

FOR SALE

+/- 2, 464 C-STORE ON +/- 0.55 ACRE HARD CORNER
1804 AVENUE H, ROSENBERG, TX 77471



W. DOUGLASS LARSON
PRINCIPAL/ASSOCIATE BROKER
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PROPERTY HIGHLIGHTS

Location

1804 Ave H
Rosenberg, TX 77471

Asking Price

\$2.1 mil - Real Estate Only -
Investment property with
current tenants in place

OR

\$2.4 mil - Business & Real
Estate - Without Tenants.
New owner full operates.

Size

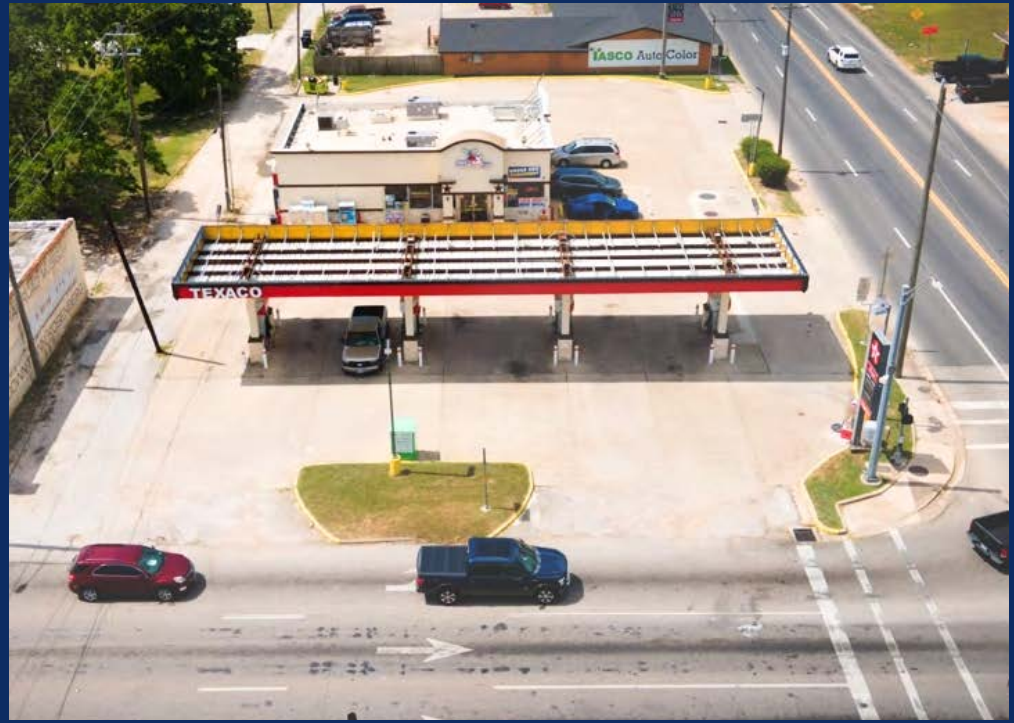
+/- 2,464 SF on
+/- 0.55 Ac

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- +/- 2,464 SF gas station/convenience store on +/- 0.55 acre hard corner with Highway 36 and Highway 90 (Avenue H) frontage
- Owner Motivated!
- Recently remodeled interior and exterior with new fuel dispensers
- Currently leased with 5 year terms in place for current co-tenants
- (taqueria, etc.); call Broker for full details and store revenues
- Outstanding urban location with great visibility; access from 6 ingress/egress points with street frontage on 3 sides of the property
- Over 100 feet of frontage on Avenue H and approximately 175 feet of frontage on Highway 36/1st Street
- Average traffic of over 16,000 vehicles per day on Highway 36/1st Street and over 12,000 vehicles per day on Avenue H
- Located less than 2 miles north of Highway 69/59
- Property is in the City of Rosenberg, Fort Bend County and Lamar CISD;
- Total tax rate for 2022: \$2.05 per \$100 of assessed value
- Full demographic package available
- ****Please DO NOT disturb customers or employees****

