



Smith Elementary
454 Students

LAMAR
CISD

LANE DR

CVS

M&T

CUBE SMART



Lamar Park
APARTMENTS

AVENUE I

±5.5 ACRES
AVAILABLE

Stripes

BUSH'S CHICKEN

THE STORAGE PLACE

Villages of Town Center
643 Homes

READING RD

TOWN CENTER BLVD



5.5 ACRES – ROSENBERG, TX

SWC OF FM 1640/AVENUE I AND READING ROAD | ROSENBERG, TEXAS

±5.5 ACRE HARD CORNER AVAILABLE FOR SALE

BRAD LYBRAND | JEFF HAYES | 281.477.4300

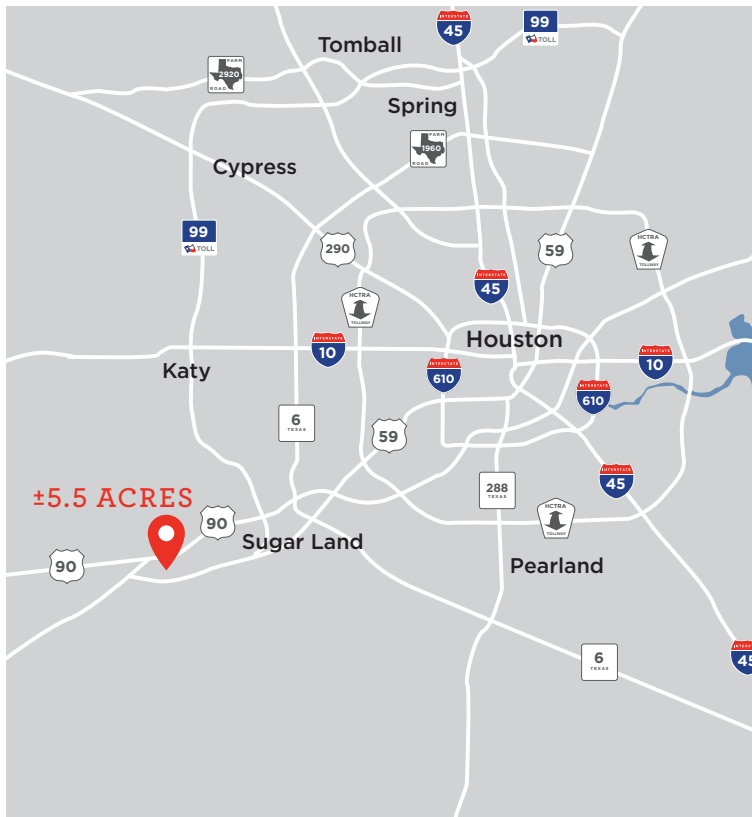
PROPERTY INSIGHTS

±5.5 ACRES AVAILABLE FOR SALE IN ROSENBERG, TEXAS

5.5 acre hard corner development opportunity in Rosenberg, TX. The site is less than a mile from Brazos Town Center, one of the largest outdoor malls in the US with Best Buy, Target, Kroger Marketplace, Marshall's, JC Penney, Ross, Academy, Home Depot, Home Goods and many other national restaurants and retailers. Excellent for fast food, bank, retail, medical, specialty use, storage and a wide variety of other uses.

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PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±5.5 acres
- ▶ **PRICE:**
\$10 psf
- ▶ **SCHOOL DISTRICT:**
Lamar CISD
- ▶ **Restrictions:**
No convenience store or fuel sales
- ▶ **FRONTAGE:**
Approx. 567' on FM 1640/Avenue I
Approx. 383' on Reading Road
- ▶ **TRAFFIC COUNTS:**
Approx. 15,340 cpd on FM 1640/Avenue I
Approx. 15,104 cpd on Reading Rd



107,995
Current Population
Within 5-Mile Radius



50.86%
Population Growth
Within a 5-mile Radius
from 2010 to 2018



\$83,828
Average HHI Within
5-Mile Radius



AERIALS + ACREAGE

DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 09/18

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	5,145	21,054	35,631
Current Population	15,476	63,121	107,995
2010 Census Average Persons per Household	3.01	3.00	3.03
2010 Census Population	11,504	43,906	73,444
Population Growth 2010 to 2018	35.26%	47.96%	50.86%

CENSUS HOUSEHOLDS

1 Person Household	22.59%	20.75%	18.37%
2 Person Households	27.31%	27.37%	28.30%
3+ Person Households	50.10%	51.88%	53.33%
Owner-Occupied Housing Units	44.88%	58.08%	68.13%
Renter-Occupied Housing Units	55.12%	41.92%	31.87%

RACE AND ETHNICITY

2018 Estimated White	56.46%	57.15%	57.90%
2018 Estimated Black or African American	22.09%	17.07%	16.67%
2018 Estimated Asian or Pacific Islander	4.93%	7.35%	9.10%
2018 Estimated Other Races	15.98%	17.87%	15.86%
2018 Estimated Hispanic	48.86%	47.91%	40.84%

INCOME

2018 Estimated Average Household Income	\$60,155	\$78,199	\$83,828
2018 Estimated Median Household Income	\$52,265	\$68,433	\$78,019
2018 Estimated Per Capita Income	\$21,196	\$26,389	\$27,916

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	28.28%	26.57%	25.09%
2018 Estimated Bachelors Degree	9.46%	14.23%	17.29%
2018 Estimated Graduate Degree	5.13%	7.54%	9.47%

AGE

2018 Median Age	32.1	34.3	34.5
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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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
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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Rev. 02.13.19 ct