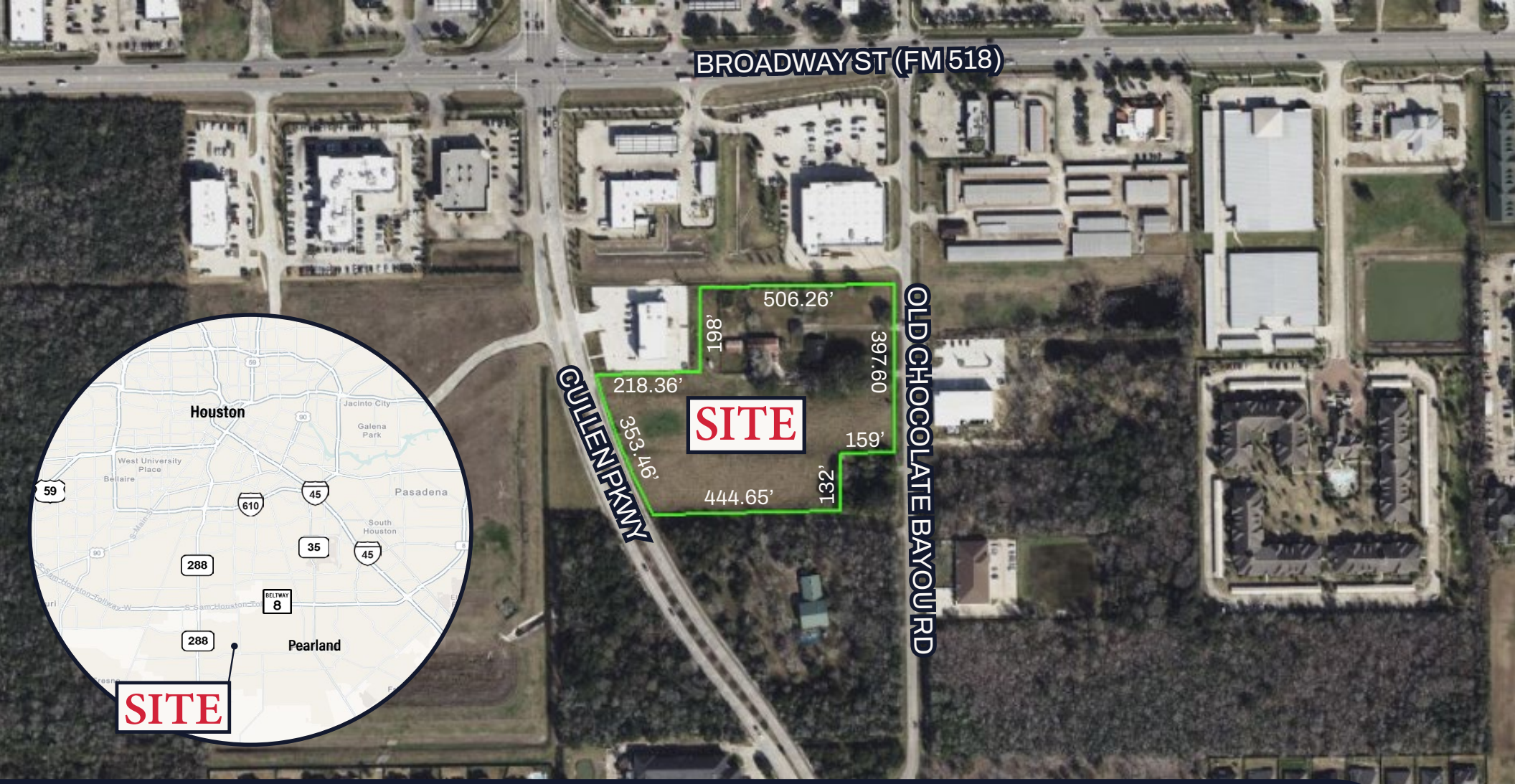



CULLEN PKWY & OLD CHOCOLATE BAYOU ROAD

# +/- 6.64 ACRES IN PEARLAND, TX

PEARLAND, TEXAS 77584

