



15.39
ACRES

0 REESE RD
ROSENBERG, TX 77471



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**15.39 ACRES LAND
FOR SALE**

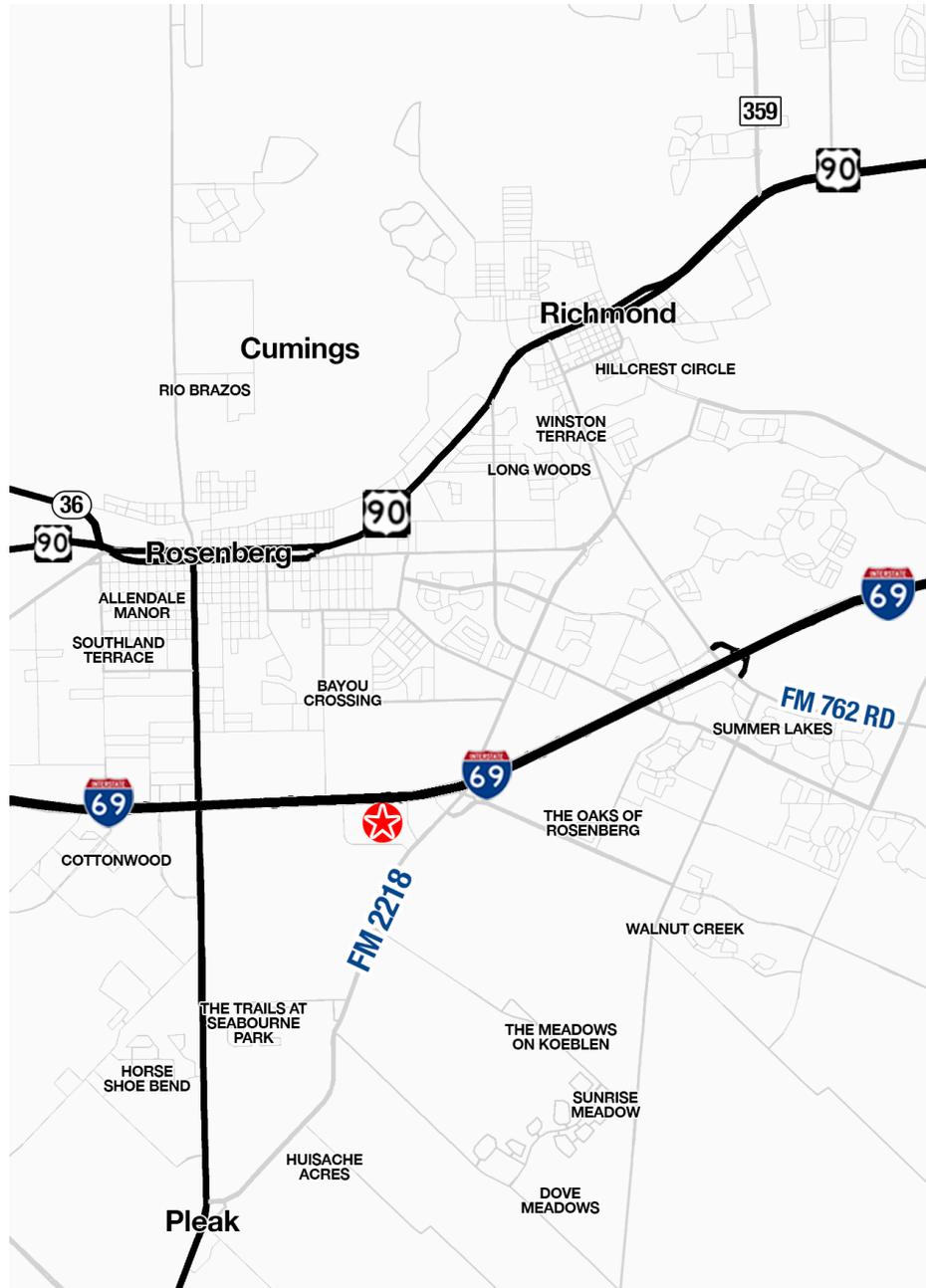
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GT CAPITAL

