



FOR SALE

15 acres - Pearland SH 288 Area
NEC Beltway 8 & Kirby Drive
Harris County, TX.



Size: 15 Acres

Price: \$6.00 psf. / \$3,920,400.00

Status: Available

Location: NEC Beltway 8 & Kirby Drive. Harris County Only. Not in City of Houston. Not in City of Pearland

Area: ½ mile west of Bass Pro Shops & SH 288
Abutting City of Pearland, the 2nd fastest growing City in Texas according to 2010 Census
Directly north of The Spectrum Business Park @ Clear Creek 1,200 Acres
2.5 Miles South of the 95 Acre Houston Area Sports Park
7 miles south of Texas Medical Center
10 miles south of Houston CBD

Potential Uses: Hospitality – Medical – Education – Restaurant – Multi Family – Retail – Office – Mixed Use – Campus

Plat: Platted 2007

Frontage: 1,276 ft on Beltway 8 frontage road, 620 ft on Kirby Dr.

Signalization: 4 way signalized intersection

Access: 2 existing curb cuts on Beltway 8 feeder & on future Kirby Drive

Floodplain: Outside 100 yr floodplain

Detention: Onsite Required

Engineering: LJA & Pate Engineers

Utilities: Inquire

Texas Medical Center
7 Miles

Houston CBD
10 Miles



**- HASP -
Houston Area
Sports Park w/
Dynamo Practice
Fields**

Alameda Rd.

Airport Blvd.

HCC

Orem Dr.

288
TEXAS

Alameda Genoa Rd.



Fellows Rd.



BELTWAY
8

Proposed Merit Medical Site

Cardiovascular Systems Inc

40,000 sf MOB
Under Construction

Kelsey Seybold
Corporate Campus Site

SCR Business Center I- 80K SF
Phase II - 56K sf (TBB)

HCA - 78,000 sf MOB

Shadow Creek
Ranch

Kirby Dr.



TurboCare



PALAIS ROYAL

Proposed Sam's Club Site

JCPenney

BEST BUY

WAL-MART

Memorial Hermann 70,000 sf.



KOHL'S



Texas Medical Center
7 Miles

Houston CBD
10 Miles



Hooper Rd.

Anagost Rd.
(Future Kirby Dr.)

288
TEXAS

Fellows Rd.

City of Houston Limit
Harris County Only



BELTWAY
8

City of Pearland

Kirby Dr.



Proposed
11 Acre
Site



The Spectrum @ Clear Creek Business Park 1,200 Acres

40,000 sf. MOB
Under Construction



Houston Amateur Sports Park – Now Open

Through a partnership with the Houston Amateur Sports Park LGC and the City of Houston, the Houston Amateur Sports Park (HASP) is the Dynamo's permanent training home and hosts a variety of youth and amateur sporting events. HASP is the permanent home and professional training center for the Dynamo first team and youth academy. The multi-field soccer facility is located off State Highway 288, approximately 10 miles south of the Dynamo's new downtown stadium site. When fully built, well over 500,000 people are expected to visit the Sports Park to play or view practices and events each year. For more visit houstonparksboard.org.

Phase One

40 acres
7 fields
- 1 championship soccer/multi
- 5 grass multi-sport fields
- 1 artificial turf field
Parking
Water Playground
Cost \$7 million

Phase Two

55 acres
11 fields
-1 championship soccer/multi
-3 artificial turf fields
-7 grass multi-sport fields
Parking
Service/restroom pavilions (2 sets)
Misting stations
Picnic facilities
Lake and Trails
Additional Playgrounds
Cost: \$18 million (pending funding)



The Spectrum District

1,200 acres of land located on the western border of Pearland facing South Beltway 8. Proposed developments in the Spectrum District include:

- Urban residential
- Office
- Retail
- A technology/research campus
- Light manufacturing

