



MARKET AT KINGDOM HEIGHT

Pad Sites
For Lease or Sale

FM 723 & Kingdom Heights Blvd.
Rosenberg, TX 77471

PROPERTY FEATURES

Strategically positioned at the front of the Kingdom Heights master-planned community, this commercial tract offers prime frontage along FM 723 in rapidly growing Rosenberg, TX. Kingdom Heights features over 1,300 homes at full build-out, with average home prices in the mid-\$300s-\$500s, attracting a steady stream of family-oriented residents. The site benefits from its proximity to Lamar Consolidated ISD schools, growth along FM 723 and I-69, making it ideal for retail, medical, or service-based users. With limited commercial availability in this corridor, this tract presents a unique opportunity to serve a growing and under-retailized community.



SIZE:

.75 – 1.5 Acre development pad sites available for lease or sale.



LOCATION:

Located on FM 723 and Kingdom Heights Blvd., less than 2 miles from Rosenberg and 7 miles from Fulshear (FM 1093)



SCHOOLS:

Site is located in Lamar Consolidated ISD which is ranked in the top 10% of ISD's in Texas (Niche).



GROWTH:

77471 ZIP code is growing rapidly, with 27% growth from 2020 to 2025, and over 44% by 2030



DEMOGRAPHICS

| | <u>1-mile</u> | <u>3-mile</u> | <u>5-mile</u> |
|----------------|---------------|---------------|---------------|
| POPULATION: | 10,037 | 55,473 | 123,638 |
| MEDIAN INCOME: | \$136,292 | \$76,510 | \$91,754 |

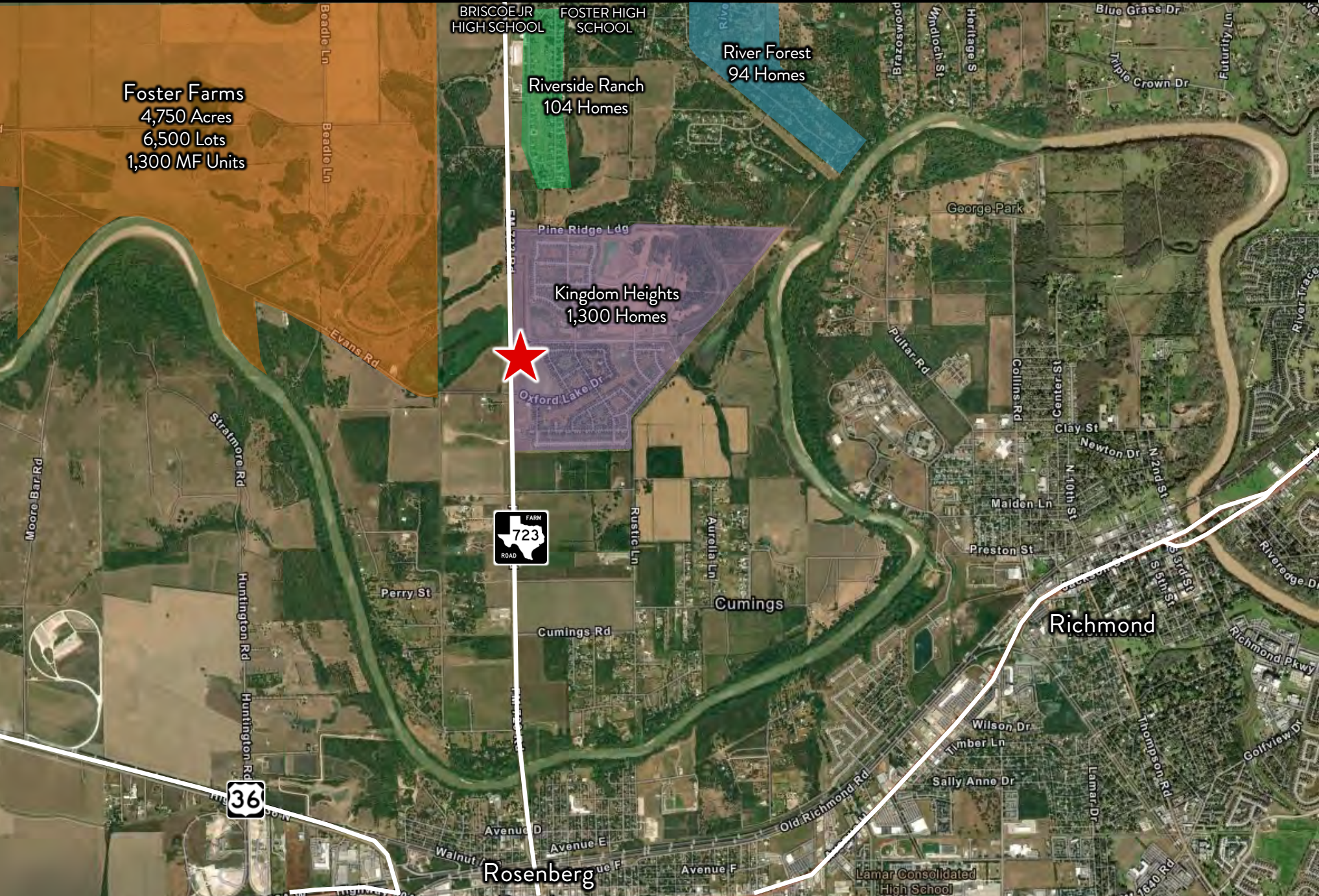
**FOR SALE:
± 1.25-ACRE
CHILD CARE SITE**

