

VILLAGE CROSSING



NABIL M. MURAD | O: 713.334.3311 | C: 832.444.9999 | E: NMMurad@msn.com

DISCLAIMER: All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. The location and size of all streets, tracts and buildings shown on this drawing are for illustrative purposes only, which may be changed without notice.



VILLAGE CROSSING

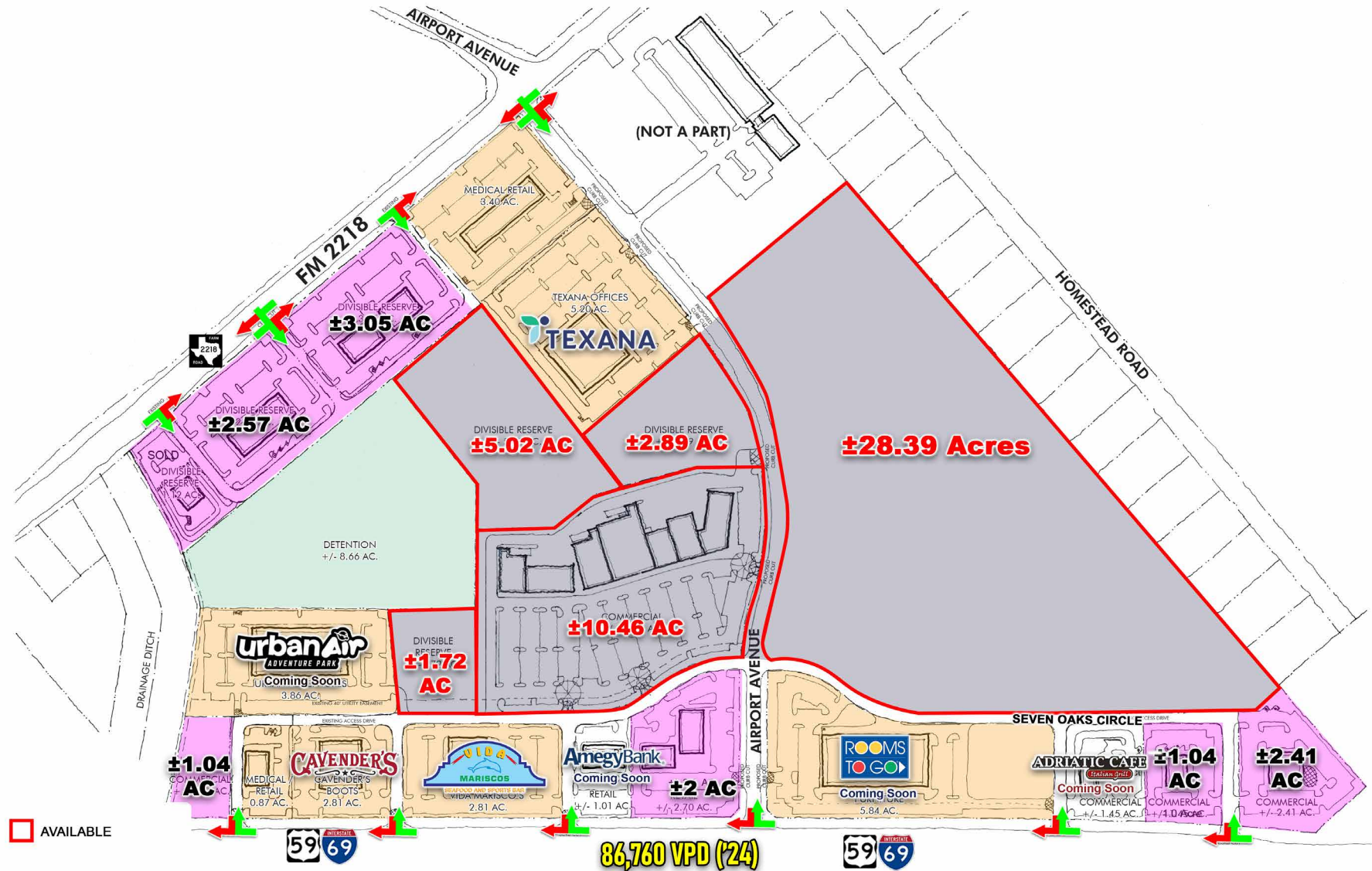


NABIL M. MURAD | O: 713.334.3311 | C: 832.444.9999 | E: NMMurad@msn.com

DISCLAIMER: All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. The location and size of all streets, tracts and buildings shown on this drawing are for illustrative purposes only, which may be changed without notice.



VILLAGE CROSSING



NABIL M. MURAD | O: 713.334.3311 | C: 832.444.9999 | E: NMMurad@msn.com

