

LAND FOR SALE

55.74 ACRES FOR SALE IN ROSHARON

7006 COUNTY ROAD 48, ROSHARON, TX, 77583



FOR SALE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

7006 COUNTY ROAD 48



Offering Summary

Price:	\$ 6,070,666
Lot Size:	55.7453 acres
PRICE PSF:	\$2.50
Frontage on 190:	1,109 FT
Utilities:	YES
WATER:	SEPTIC/WELL
FLOOD ZONE:	NO
Zoning:	Agricultural / Commercial
APN:	05450012110

Property Overview

Located at 7006 County Road 48, Rosharon, TX 77583, this 55.7453-acre tract offers a premier investment opportunity in one of Brazoria County's fastest-growing corridors. Offered at \$2.50 per square foot, the property presents a rare opportunity to acquire a large-scale site with significant development potential.

The property is not located in a flood zone, eliminating the need for costly flood insurance and reducing development risk. With its size and strategic location, the tract is well suited for residential, multifamily, mixed-use, or master-planned development, with ample room for phased construction. No existing detention—site allows flexibility for buyer to design detention based on their specific use.

The site is also positioned near major national retailers and traffic drivers, with the Manvel Town Center, HEB, Lowe's, McDonald's, and Whataburger located within approximately two minutes, supporting continued residential growth and long-term development demand. Strong local demographics further enhance the investment appeal, with 37,108 residents within a 3-mile radius and a median household income of \$122,845.

[PROPERTY SURVEY](#)

[GOOGLE MAPS LINK](#)

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Location Information

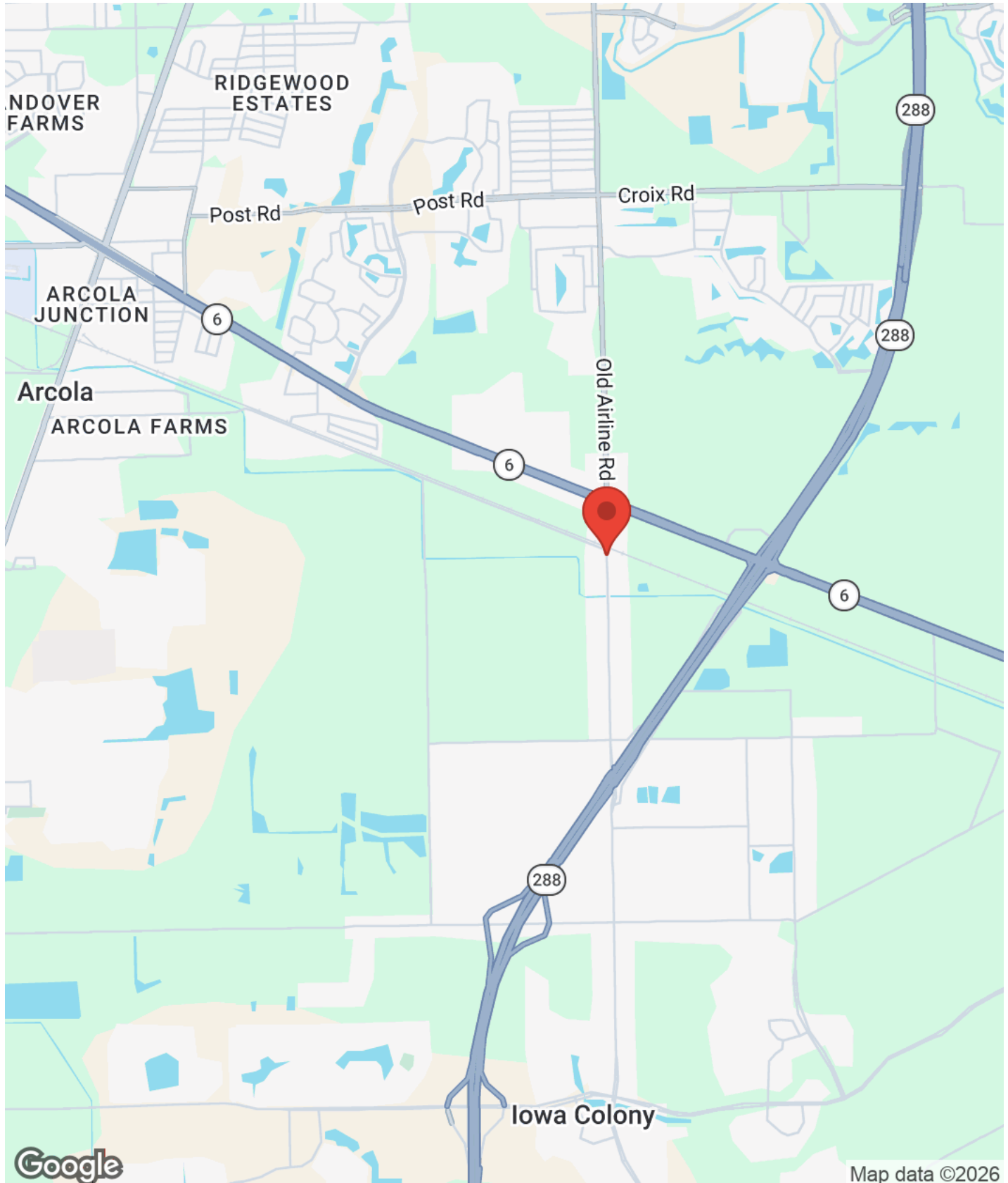
Building Name:	55.74 Acres Land in Rosharon
Street Address	7006 County Road 48
City, State, ZIP	Rosharon, TX 77583
County:	Brazoria
Market:	Rosharon
Cross Streets:	Iowa Colony Blvd
Intersection:	YES

