

EDABC's Land 2022 1st Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
1) 0 Highway 35 5440 Acres - Hwy 35	Commercial , Mixed Use, MultiFamily, Master Planned Community, Single Family Developme nt	-	Danbury	TX	Yes	5,440	-	NewQuest Properties:	Dave Ramsey (281) 477-4383	
Property Notes										
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2) SEC HWY 288 & FM 1462	Commercial	0059	Rosharon	TX	Yes	2,962 / 2,962 (Net)	-	CBRE:	Ed Cummins (713) 577-1879	
Property Notes										
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3) State Highway 288 @ CR 220	Commercial , Industrial, Retail, MultiFamily, Hold for Investment, Medical, Single Family Developme nt	-	Angleton	TX	\$10,000,000	888.86	\$11,250	Riverway Properties:	Michael Foley (713) 621-6111	
Property Notes										
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4) FM 2004	Commercial , Agricultural, Single Family Residence	-	Alvin	TX	\$4,520,000	452	\$10,000	Avison Young:	Tommy LeBlanc (713) 993-7178, John-Michael Kamel (713) 993-7157	
Property Notes										
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5) 522 CR	Commercial	None	Damon	TX	\$4,045,000	404.50 / 404.50 (Net)	\$10,000	1912 Ventures:	Maury Bronstein (713) 522-1912 X2, John S. Wall, Jr (713) 522-1912 X1	

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Property Notes										
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6) FM 2004 & Highway 288	Commercial , Industrial, Retail, Single Family Development	n/a	Lake Jackson	TX	\$6,877,500	393.35 / 393.35 (Net)	\$17,484	Texas CRES LLC: Alex Wisnoski (713) 473-7200 X4		
Property Notes										
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7) 5040 County Road 60	-	-	Rosharon	TX	\$15,280,000	382	\$40,000	Berkshire Hathaway - Commercial Division: Bob Lewis (713) 817-2965		
Property Notes										
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8) SH 288 @ State Hwy 6 The Presidio Manvel The Presidio Manvel NEC State Hwy 288 & State Hwy 6	Commercial , Retail, Mixed Use, MultiFamily, Hospitality, Department Store, Drug Store, Fast Food, General Freestandin g, Hotel, Movie Theater, Planned Unit Developme nt, Restaurant, Service Station, Single Family Developme nt, Strip Center, Supermarke t	Commercial	Manvel	TX	Yes	1 - 327 / 327 (Net)	-	Transwestern Real Estate Services:	Stephen E. Williamson (972) 774-2511	
Property Notes New mixed-use development opportunity, located at the NEC of State Hwy 288 & State Hwy 6 in Houston (Manvel), TX.										
9) FM 2004	-	-	Danbury	TX	Yes	274	-	Cushman & Wakefield: Meredith T. Cullen (713) 444-7979, David L. Cook (713) 963-2888		
Property Notes -										
10) 0 Highway 288	Commercial	-	Rosharon	TX	\$6,750,000	270 / 270 (Net)	\$25,000	Avison Young: Tommy LeBlanc (713) 993-7178, John-Michael Kamel (713) 993-7157		
Property Notes -										

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11) County Road 413	Industrial	M1	Pearland	TX	\$5,300,000	265 / 265 (Net)	\$20,000	Boyd Commercial, LLC/CORFAC International: Andrew W. Sowell, SIOR (713) 877-8400 X3440, David M. Boyd (713) 599-3454 X3454		
Property Notes Great Industrial Site Near Hwy 35 and Hwy 6. City of Pearland ETJ. Property Zoned Light Industrial (M1). Property is 3 Miles South of FM 518.										
12) 0 E FM 1462	Commercial , Single Family Development	0001	Rosharon	TX	\$6,150,000	205 / 205 (Net)	\$30,000	Avison Young: Tommy LeBlanc (713) 993-7178, John-Michael Kamel (713) 993-7157		
Property Notes -										
13) CR 56 And CR 48	Commercial , MultiFamily	-	Iowa Colony	TX	Yes	190.48 / 190.48 (Net)	-	JLL: Simmi Jaggi (713) 888-4048, Elizabeth Clampitt (713) 888-4048		
Property Notes -										
14) Highway 288 164.65 AC N of FM 1462	Commercial	0018	Angleton	TX	Yes	164.65	-	Terpstra & Associates: Peter S. Terpstra (281) 580-4855		
Property Notes -										
15) County Rd 98	Commercial	0075	Manvel	TX	Yes	157 / 157 (Net)	-	Avison Young: Tommy LeBlanc (713) 993-7178, John-Michael Kamel (713) 993-7157		
Property Notes -										
16) Fm 1459 Commercial Tract	Commercial , Mixed Use	N/Ap, Houston	Sweeny	TX	\$725,000	151.09	\$4,798	Reyes Realty Group, LLC: Yvette Reyes-Hall (281) 968-7759		
Property Notes GREAT COMMERCIAL TRACT!! Excellent FM 1459 road frontage. Between Catholic Church & Bank. Across from Sweeny hospital, city utilities available!! 0.74 ACRES, APPROX. 200 OF FRONTAGE ON 1459 & APPROX. 160' FEET DEEP. THIS IS LAND WITH NO IMPROVEMENT.										
17) 4822 County Road 290 Country Home/Ranch Getaway	-	-	Angleton	TX	\$1,800,000	145.54	\$12,368	KW Commercial Texas Gulf: Ada Wang (713) 859-2598		
Property Notes -										