DISCLAIMER: All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. The location and size of all streets, tracts and buildings shown on this drawing are for illustrative purposes only, which may be changed without notice.



VILLAGE CROSSING

LOCATION






Village Crossing is a mixed use project located on I-69/US-59 between Reading Road and FM 2218 in the City of Rosenberg in Fort Bend County, Texas - ±25 miles west of Houston..

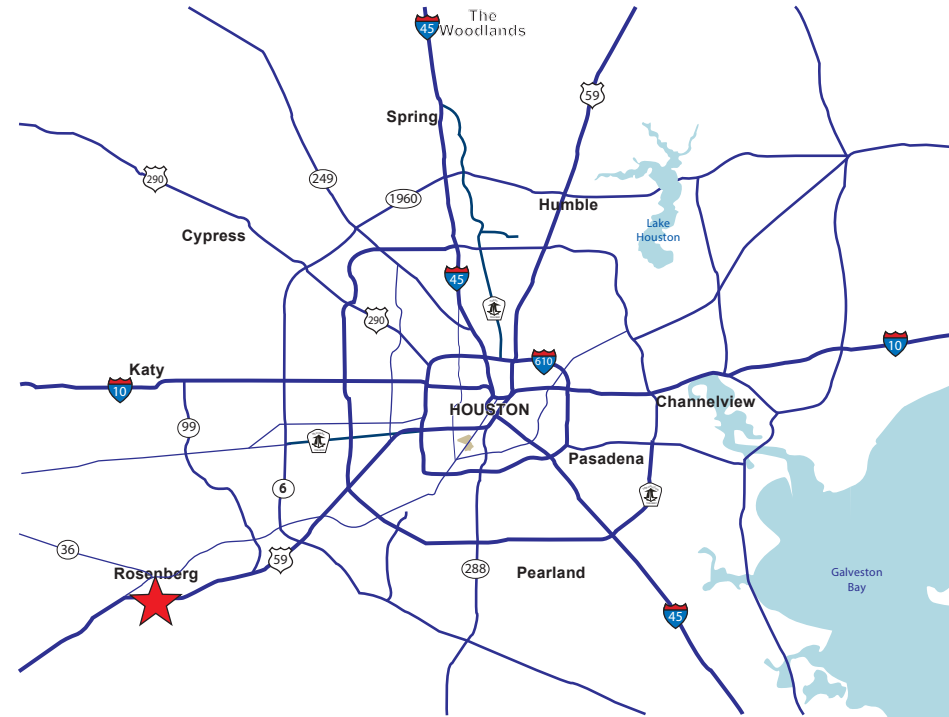
PROPERTY DETAILS

- Mixed Use Planned Development
- 40 Acres Available (Divisible)
- Pad Sites on FM-2218 and Airport Ave
- Excellent Ingress/Egress I-69/US-59 at Airport Ave
- High traffic counts: **86,760 VPD** on I-69/US-59
- Utilities Available, Detention Available to Sites to W of Airport
- No Zoning or MUD Tax
- Ideal uses include Medical, Entertainment, Retail, Restaurants and Office Warehouses

