

EDABC's Land 2022 3rd 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 -										
2) 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 X1002		
Property Notes -										
3) 522 CR	Commercial	None	Damon	TX	\$5,216,000	521.60 / 404.50 (Net)	\$10,000	1912 Ventures: Maury Bronstein (713) 522-1912 X2, John S. Wall, Jr (713) 522-1912 X1		
Property Notes -										
4) 212 Meridiana 212 Meridiana Sandy Point TX	Master Planned Community	-	Sandy Point	TX	Yes	508	-	KW Commercial Dallas Metro Go Management: TJ McNeece (972) 755-3734 KW Commercial Signature: Vivian Pupo (281) 599-7600		
Property Notes -										
5) 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		

EDABC's Land 2022 3rd Qtr. Summary Report

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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: Joel C. English (713) 473-7200 X104, Alex Wisnoski (713) 473-7200 X4		
Property Notes										
-										
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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EDABC's Land 2022 3rd Qtr. Summary Report

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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 Freestanding, Hotel, Movie Theater, Planned Unit Development, Restaurant, Service Station, Single Family Development, Strip Center, Supermarket	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) Hwy 288 FM 1462 and 288 NWC of Hwy 288 at FM 1462	Commercial , Industrial, Retail	GC	Rosharon	TX	Yes	282 / 282 (Net)	-	JLL: Alex Kelly (713) 425-1863		
Property Notes No Utilities										
10) FM 2004	-	-	Danbury	TX	Yes	274	-	Cushman & Wakefield: Meredith T. Cullen (713) 444-7979, David L. Cook (713) 963-2888		
Property Notes -										

EDABC's Land 2022 3rd Qtr. Summary Report

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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) 0 FM 521 PRIME PROPERTY 180 +/- Acres in Rosharon, TX	Commercial , Retail, Apartment Units, Master Planned Community	None	Rosharon	TX	\$6,600,000	180 / 180 (Net)	\$36,667	MOD Realty LLC: Dionne Randle (713) 234-6888		
Property Notes -										
14) 2001 CR 529 +/- 128.81AC	Commercial , Mixed Use	none	Alvin	TX	\$6,376,000	128.81 / 128.50 (Net)	\$49,499	Douglas Lockwood, Broker: Douglas Lockwood (713) 542-4684		
Property Notes -										
15) 0 E FM 1462 E 123 Acres E of 288 on FM 1462	Industrial, Mixed Use, Hold for Development, 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 -										



EDABC's Land 2022 3rd Qtr. Summary Report

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16) 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 -										
17) 118 Acres State Highway 288	Industrial, Manuftrd Hms/Mobl Hm Prk , Single Family Developme nt	None	Angleton	TX	\$4,735,408	118.40	\$39,995	Girard Interests:	Lee Girard (281) 236-4401	
Property Notes -										
18) 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 -										
19) FM 1462	Commercial	-	Rosharon	TX	Yes	101.86	-	Avison Young:	Tommy LeBlanc (713) 993-7178, John-Michael Kamel (713) 993-7157	
Property Notes -										
20) 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 -										
21) 0 Airport Rd CR 220B & SH 288	Commercial	None	Angleton	TX	\$3,492,000	12 - 94.50 / 94.50 (Net)	\$36,952	Coastal Resources Group:	Chad Henson (979) 236-4242	
Property Notes -										

EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
22) Highway 35	Industrial, Retail, Mixed Use, Hospitality, Apartment Units - Senior, Auto Dealership, Health Care, Industrial Live/Work Unit, Single Family Development, Supermarket	0012	Alvin	TX	\$7,664,700	93 / 93 (Net)	\$82,416	Gromax Development, LLC:	Cindy Eppolito (281) 412-9210	
<p>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.</p> <ul style="list-style-type: none"> -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 										
23) 2932 W FM 1462	Hold for Development, Hold for Investment, Agricultural	-	Rosharon	TX	\$2,500,000	92	\$27,174	Myhan Realty LLC:	Kate Myhan (713) 855-0588	
<p>Property Notes -</p>										
24) 0 County Road 167 Prime Ag Land Near Proposed Grand Parkway	Agribusiness, Pasture/Ranch	Unrestricted	Alvin	TX	\$950,000	90.81	\$10,461	KW Commercial Energy Corridor:	Clara Mattox (713) 470-2153, Steve Mattox (713) 470-2153	
<p>Property Notes -</p>										

EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
25) 0 FM 523	-	-	Angleton	TX	\$2,250,000	90.10	\$24,972	Invest Home Pro: Brant Phillips (713) 300-2413, Jade Kho (713) 300-2413		
Property Notes -										
26) 0 County Road 67	Commercial , Single Family Development	-	Rosharon	TX	\$2,719,872	85	\$31,998	Re/Max Top Realty: Thomas Johnson (832) 661-9989		
Property Notes -										
27) 0 Uzell Booth Estate Uzell	Single Family Development	Single Family Residential	Manvel	TX	\$4,980,000	83	\$60,000	CENTURY 21 Coady & Lewis Realty: Bill Rachner (281) 334-6262 X271		
Property Notes -										
28) 12000 Iowa Colony Blvd (CR 63)	-	-	IOWA COLONY	TX	Yes	80	-	Gamal Enterprises, Inc.: Kareem Gamal (713) 392-2953		
Property Notes -										
29) 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 X104, Alex Wisnoski (713) 473-7200 X4		
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) 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										
-										
31) 0 CR 60 Rd	Commercial , Industrial, Retail, Office, Mixed Use, Hold for Developme nt, Hold for Investment, Industrial Park, Office Park, Retail Warehouse, Single Family Developme nt, Warehouse, Agricultural, Single Family Residence	0006	Rosharon	TX	\$1,313,500	71.10	\$18,474	Texas Home Team: Carolyn Bowen (281) 489-8991 X102		
Property Notes										
-										
32) 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										
-										

EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
33) 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										
-										
34) 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										
-										
35) 00 Highway 35	-	NONE	Pearland	TX	Yes	55.89	-	Fritsche Anderson Realty Partners, LLC: Brandon Wuntch (713) 275-3784, Dylan Coleman (713) 275-3781, Drew Altmann (713) 275-3800		
Property Notes										
-										
36) 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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EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
37) 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										
-										
38) 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										
-										
39) 4500 Pearland Pky	Industrial	-	Pearland	TX	\$9,002,980	51.67 / 51.67 (Net)	\$174,240	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.										

EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
40) 21980 County Road 48 50 Acres Commercial Land /Hwy 288 & CR 48	Commercial , Mixed Use, Auto Dealership, Distribution, Hold for Developme nt, 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										
-										
41) 21990 County Road 48 50 Acres Commercial Land	Commercial , Mixed Use, Auto Dealership, Distribution, Hold for Developme nt, Manuftrd Hms/Mobl Hm Prk , Trailer/Cam per Park	N/A	Angleton	TX	\$4,356,000	50	\$87,120	Ardent Hardcastle Real Estate:	Stephan Robinson (281) 485-6000 X701	
Property Notes										
-										

EDABC's Land 2022 3rd Qtr. Summary Report

42) Tr 40 County road 98 Manvel Fenced 50-Acre Ranch on CR 98 & Canal	Commercial - , Industrial, Retail, Mixed Use, MultiFamily, Airplane Hangar, Airport, Apartment Units, Auto Salvage Facility, Bar, Baseball Field, Cement/Gra vel Plant, Cemetery/M ausoleum, Community Center, Contractor Storage Yard, Correctional Facility, Day Care Center, Distribution, Food Processing, Funeral Home, Garden Center, General Freestandin g, Golf Course/Drivi ng Range, Health Care, Hold for Developme nt, Hold for Investment, Horse Stables, Hospital, Landfill, Lodge/Meeti ng Hall, Lumberyard , Manuftrd	Manvel	TX	\$450,000	50	\$9,000	KW Metropolitan- The Allbritton Group: Heidi Allbritton (832) 657-4185
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EDABC's Land 2022 3rd Qtr. Summary Report

Hms/Mobi
Hm Prk ,
Master
Planned
Community,
Medical,
Office Park,
Open
Space,
Outlet
Center,
Planned
Unit
Developme
nt,
Police/Fire
Station,
Post Office,
Power
Center,
Public
Library,
Public Park,
Public
Swimming
Pool, R&D,
Race Track,
Recycling
Center,
Refrigeratio
n/Cold
Stor ,
Rehabilitatio
n Center,
Religious
Facility,
Restaurant,
Retail
Warehouse,
Schools,
Self-
Storage,
Shelter,
Single
Family
Developme
nt, Skating
Rink,
Spclty/Festv
l/Entertnmnt
, Strip
Center,
Trailer/Cam
per Park,

EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
<p data-bbox="449 212 570 651">Veterinarian /Kennel, Warehouse, Water Retention Facility , Water Treatment Facility, Winery/Vine yard, Agricultural, Agribusiness, Pasture/Ranch, Single Family Residence</p> <p data-bbox="65 667 229 691">Property Notes</p> <p data-bbox="65 691 65 699">-</p>										
Empty content area										

EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
43) 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 -										
44) 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 -										
45) SH 35 @ FM 523 ±47.133 AC Angleton, TX 77515	-	-	Angleton	TX	Yes	47.13	-	NAI Partners: Michael Keegan	(713) 275-9630, Andrew Laycock	(713) 275-9649, Chloe Matta (713) 985-4627
Property Notes -										

EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
46) 11603 County Road 65 11603 Iowa Colony Blvd., Rosharon, TX 77583	Commercial , Single Family Residence	-	Rosharon	TX	\$1,554,470	43.30	\$35,900	Bonning Real Estate: Mark Bonning (281) 304-9727		
Property Notes -										
47) Highway 288B	Commercial	0450	Angleton	TX	\$1,223,534	41.33 / 41.33 (Net)	\$29,604	Texas CRES LLC: Alex Wisnoski (713) 473-7200 X4		
Property Notes -										
48) 3301 E Highway 35	Commercial	None	Angleton	TX	Yes	41.07 / 41.07 (Net)	-	Ball Commercial: Hunter Ball (713) 819-1545		
Property Notes -										
49) Midlane Rd Vacant Land	Single Family Developme nt	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.										
50) FM 1462 & CR 511	-	-	Rosharon	TX	Yes	40	-	Cushman & Wakefield: Meredith T. Cullen (713) 444-7979, David L. Cook (713) 963-2888		
Property Notes -										
51) 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 X104, Alex Wisnoski (713) 473-7200 X4		
Property Notes -										
52) 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 -										

EDABC's Land 2022 3rd Qtr. Summary Report

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53) W Orange St	Distribution, Industrial Park, Warehouse	Industrial	Pearland	TX	Yes	37	-	KW Commercial	Signature: Chris Abel (281) 552-8423	
Property Notes										
-										
54) 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										
-										

EDABC's Land 2022 3rd Qtr. Summary Report

55) 9825 Masters Rd 35-Acre Ranch on Masters By SH 288/SH 6	Commercial - , Industrial, Retail, Office, Mixed Use, MultiFamily, Hospitality, Airplane Hangar, Apartment Units, Auto Dealership, Auto Repair, Auto Salvage Facility, Bank, Bar, Baseball Field, Bowling Alley, Car Wash, Cemetery/M ausoleum, Community Center, Contractor Storage Yard, Day Care Center, Drug Store, Fast Food, Funeral Home, Garden Center, General Freestandin g, Golf Course/Drivi ng Range, Health Care, Health Club, Hold for Developme nt, Hold for Investment, Horse Stables, Hospital, Hotel,	Manvel	TX	\$2,450,000	35.30	\$69,405	KW Metropolitan- The Allbritton Group: Heidi Allbritton (832) 657-4185
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Lodge/meeting
Hall,
Lumberyard
, Master
Planned
Community,
Medical,
Motel,
Movie
Theater,
Neighborhood
Center,
Office Park,
Open
Space,
Parking
Garage,
Parking Lot,
Planned
Unit
Development,
Police/Fire
Station,
Post Office,
Public
Library,
Public Park,
Public
Swimming
Pool, R&D,
Race Track,
Recycling
Center,
Refrigeration/
Cold
Storage,
Regional
Mall,
Rehabilitation
Center,
Religious
Facility,
Restaurant,
Retail
Warehouse,
Schools,
Self-
Storage,
Shelter,
Single
Family
Development,
Skating

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	Rink, Spclty/Festv l/Entertnmnt , Storefront, Storefront Retail/Office , Storefrnt Retail/Resid ntl, Strip Center, Supermarke t, Theater/Con cert Hall, Warehouse, Water Retention Facility , Water Treatment Facility, Winery/Vine yard, Agricultural, Agribusines s, Pasture/Ran ch, Single Family Residence									
Property Notes										
-										
56) 0 Karsten Sierra Vista Retail Dev. - 0 Karsten Blvd	Retail	-	Rosharon	TX	Yes	35	-	NAI Partners: Alex Makris (713) 316-7028, Jeff Pittman (713) 629-0500, Patrick Keegan (713) 629-0500, Zach Leger (713) 275-9605		
Property Notes										
-										
57) Hwy 288	-	-	Iowa Colony	TX	\$15,058,690	34.57	\$435,600	Colliers: Barrett Gibson (713) 830-2114		
Property Notes										
-										
58) SH 288 @ Coale Rd	-	-	Angleton	TX	\$900,000	30	\$30,000	Transwestern Real Estate Services: A. David Schwarz III, SIOR (713) 270-3371, Carlos Bujosa (713) 272-1289		
Property Notes										
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Always There.

