



**SITE**

**SUNRISE MEADOW  
1,004 HOMES**

**PRASLA'S**

**THE GEORGE**

**±4,000 HOMES**

**Koeblen Rd**

**Minonite Rd**

**STEENBERGEN  
MIDDLE SCHOOL  
452 STUDENTS**

**WRIGHT JUNIOR HIGH  
1,334 STUDENTS**



**Hunington**

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# SHOPS AT KOEBLEN CROSSING

4122 Farm to Market Rd. 2977, Richmond, TX 77469



## SHOPS AT KOEBLEN CROSSING

Its Historic Downtown Cultural Arts District is a vibrant hub for shopping, dining, art, and live performances. History lovers enjoy the Rosenberg Railroad Museum and Fort Bend Museum, while outdoor enthusiasts flock to Brazos Bend State Park and Seabourne Creek Nature Park for trails, wildlife, and scenic escapes. Community spirit thrives through events like the Fort Bend County Fair, and entertainment options include the intimate CAST Theatrical Company. Together, the Rosenberg area is appealing for both residents and visitors, balancing cultural attractions, outdoor recreation, and strong community traditions.

### A UNIQUE BLEND OF SMALL-TOWN CHARM AND CULTURAL RICHNESS.

This central location provides convenient access to shopping, dining, education, and entertainment

Offers serene natural spaces and recreational opportunities like walking trails and open green areas.

A vibrant hub featuring antiques, boutiques, cozy cafes, restaurants, art installations, theaters, and charming murals.



#### Property Information - Multi-Tenant Retail

Space Available	15,431 SF (Will Divide)
Rental Rate	Call for Pricing
NNN	Call for Pricing
Building Size	15,431 SF

#### Pad Sites Available


For Sale	Pad 1: 1.25 AC
Ground Lease	Pad 2: 0.97 AC
Build to Suit	Pad 3: 0.99 AC

#### Property Highlights

- ± 5 acres of developable land with frontage along Farm to Market Rd. 2977, offering strong visibility and access
- Strategically located in Richmond, TX, within a growing corridor near residential and commercial development
- Flexible use potential suitable for commercial, mixed-use, or investment purposes (subject to zoning)
- Convenient access to major thoroughfares, providing connectivity to surrounding retail and residential areas

