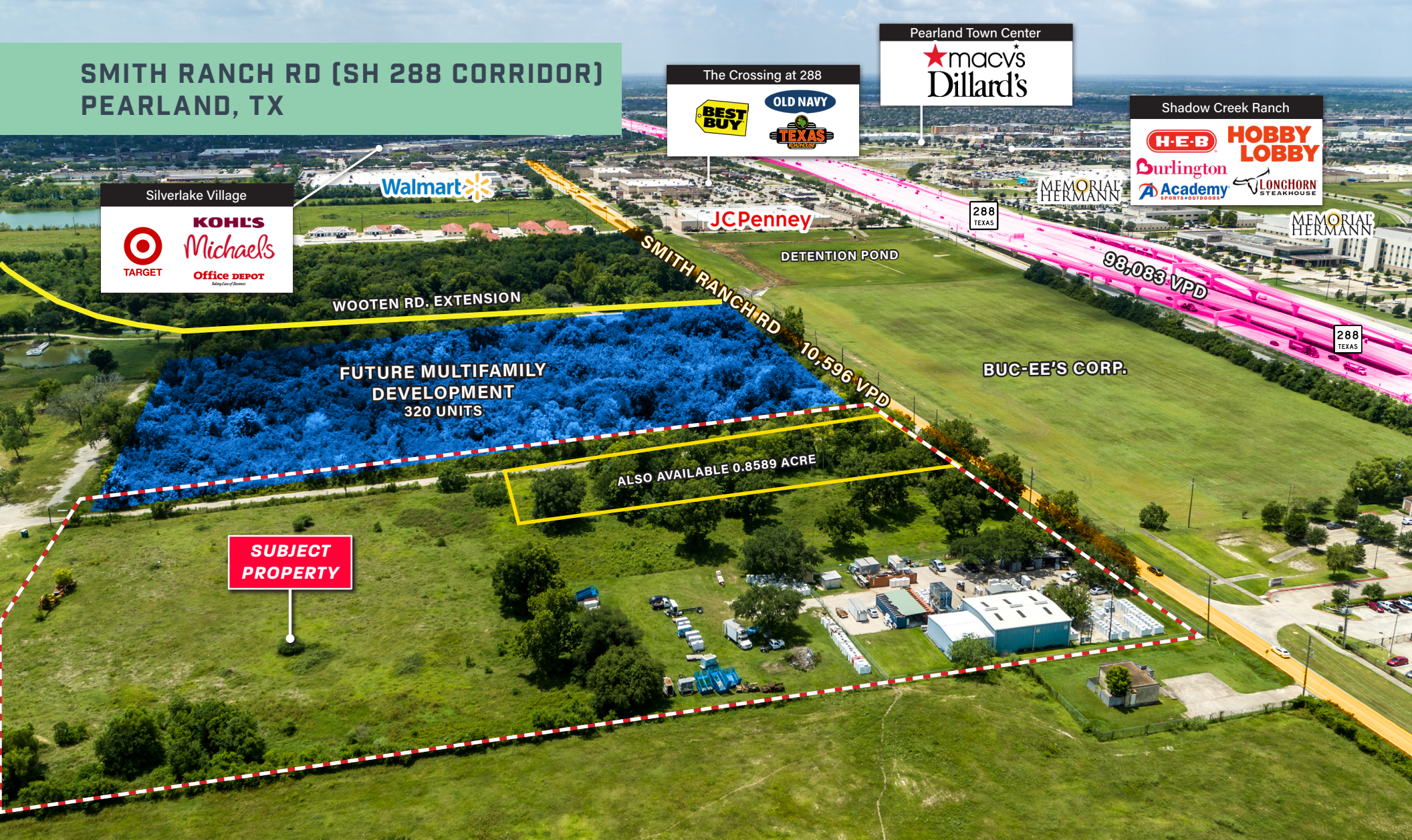


# SMITH RANCH RD (SH 288 CORRIDOR) PEARLAND, TX



Silverlake Village

**TARGET**

**KOHL'S**

**Michaels**

**Office DEPOT**  
*Helping You Get It Done*

**Walmart\***

The Crossing at 288

**BEST BUY**

**OLD NAVY**

**TEXAS EXPRESS**

Pearland Town Center

**macys**

**Dillard's**

Shadow Creek Ranch

**H-E-B**

**HOBBY LOBBY**

**Burlington**

**Academy**

**LONGHORN STEAKHOUSE**



**KOHL'S**

**Michaels**

**Office DEPOT**  
*Helping You Get It Done*

**JCPenney**

288 TEXAS

MEMORIAL HERMANN

MEMORIAL HERMANN

WOOTEN RD. EXTENSION

SMITH RANCH RD

DETENTION POND

98,083 VPD

FUTURE MULTIFAMILY DEVELOPMENT  
320 UNITS

BUC-EE'S CORP.

