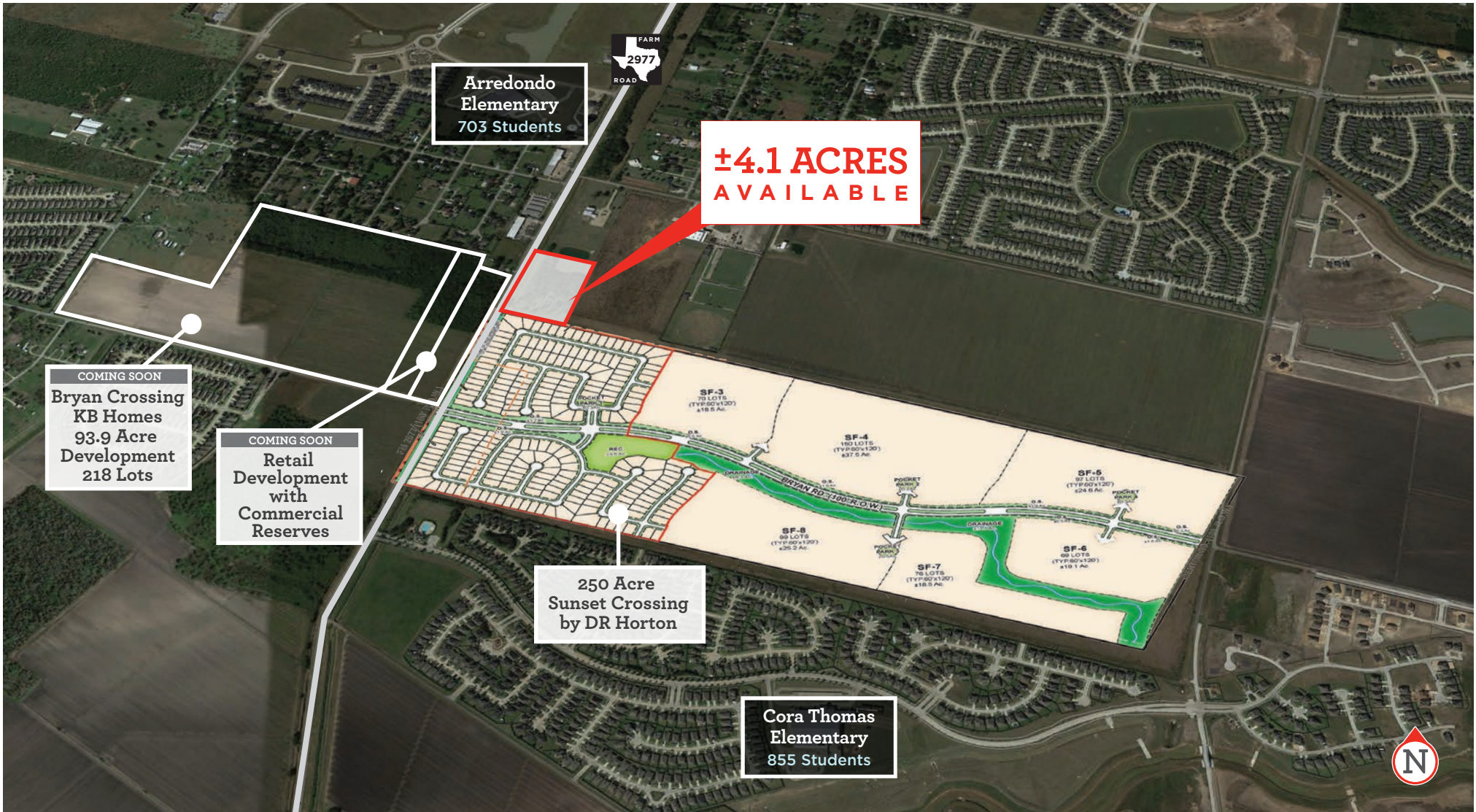




Rosenberg Commercial Development Tract

±4.17 Acres Available For Sale

1511 FM 2977 | Richmond, Texas



Ori Batagower | 281.477.4300

±4.17 ACRES AVAILABLE FOR SALE IN RICHMOND, TEXAS

► **ORI BATAGOWER**

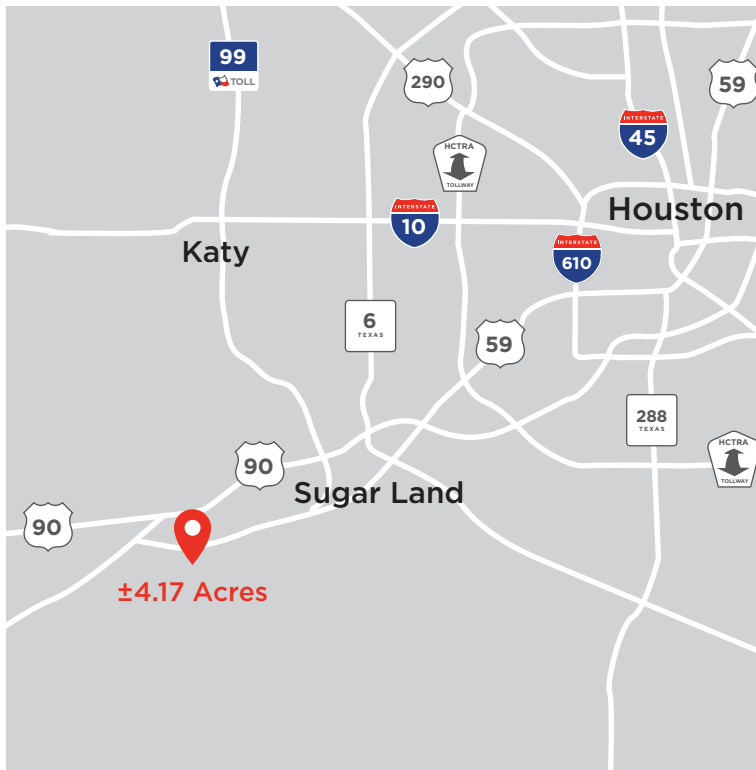
obatagower@newquest.com
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This 4.17 acre tract is located in the dynamic Rosenberg trade area just south of the corner of Reading Road and FM 2977, and is surrounded by the Summer Park and Summer Lakes master-planned communities. This site is just half a mile from US Highway 59 and Brazos Town Center, a 180 acre mixed use project featuring a national retail tenant roster, 620 class "A" multi-family units, a medical office park, and elaborate amenities. This proximity to the main retail intersection positions this tract among numerous national and regional retailers including Best Buy, Target, Kohl's, Petco, Academy, Home

Depot, Buffalo Wild Wings, Cracker Barrel, Gringo's, and Texas Roadhouse.

The recent acquisition of 250 acres by DR Horton immediately adjacent to the tract creates the opportunity for development to further amenitize the forthcoming Sunset Crossing. Site work has begun on the tract, and details on offerings will be announced soon.

This tract is ideal for multiple uses, and includes a 2,873 SF single family home that can either be remodeled or removed, as a function of the tract's future re-purposing.



PROPERTY HIGHLIGHTS

- APPROXIMATE SIZE:
±4.17 acres
- PRICE:
\$907,940.00
- SCHOOL DISTRICT:
Lamar Consolidated ISD
- APPROXIMATE SINGLE FAMILY HOME SIZE:
2,873 SF