Transwestern

CARLOS P. BUJOSA
(713) 272-1289
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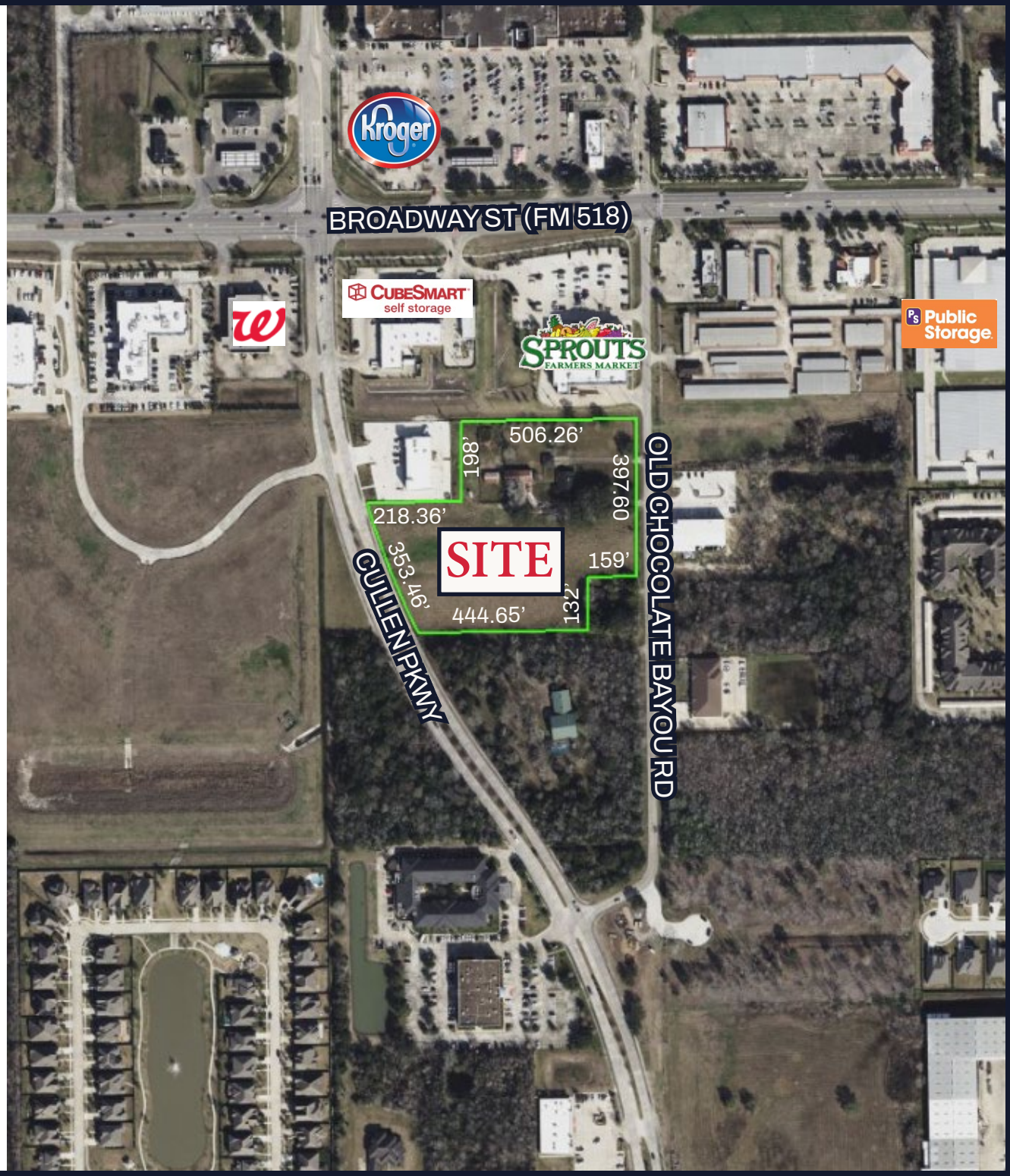
