

# CR

## CAPITAL RETAIL PROPERTIES



**±9.26 Acres For Sale (will divide)**

FM 2977 & Bryan Rd | Rosenberg, Texas 77469

**Jacob Weersing | Clay Albers**

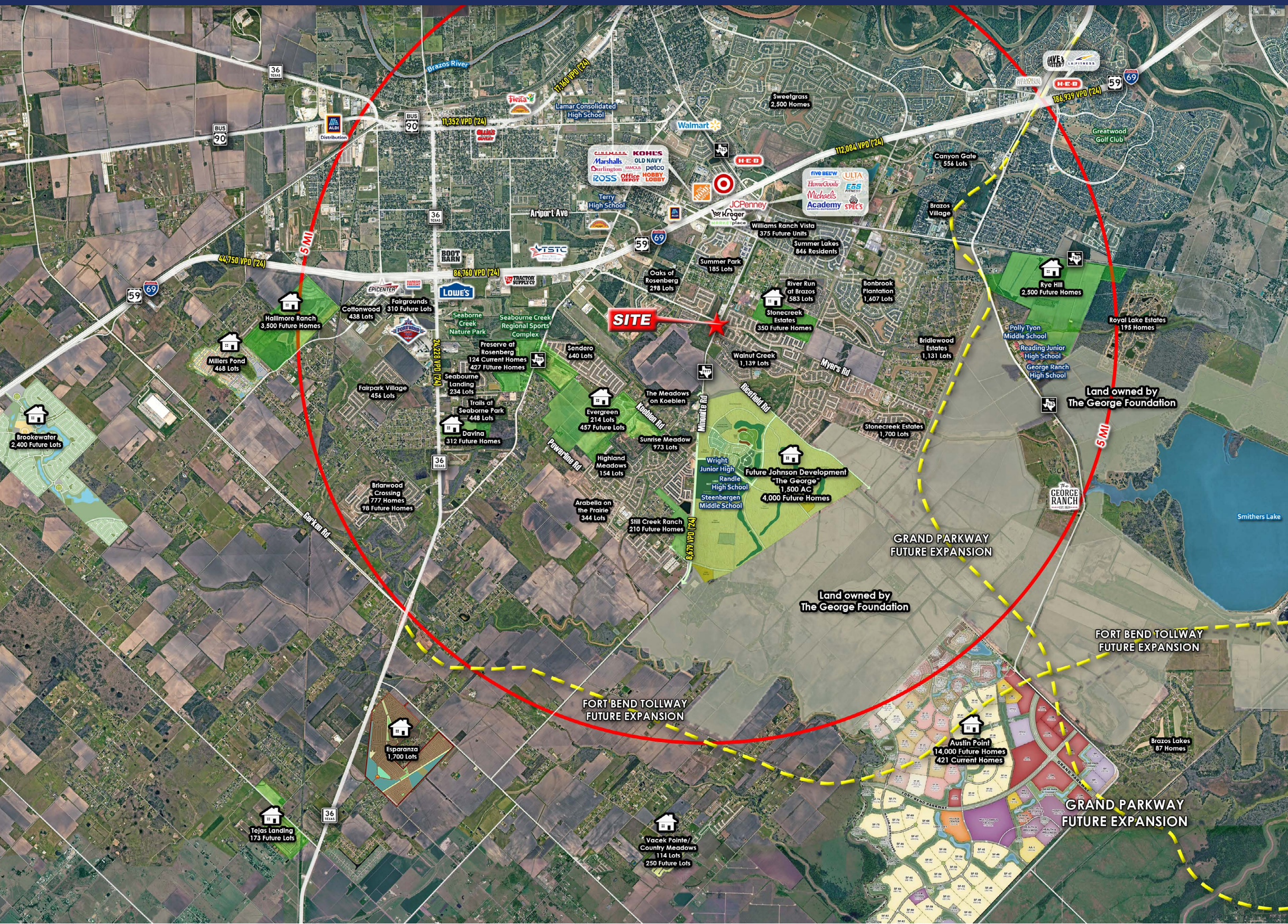
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CAPITAL RETAIL  
PROPERTIES