10,596 VPD

288 TEXAS

**SUBJECT PROPERTY**

ALSO AVAILABLE 0.8589 ACRE

## LAND FOR SALE ±10.384 ACRES

SMITH RANCH RD (2400 BLOCK)  
PEARLAND, BRAZORIA COUNTY, TX 77584

**CBRE**

# LAND FOR SALE: PEARLAND, TX

## CALL BROKER FOR PRICING

10.6 Mi

NRG STADIUM

11.5 Mi

TEXAS MEDICAL CENTER

13.1 Mi

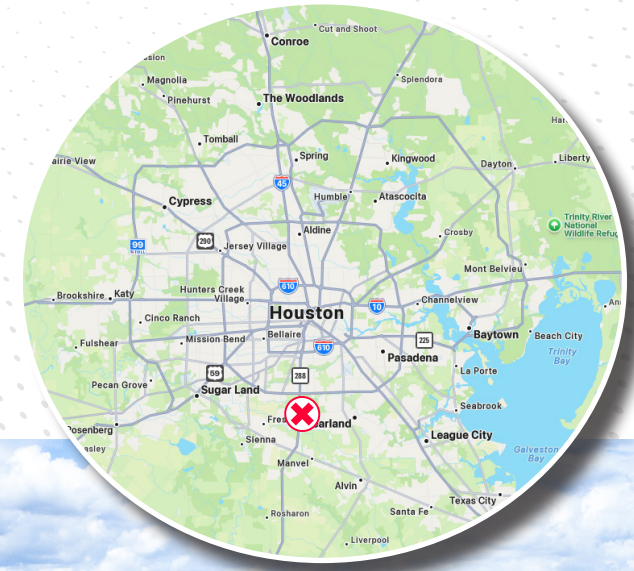
HOBBY AIRPORT

14 Mi

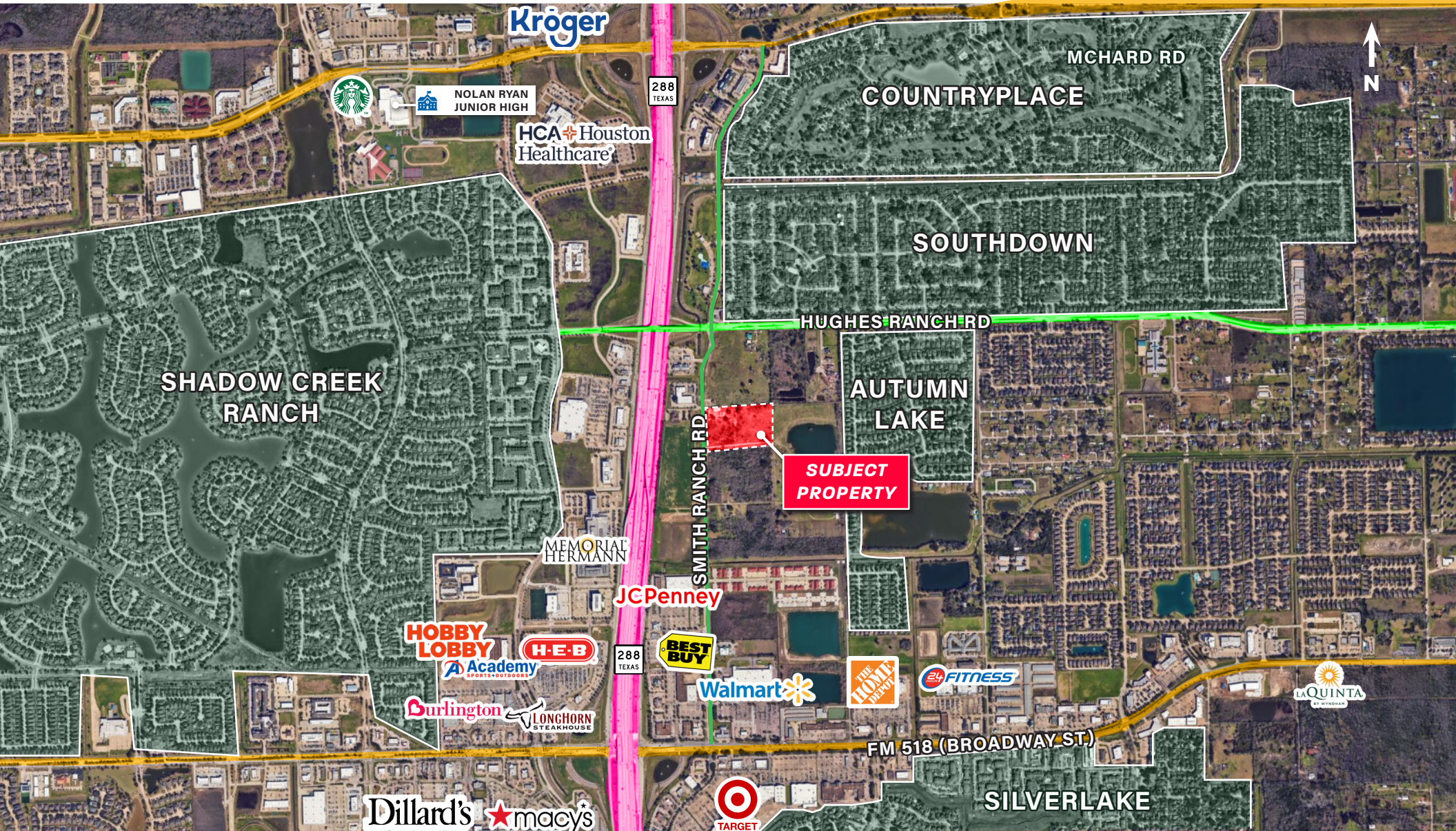
DOWNTOWN HOUSTON

### PROPERTY HIGHLIGHTS

PROPERTY	10.384 Acres
SMITH RANCH RD (CR 94) WIDENING	(Lift Station, Gravity/Force Mains, Road Improvements), a 4-lane, divided roadway being completed from FM 518 (Broadway) north to Hughes Ranch Rd
FRONTAGE	+/- 410' on Smith Ranch Rd
DEPTH	+/- 823'
CURB/MEDIAN CUTS	Two (2) on Smith Ranch Rd
WOOTEN ROAD EXTENSION	From Smith Ranch Rd just south of the Property, to Broadway (FM 518) on City of Pearland's Thoroughfare Plans
SH 288 TOLLWAY CONNECTOR	Direct from Smith Ranch Rd @ Hughes Ranch Rd
UTILITIES	City of Pearland (PID) – Water/Wastewater
ZONING	Business Park District - 288 (BP-288) – Office / Retail  (Just north of the approved Planned Unit Development (PUD), including a 4-story, 320-unit multifamily/mixed-use development)
ZONING CODE	<u>Section 2.4.4.3 BP-288, Business Park District-288</u>