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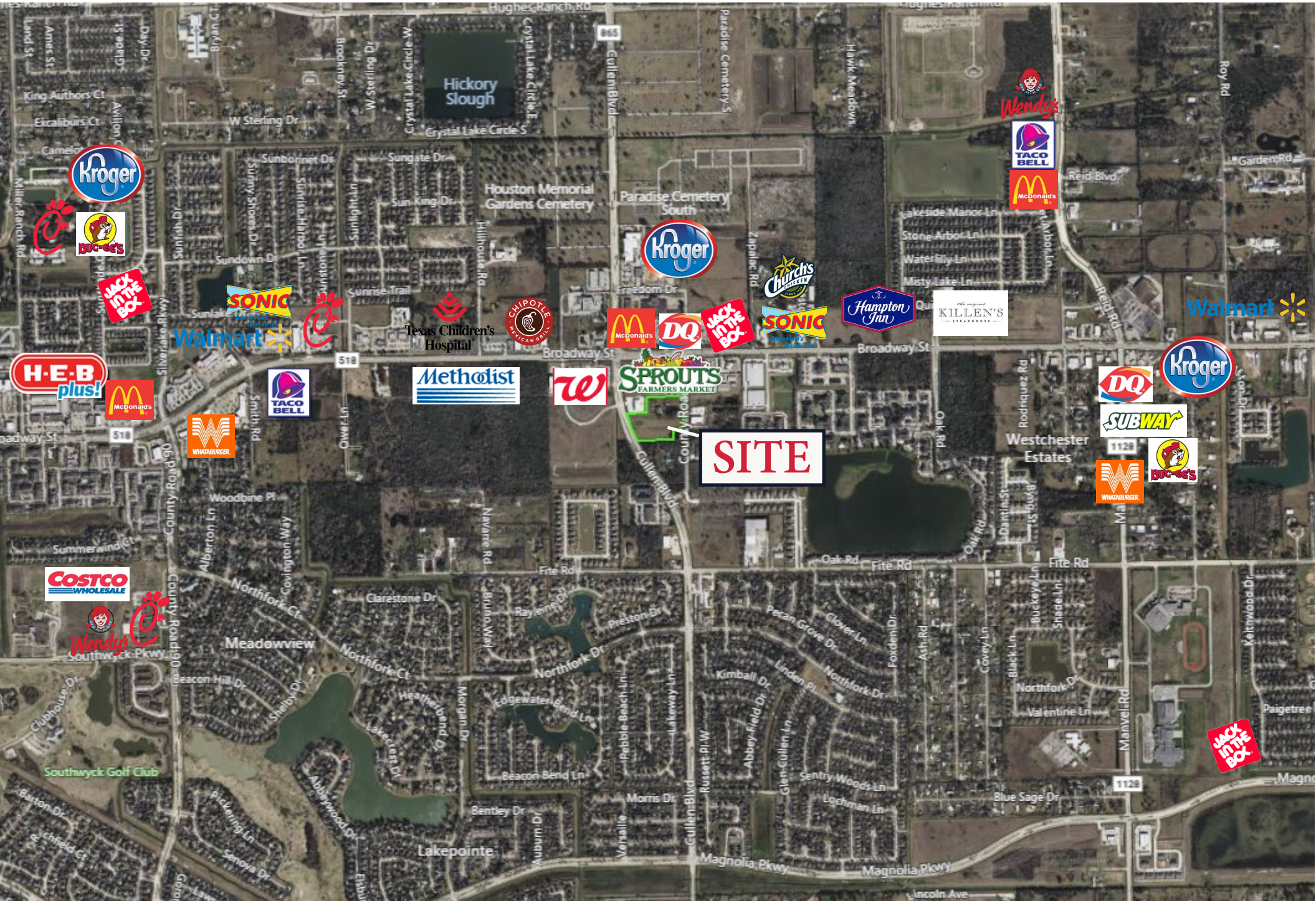
# Property Overview

