

FOR SALE

\$650,000

+/- 13,600 SF BUILDING ON +/- 0.31 ACRES
4602 AVENUE H, ROSENBERG, TX 77471



TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895

SULEMAN (SAM) RAJANI

Agent - REALM Professionals

Suleman@Rajanirealestategroup.com

(832) 266-4786





PROPERTY HIGHLIGHTS



Location

4602 Avenue H
Rosenberg, TX 77471



Asking Price

\$650,000



Size

+/- 13,600 SF Building
on +/- 0.31 AC

Contact:

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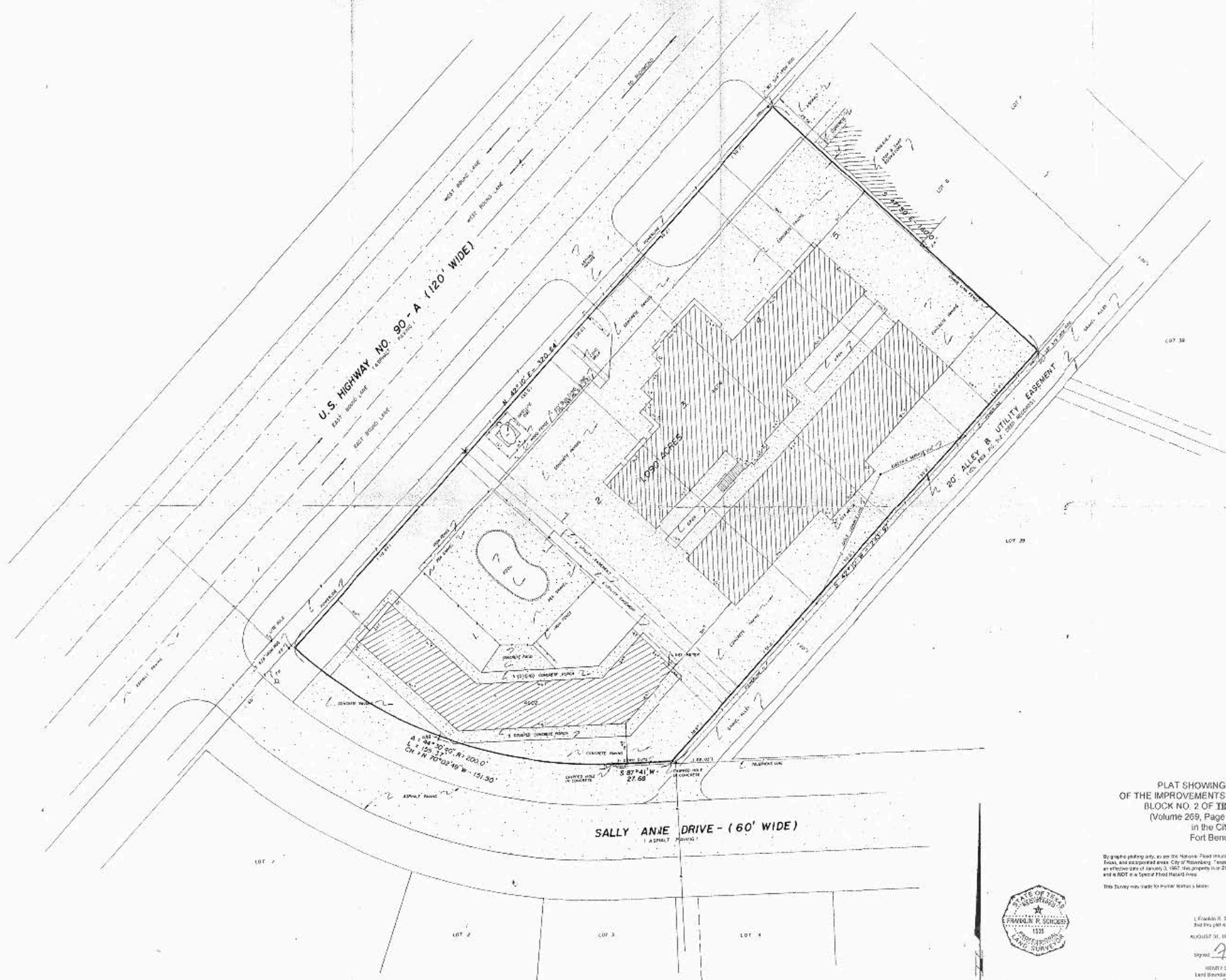
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- Great retail development opportunity on prime commercial corner in Rosenberg, TX.
- Ideal for office, retail and c-store uses.
- Seller Financing available.
- Located on major thoroughfare, Avenue H, with approximately 150 feet of road frontage.
- Excellent location near high density residential and commercial area, with national chains nearby. Approximately 18,500 VPD on Avenue H.
- The property has a restriction on hotel/short term rental use.
- Property details:
 - Double rooms with large closet (2)
 - Single rooms (8)
 - Water heater room
 - Gas, Electric, Water, Sewer, Sign pole, Original Roof
- Full demographic package available upon request.







