



OFFERING MEMORANDUM

Rosenberg Redevelopment Opportunity

4511 AVENUE H, ROSENBERG, TX 77471

Marcus & Millichap

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Activity ID #ZAH0410101

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SECTION 1

01

INVESTMENT SUMMARY

Investment Overview & Highlights
Offering Summary
Property Photos

Marcus & Millichap

OVERVIEW AND HIGHLIGHTS

ROSENBERG REDEVELOPMENT OPPORTUNITY

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the exclusive offering of 4511 Avenue H, a prime redevelopment opportunity located in Rosenberg, Texas, within the southwestern Houston metropolitan area. The subject property currently operates as a Zipps Liquor Store and is being offered for redevelopment as a branded fuel station and convenience store, quick-service restaurant, or standalone retail concept.

Situated directly on Avenue H (I-90) at the intersection of Herndon Drive, the property benefits from exceptional visibility, multiple points of ingress and egress, and over 23,000 vehicles per day. The 0.6-acre site features a 6,262 SF building with level topography and all available utilities, providing a strong foundation for a turnkey redevelopment.

A feasibility study conducted by Speed Data LLC validates the site's commercial potential, projecting average monthly gasoline volumes of approximately 57,000 gallons in Year 1 growing to 67,000 by Year 3, and average monthly inside c-store sales of approximately \$158,900 in Year 1 growing to \$185,200 by Year 3, with additional deli and food service revenue layered on top. The study identified limited direct fuel competition within the primary trade area, supporting the opportunity for a well-branded operator to capture meaningful market share in a growing submarket.

HIGHLIGHTS

- 6,262 Sf Building | 0.6 AC Lot
- 23,000+ Vehicles per Day on Avenue H (I-90)
- Multiple Points of Ingress and Egress
- Limited Direct Fuel Competition in the Immediate Trade Area
- Speed Data LLC Feasibility Study Projects Strong Outside and Inside Sales
- Flexible Redevelopment — Fuel/C-Store, QSR, or Standalone Retail
- High-Growth Submarket with Strong Residential and Commercial Expansion
- All Utilities Available; Level Topography





OFFERING SUMMARY

ROSENBERG REDEVELOPMENT OPPORTUNITY



Asking Price
\$1,100,000



Building Size
6,262 SF



Price per SF (Land)
\$42.10/SF

PROPERTY DETAILS

Address	4511 Avenue H, Rosenberg, TX 77471
Asking Price	\$1,100,000
Price Per SF (Land)	\$42.10/SF
Building Size	6,262 SF
Lot Size	0.6 AC / 26,127 SF
Traffic Count	23,000+ VPD (Avenue H / I-90)
Current Use	Zipps Liquor Store
Proposed Uses	C-Store/Fuel Station, QSR, Standalone Retail