- +/-6.64 Acres in Pearland, Texas
- ~350’ of Frontage on Cullen Parkway and ~396.60’ of Frontage on Old Chocolate Bayou Rd
- Located Just South of FM 518 / Broadway Street
- City of Pearland Utilities Available
- Outside the 100- & 500 Year Flood Plains
- Quick Access to Beltway 8, SH 288, Broadway, & Magnolia Pkwy
- Just a 20-Minute Drive to the World-Famous Houston Medical Center
- Zoned As General Business: Retail, Medical, Office Flex/Condo, Hospitality and Self-Storage
- Located In Pearland’s Growing Residential & Commerical Corridor
- Click here to view Pearland Zoning Districts

**CALL BROKER FOR PRICE**



# Area Retail Map



# Area Overview

Positioned just south of FM 518/ Broadway Street along the Cullen Parkway corridor, the property is located within an established Pearland trade area with access to SH 288, Beltway 8, and the greater Houston region. FM 518 serves as Pearland's primary east-west commercial corridor, while SH 288 provides direct connectivity to major employment centers including the Texas Medical Center and Downtown Houston.

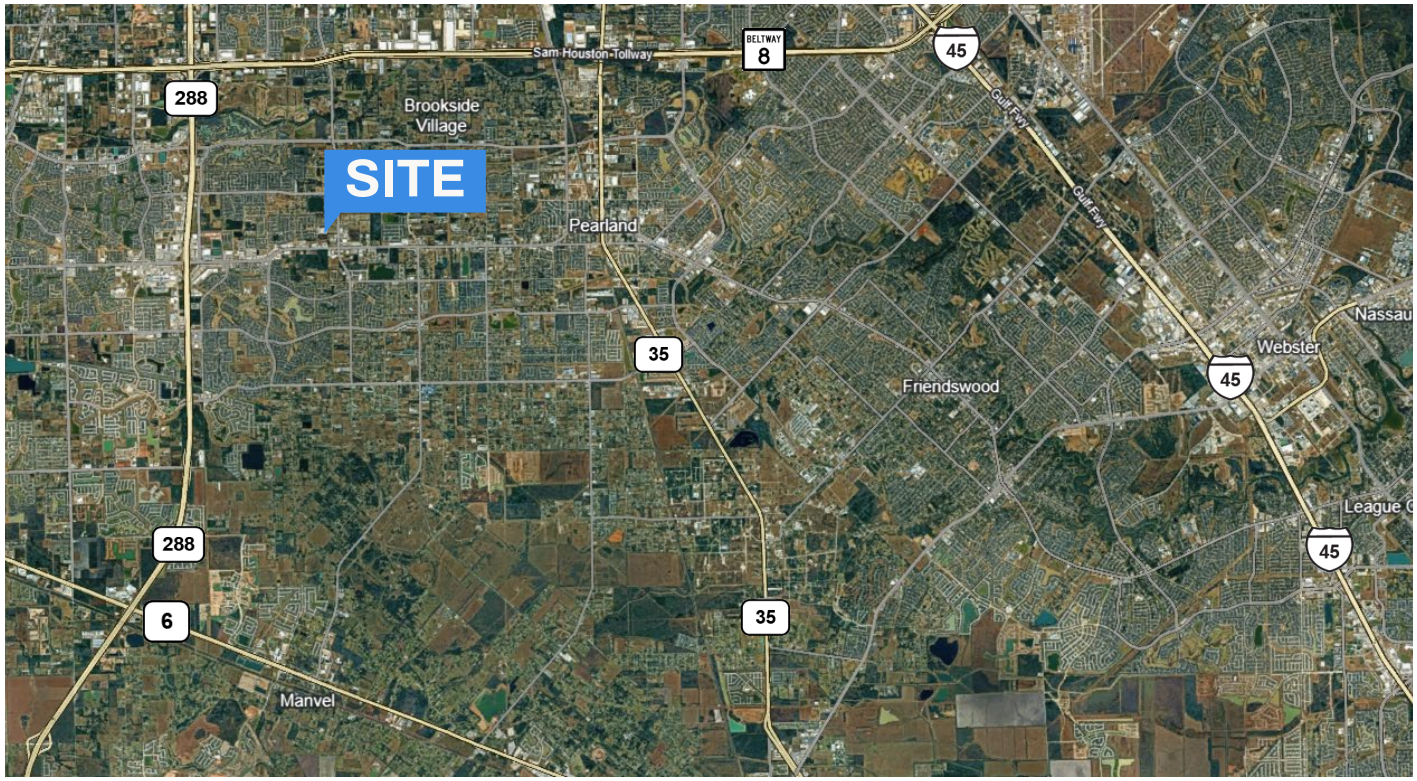
**WILLIAM P. HOBBY AIRPORT**
**10 MILES**