PLAT SHOWING SURVEY & LOCATION
 OF THE IMPROVEMENTS ON LOTS NO. 1, 2, 3, 4 AND 5
 (BLOCK NO. 2 OF TIMBER LANE SUBDIVISION
 (Volume 269, Page 512 of the Deed Records);
 in the City of Rosenberg,
 Fort Bend County, Texas.

By graphic platting, etc., on the "Revised Flood Insurance Program Flood Insurance Rate Map (FIRM) for the Texas and incorporated area City of Rosenberg, Texas. Community No. 49572; Map Number 49572(02)1" as an effective date of January 3, 1997, this property is in ZONE X, which is an area determined to be outside 100-year and a RDT in a Special Flood Hazard Area.

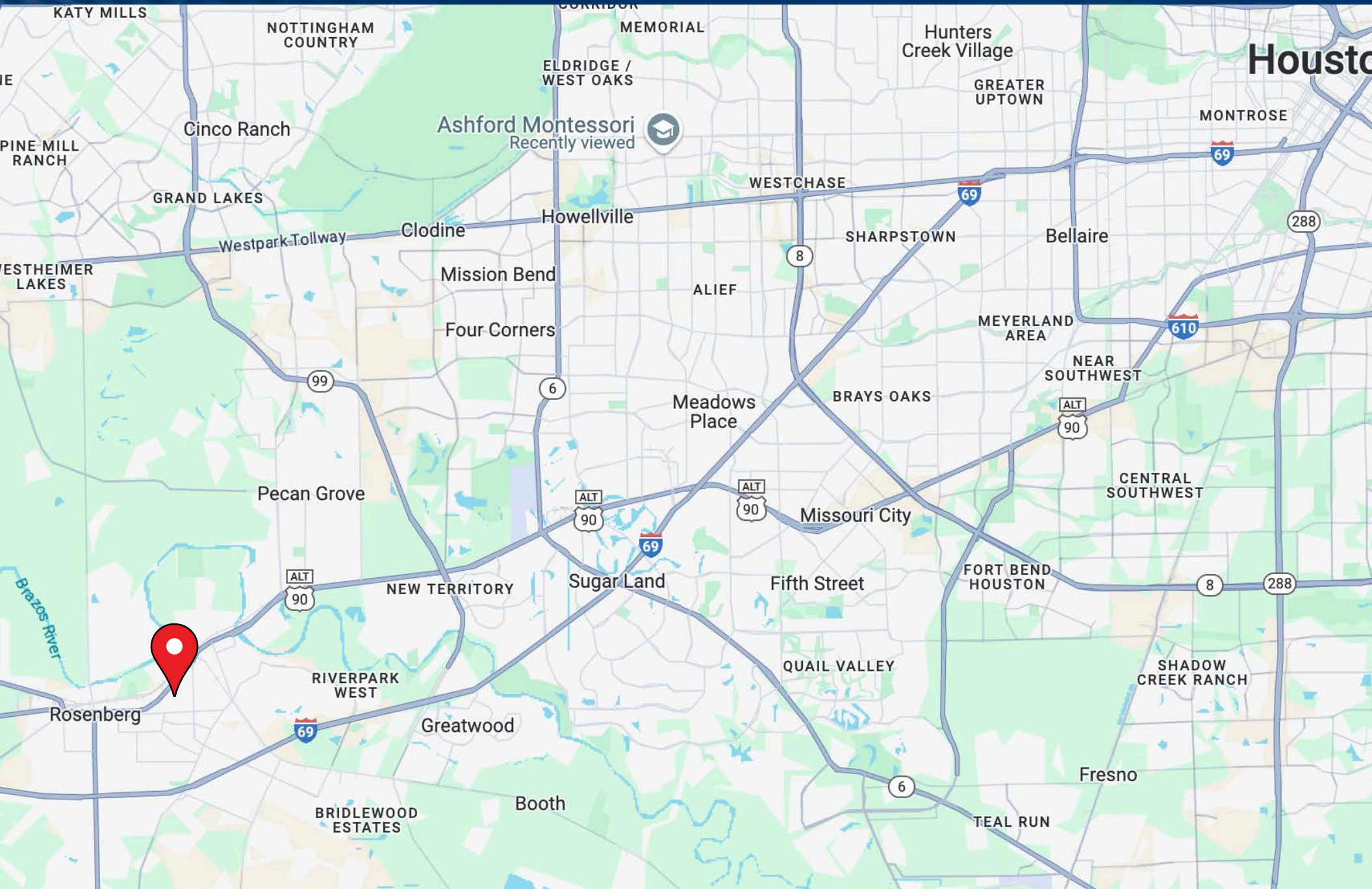
This Survey may be used for Public Notice's herein.



