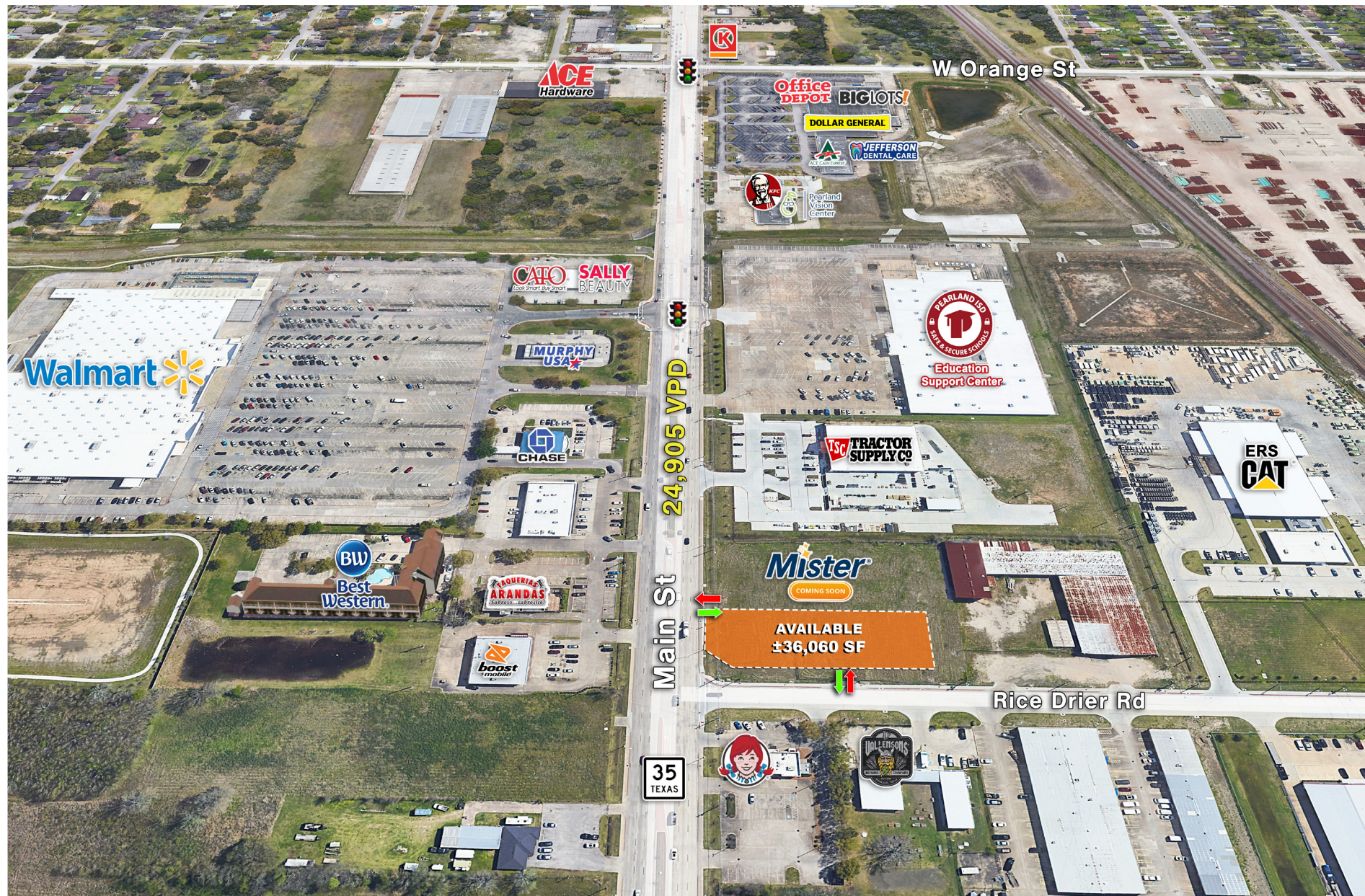


FOR SALE

RICE DRIER LAND

1814 MAIN ST | PEARLAND, TX 77581



FOR SALE

PROPERTY INFORMATION

This shovel ready Pearland pad site presents the perfect opportunity for a QSR! Fronting Main St between McHard Rd and Orange St, this property is in the direct vicinity of national retailers such as Walmart, Ace Hardware, Office Depot, Big Lots, and Tractor Supply.

