

FREESTANDING QSR W/ DRIVE-THRU

28211 Southwest Freeway | Rosenberg, TX



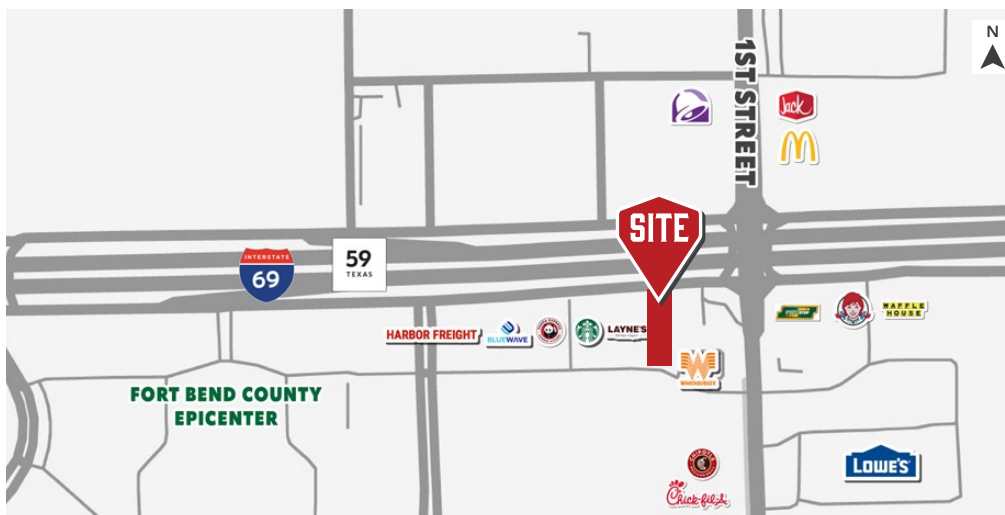
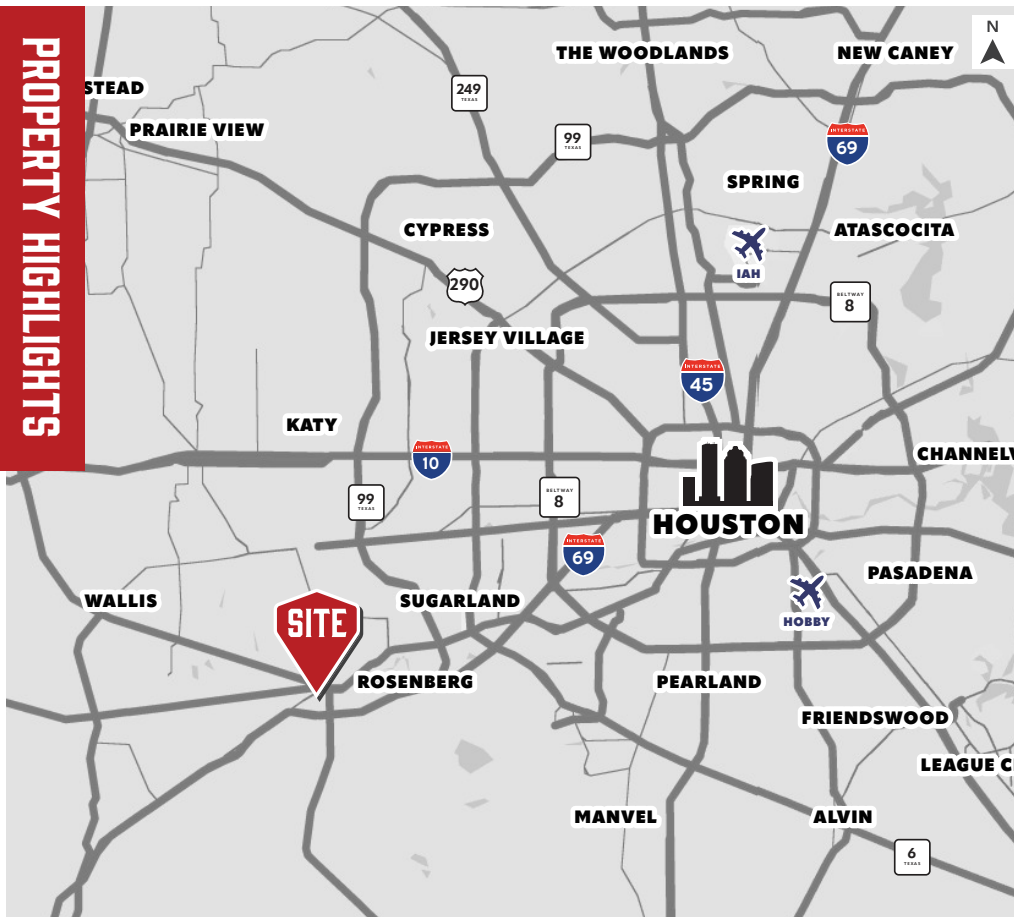
Vacant Fast Food Restaurant
with Drive-Thru
For Lease or Sale
2,332 SF on 0.79 AC

