



FOR LEASE

ROSENBERG SHOPPING CENTER

SWC HIGHWAY 59 & HIGHWAY 36
ROSENBERG, TEXAS 77471



**2,937 SF
AVAILABLE**

S Satya

JACK SAVERY
713.814.4930 | js@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

The information contained herein was obtained from sources deemed reliable; however, Blue Ox Brokerage, LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

ROSENBERG SHOPPING CENTER

LOCATION

3514 Highway 36
Rosenberg, Texas 77471

SIZE

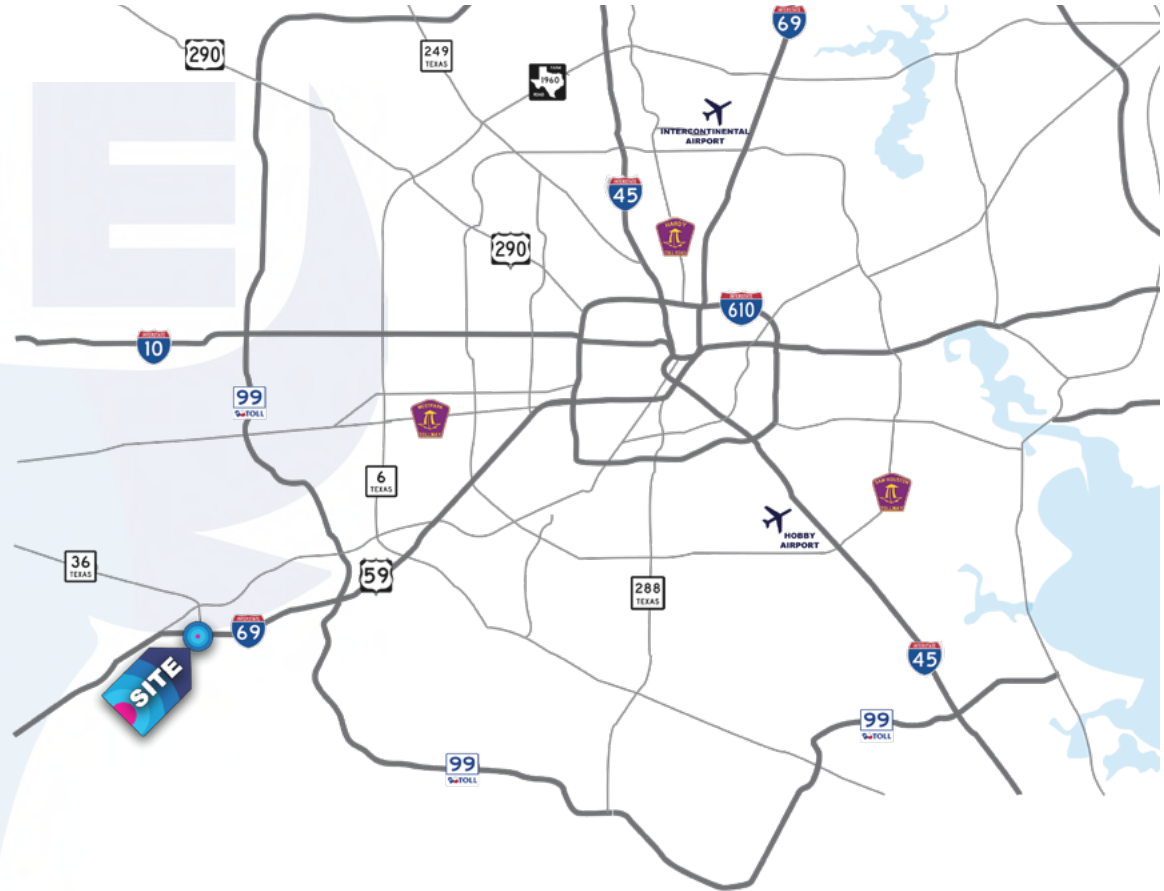
2,937 SF Available (divisible)

RATE

\$30.00 PSF + \$12.00 NNN

HIGHLIGHTS

- Retail Center in-front of a proposed 312 Unit Multifamily Development
- Direct access to Fort Bend County EpiCenter
- Direct access to site from both Highway 59 and Highway 36
- Across the street from Lowe's Home Improvement
- 4,600+ single family residences being developed within 3-miles radius
- Area retailers include Lowe's, Boot Barn, Dollar General, Family Dollar, Denny's, Wendy's, Whataburger, McDonalds and more