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18) 2001 CR 529 +/- 128.81AC	Commercial , Mixed Use	none	Alvin	TX	\$5,100,000	128.81 / 128.50 (Net)	\$39,593	Douglas Lockwood, Broker:	Douglas Lockwood (713) 542-4684	
Property Notes -										
19) 0 E FM 1462 E 123 Acres E of 288 on FM 1462	Industrial, Mixed Use, Hold for Developme nt, Hold for Investment, Industrial Live/Work Unit, Industrial Park, Warehouse	-	Rosharon	TX	\$3,075,000	123	\$25,000	Texas Home Team:	Carolyn Bowen (281) 489-8991 X102, Dovie Williams (281) 489-8991	
Property Notes -										
20) Highway 288 CR 56 Sterling Lakes / Sierra Vista Communities	Commercial	None	Iowa Colony	TX	Yes	120	-	Prime Capital Corporation:	Jerry Turboff (713) 622-0800 X15	
Property Notes -										
21) 118 Acres State Highway 288	-	-	Angleton	TX	\$4,735,408	118.40	\$39,995	Girard Interests:	Lee Girard (281) 236-4401	
Property Notes -										
22) 3198 FM 521 3198 FM 521, Brazoria, Tx 77422	Single Family Developme nt	0101	Brazoria	TX	\$1,400,000	106.40	\$13,158	Auer Realty Group/Realty Associates:	Jennifer Auer (979) 481-3523	
Property Notes -										
23) FM 1462	Commercial	-	Rosharon	TX	Yes	101.86	-	Avison Young:	Tommy LeBlanc (713) 993-7178, John-Michael Kamel (713) 993-7157	
Property Notes -										

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Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
24) 101 SH 288 B Prairie Landing	Master Planned Community, Single Family Developme nt	None	Angleton	TX	\$2,500,000	100.69	\$24,829	Invest Home Pro: Brant Phillips (713) 300-2413		
Property Notes -										
25) Highway 35	Industrial, Retail, Mixed Use, Hospitality, Apartment Units - Senior, Auto Dealership, Health Care, Industrial Live/Work Unit, Single Family Developme nt, Supermarke t	0012	Alvin	TX	\$7,664,700	93 / 93 (Net)	\$82,416	Gromax Development, LLC: Cindy Eppolito (281) 412-9210		
Property Notes This 93 acre site is located just outside Houston 15 miles south of Downtown. The City of Alvin is part of The Greater Houston Area; adjacent to Pearland, and in close proximity to Clear Lake. The expansions of Highway 288 and Beltway 8 have contributed to the recent explosion of new development in the area. Pearland boasts 2 million feet of new retail on 288 at Highway 518. The Medical Center is a 10 minute drive from the site. Galveston Bay, Clear Lake and Kemah are located 15 miles east of the project. This site is located on Highway 35 (Main Street) between Highway 6 & 518(Broadway). Highway 35 is a major artery running from Downtown Alvin to Houston with connections to beltway 8 and Loop 610. -1400 Feet of Frontage on Highway 35 -Frontage on 4 Lane Highway -New Residential Development in the Immediate Area -Several Industrial Parks in Close Proximity										
26) 0 County Road 167 Prime Farmland Near Proposed Grand Parkway	Agribusines s, Pasture/Ran ch	Unrestricted	Alvin	TX	\$950,000	90.81	\$10,461	KW Commercial Energy Corridor: Clara Mattox (713) 470-2153, Steve Mattox (713) 470-2153		
Property Notes -										

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Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
27) FM 523	-	-	Angleton	TX	\$789,000	90.10	\$8,757	Clark Realty: Duane Lindsey (979) 549-9700		
Property Notes										
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28) 0 County Road 67	Commercial , Single Family Development	-	Rosharon	TX	\$2,889,894	85	\$33,999	Re/Max Top Realty: Thomas Johnson (832) 661-9989		
Property Notes										
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Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
29) FM 521 @ County Road 30S Waterfront 81+ Acres on FM 521 & CR 30S	Commercial , Mixed Use, MultiFamily, Hospitality, Garden Center, Golf Course/Drivi ng Range, Hold for Developme nt, Hold for Investment, Horse Stables, Hotel, Landfill, Manuftrd Hms/Mobl Hm Prk , Motel, Religious Facility, Shelter, Single Family Developme nt, Trailer/Cam per Park, Veterinarian /Kennel, Water Retention Facility , Water Treatment Facility, Winery/Vine yard, Agricultural, Agribusines s, Pasture/Ran ch, Single Family Residence	-	Angleton	TX	\$716,800	81.53	\$8,792	KW Metropolitan- The Allbritton Group:	Heidi Allbritton (832) 657-4185	
Property Notes	-									

