



Lots	Active	
ML#:	816274	List Price: \$1,999,999 ↓
Address:	3901 Magnolia Parkway	Orig Price: \$2,193,028
Area:	5	LP/SF: \$4.56
Tax Acc #:	0239-0044-000	DOM: 233 / 441
City/Location:	Pearland	State: Texas
County:	Brazoria	Zip Code: 77584-1611
Market Area:	Pearland	Section #:
Subdivision:	H T & B R R	Lot Num:
Lot Size:	438,606 / Appr Dist	Acres: 10.0690
Master Planned:	No	LP/Acre: \$198,629.36
Legal Desc:	A0239 H T & B R R TRACT 15A1A ACRES 10.069	

Directions: **From 288, turn RIGHT onto Bailey Avenue, turn LEFT onto I-35, Turn LEFT onto Magnolia Parkway.**
Recent Change: **11/11/2025 : DOWN : \$2,193,028->\$1,999,999**

Listing Office Information

List Agent:	Bergeson/Shane Bergeson	List Broker:	GGPR05/Better Homes and Gardens Real Estate Gary Greene - Bay Area
Agent Cell:			Schedule Showing
Agent Phone:	832-206-4495	Appt #:	713-930-0427 / ShowingSmart Call Center (HAR)
Address:	1790 Nasa Parkway, Houston TX 77058 - 2717	Office Phone:	281-486-1900
List Agent Web:		Fax #:	
Agent Email:	shane.bergeson@garygreene.com		
Co-List Agent:	nkolkmeier/Nichole D. Kolkmeier	Co-Agent Phone:	713-899-3828 nicholekolkmeier@gmail.com
Licensed Supervisor:		Office Web:	http://www.garygreene.com



School Information

School District:	42 - Pearland	Elem:	MAGNOLIA ELEMENTARY SCHOOL (PEARLAND)
Middle:	PEARLAND JUNIOR HIGH SOUTH	High:	PEARLAND HIGH SCHOOL
2nd Middle:	JAMISON MIDDLE SCHOOL		

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access:		Type Contract:	Unimproved Property
Front Dim:	Back Dim:	Left Dim:	Right Dim:
Lot Use:	Condominium, Manufactured Home, Multi-Family, Other, Patio Home, Resort/Vacation, Single-Family, Townhouse	Lot Improve:	Key Map: 615S
Lot Description:	Other	Acreage:	10 Up to 15 Acres
Road Surface:	Concrete	Dev Community:	
Gas:	Availability Unknown	Cable:	Unknown
Electric:	Availability Unknown	Phone:	Unknown
Agent Remarks:	Agents must submit proof of funds with all offers.		

Physical Property Description:

This 10.07-acre commercial property offers over 900 feet of frontage in a rapidly growing area of Brazoria County, zoned for both light and heavy industrial use. According to the seller, the property is outside the flood plain and offset detention is required. Equipped with all city utilities, including water and sewer provided by the City of Pearland, 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.

Utilities, Features and Additional Information

Utility District:		Area Pool:	
Water/Sewer:	No Sewer, No Water	Area Tennis:	
Golf Course Nm:		Waterfront Feat:	
Restrictions:	Unknown/Verify	Disclosures:	No Disclosures
55+ Community:	No	City/ETJ:	PEARLAND
Sub Lake		PID:	
Access:			
HOA Amenities:			
HOA:	No	List Type:	Exclusive Right to Sell/Lease
List Date:	01/15/2025	T/Date:	
Expire Date:	12/19/2025		

Financial Information

Finance Cnsdr: **Cash Sale, Conventional, Investor, Owner Financing, Seller May Contribute to Buyer's Closing Costs, Texas Veterans Land Board, USDA Loan**

Seller May Contribute to Buyer Expenses Up To:

Maint. Fee: **No**

Exemptions:

Other Mand Fee: **No**

Auction: **No**

Taxes w/o Exempt: **\$2,063/2023**

Online Bidding: **No**

Tax Rate: **2.2214**

Affordable Housing Desc:

Prepared By: Shane Bergeson

**Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form**

Date: 11/14/2025 10:33 AM

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