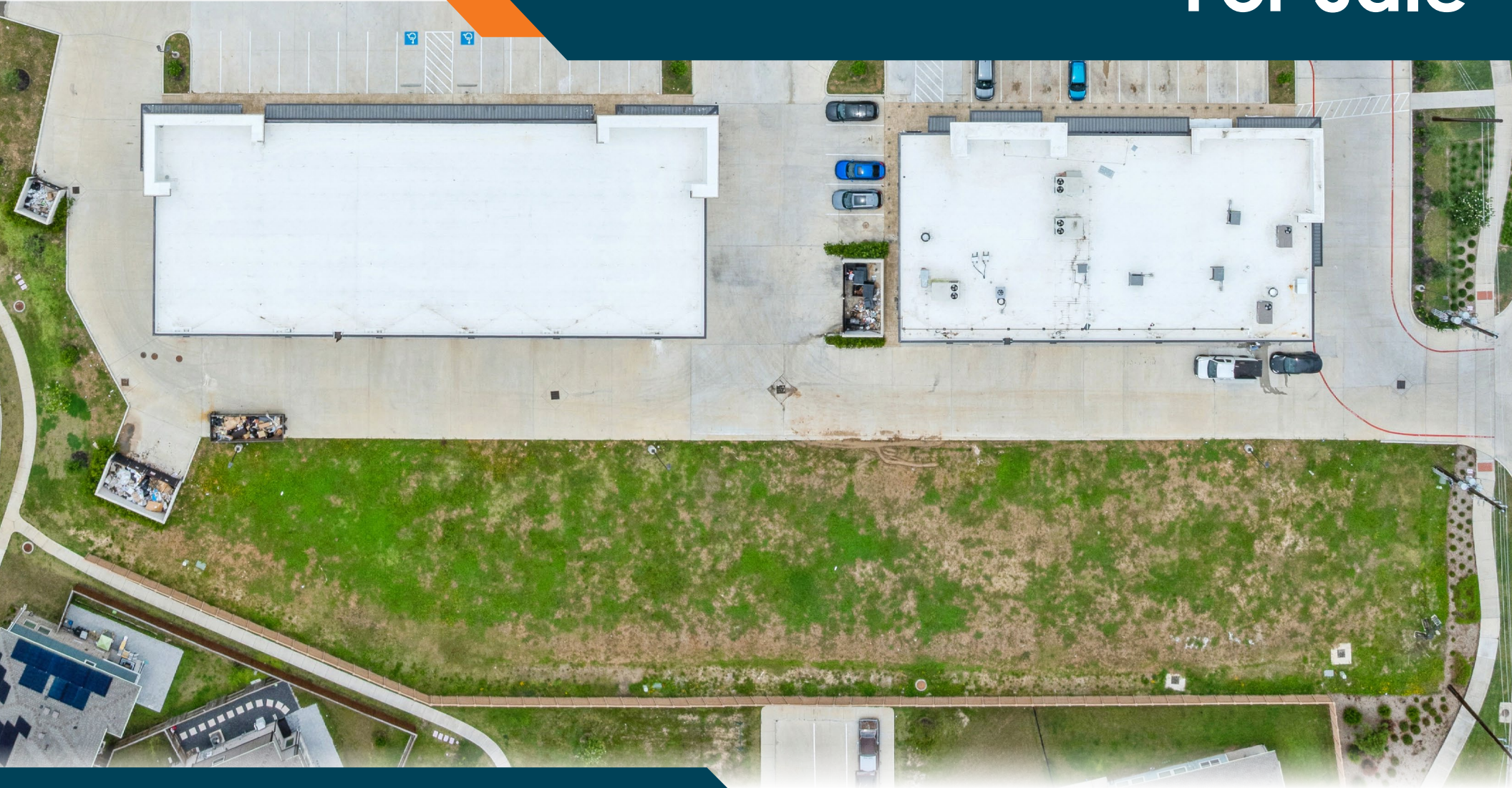


For Sale



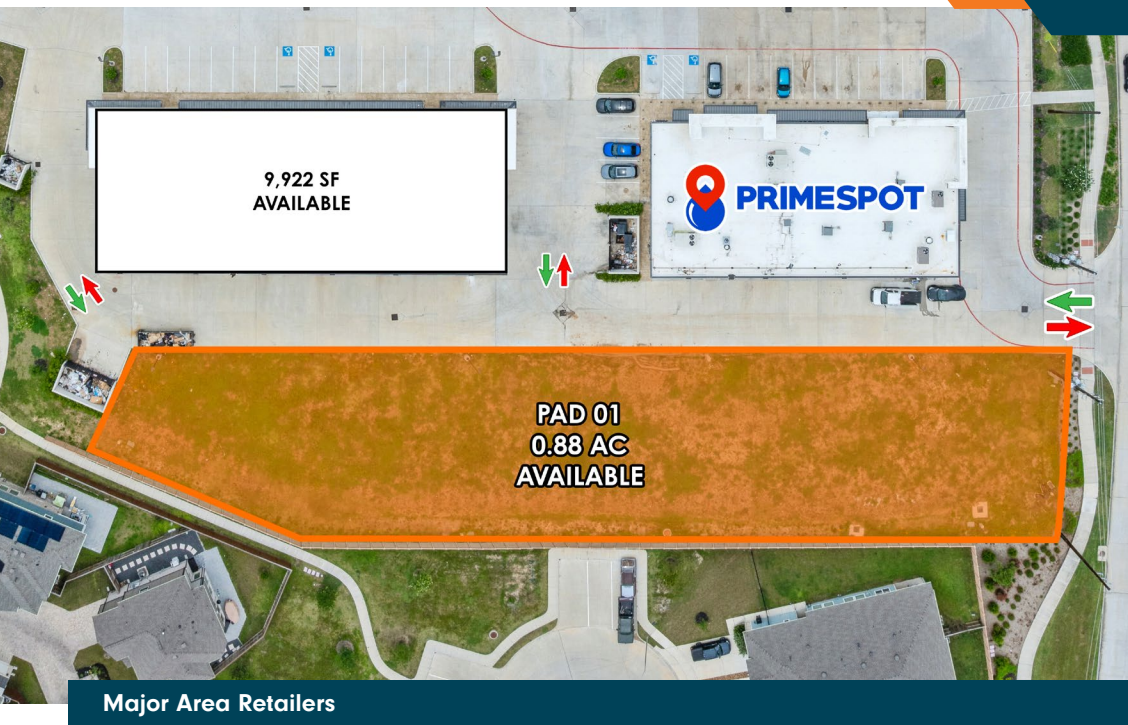
Meridiana Shopping Center Pad Site

5020 Meridiana Pkwy
Arcola, TX 77583



Hunington

Hunington Properties, Inc.
1715 S. Capital of Texas Highway #101
Austin, Texas 78746
(512) 767-7442
hpiproperties.com



Major Area Retailers



MERIDIANA SHOPPING CENTER

5020 Meridiana Pkwy, Arcola, TX 77583

Property Details

Sale Price **Call for Pricing**

Lot Size **0.88 AC**

Property Highlights

- Placed at the entrance of the Meridiana master-planned community, which will contain 6,500 homes upon completion.
- Extremely limited retail supply in the submarket constrains market access.
- Three schools near the site drives both foot and automobile traffic.
- High end suburban home construction provides tenants with favorable population demographics.
- Located along Highway 288, a major thoroughfare connecting the city of Houston and many of its suburbs.

Demographics

Population (2026)
 1 mi - 3,452
 3 mi - 16,889
 5 mi - 52,009

Average Household Income
 1 mi - \$169,335
 3 mi - \$154,119
 5 mi - \$129,373

Traffic Counts
 Pursley Blvd - 2,245 VPD
 Meridiana Pkwy - 4,710 VPD

	<p>Tooba Patoli Sr. Associate Brokerage tooba@hpiproperties.com</p>	<p>Abdul Sabha Vice President Leasing abdul@hpiproperties.com</p>
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Hunington Properties, Inc.

