



Where Businesses Thrive.

Community Overview



When it comes to business, prepare to love Pearland.

Why Pearland?

- One of the nation's fastest-growing cities
- A flourishing progressive community like no other
- Diverse and globally connected
- Stellar schools, master-planned neighborhoods and outstanding quality of life
- City leadership focused on creating business opportunities

The nation's top CEOs continually rank Texas as the **state for business**. Historically Texas has also been a leader in job growth, infrastructure and transportation. Within the expansive Lone Star State, the Houston area is acclaimed for being business friendly with an entrepreneurial, can-do spirit that is home to more Fortune 500 company headquarters than almost any other city in the United States.

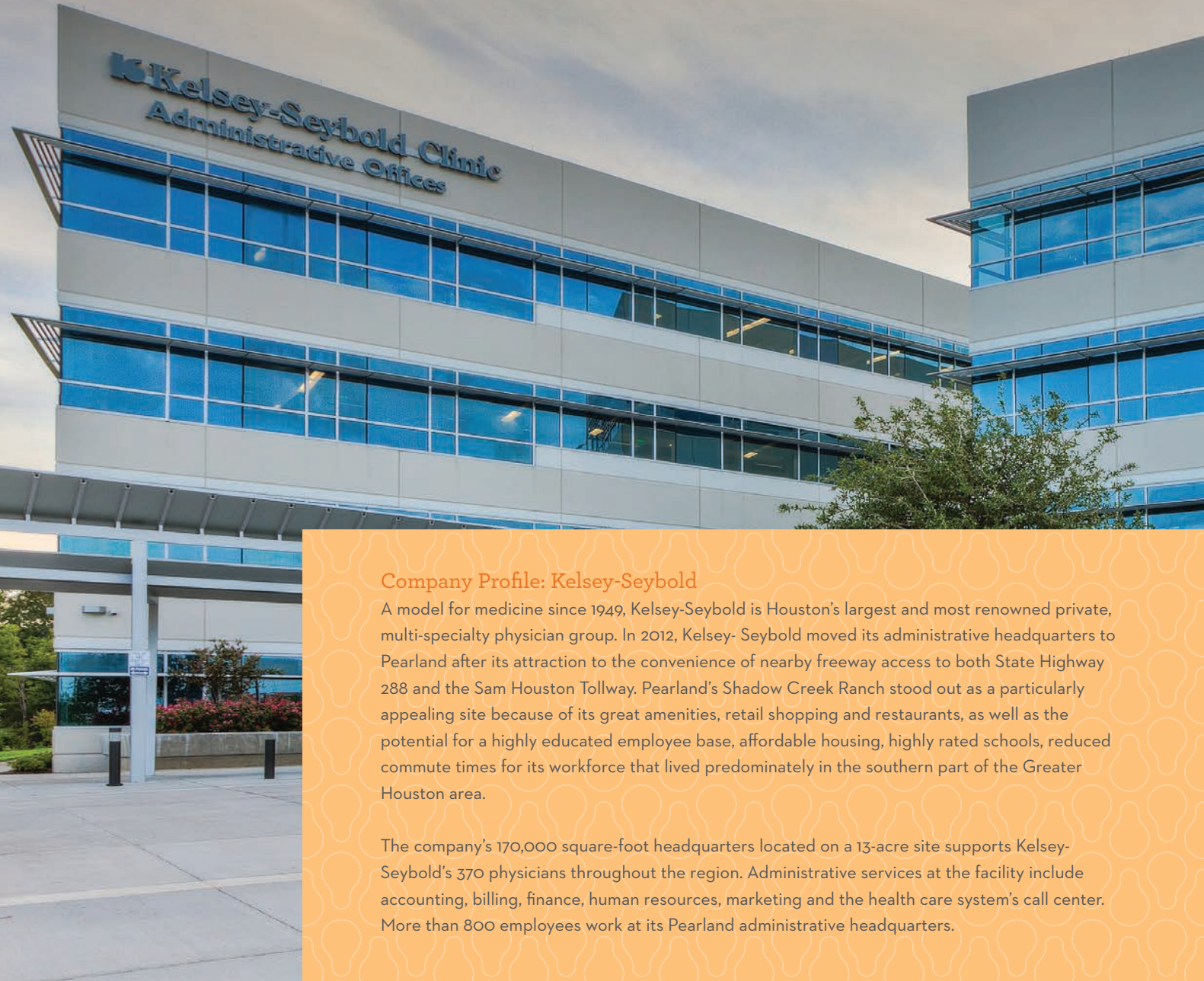
Pearland has everything your company needs to be successful. Here you'll find a **highly skilled, productive workforce, outstanding schools, safe neighborhoods and a superb quality of life**. Pearland is a business-focused community, committed to helping your company thrive. Located just south of Houston it's no wonder why Pearland is experiencing tremendous growth.