Lot size	± 36,060 SF
Sale Price	\$ 1.8 M

Property Highlights

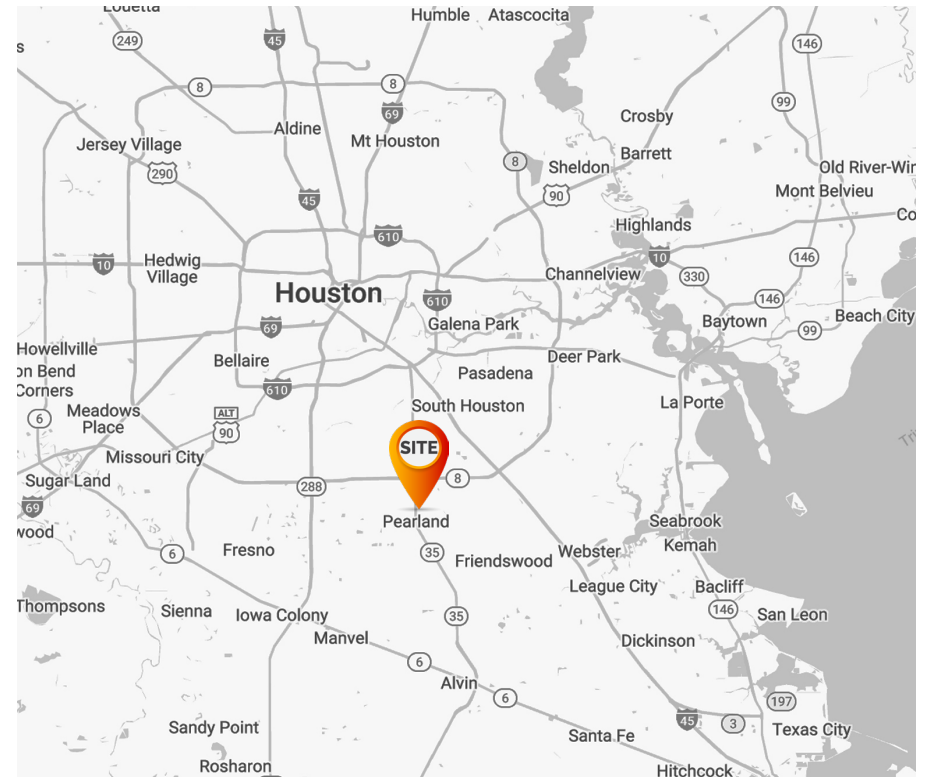
- On Main Street's hard corner, offering optimal visibility between McHard Rd and Orange St.
- Strategically situated across from major national retailers.
- Adjacent to the Pearland Education Support Center, providing versatile opportunities for businesses catering to educational needs.
- Unique railroad access enhances transportation and logistics.