SECTION 2

MARKET OVERVIEW

Regional Map

Local Map

Parcel Map

Retailer Map

Market Overview

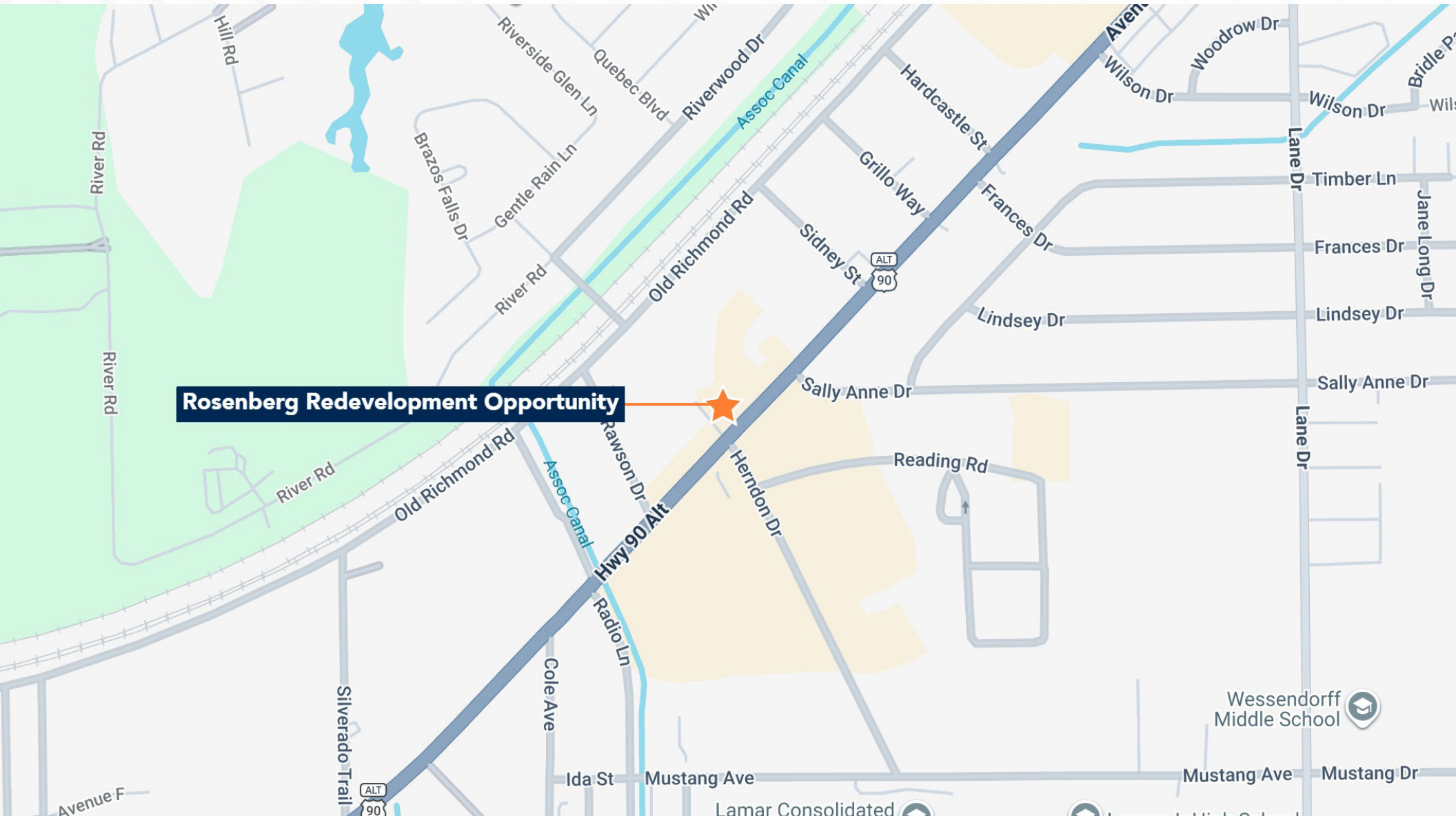
Demographics

Marcus & Millichap



LOCAL MAP

ROSENBERG REDEVELOPMENT OPPORTUNITY



PARCEL MAP

ROSENBERG REDEVELOPMENT OPPORTUNITY



RETAILER MAP

ROSENBERG REDEVELOPMENT OPPORTUNITY



MARKET OVERVIEW

ROSENBERG REDEVELOPMENT OPPORTUNITY

HOUSTON

As the fifth-most populous metro area in the United States, Houston houses more than 7.6 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land and League City. The market consists of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.

METRO HIGHLIGHTS



CORPORATE GROWTH

Houston is a top destination for corporate relocations, due to its business-friendly environment. Approximately 24 Fortune 500 companies are headquartered in the metro.



