

# FOR SALE

Rosenberg Business Park  
Rosenberg, TX 77469



**BUSINESS PARK DRIVE**

**±12 AC**  
**(Will Subdivide)**



GOOGLE MAP

Faaiz Momin | 713.366.2724 | faaiz@msadvisors.co



REALTY ADVISORS

# PROPERTY OVERVIEW

## LOCATION

FM 2218 & BUSINESS PARK DR,  
ROSENBERG, TX 77469

## AVAILABLE

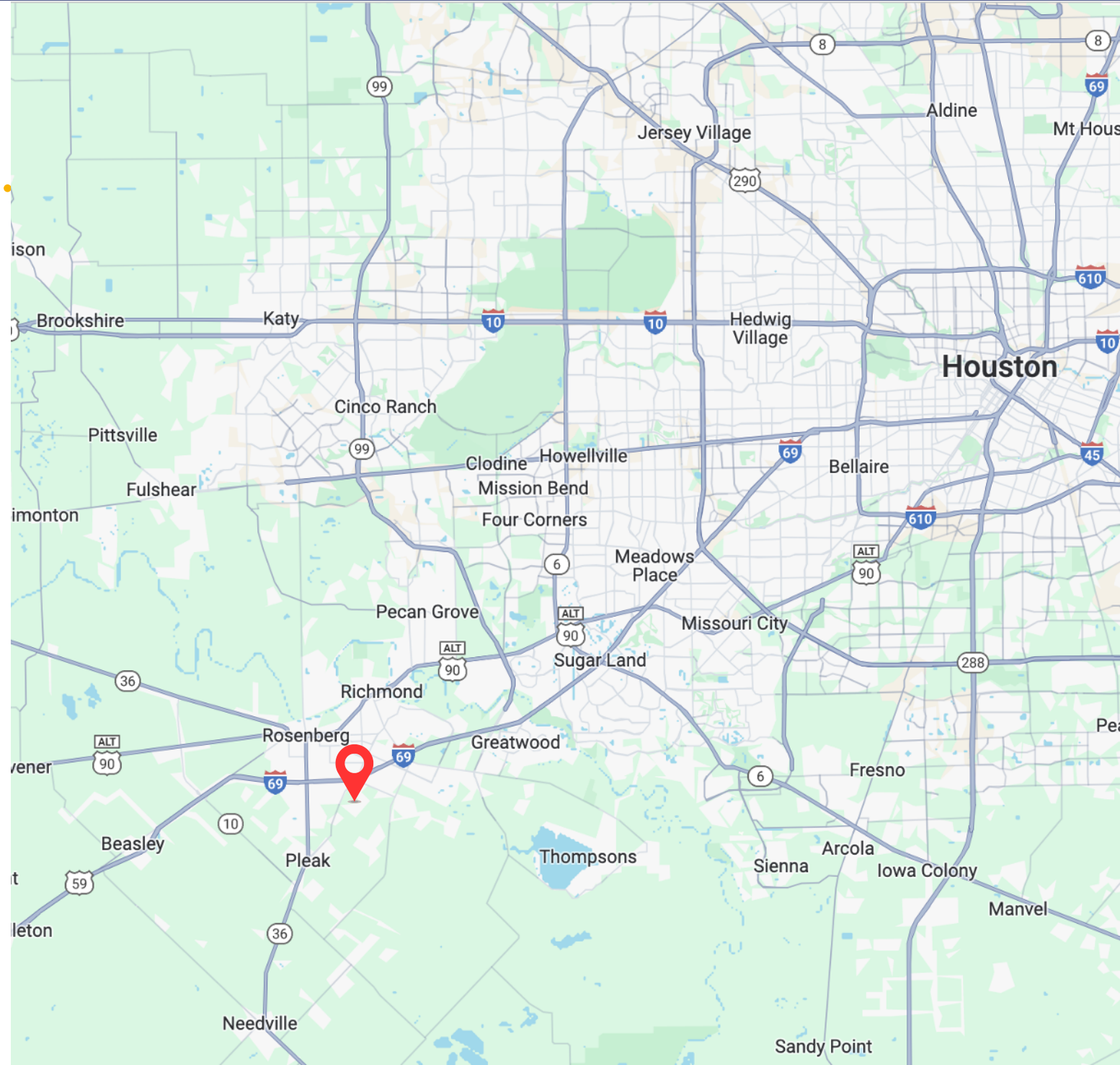
12 ACRES (WILL SUBDIVIDE) - FOR SALE

## PRICE

CALL FOR PRICING - **713.366.2724**

## DESCRIPTION

- **LOCATED IN DEED-RESTRICTED ROSENBERG BUSINESS PARK**
- **EASY ACCESS TO I-69**
- **CITY UTILITIES ON SITE**
- **THE PROPERTY IS OUTSIDE THE 100 YR & 500 YR FLOODPLAIN.**
- **ON-SITE DETENTION REQUIRED**



# AERIAL



# SURVEY

INNOVATION COURT  
(CALLED 80' WIDE)  
PLAT NO. 20150094, F.B.C.F.P.

ROSENBERG BUSINESS PARK  
SECTION THREE  
PLAT NO. 20160204, F.B.C.F.P.

CALLED 6.469 ACRES  
FHG INVESTMENT GROUP, LLC  
F.B.C.F.P. NO. 2019102860

P.O.B.  
E2=2,993,328.84  
Y2=13,752,121.23

N 42°22'39" E 708.62'

E2=2,993,805.40  
Y2=13,752,844.73

S.B. PENTECOST SURVEY, A-378

BLOCK ①

RESTRICTED RESERVE "A"  
(Restricted To Commercial Use)

12.000 ACRES  
(522,720 SQ. FT.)

BUSINESS PARK DRIVE  
(WIDTH VARIES)  
PLAT NO. 20150094, F.B.C.F.P.

N 47°36'34" W 737.57'

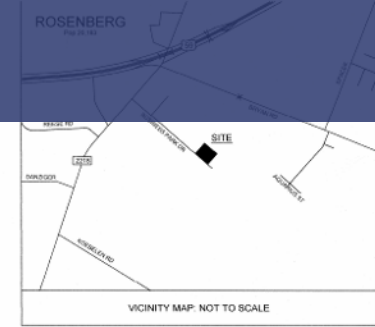
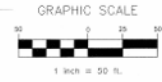
S 47°32'21" E 737.57'

S 42°22'39" W 708.79'

RESERVE OF A  
CALLED 194.1 ACRES  
ROSENBERG BUSINESS PARK, LTD.  
F.B.C.F.P. NO. 2015091132  
F.B.C.F.P. NO. 2015091907

E1=2,993,871.51  
Y1=13,752,624.14

5 pgs 2020182681  
FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
*Jenna Richard*  
Jenna Richard, County Clerk  
Fort Bend County Texas  
December 22, 2020 10:41:48 AM  
FEE \$299.00 RRY 20200271



- NOTES:
- 1.) B.L. INDICATES BUILDING LINE, U.E. INDICATES UTILITY EASEMENT, S.M. S.E. INDICATES STORM SEWER EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT, D.E. INDICATES DRAINAGE EASEMENT, P.L. INDICATES PROPERTY LINE.
  - 2.) BENCHMARK: **NS3-NON ADJ-89**  
Traveling South along State Highway 36, 4.45 miles from the First Baptist Church at Rosenberg to the junction of Ustick Road Northwest, situated 0.25 miles north of the junction of Farm Road 2218 at Meak Road, a BHASS LTRIC will be located 1.8 feet south of the north end of the West concrete roadway, 24 feet West of the center line of Highway 36 and approximately 75.5 feet South of the center line of the Ustick Road. ELEVATION = 84.71 FEET (NAVD83)
