

# 5 Tracts FOR SALE

**Pearland Town Center Area  
County Road 59 @ Kirby Drive  
City of Pearland & Manvel ETJ, Brazoria County, Texas**



5 tracts for sale at the intersection of County Road 59 & Kirby Drive in the Manvel ETJ, and City of Pearland, Brazoria County, Texas.

The sites are within ½ mile of the master planned communities of Shadow Creek Ranch, South Gate, Southern Trails, and South Fork. The tracts abut in some cases or are less than ½ mile south of the 1.2 million sf. Pearland Town Center where Macy's, Dillard's, Barnes & Noble, Sports Authority, BJ's Brewhouse, and many others call home. The Pearland Town Center also features 60,000 sf. of Class A Office space, Courtyard by Marriot & The Residences @ PTC, a MF development by Sueba USA. The Shadow Creek Ranch Town Center is home HEB!, Academy Sports, Ashley Furniture, Hobby Lobby & others. Alvin ISD has closed on a 70 acre tract that will be home to 5A High School. All tracts are located with in Alvin ISD, rated exemplary 2010.

Tract #1 - 3.8 Acres (City of Pearland - Zoned Single Family Residential SFR – Pending Rezone)  
Fronting Kirby Dr Potential Uses: Retail, Restaurant, Service Oriented abutting Pearland Town Center

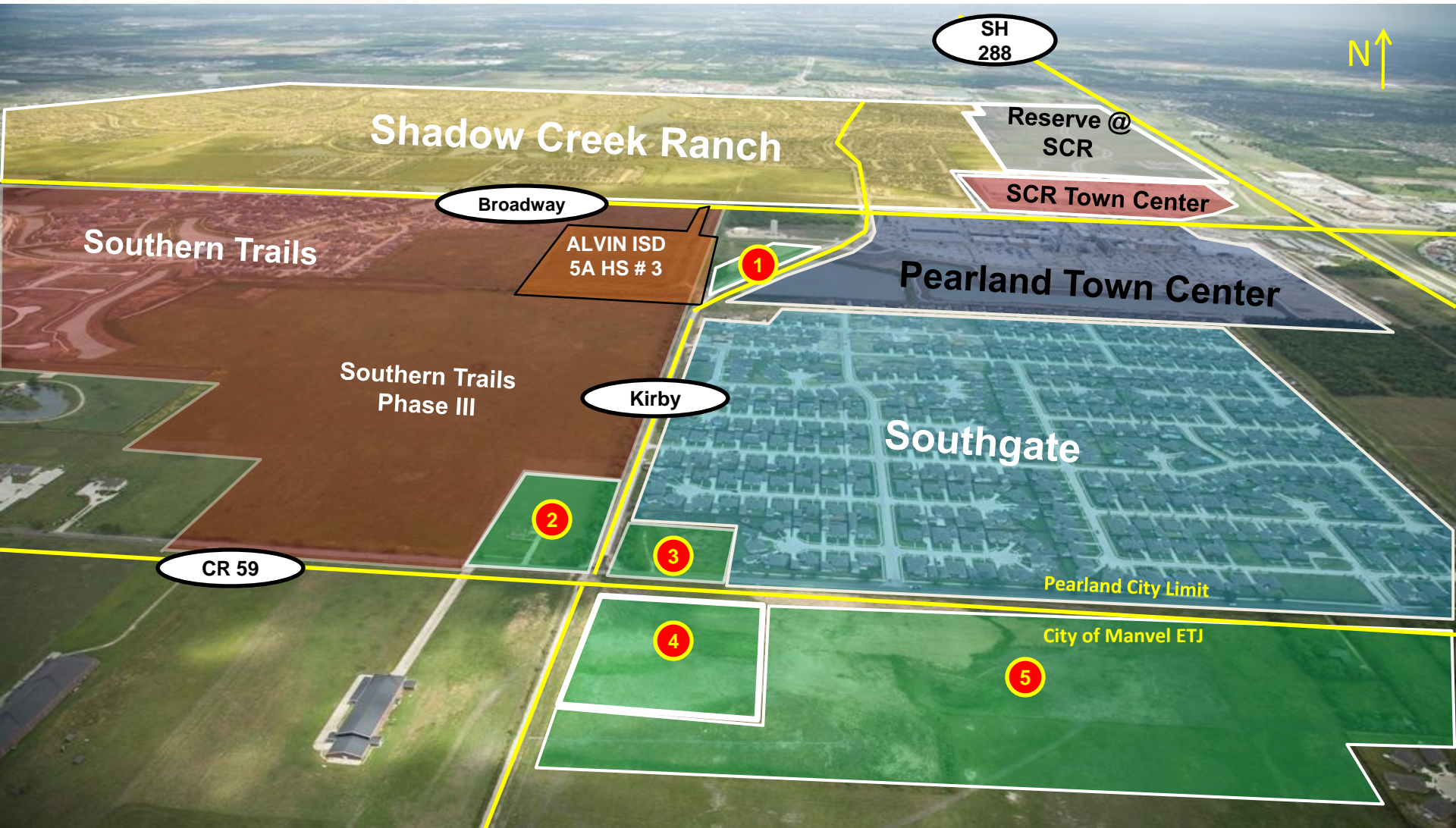
Tract #2 - 5 Acres (City of Pearland - Zoned Neighborhood Service NS)  
NWC Kirby & CR 59 Potential Uses: C-Store, Pharmacy, Office, Medical Office, School