**MEDICAL CENTER**
**12 MILES**

**DOWNTOWN HOUSTON**
**15 MILES**

**GALLERIA**
**18 MILES**

**GEORGE BUSH/IAH INTERNATIONAL AIRPORT**
**32 MILES**




| | 2-MILE | 5-MILE | 10-MILE |
|---|---|---|---|
| 2025 TOTAL POPULATION | 35,226 | 169,583 | 755,453 |
| 2025 AVG HOUSEHOLD INCOME | $141,162 | $131,650 | $99,385 |
| ANNUAL HOUSEHOLD GROWTH 2025-2030 | 1.8% | 1.9% | 1.7% |

Per Costar

## TRAFFIC COUNTS

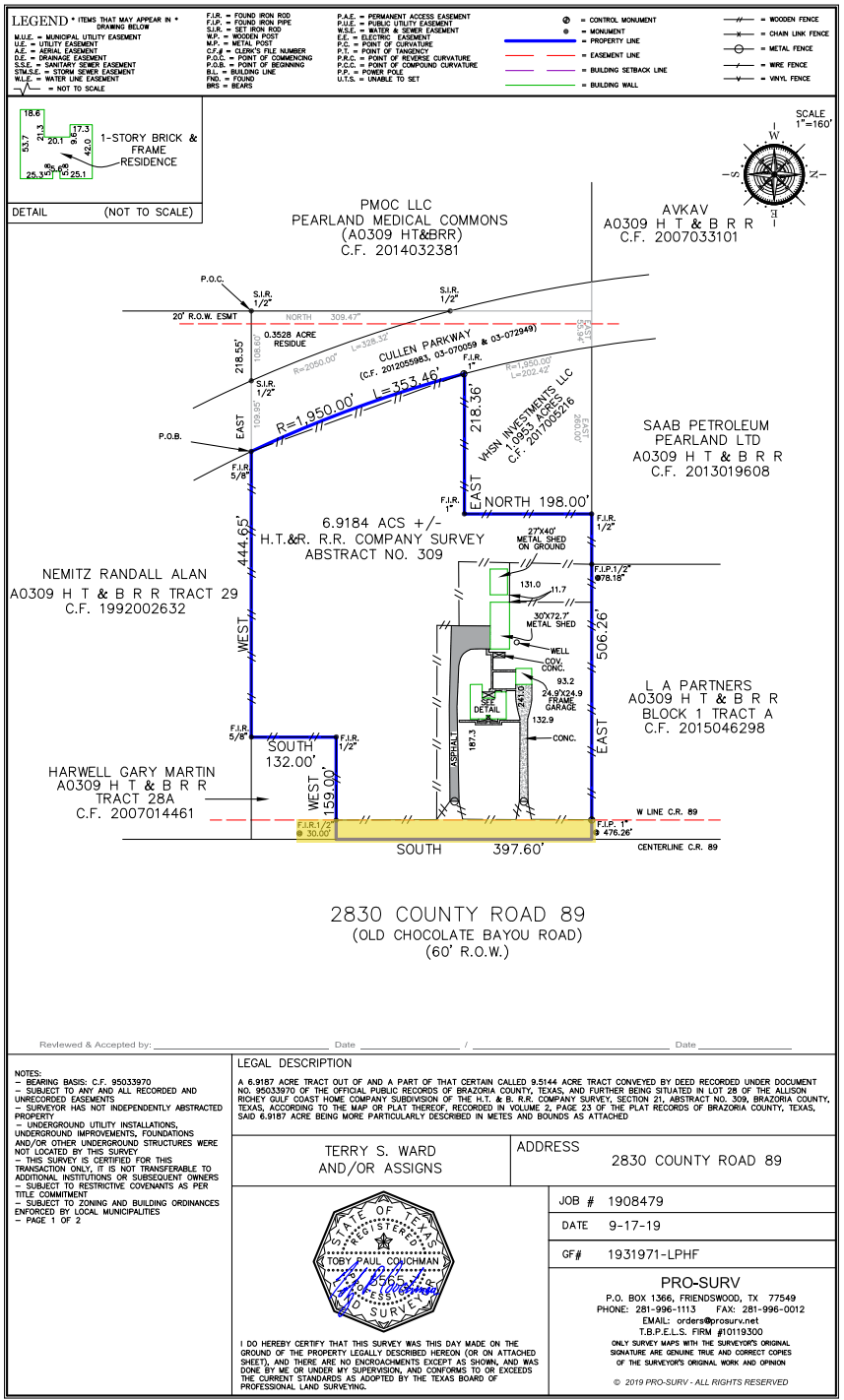
**Cullen Pkwy**
8,588 CPD

**Broadway St (FM 518)**
31,582 CPD

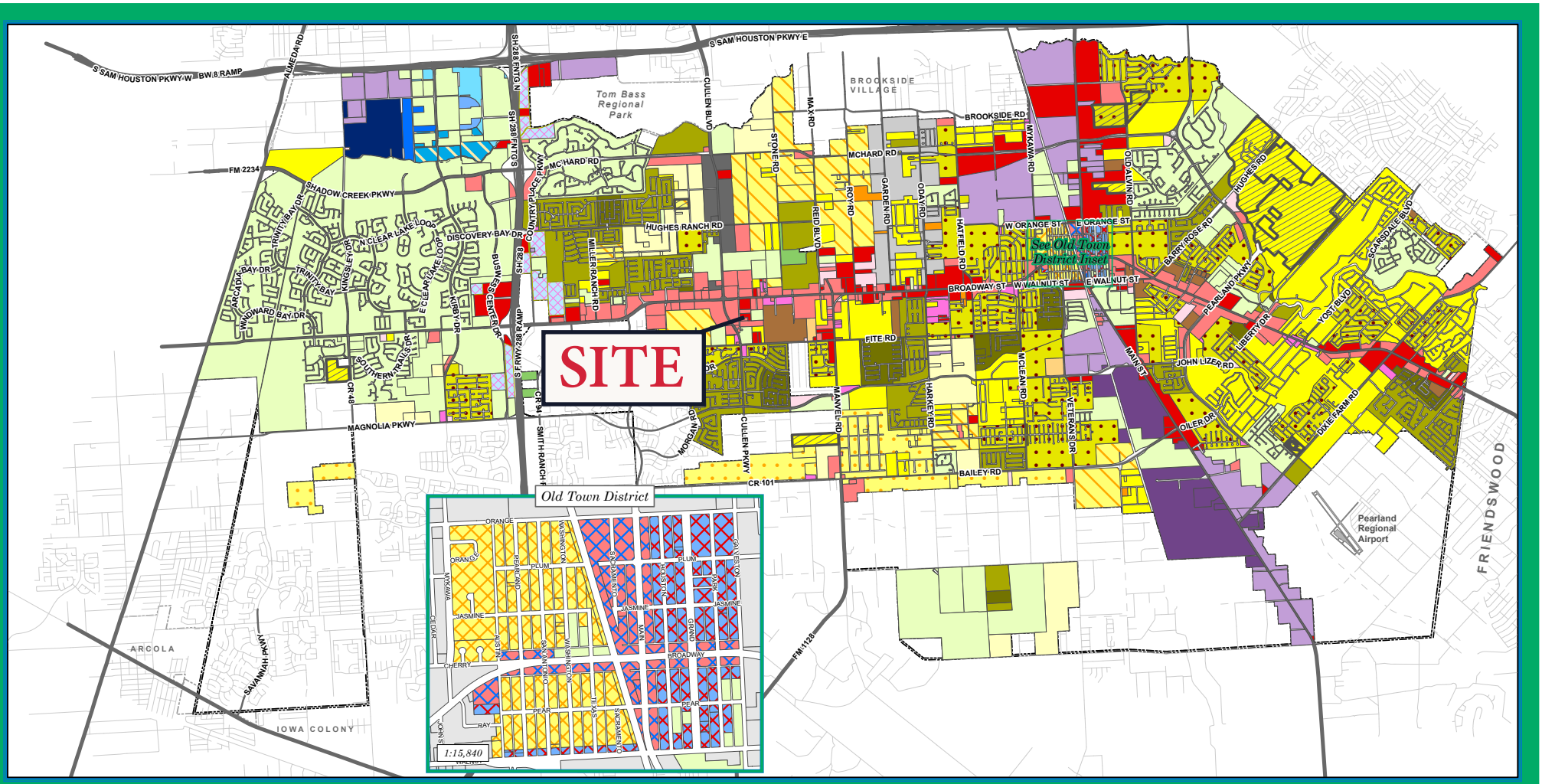
Per Costar

# Survey

*Highlighted Area: A 30’ x 397.60 strip was conveyed for the widening of Old Chocolate Bayou, reducing the acreage by 11,928 SF (.2738) for a revised area of +/- 6.6446 Acres



# Official Zoning Map - City of Pearland




## CITY OF PEARLAND

### Zoning Districts

THE ZONING DISTRICT DESIGNATIONS AND BOUNDARIES REFLECTED ON THIS MAP ARE REPRESENTATIONAL OF THE OFFICIAL LEGALLY DESCRIBED DISTRICT BOUNDARIES WHERE UNCERTAINTY EXIST WITH RESPECT TO THE BOUNDARIES OF ANY OF THE DISTRICTS SHOWN ON THIS MAP, REFER TO THE ADOPTED ORDINANCE ESTABLISHING THE DISTRICT OR "RULES OF INTERPRETATION OF DISTRICT BOUNDARIES" PROVIDED IN THE CITY OF PEARLAND DEVELOPMENT CODE.

