



FOR SALE

18.7 Acres

\$2.00 psf / \$1,629,144.00 total

**Abuts Southern Trails MPC Fronting County Road 48
City of Pearland ETJ, Brazoria County, Texas**

Property Location: North West Corner County Road 59 & County Road 48,
Jurisdictions: City of Pearland ETJ, Brazoria County, TX.
Pricing: \$2.00 psf. / \$1,629,144.00
Status: Available
Property Size: 18.7 Acres
Property type: Undeveloped Acreage
Area Features: Furniture. The property is within 1.5 miles of The Pearland Town Center, HEB!, Academy, Ashley Shadow Creek Ranch (5,000+ homes), Southern Trails, South Gate & South Fork communities are within equal proximity.
Zoning: None. Property is located in the City of Pearland extra territorial jurisdiction (ETJ).
School District: Alvin ISD
Road: County Road 48 expansion to 4 lanes is in Brazoria County CIP budget. No definitive timeline.
Utilities: None
Taxes: Current - Agricultural Exemption

HCA

SH 288

Shadow Creek Ranch

Deerwood Homes – D.R. Horton- Gehan Homes
Meritage Homes – Perry Homes – Plantation Homes
Ryland Homes – Triumph Homes - Westin Homes
\$150K - \$1,000,000+
3,500+ Acres
5,000+ homes on the ground

The Reserve @ Shadow Creek Ranch

Kirby

HEB! Academy Ashley

Best Buy
JC Penny
Old Navy

Target, Kohl's
Michaels
Chuck E Cheese

Pearland Town Center
Macy's, Dillard's
Sports Authority
Barnes & Noble

Alvin ISD
5A High School
2013

Southern Trails

Ashton Woods
Taylor Morrison
Coventry
Newmark
\$180-\$550K

Southgate Cervelle Homes
Sold Out
\$185k-\$300K

SouthFork Cervelle – KB Home
Lots Sold Out
Building Final Phase
\$135K- \$420K

Broadway

CR 59

CR 48

Alameda

BFI

Fort Bend County
Brazoria County

Subject

Google



LEGEND

- PROPOSED MODEL HOME
- (TYP 50'X120')..... 127 LOTS
- (TYP 56'X120')..... 127 LOTS
- (TYP 60'X120')..... 110 LOTS
- (TYP 61'X115')..... 418 LOTS
- (TYP 70'X115'/120').. 588 LOTS
- (TYP 80'X120').....47 LOTS
- (TYP 85'X130').....42 LOTS

TOTAL..... 1,387 LOTS

SITE

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SOUTHERN TRAILS

+ 522.63 Acres of land

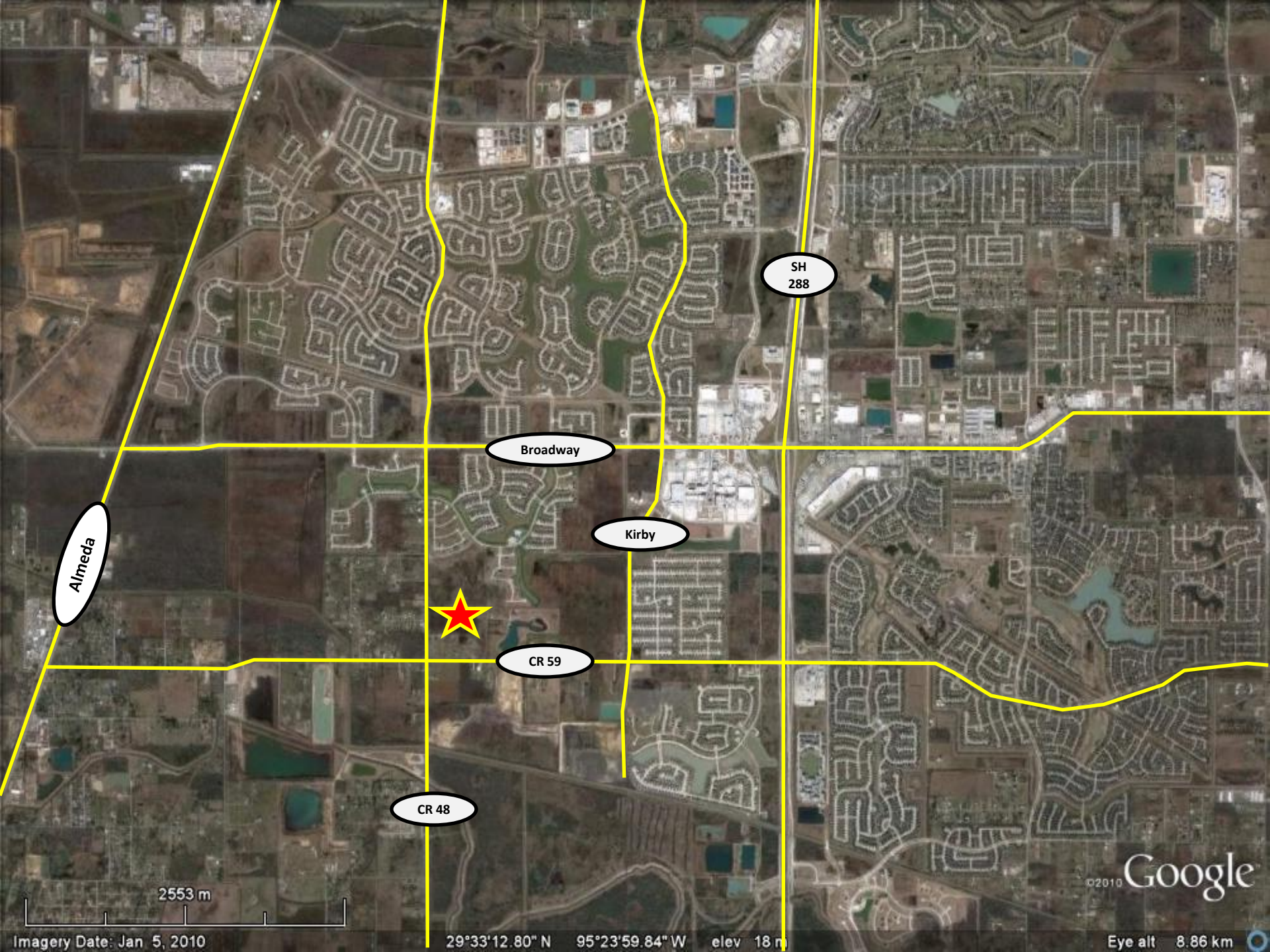
C.L. ASHTON WOODS, LP.

KERRY R. GILBERT & ASSOCIATES, INC. *Land Planning Consultants*

SCALE
0 50 100

FEBRUARY 02, 2010
KGA 00101

20001 Cinco Ranch Blvd.
Suite A-258
Katy, Texas 77454
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Fax (281) 576-0212



Alameda

Broadway

Kirby

CR 59

CR 48

SH 288



2553 m

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Imagery Date: Jan 5, 2010

29°33'12.80" N 95°23'59.84" W elev 18 m

Eye alt 8.86 km



For more information:

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or visit

www.lybrandcommercial.com

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.



01A

TREC No. OP-K