

# ±72 ACRES

# FOR SALE

## COMMERCIAL RESERVES AVAILABLE

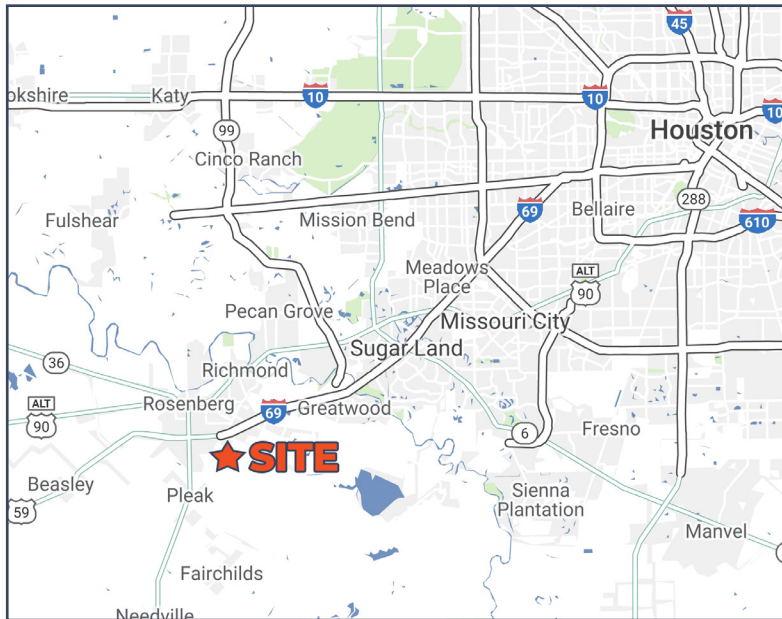
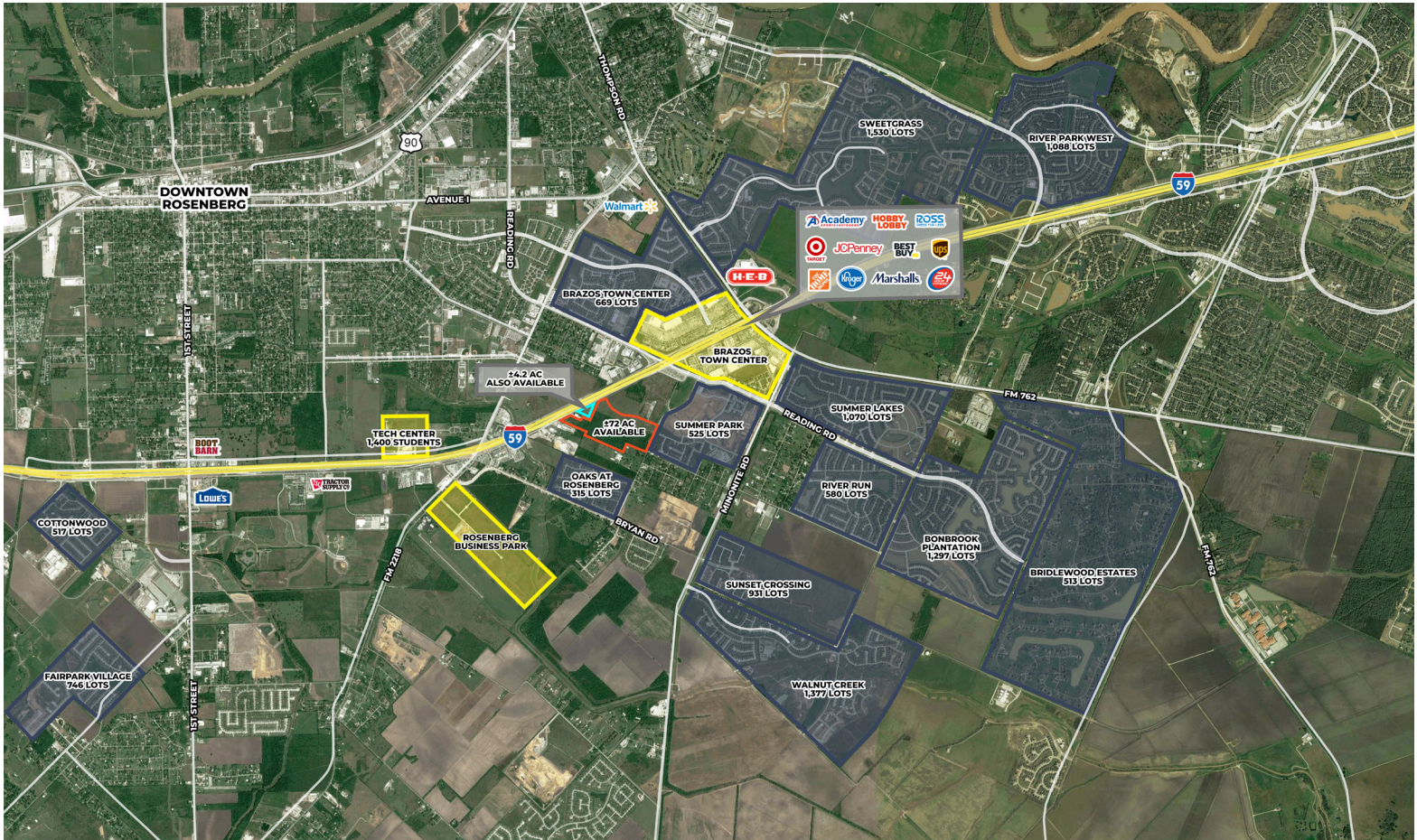


