

PEARLAND, TEXAS · BRAZORIA COUNTY

NOW LEASING

COMMERCIAL LAND & YARD

9 Acres. *Ready to Work.*

Office, workshop, and yard on **nine flexible acres**, minutes from Pearland Regional Airport.

18021 DACE ROAD · PEARLAND, TX 77511

Most industrial yards make you choose between the yard and the office. This one gives you both.

A flexible-use site built for operators who need room to move. Turnkey office space and open acreage suit equipment parking, material storage, fleet operations, agriculture, livestock, or outdoor business use. Water well, septic, and electric already serve the site, and the yard is divisible to two acres for the right tenant.



FLEXIBLE USE

Equipment parking, material storage, fleet operations, agriculture, or livestock.



TURNKEY OFFICE

Four offices and two baths, plus a second guest house for an on-site manager.



UTILITIES IN

Private water well, septic, and electric already in the ground and serving the site.

9

ACRES
TOTAL

2+

ACRE
DIVISIONS

6,250

SF UNDER
ROOF

NNN

LEASE
TYPE

Nine acres, a working yard, and the infrastructure already in. Site selection, solved.

The Details, *Line by Line.*



NNN
LEASE TYPE

Single
TENANCY

Class B
BUILDING

1985
YEAR BUILT

2+ AC
DIVISIBLE TO

IMPROVEMENTS

Main House ±2,000 SF

4 offices · 2 baths

Guest House / Office ±550 SF

1 bed · 1 bath · on-site manager option

Garage ±1,200 SF

Up to 4 vehicles · workshop

Barn / Storage 2,500 SF

Covered storage

TOTAL UNDER ROOF ±6,250 SF

PROPERTY DETAILS

Property type · Land / Special Purpose

Use · Commercial + Residential

Utilities · Water well, septic, electric

Access · Minutes from Pearland Regional Airport and major highways

Total building · 2,500 SF (barn / storage)

Land · 9 acres total, divisible to 2+ acres

Yard · Partially stabilized; add concrete, fencing and lighting



SITE & BOUNDARY · 18021 DACE ROAD

The Site, *All Nine Acres.*



CLOVER ACQUISITION
CORPORATION



AERIAL · BOUNDARY

Dace Road frontage with a Cowards Creek line, divisible to 2+ acres



IMPROVEMENTS
MAIN HOUSE & SHOP



2,500 SF
COVERED STORAGE



INTERIOR
TURNKEY OFFICE

Room to work, *and a place to work from.*

Stage material, park the fleet, run equipment, or graze livestock. The yard is partially stabilized and ready for concrete, fencing, and lighting whenever your operation calls for it. Minutes from Pearland Regional Airport and major highways.

Nine acres of working room with an office already built, divisible to two acres for the right tenant. Room to grow into.

IDEAL FOR

- ▶ Landscapers & plant nurseries
- ▶ Contractors & trade operations
- ▶ Logistics & fleet parking
- ▶ Material & equipment storage
- ▶ Agricultural & livestock use

Schedule a walk-through. *Bring your operation.*

Available now · Divisible to two acres for the right tenant

INQUIRIES
info@clovertx.com

(281) 402-4001

Pricing available upon request