



Oldham
Goodwin

PRIME COMMERCIAL LAND | FOR SALE AVAILABLE UP TO ~35.65 ACRES IN ROSENBERG, TX

Cottonwood School Road and Bamore Road | Rosenberg, TX

Site Qualified as
Opportunity Zone

Rosenberg
Epicenter



Sugar Land

Fort Bend
County Fairgrounds

Fairpark Village

Site C ±21 AC

Site B ± 12.48 AC –
Can be subdivided

Shady Oaks Estates

Site A ± 2.17 AC –

Site B ± 12.48 AC –
Can be subdivided

Cottonwood School Rd

Bamore Rd





OCuSoft



52,247 VPD

36

1st St

FORT BEND COUNTY
EPICENTER

SITE

LGI
Development

Cottonwood

Fort Bend County
Public Transportation

Seaborne Creek
Nature Park

Stella Rd (Klaycke Rd)

Fort Bend
County Fairgrounds

Cottonwood Church Rd

Lennar
Development

Shady Oaks
Estates

Fairpark Village

Seaborne Landing

Cottonwood School Rd

Trails at
Seaborne Park

1st St

36

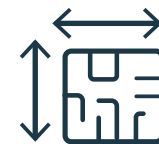


PROPERTY HIGHLIGHTS

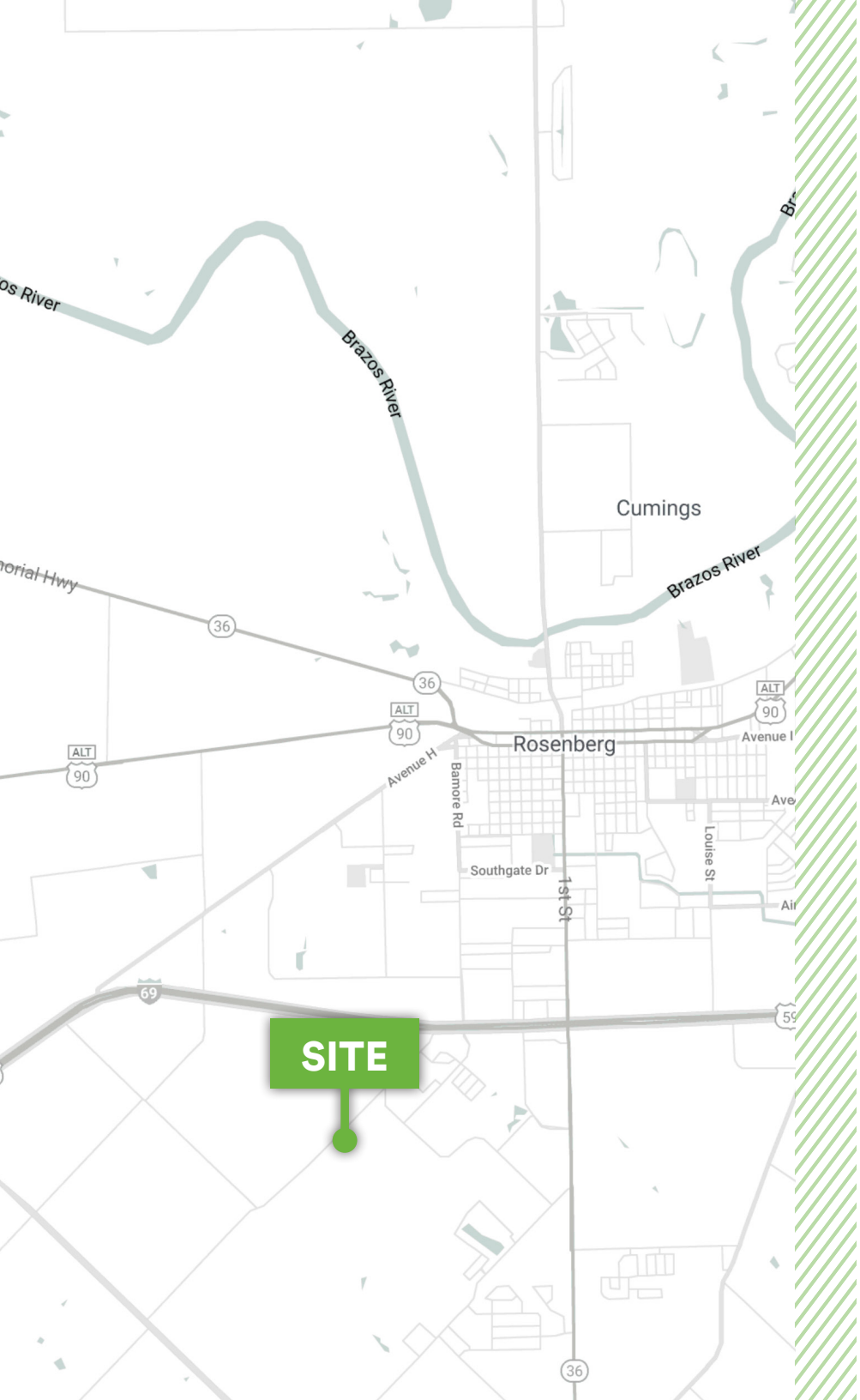
- Approximately 35.65 acres available, divisible
- ~2.17 acres at the corner of Cottonwood School Rd and Bamore Rd
- Less than 1 mile from Interstate 69 (US 59) and 1.7 miles from Spur 10
- Site is situated southwest from future Fort Bend EpiCenter, a 195,000 SF multi-purpose facility that will seat 10,400 people. The project broke ground 1st quarter of 2022. (For more info visit communityimpact.com)
- Approximately 5.9 miles from Brazos Town Center which is one of the largest shopping centers in the nation with over 2 million square feet of retail, dining, hotel and entertainment
- Excellent opportunity for retail, C-Store, Multi-Family, Light Industrial and more
- Not within flood plain



