



35
TEXAS

Pearland High School
±3,261 Students

Oiler Rd

8,731 CPD '22



13,898 CPD '21

Bailey Rd

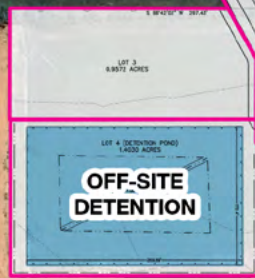
SITE

9,817 CPD '22

35
TEXAS

English Lake Dr

Alexander Residential
Development Coming Soon



PAD SITES AVAILABLE FROM 1 AC GROUND LEASE OPPORTUNITY

SWC Hwy 35 & Bailey Rd | Pearland, TX



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Realty Services
"The Source for the Solution"

WWW.SLUCOREALTY.COM

PROPERTY INFORMATION:

Address: SWC Hwy 35 & Bailey Rd
Pearland, TX 77523

Size: Pad Sites Available From 1 AC

Price: Call For Pricing

HIGHLIGHTS:

- 2023 Tax Rate: 2.22
- Located at the southwest corner of Hwy 35 & Bailey Rd in Pearland, TX
- Off-site detention
- Adjacent to Alexander, DR Horton's new residential development coming soon
- Exposure to over 23,700 cars per day along Hwy 35 & Bailey Rd
- Easy access to Interstate 45 & Beltway 8

