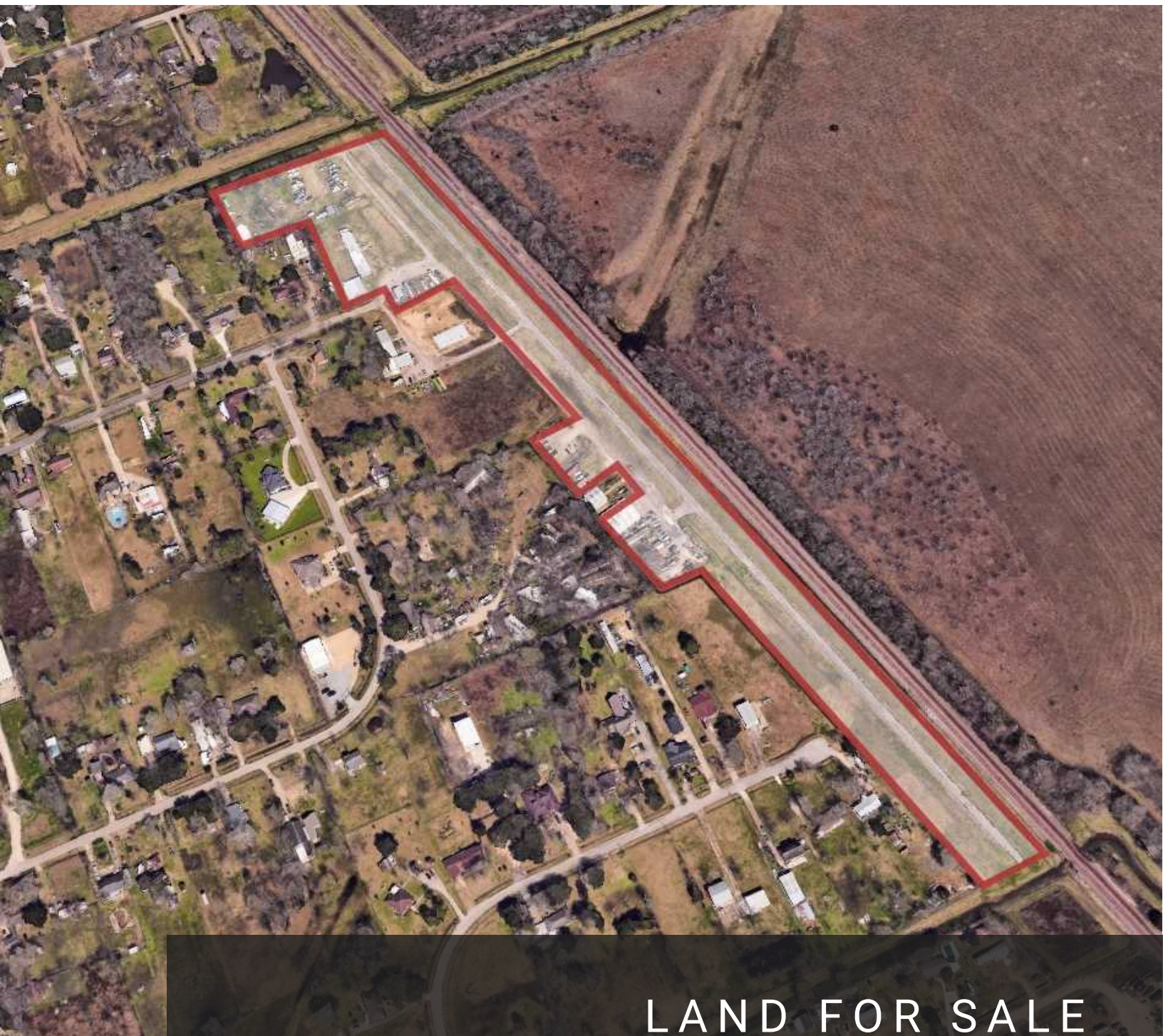


PEARLAND AIR PARK

7911 JAMES ST. HOUSTON, TX 77088



LAND FOR SALE

KW COMMERCIAL HOUSTON METRO

4265 San Felipe St #800
Houston, TX 77027



Each Office Independently Owned and Operated

PRESENTED BY:

BO FABER, CRE

Managing Director

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657051, Texas

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Disclaimer

7911 JAMES STREET



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7911 JAMES STREET

Property Information

EXECUTIVE SUMMARY
PROPERTY PHOTOS

1

EXECUTIVE SUMMARY

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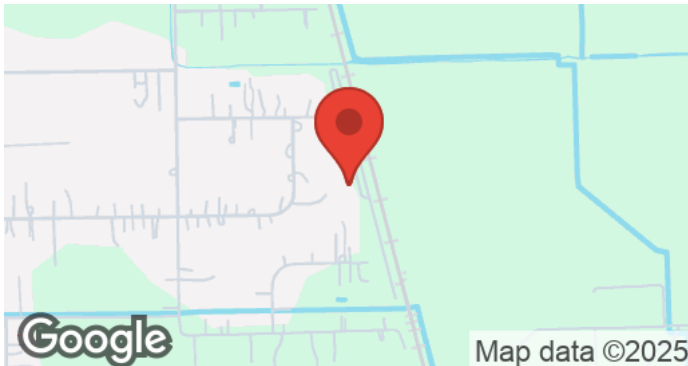