In fact, "fast growth" is an understatement. Since 2000, this **community of more than 125,000 residents has increased in size by 300%**. As a growing community with a diverse young workforce, over 50% of the population is comprised of Latino, African American and Asian ethnic groups, with the average resident age at 36 years.

Pearland's leadership is laser focused on creating opportunities. Through the Pearland Economic Development Corporation (PEDC), you have a partner in launching, expanding or relocating your enterprise. The PEDC acts as a catalyst to encourage private investment that diversifies the Pearland's economic base and preserves the city's cherished quality of life.

View companies located in Pearland in the Company Profile sections throughout this book

Where proximity,
connectivity and
opportunity intersect



Company Profile: Kelsey-Seybold

A model for medicine since 1949, Kelsey-Seybold is Houston’s largest and most renowned private, multi-specialty physician group. In 2012, Kelsey- Seybold moved its administrative headquarters to Pearland after its attraction to the convenience of nearby freeway access to both State Highway 288 and the Sam Houston Tollway. Pearland’s Shadow Creek Ranch stood out as a particularly appealing site because of its great amenities, retail shopping and restaurants, as well as the potential for a highly educated employee base, affordable housing, highly rated schools, reduced commute times for its workforce that lived predominately in the southern part of the Greater Houston area.

The company’s 170,000 square-foot headquarters located on a 13-acre site supports Kelsey-Seybold’s 370 physicians throughout the region. Administrative services at the facility include accounting, billing, finance, human resources, marketing and the health care system’s call center. More than 800 employees work at its Pearland administrative headquarters.

Pearland is one of the nation's fastest-growing cities, a flourishing, progressive community like no other that's diverse and globally connected. Pearland is ideally located.

Just minutes south of downtown Houston, Pearland is perfectly and uniquely positioned to give companies access to the expansive Houston region, the nation and the world.

Location

A place like no other, Pearland is a dynamic suburb located just south of Houston, the fourth largest city in the United States. A quick eight miles north is the thriving Texas Medical Center, the world’s largest life sciences destination that welcomes 8 million annual patient visits. The complex has 54 institutions: hospitals, research and specialty care institutions, including world-renowned The University of Texas MD Anderson Cancer Center; medical, dental, nursing and pharmacy schools; and public health institutions. Make a short 11-mile trip east, and you’re in the heart of America’s human spaceflight hub at the NASA Johnson Space Center.

Pearland’s strategic location in the Houston region puts it in the heart of the “Energy Capital of the World,” with more than 3,000 companies in the region specializing in virtually every segment of the energy industry including exploration, production, transmission, marketing, supply, and technology. The economically diverse area is also known for its proximity to robust financial, shopping and museum districts, world-class research centers and institutions of higher learning, and one of the world’s busiest seaports.

Access

Pearland’s north-south freeway access to Interstates 10 and 45 is available on State Highway 288, a ten-lane controlled access freeway that runs from the Gulf of Mexico to downtown Houston. West-east freeway access is provided by Sam Houston Beltway, an eight-lane loop around the Houston region that gives Pearland easy access to regional freeways, the Port of Houston and the region’s airport system, making business travel convenient, whether you’re headed to Dallas, Chicago, Dubai or beyond.

- George Bush Intercontinental Airport, located just 32 miles north of Pearland, services 27 airlines, offers nonstop flights to over 180 destinations, and is the second-largest hub of United Airlines.
- William P. Hobby Airport, just eight miles from Pearland, is an international airport that serves as a major hub to Southwest Airlines and offers non-stop flights from four passenger airlines.
- Pearland Regional Airport is a public-use general aviation airport with a 7,000-foot runway that can accommodate large aircraft.
- Access to multiple ports is a key offering for companies specializing in international business and trade.
- The Port of Houston, one of the most prominent in the world, is a 25-mile complex of 150+ diversified public and private facilities.
- Port Freeport on the Gulf Coast is one of the most accessible ports by land and sea, with rail access that handles more than 50,000 automobiles every year.
- The Port of Galveston handles all types of cargo and is home to several global passenger cruise lines.