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Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
30) 163 County Road 529A	Commercial , Industrial, Retail, Office, Mixed Use, MultiFamily, Master Planned Community, Medical, Restaurant, Self-Storage, Storefront, Storefront Retail/Office , Strip Center, Warehouse	n/a	Alvin	TX	Yes	76.52 / 76.52 (Net)	-	Texas CRES LLC: Joel C. English (713) 473-7200, Alex Wisnoski (713) 473-7200 X4		
Property Notes										
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31) Croix Rd @ Iowa Ln The Reserve at Manvel	Commercial , Retail, Medical	-	Manvel	TX	Yes	75	-	JLL: Elizabeth Clampitt (713) 888-4048, Simmi Jaggi (713) 888-4048		
Property Notes										
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32) FM 523 N Loop	Commercial , Industrial, Retail, Office	Unrestricted	Angleton	TX	Yes	75 / 75 (Net)	-	Lee & Associates: Taylor Schmidt (713) 744-7480, Preston Yaggi (713) 744-7440 X140		
Property Notes										
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33) SH36 & Damon School Rd	Commercial	None	Damon	TX	\$1,192,000	74.50 / 74.50 (Net)	\$16,000	1912 Ventures: Maury Bronstein (713) 522-1912 X2, John S. Wall, Jr (713) 522-1912 X1		
Property Notes										
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Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
34) 7652 Phillips Drive 65 GORGEOUS ACRES IN MANVEL	Baseball Field, Hold for Development, Horse Stables, Master Planned Community, Single Family Development, Unknown, Agricultural, Pasture/Ranch, Single Family Residence	RESIDENTIAL	Manvel	TX	\$2,100,000	65.05	\$32,283	Re/Max Top Realty:	Dinah Palmer (832) 200-5652	X5652
Property Notes										
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35) Highway 288B	Commercial	0450	Angleton	TX	\$1,223,534	61.33 / 61.33 (Net)	\$19,950	Texas CRES LLC:	Alex Wisnoski (713) 473-7200	X4
Property Notes										
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36) 1156 Fox Meadow Ln	-	-	Alvin	TX	\$2,899,000	60	\$48,317	CENTURY 21 Coady & Lewis Realty:	Bill Rachner (281) 334-6262	X271
Property Notes										
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Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
37) 1020 County Rd 49 Development Land 58.8 Acres Angleton	Commercial , Retail, Office, Auto Dealership, Distribution, Hotel, Industrial Live/Work Unit, Industrial Park, Office Park, Outlet Center, Retail Warehouse, Self- Storage, Storefront, Warehouse, Agribusiness	AR	Angleton	TX	\$7,683,984	58.80 / 58.80 (Net)	\$130,680	Keller Williams Realty Metropolitan:	Jimmy Kervin (713) 382-5935	
Property Notes										
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38) 1405 Fm 1462 Rd FM 1462 - 58 ACRES	-	-	Alvin	TX	\$2,400,000	58.25	\$41,202	BARR & Associates Real Estate, LLC.: Randy W. Barr (832) 551-2277		
Property Notes										
-										
39) Hwy 288 Rd Vacant Land	-	-	Angleton	TX	\$4,886,998	58.10	\$84,114	Caldwell Companies: Keith K. Edwards, SIOR, CCIM (281) 664-6633, Clay Roper (281) 664-6632		
Property Notes										
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40) 7006 County Road 48 CR 190 and Old Airline Rd	Commercial	0023	Iowa Colony	TX	Yes	55.74	-	JLL: Simmi Jaggi (713) 888-4048, Alex Kelly (713) 425-1863		
Property Notes										
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Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
41) 4008 County Road 541	Contractor Storage Yard, Health Care, Hold for Investment, Manuftrd Hms/Mobl Hm Prk , Single Family Developme nt	None	Alvin	TX	\$917,675	54.14	\$16,950	Ausmus Premier Properties:	Faye Ausmus (832) 563-4157	
Property Notes -										
42) 288 Sh 53.091 Acres - SH 288 & CR 56	Commercial , Retail, Mixed Use, MultiFamily, Single Family Developme nt	-	Rosharon	TX	Yes	53.09	-	NewQuest Properties:	Neal Thomson (713) 438-9513, Brad LyBrand (713) 438-9516, Glenn Dickerson (281) 477-4384	
Property Notes -										
43) 00 Brazosport Blvd N	Commercial , Hold for Investment, Manuftrd Hms/Mobl Hm Prk , Single Family Developme nt	-	Angleton	TX	\$1,170,000	52	\$22,500	Transaction Real Estate, LLC:	Brian Harbuck (281) 394-0070	
Property Notes -										

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44) 4500 Pearland Pky	Industrial	-	Pearland	TX	\$7,652,000	51.67 / 51.67 (Net)	\$148,094	Douglas Lockwood, Broker:	Douglas Lockwood (713) 542-4684	
Property Notes TOTAL SITE + - 60AC INCLUDES + - 10AC DETENTION POND. Price adjusted for small parcel sales to \$5.84/sf for 51 acres net of 10ac Detention Pond-EXCELLENT PROPERTY WITH + - 1,200 LINEAL FEET FRONTAGE ON PEARLAND PARKWAY BETWEEN OILER DR & DIXIE FARM ROAD WITH ACCESS TO STATE HIGHWAY 35 VIA INDUSTRIAL DRIVE. CITY OF PEARLAND MAY BE FAVORABLY DISPOSED TO REZONING M-1 (LIGHT INDUSTRIAL) PART TO MIXED USE PLANNED UNIT DEVELOPMENT, IE. RETAIL, TOWNHOUSE, SENIOR HOUSING, ETC. OWNER REPORTS ALL DETENTION REQUIREMENTS ACCOMMODATED IN + - 10 AC DETENTION POND. EXCELLENT LARGE PARCEL LOCATED WEST SIDE PEARLAND PARKWAY, SOUTH OF OILER DRIVE & NORTH OF DIXIE FARM ROAD, WITH REAR (SECONDARY) ACCESS TO SH 35 VIA INDUSTRIAL DRIVE.										
45) 21980 County Road 48 50 Acres Commercial Land /Hwy 288 & CR 48	Commercial , Mixed Use, Auto Dealership, Distribution, Hold for Development, Industrial Park, Manuftrd Hms/Mobl Hm Prk , Self-Storage	NA	Angleton	TX	\$4,356,000	50	\$87,120	Ardent Hardcastle Real Estate:	Stephan Robinson (281) 485-6000 X701	
Property Notes -										
46) 21990 County Road 48 50 Acres Commercial Land	Commercial , Mixed Use, Auto Dealership, Distribution, Hold for Development, Manuftrd Hms/Mobl Hm Prk , Trailer/Camper Park	N/A	Angleton	TX	\$4,356,000	50	\$87,120	Ardent Hardcastle Real Estate:	Stephan Robinson (281) 485-6000 X701	
Property Notes -										

