

# RICE DRIER BUSINESS PARK

1814 MAIN ST, PEARLAND, TEXAS 77581

## PROPERTY INFORMATION:

- Located on the west side of Main Street, (Hwy 35) between McHard Rd & Orange St
- Hard Corner
- 1 Acre Available
- Across from Walmart & Chase
- Adjacent to Pearland Education Support Center
- Area retailers include Walmart, Ace Hardware, Office Depot, Big Lots & Tractor Supply
- Call for Pricing



SCAN ME

Contact:  
**Bobby Orr**  
**832.428.8595**

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## Demographics:

### 1 Mile Radius

2021 Population: 5,392  
2026 Proj. Population: 5,793  
Total Daytime Pop: 6,552  
Avg HH Income: \$106,306

### 2 Mile Radius

2021 Population: 28,218  
2026 Proj. Population: 30,171  
Total Daytime Pop: 28,841  
Avg HH Income: \$104,351

### 3 Mile Radius

2021 Population: 70,553  
2026 Proj. Population: 75,509  
Total Daytime Pop: 62,705  
Avg HH Income: \$103,459

### 5 Mile Radius

2021 Population: 199,109  
2026 Proj. Population: 212,611  
Total Daytime Pop: 175,548  
Avg HH Income: \$97,036

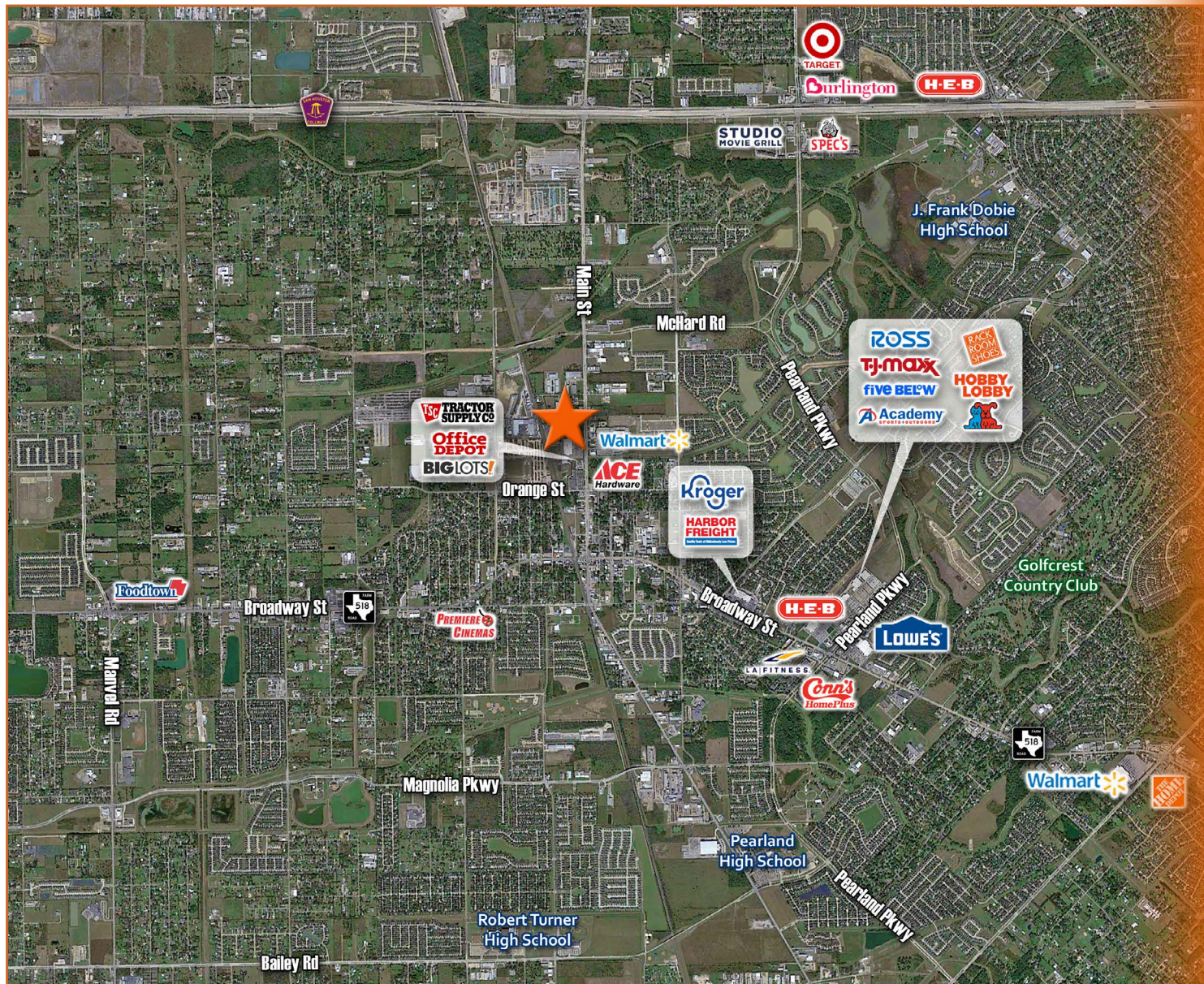
## Traffic Counts:

### Main St north of site:

24,905 VPD (TXDOT 2020)

### Main St south of site:

24,600 VPD (TXDOT 2020)



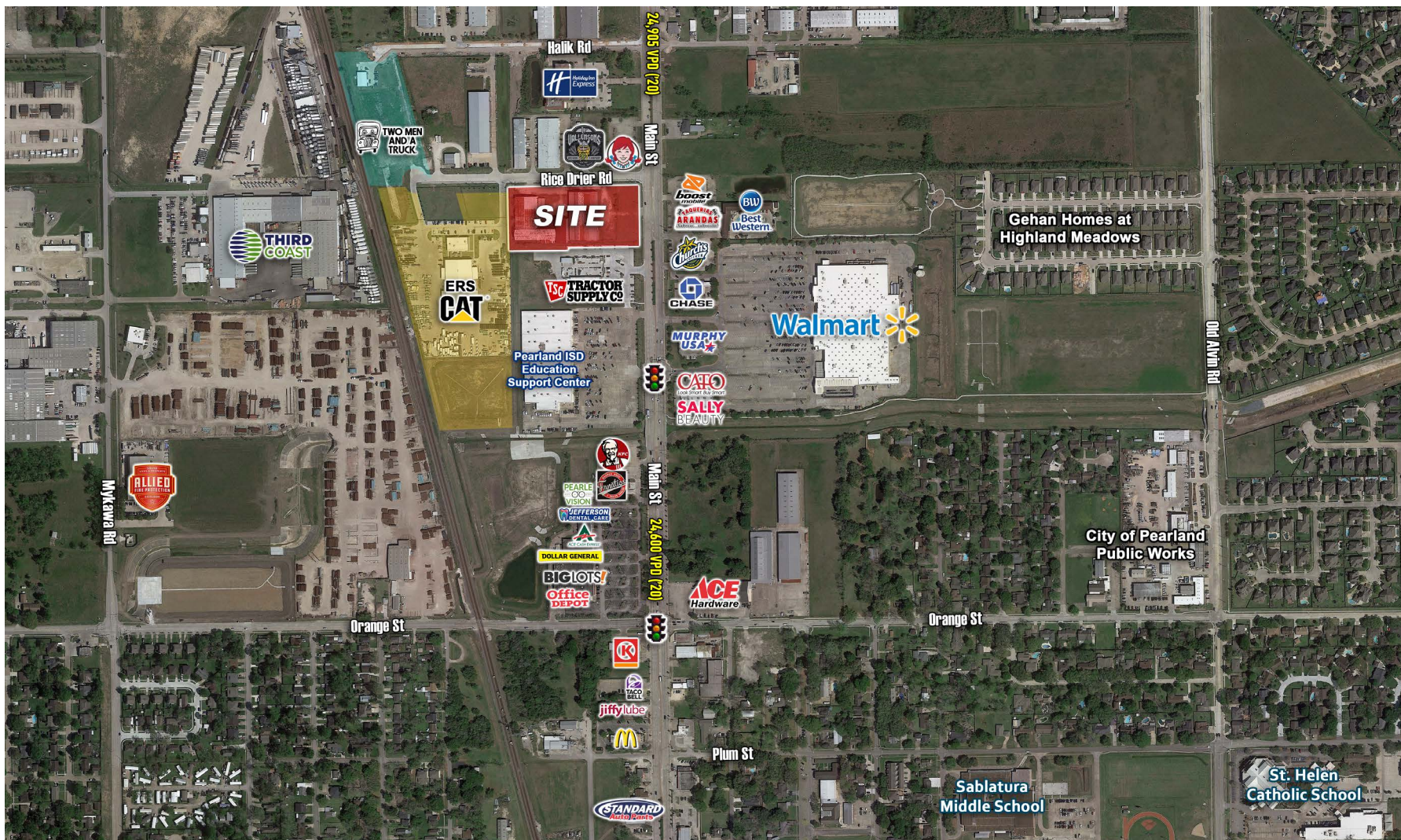
