

+/- 5.198 ACRES

State Highway 36 / 1st Street, South of U.S. 59
Rosenberg, Texas 77471



17,349 Cars per Day on State Highway 36

\$1,018,911.96 or \$4.50 per square foot



Carlos P. Bujosa

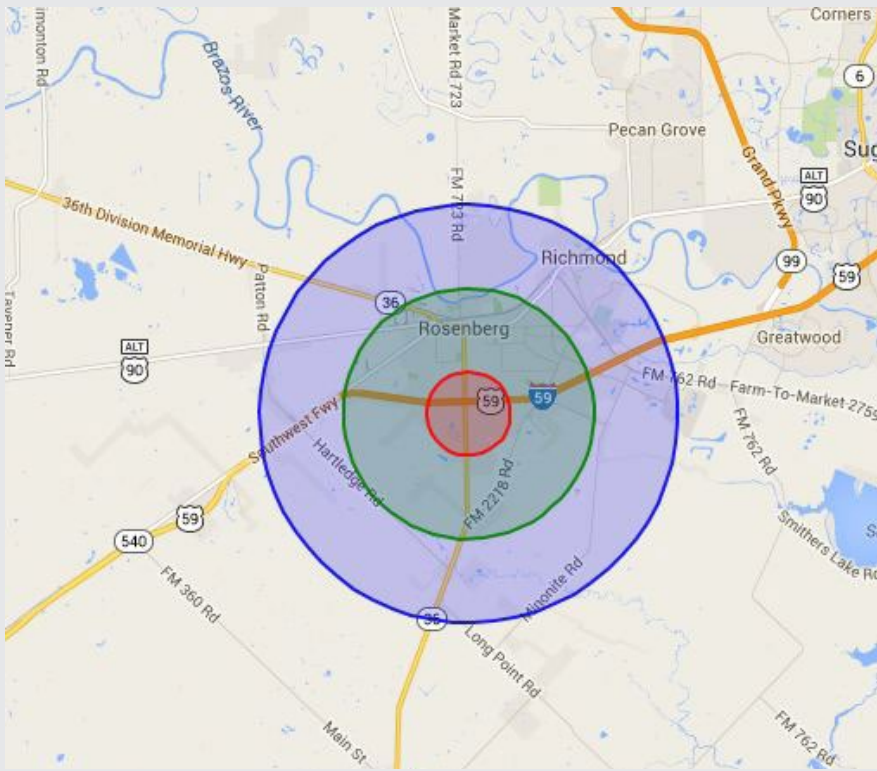
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41,642
2013 Population within 3-miles

\$46,437
Average Household Income within 3-miles

13,426
2013 Households within 3-miles

17,349*
Cars per day on State Highway 36
* Costar

PROPERTY HIGHLIGHTS

- One Corner on State Highway 36, south of Wallace Wehring Rd. in Rosenberg, TX with easy ingress and egress from both S.H. 36 and U.S. 59
- Reserve B = 5.198 Acres
- \$4.50 per square foot or \$1,018,911.96
- All utilities from the City of Rosenberg

AREA HIGHLIGHTS

Located in Rosenberg, Fort Bend County, Texas; one of the fastest growing counties in the U.S. and ranked in the nations top 10 based on its economic strength. Led by a strong Economic Development Council, in 2010 Fort Bend County added more than 1,200 jobs, \$130 million in investment and nearly 1.5 million square feet of commercial absorption or new space. W&P predicts a 3.04% growth rate in job creation in Fort Bend from 2011-2015, putting the county top in the region and fifth in the nation. (www.rosenbergecodev.com)

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+/- 5.198 ACRES - SH 36 & WALLACE WEHRING RD.



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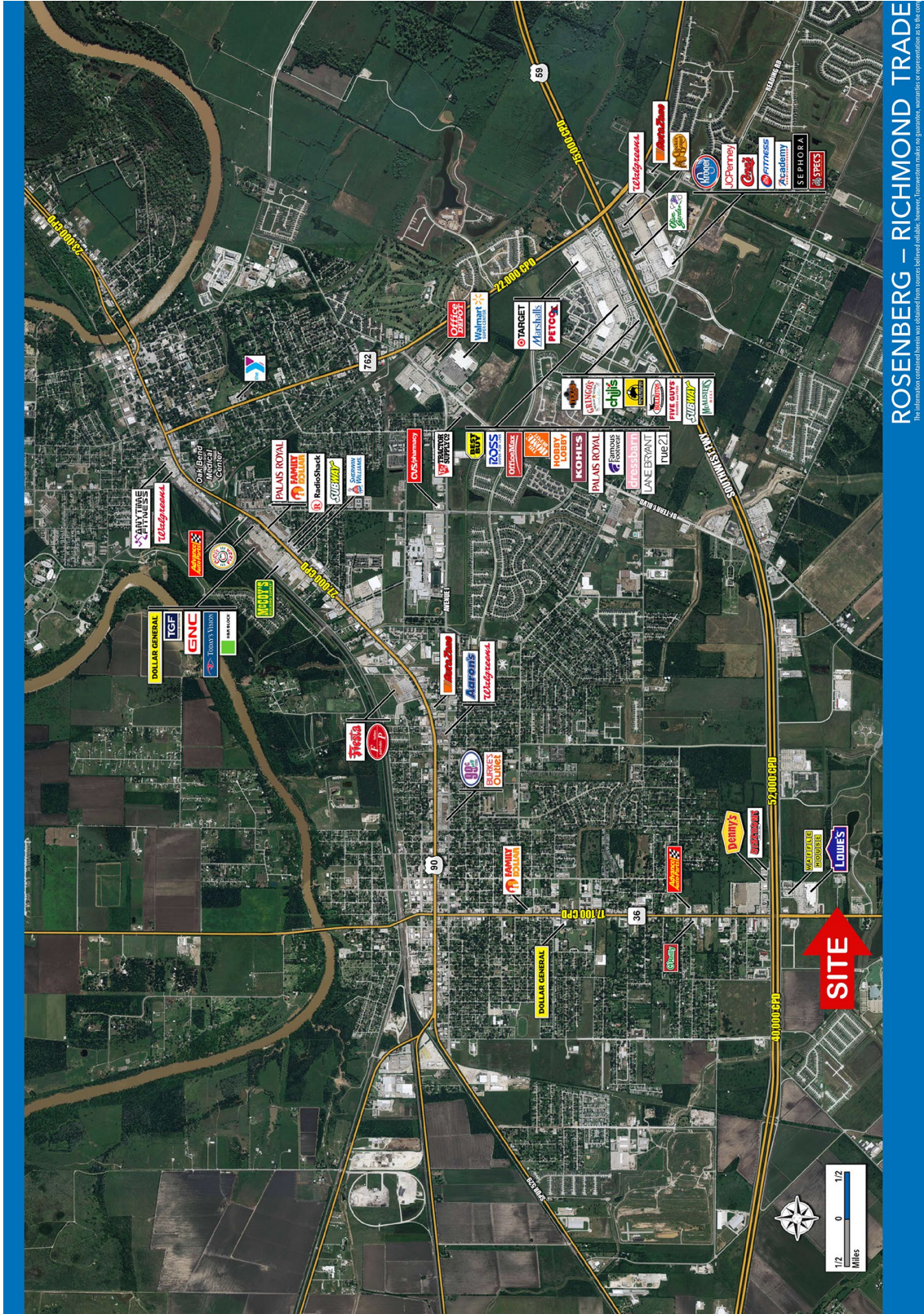
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ROSENBERG - RICHMOND TRADE
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