  - 3.) PROJECT BENCHMARK:  
**TBM-55**  
BOX set on C-INLET situated on the Northeast side of Business Park Drive and located approximately 176 feet Southeast of the subject tract's South corner.  
ELEVATION = 90.43 FEET  
**TBM-56**  
BOX set on C-INLET situated on the Northeast side of Business Park Drive and located approximately 42 feet South of the subject tract's West corner.  
ELEVATION = 90.47 FEET
  - 4.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON DATUM, NAD 83 (1991 ADJ.)
  - 5.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
  - 6.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY ALAMO TITLE COMPANY; O.P. NO. ATCH19000217; EFFECTIVE DATE DECEMBER 7, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - 7.) THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, 1 MAR CONSOLIDATED I.S.D., AND THE INCORPORATED CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.
  - 8.) "ROSENBERG BUSINESS PARK SECTION SIX" LIES WITHIN UNSHADED ZONE "X", AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 481570245L, DATED APRIL 2, 2014.
  - 9.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
  - 10.) THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
  - 11.) FIVE-EIGHTHS (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
  - 12.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 93.0 FEET ABOVE MEAN SEA LEVEL. HOWEVER, THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF TWENTY-FOUR (24) INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB, OR IN THE ABSENCE OF A CURB, TWENTY-FOUR (24) INCHES ABOVE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION, OR TWELVE (12) INCHES ABOVE THE DOWN GRADIENT ROADWAY OR ANY DOWN GRADIENT DRAINAGE RESTRAINT.
  - 14.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
  - 17.) THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 0.999970017.
  - 19.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS OR DRIVEWAYS DEDICATED TO THE PUBLIC.
  - 21.) SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF ROSENBERG.
  - 22.) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.

