



For Sale

SEC FM 2218 & Town Center Blvd
Rosenberg, TX 77471

Development Tracts

- Brazos Town Center Location
- 4.8 Acres Total
- Tract Divisible
- Price Reduction – Starting at \$4.50/SF



Accelerating success.

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[Interactive Map](#)

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Property Features

Colliers is proud to offer for sale approximately 4.88 acres located at the southeast corner of Town Center Blvd. and FM 2218 in Rosenberg's rapidly growing Brazos Town Center. This site is divisible, with tracts ranging in size from ± 1.2 acres to 4.8 acres. Seller is flexible on exact size and configuration of the smaller tracts.

The site is on the hard corner of the fully-signalized intersection of FM 2218 and Town Center Blvd. and offers built-in infrastructure with full utilities.

Property Details

This property offers a great opportunity to develop or expand a brand concept in one of the fastest-growing areas of Fort Bend County.

- Hard corner location
- Fully signalized intersection
- Utilities available through MUD 167
- 1.2 miles to US Hwy 59, 0.7 miles to FM 762
- Allowed uses: C-store, retail, medical, multi-family, office
- Uses not allowed: Industrial, public storage

Sale Pricing

Tract 1 (Hard Corner): ± 1.2 Acres \$6.00/SF

Tract 2 (FM 2218 Frontage): ± 1.2 Acres \$5.25/SF

Tract 3 (Town Center Blvd Frontage): ± 2.4 Acres \$4.75/SF

Entire Tract: 4.8 Acres ~~\$4.95/SF~~ **\$4.50/SF**

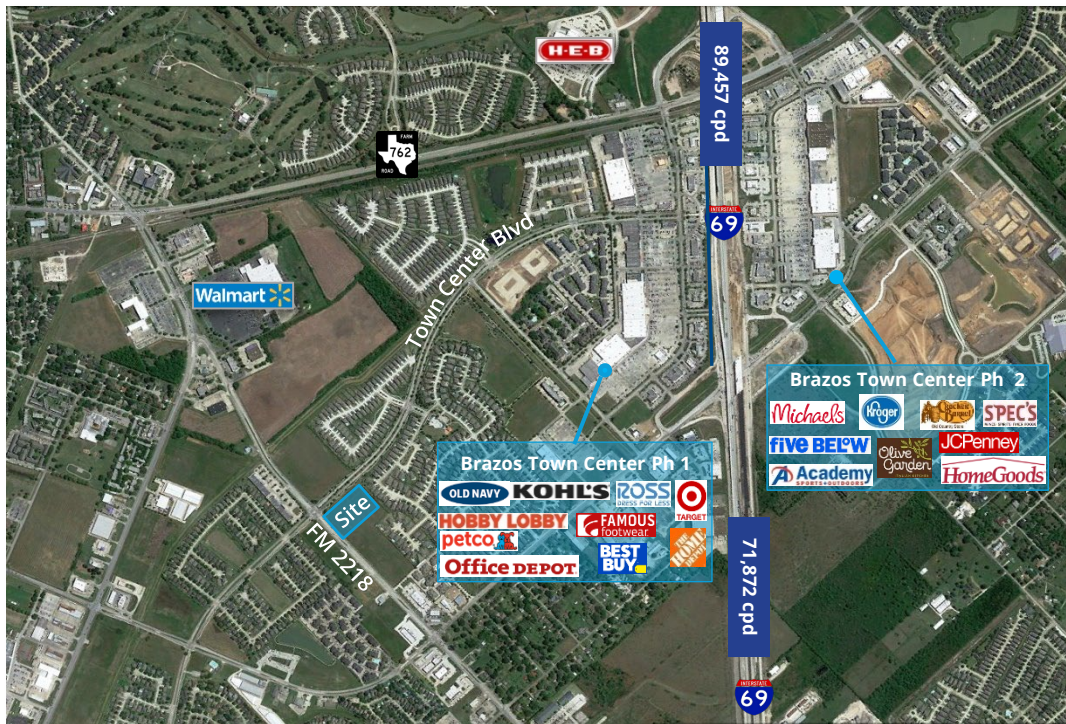
Demographics

Key Variables	1-Mile	3-Mile	5-Mile
Population (2020 Estimated)	12,068	61,418	109,570
Population (2025 Projected)	14,192	73,645	131,168
Households (2020 Estimated)	4,228	20,226	35,839
Households (2025 Projected)	4,995	24,308	43,056
Avg. Household Income (2020 Estimated)	\$70,784	\$85,807	\$93,499

Demographics Source: Esri, U.S. Census

Traffic Counts	
FM 2218 (B. F. Terry Blvd) at Town Center Blvd	5,613 AADT
B. F. Terry Blvd at FM 762	22,720 AADT
FM 762 North of US Highway 59 / Interstate 69	23,539 AADT

Traffic Count Source: 2018/2016 Counts TXDOT STARS Map



Demographics

The site is located within Brazos Town Center, a 550-acre master-planned development that combines one of the nation's most successful retail experiences with single-family homes, upscale multi-family living, parks and trails.

