

46 ACRES US 59 @ SH 36

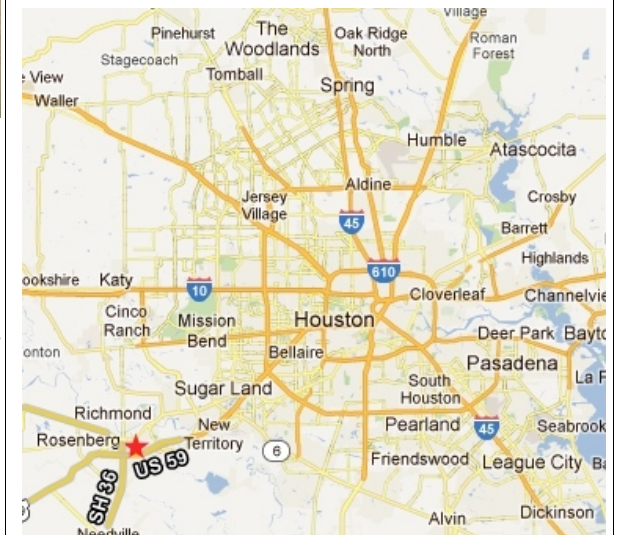
ROSENBERG, TEXAS

LAND FOR SALE



Property is located on the northeast corner of US 59 and Highway 36 in Rosenberg, Texas

- 46 acres (seller may divide)
- 1,095 feet of frontage on US 59 with two TxDOT approved curb cuts along the US 59 frontage road
- Multiple drives and crossover easements provide convenient access to US 59 and SH 36
- All utilities available, and no detention required
- 52,000 vpd on US 59 north of SH 36
21,000 vpd on SH 36 north of US 59



Rosenberg is located in Fort Bend County, Texas, the fastest growing county in the Greater Houston Area (US Census 2010) and one of the fastest growing counties in the U.S. With a projected 3.04% annual increase in job creation each year through 2015, Fort Bend County is top in the region and fifth in the nation for job growth (Woods & Poole Economics, 2011). Fort Bend County added more than 1,200 jobs, \$130MM in investment and nearly 1.5MM square feet of commercial absorption or new space during 2010. Forbes recently named Fort Bend County #1 on its list of "Best Places to Get Ahead".

- Over 18 residential communities on over 3,250 acres currently in development in Rosenberg

Disclaimer: This information is believed to be correct and reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy thereof. Any party should conduct their own independent investigations and rely solely on those results. This property is subject to withdrawal from the market or modification without notice.

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