### PROPERTY OVERVIEW

The available land is a ±72-acre tract located along the south side of US-59 and south of Reading Road and offers highway frontage. With the US-59 reconstruction completed, several new developments are underway in this submarket. The adjacent ±4.2-acre tract has 742' of highway frontage and is available.

SWQ OF US-59  
& READING ROAD  
ROSENBERG, TX

### ROSENBERG SUBMARKET



### PROPERTY HIGHLIGHTS

<b>LOCATION</b>	SOUTHWEST CORNER OF US-59 AND READING ROAD
<b>LAND SIZE</b>	±72 ACRES
<b>PRICE</b>	\$5.50 PSF
<b>OWNER FINANCE</b>	OPEN FOR CONSIDERATION



### TRAFFIC COUNTS

<b>US-59 NORTH OF READING RD</b>	111,591
<b>US-59 SOUTH OF READING RD</b>	71,317
<b>READING RD WEST OF US-59</b>	16,389
<b>READING RD EAST OF US-59</b>	22,636

2020 TXDOT | 24-Hour Traffic Counts



### DEMOGRAPHICS

	1 MILE	5 MILE	7 MILE
<b>2021 EST. POPULATION</b>	7,776	114,440	173,368
<b>2021 EST. AVERAGE HOUSEHOLD INCOME</b>	\$110,971	\$100,699	\$115,933
<b>2010-2021 ANNUAL POPULATION GROWTH</b>	7.78%	3.29%	2.82%

2021 Estimated Demographics | CBRE Location Analytics & Mapping



### LOCATION

Located in fast growing Fort Bend county, approximately 35 miles southwest of downtown Houston, Rosenberg is a community that has a location on major rail and interstate routes, encourages the development of light manufacturing, distribution facilities, pharmaceutical research and production, nationally recognized retailers and new, affordable residential subdivisions. Undergoing phenomenal growth over the last decade, the city now offers a more business-friendly atmosphere and enhanced quality of life.

The area has recently undergone a wave of new development, much of it nearby the subject site along Highway 59. Recent developments include commercial, residential and mixed-use projects - totaling nearly 3,500 acres.



### ACCESS

Less than 5 miles from the Grand Parkway and US-59 intersection, the location is favorable and strategic for both business and residents seeking access to the broader regional marketplace. Rosenberg's road network includes highways US-59, SH-36, and US Alt. 90. The entire transportation system offers access to Houston, the greater Southwestern US, and Mexico by way of interstate, rail, and port access.



### EDUCATION

Education is a high priority in Rosenberg. The city has over 25,000 students enrolled in an educational facility with 75% of them as college bound. Area institutions for higher education include Wharton County Junior College and Texas State Technical College (TSTC). TSTC campus site sits on 80 acres located west of the subject property. Phase I opened for classes in Fall 2016 and Phase II opened for classes Fall 2017. TSTC Fort Bend campus accommodates over 13,000 students.



### EMPLOYMENT

Rosenberg is an ideal city for business, with attributes including workforce development and training programs, a combination of existing transportation infrastructure, a large regional labor pool, multiple tracts of available land, and a business-friendly government. Targeted industries include machinery and specialty machining, specialty foods, packaging, logistics and distribution, pharmaceuticals and medical products, and business services. Future job growth is projected to be 36.9% over the next 10 years with large employers including AT&T, CenterPoint Energy, Allied Concrete, and National Oilwell Varco.



### UTILITIES

Water and Sanitary: City of Rosenberg  
Drainage: Fort Bend County MUD 159



# 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
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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