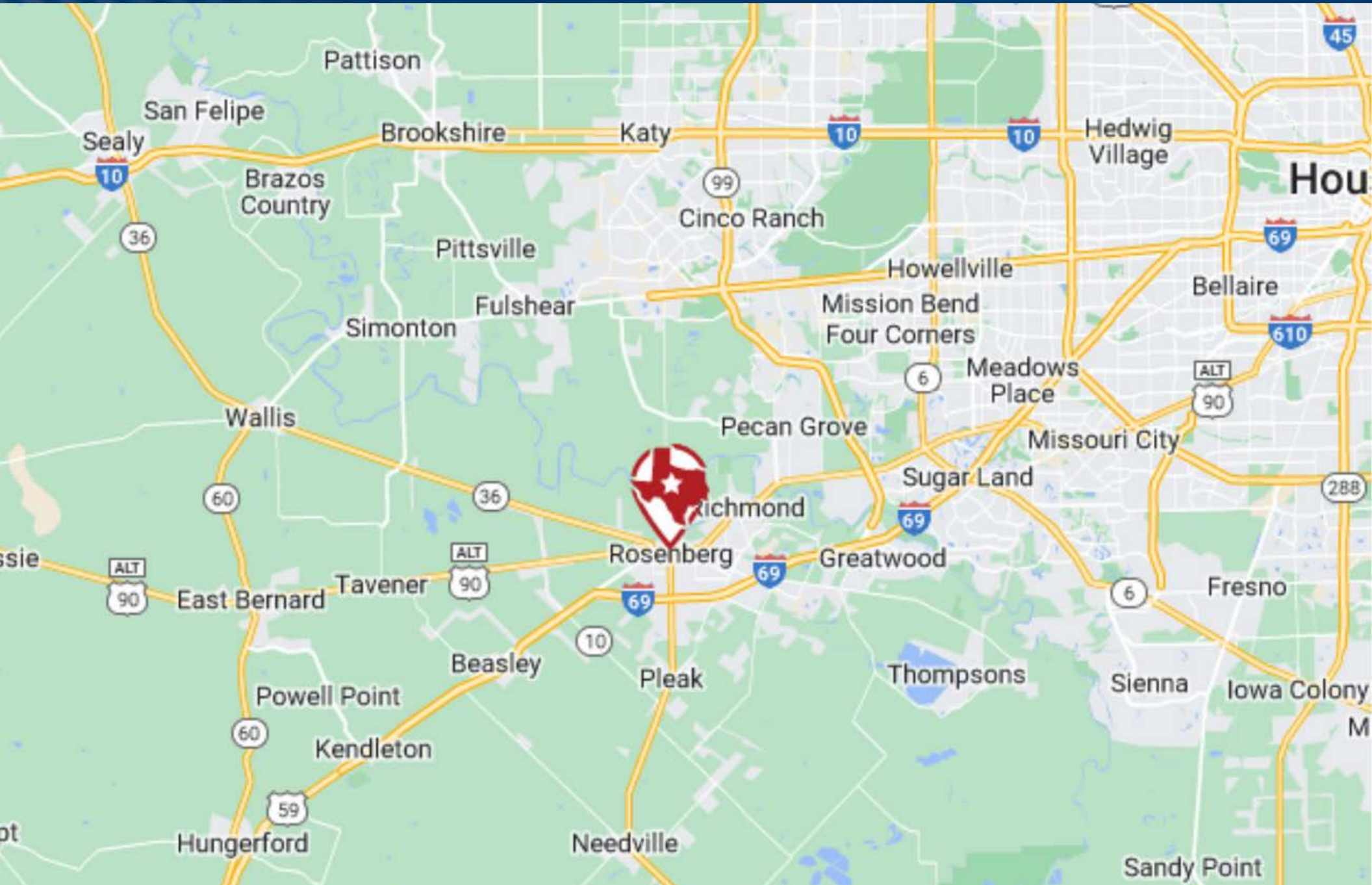




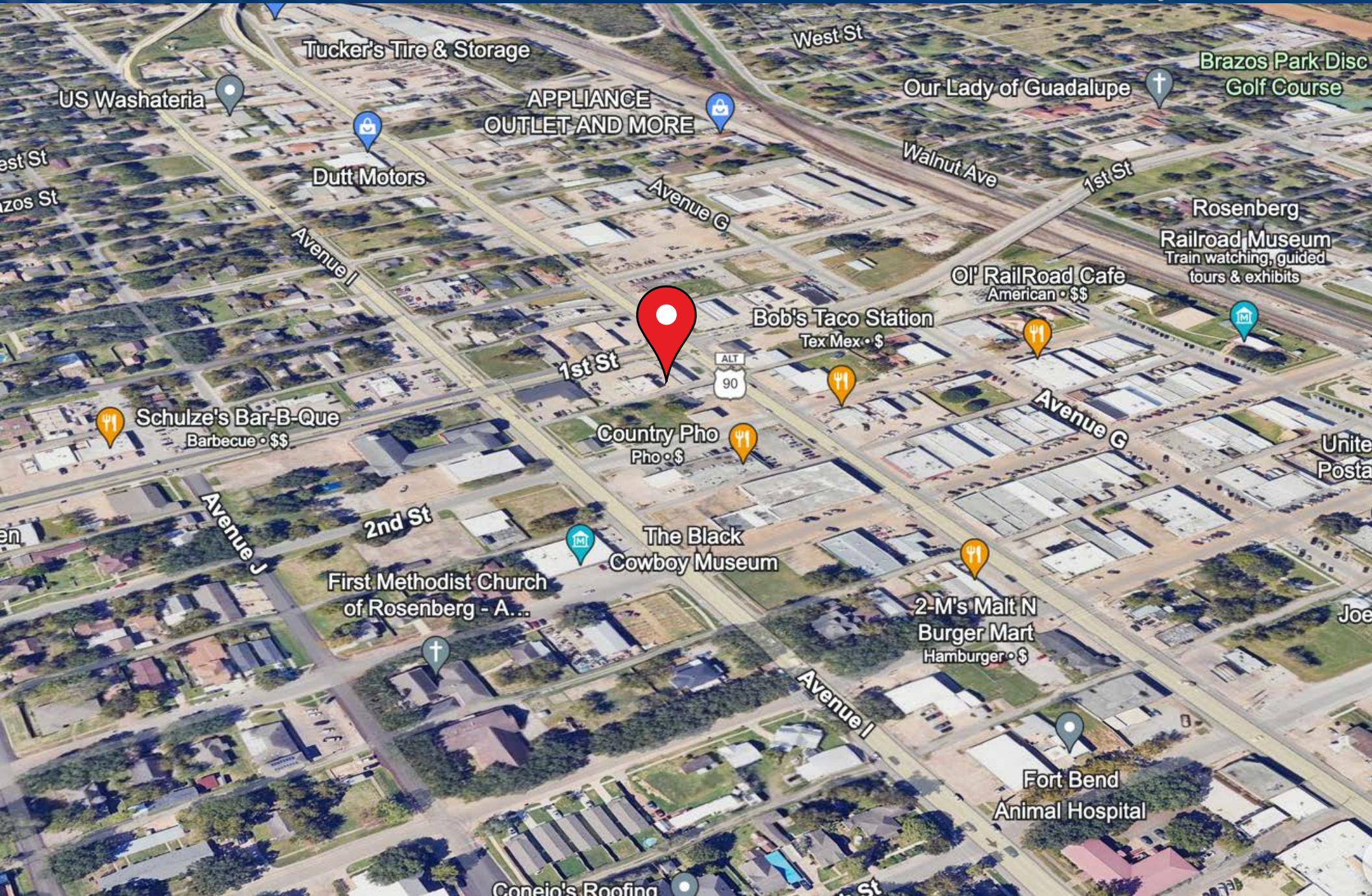




LOCATION MAP



MARKET AERIAL



DEMOGRAPHIC SUMMARY

1804 Avenue E, Rosenberg, Texas, 77471

Ring of 3 miles

KEY FACTS

40,384

Population



13,654

Households

33.6

Median Age

\$46,264

