

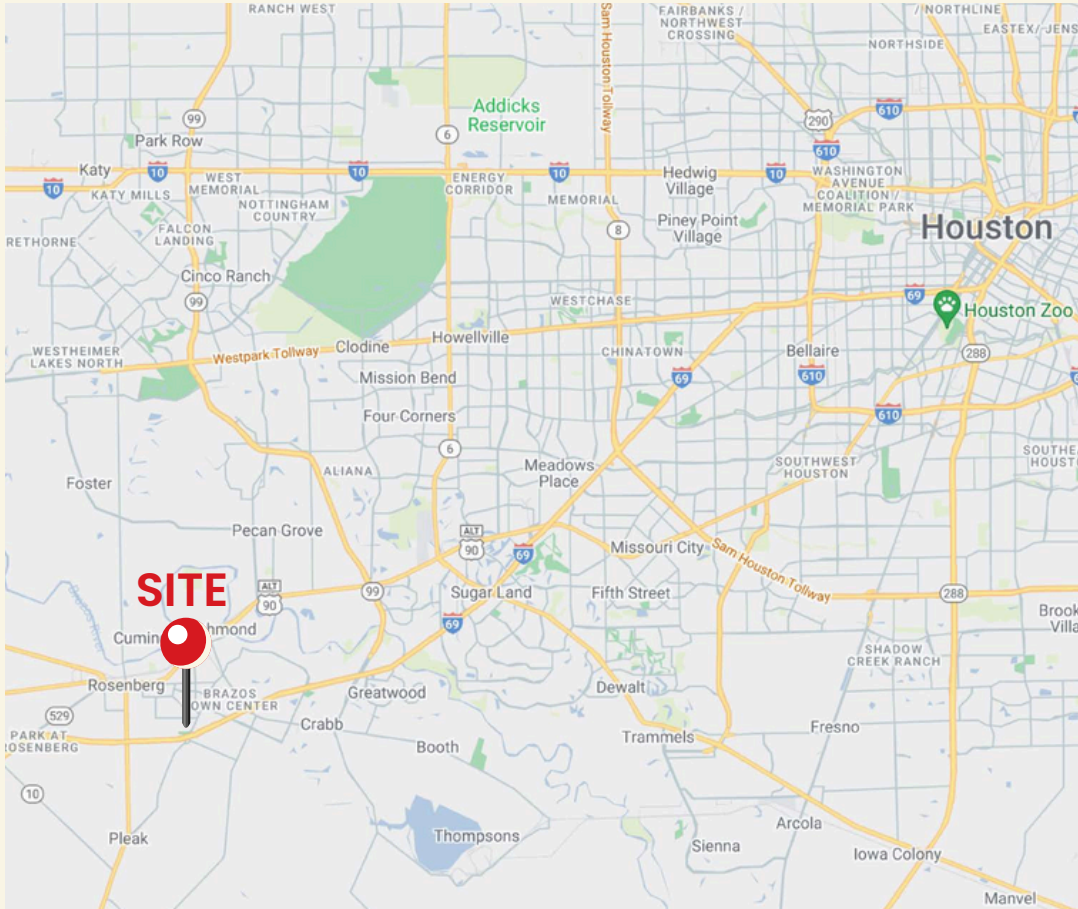
# High Point Village

3201 B F Terry Blvd, Rosenberg, TX 77471





# ABOUT



## PROJECT DESCRIPTION

High Point Village is a premier Class A retail development offering exceptional visibility and access along Highway 59 and FM 2218 in Rosenberg, Texas. The  $\pm 29,000$  SF building features modern storefronts, flexible suite configurations, and ample on-site parking. Located on 2.57 acres within a rapidly growing trade area, the center is surrounded by strong national co-tenants including Urban Air, Rooms To Go, Vida Mariscos, and Amegy Bank. With its contemporary design and high daily traffic counts, Village Crossing provides the perfect opportunity for retail, restaurant, and service users seeking a dynamic and high-exposure location.

## PROJECT OVERVIEW

- 29,267 Total SF
- First Floor 22,405 SF
- Second Floor 6,862 SF - Dedicated Elevator and Outdoor Patio
- Parking Ratio 4.4:1,000
- Building Depth 75' - 0"
- 361 Ft of Road Frontage on FM 2218

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,083	68,673	121,191
Total Homes	2,417	24,528	41,216
Median HHI	\$71,485	\$79,695	\$86,804
Avg. Household Size	2.93	2.76	2.91
2030 Pop. Growth	7,780	77,030	137,162