2024 DEMOGRAPHICS

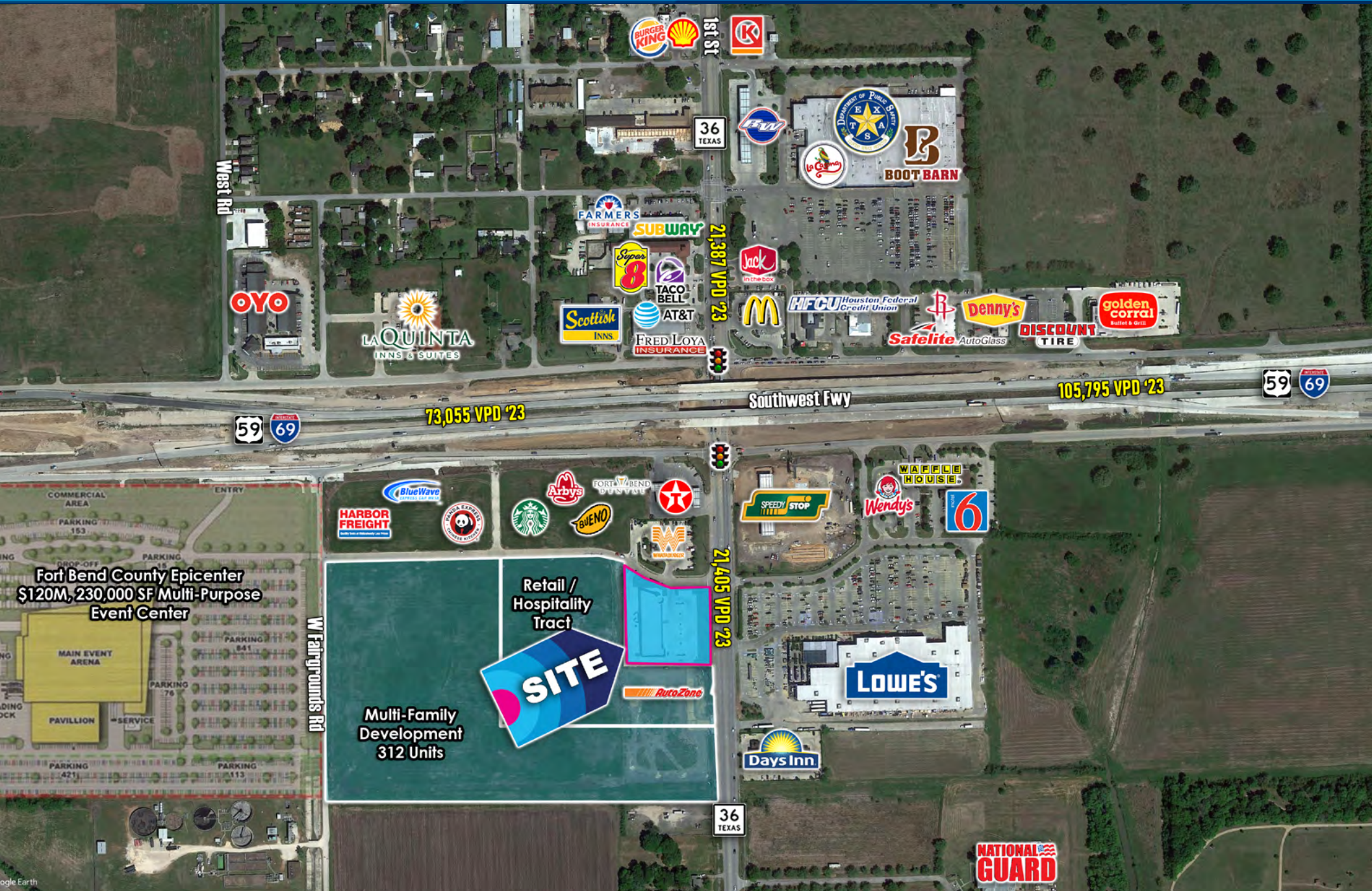
	Total Population	5 Year Proj. Growth	Average HH Income
1 mi	3,805	3.1%	\$87,636
3 mi	38,967	3.1%	\$80,591
5 mi	82,479	3.2%	\$95,786