Area Retailers



RICE DRIER LAND

1814 MAIN ST | PEARLAND, TX 77581



Demographics

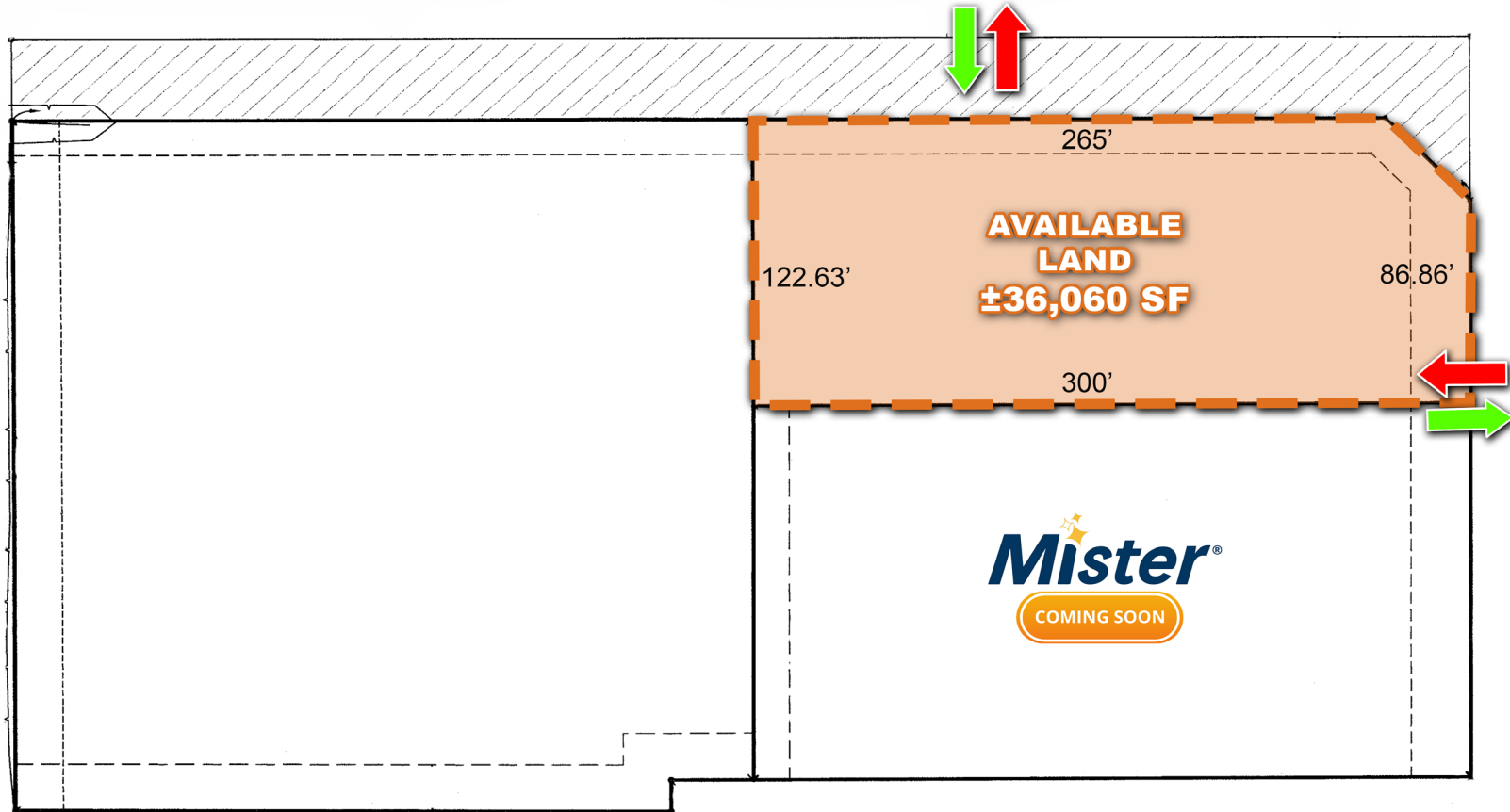
	1 Mile	3 Miles	5 Miles
Population 2023	6,399	70,533	199,109
Total Daytime Population	6,704	62,705	175,548
Average HH Income	\$125,500	\$129,900	\$112,400
Traffic Counts	24,905 vpd on Main St (North) 24,600 vpd on Main St (South)		