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59) 0 County Road 146	Commercial	-	Alvin	TX	Yes	29.48 / 29.48 (Net)	-	Junction Commercial Real Estate: Reed Vestal (713) 930-2002, John Erck (713) 930-2004		
Property Notes -										
60) County Road 63 Dubuque Parkway- 28.50 Acres	Commercial	-	Rosharon	TX	\$1,111,500	28.49	\$39,014	T & T Real Estate Company: Tuyet Nguyen (832) 398-9001		
Property Notes -										
61) 0 Highway 35	Industrial Park	Inustrial	Pearland	TX	Yes	26.12	-	Lucas Properties & Investments LLP: Stephen Hazen CCIM (281) 316-9990		
Property Notes -										
62) NEC Of Garden Road & Trib	-	-	Pearland	TX	\$1,810,200	25.86 / 25.86 (Net)	\$70,000	SVN J. Beard Real Estate – Greater Houston: Jeff Beard (281) 367-2220 X102, Joan Gee (281) 367-2220		
Property Notes -										
63) 0 Fairway Dr 0 Fairway Dr (25 Acres for Development)	Single Family Development	City of Alvin ordinances	Alvin	TX	\$759,000	25.62	\$29,625	Berkshire Hathaway - Commercial Division: Deborah Burr (713) 416-0337		
Property Notes -										
64) 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 -										
65) FM 523 and Campus Dr.	MultiFamily, Apartment Units	MF	Angleton	TX	\$5,444,564	24.99	\$217,870	Bob Peltier & Associates: Bob Peltier (979) 849-1238		
Property Notes -										

EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
66) 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										
-										
67) 2041 Max Rd 2041 Reid Blvd-24 Acres- Pearland Max Rd & Cliff Stone	Single Family Development	N/A	Pearland	TX	\$2,900,000	23 / 23 (Net)	\$126,087	Ausmus Premier Properties:	Faye Ausmus (832) 563-4157	
Property Notes										
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EDABC's Land 2022 3rd Qtr. Summary Report

68) FM 1128 @ Magnolia St Corner Wrap by Magnolia Pkwy & FM1128 Light	Commercial - , Retail, Office, Mixed Use, MultiFamily, Hospitality, Apartment Units, Auto Dealership, Auto Repair, Auto Salvage Facility, Bank, Bar, Baseball Field, Bowling Alley, Car Wash, Cemetery/M ausoleum, Community Center, Contractor Storage Yard, Convenienc e Store, Day Care Center, Department Store, Distribution, Drug Store, Fast Food, Food Processing, Funeral Home, Garden Center, General Freestandin g, Golf Course/Drivi ng Range, Health Care, Health Club, Hold for Developme nt, Hold for Investment,	Pearland	TX	\$7,192,332	22.77	\$315,869	KW Metropolitan- The Allbritton Group: Heidi Allbritton (832) 657-4185
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EDABC's Land 2022 3rd Qtr. Summary Report

Hospital,
Hotel,
Lodge/Meeting Hall,
Lumberyard,
Medical,
Motel,
Movie
Theater,
Movie/Radio
/TV Studio,
Neighborhood Center,
Office Park,
Open
Space,
Parking
Garage,
Parking Lot,
Police/Fire
Station,
Post Office,
Power
Center,
Public
Library,
Public Park,
Public
Swimming
Pool, R&D,
Recycling
Center,
Refrigeration/Cold
Storage,
Religious
Facility,
Restaurant,
Retail
Warehouse,
Schools,
Self-
Storage,
Service
Station,
Shelter,
Skating
Rink,
Spclty/Festv
l/Entertnmt
, Storefront,
Storefront
Retail/Office
, Storefrnt

EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
	Retail/Residential, Strip Center, Supermarket, Truck Stop, Truck Terminal, Utility Sub-Station, Veterinarian /Kennel, Warehouse, Water Retention Facility, Water Treatment Facility, Winery/Vineyard, Agribusiness									
Property Notes										
-										
69) 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										
-										
70) A0535 Fm 1462	-	-	Rosharon	TX	\$2,400,000	22	\$109,091	RE/MAX Opportunities: CJ Petrosky (979) 793-5454		
Property Notes										
-										
71) 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										
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EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
72) 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, Alex Kelly (713) 425-1863		
Property Notes -										
73) 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 -										
74) FM 518	Commercial , Industrial	None	Pearland	TX	\$4,300,000	5 - 20 / 20 (Net)	\$215,000	Cushman & Wakefield: Andrew R. Spence (713) 877-1464		
Property Notes -										
75) 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 -										
76) 2510 N Roy Rd Broadway/FM 518 20 Prime Acres-In the Heart of-Pearland, TX	Baseball Field, Community Center, Hold for Development, Horse Stables, 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 -										



Always There.