PROPERTY INFORMATION



LOCATION

0 Reese Rd, Rosenberg, TX 77471

LOT SIZE	PARCEL ID	COUNTY
15.39 AC	2680000000170901	Fort Bend

LISTING PRICE	FRONTAGE	ROAD SURFACE
Call Broker	Danziger Rd & Reese Rd	Asphalt

SUBDIVISION	MAJOR THOROUGHFARES
Danziger-Reese	I-59 (Exit BF Terry Blvd) & FM 2218

ZONING

No Restriction. See Local Development Code

FLOOD ZONE	SCHOOL DISTRICT	FBCAD
X	Lamar Consolidated	R62421, R62422

UTILITIES		
Electricity	Water/Sewer	Gas
CenterPoint	City Water/Sewer	CenterPoint

LEGAL DESCRIPTION

DANZIGER-REESE S/D, LOT 17, ACRES 9.7862, (10.3862 AC LESS .60 AC IN ROAD ROW)

AREA RETAILERS



DEMOGRAPHICS - 1 MILE

1 mile

3 miles

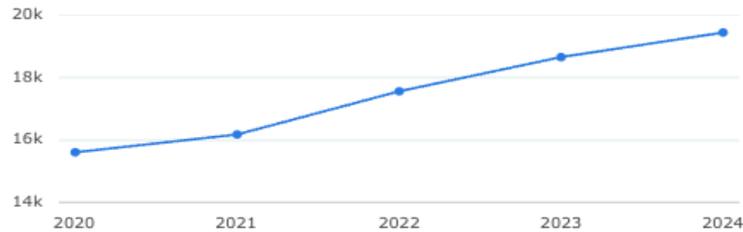
5 miles

Population

19.4k

↑ **4%**