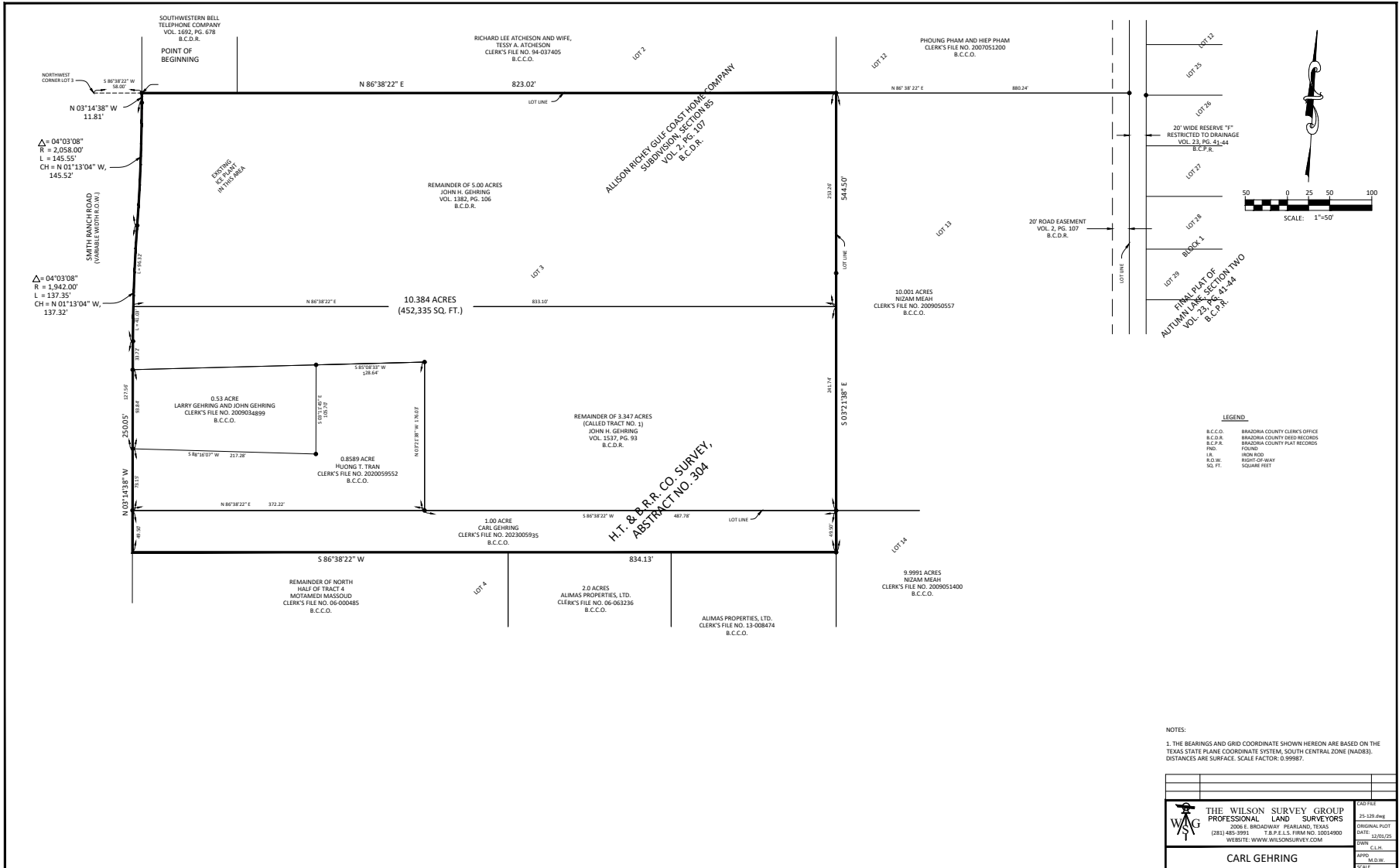
# LAND FOR SALE: PEARLAND, TX



# LAND FOR SALE: PEARLAND, TX



# SURVEY



# LAND FOR SALE ±10.384 ACRES

SMITH RANCH RD  
PEARLAND, BRAZORIA COUNTY, TX 77584



## Demographics

2025	1-Mile	3-Mile	5-Mile
Population	10,665	88,863	195,096
Daytime Population	12,633	76,705	148,995
Average HH Income	\$117,658	\$147,312	\$127,893

## AD Valorem Taxes (2025)

PEARLAND ISD	\$1.135
CITY OF PEARLAND	\$0.630
BRAZORIA COUNTY ET AL	\$0.371
BRAZORIA DRAINAGE 4	\$0.113
<b>Total</b>	<b>\$2.249</b>

For more information:

### Darin Gosda

Senior Vice President  
+1 713 577 1819  
darin.gosda@cbre.com

**CBRE**

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# 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.*

2-10-2025



**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. **An owner’s agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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