BRAZOS PLAZA: 30,000 SF OF NEW RETAIL

Hard Corner of Reading Rd. & Minonite Rd. | Rosenberg, TX 77469

S&P INTERESTS

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5373 WEST ALABAMA, SUITE 325
HOUSTON, TX 77056

Property Overview

Location
Hard Corner | Rosenberg, TX

Project
Up to 30,000 SF of New Retail & Office

Traffic Counts
30,664 cars per day

Rooftops
23,925 within 3 miles

Frontage
Hard Corner - Signalized Intersection

Income
$99,366 within 3 miles

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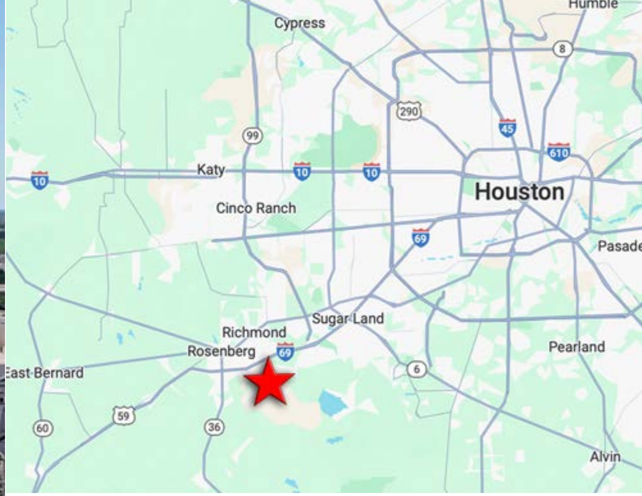

Property Features:

- Location: Hard Corner | Rosenberg, TX 77469
- Project: Up to 30,000 SF of New Retail & Office
- Frontage: Hard Corner - Signalized Intersection
- Rooftops: 23,925 households in 3 mile radius
- Traffic Count: 30,664 Cars Per Day
- Income: $99,366 in 3 mile radius

Demographic Summary:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	10,369	69,177	132,307
Households	3,502	23,925	44,344
Average HH Income	$98,040	$99,366	$199,712

Traffic Counts:

Minonite Road: 13,943 VPD (2023)

Reading Road: 16,721 VPD (2023)

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Site Plan

Building 1- Retail

1,500 SF	Lease Pending
1,260 - 3,674 SF	Available

Building 2 - Retail

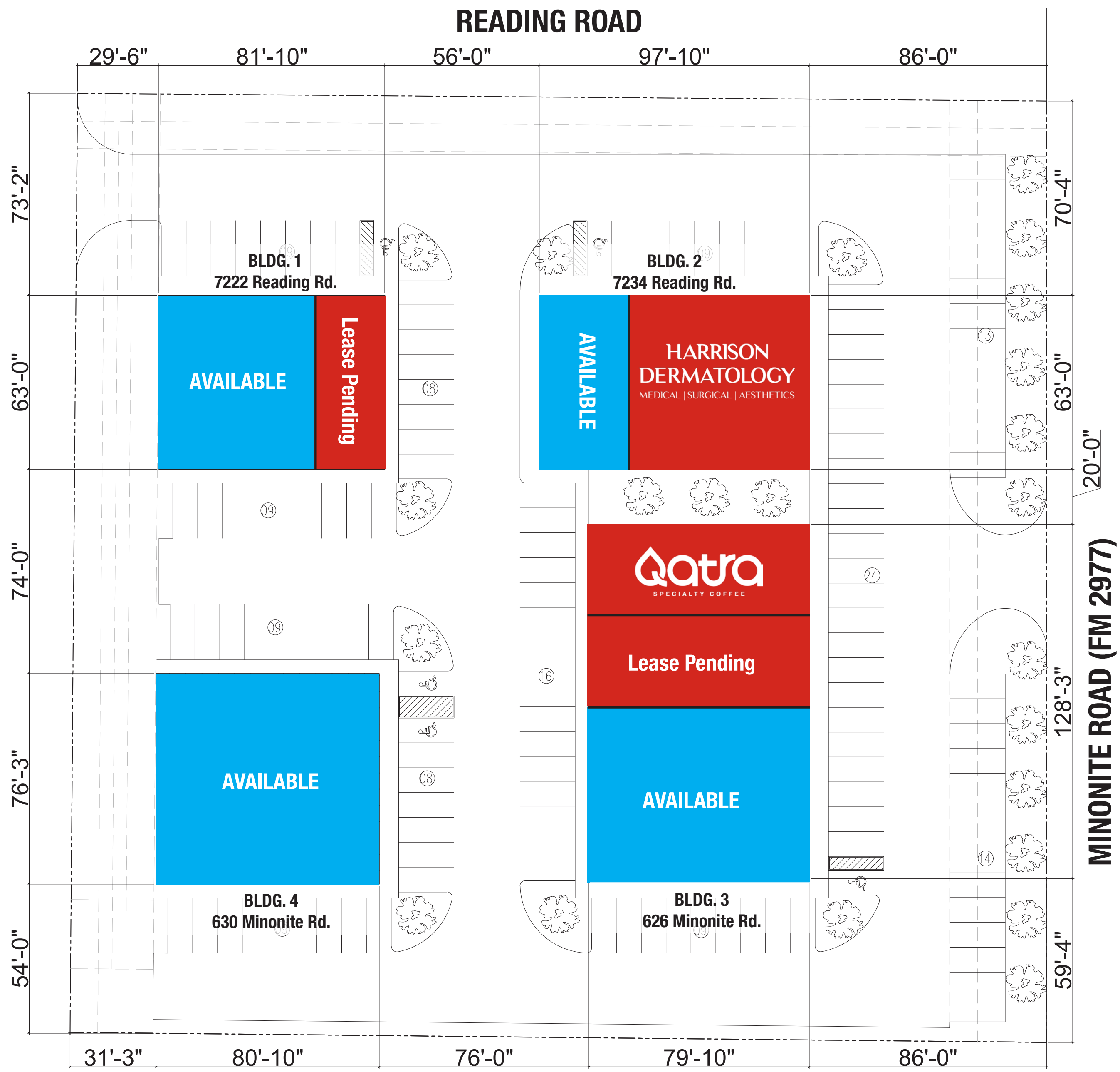
2,182 SF	Available
4,000 SF	Harrison Dermatology

