

LAND FOR SALE

0 HWY 59 S / ROSENBERG, TX 77471

±35.875 ACRES OF LAND

Oxford
partners



TREY MARTIN

281-729-4883 | 713-898-9278

tmartin@oxfordcres.com



GOOGLE MAP

LAND FOR SALE

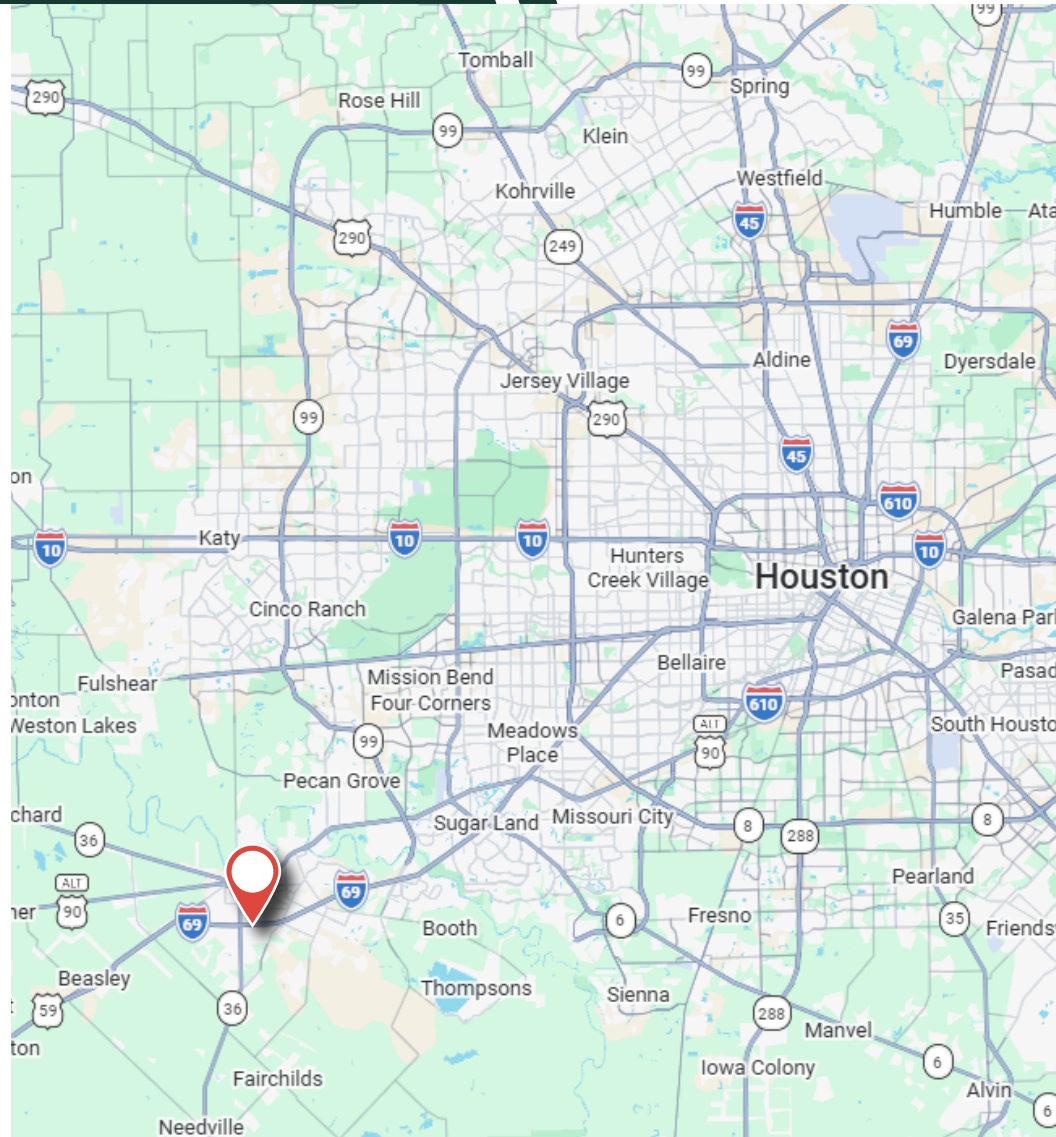
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PROPERTY FEATURES