Compared to 18.6k in 2023

↑ **24%**
Compared to 15.6k in 2020

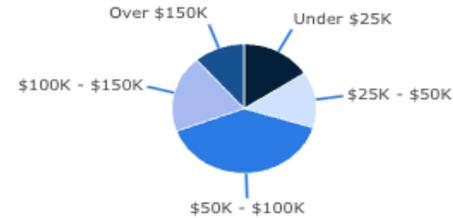


Household Income

\$78.3k
Median Income

\$87k
2029 Estimate

↑ **11%**
Growth Rate



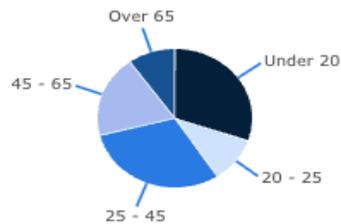
Age Demographics

30

Median Age

35
2029 Estimate

↑ **18%**
Growth Rate



Number of Employees

15.2k

Top Employment Categories



Housing Occupancy Ratio

21:1

18:1 predicted by
2029



Renter to Homeowner Ratio

1:1

1:4 predicted by 2029

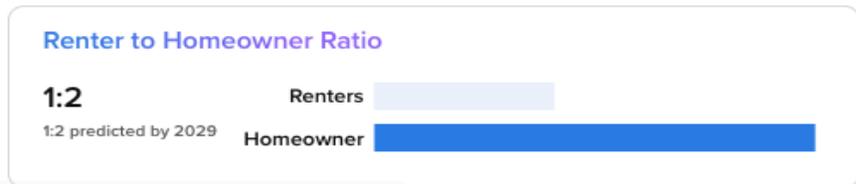
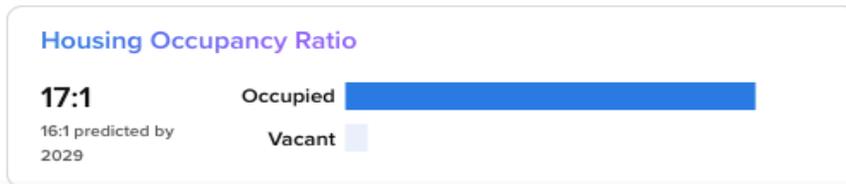
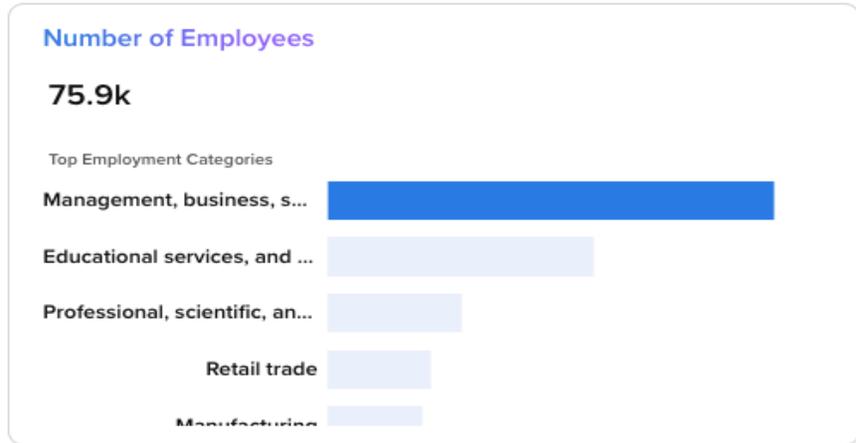
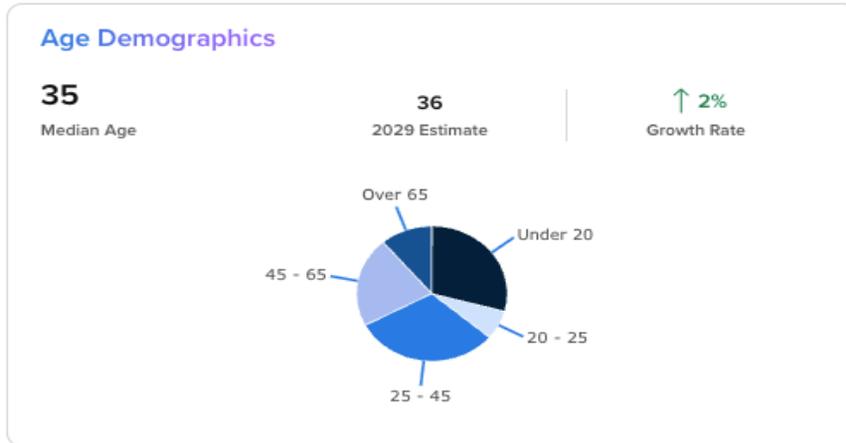
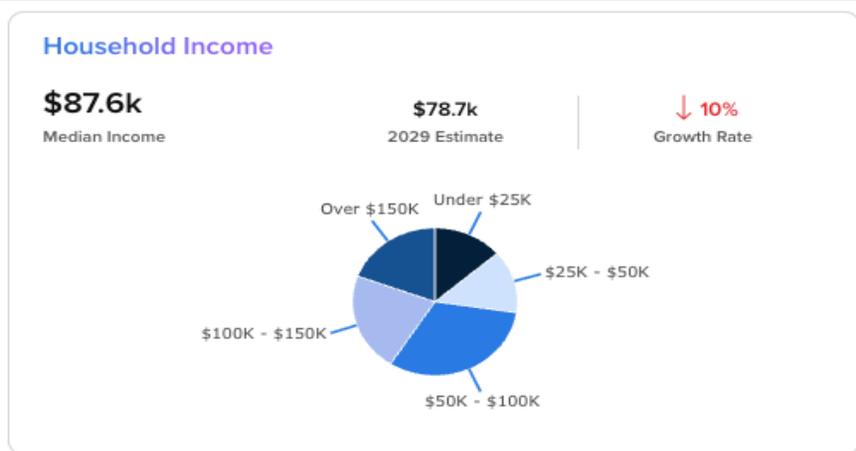
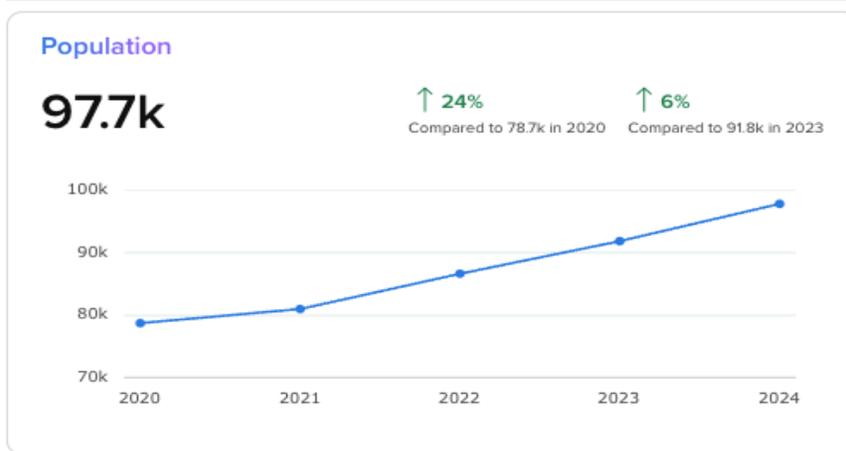