Median Disposable Income

EDUCATION

18.4%

No High School Diploma



19.4%

Bachelor's/Grad / Prof Degree

35.0%

High School Graduate



40,384

2023 Total Population (Esri)

27.2%

Some College/ Associate's Degree

INCOME



\$53,552

Median Household Income



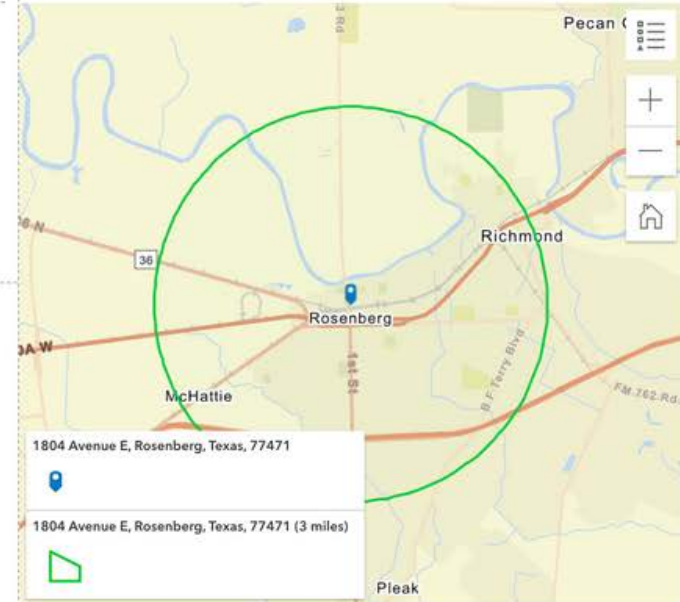