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Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
47) 9822 Uzzell Rd 50 Acres	Commercial , Mixed Use, Hold for Developme nt, Lodge/Meeti ng Hall, Religious Facility, Self- Storage, Single Family Developme nt, Trailer/Cam per Park, Water Retention Facility , Water Treatment Facility, Winery/Vine yard, Pasture/Ran ch	none	Manvel	TX	\$1,500,000	50 / 50 (Net)	\$30,000	Coldwell Banker Commercial	NRT: Suzanne Dillmann	(281) 484-0066
Property Notes										
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48) Highway 288B & FM 523	Industrial, Single Family Developme nt	None	Angleton	TX	Yes	47.87 / 47.87 (Net)	-	ICO Commercial: Larry Indermuehle, CCIM	(281) 207-3701, Lang Motes, CCIM	(281) 207-3705
Property Notes										
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49) 11603 County Road 65 11603 Iowa Colony Blvd., Rosharon, TX 77583	Commercial , Single Family Residence	-	Rosharon	TX	\$1,667,050	43.30	\$38,500	Bonning Real Estate: Mark Bonning	(281) 304-9727	
Property Notes										
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50) 3301 E Highway 35	Commercial	None	Angleton	TX	Yes	41.07 / 41.07 (Net)	-	Ball Commercial:	Hunter Ball (713) 819-1545	
Property Notes -										
51) Midlane Rd Vacant Land	Single Family Development	0067	Brookside Village	TX	\$2,814,000	40.20 - 40.20 / 40.20 (Net)	\$70,000	Cushman & Wakefield:	Andrew R. Spence (713) 877-1464	
Property Notes Suitable for new residential development. One of the largest tracts in immediate area. Located in the highly rated Pearland school district.										
52) 4030 S Main St & Hwy 35 40 ac North Tract S Hwy 35 Pearland	Industrial, Distribution, Hold for Investment, Single Family Development, Warehouse	0032	Pearland	TX	Yes	12 - 40	-	Prime Capital Corporation:	Jerry Turboff (713) 622-0800 X15	
Property Notes -										
53) FM 517 & Highway 35 39.29 Acres @ SE Corner of FM 517 & Hwy 35	Commercial	0012	Alvin	TX	\$10,268,832	39.29 / 39.29 (Net)	\$261,360	Texas CRES LLC:	Joel C. English (713) 473-7200, Alex Wisnoski (713) 473-7200 X4	
Property Notes -										
54) 1201 E Brazos Blvd 1201 E Brazos Boulevard 1201 E. Brazos Blvd.	Commercial, Industrial, Industrial Park, Marina	W-3	Freeport	TX	Yes	38 / 35.86 (Net)	-	Colliers:	Jon Lindenberger (713) 830-2163, Paul Dominique (713) 830-2158, Gary A. Mabray (713) 830-2104	
Property Notes -										
55) W Orange St	Distribution, Industrial Park, Warehouse	Industrial	Pearland	TX	Yes	37	-	KW Commercial Signature:	Chris Abel (281) 552-8423	
Property Notes -										