LOCATION HIGHLIGHTS

- 55.7453 Acres of Prime Development Land
- Offered at \$3.00 PSF – Attractive pricing for a large-scale tract
- No Flood Zone – Reduced development risk
- Strong Retail Corridor – Manvel Town Center, HEB, Lowe's, McDonald's, and Whataburger within 2 minutes
- High-Growth Area – 37,108 population within a 3-mile radius
- Strong Household Income – \$122,845 median household income
- Ideal for Residential, Multifamily, or Mixed-Use Development

AERIAL MAP

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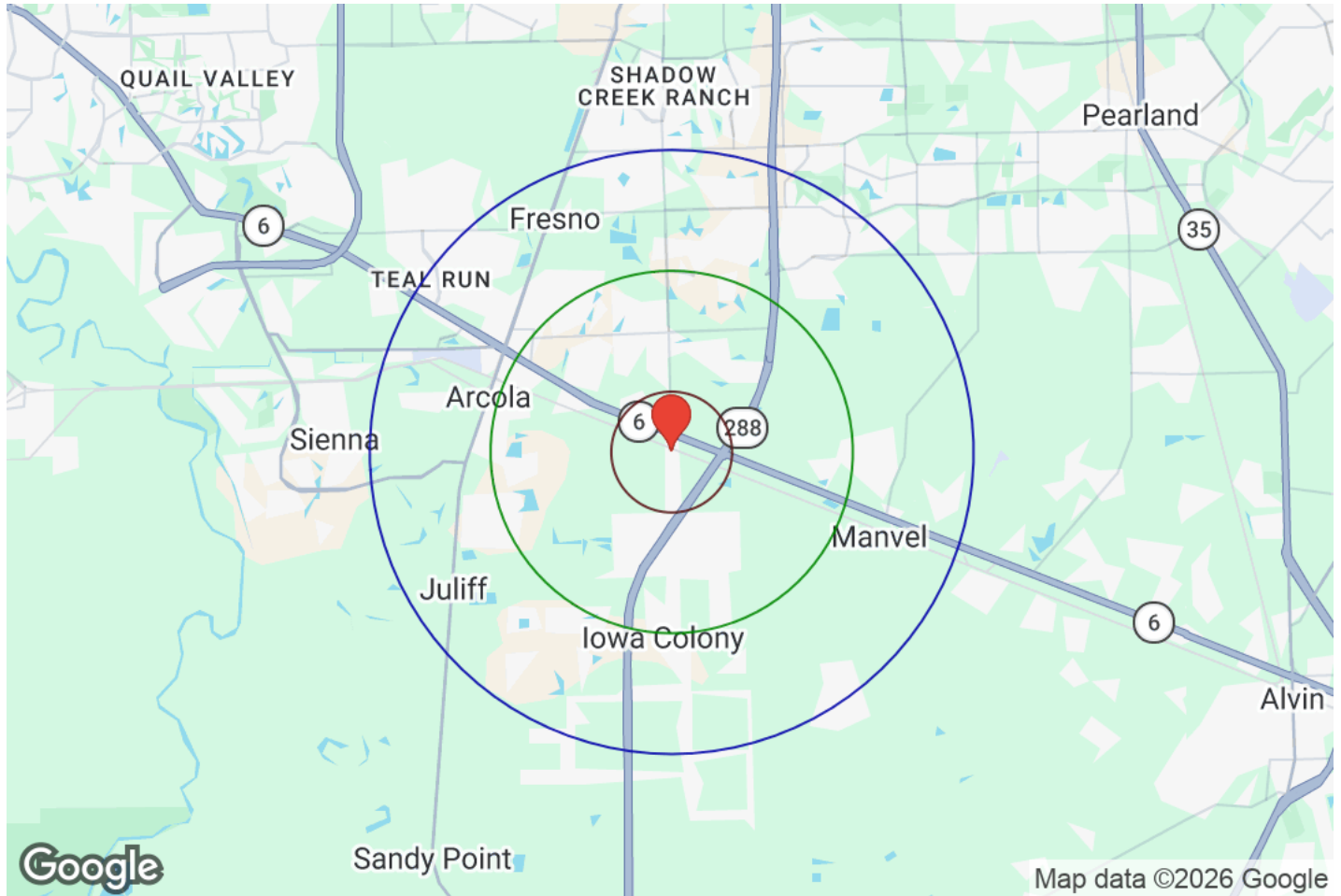
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DEMOGRAPHICS

7006 COUNTY ROAD 48



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	275	18,739	56,401
Female	295	19,277	58,504
Total Population	569	38,015	114,905

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	172	9,660	29,439
Black	153	9,933	33,173
Am In/AK Nat	1	42	138
Hawaiian	N/A	11	23
Hispanic	184	14,583	37,988
Asian	47	3,087	11,939
Multiracial	12	623	2,011
Other	1	76	172

Housing	1 Mile	3 Miles	5 Miles
Total Units	183	12,922	39,905
Occupied	169	11,762	36,416
Owner Occupied	151	10,017	30,697
Renter Occupied	18	1,745	5,719
Vacant	15	1,160	3,489

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	124	8,571	25,453
Ages 15 - 24	80	5,584	16,236
Ages 25 - 54	275	17,618	52,911
Ages 55 - 64	47	3,130	10,236
Ages 65+	43	3,112	10,068

Income	1 Mile	3 Miles	5 Miles
Median	\$125,781	\$125,495	\$125,203
Under \$15k	6	336	1,298
\$15k - \$25k	5	161	636
\$25k - \$35k	N/A	417	1,194
\$35k - \$50k	9	580	2,075
\$50k - \$75k	23	1,689	4,507
\$75k - \$100k	19	1,614	4,700
\$100k - \$150k	29	2,204	7,174
\$150k - \$200k	50	2,326	6,203
Over \$200k	26	2,435	8,628

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

DISCLAIMER

7006 COUNTY ROAD 48



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