



FOR SALE – SH 288 Frontage Tracts

15 Acre Multi Family Development Site

10 Acre Commercial Site - No Restrictions

All Utilities Available & Constructed

South West Corner of County Road 59 & SH 288

City of Manvel ETJ, Brazoria County, Texas

The explosive growth experienced on the SH 288 Corridor over the past decade has been fueled by the areas close proximity and commute times to regional economic drivers such as the Texas Medical Center, Downtown Houston, Port 's of Houston & Freeport, Hobby Airport , and the Galleria Office market. Compared to other suburban markets, the 15 & 20 minute drive time to The Texas Medical Center & Houston CBD are unparalleled. The abutting City of Pearland is the second fastest growing city in Texas according to 2010 census where the population increased 100% from 2000 – 2007.

Texas Medical Center – The TMC is the largest employer of residents on the SH 288 Corridor and is home to 49 of the most renowned medical research and academic institutions in the world. Planned projects total more than \$7 billion in building new hospitals, clinics, research and other office space by TMC institutions. At the beginning of 2010, 16 projects totaling 9.1 million square feet and valued at \$3.1 billion were under construction. The 1,000+ acre TMC receives 5.5+ million patients visits , has 70,000+ students enrolled at various institutions, and has annual research expenditures in excess of \$1.2 billion per annum.*

Port of Houston – The Port of Houston, located just 14 miles from SH 288, is a 25-mile complex of diversified public and private facilities. POH ranks first in foreign waterborne tonnage (14 consecutive years), and first in U.S. imports (19 consecutive years). POH ranks second in U.S. export tonnage and second in the U.S. in total tonnage (19 consecutive years.)*

Business – The Houston CBD is home to numerous Fortune 500 companies including KBR, Marathon Oil, Conoco Phillips, Kinder Morgan, Cameron International, Waste Management, Baker Hughes, Spectra Energy, National Oilwell Varco, Halliburton, and many others. Many of the employees who work for these industry leaders reside on the SH 288 Corridor. *

Retail Development – New developments within the subject area include Macy's, Barnes & Noble, Dillard's, BJ's Brewhouse & Dicks Sporting Goods at The Pearland Town Center. HEB! (152k sf.), Academy, Ashley Furniture, & Hobby Lobby all call the Shadow Creek Ranch Town Center home. Other retail includes Bass Pro Shops, Best Buy, Wal Mart, Home Depot, Bed Bath & Beyond, Target, Kohl's, DSW and numerous other banks, restaurants, grocery, hotels and apartments. Sam's Club & a 125,000 sf MOB back office user are under contract in immediate vicinity as well.

Single Family - Master Planned Communities in the subject area include Shadow Creek Ranch, a 3,500 acre Houston area Top 10 MPC developed by SCR Development. Silverlake, a 1,000+ acre MPC developed by Johnson Development. Southern Trails, a 500+ acre MPC developed by Ashton Woods. Sedona Lakes, a 530+ acre development by Marlin Atlantis. Rodeo Palms, a 600 acre MPC developed by Clinton Wong. SouthFork, a 350 acre MPC developed by Lingo Development. Homebuilders active in the area include Perry Homes, Newmark Houston, Lennar, Coventry Homes, Darling Homes, J. Patrick, Taylor Morrison, & D.R Horton among others. SFR in the area ranges from \$140 - \$1,000,000.00+.

Location SWC SH 288 & CR 59

Size: 15 Acres MF Development Site & 10 Acre Commercial Development Site

Status: Available

Pricing: 15 Acre MF \$4.50 psf. / \$2,940,300.00
10 Acre Commercial \$11.00 psf. / \$4,791,600.00

Jurisdiction: City of Manvel ETJ, Brazoria County – NOT IN CITY OF PEARLAND JURISDICTION.

Best Use: Excellent site for Multi Family Development & Commercial. Only MF site available fronting SH 288

Intersection: 4 way signalized intersection at SH 288 & County Road 59

Area: .5 miles south of Pearland Town Center with Macy's, Dillard's, Sports Authority, & other area retail to include Kohl's, Best Buy, JC Penny, Target, HEB!, Academy....

Access: South Fork Drive @ County Road 59 & SH 288 Overpass

Utilities: Property is in BC MUD # 25 and has capacity for up to 24 units per acre. Utilities include water, sanitary sewer, storm sewer, and existing off site detention. All of the preceding have been constructed and are currently available.

Restrictions: Property is available for a multifamily development project.

ISD: Alvin ISD – Exemplary 2010

Tax Rate: 3.267761 all inclusive

Seller will Provide: 1) Title Policy & Title Insurance
2) Current Survey of the Property
3) Utility capacity letter from BC MUD 25

Property Conditions: To the best of sellers knowledge there are no wetlands nor environmental issues on property. Buyer will need to conduct their own studies.

Commission: LyBrand Commercial is the sellers agent and will be paid by seller at closing. Any agent representing a buyer will be paid by buyer and is buyers sole responsibility.



LyBrand Commercial
2645 CR 59
Pearland, TX 77584
Ph. (713) 906-1711

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288
TEXAS

Cobble Stone
Apartments
562 Units



MF Site
15 Acres
Manvel, ETJ



Commercial
Sites
1-10 Acres

South Fork

City of Manvel ETJ

Pearland City Limit

CR 59

Parkside Capital
Mixed Use Under Dev.

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Texas Medical Center
7 Miles
↑

Houston CBD
10 Miles
↑

Hobby Airport
5 Miles
↗



Port of Houston
14 Miles
→

288

Shadow Creek Ranch

HEB! Academy Ashley

Best Buy JC Penny

Broadway

Southern Trails

Pearland Town Center

Randall's Kohl's Target

NASA
15 Miles
→

South Wyck

South Gate

CR 59

Pearland City Limit
City of Manvel ETJ

South Fork

FORD

Silver Lake

Port Freeport
30 Miles
↓

MF



For more information please call:

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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.