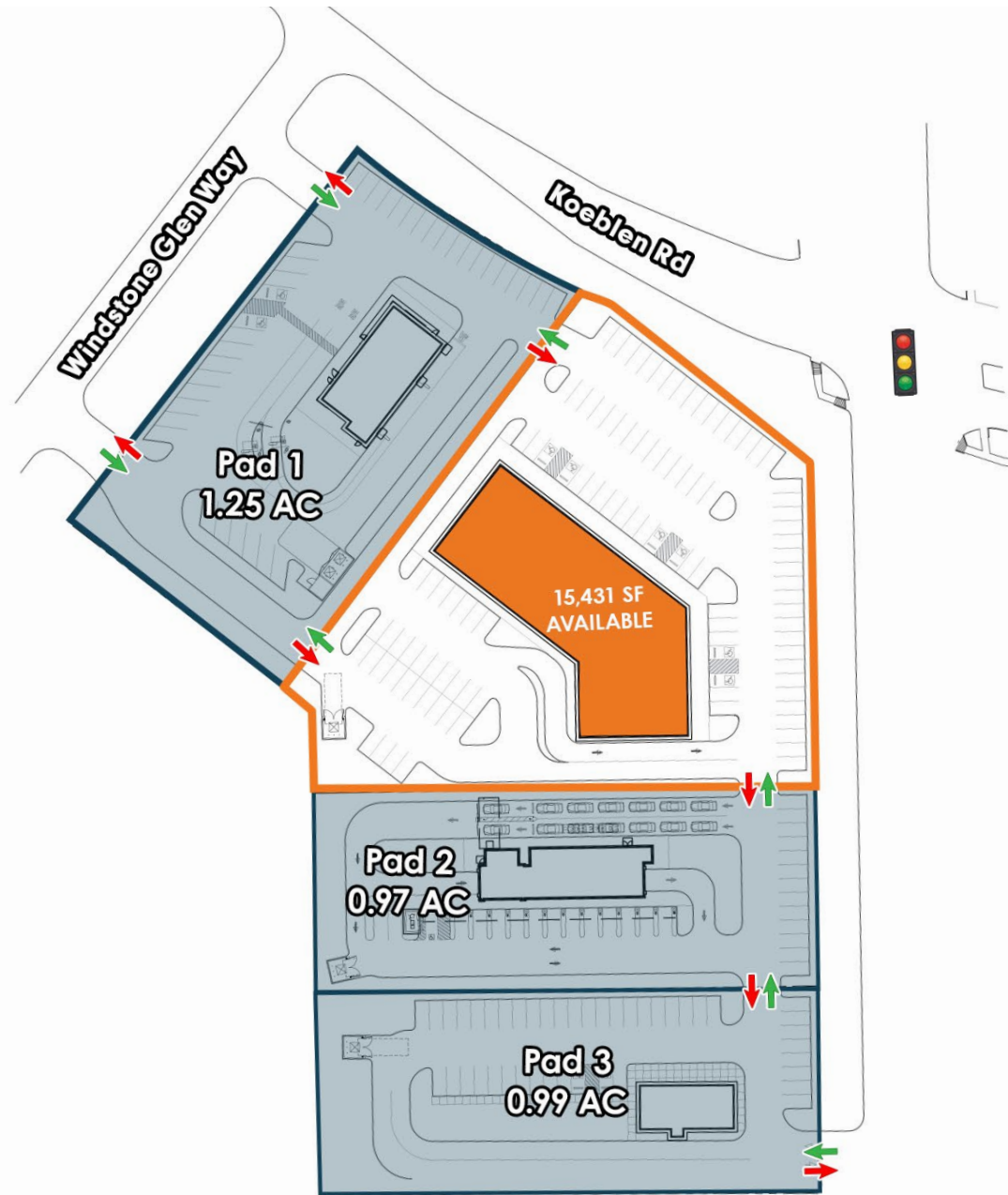
#### Demographics

Population (2025)	1 mi. - 13,306
	3 mi. - 30,595
	5 mi. - 93,490
Average Household Income	1 mi. - \$115,785
	3 mi. - \$122,741
	5 mi. - \$133,000