**Kingdom Heights
1,300 Homes**



**Median Opening /
Dedicated Turn Lanes**

**Foster Farms
4,750 Acres
6,500 Lots
1,300 MF Units**





Expansion Project

- ✓ Widening from two to four 12' lanes
- ✓ Avenue D to FM 1093
- ✓ 6' sidewalks on both sides
- ✓ 12' Shoulders
- ✓ 18' Raised Median



Median Opening /
Dedicated Turn Lanes

Foster Farms

4,750 Acres
6,500 Lots
1,300 MF Units



PRASLA'S

Kingdom Heights
1,300 Homes

FOR SALE:
± 1.25-ACRE
CHILD CARE SITE



Located just north of Rosenberg on FM 723, Kingdom Heights is a premier master planned community with 12 prospective lakes and 25 parks being developed on 150 acres, water, and green space.

REDEFINING COMMERCIAL REAL ESTATE SOLUTIONS IN TEXAS

At Paradigm Commercial Real Estate, we specialize in tenant representation, disposition, site selection, and consulting across Texas. Backed by decades of market expertise, we bring strategic insights and deep-rooted relationships to every deal. Whether you're expanding, relocating, or investing, Paradigm is your trusted partner in commercial real estate.

ABOUT PARADIGM

At Paradigm Commercial Real Estate, we're proud to support a wide range of tenants and clients in finding the perfect spaces to grow and thrive. From small businesses to national brands, our strategic approach ensures their unique needs are met with precision and care.



WHAT WE OFFER

At Paradigm Commercial Real Estate, we offer a comprehensive range of services designed to meet the diverse needs of our clients. Whether you're a buyer seeking the perfect investment opportunity, a tenant looking for the ideal space, or a landlord striving to maximize property value, our team brings strategic insights and unmatched expertise to every project.

From buyer and tenant representation to land disposition, commercial leasing, and site selection, we deliver tailored solutions that drive success and help you achieve your goals.

INFORMATION ABOUT BROKERAGE SERVICES

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.

BROKER FIRM NAME:
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PHONE: 713 882 9690
DESIGNATED BROKER OF FIRM:
Bill Farris
LICENSE NO: 436799
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BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC).

If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809





PARADIGM

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