Property Overview

Positioned within the exclusive Pearland Airpark community, 7911 James Street presents a rare opportunity to own approximately 12.85 acres of versatile aviation or commercial-use land. The property features approximately 6,360 square feet of improvements on-site, offering ample potential for hangar expansion, aviation facilities, or mixed-use development. Located just minutes from SH-35 and Beltway 8, this property provides seamless connectivity to the Greater Houston area while maintaining a private, aviation-focused setting. Zoned Commercial (NEC) and situated within Flood Zone AE, the site offers both accessibility and long-term growth potential. Whether for private aircraft operations, storage facilities, or aviation-related

Property Highlights

- Located within Pearland Airpark, with direct access to Pearland Regional Airport (KLVJ)
- Convenient access to SH-35, Beltway 8, and I-45
- Ideal for hangar development, flight operations, or aviation-support businesses



Price:	Call Broker for Price
Lot Size:	12.85 Acres
County:	Brazoria
Market:	Pearland
Zoning:	Commercial
APN:	0308-0038-115

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PROPERTY PHOTOS

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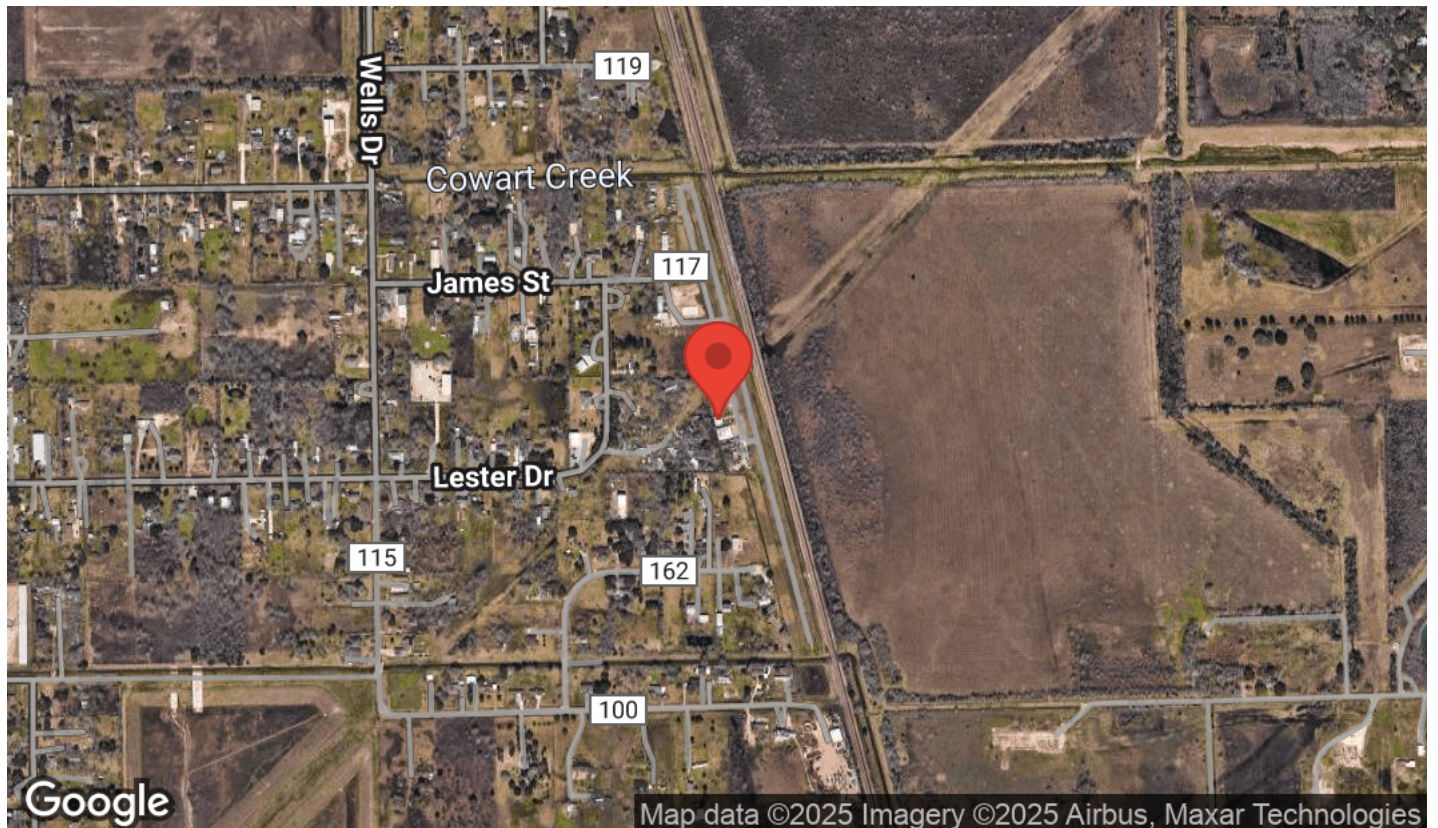
Location Information