OWNER FINANCING AVAILABLE

DEMOGRAPHICS

	2025 POPULATION		HOUSEHOLDS		AVG HH INCOME
	10 miles 239,342 20 miles 1,505,300		10 miles 79,624 20 miles 507,406		10 miles \$132,963 20 miles \$125,593
	2030 PROJ. POPULATION		TRAFFIC COUNTS		
	10 miles 273,204 20 miles 1,629,070		I-69/US Hwy 59 86,760 VPD (TXDOT 2024) Hwy 36 24,228 VPD (TXDOT 2024)		



AREA RETAILERS



NABIL M. MURAD | O: 713.334.3311 | C: 832.444.9999 | E: NMMurad@msn.com

DISCLAIMER: All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. The location and size of all streets, tracts and buildings shown on this drawing are for illustrative purposes only, which may be changed without notice.



VILLAGE CROSSING



NABIL M. MURAD | O: 713.334.3311 | C: 832.444.9999 | E: NMMurad@msn.com

DISCLAIMER: All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. The location and size of all streets, tracts and buildings shown on this drawing are for illustrative purposes only, which may be changed without notice.



VILLAGE CROSSING

ROSENBERG IS R-TOWN:

Timing truly is everything, and there's never been a better time to invest in Rosenberg. Rosenberg is located just 35 miles southwest of Houston in one of the **Nation's fastest-growing counties - Fort Bend County**. Rosenberg has experienced **phenomenal growth** over the last 10 years, thanks to its business-friendly atmosphere, strategic location, convenient access to **Port of Freeport** and the **Port of Houston**, and a superb quality of life. Today, the City of Rosenberg and the Rosenberg Development Corporation continue to invest in infrastructure, a necessity to accommodate and encourage growth.

QUALITY OF LIFE FOR WORK & PLAY:

Rosenberg offers convenient access to a **diverse and technically skilled workforce**, large tracts of undeveloped land, and modern highway, rail and utility infrastructure. In addition to an **exceptionally business-friendly environment**, the community offers an **award-winning school district**, **unique leisure activities**, **family-friendly festivals** and events, **excellent local eateries**, and a growing list of **recreational activities** that contribute to its friendly, laid-back quality of life.

ROSENBERG: RIGHT FOR BUSINESS:

A **business-friendly environment**, **strategic location**, and **excellent workforce development** tools make Rosenberg ideal for manufacturing, distribution, and logistics-based companies. The area maintains a large cluster of manufacturers, as well as pharmaceutical companies, food packaging and distribution, and energy service-related industries.

EDUCATION:

Rosenberg is served by Lamar Consolidated Independent School District (LCISD) - which ranks **7th** on the state's **fastest-growing school district**, and an **"A" rating** for exemplary performance by the Texas Education Agency.

AREA COLLEGES & UNIVERSITIES:

UNIVERSITY of
HOUSTON



AREA MEDICAL:



#1

Fastest Growing
County of the
Ten Largest
Counties in Texas

3%

Ranked in the Top 3%
Nationwide Counties
in 5 Key Demographic
Measures



One of the most
Ethnically Diverse
counties in the nation



Exceptional public Schools &
higher education institutions,
providing a skilled work force

To learn more about Rosenberg, visit
www.rosenbergdc.com or www.rosenbergtx.gov
or Fort Bend County visit
www.fortbendcounty.org or www.fortbendcountytexas.gov

NABIL M. MURAD | O: 713.334.3311 | C: 832.444.9999 | E: NMMurad@msn.com

DISCLAIMER: All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. The location and size of all streets, tracts and buildings shown on this drawing are for illustrative purposes only, which may be changed without notice.





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.

2-10-2025



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.

NM Management, LLC	0485173	NMMurad@msn.com	(713)334-3311
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nabil M. Murad	0419767	NMMurad@msn.com	(832)444-9999
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

IABS 1-1
TXR 2501