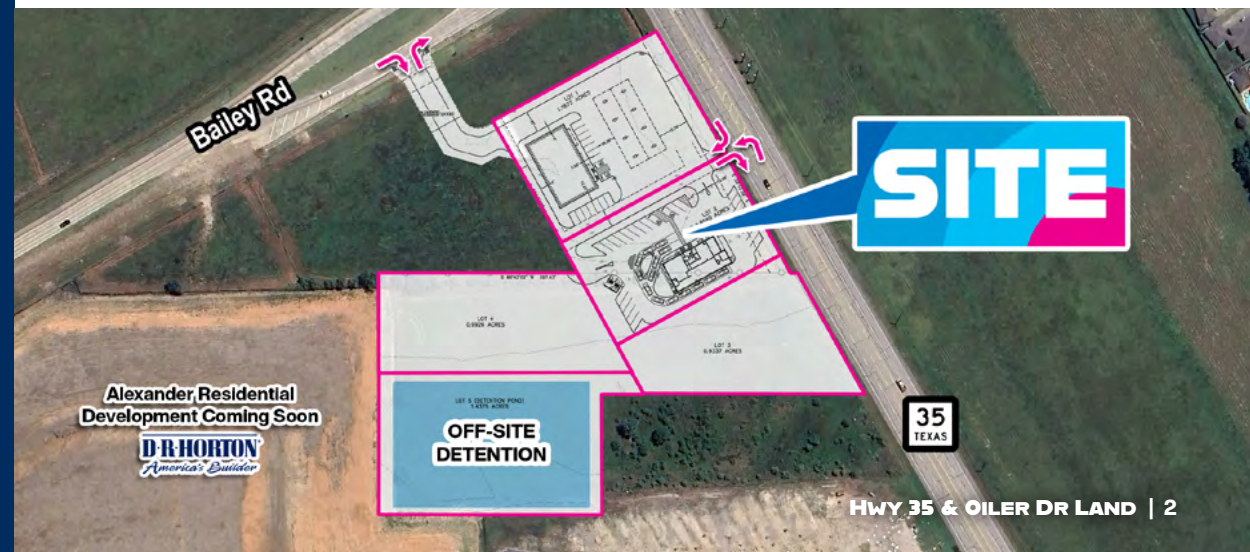
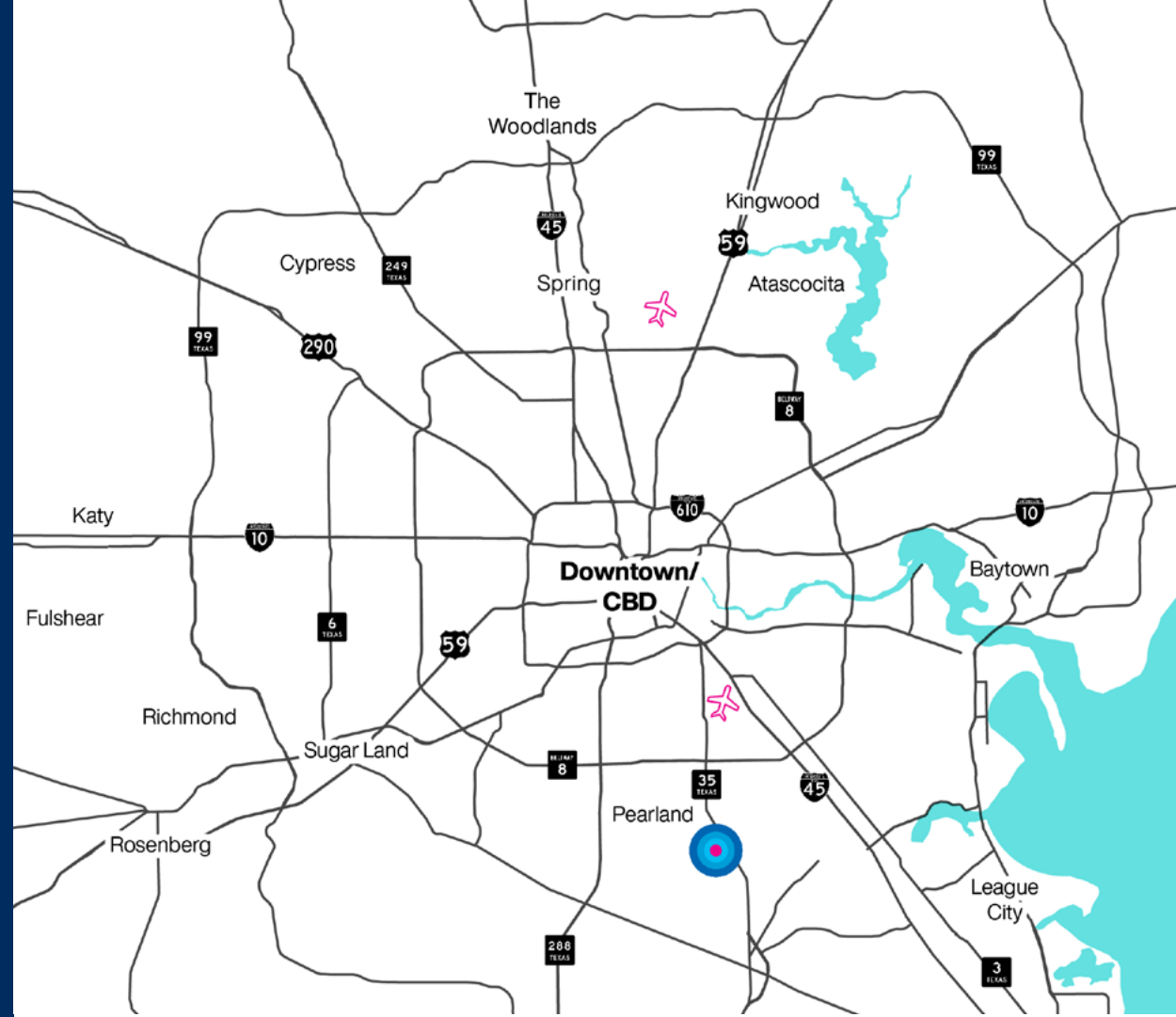
TRAFFIC COUNTS:

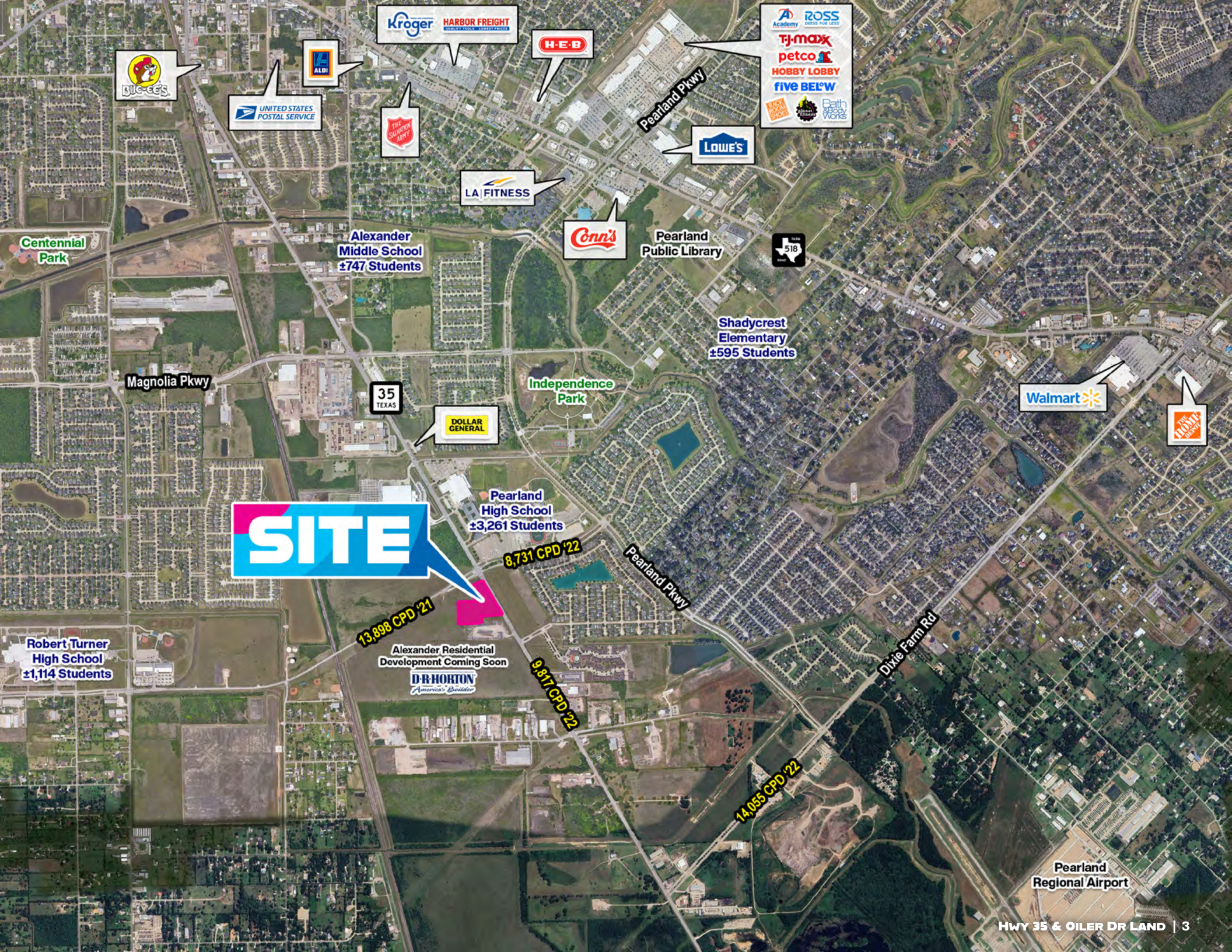
Hwy 35: 9,817 CPD '22

Bailey Rd: 13,898 CPD '22

2024 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	5,269	55,181	143,972
Daytime Pop.	3,155	28,656	73,455
Avg HH Income	\$194,610	\$145,665	\$139,502