ASKING PRICE
**CALL BROKER
FOR PRICING**



LAND SIZE
**~35.65 ACRES
(DIVISIBLE)**



PROPERTY INFORMATION

Size Approximately 35.65 Acres (Divisible)

Legal Description 0197 JAS HUGHES, ACRES 14.664
0197 JAS HUGHES, ACRES 21, OUT OF
22.338 ACRE TRACT

ID Number R386448
R127669

Access Ingress / Egress from Cottonwood School Rd
and Bamore Rd

Frontage ~588.28 ft of frontage along Bamore Rd
~129.57 ft of frontage along Cottonwood
School Rd

Zoning No zoning

Flood Plain Not in the flood plain





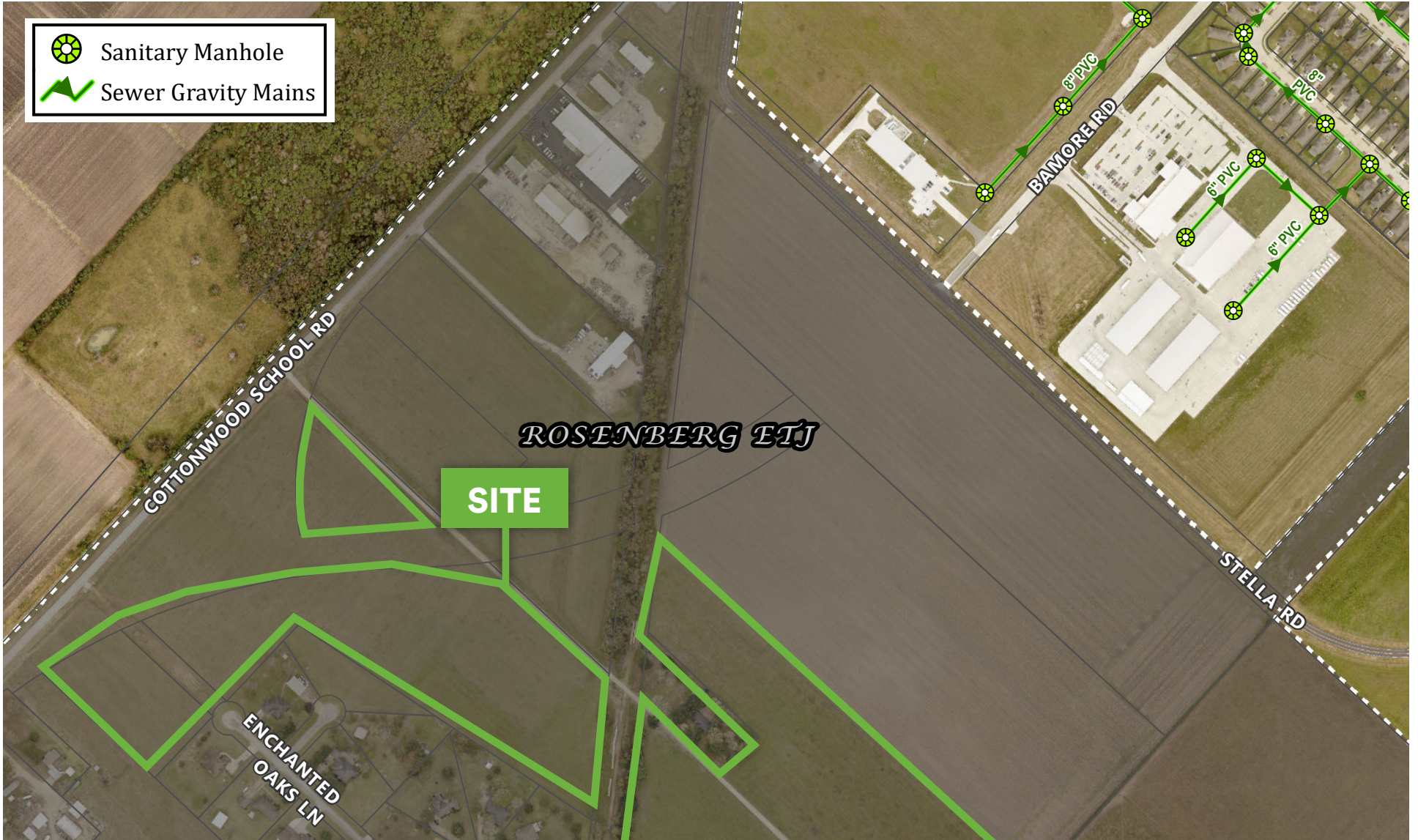
FLOOD PLAIN MAP



WATER MAP



SEWER MAP



ROSENBERG ETJ



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



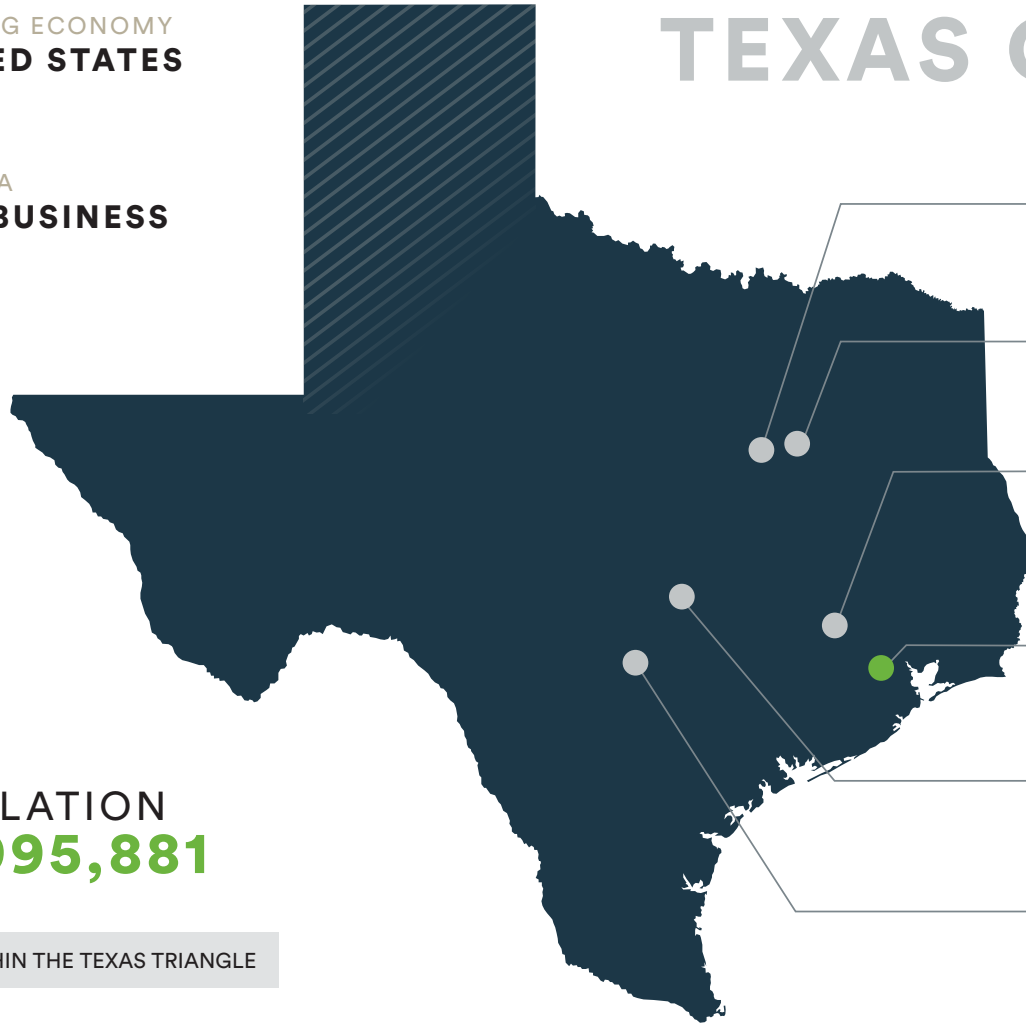
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

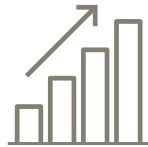
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



