

VACANT CORNER TRACT

2102 Mons Avenue

Rosenberg, Texas 77471

1.66

ACRES

unimproved corner tract

\$479,500

ASKING PRICE

\$288,855 per acre

SH 36

HIGHWAY ACCESS

±0.25 mi · straight-line

2

STREET FRONTAGES

Mons Avenue & 4th Street



Frontage — mown grass, trees at rear



Viewed from across the street



Curb, sidewalk and drive approach

PROPERTY FEATURES

- 1.66 acres — corner tract at Mons Avenue & 4th Street
- Easy access to State Highway 36 — ±0.25 mi
- Unimproved site — mown grass, trees at the rear
- Two street frontages — exposure on both roads
- Curb, sidewalk and concrete drive approach
- Corner site inside Rosenberg's established street grid

Rosenberg, Fort Bend County, Texas 77471

Legal: 0083 HY Scott Tract 120 Acres 1.66

OFFERED AT

\$479,500

CONTACT

Kristine Addison

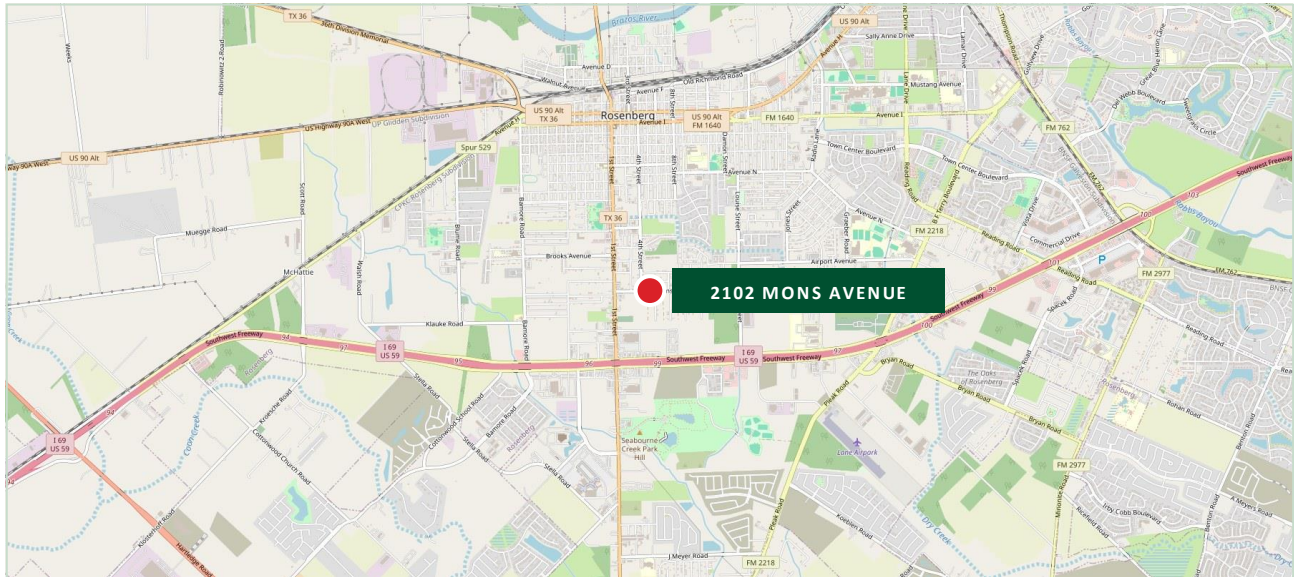
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Map data © OpenStreetMap contributors

LOCATION HIGHLIGHTS

- State Highway 36 (1st Street) — **±0.25 mi**
- Rosenberg City Hall — **±0.5 mi**
- I-69 / US 59 Southwest Freeway — **±0.5 mi**
- US 90 Alt — **±1.2 mi**
- Historic downtown Rosenberg — **±1.4 mi**
- Fort Bend County Fairgrounds — **±1.5 mi**
- Sugar Land Town Square — **±11.6 mi**
- Downtown Houston — **±30 mi**

Straight-line distances from the geocoded address (29.53974, -95.80427) to OpenStreetMap data, August 2026. Driving distances are longer.

THE OPPORTUNITY

2102 Mons Avenue is a 1.66-acre unimproved corner tract inside Rosenberg's established street grid, with frontage on both Mons Avenue and 4th Street and a concrete drive approach already cut at the curb. State Highway 36 runs a quarter mile west along 1st Street and the I-69 / US 59 Southwest Freeway is roughly half a mile south, so the site keeps a quiet city-street address while reaching both corridors in minutes. Offered at \$479,500.

Zoning, permitted use, utility availability and capacity, floodplain status, platting, survey and property taxes have not been independently verified for this tract. Buyers should confirm each with the City of Rosenberg and Fort Bend County before contracting.

IDEAL FOR

- Owner-user build-to-suit on a corner site
- Church, clinic or child-care site
- Small office, retail or service building
- Contractor, trade or equipment yard
- Land banking in the SH 36 / US 59 corridor
- Outdoor storage or fleet parking

All uses subject to City of Rosenberg zoning, platting and permitting.

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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.

11-03-2025



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 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 opinions or advice 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 that 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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Kristine Addison	665314	Kristine.addison@penningtoncommercial.com	713-480-0022
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date