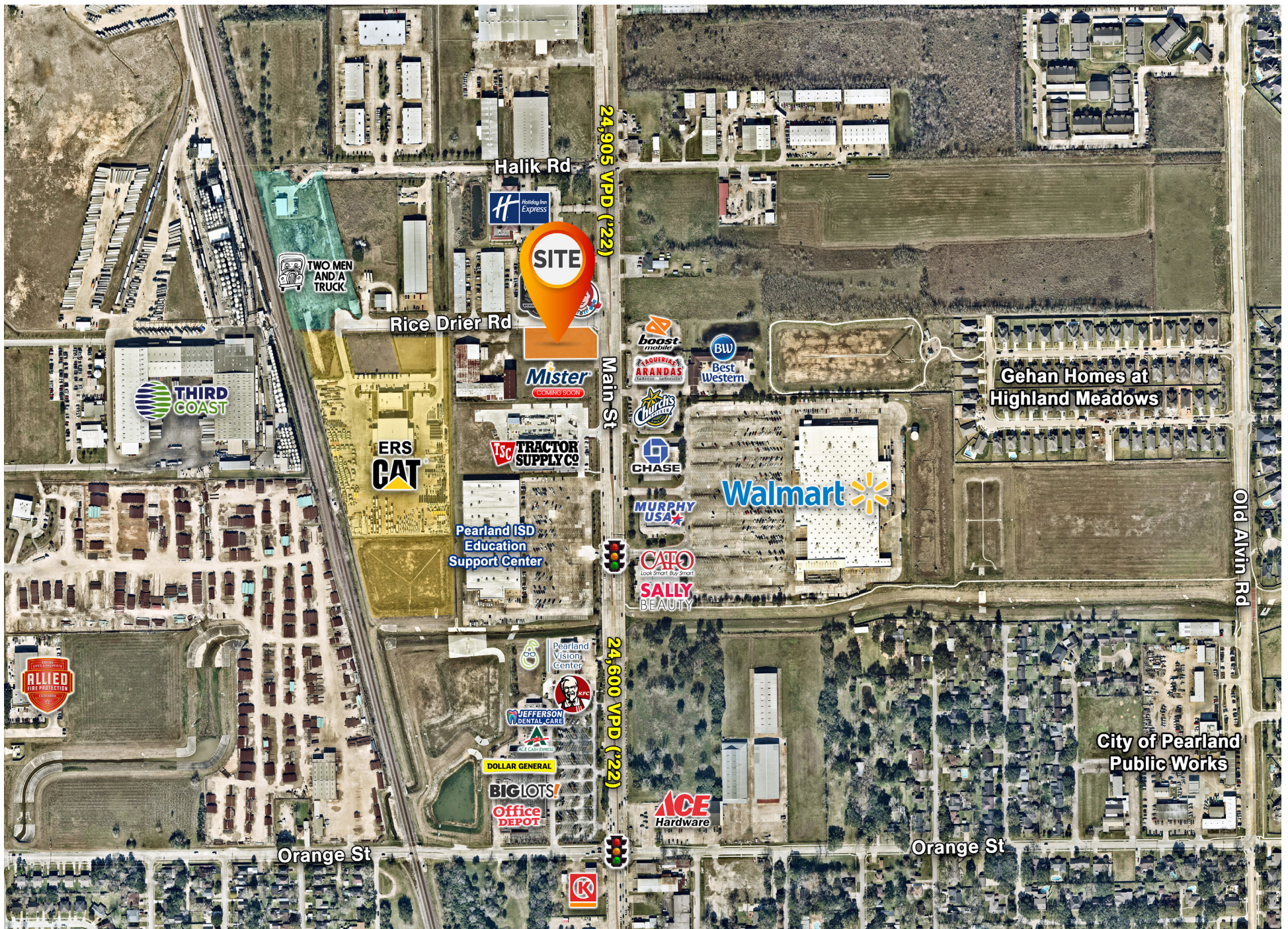
Bobby Orr | Sales & Leasing
borr@orrinc.com
D 832.428.8595