106,235
Current Population
Within 5-Mile Radius



212.65%
Population Growth
Within a 1-mile Radius
from 2010 to 2018



\$116,359
Average HHI Within
1-Mile Radius



2010 Census, 2018 Estimates with Delivery Statistics as of 12/18

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,236	15,119	35,043
Current Population	6,870	43,835	106,235
2010 Census Average Persons per Household	3.07	2.90	3.03
2010 Census Population	2,198	24,417	74,874
Population Growth 2010 to 2018	212.65%	83.50%	45.37%

CENSUS HOUSEHOLDS

1 Person Household	10.72%	18.22%	18.42%
2 Person Households	31.14%	28.81%	28.21%
3+ Person Households	58.13%	52.97%	53.38%
Owner-Occupied Housing Units	93.52%	68.34%	68.35%
Renter-Occupied Housing Units	6.48%	31.66%	31.65%

RACE AND ETHNICITY

2018 Estimated White	54.69%	55.15%	55.85%
2018 Estimated Black or African American	20.30%	19.93%	17.46%
2018 Estimated Asian or Pacific Islander	13.79%	11.43%	10.62%
2018 Estimated Other Races	10.99%	13.13%	15.62%
2018 Estimated Hispanic	29.44%	34.39%	39.99%

INCOME

2018 Estimated Average Household Income	\$116,359	\$92,554	\$87,130
2018 Estimated Median Household Income	\$118,133	\$89,203	\$81,072
2018 Estimated Per Capita Income	\$37,559	\$31,001	\$29,034

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	18.40%	22.73%	23.87%
2018 Estimated Bachelors Degree	26.50%	19.78%	18.65%
2018 Estimated Graduate Degree	11.99%	10.26%	10.22%

AGE

2018 Median Age	31.6	33.3	34.5
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Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and,

in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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