## ROSENBERG BUSINESS PARK SECTION SIX

A SUBDIVISION OF 12.000 ACRES OF LAND  
LOCATED IN THE  
S.B. PENTECOST SURVEY, ABSTRACT NUMBER 378  
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

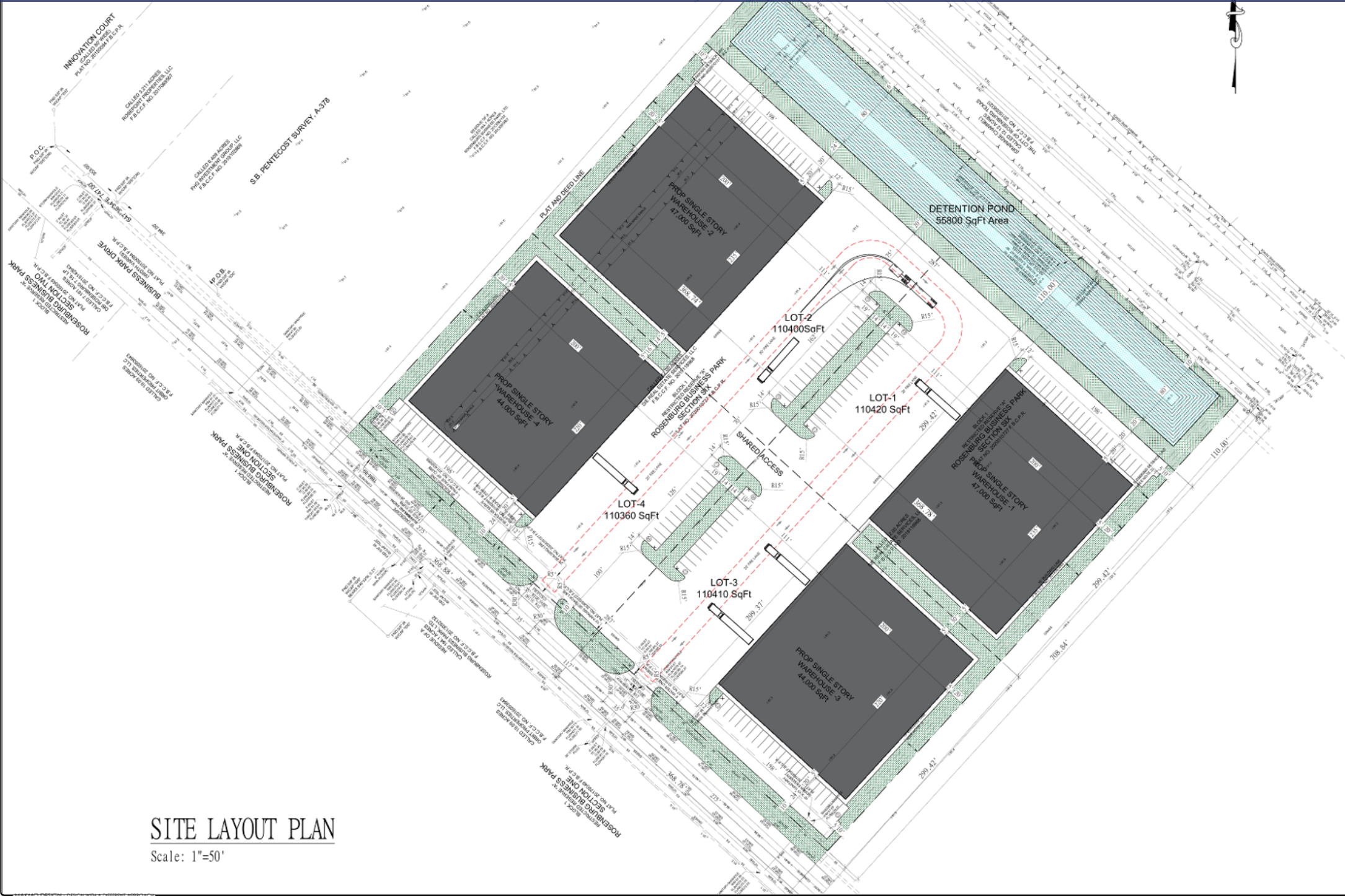
1 - BLOCK 1 - RESERVE

<b>OWNER:</b> SIE REAL ESTATE SERVICES, LLC 6420 READING ROAD ROSENBERG, TEXAS 77471 (832) 490-1505	<b>ENGINEER:</b> KIMLEY HORN & ASSOCIATES, INC. 11700 KATY FREEWAY, SUITE 800 HOUSTON, TEXAS 77079 (281) 592-0300	<b>SURVEYOR:</b> TERRA SURVEYING COMPANY, LLC 3000 WILCREST DRIVE, SUITE 210 HOUSTON, TEXAS 77042 (713) 993-5327
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DATE: DECEMBER, 2020 SCALE: 1"= 50' PROJECT NO.: 1617-1914-P

F:\PROJECTS\1617-1914 ROSENBERG BUSINESS PARK\1617-1914\1617-1914\_Surveying Business Park Register plat.dwg (12/21/20)

# SITE PLAN A



## SITE LAYOUT PLAN

Scale: 1"=50'

ISSUE FOR		
NO.	DATE	DESCRIPTION



**PROPOSED WAREHOUSE**  
LOCATED AT  
**5002 BUSINESS PARK DR STE 190,**  
**ROSENBERG, TX 77471**

DATE:	12/22/2023
PROJECT NUMBER:	23-000
SCALE:	1"=50'
DRAWN BY:	R.R
CHECKED BY:	A.J
SHEET TITLE:	