See why companies call Pearland home.



Company Profile: Endress + Hauser

Endress+Hauser invested \$38.5 million in the construction of a 112,000 square-foot Gulf Coast Regional Campus in Pearland’s Lower Kirby District. The office and training campus offers areas for calibration, repair and training, including a state-of-the-art Process Training Unit. The facility houses teams to support Endress+Hauser’s products, solutions and services, SpectraSensors’ gas analysis systems for domestic and international customers, and Analytik Jena’s product lines for laboratory instrumentation. The campus also contains a building and warehouse location for Endress+Hauser’s sales and service partner in the Gulf Region, Vector Controls and Automation Group.

In 2020, Site Selection Magazine ranked Texas the **number one state for business** for the eighth consecutive year.

Pearland’s prime location within Texas and low cost of doing business attracts companies looking to commence, expand or relocate their operations. Pearland is home to multiple corporate headquarters, manufacturers and small businesses across a wide range of industries. The life sciences and medical device manufacturing sectors have grown exponentially in recent years, while the construction, manufacturing and professional sectors – particularly in the areas of health care and finance – continue to expand rapidly.

Area employers are supported by more than **3 million talented and seasoned regional workers.** Pearland’s young and educated workforce more than doubled in the last decade, now offering over 64,000 skilled workers and three of every four residents ages 16 or older working regularly. Nearly half of Pearland’s residents have bachelor’s degrees or higher, almost twice the national average, and over **21% have graduate or professional degrees.** When it’s time to identify and recruit new employees, this highly educated workforce with a median age of 36 is a key asset for Pearland companies.

With so much business growth and such a high-caliber workforce, Pearland is fast becoming the next major employment center in the Houston region.

Pearland Employers

- AGGREKO
- BRASK, INC. - NEELA
- BUC-EE’S
- CARDIOVASCULAR SYSTEMS, INC.
- COBB FENDLEY
- CODE NINJAS
- DOVER ENERGY
- ENDRESS+HAUSER
- ENERGY RENTAL SOLUTIONS, LLC
- ETHOENERGY
- FREESE AND NICHOLS
- KELSEY-SEYBOLD
- KEMPLON PRODUCTS
- KOZA’S
- LONZA
- MILLAR, INC.
- MITSUBISHI HEAVY INDUSTRIES COMPRESSOR CORPORATION
- MOTT MCDONALD
- PT SOLUTIONS
- REF-CHEM
- ROLLAC SHUTTERS
- SOLVCHEM
- SPEED SHORE CORPORATION
- TEXAS PIPE AND SUPPLY COMPANY
- THIRD COAST TERMINALS
- TOOL-FLO MANUFACTURING
- WEATHERFORD
- WILMAR OLEO NORTH AMERICA LLC



A place to put down roots

Ranked one of the **safest cities in Texas**, Pearland residents have a heightened quality of life knowing their families are safe in the community. Coupled with an affordable cost of living and easy access to Houston attractions and culture, Pearland is an ideal fit for people and companies looking for a place to call home.

Cost of Living

Pearland residents enjoy big city amenities without the big price tag. The Houston region has **the second lowest living costs** among the 20 most populous metro areas, according to the C2ER Cost of Living Index for '20. Houston's living costs are 4.8 percent below the nationwide average and 26.4 percent below the average of the nation's 20 most populous metropolitan areas.

Housing

An extensive range of housing options are reasonably priced as compared to other areas of the country. From multi-family dwellings and single-family homes in quaint neighborhoods, to historic houses in the Old Town District, to lakeside living in Pearland's master-planned communities, Pearland has welcoming homes of varying sizes and architectural styles. **Median home values in Pearland rose nearly 25% in the last decade**, with an average sale price of less than \$295,000 in 2020, which is much lower than most U.S. metropolitan areas.

Education

Pearland residents of all ages and at all stages enjoy access to tremendous educational opportunities. Top-rated school districts serve the community's K-12 students, with curriculum featuring real-life applications and technology integration. **Adults have convenient access to more than 60 degree-granting colleges, universities and technical schools**, including University of Houston-Clear Lake Pearland Campus, which offers career-building higher education to the local community. Three nearby quality community colleges offer university transfer courses, customized training and workforce development programs. With so many opportunities to expand one's skillset, it's no wonder Pearland boasts such a highly educated workforce.