SITE

13,898 CPD '21

8,731 CPD '22

9,817 CPD '22

14,055 CPD '22

Alexander Residential Development Coming Soon
D.R. HORTON
America's Builder

Robert Turner High School
±1,114 Students

Alexander Middle School
±1747 Students

Shadycrest Elementary
±595 Students

Pearland High School
±13,261 Students

Pearland Public Library

Walmart

Home Depot

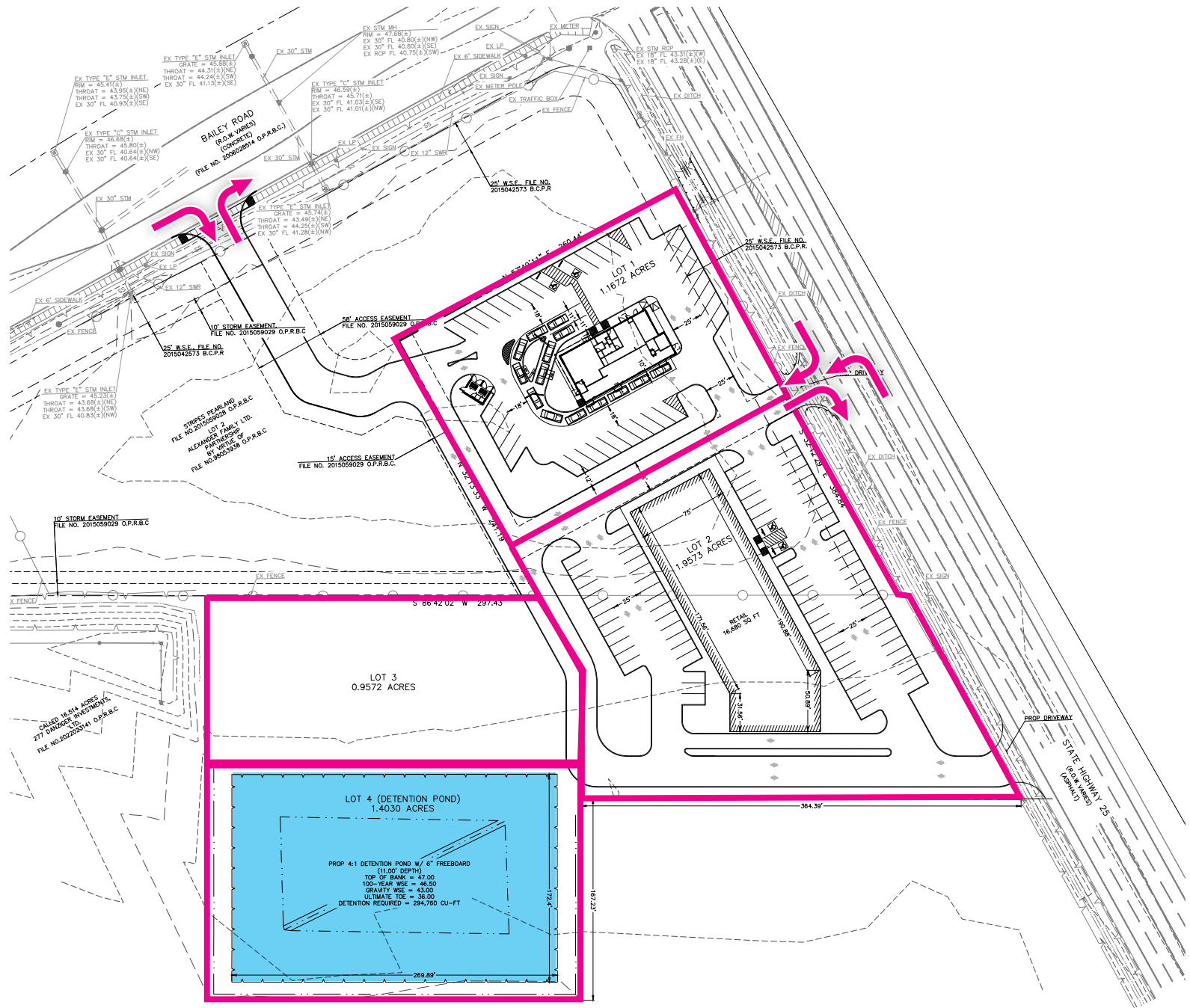
Pearland Regional Airport

'23 Tax Rates:	City of Pearland	0.655400
	Brazoria County Drainage District #4 (Pearland)	0.114786
	Brazoria County	0.270664
	Road & Bridge Fund	0.043284
	Pearland ISD	1.137300
	TOTAL TAX RATE	2.221434

