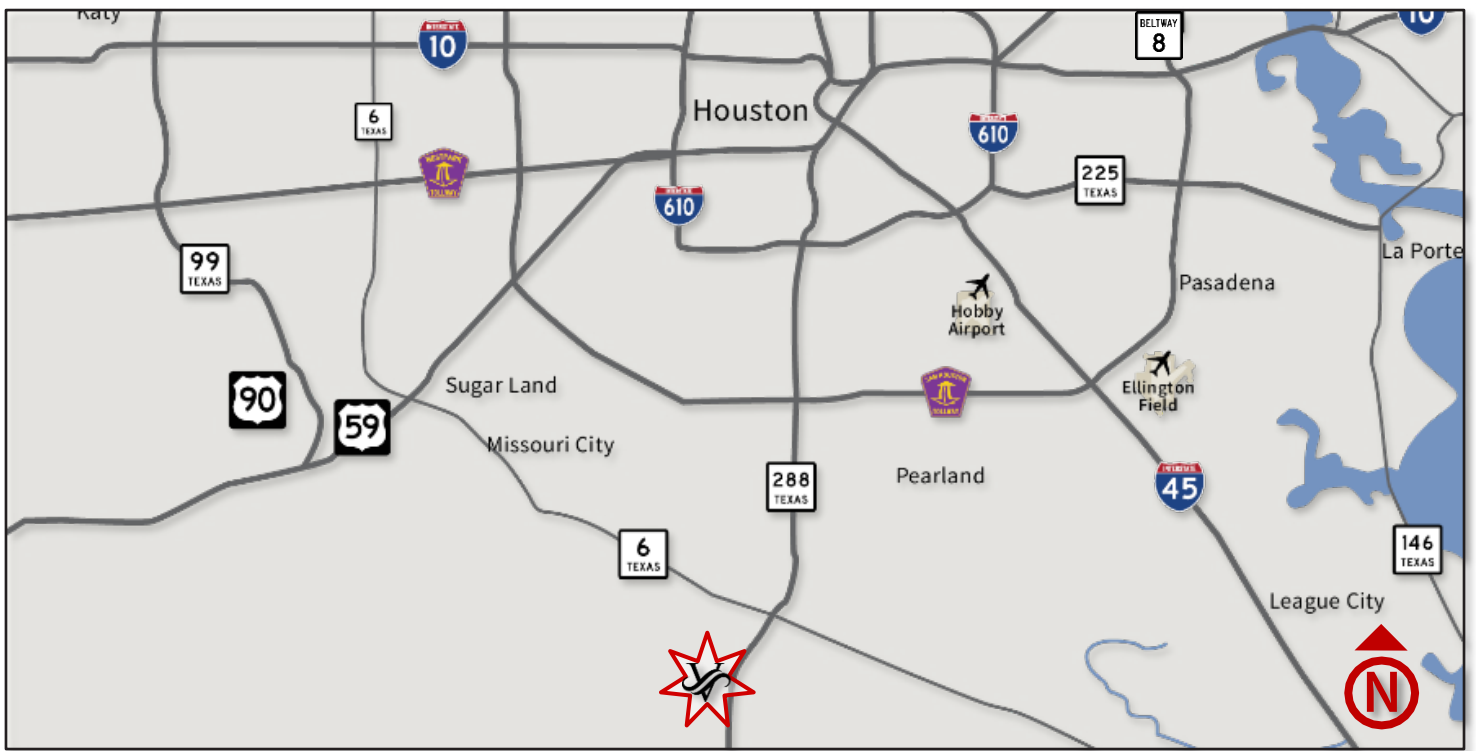
Jones Lang LaSalle Brokerage, Inc.



Site Plan

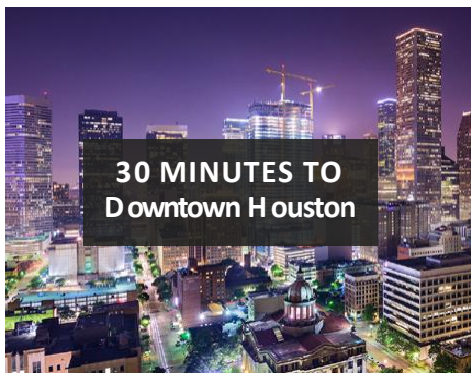






## Location

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 CR 56 exit. Then, when you want to do a little shopping or dining, Pearland Town Center is just 10 minutes away on Highway 6.







### 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 average household income is \$115,815 in the area within a 5 mile radius, compared to \$79,900 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	9,767	35,925	88,250
 Households	3,244	10,694	26,607
 Average Household Size	3.01	3.18	3.24
 Median Age	39.5	36.2	34.4
 Average Household Income	\$114,777	\$115,815	\$114,652

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.



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## *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.



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