

# FOR SALE DEVELOPMENT SITE

## 0 HIGHWAY 35 | PEARLAND, TX 77581



### PROPERTY FEATURES:

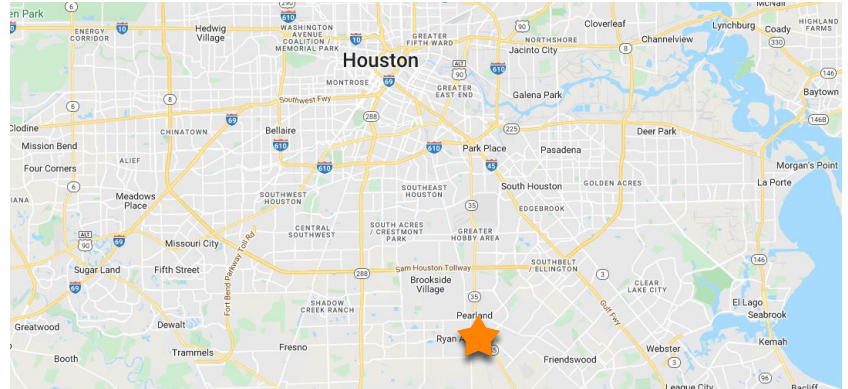
**Size:** 55.89 Acres  
(2,434,372 SF)

**Zoning:** Industrial

**Floodplain:** 55% Outside of the 100 & 500 Year Floodplain  
45% Inside the 500 Year Floodplain

**Access:**

- 1,675 Feet Frontage on Highway 35
- 200 Feet from City Main
- 1.3 Miles from Pearland High School



### NOTES:

- This 55.89 acre undeveloped site is located on Highway 35 with access to County Road 413 & Dixie Farm Road in Pearland, TX.
- Pearland EDC has confirmed the tract is zoned for industrial use & development. Other uses may be applicable, but must be confirmed by the Pearland EDC for future consideration.
- The city of Pearland has plans to extend Dixie Farm Road, which will bisect the property entering through the North - NW corner of the tract.
- Any development on site must dedicate 120' ROW for future acquisition from the City of Pearland, along with 0.65 acres for required detention.
- Water Well & Septic may be permitted depending on the type of development and if it is within 200' of a city main. Permitting would be acquired through the TCEQ & Brazoria County Conservation District.



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Wet Utilities will be a challenge as the nearest water main is located at Dixie Farm and SH 35, and the nearest sewer main is as far back as Industrial and SH 35. These utility mains will need to be extended at the developers cost. The city does not currently have Capital Improvement Plan to extend these lines.

There is Major Thoroughfare currently shown as part of our Thoroughfare Plan, you may need to dedicate 120' ROW for future ROW Acquisition by the City.

As you can see, a significant amount of the parcel is within the 500 yr. Floodplain. Floodplain Fill Mitigation requirements will be applied for any fill, concrete, or asphalt placed between the natural ground and the 500 yr. Water Surface Elevation.

Detention will be required at a min. rate of 0.65 ac-ft/ac of the development that disturbs the existing grade.



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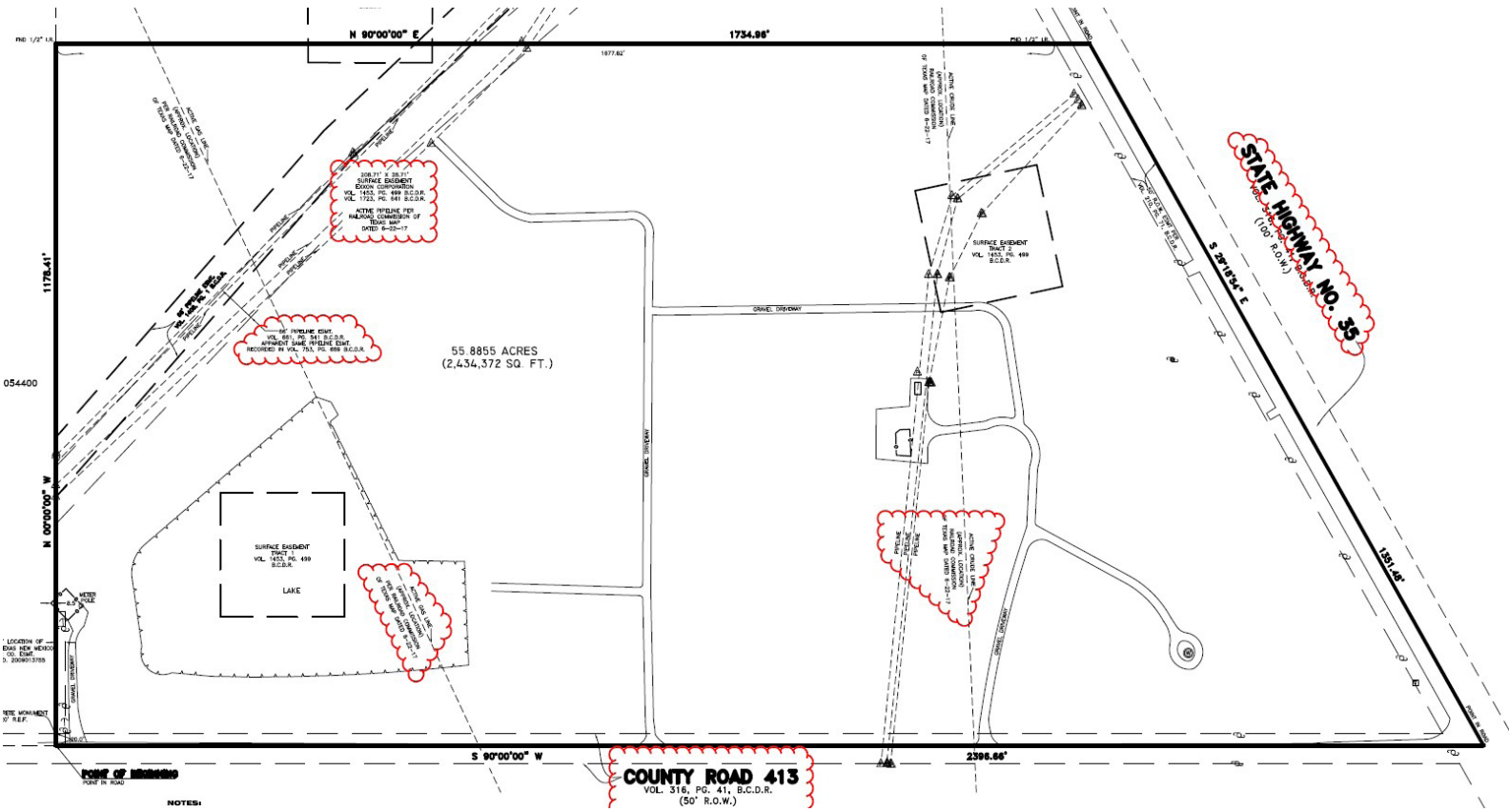
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