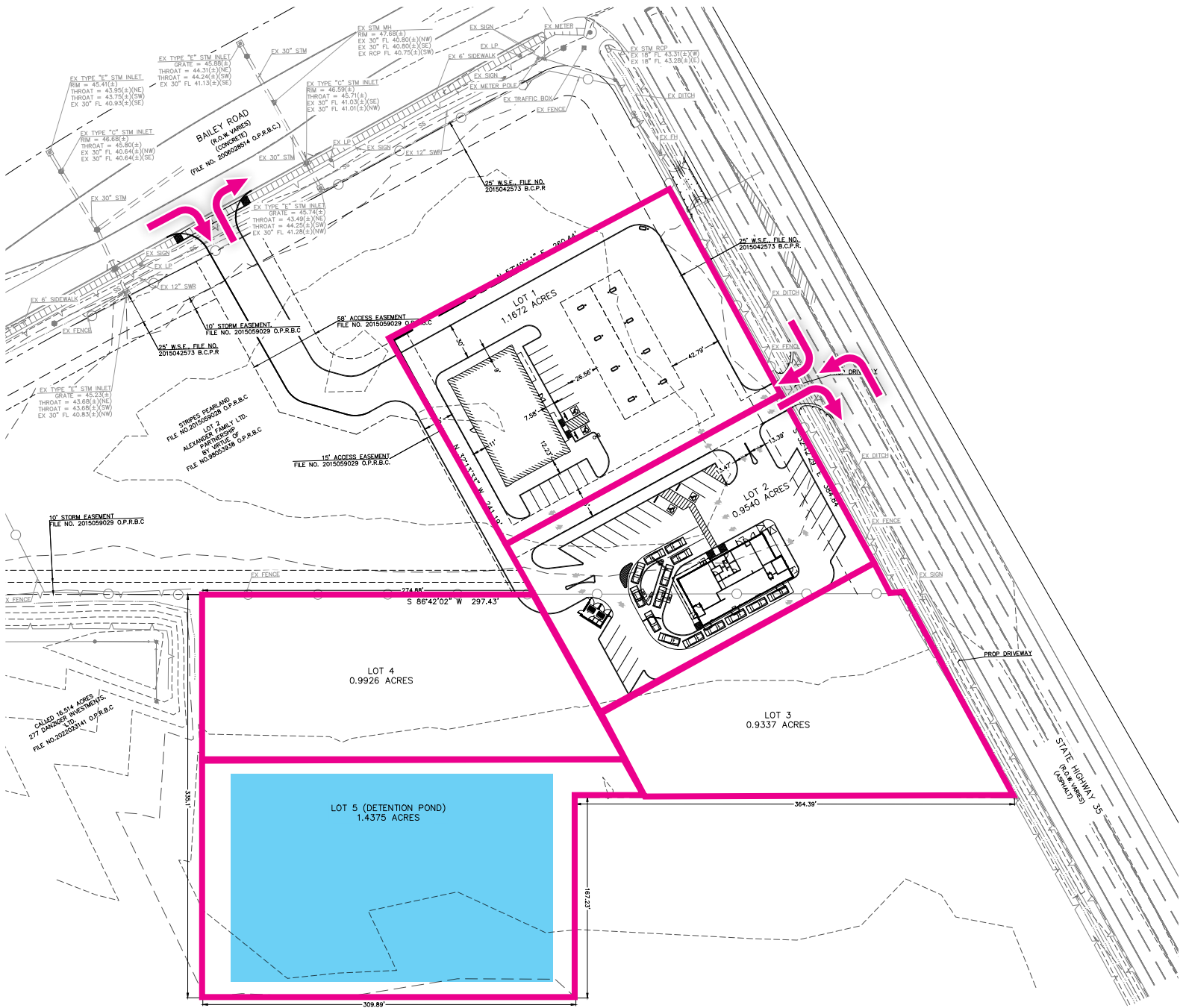


SITE

CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



Alexander Residential
Development Coming Soon

D-R-HORTON

PAD SITES AVAILABLE FROM 1 AC GROUND LEASE OPPORTUNITY

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