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56) 4638 CR 85 00 CR 85 Laigle Rd (30+ Acres)	Commercial , Industrial, Mixed Use, Self-Storage, Single Family Development, Storefront Retail/Office , Warehouse	-	Manvel	TX	Yes	35.48	-	Waterman Steele:	David Rodriguez (832) 301-9393	
Property Notes										
-										
57) Hwy 288	-	-	Iowa Colony	TX	\$15,058,690	34.57	\$435,600	Colliers:	Jason English (713) 830-2115, Barrett Gibson (713) 830-2114	
Property Notes										
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58) 1853 Pearland Pkwy	Commercial , Office, Mixed Use, Apartment Units - Senior, Auto Dealership, Distribution, Hold for Development, Medical, Office Park, Planned Unit Development, Retail Warehouse, Single Family Development	New PUD to be created	Pearland	TX	\$5,401,440	34.28	\$157,568	Gromax Development, LLC:	Cindy Eppolito (281) 412-9210	
Property Notes										
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59) SH 288 @ Coale Rd	-	-	Angleton	TX	\$900,000	30	\$30,000	Transwestern Real Estate Services:	A. David Schwarz (713) 270-3371, Carlos Bujosa (713) 272-1289	
Property Notes										
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60) 00 County Road 146	-	0025	Alvin	TX	\$1,700,000	29	\$58,621	Reward Realty: Rebecca Giamfortone (281) 989-6107		
Property Notes										
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61) County Road 63	Commercial	-	Rosharon	TX	\$1,350,000	28.49	\$47,385	T & T Real Estate Company: Tuyet Nguyen (832) 398-9001		
Property Notes										
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62) Whispering Oaks Dr	Single Family Development	-	Angleton	TX	\$1,000,000	28.20	\$35,461	UTR Texas Realtors: Linda Cessac (281) 282-0935		
Property Notes										
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63) NWQ SH 288 & CR 56 Sterling Lakes	-	Mixed-Use	Iowa Colony	TX	Yes	26.80	-	JLL: Chris Bergmann Jr. (713) 888-4048		
Property Notes										
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64) 0 Highway 35	Industrial Park	Inustrial	Pearland	TX	\$4,494,259	26.12	\$172,062	Lucas Properties & Investments LLP: Stephen Hazen CCIM (281) 316-9990		
Property Notes										
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65) NEC Of Garden Road & Trib	-	-	Pearland	TX	\$1,810,200	25.86 / 25.86 (Net)	\$70,000	SVN J. Beard Real Estate – Greater Houston: Joan Gee (281) 367-2220		
Property Notes										
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66) 0 Fairway Dr 0 Fairway Dr (25 Acres for Development)	Single Family Development	-	Alvin	TX	\$759,000	25.62	\$29,625	Berkshire Hathaway - Commercial Division: Deborah Burr (713) 416-0337		
Property Notes										
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67) 13651 County Rd 184	Commercial , Agricultural	Unrestricted	Alvin	TX	\$475,000	25.10 / 25.10 (Net)	\$18,924	Texas Properties & Associates:	Salvador Martinez (832) 483-0050	
Property Notes										
-										
68) 1845 County Road 894 25 Ac. Stables or Redevelopment Property	Commercial , Industrial, Contractor Storage Yard, Hold for Development, Hold for Investment, Horse Stables, Industrial Live/Work Unit, Manuftrd Hms/Mobl Hm Prk , Master Planned Community, Self-Storage, Single Family Development, Spclty/Festv l/Entertnmnt , Warehouse, Winery/Vine yard, Agribusines s, Pasture/Ranch	Unrestricted	Rosharon	TX	\$2,195,000	25	\$87,800	CENTURY 21 Coady & Lewis Realty:	Bill Rachner (281) 334-6262 X271	
Property Notes										
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69) 1940 County Road 99 1940 County Road 99, Alvin, TX 77511-6622	MultiFamily, Apartment Units	-	Alvin	TX	\$1,250,000	25 / 25 (Net)	\$50,000	Reyes Realty Group, LLC:	Yvette Reyes-Hall (281) 968-7759	
Property Notes -										
70) CR 2403 & Hwy 35	Commercial	0085	Alvin	TX	\$685,000	0.71 - 24.75 / 24.75 (Net)	\$27,677	Gary Greene Commercial Properties:	Patricia Richard (713) 992-0219	
Property Notes -										
71) County Rd 56 @ FM. 521	Mixed Use	residential/com mercial	Rosharon	TX	\$350,000	24	\$14,583	Greg Flaniken and Associates:	Ben Miller (979) 299-9457	
Property Notes -										
72) 2041 Max Rd Max Rd & Cliff Stone	Single Family Developme nt	N/A	Pearland	TX	\$2,400,000	23 / 23 (Net)	\$104,348	Ausmus Premier Properties:	Faye Ausmus (832) 563-4157	
Property Notes -										
73) State Highway 35 SH 35 & CR 28 off SH 288 West of Texas 288	Retail	None	Angleton	TX	\$4,178,283	3.36 - 22.36 / 22.36 (Net)	\$186,864	CBRE: Darin Gosda (713) 577-1819,	Darbe Gosda (713) 577-1812	
Property Notes -										
74) 320 CR 54 Cross Bar Farms (32 Ac) County Rd 54 & FM 521	Industrial, Retail, Office, MultiFamily	0006	Sandy Point	TX	\$10,500,000	10 - 22 / 22 (Net)	\$477,273	Realty Associates:	Loren Kool (713) 775-0423	
Property Notes ±64 Acres of Land on the South Side of County Road 54, West of FM 521, Brazoria County, Texas.										

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75) Highway 288 @ CR 403 Reserve at Shadow Creek Ranch	Commercial , Retail, Hospitality, Health Care, Medical	-	Pearland	TX	Yes	20.63	-	NewQuest Properties:	Brad LyBrand (713) 438-9516	
Property Notes -										
76) FM 518 & Old Chocolate Ba Rd Old Chocolate Bayou Rd. @ FM 518 – 20 acres	Commercial	-	Pearland	TX	\$8,638,601	5 - 20.34	\$424,710	JLL:	Simmi Jaggi (713) 888-4048	
Property Notes -										
77) 13606 Magnolia Pkwy 1010 County Road 59	Commercial	Commercial	Rosharon	TX	\$2,049,000	20.30	\$100,936	NAI Partners:	Branon W. Pesnell (713) 985-4606	
Property Notes -										
78) 21103 Highway 6 S 20.248 acres @ Pine Lane	Commercial	C	Manvel	TX	\$2,000,000	20.25 / 20.25 (Net)	\$98,765	Friedman Real Estate:	Mark Zeidman (713) 325-5206	
Property Notes -										
79) 3308 County Road 244 County Road 244	Single Family Development	-	Brazoria	TX	\$385,000	20	\$19,250	Keller Williams Advantage Realty:	Robert Lewis (713) 816-1610	
Property Notes -										