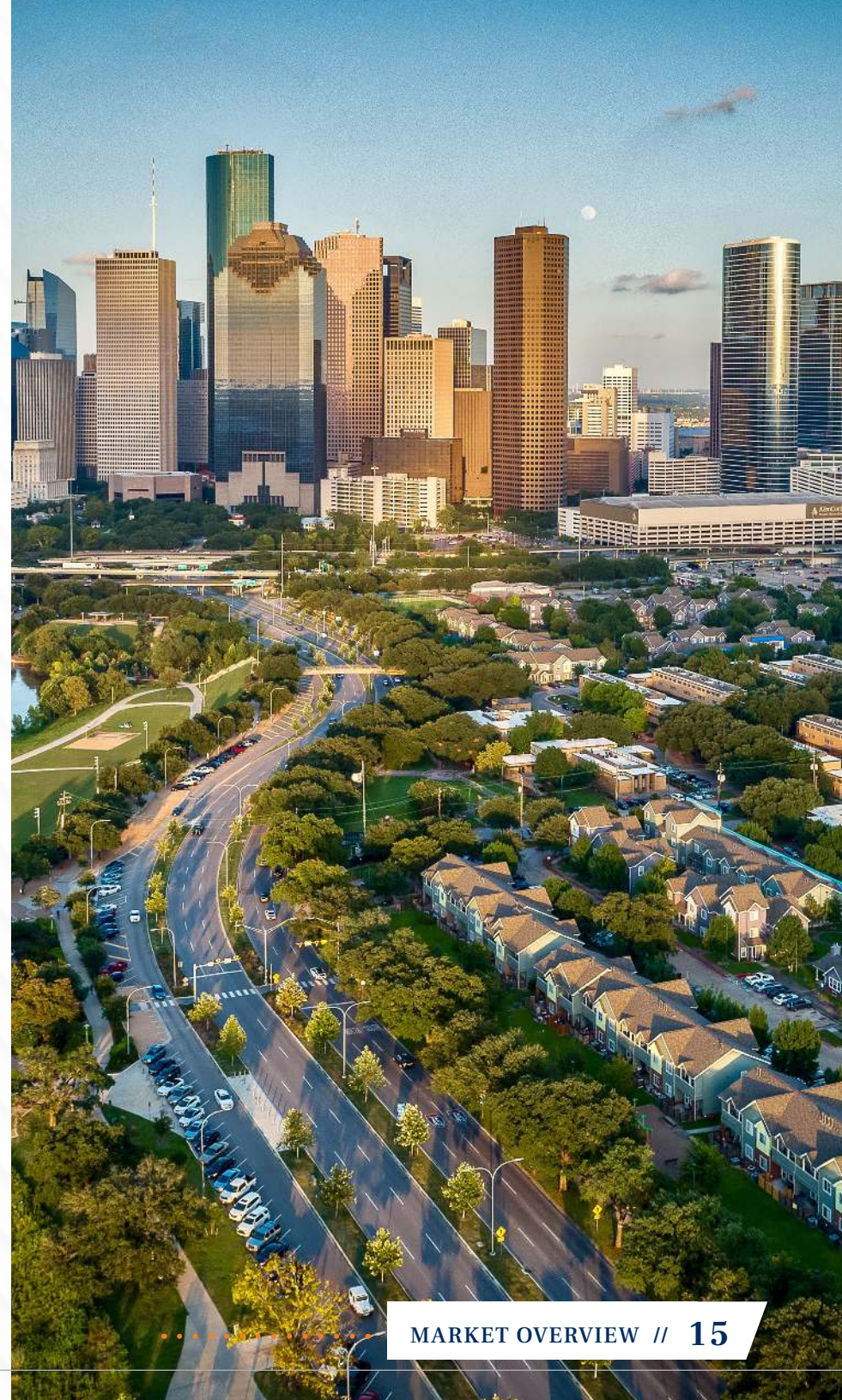
HIGHER EDUCATION

Over 40 post-secondary educational institutions are in the metro. Nearly 33 percent of citizens ages 25 and older have a bachelor's degree, with almost 12 percent also holding a graduate or professional degree.



LOW COST OF LIVING, DOING BUSINESS

Houston has a lower cost of living than many major metros, no state income tax and a median home price below the national level.