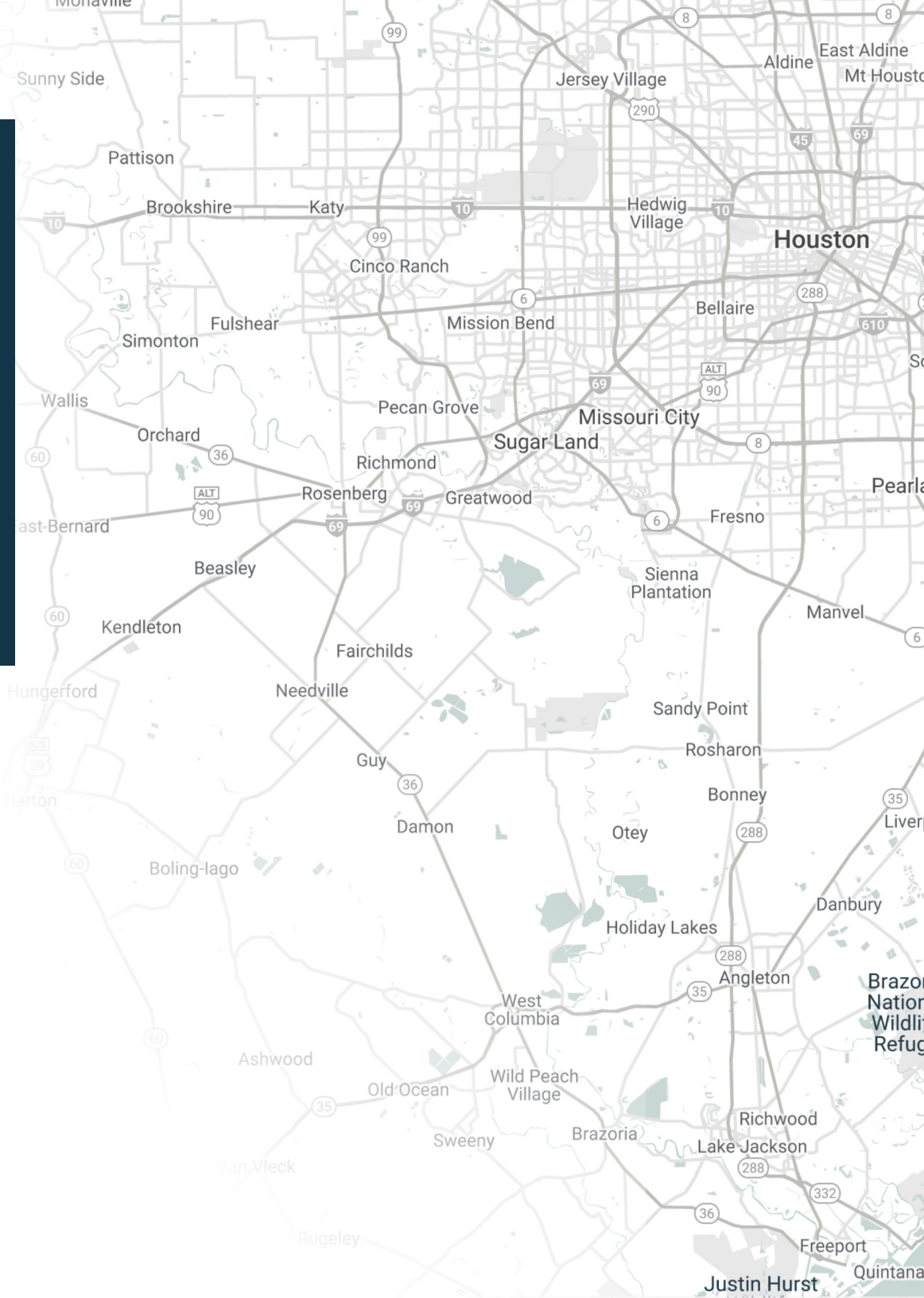
NO STATE
INCOME TAX

FORT BEND COUNTY, TEXAS

Fort Bend County is located in the Houston metropolitan area of southeast Texas. It encompasses a total of 875.0 square miles. Neighboring counties are Austin, Brazoria, Harris, Waller and Wharton.

Houston serves as the county seat of Harris County. As one of the main hubs within the Texas Triangle, that is Dallas-Fort Worth, Houston, and San Antonio. The Houston area is one of the fastest growing job markets and economies in the United States. It is also the nation's fourth largest city with a population of about 2.3 million, while the Houston - The Woodlands - Sugar Land Metropolitan Statistical Area (Houston MSA) ranks fifth among U.S. metropolitan statistical areas (MSA) with a population of 6.8 million.

Houston is served by a dense network of highways and an interstate system, including Interstate Highways 10 & 45, Interstate 610, and also served by U.S. 59, U.S. 90, U.S. 290, and Texas 99. The region is home to a number of ports including the ports of Houston, Galveston, Freeport, and Texas City. The area is located 163 miles from Austin, 197 miles from San Antonio, and 239 miles from Dallas.



FORT BEND COUNTY
POPULATION
811,688

#2 IN TEXAS FOR **PURCHASING POWER**
5.2% 10 YEAR AVERAGE **GDP GROWTH**



HOME TO **6 INDEPENDENT SCHOOL DISTRICTS** & HOME TO **4 INSTITUTIONS OF HIGHER LEARNING**

DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

3K

HOUSEHOLD
INCOME

\$78K

CONSUMER
SPENDING

\$31.8M

3 MILE

ESTIMATED
POPULATION

22K

HOUSEHOLD
INCOME

\$67K

CONSUMER
SPENDING

\$208M

5 MILE

ESTIMATED
POPULATION

53K

HOUSEHOLD
INCOME

\$70K

CONSUMER
SPENDING

\$498M

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.

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

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(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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OLDHAMGOODWIN.COM