EDABC's Land 2022 1st Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
80) 1612 County Road 64 20 Acres Investment Land Iowa Colony TX	Commercial , Retail, Mixed Use, MultiFamily, Neighborhood Center, Planned Unit Development, Self-Storage, Storefront Retail/Office , Storefront Retail/Residential, Strip Center, Supermarket	County	Rosharon	TX	\$1,140,000	20	\$57,000	Zann Commercial Brokerage, Inc.:	Michael Gage (281) 382-5460	
Property Notes -										
81) FM 518	Commercial , Industrial	None	Pearland	TX	\$4,100,000	5 - 20 / 20 (Net)	\$205,000	Cushman & Wakefield:	Andrew R. Spence (713) 877-1464	
Property Notes -										
82) 9618 Iowa Colony Blvd	Commercial , Retail, Office, Hold for Development, Single Family Development, Single Family Residence	-	Rosharon	TX	\$2,000,000	20	\$100,000	Texas Home Team:	Carolyn Bowen (281) 489-8991 X102	
Property Notes -										

EDABC's Land 2022 1st Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
83) 2510 N Roy Rd Broadway/FM 518 20 Acres-Roy Rd-Pearland	Community Center, Hold for Development, Single Family Development, Agricultural	R-1	Pearland	TX	\$1,850,000	10 - 20 / 5 (Net)	\$92,500	Ausmus Premier Properties:	Faye Ausmus (832) 563-4157	
Property Notes -										
84) 5675 Tx-35	Commercial, Industrial, Retail, MultiFamily, Single Family Development	None	Alvin	TX	Yes	20	-	ORR Commercial:	Campbell Anderson (713) 554-6505	
Property Notes -										
85) Roy Road / CR 105 19.43 Acres	Manuftrd Hms/Mobl Hm Prk, Master Planned Community, Single Family Development, Single Family Residence	-	Pearland	TX	\$1,270,000	19.43 / 19.43 (Net)	\$65,363	Brenda Pennington Commercial Real Estate, Inc.:	Brenda Pennington (713) 621-5050 X112	
Property Notes -										
86) N Masters St FM 1128	Commercial	ETJ	Pearland	TX	\$1,900,000	19	\$100,000	NAI Partners:	Gary Hebert (512) 660-5681 NAI Partners: Alex Makris (713) 316-7028	
Property Notes -										
87) 8911 FM 524 Rd	Industrial	CD	Sweeny	TX	\$600,000	17.99	\$33,352	RE/MAX 1st Team:	Muriel Tipps (979) 482-6025	
Property Notes -										

EDABC's Land 2022 1st Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
88) 0 Wilkins St	Retail	unrestricted	Angleton	TX	\$2,500,000	17.79	\$140,513	KW Commercial Signature: Desiree Waraksa (281) 856-0808		
Property Notes -										
89) 288 Highway 6	Commercial	None	Manvel	TX	\$2,250,000	17.10 / 17.10 (Net)	\$131,579	Cushman & Wakefield: Jim E. Foreman (713) 963-2824, Michael Foreman (713) 963-2850		
Property Notes -										
90) N MASTERS ST FM 1128	-	-	MANVEL	TX	Yes	16.70	-	Prime Gain Realty LLC: Srinivasa Gogineni (832) 725-9893		
Property Notes -										
91) 6811 S Highway 35	Commercial	0047	Alvin	TX	\$950,000	5 - 16.62 / 16.62 (Net)	\$57,160	Main Realty: Ray Orazani (281) 325-0000		
Property Notes -										
92) Magnolia Street Highway 3 Correia Holdings	Industrial Park	-	Pearland	TX	\$1,953,744	16.31	\$119,788	Gromax Development, LLC: Cindy Eppolito (281) 412-9210, Troy Bryant (281) 412-9210		
Property Notes -										
93) 2nd St Quintana Marine Property	Industrial, Marina	Commercial C-2	Quintana	TX	\$8,530,000	16.23 / 4.44 (Net)	\$525,570	Moody Rambin: Doyle G. Toups (713) 773-5598, Thomas Erwin (713) 773-5571		
Property Notes -										
94) Highway 288 Angleton 288 Industrial Park	Commercial	0075	Angleton	TX	\$3,125,863	1.75 - 16.01	\$195,244	JLL: Mark Nicholas (713) 888-4024, Joseph Berwick (713) 425-5842, Will Clay (713) 425-1810, Leah F. Miller (713) 888-4066		
Property Notes -										
95) County Road 209	Single Family Development	-	Danbury	TX	\$600,000	15.04	\$39,891	Bayou Realtors Inc: Grace Nolen (281) 337-4557		
Property Notes -										