Tract #3 - 2.2 Acres (City of Pearland - Zoned Office Professional OP)  
NEC Kirby & CR 59 Potential Uses: C-Store, Pharmacy, Office, Medical Office

Tract #4 - 5.6 Acres (City of Manvel ETJ - No Restrictions)  
SEC Kirby & CR 59 Potential Uses: C-Store, Pharmacy, Office, Medical Office, School.

Tract #5 - 23 Acres (City of Manvel ETJ - No Restrictions)  
Off SEC Kirby & CR 59 Potential Uses: Excellent MF Site. Less than .5 miles west of SH 288, no restrictions.

Please inquire for more information.





**LEGEND**

- PROPOSED MODEL HOME**
- (TYP 50'X120')..... 137 LOTS
- (TYP 50'X120')..... 127 LOTS
- (TYP 60'X120')..... 110 LOTS
- (TYP 61'X115')..... 418 LOTS
- (TYP 70'X115'/120').. 506 LOTS
- (TYP 80'X120').....47 LOTS
- (TYP 85'X130').....42 LOTS

**TOTAL..... 1,387 LOTS**

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a master development plan for  
**SOUTHERN TRAILS**  
 + 522.63 Acres of land  
 prepared for  
**C.L. ASHTON WOODS, LP.**

**KERRY R. GILBERT & ASSOCIATES, INC.**

**Land Planning Consultants**  
 23001 Cinco Ranch Blvd.  
 Suite A-250  
 Katy, Texas 77454  
 (281) 578-0240  
 Fax (281) 578-0212