TRAFFIC COUNTS

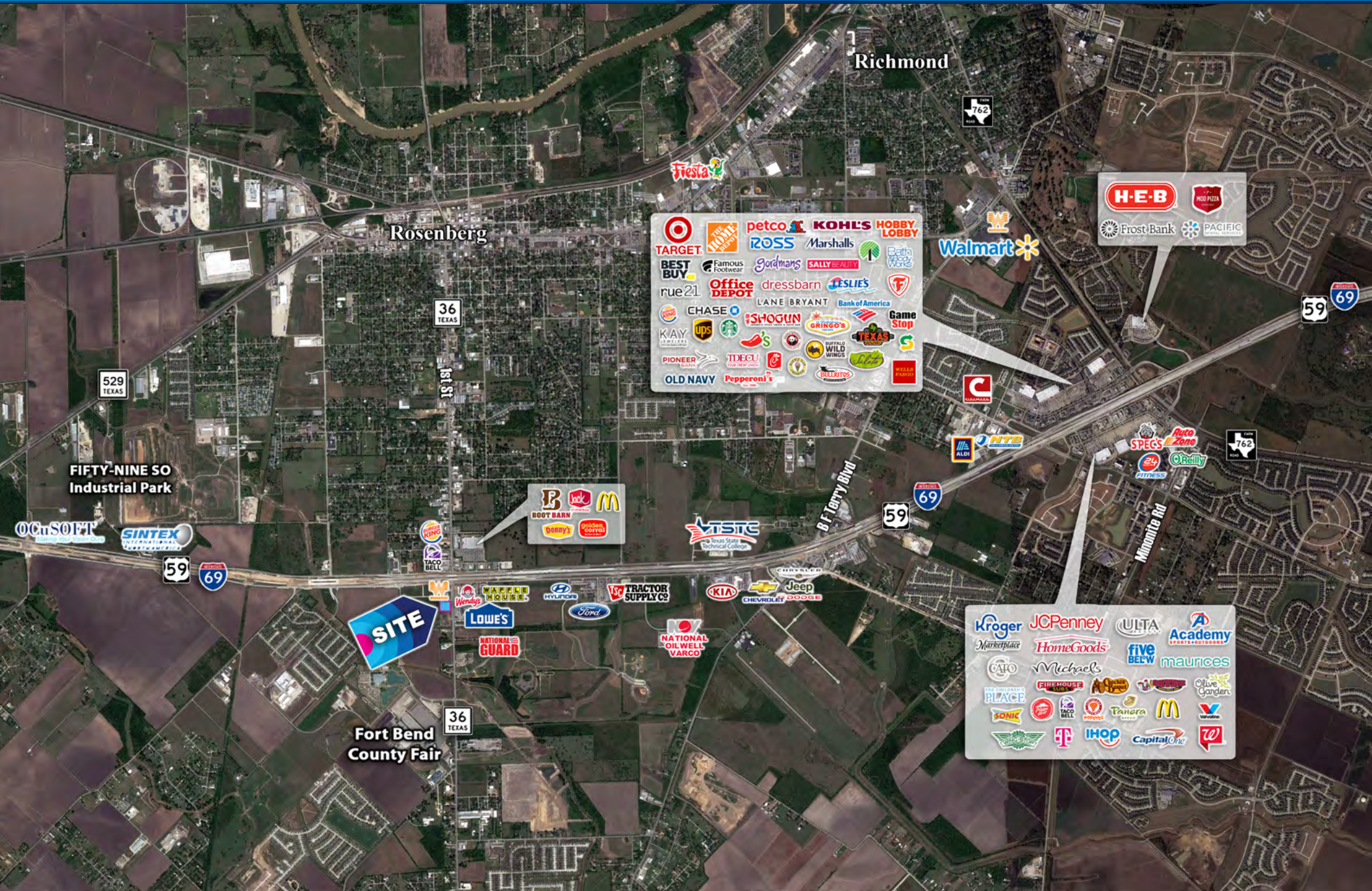
(TXDOT 2023)

US HIGHWAY 59/I-69:	105,798 VPD
HIGHWAY 36:	21,405 VPD

ROSENBERG SHOPPING CENTER



ROSENBERG SHOPPING CENTER



Target **petco** **KOHL'S** **HOBBY LOBBY**
BEST BUY **ROSS** **Marshalls**
rue21 **Office DEPOT** **dressbarn** **ESLIE'S**
CHASE **LANE BRYANT** **Bank of America**
KAY **UPS** **SHOGUN** **GRINGO'S** **Game Stop**
PIONEER **TDECU** **WELLS FARGO**
OLD NAVY **Pepperoni's**

H-E-B **FROST BANK** **PACIFIC**
WALMART

Buckeye **McDonald's**
BOOT BARN **golden's**
BOBBY'S

Kroger **JCPenney** **ULTA** **Academy**
Marketplace **HomeGoods** **five BELT** **maurices**
CAFO **Michael's** **Fire House Subs** **Olive Garden**
BLEACE **SONIC** **TACO BELL** **Tanara** **McDonald's**
TP **IHOP** **Capital One**