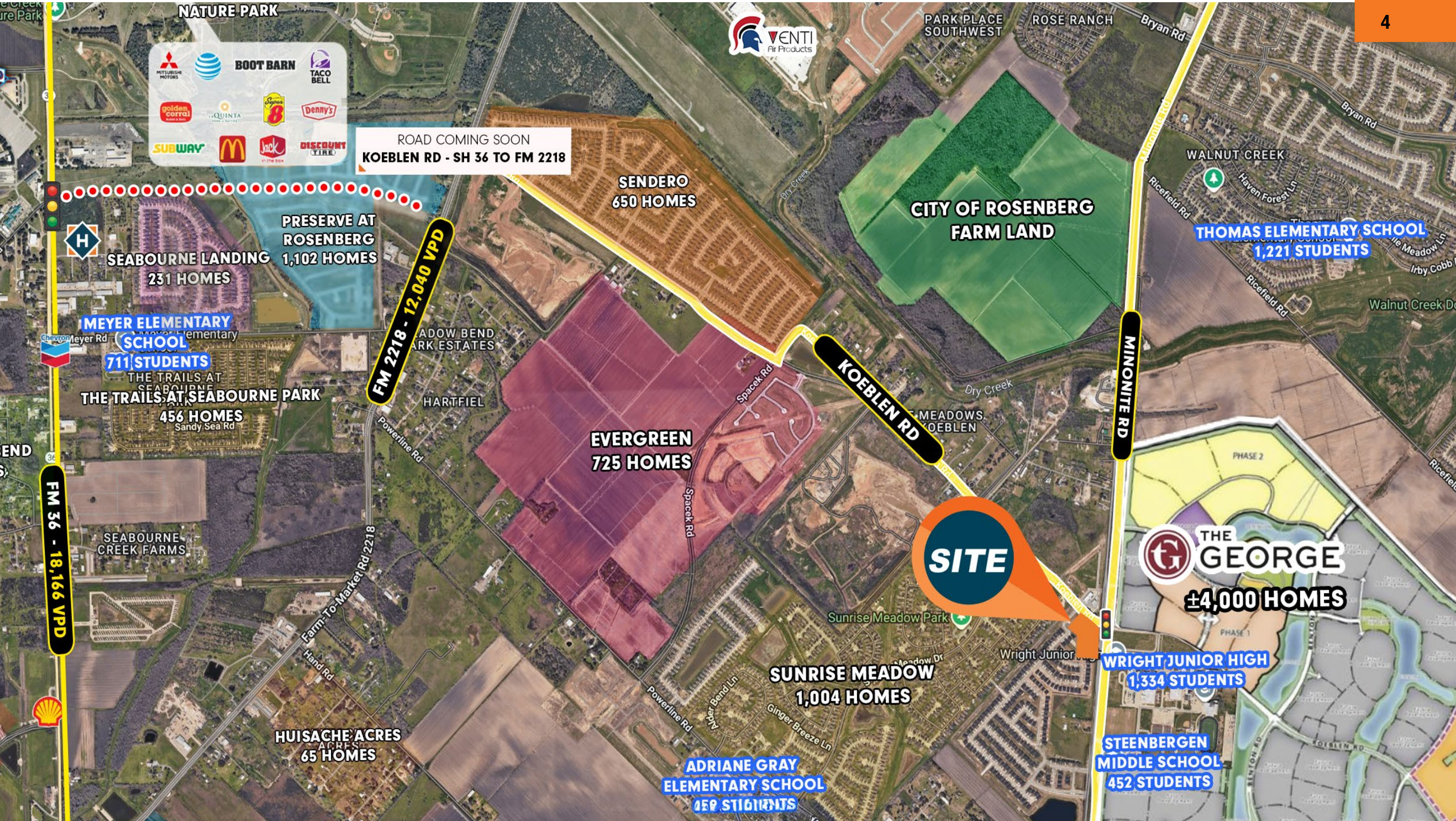
 <p><b>Alex Aiza</b> Sr. Associate   Brokerage alex@hpiproperties.com</p>	<p><b>Jeffrey Aron</b> SVP   Development jeffrey@hpiproperties.com</p>	<p><b>Mitchell Orzel</b> AVP   Retail Acquisitions mitchell@hpiproperties.com</p>
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- Retail Space Available
- Pad Available
- Pending
- Leased | Sold

	SF/AC	STATUS
Pad 1	1.25 AC	Available For Lease
Pad 2	0.97 AC	Available For Lease
Pad 3	0.99 AC	Available For Lease
Retail Building	15,431 SF	Available For Lease









# BRAZOS TOWN CENTER

MINONITE RD

SUMMER LAKES  
1,087 HOMES

RIVER RUN  
580 HOMES

BONBROOK PLANTATION  
1,682 HOMES

BRIDLEWOOD ESTATES  
430 HOMES

THOMAS ELEMENTARY SCHOOL  
395 STUDENTS

WALNUT CREEK  
1,018 HOMES

DON CARTER ELEMENTARY SCHOOL  
998 STUDENTS

STONECREEK ESTATES  
661 HOMES

The George Foundation

20,000 AC DEVELOPMENT

SITE

THE GEORGE  
±4,000 HOMES

STEENBERGEN MIDDLE SCHOOL  
452 STUDENTS

WRIGHT JUNIOR HIGH  
1,334 STUDENTS

SUNRISE MEADOW  
1,004 HOMES

ADRIANE GRAY ELEMENTARY SCHOOL  
459 STUDENTS

SENDERO  
650 HOMES

EVERGREEN  
725 HOMES

KOEBLER RD

AUSTIN POINT  
±14,000 HOMES





## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)