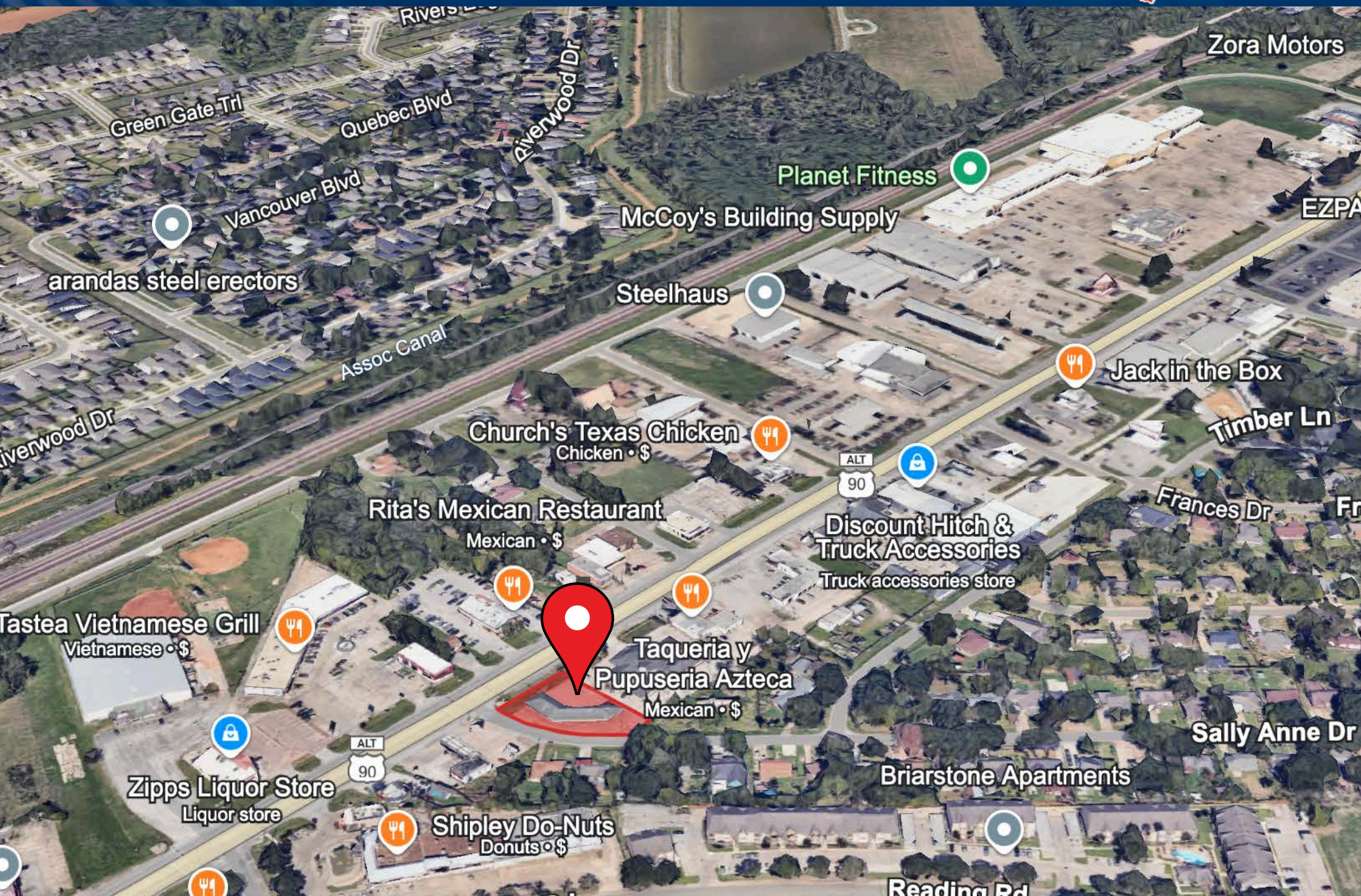
Franklin R. Schaefer, A Registered Professional Land Surveyor, in and for the State of Texas, License No. 1535, Commission Expires 08/31/2008.
 Witness
 Henry Stenkamp, Jr., Inc.
 Land Boundary & Title (PLM) Surveying
 1226 E. 17th Street
 Houston, Texas 77021

