



**THE
BERGESON
GROUP**
REALTOR® ASSOCIATES

PRIME COMMERCIAL PROPERTY

3901 MAGNOLIA PARKWAY | PEARLAND, TEXAS 77584

This prime 10.07-acre commercial property on Magnolia Pkwy offers over 900 feet of frontage in a rapidly growing area of Brazoria County, zoned for commercial use and located in a 500-year flood zone. Equipped with all city utilities, it is ideal for families, business owners, and entertainers. The projected population within a 3-mile radius is expected to reach 84,483 by 2023, reflecting a 13.42% growth over five years. With quick access to Beltway 8, Highway 288, and Interstate 35, the property ensures easy connectivity to the Texas Medical Center, the Galleria, downtown Houston, and Hobby Airport. Nearby, the Pearland Town Center features a 700,000 square foot open-air mall with major retailers, and Magnolia Pkwy, a 4-lane boulevard, offers a convenient alternative to the congested FM 518. This is a unique opportunity for commercial development in a prime location.



Exclusively Marketed by

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