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RICE DRIER RD

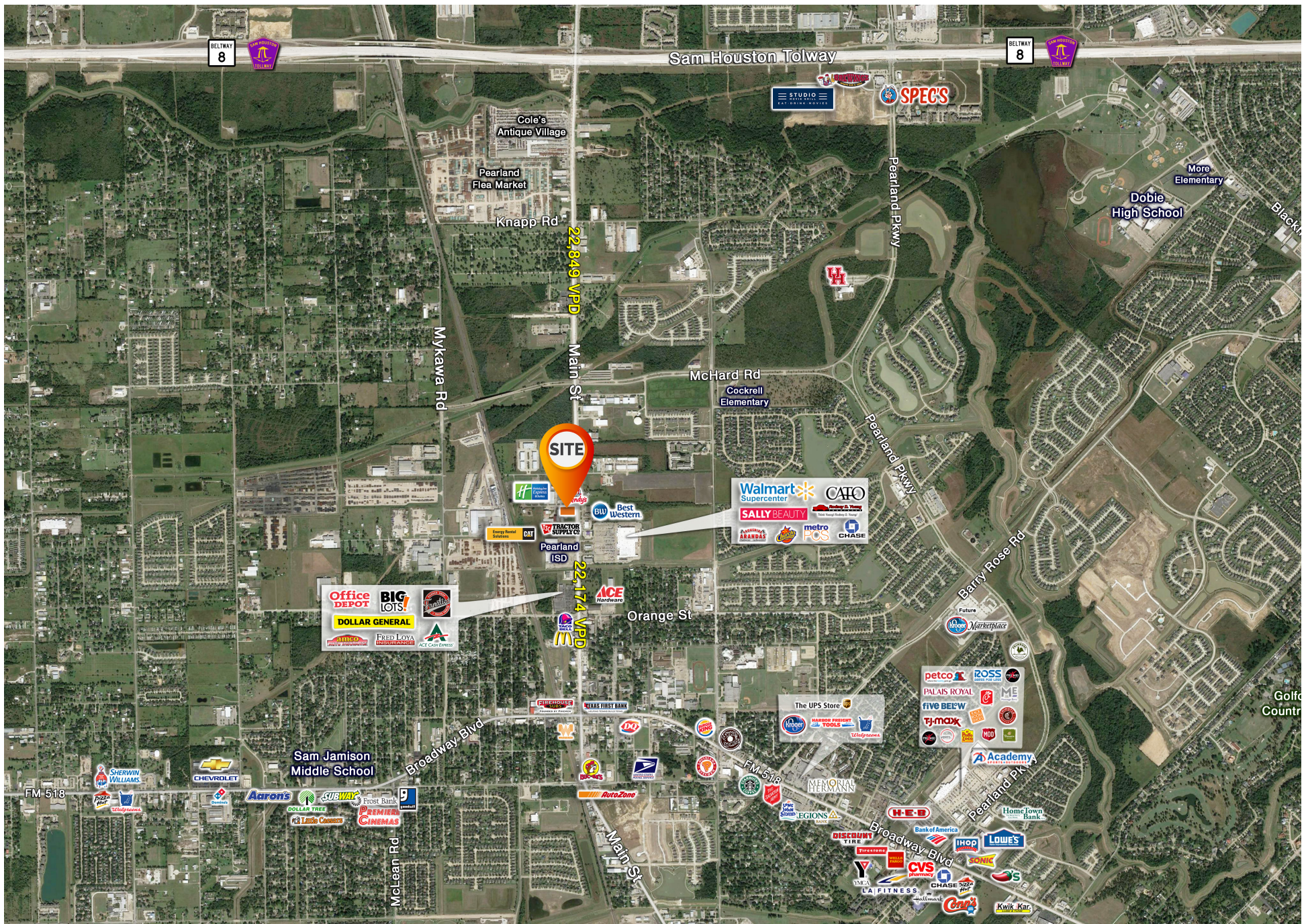




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For more information, contact:

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D 832.428.8595

orrinc.com