



BRAZOS TOWN CENTER COMMERCIAL RESERVES

Commercial Reserves Available

NWC & SWC of I-69 between FM 762 & Reading Road
Rosenberg, Texas

 NewQuest

Brad Lybrand
713.438.9516 | blybrand@newquest.com

Project Highlights



15.2M
CENTER VISITS
WITHIN 5 MILES



\$156K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 10 MILES²



362K
CURRENT
POPULATION
WITHIN 10 MILES²

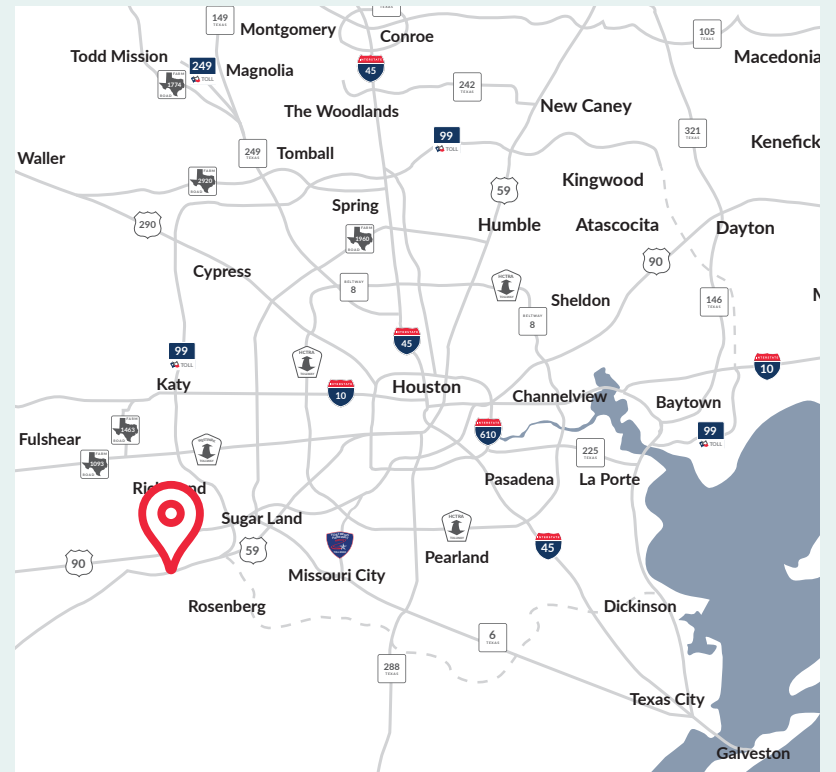
¹Placer.ai, 2025, Delivery Statistics of Last Full 12 Months

²2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

STEADY RESIDENTIAL GROWTH

11,590 FUTURE UNITS | 1,206 CURRENT UNITS
983 HOME STARTS & 1,146 CLOSINGS | ANNUAL
\$411,345 AVERAGE HOME SALE PRICE

Zonda Estimates Within 5 Miles as of Q4 2024



Project Highlights

Immediately adjacent to Brazos Town Center, featuring ± 2 million SF of world class shopping, dining, and entertainment. Brazos Town Center accounts for 50% of all Rosenberg retail space

Location:

Northwest and Southwest quadrants of U.S. Highway 59 (Southwest Freeway) and FM 762, locally known as Thompson Road, extending all the way to Reading Road in Rosenberg, Texas

Coming Soon:

850K-SF Amazon fulfillment center only four miles from the community

Available:

Phase I
 ± 5.5 Acres | FM 2218/
B.F. Terry Boulevard



AREA RETAILERS

Burlington

ROSS

VICTORIA'S
SECRET

HomeGoods

ULTA
BEAUTY

THE
HOME
DEPOT

CINEMARK

EōS FITNESS



TxDOT Traffic Counts as of 2024



TxDOT Traffic Counts as of 2024

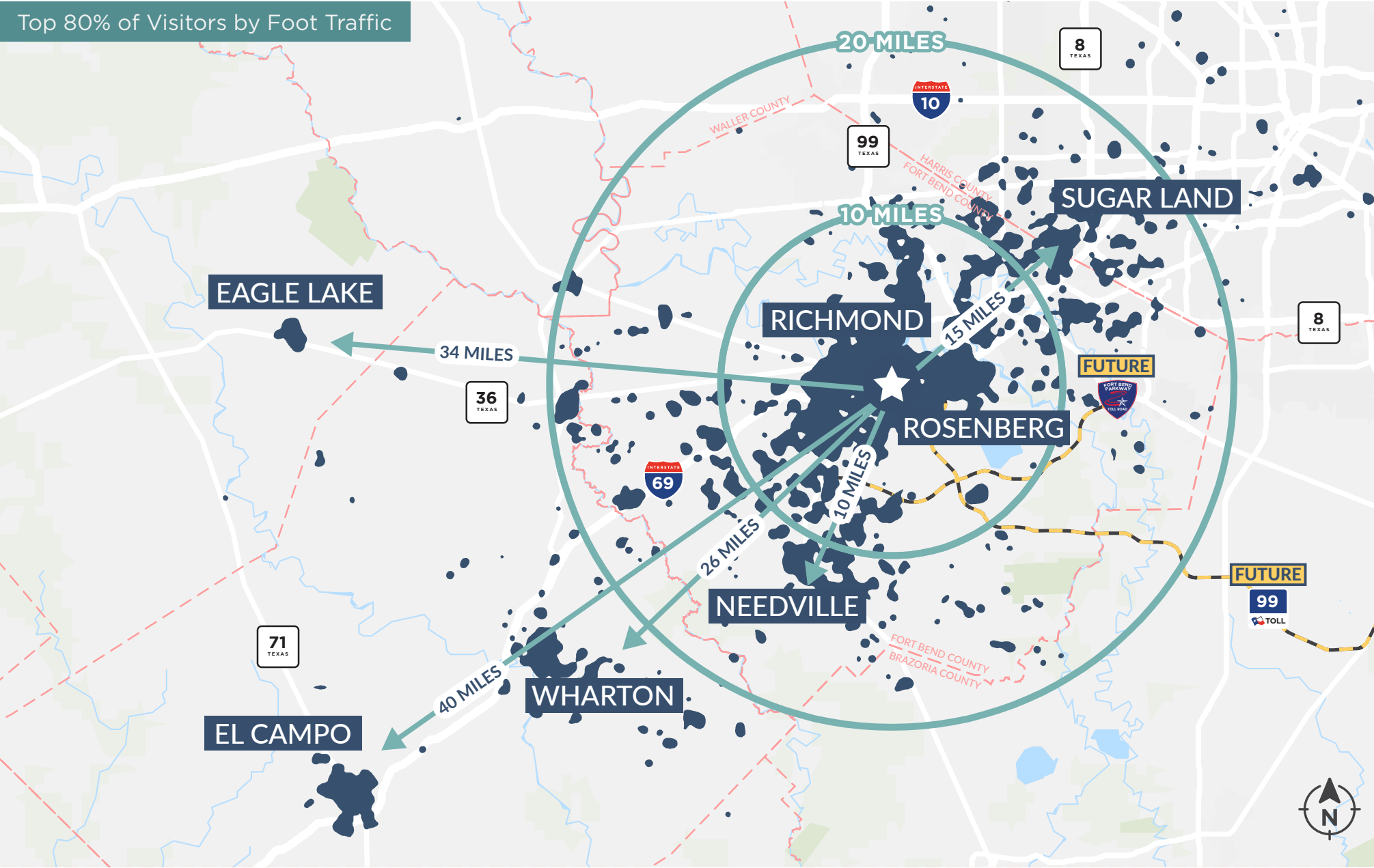




TxDOT Traffic Counts as of 2024 10.25 | 10.25

Foot Traffic Map

Top 80% of Visitors by Foot Traffic



FORT BEND COUNTY, TEXAS



**RATED A+
PUBLIC SCHOOLS,
DIVERSITY, FAMILIES,
AND JOBS¹**



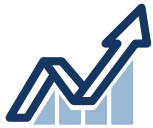
**#1 MOST DIVERSE
COUNTY IN TEXAS
2024¹**