LOCATION MAPS
DEMOGRAPHICS

2

LOCATION MAPS

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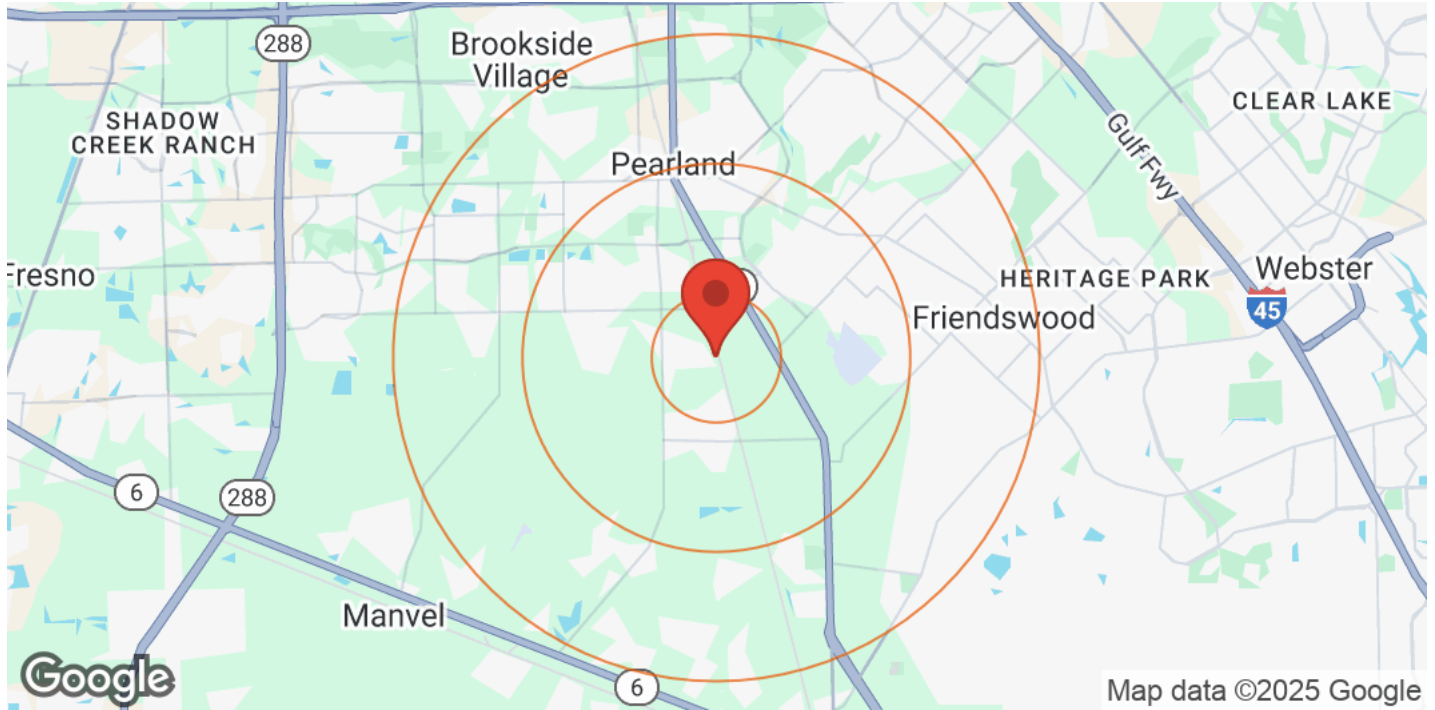


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DEMOGRAPHICS

7911 JAMES STREET



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	792	17,716	59,789
	Female	752	18,162	62,349
	Total Population	1,543	35,878	122,138
Age	Ages 0-14	349	7,764	25,499
	Ages 15-24	218	4,804	16,389
	Ages 25-54	655	15,148	49,000
	Ages 55-64	155	3,861	13,814
	Ages 65+	167	4,302	17,436
Race	White	537	15,657	54,229
	Black	115	4,865	15,597
	Am In/AK Nat	7	65	159
	Hawaiian	N/A	7	24
	Hispanic	796	12,055	38,266
	Asian	65	2,529	11,664
	Multi-Racial	22	667	2,076
	Other	N/A	36	122
Income	Median	\$63,374	\$109,596	\$113,767
	< \$15,000	N/A	389	1,242
	\$15,000-\$24,999	73	574	1,736
	\$25,000-\$34,999	57	604	2,015
	\$35,000-\$49,999	69	714	2,457
	\$50,000-\$74,999	84	1,732	5,590
	\$75,000-\$99,999	34	1,461	5,061
	\$100,000-\$149,999	81	2,635	8,968
	\$150,000-\$199,999	25	1,859	6,172
	> \$200,000	58	2,154	8,190
Housing	Total Units	535	13,192	45,322
	Occupied	478	12,122	41,430
	Owner Occupied	339	9,004	32,773
	Renter Occupied	139	3,118	8,657
	Vacant	56	1,069	3,891

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