- Direct access to the site from both I-69 and Hwy 36
- +/- 1,380 feet of frontage on I-69 frontage road
- Rectangular shape and flat terrain
- No pipeline issues to build around
- City Water & Sewer available on-site
- Not in floodplain
- No Zoning or Restrictions
- Adjacent to Fort Bend County's Epicenter Project, a brand new +/- 230,000 SF multi-purpose event center
- Multiple new master-planned neighborhoods, schools, and mixed use commercial developments planned for construction in the area
- Over 5,000 single family residences being developed within a 3 mile radius
- Great opportunity for a development in the path of significant growth
- **Contact Broker for Pricing**



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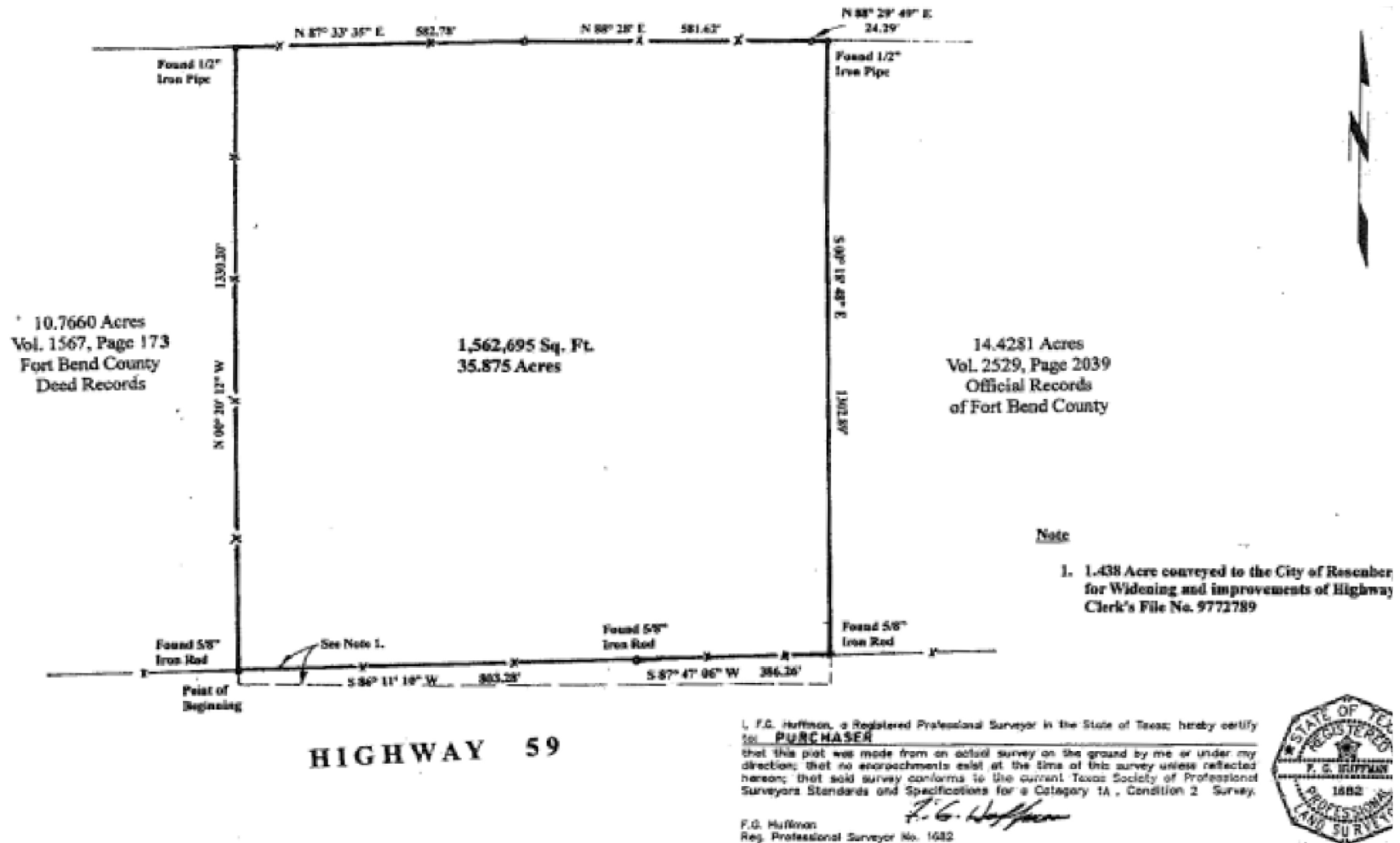
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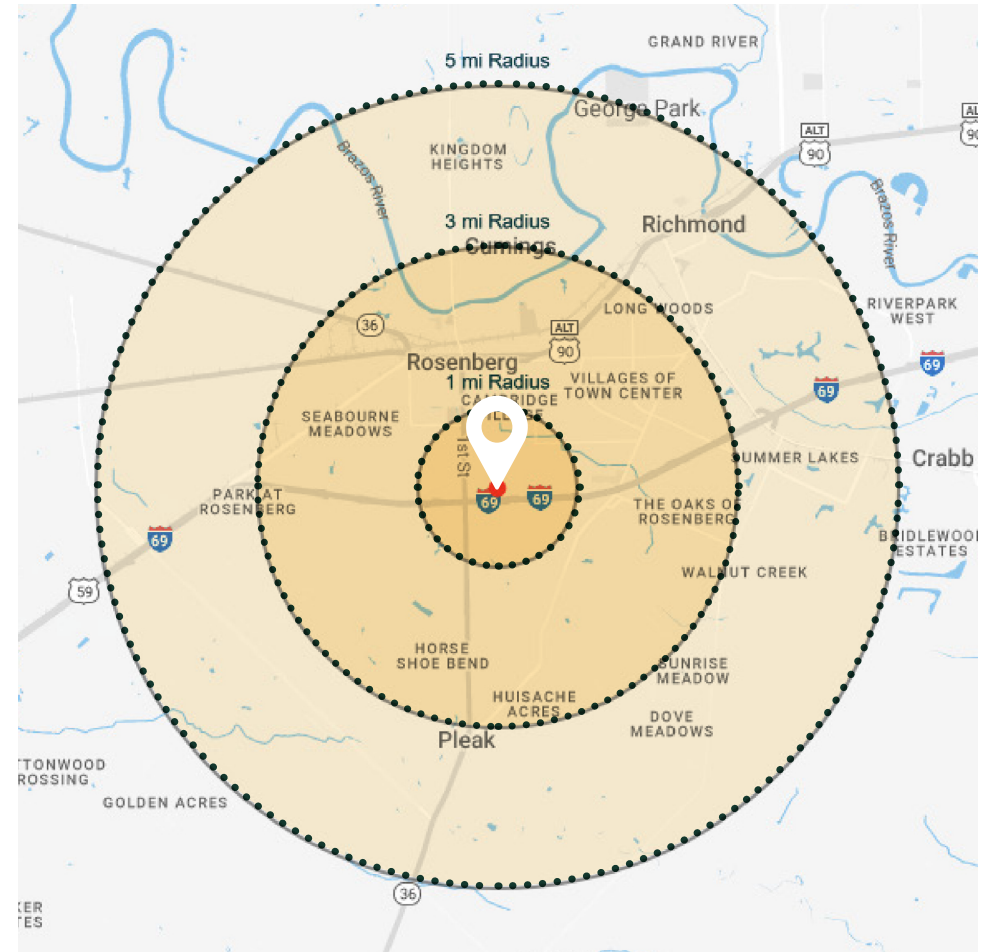
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Estimated Population (2024)	5,076	46,007	89,385
Projected Population (2029)	5,874	52,969	104,126
HOUSEHOLDS			
Estimated Households (2024)	1,872	15,721	30,412
Projected Households (2029)	2,206	18,467	36,296
HOUSEHOLD INCOME			
Estimated Average Household Income (2024)	\$69,946	\$81,522	\$101,127
DAYTIME EMPLOYMENT			
Total Businesses	190	1,514	2,827
Total Employees	1,285	12,003	20,695



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