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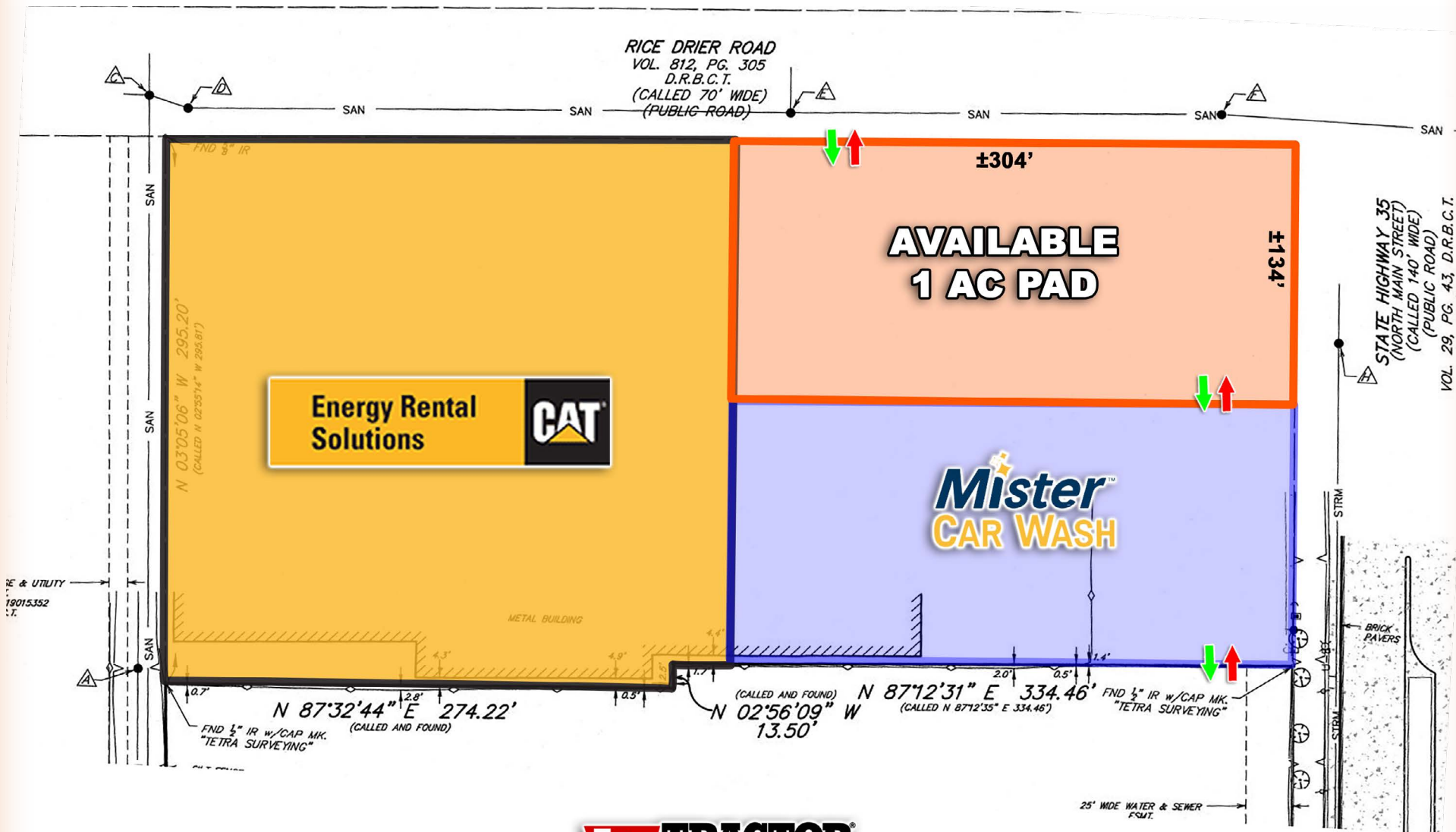
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