EDABC's Land 2022 1st Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
96) Hwy 288 & Magnolia Pky @ CR 59	Commercial	None	Pearland	TX	Yes	15 / 15 (Net)	-	NewQuest Properties:	Jon Jamison (281) 477-4389, Brad Elmore (281) 477-4362	
Property Notes										
-										
97) 0 E Fm 1462	Commercial , Mixed Use, MultiFamily, Apartment Units, Apartment Units - Condo, Apartment Units - Senior, Bank, Contractor Storage Yard, Convenience Store, Fast Food, Hotel	Unrestricted	Alvin	TX	\$969,000	14.99 / 14.99 (Net)	\$64,643	Ahmed Hasora:	Ahmed A. Hosora (832) 419-3966	
Property Notes										
-										
98) FM 1128 @ Magnolia St FM 1128 & Magnolia St - Tract 1	Retail, Mixed Use, Bank, Car Wash, Day Care Center, Fast Food	-	Pearland	TX	Yes	14	-	Edmonds and Company:	Cody Christoph (281) 893-4000, Todd Edmonds (713) 829-7244	
Property Notes										
-										
99) Pearland Sites Rd	Commercial	-	Pearland	TX	\$2,449,503	14 / 14 (Net)	\$174,965	Berkshire Hathaway - Commercial Division:	Bob Lewis (713) 817-2965	
Property Notes										
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EDABC's Land 2022 1st Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
100) 20910 State Hwy 6 SH-6 & SH-288 Central Location	Commercial , Mixed Use	0460	Manvel	TX	\$2,400,000	13.83 / 13.83 (Net)	\$173,536	ICO Commercial: Andrew Kaskow (281) 207-3714, Peyton Easley, CCIM (281) 207-3706		
Property Notes										
-										
101) 0 Highway 6 Rd 13.53 AC on Highway 6	Retail, Office, Mixed Use, Restaurant, Self- Storage, Warehouse	none	Alvin	TX	\$678,000	13.53 / 13.53 (Net)	\$50,111	Texas CRES LLC: Alex Wisnoski (713) 473-7200 X4		
Property Notes										
-										
102) Fm 518 @ Oak RD 0 FM 518	Commercial , Retail, Hospital, Medical, Restaurant, Storefront Retail/Office , Strip Center	General Business	Pearland	TX	\$2,607,066	13.30	\$196,020	Realty Associates: Jacqui Narro (713) 301-2347		
Property Notes										
-										
103) 4325 CR 58 Hwy 288 & CR 58	Commercial , Industrial, Retail, Cement/Gra vel Plant	Commercial	Manvel	TX	Yes	13.20 / 13.20 (Net)	-	Waterman Steele: David Rodriguez (832) 301-9393		
Property Notes										
-										
104) State Highway 35 @ FM 523 FM 523 & SH 35	Commercial , Industrial	-	Angleton	TX	\$1,600,000	12.71 / 12 (Net)	\$125,885	DN Commercial: Danny Q. Nguyen, CCIM (713) 478-2972, Parvez Karedia (713) 270-5400		
Property Notes										
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EDABC's Land 2022 1st Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
105) 4900 Laigle Rd 000 CR 85 Laigle Rd Manvel TX 77578	Commercial , Industrial, Mixed Use, Distribution, Office Park, Self- Storage, Single Family Developme nt, Warehouse	-	Manvel	TX	Yes	12.68	-	Waterman Steele: David Rodriguez (832) 301-9393		
Property Notes -										
106) Highway 288B & FM 523	Industrial, Retail	None	Angleton	TX	Yes	12.66 / 12.66 (Net)	-	ICO Commercial: Larry Indermuehle, CCIM (281) 207-3701, Lang Motes, CCIM (281) 207-3705		
Property Notes -										
107) Del Bello Rd 12.6 Acres - Del Bello & CR 58	Commercial , Mixed Use, Hold for Developme nt, Hold for Investment	-	Manvel	TX	\$1,000,000	12.60	\$79,365	NewQuest Properties: Brad LyBrand (713) 438-9516		
Property Notes -										
108) 2500 N Highway 288 Land	Commercial , Industrial	Commercial	Angleton	TX	Yes	12.49 / 12.49 (Net)	-	Colliers: Jon Lindenberger (713) 830-2163, Paul Dominique (713) 830-2158		
Property Notes -										
109) CR 341	-	-	Angleton	TX	\$1,218,000	12.18	\$100,000	Clark Realty: Duane Lindsey (979) 549-9700		
Property Notes -										
110) 0 Smith Ranch Rd Smith Ranch Mixed Use	Commercial , Mixed Use	None	Pearland	TX	Yes	2 - 12 / 12 (Net)	-	Jacob Realty Group: Reggie Jacob (832) 473-3294		
Property Notes -										