## AREA RETAIL MIX



## TRAFFIC COUNTS

Interstate 69	87,275 VPD '23
FM 2218	14,476 VPD '23





# AERIAL OVERVIEW





# DEVELOPMENT PLAN





# SITE PLAN

SITE & PARKING DATA	
TOTAL PARKING COUNT	129
TOTAL ACREAGE	2.575 AC

**LOMA**  
ARCHITECTURE

3838 N. SAM HOUSTON PARKWAY E., SUITE 185  
HOUSTON, TEXAS 77032

WWW.LOMAARCH.COM

**CIVIL ENGINEER**  
CIVIL-CON CONSULTANTS, LLC  
1445 NORTH LOOP WEST, SUITE 325  
HOUSTON, TEXAS 77008  
713.992.4148

**STRUCTURAL ENGINEER**  
DALLY ASSOCIATES  
8800 RICHMOND AVE., SUITE 460  
HOUSTON, TEXAS 77042  
713.337.881

**MEP ENGINEER**  
SPECTRUM DESIGN ENGINEERS  
19 SIERRA OAKS DR.  
SUGAR LAND, TEXAS 77479  
832.766.6076

**PROJECT:**  
HIGH POINT  
VILLAGE

**PROJECT ADDRESS:**  
F.M. 2218, ROSENBERG,  
TEXAS 77471

**SEAL/SIGNATURE:**

**PRELIMINARY**  
NOT TO BE USED FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION

**ISSUE HISTORY:**

DATE	DELTA	DESCRIPTION
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**PROJECT NUMBER:** LA2525