Infrastructure

Pearland's robust economy and strong tax base support vital infrastructure and connectivity that elevates existing businesses and attracts new business enterprises. As Pearland has grown, the community has invested in infrastructure projects to support catalytic development, such as improving water and sewer capacity and freeway access along primary corridors. **Projects to increase value and boost economic vibrancy** include enhanced east-west mobility, water and wastewater improvements, a phased infrastructure strategy for the Lower Kirby District, major beautification improvements to the 288 corridor, redevelopment of the State Highway 35 corridor and reconstruction and widening of the Broadway corridor.

Company Profile: Lonza

Lonza debuted a 300,000 square-foot life science facility in Pearland, the largest dedicated cell and gene therapy manufacturing facility in the world, in 2018. The company sought a location for this "Center of Excellence" that would provide a diverse workforce and convenience to its first Houston location in the Texas Medical Center area, while maintaining a presence on the "third coast" of biotech. Additional factors that made Pearland's Lower Kirby District an attractive choice for Lonza were its accessibility to Houston via State Highway 288 and Beltway 8, the nearby life sciences community, infrastructure, and quality of life which offered attractive benefits such as top-rated schools and a reasonable cost of living.

Since the facility's opening, PEDC has continued to support Lonza's expansion efforts, allowing for additional laboratories, clean rooms and parking for the Pearland facility. Lonza currently employs more than 600 at its Pearland facility.



Enjoying life in Pearland is easy.
Prepare to love it.

Quality of Life

Pearland is known for its high quality of life and quality of place amenities.

Residents can work up a sweat at the **Pearland Recreation Center and Natatorium**, a 107,000-square-foot facility that contains a gymnasium, weight room, activity room, racquetball courts, elevated indoor track and a 50-meter competition pool; expand their horizons at classes and programs for youth, adults and seniors sponsored by Pearland Parks and Recreation; and enjoy outdoor activities at area public golf courses, sand volleyball and tennis courts, soccer fields, playgrounds, dog parks and more.

The Shadow Creek and Hickory Slough regional sports complexes offer a variety of sports fields and programming and the many community parks offer fun and relaxing spaces for all. Pearland residents have access to a variety of trails, including the Clear Creek Trail, which will eventually span 21 miles across the community.

Pearland Town Center, a mixed-use, open-air lifestyle complex encompasses three national retailer anchors – Macy’s, Barnes & Noble and Dillard’s – and more than 20 dining establishments that bring the best of retail and restaurants to Pearland. Nearby Silverlake Village Shopping Center, The Crossing @ 288 and Centre at Pearland Parkway feature stores to outfit the entire family and every room in the home.

But that’s not all. Pearland’s location just south of Houston gives residents access to even more lifestyle and cultural experiences that only a major metropolitan city can offer.

Tour magnificent exhibits at the **Museum of Fine Arts, Houston** and the **Houston Museum of Natural Science**, two of the 19 museums, galleries and cultural centers in the world-acclaimed Houston Museum District dedicated to the promotion of art, science, culture and history. Or take a break at the Houston Zoo, the second most visited zoo in the country and the most-attended cultural attraction in the region.

In nearby Uptown, **The Galleria is Houston’s No. 1 shopping and tourist destination** that includes three stories of 400 upscale stores and restaurants, an ice rink and two AAA Four Diamond hotels, all beneath spectacular glass atriums. Spanning 3 million square feet, The Galleria is the largest mall in Texas and in the top ten nationally, and is visited by more than 30 million people every year.

Houston’s reputation as a foodie town with more than **10,000 restaurants** representing more than 70 counties is a point of pride and reflects the cultural diversity of the nation’s fourth largest city.

The area gets its game on and roots for the home team in a wide range of professional sports, including baseball, basketball, football, men’s and women’s soccer, and rugby, as well as competitive boxing, women’s fast track derby and the largest per-player polo club in the United States. The climate also makes Pearland and surrounding communities ideal for golfing, with 58 golf courses. Houstonians love being a short drive from the beaches in Galveston and the Texas gulf coast. Pearland is also a short drive down SH-288 to Surfside, another popular beach destination.



Pearland continues to be a community of choice in the greater Houston region. Ripe for job creation and capital investment, Pearland is where businesses thrive.

WWW.PEARLANDEDC.COM

3519 LIBERTY DRIVE, SUITE 350; PEARLAND, TEXAS 77581

281.997.3000

