

For Sale  
or Lease

MERIDIANA  
TOTAL UNITS: 5,635  
OCCUPIED: 2,846  
FUTURE: 1,644



SIERRA VISTA  
TOTAL UNITS: 1,992  
OCCUPIED: 1,251  
FUTURE: 633

SITE

AVAILABLE PAD D  
±1.62 AC

AVAILABLE PAD C  
±1.31 AC

FUTURE  
jiffylube

FUTURE  
O'Reilly  
AUTO PARTS

AVAILABLE PAD F  
±1.40 AC

Learning  
Caregroup



MERIDIANA PKWY

CRYSTAL VIEW DR

AIRLINE RD S

48  
TEXAS

56  
TEXAS

6,105 VPD

STERLING LAKES  
TOTAL UNITS: 5,000

NewQuest

## PADS AVAILABLE - SIERRA VISTA

SWC of Meridiana Parkway and Crystal View Drive  
Ideal Commercial Development Site in Brazoria County

Jeanie Gibbs

281.640.7129 | jgibbs@newquest.com

Austen Baldridge

281.477.4363 | abaldridge@newquest.com



# Project Highlights

## Pads Available For Sale or Lease in Sierra Vista

- **Easy Access and Growth:** Directly off Highway 288 at Meridiana Parkway, Sierra Vista offers quick access to shopping, quality schools, and shorter commutes. Over 17,000 new homes planned, with county population projected to nearly double in coming decades.
- **Strong Community and Workforce:** Excellent schools, affordable housing, and recreational amenities attract families with high educational attainment, creating a diverse local labor pool for relocating companies.
- **Prime Location:** Positioned west of SH 288 on CR 56, between two master-planned communities, surrounded by 12,600+ home lots planned or under construction.