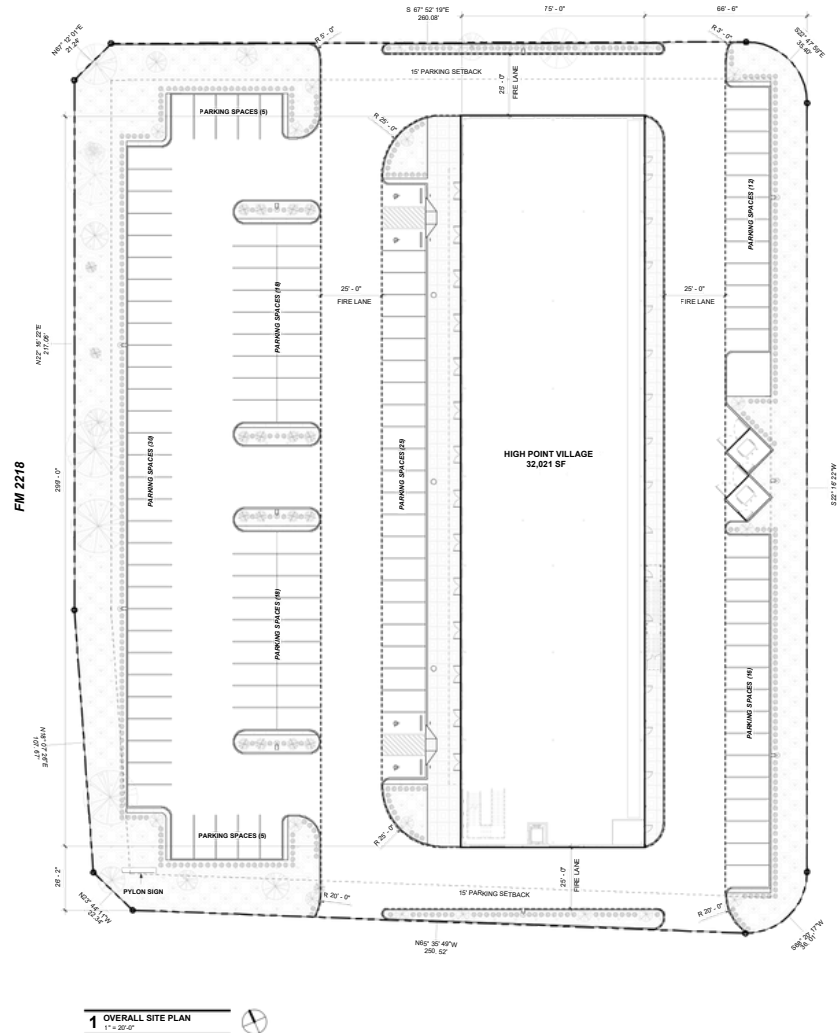
**ISSUE DATE:** 09.15.20.25

**SHEET NAME:**

**OVERALL SITE PLAN**

**SHEET:**

**A100**

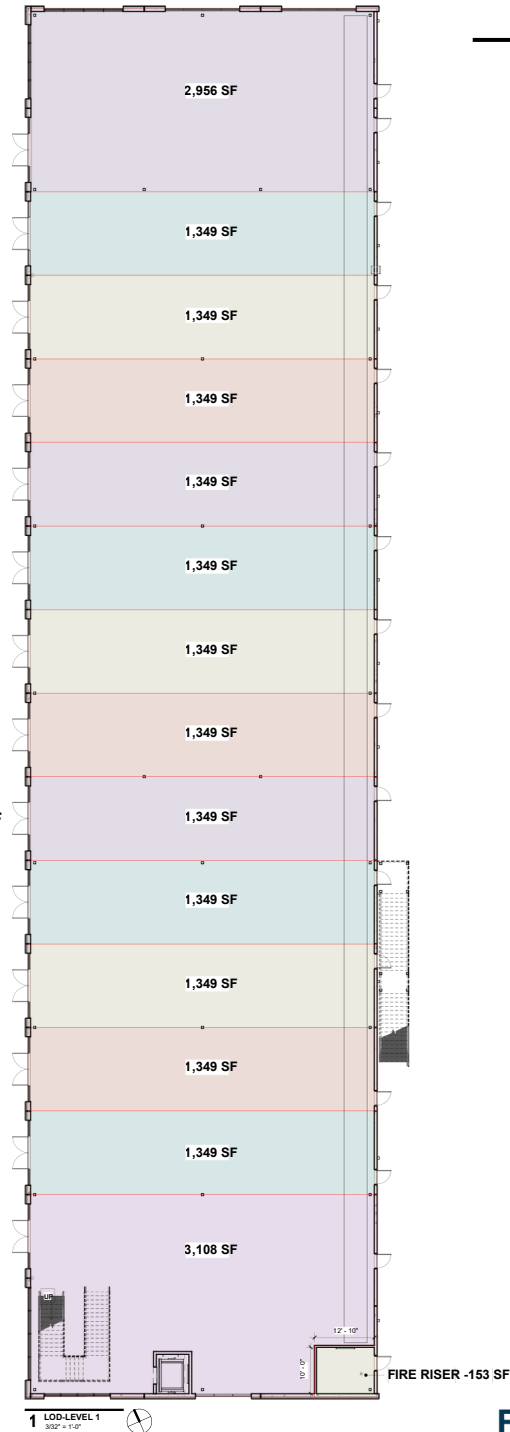




# FLOOR PLAN

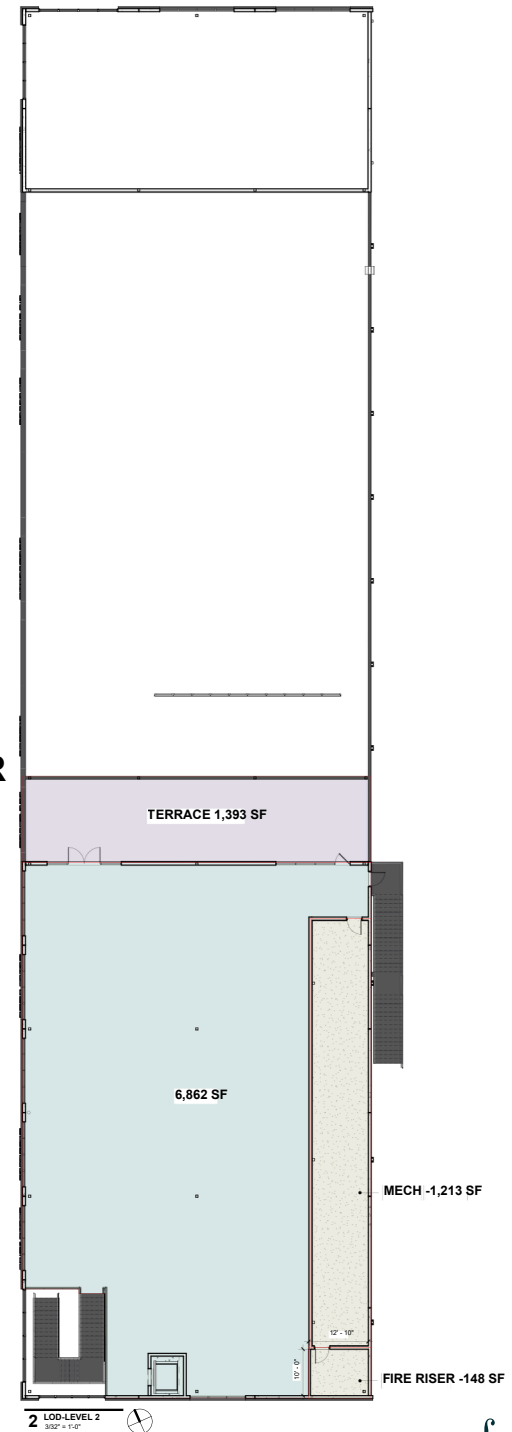
## FIRST FLOOR

TOTAL SHELL BUILDING AREA - 22,405 SF



## SECOND FLOOR

TOTAL SHELL BUILDING - 9,616 SF





# RENDERINGS







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Ethan@fwdcre.com  
(713) 382-3881





## 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.*

2-10-2025



### 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.

### 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:
  - 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.

Parkhill Investments, Inc	312169	pkinv@yahoo.com	(713) 412-3994
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Parkhill	222307	pkinv@yahoo.com	(713) 412-3994
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daryl Dally	712243	Daryl@fwdcre.com	(281) 748-7692
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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date