Building 3 - Retail

1,760 SF	Qatra Coffee
1,800 SF	Lease Pending
Up to 6,440 SF	Available

Building 4 - Office

Up to 6,166 SF	Available



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	12,843		84,291		160,199	
2024 Estimate	10,369		69,177		132,307	
2020 Census	7,074		55,325		111,711	
Growth 2024 - 2029	23.86%		21.85%		21.08%	
Growth 2020 - 2024	46.58%		25.04%		18.44%	
2024 Population by Age	**10,369**		**69,177**		**132,307**	
Age 0 - 4	732	7.06%	4,377	6.33%	8,094	6.12%
Age 5 - 9	738	7.12%	4,450	6.43%	8,600	6.50%
Age 10 - 14	782	7.54%	4,874	7.05%	9,698	7.33%
Age 15 - 19	711	6.86%	4,701	6.80%	9,537	7.21%
Age 20 - 24	645	6.22%	4,426	6.40%	8,770	6.63%
Age 25 - 29	670	6.46%	4,450	6.43%	8,415	6.36%
Age 30 - 34	802	7.73%	4,966	7.18%	9,047	6.84%
Age 35 - 39	924	8.91%	5,474	7.91%	9,963	7.53%
Age 40 - 44	850	8.20%	5,041	7.29%	9,369	7.08%
Age 45 - 49	747	7.20%	4,500	6.51%	8,620	6.52%
Age 50 - 54	647	6.24%	4,157	6.01%	8,266	6.25%
Age 55 - 59	533	5.14%	3,751	5.42%	7,596	5.74%
Age 60 - 64	442	4.26%	3,387	4.90%	6,781	5.13%
Age 65 - 69	412	3.97%	3,324	4.81%	6,352	4.80%
Age 70 - 74	320	3.09%	2,828	4.09%	5,141	3.89%
Age 75 - 79	203	1.96%	2,093	3.03%	3,695	2.79%
Age 80 - 84	109	1.05%	1,332	1.93%	2,369	1.79%
Age 85+	101	0.97%	1,044	1.51%	1,996	1.51%
Age 65+	1,145	11.04%	10,621	15.35%	19,553	14.78%
Median Age	**35.60**		**37.10**		**37.00**	
Average Age	**35.40**		**37.80**		**37.60**	
2024 Population By Race	**10,369**		**69,177**		**132,307**	
White	3,222	31.07%	24,433	35.32%	47,779	36.11%
Black	2,370	22.86%	14,485	20.94%	23,440	17.72%
Am. Indian & Alaskan	32	0.31%	332	0.48%	810	0.61%
Asian	1,720	16.59%	9,033	13.06%	15,136	11.44%
Hawaiian & Pacific Island	44	0.42%	205	0.30%	315	0.24%
Other	2,981	28.75%	20,688	29.91%	44,827	33.88%
Population by Hispanic Origin	**10,369**		**69,177**		**132,307**	
Non-Hispanic Origin	7,195	69.39%	45,761	66.15%	80,886	61.14%
Hispanic Origin	3,174	30.61%	23,417	33.85%	51,422	38.87%
2024 Median Age, Male	**35.20**		**36.10**		**36.00**	
2024 Average Age, Male	**34.70**		**36.60**		**36.60**	
2024 Median Age, Female	**36.00**		**38.20**		**38.00**	

