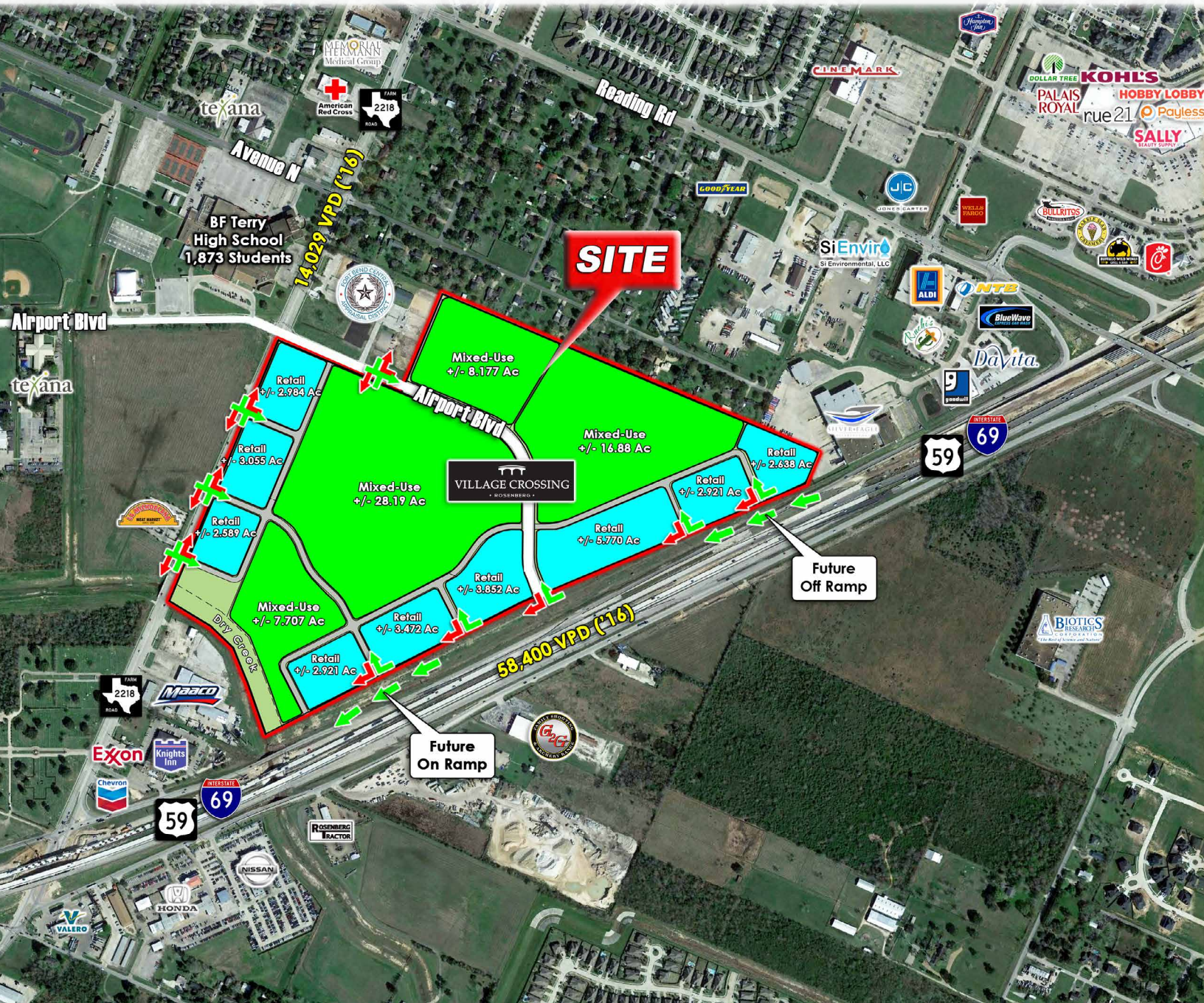




VILLAGE CROSSING ROSENBERG

2.5 - 50 Acre Sites Available
FM 2218 & I-69/US 59 - Rosenberg, Texas

OWNER FINANCING AVAILABLE





VILLAGE CROSSING

Rosenberg, Texas

FEATURES

FOR SALE

Mixed-Use
Development

2.5 - 50 Acre
Sites Available

PROPERTY FEATURES

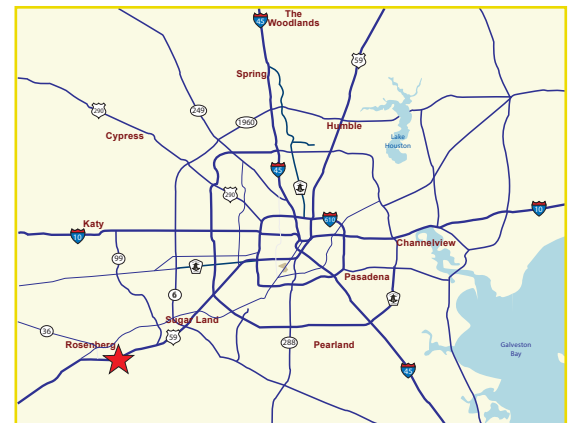
- **Owner Financing - 3.9%, 15 year amortization, 30% down**
- High Visibility on I-69/ US 59 with 3,350' of Frontage
- Entrance and Exit ramps to I-69/US 59 accessible from site
- 6 proposed entrances with a total of 17 corners on freeway and FM 2218
- I-69/US 59 freeway and frontage under construction - to be completed 1st Quarter 2018
- Airport Boulevard to be completed 2018 - new gateway entrance into Rosenberg
- All utilities available
- No onsite detention required
- Pricing: Starting at \$7.50 PSF

