

# LAND FOR SALE

VIRTUAL TOUR

0 Spur 10 Road

0 SPUR 10 ROAD, ROSENBERG, TX 77471

**KW COMMERCIAL - SIGNATURE**

920 South Fry Road  
Katy, TX 77450

**PRESENTED BY:**

**IMTIAZ ALI**  
Director | Investment Sales  
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TX

# LOCATION & HIGHLIGHTS

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0 SPUR 10 ROAD

## LOCATION INFORMATION

**Street Address: 0 Spur 10 Road**

**City, State, Zip: Rosenberg, TX  
77471**

**Price: CONTACT BROKER**

**Land: ± 23 AC**

## PROPERTY HIGHLIGHTS

- Strategic frontage on 0 Spur 10 Road.
- Excellent opportunity for Retail, Mixed-Use, Single-Family, Multi-Family, Light Industrial. Outstanding development opportunity in rapidly growing Fort Bend County.
- Enjoy high visibility and convenient access to major thoroughfares like HWY 59 and HWY 36.
- Heart of Rosenberg's development boom.
- Surrounded by new residential, commercial, and industrial projects.
- The property is close to the 850-acre future master-planned community by Hines known as Brooke Water and M/I Homes Miller's Pond.

# PROPERTY PHOTOS

0 SPUR 10 ROAD



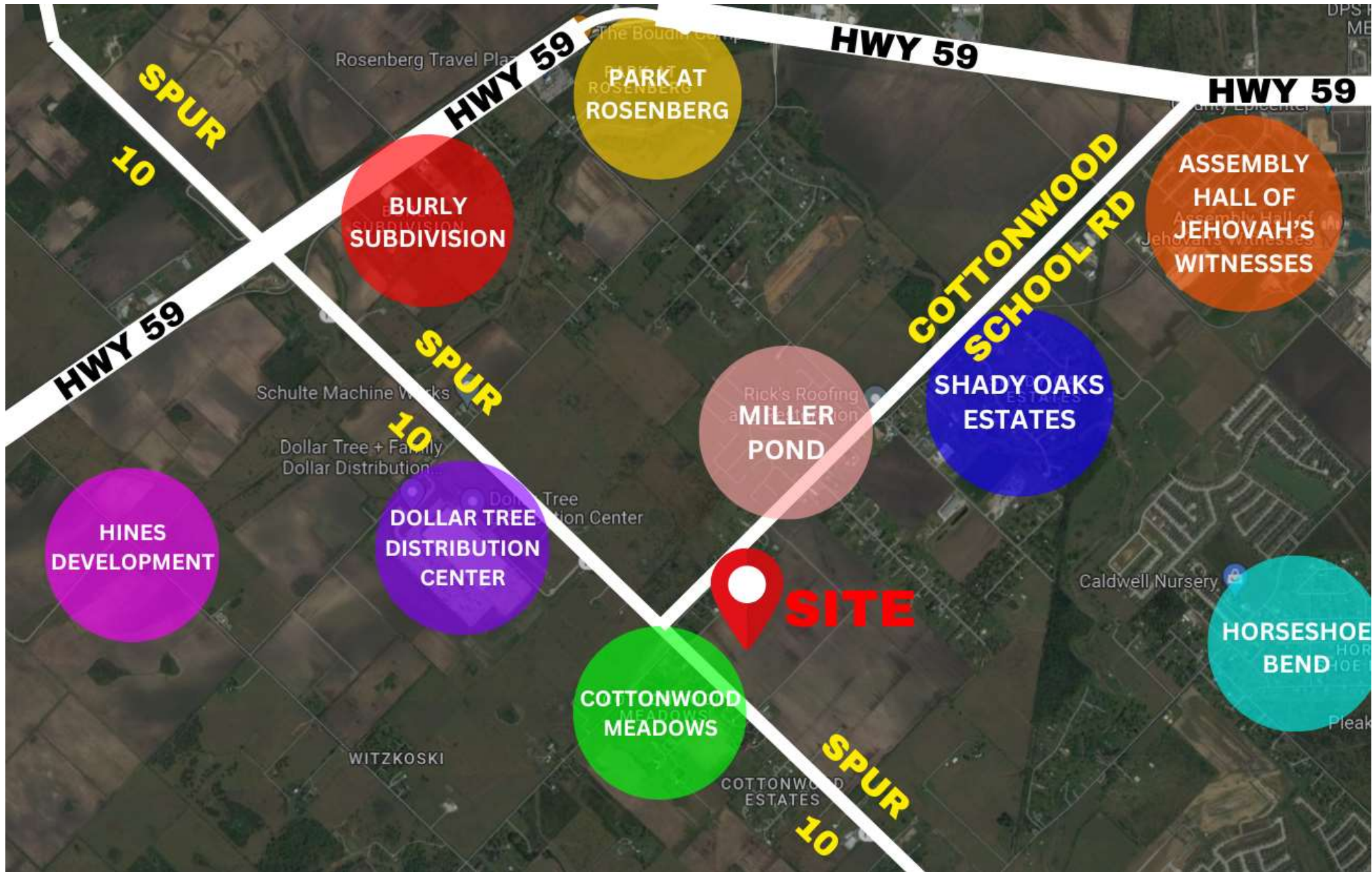
# PROPERTY PHOTOS

0 SPUR 10 ROAD



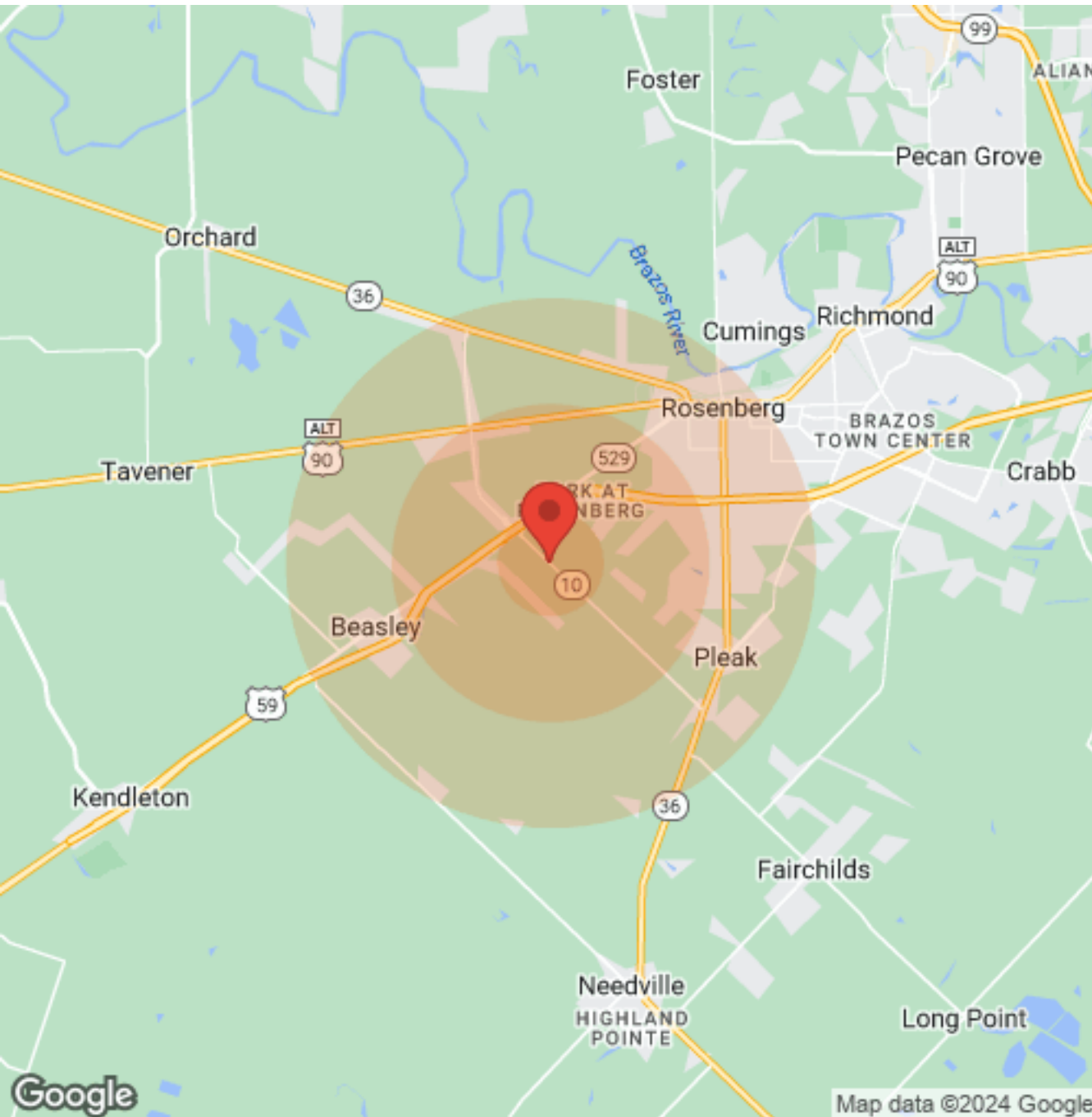
# AERIAL MAP

0 SPUR 10 ROAD



# DEMOGRAPHICS

0 SPUR 10 ROAD



Population	1 Mile	3 Miles	5 Miles
Male	N/A	4,977	13,555
Female	N/A	5,051	12,250
Total Population	N/A	10,028	25,805

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,547	6,426
Ages 15-24	N/A	1,577	4,078
Ages 25-54	N/A	3,628	9,684
Ages 55-64	N/A	1,039	2,484
Ages 65+	N/A	1,237	3,133

Race	1 Mile	3 Miles	5 Miles
White	N/A	6,479	16,297
Black	N/A	473	1,857
Am In/AK Nat	N/A	15	37
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	6,708	16,524