SCALE 1" = 20'
 NOTE! THIS SURVEY WAS MADE WITHOUT THE ADVANTAGE OF A CURRENT TITLE REPORT.

LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

4602 Avenue P, Rosenberg, Texas, 77471

Ring of 3 miles

KEY FACTS

62,501

Population



22,172

Households

35.9

Median Age

\$57,414

Median Disposable Income

EDUCATION

13.0%

No High School Diploma



28.4%

Bachelor's/Grad / Prof Degree

29.9%

High School Graduate



62,501

2023 Total Population (Esri)

28.7%

Some College/ Associate's Degree

INCOME



\$70,640

Median Household Income



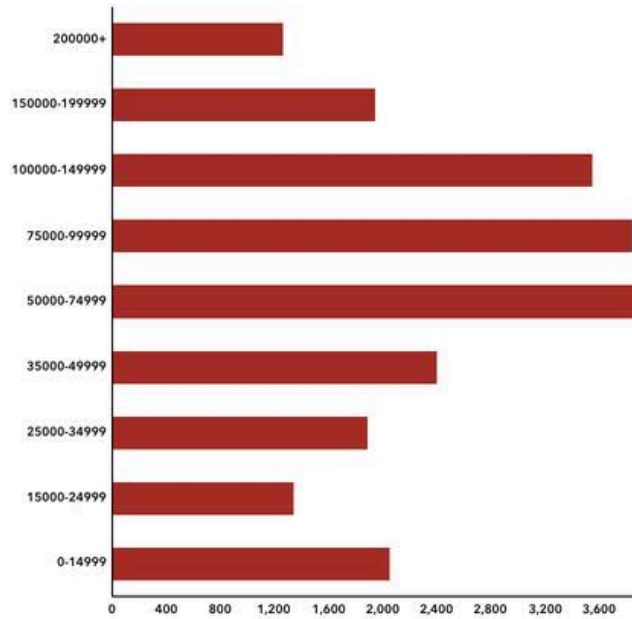
\$31,305

Per Capita Income

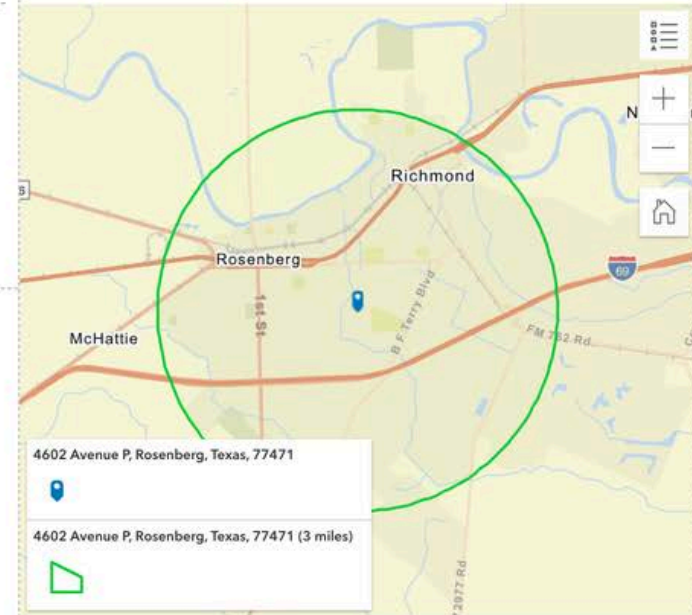


\$160,241

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



62.1%

White Collar



23.5%

Blue Collar



18.8%

Services

3.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u></u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>	<u></u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tyler Torres</u>	<u>667430</u>	<u>tyler@texascres.com</u>	<u>(281) 898-0895</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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