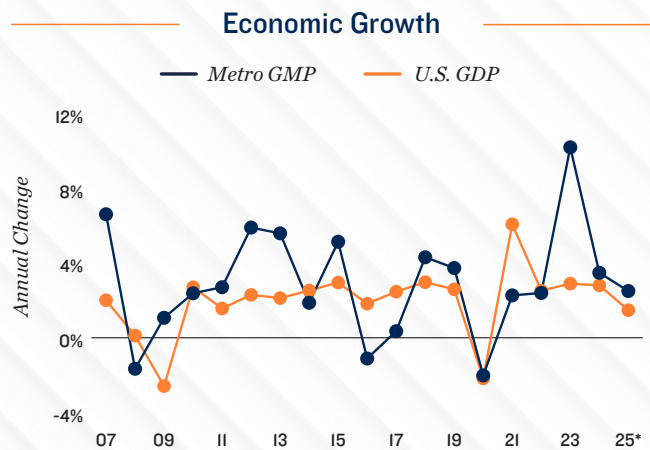


MARKET OVERVIEW

ROSENBERG REDEVELOPMENT OPPORTUNITY

ECONOMY

- While Houston remains the center of U.S. energy production, its economy has diversified to include major sectors such as biotechnology, nanotechnology, logistics and health care. The Texas Medical Center alone receives more than 150,000 patient visits each day, highlighting the city's strength in medical services and research.
- Local product manufacturing is a large segment of the economy and includes paper, electrical and electronic machinery, iron, steel, and petrochemicals.
- The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions in revenue.



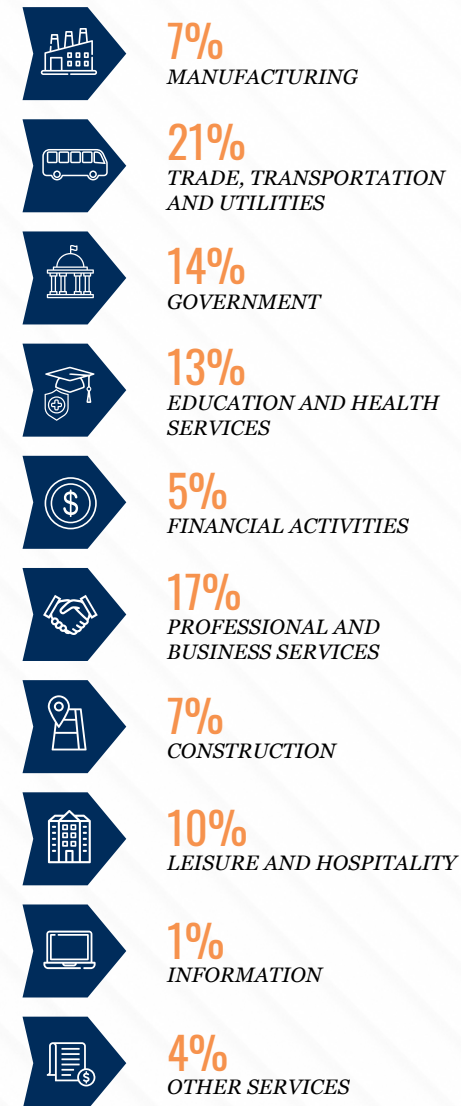
* Forecast

MAJOR AREA EMPLOYERS

- PNC Financial Services Group
- Spectra Energy Corp
- BMC Software, Inc.
- Chevron Phillips Chemical
- Veterans Health Administration
- Exxon Mobil Corp.
- CHI St. Luke's Health
- Houston Methodist Hospital
- Memorial Hermann Health System
- Schlumberger



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

MARKET OVERVIEW

ROSENBERG REDEVELOPMENT OPPORTUNITY

DEMOGRAPHICS

- The Houston metro is expected to add 456,000 people through 2029, translating into the formation of roughly 170,000 households, generating demand for housing.
- The homeownership rate of 60 percent trails the national rate of 65 percent. The median home price of roughly \$345,000 is \$73,000 below the U.S. average.
- The metro's median household income exceeds \$89,000, surpassing the national rate by \$13,000.