Multi-Racial	N/A	6,122	15,140

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$42,287	\$42,028
< \$15,000	N/A	372	1,006
\$15,000-\$24,999	N/A	355	999
\$25,000-\$34,999	N/A	351	1,155
\$35,000-\$49,999	N/A	517	1,682
\$50,000-\$74,999	N/A	647	1,628
\$75,000-\$99,999	N/A	389	925
\$100,000-\$149,999	N/A	188	630
\$150,000-\$199,999	N/A	96	199
> \$200,000	N/A	55	126

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	3,010	8,947
Occupied	N/A	2,801	8,245
Owner Occupied	N/A	2,249	5,639
Renter Occupied	N/A	552	2,606
Vacant	N/A	209	702

# PROFESSIONAL BIO

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0 SPUR 10 ROAD



## **IMTIAZ ALI**

Director | Investment Sales

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TX

KW Commercial - Signature  
920 South Fry Road Katy, TX 77450

Imtiaz Ali is licensed in the state of Texas and focuses on the commercial market in Southeast and Central Texas. He collaborates with individuals, private entities, and groups of investors across the country and internationally.

Imtiaz Ali also excels at representing investors, developers, and commercial users in the acquisition of modest to large tracts of property/retail by locating highly profitable sites in the best locations in accordance with the needs of the customers

With his extensive background in commercial real estate, he has executed multi-million dollar land, and retail transactions and assisted numerous clients with their investment portfolios.

The goal is to offer knowledge and assistance to clients looking to buy, sell, invest, or develop commercial real estate.



# Information About Brokerage Services

11-2-2015

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