**Jeanie Gibbs**

jgibbs@newquest.com  
281.640.7129

**Austen Baldrige**

abaldrige@newquest.com  
281.477.4363

**Approximate Size:** ±1.31 - ±1.62 acres available

**Price:** Contact Broker

**Utilities:** Available

**School District:** Alvin ISD

**Detention:** Off-site detention provided



**205% POPULATION GROWTH**  
within 3 miles from 2020 to 2025

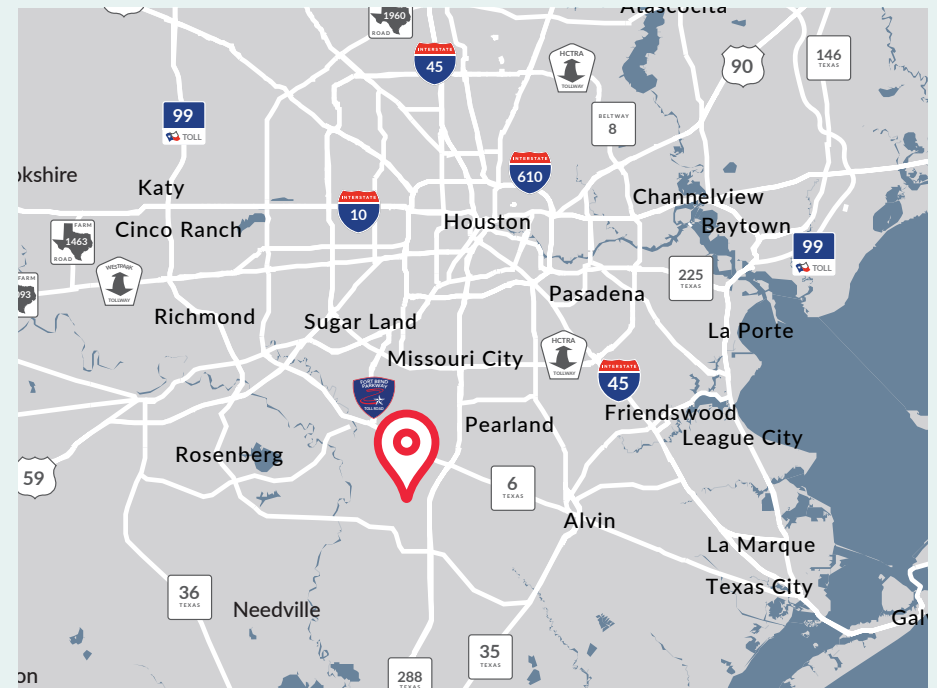


**\$135K AVERAGE HOUSEHOLD INCOME**  
within 5 miles



**63,258 POPULATION**  
within 5 miles

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25



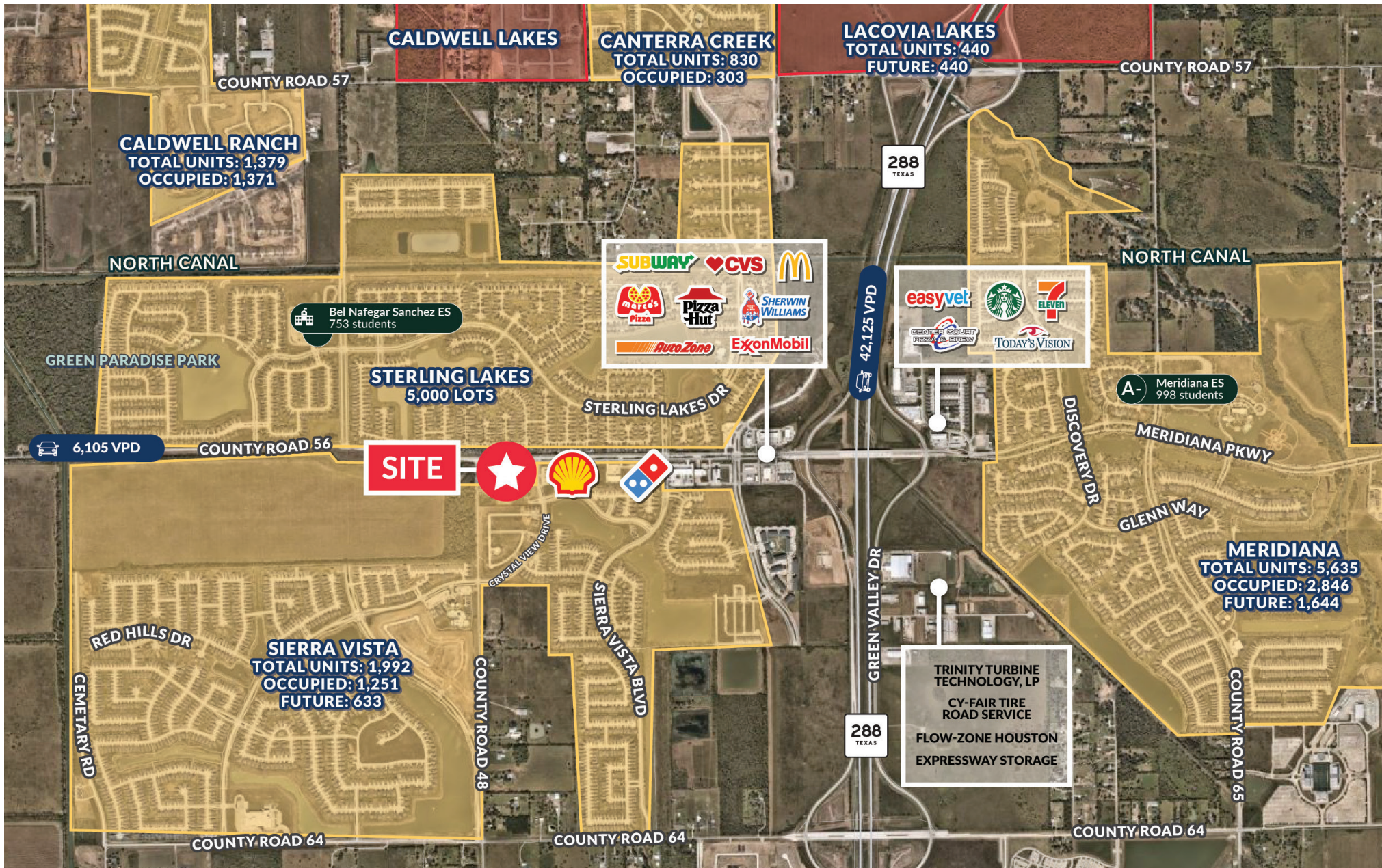




TxDOT Traffic Counts as of 2024

01.26 | 12.25

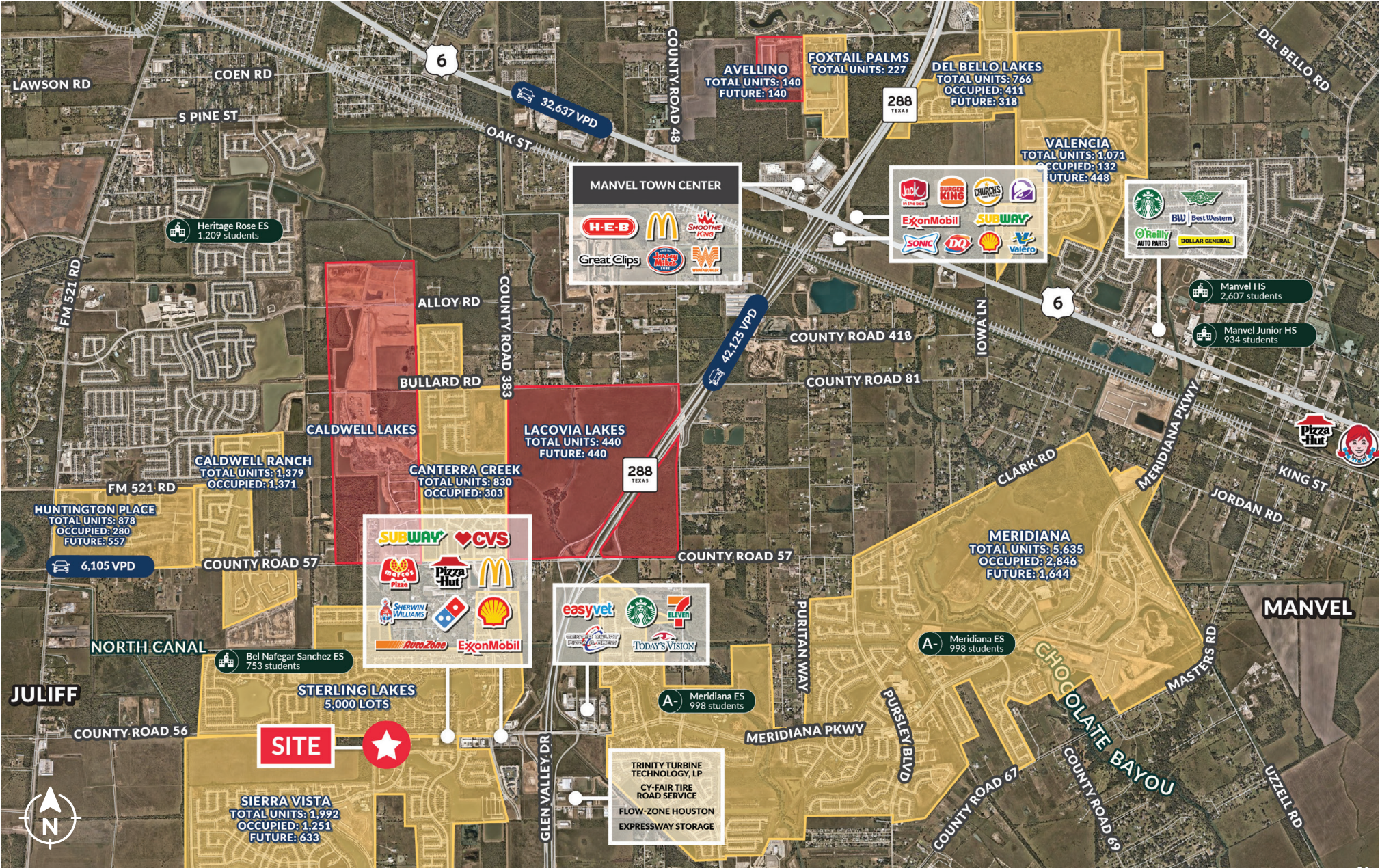




TxDOT Traffic Counts as of 2024

12.25 | 11.25





TxDOT Traffic Counts as of 2024 12.25 | 11.25



# Site Plan



01.26 | 01.24



# Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	1,628	11,884	19,151
Current Population	5,346	38,925	63,258
2020 Census Average Persons per Household	3.28	3.28	3.30
2020 Census Population	4,681	12,767	32,231
Population Growth 2020 to 2025	14.21%	204.89%	96.27%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	3.74%	8.58%	7.14%