EDABC's Land 2022 1st Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
111) Hwy 35 & Wildcat Dr	Commercial	-	Angleton	TX	\$890,366	11.68 / 11.68 (Net)	\$76,210	Caldwell Companies:	Travis Smith (281) 664-6663, Mark Terpstra (281) 664-6634	
Property Notes										
-										
112) 258 County Road 281 11.5+ Acres Development Land	Commercial , Industrial, Contractor Storage Yard, Industrial Live/Work Unit, Manuftrd Hms/Mobl Hm Prk , Self- Storage, Trailer/Cam per Park, Warehouse	-	Alvin	TX	\$800,000	11.52	\$69,444	CSD Realty Company:	Craig Rice (713) 417-1626	
Property Notes										
-										
113) 6731 N Masters Rd 6731 N. Masters	-	-	Manvel	TX	\$1,239,282	11.38	\$108,900	Elmore Land Company:	Bubba Elmore (936) 760-9484	
Property Notes										
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EDABC's Land 2022 1st Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
114) 0 CR 58 CR 58	Mixed Use, MultiFamily, Convenience Store, Fast Food, Hold for Development, Hotel, Office Park, Restaurant, Schools, Storefront Retail/Residential, Strip Center	-	Manvel	TX	Yes	11.23	-	Waterman Steele:	David Rodriguez (832) 301-9393	
Property Notes										
-										
115) 9935 County Road 67	-	Agricultural Land	Manvel	TX	\$550,000	11	\$50,000	Texas Tier Realty:	Yasir Zulfiqar (281) 407-1670	
Property Notes										
-										
116) 319 Dickinson 11 Acres Alvin Texas	Commercial , MultiFamily, Master Planned Community, Single Family Development	-	Alvin	TX	\$1,173,942	11 / 11 (Net)	\$106,722	Center Commercial Real Estate Services:	Greg Williams (281) 386-8045	
Property Notes										
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EDABC's Land 2022 1st Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
117) Highway 35 & Knapp Road	Commercial , Industrial, Office, Bank, Car Wash, Community Center, Hold for Development, Neighborhood Center	GC	Pearland	TX	\$1,550,000	10.69 / 10.69 (Net)	\$144,995	Ausmus Premier Properties:	Faye Ausmus (832) 563-4157	
Property Notes										
-										
118) CR 341	Commercial	-	Angleton	TX	\$1,135,000	10.63 / 10.63 (Net)	\$106,773	Clark Realty:	Duane Lindsey (979) 549-9700	
Property Notes										
-										
119) 1301 Main St JK Properties	Commercial , Retail, Office, Mixed Use, Hospitality, Apartment Units, Hotel, Motel, Storefront Retail/Office	None	Pearland	TX	\$1,550,000	2 - 10.61 / 10.61 (Net)	\$146,089	JK Properties:	Jung Kwak (281) 997-6626	
Property Notes										
-										
120) 21300 SH 6	-	-	Manvel	TX	\$1,089,000	10.20	\$106,765	Edmonds and Company:	Todd Edmonds (713) 829-7244	
Property Notes										
-										
121) Hwy 35 & S Main St Hwy 35 and Hastings Field Road	Industrial	M1	Pearland	TX	\$889,000	10.14 / 10.14 (Net)	\$87,673	JLL:	Simmi Jaggi (713) 888-4048, Barrett Von Blon (713) 425-1861	
Property Notes										
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EDABC's Land 2022 1st Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
122) 2635 Clifford St 2635 Clifford Street	Manuftrd Hms/Mobl Hm Prk , Single Family Residence	-	Alvin	TX	\$550,000	10	\$55,000	BARR & Associates Real Estate, LLC.: Randy W. Barr (832) 551-2277		
Property Notes -										
123) County Rd 48 & Shaw Rd	Commercial , Industrial, Contractor Storage Yard, Hold for Developme nt, Industrial Park, Self- Storage, Warehouse	NONE	Iowa Colony	TX	\$1,524,600	10 / 10 (Net)	\$152,460	CBRE: Harper Gully (713) 577-1791		
Property Notes -										
124) 3915 County Road 418 ± 10.0 Acres	Retail, Office, Mixed Use, MultiFamily, Hospitality, Hotel, Manuftrd Hms/Mobl Hm Prk , Motel, Storefront, Storefront Retail/Office , Strip Center, Trailer/Cam per Park	n/a	Rosharon	TX	\$1,742,400	10 / 10 (Net)	\$174,240	Girard Interests: Lee Girard (281) 236-4401, Maricela Love (713) 666-2330		
Property Notes -										

EDABC's Land 2022 1st Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
125) County Road 49 10 Acres in Brazoria County	Horse Stables, Agricultural, Agribusiness, Pasture/Ranch	-	Rosharon	TX	Yes	10	-	Clay & Co.: Amy Silvey (713) 722-1250, Katie Dalrymple (713) 722-1250		
Property Notes -										
126) CR 48 & Hwy 288 Hwy 288 Prime Commercial	Commercial	-	Iowa Colony	TX	\$1,306,800	10	\$130,680	Re/Max Top Realty: Thomas Johnson (832) 661-9989		
Property Notes -										
127) 4101 Fm 1128 Rd	Industrial, Retail, Self-Storage, Storefront Retail/Office	-	Pearland	TX	\$975,000	10	\$97,500	Christy Buck Team Infinity Real Estate Group: Christy Buck (832) 264-8934, Mona Malone (832) 264-8934		
Property Notes -										
128) Highway 288 10 Acres South of FM 518	Commercial, Retail, Hospitality, Hotel	None	Pearland	TX	Yes	10	-	J. Hunter Properties: John Nguyen (281) 923-0099		
Property Notes -										
129) 0 Old Chocolate Bayou Rd 0 Old Chocolate Bayou 10 Acres	Commercial, MultiFamily, Single Family Development	None	Manvel	TX	Yes	10 / 10 (Net)	-	Waterman Steele: David Rodriguez (832) 301-9393		
Property Notes -										
130) SH 288	-	-	Pearland	TX	Yes	10	-	Howard J. Sims, Inc: Howard Sims (713) 957-1889 X101		
Property Notes -										

EDABC's Land 2022 1st Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
131) 7311 Wilson Rd 10 Acres - Wilson Rd	Commercial , Industrial, Retail, Mixed Use, MultiFamily	-	Manvel	TX	\$1,306,800	10	\$130,680	NewQuest Properties: Brad LyBrand (713) 438-9516		
Property Notes										
-										