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EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
77) 5675 Tx-35	Commercial , Industrial, Retail, MultiFamily, Single Family Development	None	Alvin	TX	Yes	20	-	ORR Commercial: Robert Orr (713) 468-2600 X102, Kay Eileraas (713) 554-6503		
Property Notes										
-										
78) 4648 County Road 31 County Road 31	Agricultural	-	Angleton	TX	\$400,000	19.60	\$20,408	AskOzzie.Com Real Estate Services: Chelsea Leyerly (346) 434-4760		
Property Notes										
-										
79) Roy Road / CR 105 19.43 Acres	Commercial , Industrial, Lodge/Meeting Hall, Single Family Development, Single Family Residence	-	Pearland	TX	\$1,205,000	19.43 / 19.43 (Net)	\$62,017	Brenda Pennington Commercial Real Estate, Inc.: Brenda Pennington (713) 621-5050 X112		
Property Notes										
-										
80) N Masters St FM 1128	Commercial	ETJ	Pearland	TX	\$1,600,000	19	\$84,211	NAI Partners: Gary Hebert (512) 660-5681 NAI Partners: Alex Makris (713) 316-7028		
Property Notes										
-										
81) Hwy 288 & Magnolia Pky 18.23 Acres - SH 288 & Magnolia Pkwy @ CR 59	Commercial	None	Pearland	TX	Yes	18.23 / 15 (Net)	-	NewQuest Properties: Brad LyBrand (713) 438-9516, Glenn Dickerson (281) 477-4384		
Property Notes										
-										
82) 0 Wilkins St Commercial Land Hwy 288B	Retail	unrestricted	Angleton	TX	\$3,380,000	17.79	\$189,974	KW Commercial: Jeff George (281) 336-3121		
Property Notes										
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EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
83) 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 -										
84) N MASTERS ST FM 1128	-	-	MANVEL	TX	\$1,495,000	16.70	\$89,521	Prime Gain Realty LLC:	Srinivasa Gogineni (832) 725-9893	
Property Notes -										
85) 6811 S Highway 35	Commercial , Pasture/Ranch, Timberland	0047	Alvin	TX	\$950,000	5 - 16.62 / 16.62 (Net)	\$57,160	Main Realty:	Ray Orazani (281) 325-0000	
Property Notes -										
86) 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 -										
87) 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 -										
88) 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		
Property Notes -										
89) 208 Forrest Trl	-	-	West Columbia	TX	Yes	14.29 / 14.29 (Net)	-	Colliers:	Kent Willis (713) 830-2154	
Property Notes -										
90) 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 -										

EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
91) 20910 State Hwy 6 SH-6 & SH-288 Central Location	Commercial , Industrial, Retail, Mixed Use, Self-Storage	0460	Manvel	TX	\$2,400,000	6.90 - 13.83 / 13.83 (Net)	\$173,536	ICO Commercial: Andrew Kaskow (281) 207-3714, Peyton Easley, CCIM (281) 207-3706		
Property Notes -										
92) 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 -										
93) Fm 518 @ Oak RD 0 FM 518	Commercial , Retail, Hospital, Medical, Restaurant, Storefront Retail/Office , Strip Center	General Business	Pearland	TX	\$1,969,783	13.30	\$148,104	Jacqui Narro Realty: Jacqui Narro (713) 301-2347		
Property Notes -										
94) 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 -										
95) 2500 N Highway 288 Land	Commercial , Industrial	Commercial	Angleton	TX	Yes	12.89 / 12.89 (Net)	-	Colliers: Jon Lindenberger (713) 830-2163, Paul Dominique (713) 830-2158		
Property Notes -										

EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
96) 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 -										
97) 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 -										
98) 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 -										
99) Oak Dr Oak Drive and Center Way Oak Dr & Circle Way	Commercial , Mixed Use, Apartment Units	PUD - B-2	Lake Jackson	TX	Yes	12.43	-	Birdsong Real Estate: Ryan Birdsong (979) 297-4200, Josie LaChance (979) 297-4200		
Property Notes -										
100) CR 341	-	-	Angleton	TX	\$1,218,000	12.18	\$100,000	Clark Realty: Duane Lindsey (979) 549-9700		
Property Notes -										
101) 126 Dixie Farm Dixie Farm Rd. - 12.11 Acres	-	-	Pearland	TX	\$1,430,000	12.11	\$118,084	KW Commercial: Austin Jones (832) 835-0664		
Property Notes -										

EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
102) 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 -										
103) 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 -										
104) 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	\$4,035,170	11.23	\$359,321	Colliers:	Barkley Peschel (281) 242-2300	
Property Notes -										
105) 3476 E Mulberry St	-	-	Angleton	TX	Yes	11.21	-	NAI Partners:	Patrick Keegan (713) 629-0500, Andrew Laycock (713) 275-9649, Michael Keegan (713) 275-9630	
Property Notes -										
106) SEQ Oyster Creek Dr. and Woodshore Residential	MultiFamily	-	Clute	TX	Yes	11.21	-	JLL:	Simmi Jaggi (713) 888-4048, Elizabeth Clampitt (713) 888-4048	
Property Notes -										
107) 9935 County Road 67	-	Agricultural Land	Manvel	TX	\$550,000	11	\$50,000	Texas Tier Realty:	Yasir Zulfiqar (281) 407-1670	
Property Notes -										

EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
108) 5902 N Masters St	MultiFamily, Master Planned Community, Single Family Development, Single Family Residence	-	Manvel	TX	\$985,000	10.69 / 10.69 (Net)	\$92,142	RE/MAX Leading Edge:	Rosanna Hamilton (713) 315-7343	
Property Notes										
-										
109) CR 341	Commercial	-	Angleton	TX	\$1,135,000	10.63 / 10.63 (Net)	\$106,773	Clark Realty:	Duane Lindsey (979) 549-9700	
Property Notes										
-										
110) Pearland Parkway @ Hughes Rd. TBD Pearland Parkway	Commercial	Office Professional	Pearland	TX	\$9,000,000	10.40	\$865,385	Robert Alexander:	Robert Alexander (713) 410-6690	
Property Notes										
-										
111) 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, Alex Kelly (713) 425-1863	
Property Notes										
-										
112) 2635 Clifford St 2635 Clifford Street	Manuftrd Hms/Mobl Hm Prk , Single Family Residence	-	Alvin	TX	\$599,950	10	\$59,995	BARR & Associates Real Estate, LLC.:	Randy W. Barr (832) 551-2277	
Property Notes										
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EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
113) County Rd 48 & Shaw Rd	Commercial , Industrial, Contractor Storage Yard, Hold for Development, 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										
-										
114) 3915 County Road 418 ± 10.0 Acres	Retail, Office, Mixed Use, MultiFamily, Hospitality, Day Care Center, Hotel, Motel, Storefront, Storefront Retail/Office , Strip Center	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										
-										
115) 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										
-										
116) County Road 506	-	-	Brazoria	TX	\$450,000	10 / 10 (Net)	\$45,000	Moody Rambin: Tom Ford (713) 773-5500 X5565		
Property Notes										
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EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
117) 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 -										
118) 4101 Fm 1128 Rd	Industrial, Retail, Self-Storage, Storefront Retail/Office	-	Pearland	TX	\$695,000	10	\$69,500	Christy Buck Team Infinity Real Estate Group:	Christy Buck (832) 264-8934, Mona Malone (832) 264-8934	
Property Notes -										
119) 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 -										
120) 7010 Iowa Ln 10 acres on Iowa Ln. in Manvel	Commercial, MultiFamily, Distribution, Hold for Development, Office Park	-	Manvel	TX	\$1,650,000	10	\$165,000	First Warranty Realty:	Seth Showalter (713) 269-4908	
Property Notes -										
121) 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 -										
122) SH 288	-	-	Pearland	TX	Yes	10	-	Howard J. Sims, Inc:	Howard Sims (713) 957-1889 X101	
Property Notes -										

EDABC's Land 2022 3rd Qtr. Summary Report

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
123) 7311 Wilson Rd 4 Corner 10-Acre Commercial Lot By SH 6	Commercial , Industrial, Retail, Mixed Use, MultiFamily	Light Commercial	Manvel	TX	\$1,306,800	10	\$130,680	KW Metropolitan- The Allbritton Group:	Heidi Allbritton (832) 657-4185	
Property Notes										
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