2 Person Households	35.46%	33.42%	32.68%
3+ Person Households	60.80%	58.00%	60.18%
Owner-Occupied Housing Units	92.41%	91.40%	87.80%
Renter-Occupied Housing Units	7.59%	8.60%	12.20%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	38.90%	35.68%	33.39%
Black or African American	27.80%	32.10%	30.37%
Asian or Pacific Islander	4.04%	5.64%	7.51%
Other Races	28.51%	25.85%	27.88%
Hispanic	33.54%	31.07%	34.01%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$128,965	\$125,413	\$134,558
Median Household Income	\$98,104	\$106,791	\$116,391
Per Capita Income	\$36,920	\$38,716	\$39,535
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	23.47%	27.54%	26.46%
Estimated Bachelor's Degree	21.31%	22.49%	22.25%
Estimated Graduate Degree	10.70%	11.70%	14.47%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	33.1	32.9	33.0



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Jeanie Gibbs</b>	<b>577767</b>	<b>ygibbs@newquest.com</b>	<b>281.640.7129</b>
Sales Agent/Associate's Name	License No.	Email	Phone
<b>Austen Baldridge</b>	<b>672771</b>	<b>abaldridge@newquest.com</b>	<b>281.477.4363</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

MS25-1092\_MM\_01.16.26