Multi-Family Development
312 Units
Under Construction

VACANT FREESTANDING ARBY'S AVAILABLE FOR SALE OR LEASE IN ROSENBERG'S HIGH-GROWTH MARKET

Harrison Mohn | Director
harrison@palodurocp.com

Palo Duro Commercial Partners
950 Echo Lane, Suite 330, Houston, TX
281.995.2200 | palodurocp.com



FREESTANDING QSR W/ DRIVE-THRU

PROPERTY HIGHLIGHTS

- Vacant Freestanding Arby's available for sale or lease
- $\pm 2,332$ SF building on ± 0.79 acres / 34,390 SF lot
- Built in 2022
- Surrounded by strong-performing QSR locations, including Starbucks, Whataburger, McDonald's, and Jack in the Box
- Located in a high-growth Rosenberg market with projected 200% growth in single-family homes
- Occupied single-family homes are projected to more than double, increasing from approximately 33,000 today to 67,400 in the near future

SPACE AVAILABLE FOR SALE OR LEASE

- $\pm 2,332$ -SF vacant QSR with drive-thru on 0.79 acres/34,390-SF lot

Contact broker for pricing

DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
2026 Estimated Population	3,527	41,031	93,342
2031 Projected Population	3,891	45,432	106,353
2026 Est. Average HHI	\$107,864	\$90,368	\$103,859





191K YEARLY VISITS¹ | 15K MONTHLY VISITS¹



194K YEARLY VISITS¹ | 16K MONTHLY VISITS¹



\$4.4M/YEAR IN SALES | RANKED TOP 6%



\$1.9M/YEAR IN SALES | RANKED TOP 9%



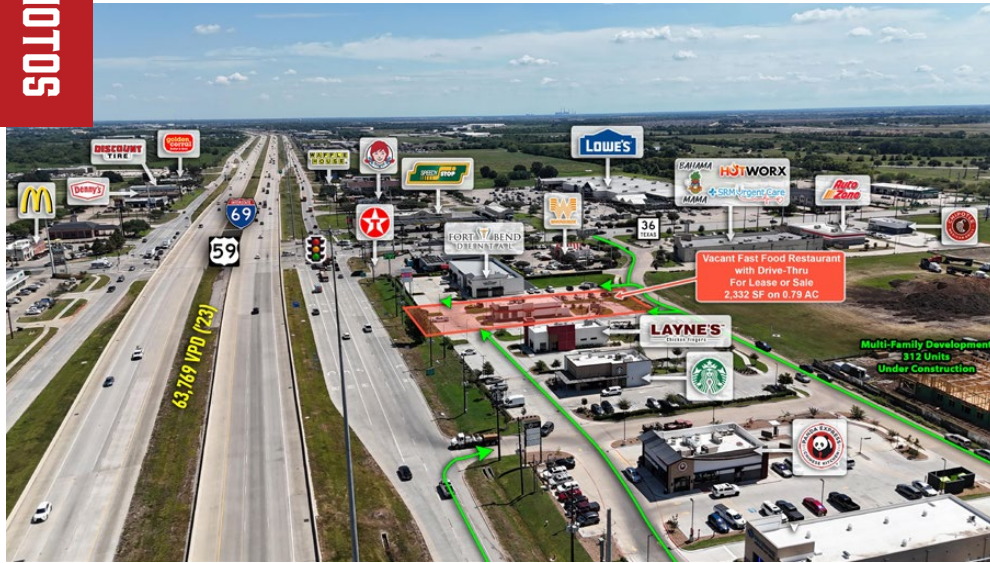
45K MONTHLY VISITS¹ | RANKED #26 IN TEXAS¹
RANKED #1 OF STORES WITHIN A 15 MILE RADIUS¹