FEBRUARY 05, 2016  
 RGA 00101

CR 59

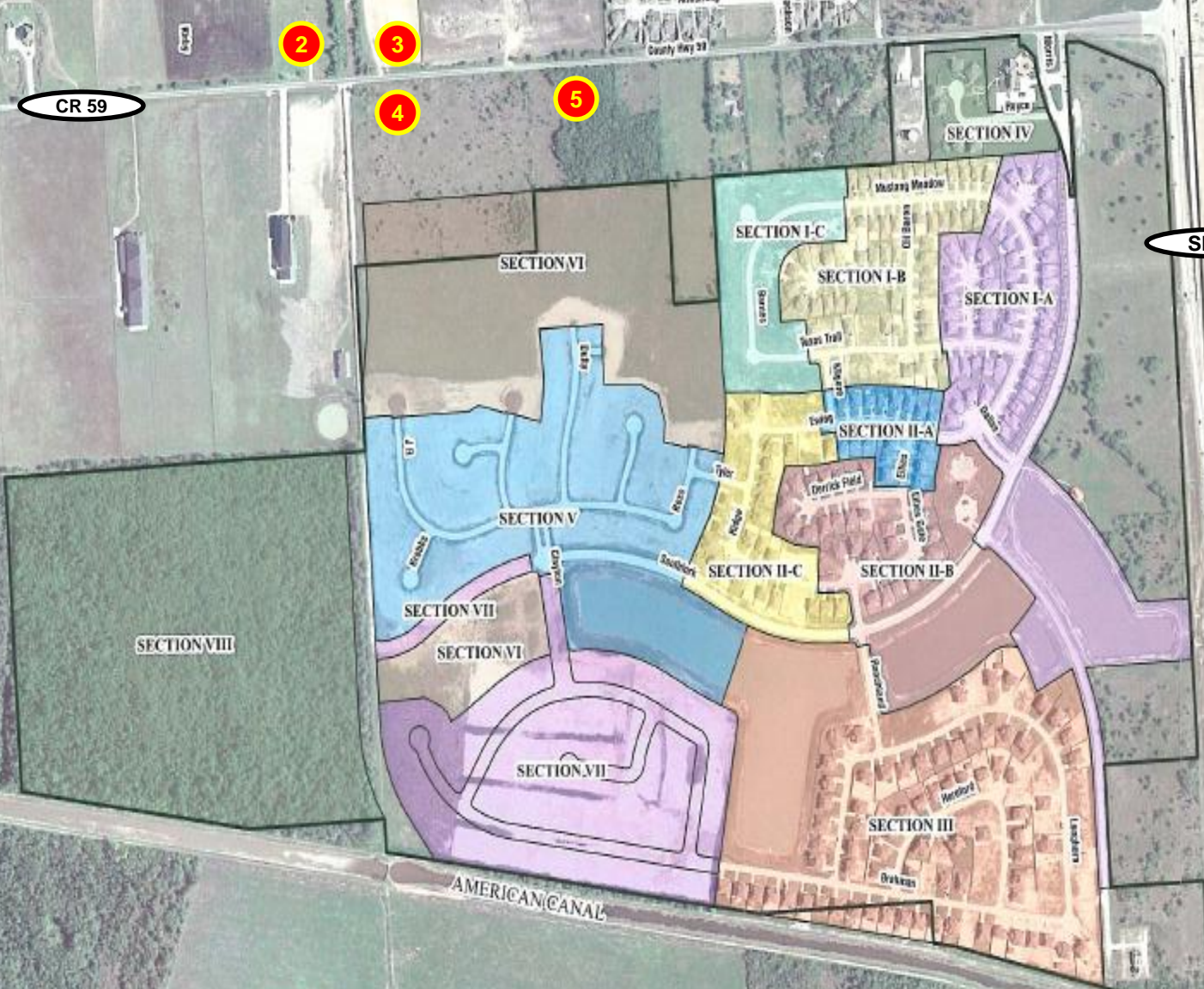
2

3

4

5

SH 288



**DANNENBAUM**  
 ENGINEERING CORPORATION  
 3186 WEST ALABAMA, HOUSTON, TX 77064 (713)220-9570

BRAZORIA COUNTY M.U.D. No. 25  
 &  
 SOUTH FORK SUBDIVISION

DESIGNED BY: JAM	DATE: 07/12/07	SHEET 1 OF 1
DRAWN BY: JAM	SCALE:	PROJECT: 3407-08
APP'D BY: DWR	1 inch equals 500 feet	



For more information please call:

Brad LyBrand

Ph. (713) 906-1711

[brad@lybrandcommercial.com](mailto:brad@lybrandcommercial.com)

or visit

[www.lybrandcommercial.com](http://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

**B**efore 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.