QUALITY OF LIFE

Houston's favorable location and climate translate to an abundance of outdoor activities. More than a dozen state parks and recreation areas are within a short drive of Houston's city limits, as are more than 500 local parks and open spaces, various cultural venues, and museums. Johnson Space Center is a popular tourist and educational destination. The metropolitan area is also known internationally for its medical community and is home to Texas Medical Center, the largest of its kind in the world. Houston hosts four professional sports teams: the Houston Texans, the Houston Astros, the Houston Rockets and the Houston Dynamo.

SPORTS

- Baseball | **MLB** | Houston Astros
- Football | **NFL** | Houston Texans
- Basketball | **NBA** | Houston Rockets
- Soccer | **MLS** | Houston Dynamo



EDUCATION

- University of Houston
- Rice University
- Houston Christian University



ARTS & ENTERTAINMENT

- Children's Museum of Houston
- The Museum of Fine Arts, Houston
 - Lawndale Art Center
 - Space Center Houston



QUICK FACTS



POPULATION

7.6M

Growth 2025-2029*

6.0%



HOUSEHOLDS

2.7M

Growth 2025-2029*

6.3%



MEDIAN AGE

36

U.S. Median:

39



MEDIAN HOUSEHOLD INCOME

\$89,100

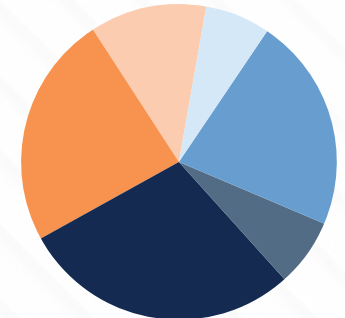
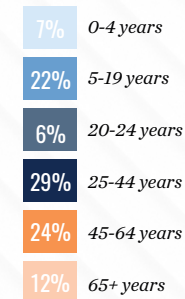
U.S. Median:

\$76,100

* Forecast

2025

Population by Age

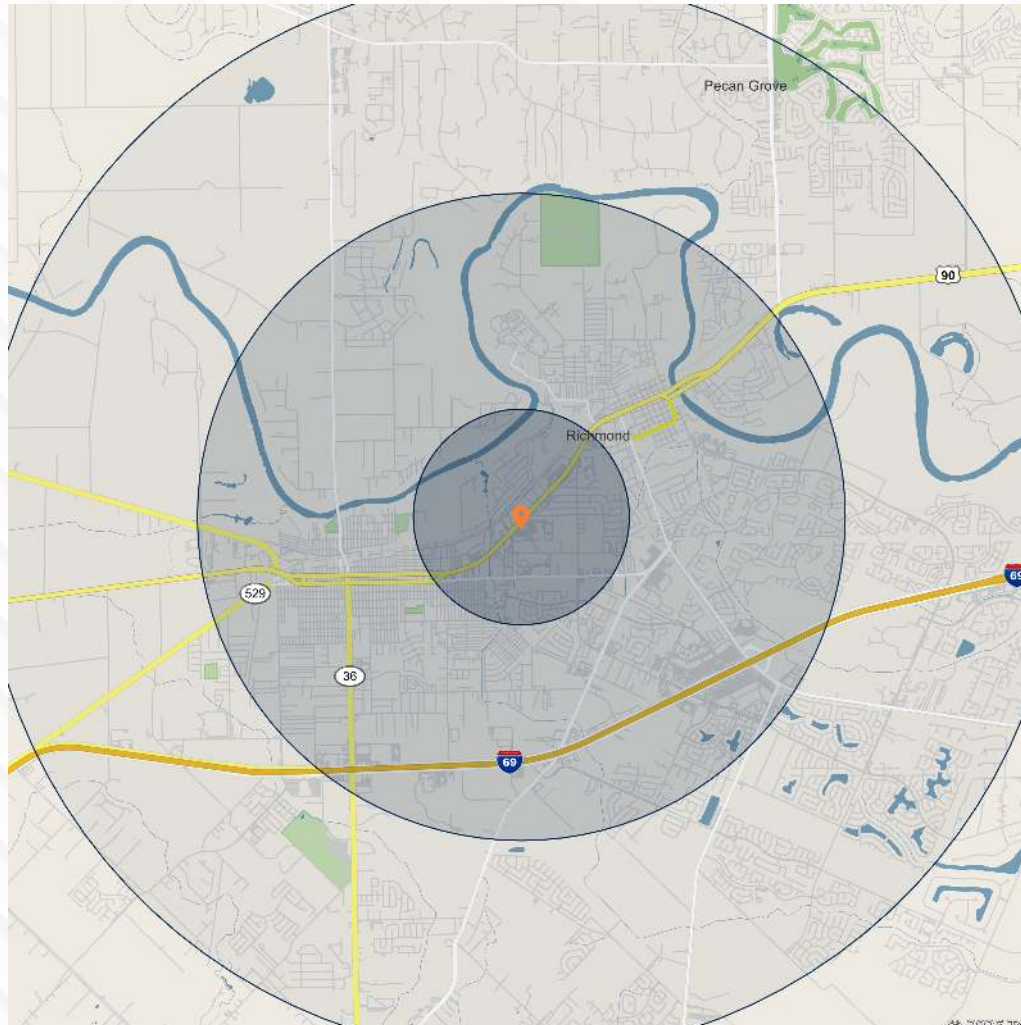


* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS

ROSENBERG REDEVELOPMENT OPPORTUNITY

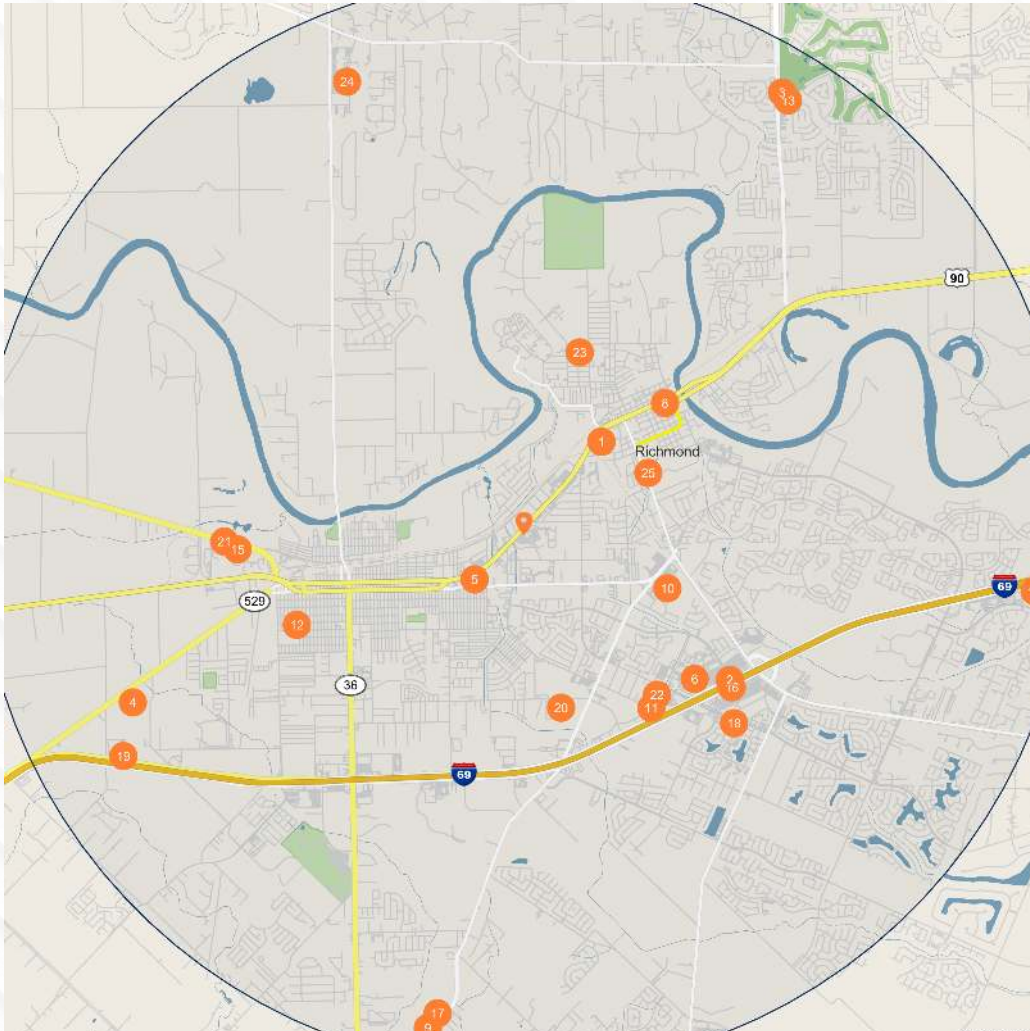


	1 Mile	3 Miles	5 Miles
POPULATION			
2030 Projection	10,318	59,788	128,847
2025 Estimate	9,758	55,779	117,279
2020 Census	9,064	49,658	98,472
2010 Census	9,234	43,386	71,036
HOUSEHOLD INCOME			
Average	\$62,605	\$84,028	\$111,448
Median	\$42,647	\$65,830	\$95,046
Per Capita	\$23,908	\$31,068	\$39,128
HOUSEHOLDS			
2030 Projection	3,978	22,458	45,594
2025 Estimate	3,741	20,707	41,274
2020 Census	3,286	17,356	33,017
2010 Census	3,176	14,231	23,087
HOUSING			
Median Home Value	\$180,921	\$245,757	\$311,529
EMPLOYMENT			
2025 Daytime Population	15,228	54,634	91,755
2025 Unemployment	1.79%	2.28%	2.68%
Average Time Traveled (Minutes)	30	30	32
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	1.36%	1.88%	1.54%
Some College (13-15)	39.03%	33.75%	30.89%
Associate Degree Only	15.86%	16.14%	15.45%
Bachelor's Degree Only	7.06%	7.18%	8.72%
Graduate Degree	12.33%	24.12%	31.42%



DEMOGRAPHICS

ROSENBERG REDEVELOPMENT OPPORTUNITY



Major Employers		Employees