\$6.1M/YEAR IN SALES

(1) - DATA FROM Placer.ai

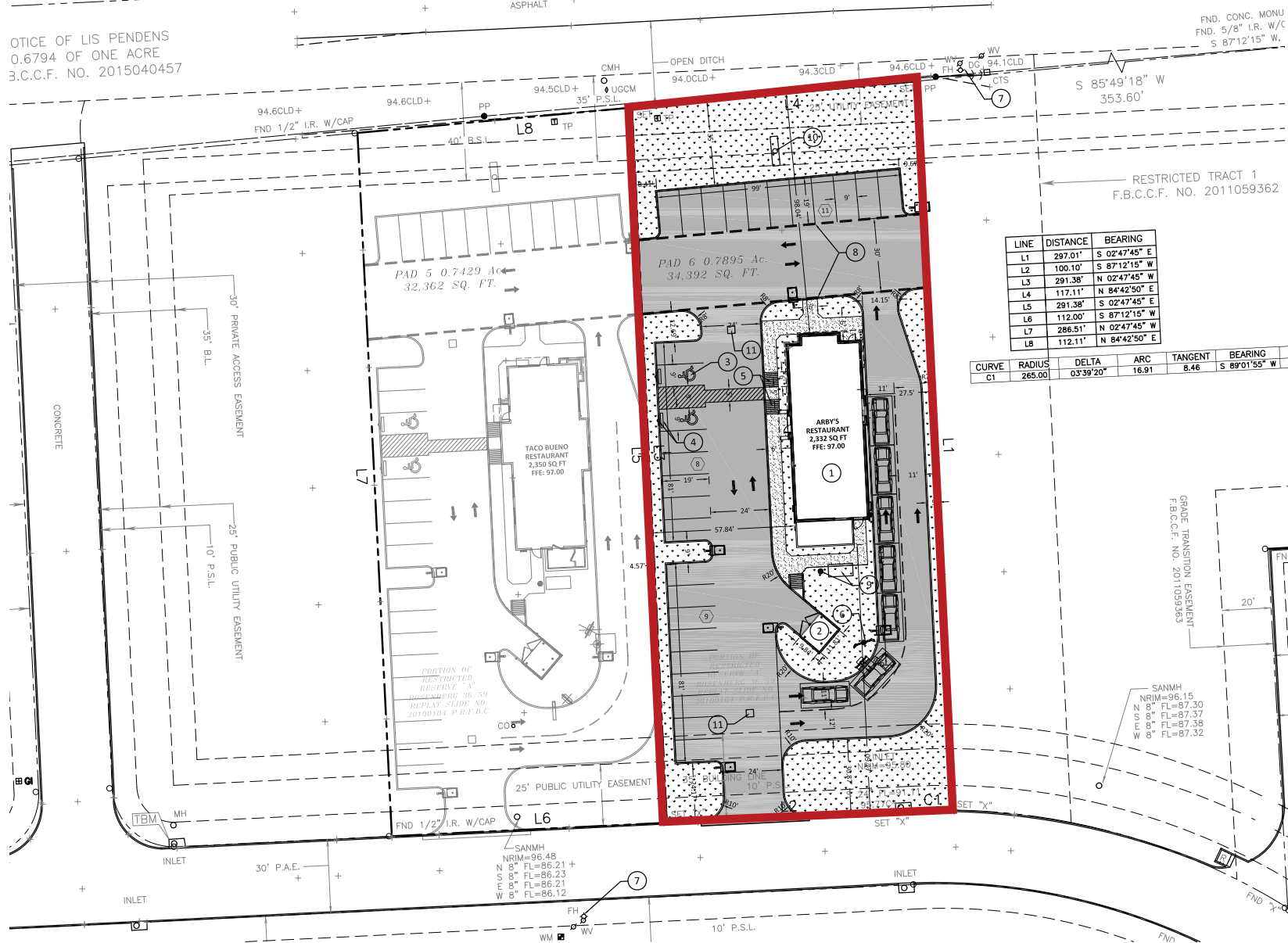
FREESTANDING QSR W/ DRIVE-THRU



STRICT 341

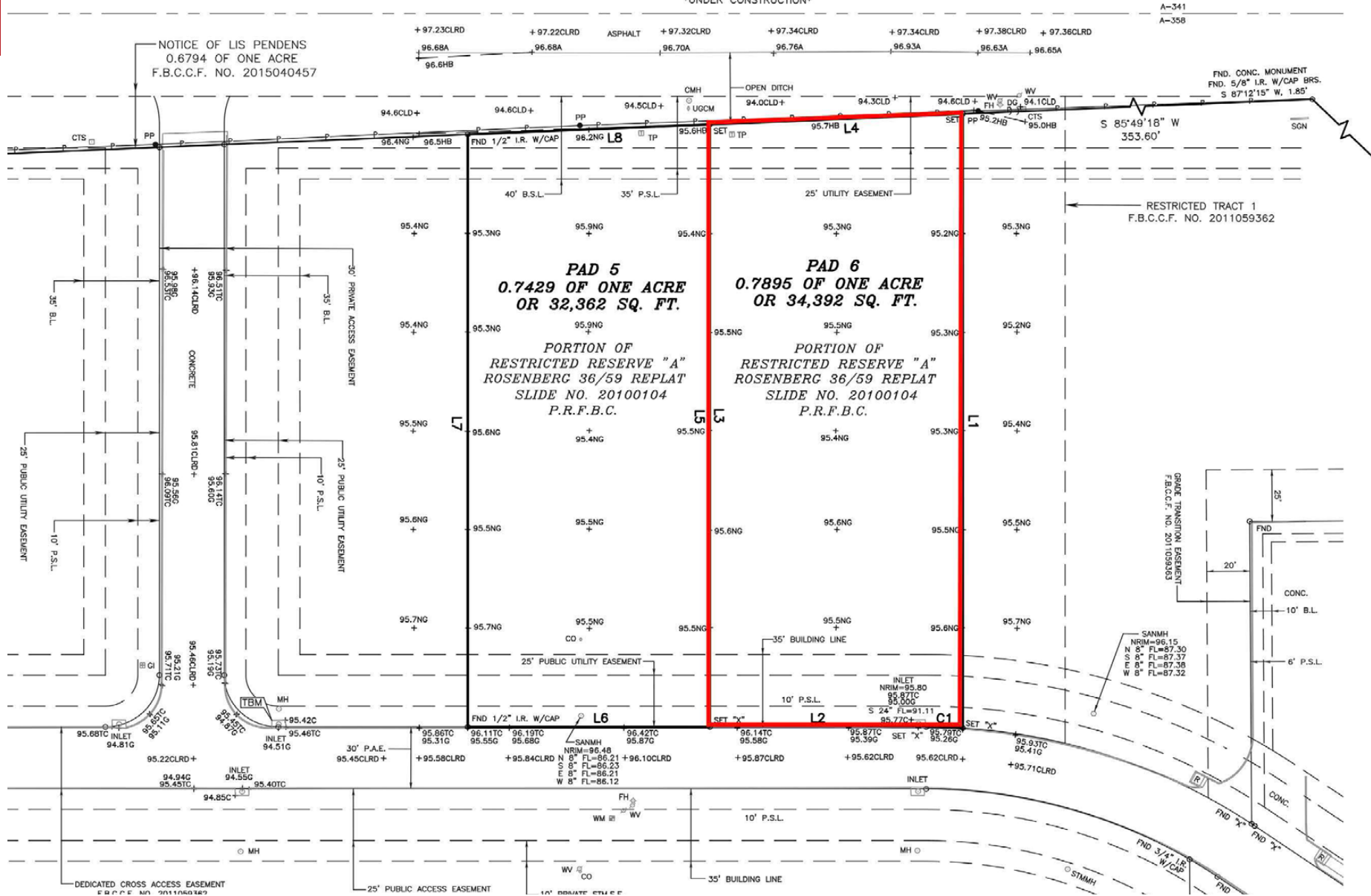
U.S. HIGHWAY 59 (VARIABLE WIDTH)
UNDER CONSTRUCTION

OFFICE OF LIS PENDENS
0.6794 OF ONE ACRE
B.C.C.F. NO. 2015040457



Q.D. VERMILLION SURVEY
ABSTRACT 341

U.S. HIGHWAY 59 (VARIABLE WIDTH R.O.W.)
UNDER CONSTRUCTION





Information About Brokerage Services



11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant. Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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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

Buyer/Tenant/Seller/Landlord Initials

Date