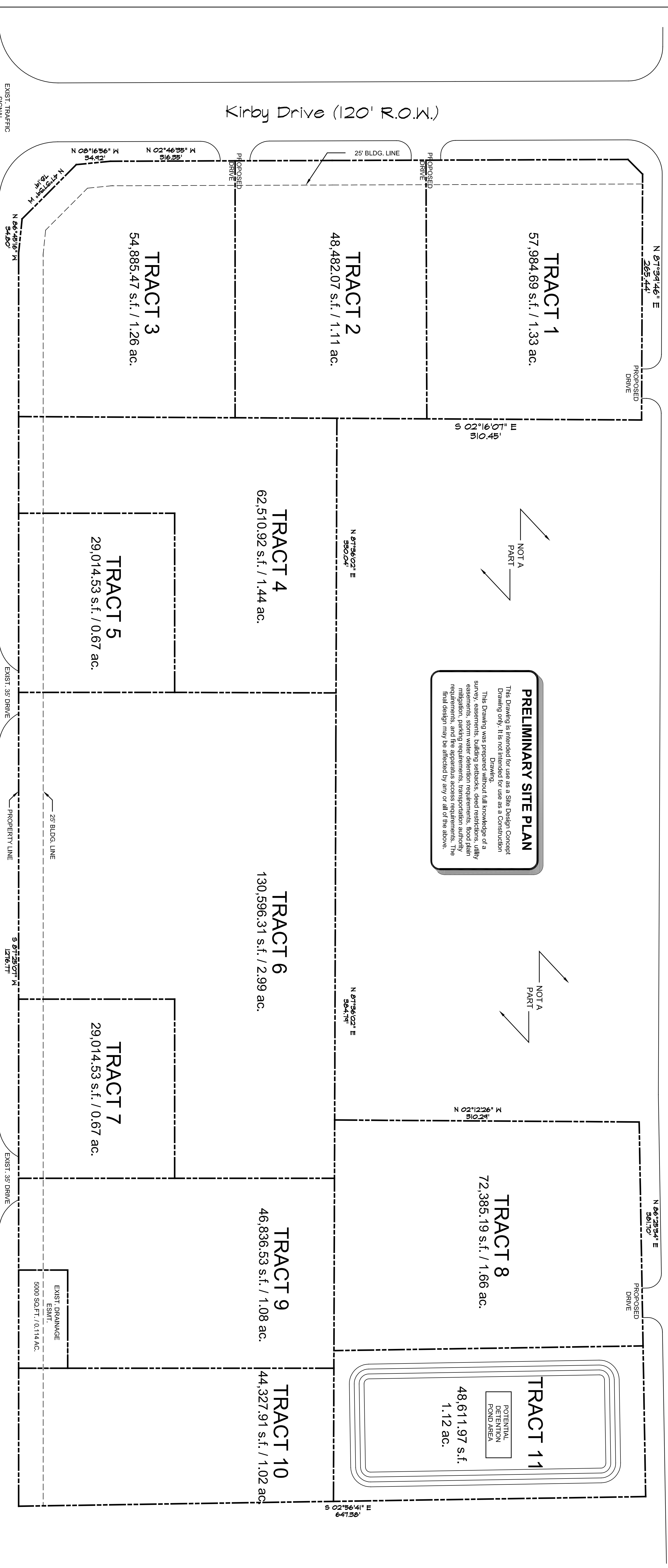
Existing Developments

- Bass Pro Shop developed by Poag & McEwen
- A medical device manufacturing facility by Cardiovascular Systems, Inc.
- A new private surgical facility opening in 2011

The Developer & the Plan

In 2009, the Pearland Economic Development Corporation and City of Pearland hired Gateway Planning Group to develop a strategy for the Spectrum. Planning for zoning aligned by location and character, infrastructure and development guidelines, the strategy positions the Spectrum to maximize return on investment and building consistency. For additional information please visit www.pearlandedc.com.

Fellows Road (60' R.O.W.)



PRELIMINARY SITE PLAN
 This Drawing is intended for use as a Site Design Concept Drawing only. It is not intended for use as a Construction Drawing.
 This Drawing was prepared without full knowledge of a survey, assessments, building setbacks, deed restrictions, utility easements, storm water drainage, requirements, and other applicable laws, codes, ordinances, rules, regulations, and other requirements, and the applicant's access requirements. The final design may be affected by any or all of the above.

15.09 ac. - TOTAL PARCEL SIZE
 UNRESTRICTED RESERVE - HARRIS COUNTY, TEXAS

South Sam Houston Pkwy. (Beltway 8)



PRELIMINARY PARCEL LAYOUT FOR:
BELTWAY LAND PARTNERS, LTD. - OWNER
 SOUTH SAM HOUSTON TOLLWAY (BELTWAY 8) @ KIRBY DRIVE
 HOUSTON (HARRIS COUNTY), TEXAS

DATE: 08-25-11
 JOB NUMBER: 211040

SCALE:

 1" = 50'-0"

FOR INFORMATION PLEASE CONTACT:
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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