DEMOGRAPHICS - 3 MILES

1 mile

3 miles

5 miles



DEMOGRAPHICS - 5 MILES

1 mile

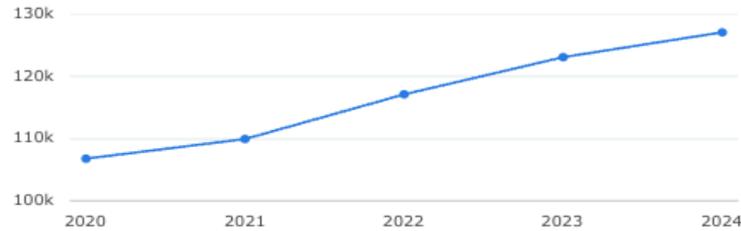
3 miles

5 miles

Population

127k

↑ 3% Compared to 123k in 2023 ↑ 18% Compared to 106.8k in 2020



Household Income

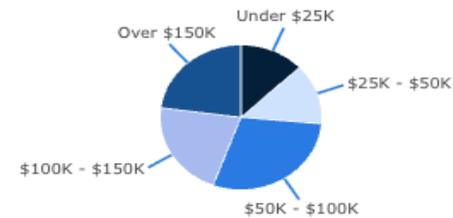
\$91.4k

Median Income

\$92.7k

2029 Estimate

↑ 1% Growth Rate



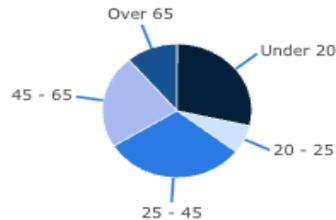
Age Demographics

35

Median Age

37
2029 Estimate

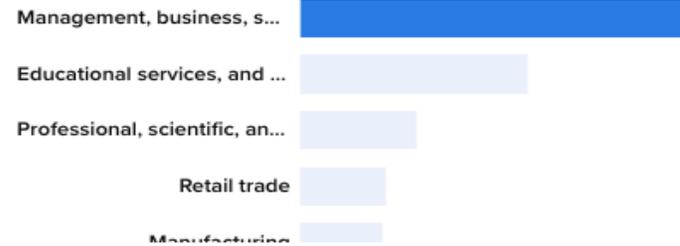
↑ 4% Growth Rate



Number of Employees

98.6k

Top Employment Categories



Housing Occupancy Ratio

16:1

16:1 predicted by 2029



Renter to Homeowner Ratio

1:3

1:3 predicted by 2029

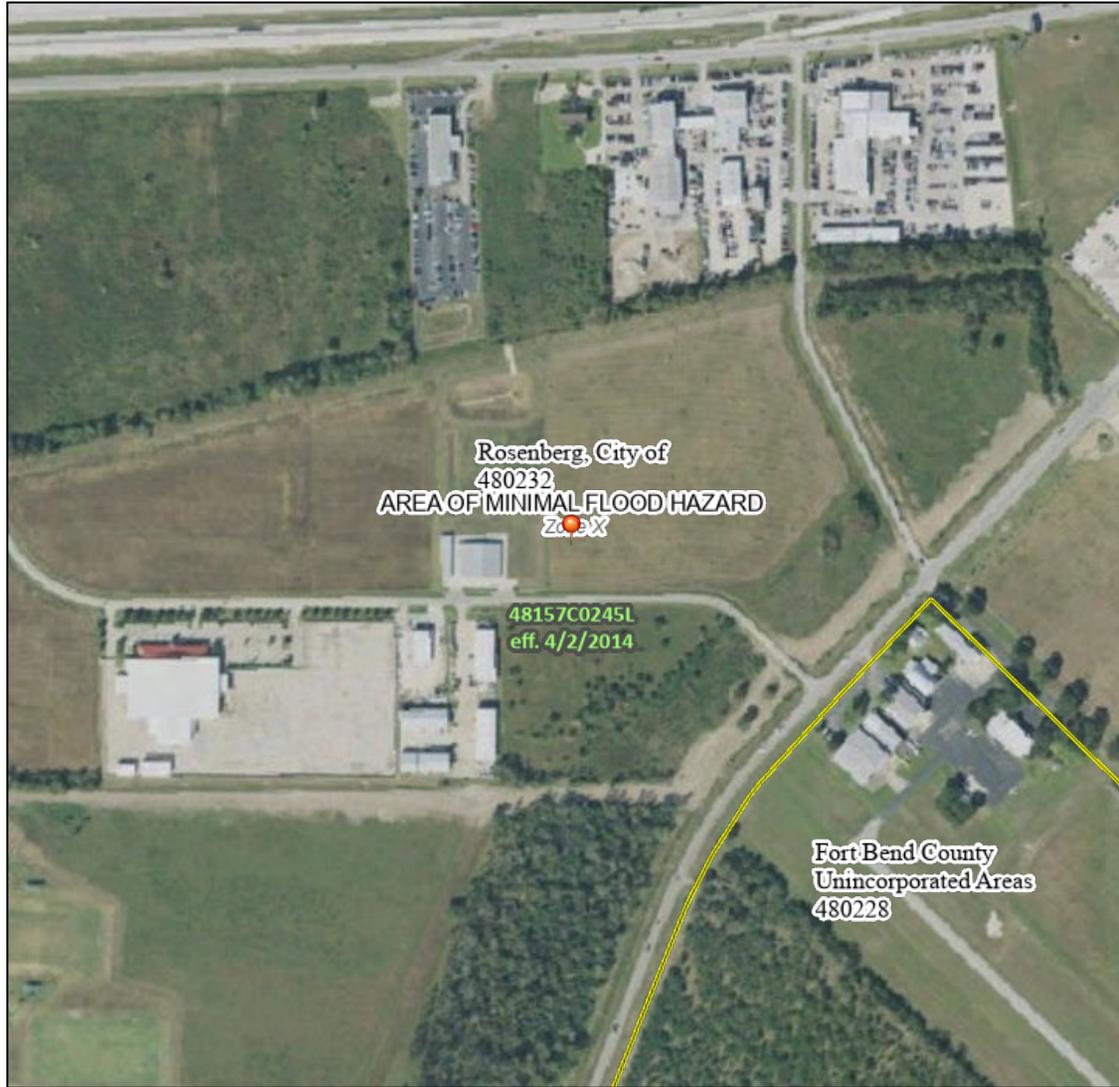


FLOOD MAP

National Flood Hazard Layer FIRMette



95°47'27"W 29°31'59"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	<ul style="list-style-type: none"> Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	<ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes, <i>Zone X</i> Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	<ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRs Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES	<ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	<ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	<ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped <p>The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.</p>

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/2/2025 at 2:41 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

INFORMATION ABOUT BROKERAGE SERVICES

2/10/2025

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. **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:
 - o That the owner will accept a price less than the written asking price;
 - o That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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>GT Capital</u> Licensed Broker / Broker Firm Name / Primary Assumed Business Name	<u>9012635</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Rodney Dean Henson</u> Designated Broker of Firm	<u>457024</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
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<u>Logan Zhou</u> Sales Agent / Associate's Name	<u>0639394</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 495-8855</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

GT Capital, 7324 Southwest Fwy #600 Houston TX 77074

Logan Zhou

Information available at www.trec.texas.gov

IABS 1-0 Date

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Purchase. 3