**SITE LAYOUT PLAN**

DRAWING NUMBER:  
**C-1.0**

# SITE PLAN B

ISSUE FOR:  
FOR USER REVIEW ONLY  
NO CONSTRUCTION SET  
CONSTRUCTION SET

REVISIONS:		
NO.	DATE	DESCRIPTION



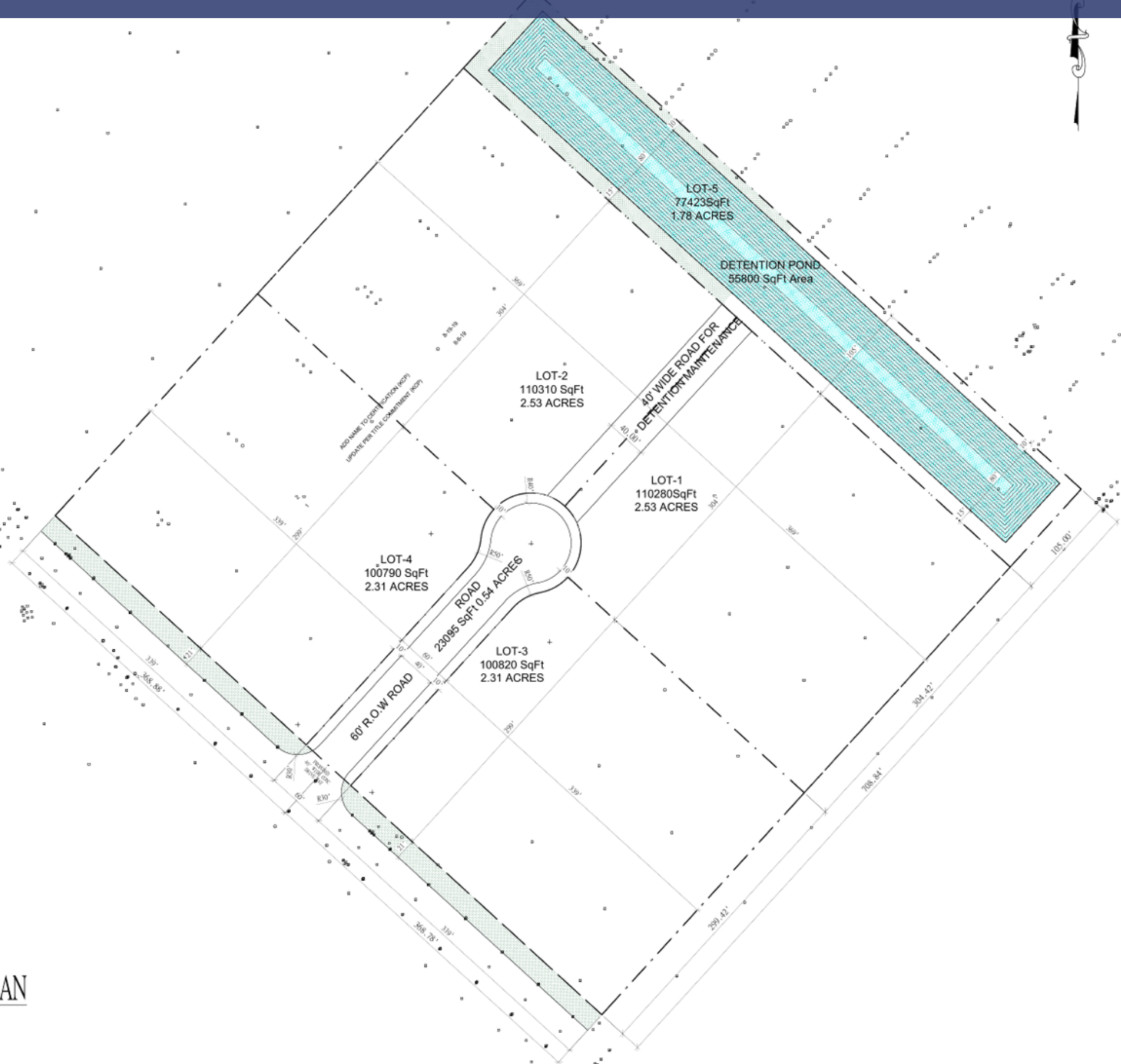
**PROPOSED WAREHOUSE**  
LOCATED AT  
**5002 BUSINESS PARK DR STE 190,**  
**ROSENBERG, TX 77471**

DATE: 12/22/2023

PROJECT NUMBER : 23-000  
SCALE : 1"=50'  
DRAWN BY : K.R.  
CHECKED BY : A.Z.  
SHEET TITLE :

**SITE LAYOUT PLAN**

DRAWING NUMBER:  
**C-1.0**



**SITE LAYOUT PLAN**  
Scale: 1"=50'

# FOR SALE

Rosenberg Business Park  
Rosenberg, TX 77469



**BUSINESS PARK DRIVE**

**±12 AC  
(Will Subdivide)**



GOOGLE MAP

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REALTY ADVISORS



# 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.

11-2-2015



## 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.

MS Realty Advisors LLC	9011228	nick@msadvisors.co	(713) 306-8925
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nizar Sunesara	581047	nick@msadvisors.co	(713) 306-8925
Designated Broker of Firm	License No.	Email	Phone
Faaiz Momin	780148	faaiz@msadvisors.co	(713) 366-2724
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Faaiz Momin	780148	faaiz@msadvisors.co	(713) 366-2724
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date