



OFFERING MEMORANDUM

13.97 ACRES - 3227 US-59

Rosenberg, Texas 77471

Marcus & Millichap
THE FLORENCE GROUP

INVESTMENT OVERVIEW

3227 HIGHWAY 59

Marcus & Millichap is pleased to present the exciting investment opportunity located at 3227 Highway 59 in Rosenberg, Texas. The offering consists of approximately 13.97 acres of vacant land, with roughly half of the property situated within the City of Rosenberg and the remaining portion located in the Rosenberg Extraterritorial Jurisdiction (ETJ). The site features approximately 680 feet of frontage along US Highway 59, providing outstanding visibility and convenient access for future commercial or industrial development. A prominent location along a major transportation corridor enhances the property's long-term development potential while offering excellent exposure to regional traffic. The site is development-ready with no floodplain or wetlands affecting the site. Water service is available through the City of Rosenberg, stormwater infrastructure located approximately 352 feet away along Leon Road, and wastewater infrastructure positioned approximately 420 feet south along Cottonwood Creek Road behind the nearby Chevron gas station. Positioned near Interstate 69, the property also offers exceptional regional connectivity throughout the Greater Houston area, making it particularly well suited for industrial users seeking efficient access to major freight and distribution corridors. Positioned within one of Fort Bend County's fastest-growing commercial corridors, this offering represents an outstanding opportunity for investors and developers pursuing industrial, logistics, warehouse, or flex development opportunities.

PROPERTY SIZE	+/- 13.97 Acres
PRICE	\$4,865,512.61
SCHOOL	Lamar CISD
FLOODPLAIN	None
UTILITIES	Water is provided by City of Rosenberg, No sewer but there is an option for septic and City of Rosenberg to provide sewer
FRONTAGE	679.53'
DETENTION	To Be Determined
TAX INFORMATION	\$1.87

FOR MORE INFORMATION CONTACT:

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MARKET OVERVIEW AND DEMOGRAPHICS

3227 HIGHWAY 59

ROSENBERG, TEXAS

The investment property is in Rosenberg, Texas, a city within the Houston metropolitan area. The land development opportunity is positioned within a promising target market thanks to the city’s rapidly growing population, stable economic fundamentals, and strategic position. Approximately 32,780 residents live within a five-mile radius of the property, and this population is projected to undergo a 7.9 percent increase by 2030. Household fundamentals provide additional context for future development. The median household income within a five-mile radius is \$66,423, positioning the area within a moderate-income tier suitable for a variety of development concepts. Likewise, the local unemployment rate of 4.0 percent indicates a stable labor market environment supportive of long-term household formation and sustained consumer activity. The city is bisected by Interstate 69, a vital transportation and logistics corridor that connects Rosenberg directly to the entire Houston metropolitan area, including the highly developed urban core. Overall, the city’s position within a growing trade area, combined with steady employment metrics and evidence of elevated household formation, provides appealing flexibility for future development.

HIGHLIGHTS

- Strategically Located Within the Expanding Houston Metropolitan Area Along Interstate 69
- Population of 32,780 Within Five Miles Projected to Grow 7.9 Percent By 2030
- Stable Economic Fundamentals Supported by \$66,423 Median Household Income
- Excellent Employment Fundamentals Reinforce Long-Term Economic Resilience



DEMOGRAPHICS	2	5	10
Residential Count	1,224	32,780	145,976
Avg HH Income	\$99,170	\$79,783	\$114,275
2025-2030 Projected Growth	10.29%	7.92%	10.17%



DOWNTOWN
ROSENBERG, TX
5.8 MILES

FORT BEND
COUNTY EPICENTER

HALLIMORE RANCH

MILLERS PASS
LENNAR HOMES

MILLERS POND
M/I HOMES

ROSENBERG TRAVEL PLAZA
Chevron CAT SCALE BURGER KING

SITE



US HIGHWAY 59

INTERSTATE 69 52,706 VPD





SPUR 10

BROOKEWATER MASTER
PLAN SUBDIVISION



US HIGHWAY 59



SITE

 **INTERSTATE 69** 52,706 VPD

SPUR 10



SHELL RECHARGING
STATION

JRM STUDIOS

LUXURY BOAT
AND RV
STORAGE

US HIGHWAY 59

 INTERSTATE 69 52,706 VPD

MUELLER, INC.
METAL BUILDINGS, ROOFING & COMPONENTS

CMG



SITE

MILLERS PASS
LENNAR HOMES

MILLERS POND
M/I HOMES

LAMAR CISD

SITE

CMC



INTERSTATE 69 52,706 VPD

US HIGHWAY 59

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Activity ID ZAH0040110

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
THE FLORENCE GROUP

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www.marcusmillichap.com



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 options or advise 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 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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Regulated by the Texas Real Estate Commission		Buyer/Tenant/Seller/Landlord's Initials	Date
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