DEMOGRAPHICS

2016 Estimate	5 miles	10 miles
Total Population:	88,444	229,056
5 Yr. Proj. Growth:	25.4%	24.7%
Daytime Population:	79,414	198,823
Average HH Income:	\$87,476	\$126,046

TRAFFIC COUNTS

I-69 / US 59: 58,400 VPD
 FM 2218: 14,029 VPD
 (TXDOT 2016)



**JENNIFER
RAYMOND**

JRAYMOND@JPRCOMMERCIAL.COM
713.817.4590

JPR

JPRCOMMERCIAL.COM

Information contained herein has been obtained from the owner of the property or from other resources that we believe reliable. We have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All such information is submitted subject to errors, omissions or changes in conditions prior to sale, lease or withdrawal without notice. All information contained herein should be verified to satisfaction of the person relying thereon. The location and size of all buildings and tracts shown on this drawing are for illustrative purposes only, which may be changed without notice.



VILLAGE CROSSING

Rosenberg, Texas

SURROUNDING RETAIL



Jennifer Raymond • jraymond@JPRcommercial.com • 713.817.4590 • JPRCOMMERCIAL.COM

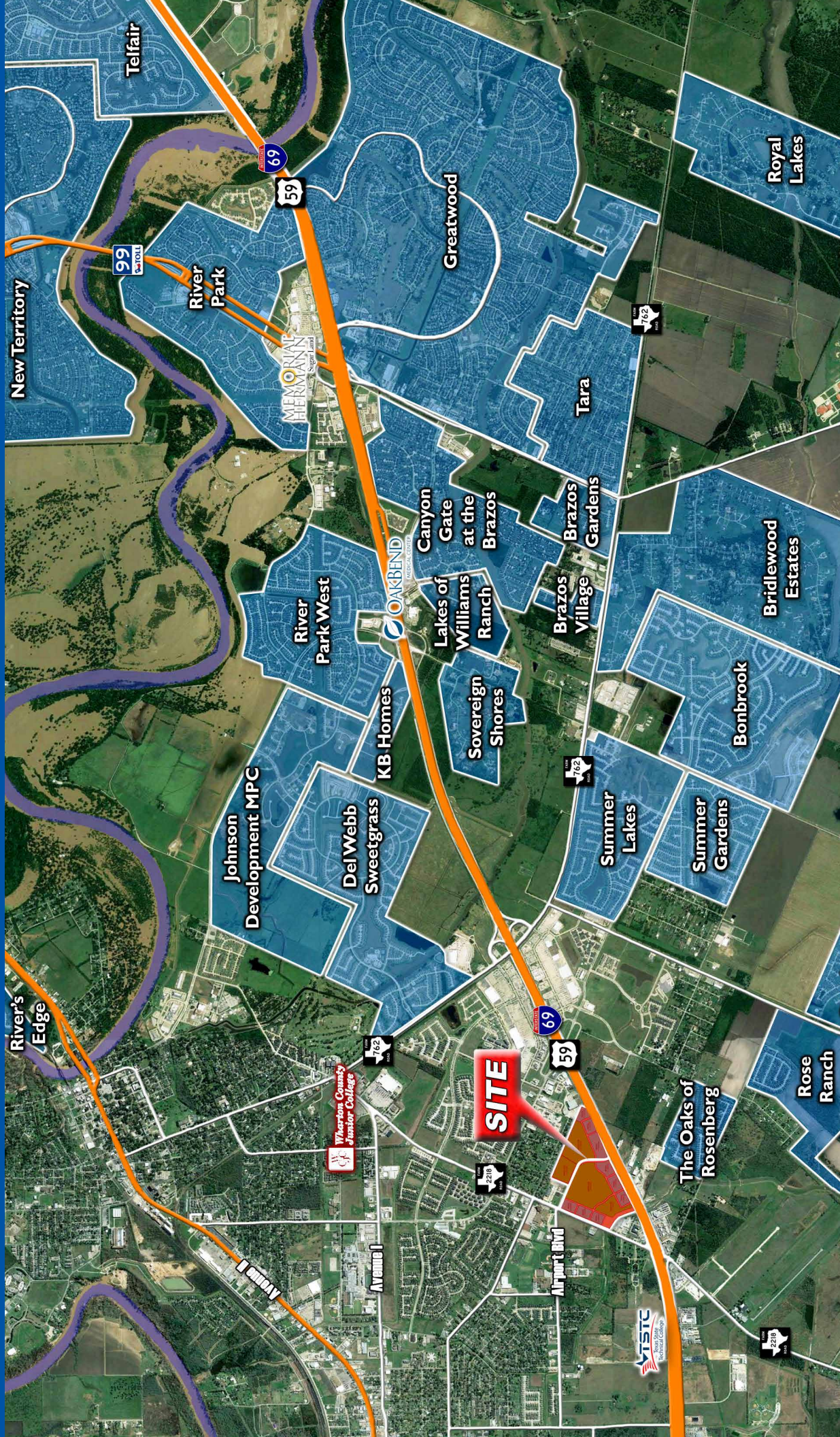
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VILLAGE CROSSING

Rosenberg, Texas

MARKET AREA



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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.

_____ 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
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date