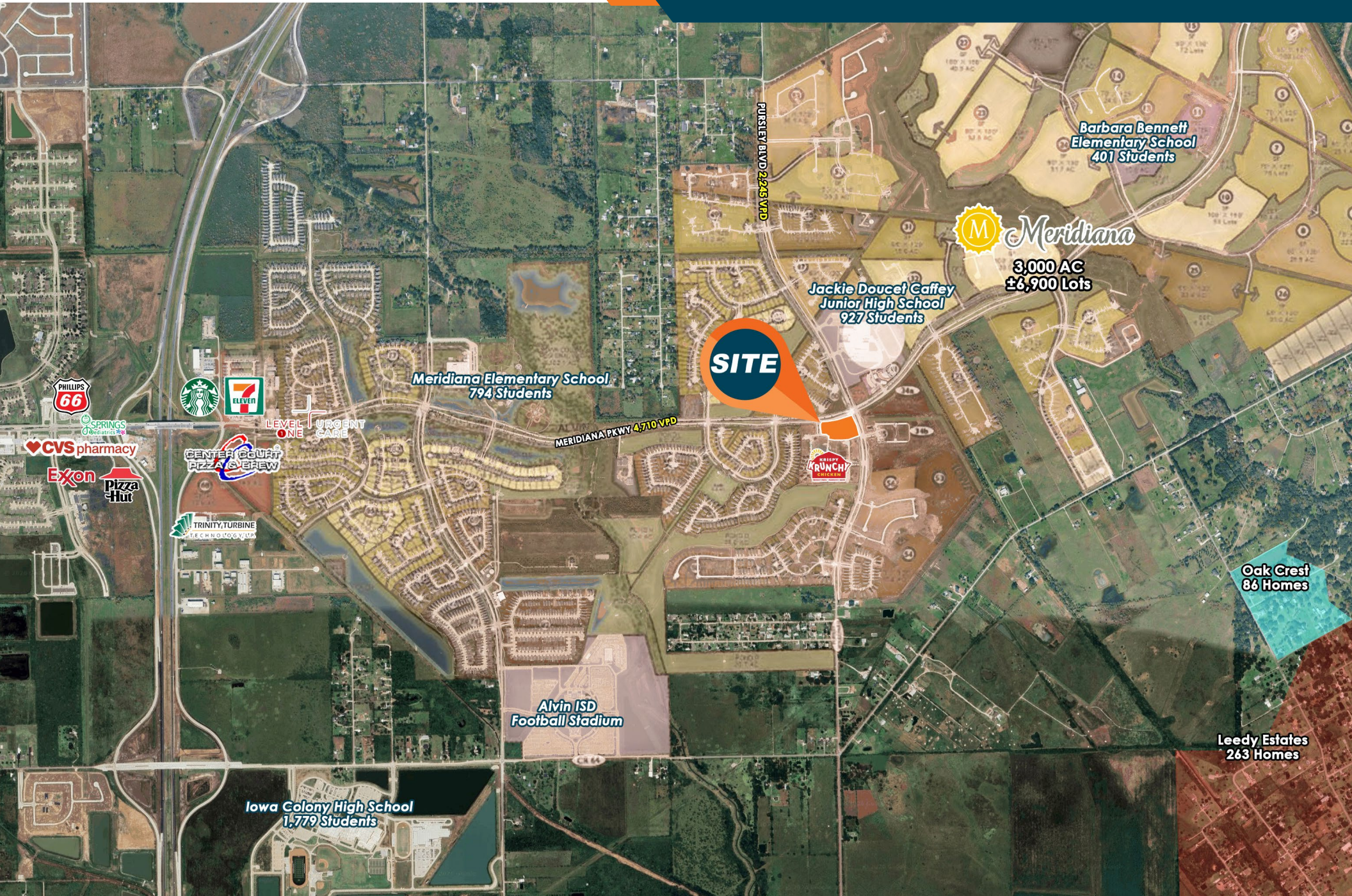
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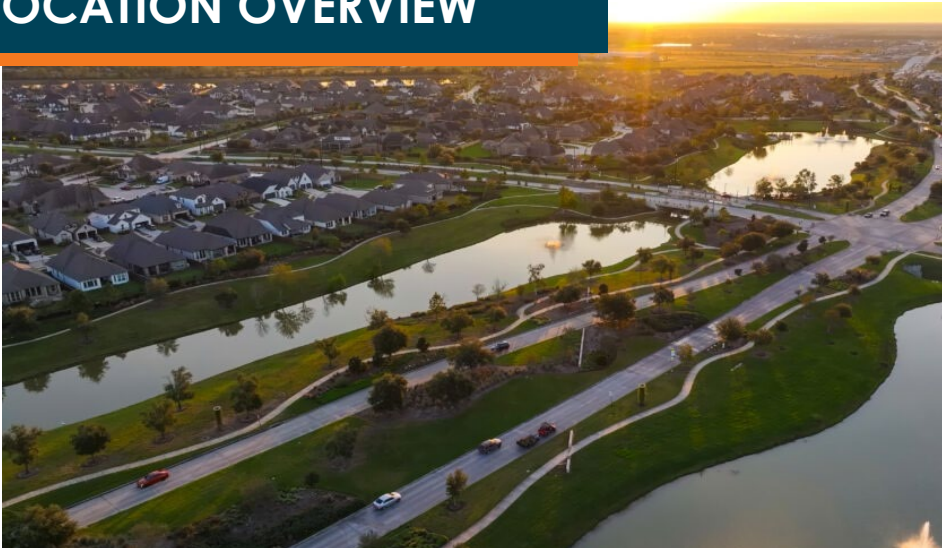
Site Plan







LOCATION OVERVIEW



MERIDIANA COMMUNITY

A PREMIER OPPORTUNITY FOR COMMERCIAL GROWTH

Located in the heart of the rapidly expanding Highway 288 corridor, Meridiana is emerging as one of the Greater Houston area's most attractive destinations for commercial investment and business development. This award-winning master-planned community offers direct access to major transportation routes, including Highway 288, State Highway 6, and the Fort Bend Parkway Toll Road, providing seamless connectivity to Downtown Houston, the Texas Medical Center, Pearland, Sugar Land, and other key employment and economic centers throughout the region.

Driven by robust residential growth, strong consumer demand, and ongoing infrastructure investment, Meridiana presents exceptional opportunities for retail, office, medical, mixed-use, and investment developments. Its growing population, affluent customer base, and proximity to major employment hubs create an ideal environment for businesses seeking visibility, accessibility, and long-term market potential. As one of the region's fastest-growing communities, Meridiana offers commercial users and investors the opportunity to establish a presence in a thriving market positioned for continued expansion.

Whether you are seeking a development site, investment property, or a strategic location for your business, Meridiana delivers the demographics, accessibility, and growth trajectory that drive long-term commercial success. Partner with our brokerage team to capitalize on one of the Houston area's most compelling commercial real estate opportunities.