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	**7,974**		**54,534**		**104,009**	
Civilian Employed	5,248	65.81%	34,419	63.11%	67,234	64.64%
Civilian Unemployed	245	3.07%	1,387	2.54%	2,728	2.62%
Civilian Non-Labor Force	2,481	31.11%	18,723	34.33%	33,981	32.67%
Armed Forces	0	0.00%	5	0.01%	66	0.06%
Households by Marital Status						
Married	1,984		12,996		24,497	
Married No Children	967		7,247		13,360	
Married w/Children	1,017		5,749		11,137	
2024 Population by Education	**6,881**		**48,597**		**92,319**	
Some High School, No Diploma	713	10.36%	4,148	8.54%	9,995	10.83%
High School Grad (Incl Equivalency)	1,269	18.44%	9,989	20.55%	20,186	21.87%
Some College, No Degree	1,791	26.03%	13,863	28.53%	25,457	27.58%
Associate Degree	120	1.74%	2,247	4.62%	4,710	5.10%
Bachelor Degree	2,343	34.05%	12,643	26.02%	21,437	23.22%
Advanced Degree	645	9.37%	5,707	11.74%	10,534	11.41%
2024 Population by Occupation	**10,110**		**64,789**		**124,316**	
Real Estate & Finance	206	2.04%	2,865	4.42%	5,379	4.33%
Professional & Management	3,285	32.49%	18,164	28.04%	35,608	28.64%
Public Administration	89	0.88%	1,439	2.22%	2,825	2.27%
Education & Health	1,519	15.02%	9,680	14.94%	17,009	13.68%
Services	532	5.26%	4,592	7.09%	10,114	8.14%
Information	46	0.45%	773	1.19%	1,680	1.35%
Sales	1,580	15.63%	9,119	14.07%	16,005	12.87%
Transportation	0	0.00%	49	0.08%	132	0.11%
Retail	953	9.43%	4,614	7.12%	7,494	6.03%
Wholesale	15	0.15%	591	0.91%	1,406	1.13%
Manufacturing	318	3.15%	1,981	3.06%	4,670	3.76%
Production	364	3.60%	3,598	5.55%	6,923	5.57%
Construction	273	2.70%	2,324	3.59%	6,056	4.87%
Utilities	459	4.54%	2,359	3.64%	3,542	2.85%
Agriculture & Mining	71	0.70%	885	1.37%	2,030	1.63%
Farming, Fishing, Forestry	0	0.00%	243	0.38%	362	0.29%
Other Services	400	3.96%	1,513	2.34%	3,081	2.48%
2024 Worker Travel Time to Job	**4,668**		**30,713**		**60,419**	
<30 Minutes	2,117	45.35%	15,318	49.87%	30,896	51.14%
30-60 Minutes	2,013	43.12%	12,900	42.00%	24,502	40.55%
60+ Minutes	538	11.53%	2,495	8.12%	5,021	8.31%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	**2,375**		**18,875**		**37,067**	
1-Person Households	491	20.67%	3,971	21.04%	7,148	19.28%
2-Person Households	607	25.56%	5,534	29.32%	10,452	28.20%
3-Person Households	451	18.99%	3,325	17.62%	6,773	18.27%
4-Person Households	424	17.85%	3,082	16.33%	6,489	17.51%
5-Person Households	233	9.81%	1,725	9.14%	3,647	9.84%
6-Person Households	101	4.25%	726	3.85%	1,504	4.06%
7 or more Person Households	68	2.86%	512	2.71%	1,054	2.84%
2024 Average Household Size	**2.90**		**2.80**		**2.90**	
Households						
2029 Projection	4,358		29,321		53,987	
2024 Estimate	3,502		23,925		44,344	
2020 Census	2,373		18,874		37,067	
Growth 2024 - 2029	24.44%		22.55%		21.75%	
Growth 2020 - 2024	47.58%		26.76%		19.63%	
2024 Households by HH Income	**3,501**		**23,926**		**44,345**	
<$25,000	319	9.11%	2,728	11.40%	5,668	12.78%
$25,000 - $50,000	434	12.40%	4,361	18.23%	8,112	18.29%
$50,000 - $75,000	819	23.39%	4,061	16.97%	7,820	17.63%
$75,000 - $100,000	545	15.57%	3,240	13.54%	5,459	12.31%
$100,000 - $125,000	543	15.51%	2,878	12.03%	5,057	11.40%
$125,000 - $150,000	164	4.68%	1,640	6.85%	2,931	6.61%
$150,000 - $200,000	508	14.51%	3,488	14.58%	5,901	13.31%
$200,000+	169	4.83%	1,530	6.39%	3,397	7.66%
2024 Avg Household Income	**$98,040**		**$99,366**		**$99,712**	
2024 Med Household Income	**$83,188**		**$81,273**		**$77,622**	
2024 Occupied Housing	**3,502**		**23,926**		**44,344**	
Owner Occupied	2,444	69.79%	16,816	70.28%	31,897	71.93%
Renter Occupied	1,058	30.21%	7,110	29.72%	12,447	28.07%
2020 Housing Units	**3,680**		**24,864**		**44,435**	
1 Unit	2,799	76.06%	19,784	79.57%	37,344	84.04%
2 - 4 Units	254	6.90%	1,027	4.13%	1,757	3.95%
5 - 19 Units	343	9.32%	2,561	10.30%	3,368	7.58%
20+ Units	284	7.72%	1,492	6.00%	1,966	4.42%
2024 Housing Value	**2,445**		**16,815**		**31,896**	
<$100,000	50	2.04%	677	4.03%	2,875	9.01%
$100,000 - $200,000	234	9.57%	2,386	14.19%	5,169	16.21%
$200,000 - $300,000	1,104	45.15%	6,267	37.27%	10,586	33.19%
$300,000 - $400,000	1,045	42.74%	5,720	34.02%	8,767	27.49%
$400,000 - $500,000	5	0.20%	659	3.92%	2,133	6.69%
$500,000 - $1,000,000	5	0.20%	641	3.81%	1,811	5.68%
$1,000,000+	2	0.08%	465	2.77%	555	1.74%
2024 Median Home Value	**$285,008**		**$285,279**		**$274,664**	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	**3,703**		**25,350**		**46,940**	
Built 2010+	3,038	82.04%	14,326	56.51%	19,230	40.97%
Built 2000 - 2010	441	11.91%	4,470	17.63%	8,939	19.04%
Built 1990 - 1999	35	0.95%	1,314	5.18%	6,064	12.92%
Built 1980 - 1989	25	0.68%	1,473	5.81%	4,036	8.60%
Built 1970 - 1979	119	3.21%	1,980	7.81%	3,931	8.37%
Built 1960 - 1969	1	0.03%	891	3.51%	2,176	4.64%
Built 1950 - 1959	0	0.00%	624	2.46%	1,604	3.42%
Built <1949	44	1.19%	272	1.07%	960	2.05%
2024 Median Year Built	**2011**		**2010**		**2005**	