**Residential**
- RE - Single Family Estate
- SR-15 - Suburban Residential 15
- SR-12 - Suburban Residential 12
- R-1 - Low Density Residential - Single Family
- R-2 - Medium Density Residential - Single Family
- R-3 - High Density Residential - Single Family
- R-4 - Max Density Residential
- TH - Townhouse Residential
- MH - Manufactured Home Park
- MF - Multiple-Family Residential

**Commercial**
- OP - Office and Professional
- NS - Neighborhood Service
- GB - General Business
- GC - General Commercial
- BP-288 - Business Park 288

**Old Town District**
- OT-GB - Old Townsite General Business
- OT-MU - Old Townsite Mixed Use
- OT-R - Old Townsite Residential
- PUD - Planned Unit Development

**Special Districts**
- S1 - Spectrum District 1
- S2 - Spectrum District 2
- S3 - Spectrum District 3
- S4 - Spectrum District 4
- S5 - Spectrum District 5

**Other Districts**
- SD - Suburban Development
- PUD - Planned Unit Development
- Cluster Plans
- G/O-MU
- C-MU

**Industrial Districts**
- M-1 - Light Industrial
- M-2 - Heavy Industrial

1 inch = 1 miles

0 0.5 1

Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

MAP PREPARED: MAY 2025
CITY OF PEARLAND IT-GIS DEPARTMENT

*Map Current Through Ord. 2000M-267 931 March 2025)*

[Click here for Zoning Document Page]

# Flood Plain


SITE
Houston Memorial Gardens Cemetery
Paradise Cemetery South
Cullen Blvd
Broadway St
Fite Rd
Navarre Rd
Oak Rd
Freedom Dr
Zapalac Rd
Westgate Dr
Lakeside Manor Ln
Stone Arbor Ln
Waterlilly Ln
Misty Lake Ln
Quiet Trace Ln
Sunset Ln
Sunlight Ln
Sun King Dr
Sundown Dr
Sunforest Ln
Sunny Brook Ln
Sun Haven Ln
Sunrise Trail
Sunrise Meadow Dr
Hillhouse Rd
County Road 89
Rocky Bend Ln
Rocky Point Dr
Rocky Crest Ln
Serenity Dr
Meadowglen Dr
Clarestone Dr
Nahas Ct
Rayleine Dr
Bowstone Pl
Heatherwilde Blvd
Basket Ave
Avalon Cove Ln
865
518

Transwestern

# +/- 6.64 ACRES IN PEARLAND, TEXAS

Visit www.transwestern.com for more information.

**SALE INQUIRIES**


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