SITE

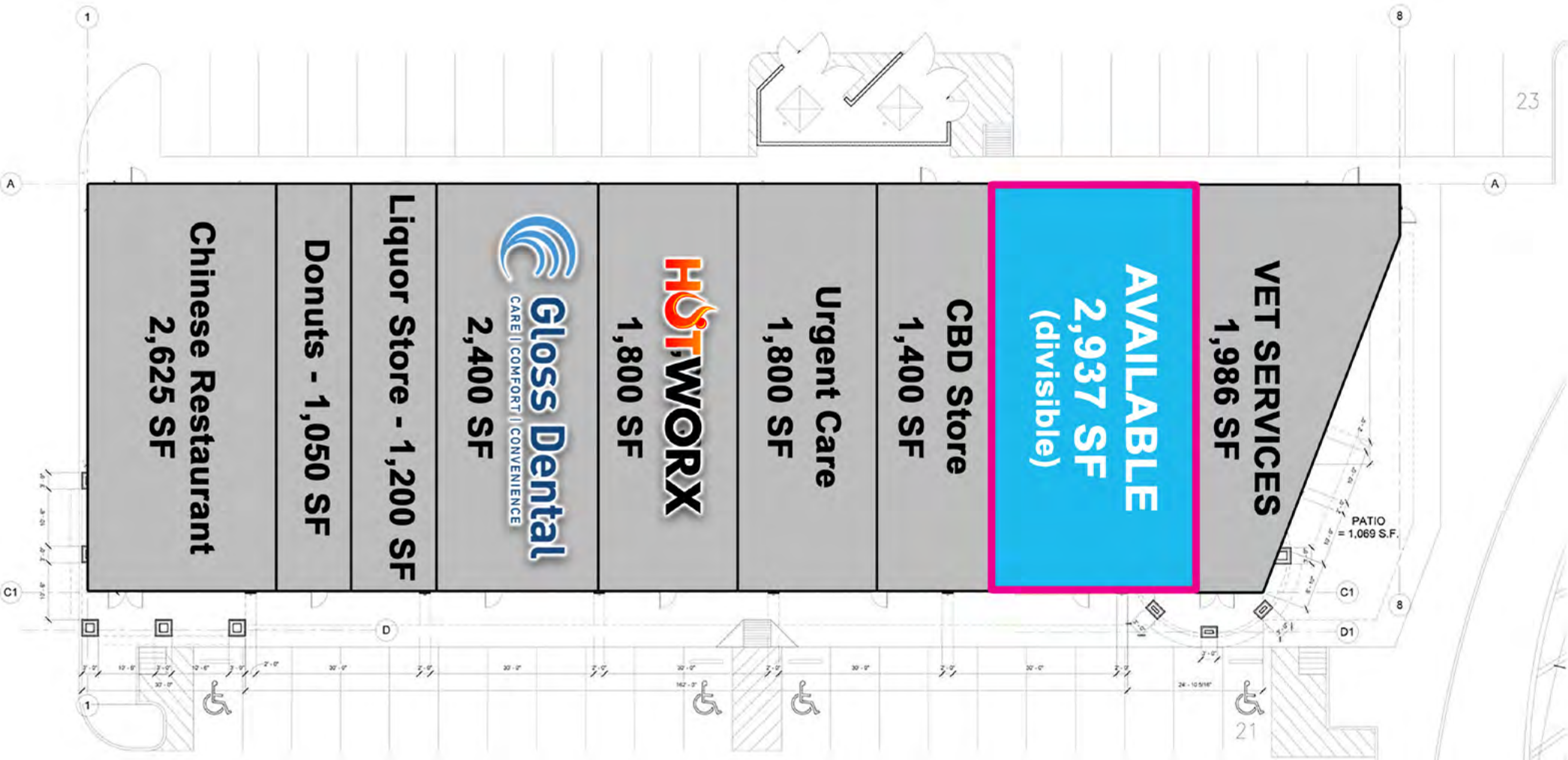
Fort Bend County Fair

Rosenberg

Richmond

FIFTY-NINE SO Industrial Park

ROSENBERG SHOPPING CENTER



ROSENBERG SHOPPING CENTER





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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

9009549

License No.

448255

License No.

License No.

License No.

jj@blueoxgroup.com

Email

jj@blueoxgroup.com

Email

Email

Email

713.804.7777

Phone

713.230.8882

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0