Demographic Trend Report

Description	2010		2022		2027	
Population	**3,642**		**8,798**		**10,780**	
Age 0 - 4	314	8.62%	598	6.80%	667	6.19%
Age 5 - 9	320	8.79%	685	7.79%	727	6.74%
Age 10 - 14	314	8.62%	723	8.22%	798	7.40%
Age 15 - 19	284	7.80%	671	7.63%	820	7.61%
Age 20 - 24	216	5.93%	550	6.25%	762	7.07%
Age 25 - 29	306	8.40%	504	5.73%	675	6.26%
Age 30 - 34	279	7.66%	570	6.48%	646	5.99%
Age 35 - 39	298	8.18%	697	7.92%	707	6.56%
Age 40 - 44	274	7.52%	715	8.13%	786	7.29%
Age 45 - 49	251	6.89%	659	7.49%	804	7.46%
Age 50 - 54	244	6.70%	555	6.31%	745	6.91%
Age 55 - 59	191	5.24%	471	5.35%	645	5.98%
Age 60 - 64	144	3.95%	424	4.82%	552	5.12%
Age 65 - 69	87	2.39%	359	4.08%	471	4.37%
Age 70 - 74	53	1.46%	272	3.09%	382	3.54%
Age 75 - 79	30	0.82%	173	1.97%	276	2.56%
Age 80 - 84	22	0.60%	96	1.09%	172	1.60%
Age 85+	14	0.38%	76	0.86%	144	1.34%
Age 15+	**2,693**	73.94%	**6,792**	77.20%	**8,587**	79.66%
Age 20+	**2,409**	66.14%	**6,121**	69.57%	**7,767**	72.05%
Age 65+	**206**	5.66%	**976**	11.09%	**1,445**	13.40%
Median Age	**31**		**36**		**37**	
Average Age	**31.70**		**35.30**		**37.10**	
Population By Race	**3,642**		**8,798**		**10,780**	
White	2,510	68.92%	5,503	62.55%	6,546	60.72%
Black	809	22.21%	2,188	24.87%	2,813	26.09%
Am. Indian & Alaskan	20	0.55%	46	0.52%	57	0.53%
Asian	233	6.40%	854	9.71%	1,093	10.14%
Hawaiian & Pacific Islander	2	0.05%	9	0.10%	12	0.11%
Other	62	1.70%	198	2.25%	259	2.40%

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EQUAL HOUSING OPPORTUNITY

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:
  - 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.

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