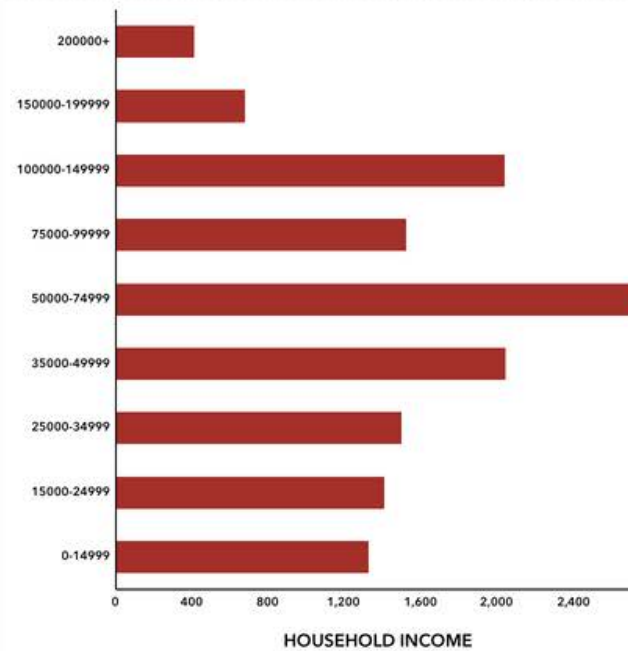
\$24,920

Per Capita Income



\$65,728

Median Net Worth



EMPLOYMENT



White Collar

54.3%



Blue Collar

29.1%



Services

21.7%

3.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



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