Brazos Town Center Location

- Within a 550-acre master-planned community
- Brazos Town Center retail development
- Single-family homes, upscale multi-family
- Numerous parks and trails



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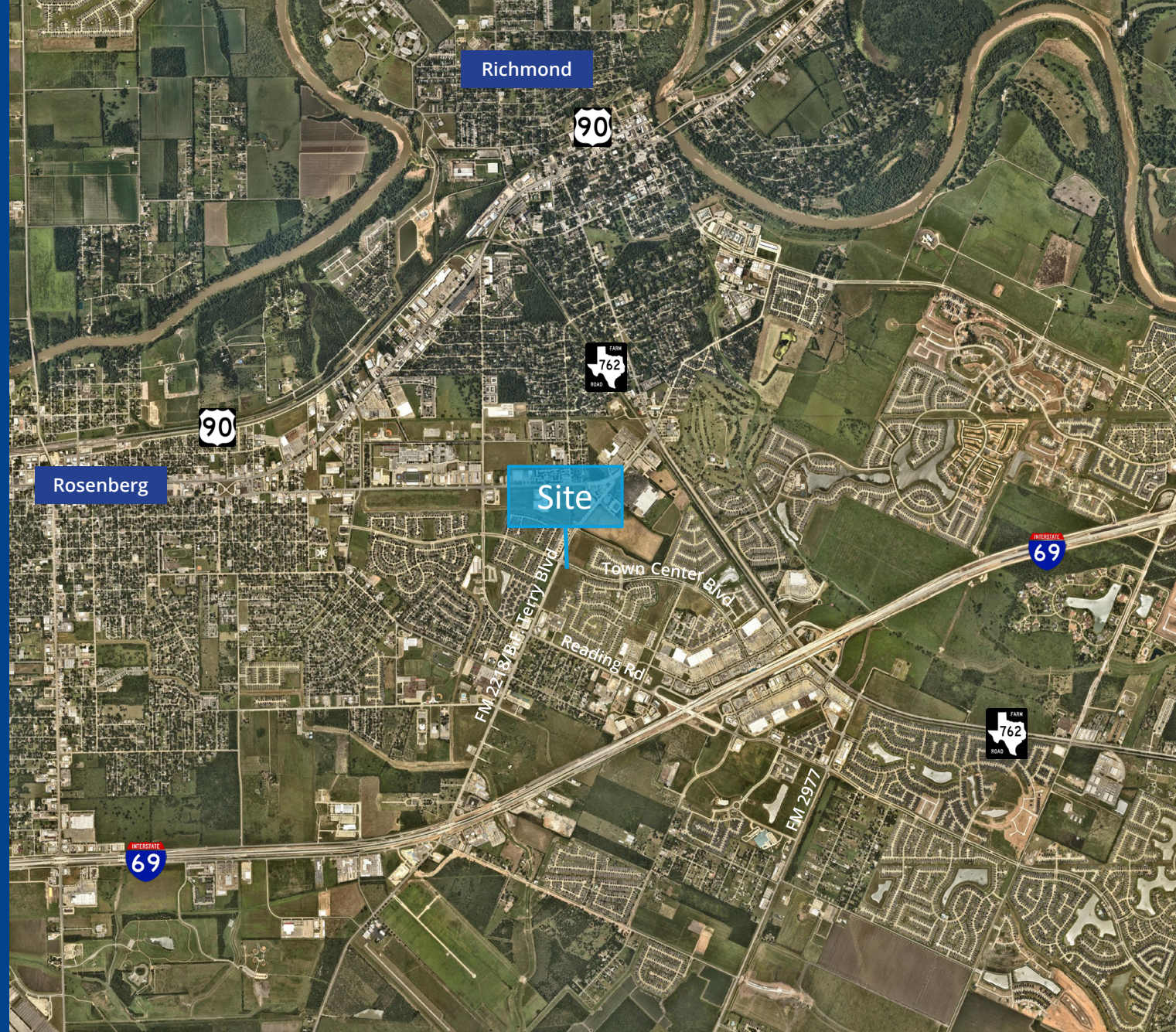
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Information About Brokerage Services

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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Buyer/Tenant/Seller/Landlord Initials

Date