1	Oakbend Medical Group-	630
2	Texas Roadhouse Inc-	622
3	Valero Marketing and Supply Co-Valero	447
4	Wireco Worldgroup Inc-Camesa Wire Co	341
5	Fields Fast Foods Family Limi-KFC	300
6	Kin Inc-Kohls	278
7	Oakbend Medical Center-Avalon Place Wharton	260
8	County of Fort Bend-	250
9	Rago Concrete Management Inc-	250
10	Walmart Inc-Walmart	243
11	Silver Eagle Dists Ltd Partnr-Budweiser	234
12	Diocese of Glvstn-Hston Edcatn-Holy Rosary School	231
13	Randalls Food Markets Inc-Randalls	217
14	Memorial Hrmann Srgery Ctr Rch-Memorial Hrmann Srgery Ctr Rch	209
15	Benedettini Cabinets LP-Benedettini Cabinetry	200
16	Gmri Inc-Olive Garden	193
17	SCR Construction Co Inc-	180
18	Christian Brothers Auto Corp-	160
19	Ocusoft Inc-Cynacon	150
20	Texana Center-	150
21	Texas Dept Criminal Justice-	150
22	Si Environmental LLC-Si Enviro	146
23	Lamar Cnslnd Ind Schl Dst-T L Pink Elementary School	142
24	Lamar Cnslnd Ind Schl Dst-Briscoe Junior High School	133
25	Young MNS Chrstn Assn of Grter-TW Davis Y M C A	131

ROSENBERG REDEVELOPMENT OPPORTUNITY

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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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IABS 1-2