**#2 BEST COUNTY IN
TEXAS TO LIVE IN
OUTDOOR ACTIVITIES &
FOR FAMILIES¹**



**TOP 10 COUNTIES IN
ANNUAL NUMERIC
GROWTH NATIONALLY
11% GROWTH
APRIL 2020-JULY 2023²**



**42% GDP INCREASE
JANUARY 1, 2020-2023³**



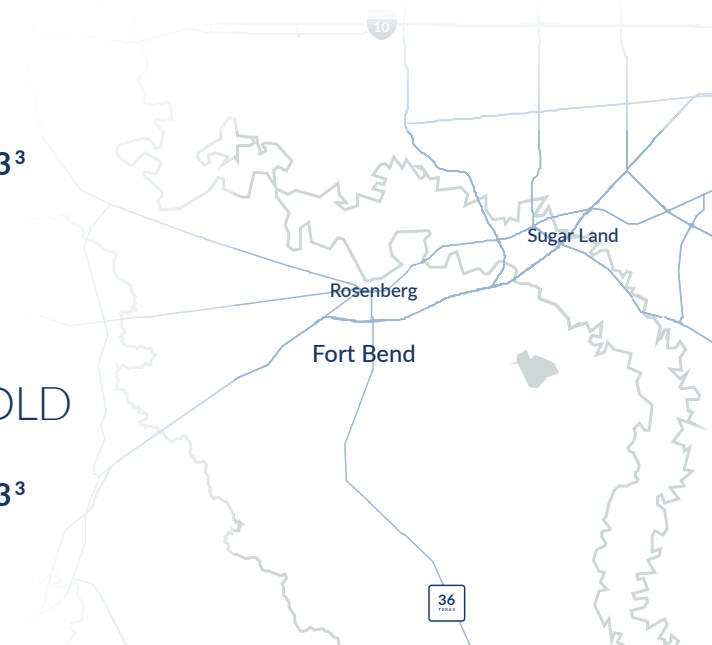
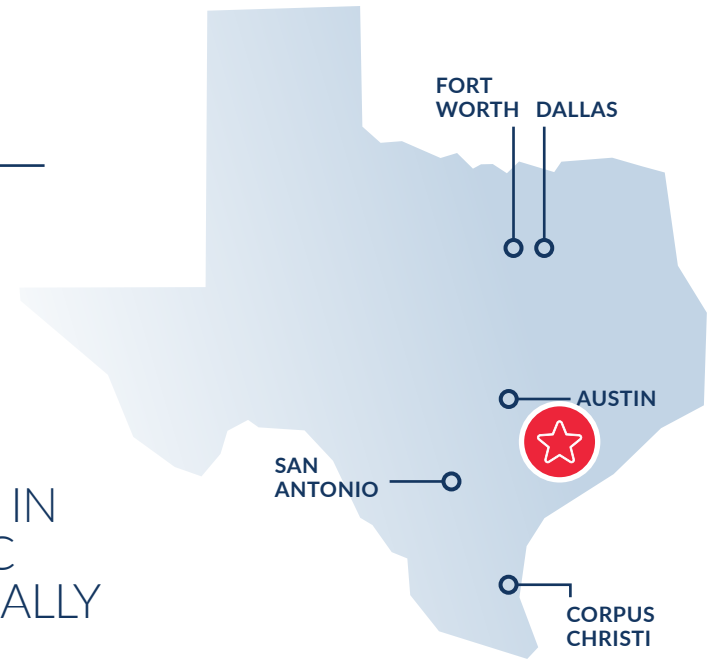
**12% INCREASE IN
EMPLOYMENT
JANUARY 1, 2020-2023³**



**31% INCREASE IN
MEDIAN LISTING
PRICE PSF
NOVEMBER 2020-2023³**



**9% INCREASE IN
MEDIAN HOUSEHOLD
INCOME
JANUARY 1, 2020-2023³**



¹Niche, 2024 | ²U.S. Census Bureau, 2024 | ³Federal Reserve Bank of St. Louis, 2024

Demographics

POPULATION	3 MILES	5 MILES	10 MILES
Current Households	26,203	46,575	118,010
Current Population	76,666	140,214	361,635
2020 Census Population	58,788	112,701	298,075
Population Growth 2020 to 2025	30.41%	24.41%	21.32%
Population Growth 2025 to 2030	3.97%	3.71%	3.51%
2025 Median Age	36.2	35.8	37.6

INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$108,912	\$116,436	\$151,789
Median Household Income	\$90,745	\$97,703	\$121,238
Per Capita Income	\$38,620	\$39,852	\$50,660

RACE AND ETHNICITY	3 MILES	5 MILES	10 MILES
White	35.83%	36.96%	36.73%
Black or African American	22.10%	20.64%	17.29%
Asian or Pacific Islander	12.89%	11.95%	25.82%
Hispanic	36.24%	37.85%	24.22%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	10 MILES
1 Person Households	23.67%	19.51%	18.72%
2 Person Households	29.63%	30.62%	28.39%
3+ Person Households	46.70%	49.86%	52.89%
Owner-Occupied Housing Units	67.52%	71.36%	75.23%
Renter-Occupied Housing Units	32.48%	28.64%	24.77%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

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. **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.

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
M. Bradley LyBrand	523795	blybrand@newquest.com	713.438.9516
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

MS25-957_JM_10.16.25