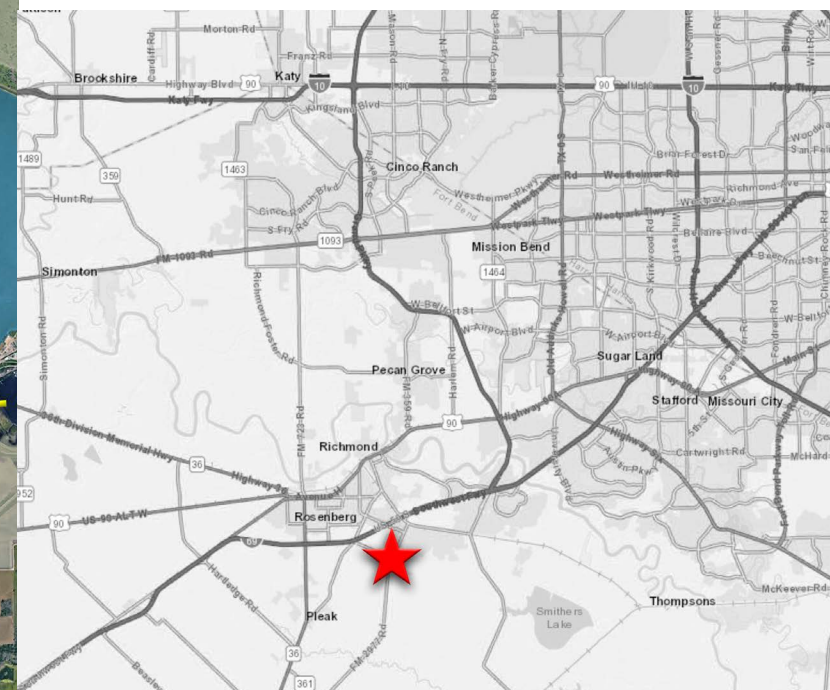
# ±9.26 Acres for Sale

FM 2977 & Bryan Rd | Rosenberg, Texas 77469

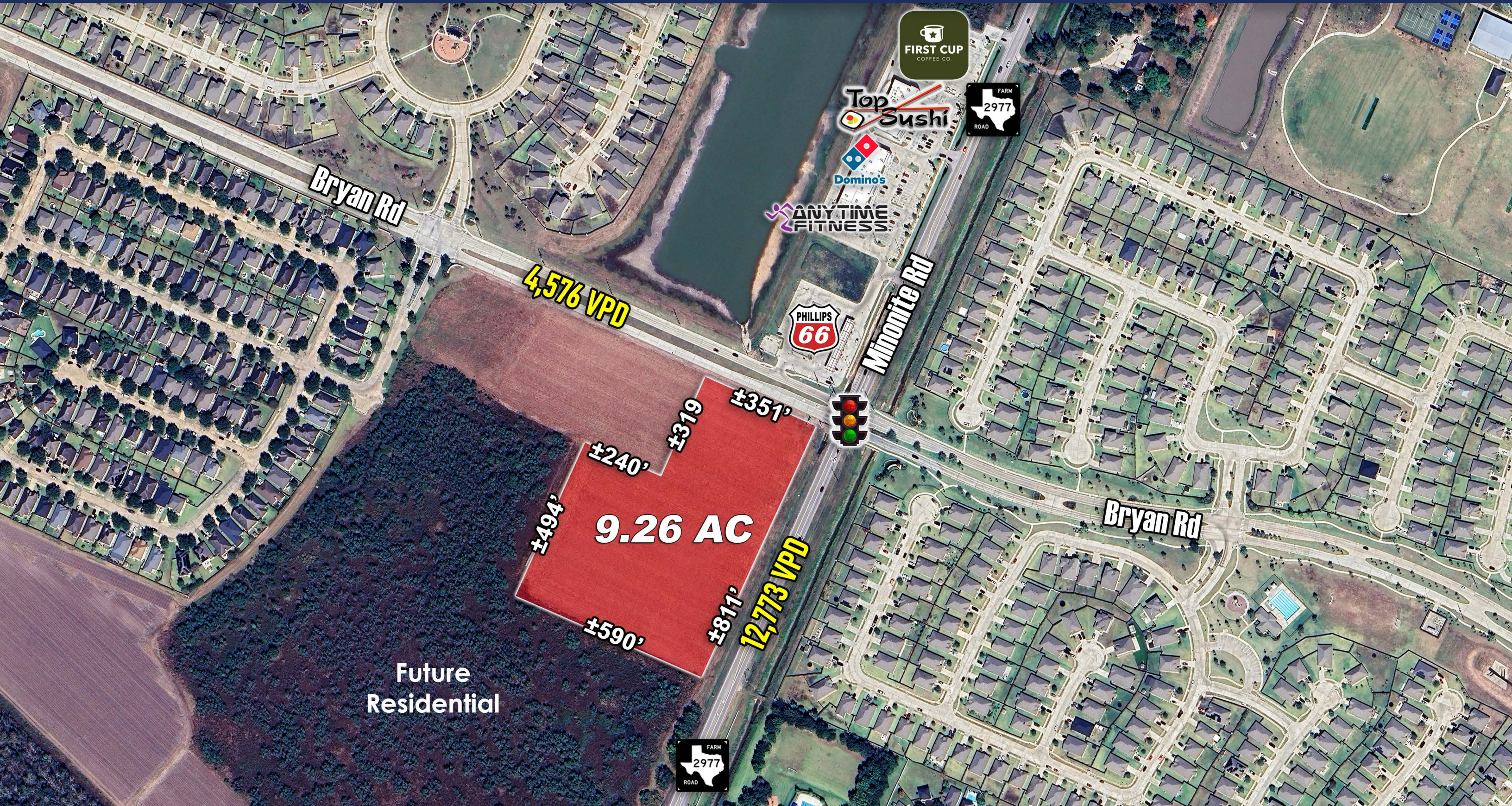


## PROPERTY DESCRIPTION:

- FM 2977 (Minonite Rd) – TxDOT planned widening to 4-lane divided roadway
- Utilities by Fort Bend MUD 66
- De-annexed from Rosenberg – not in ETJ – unincorporated Fort Bend County
- Future households planned within five miles: 8,000+
- No zoning – development flexibility
- Click [here](#) for drone photos
- Contact broker for pricing & availability



Information contained herein is from sources believed reliable but not guaranteed. Property details, development plans, roadway improvements, and demographics are subject to change. Buyer to independently verify all information.



**Future  
Residential**

**Summary Profile**

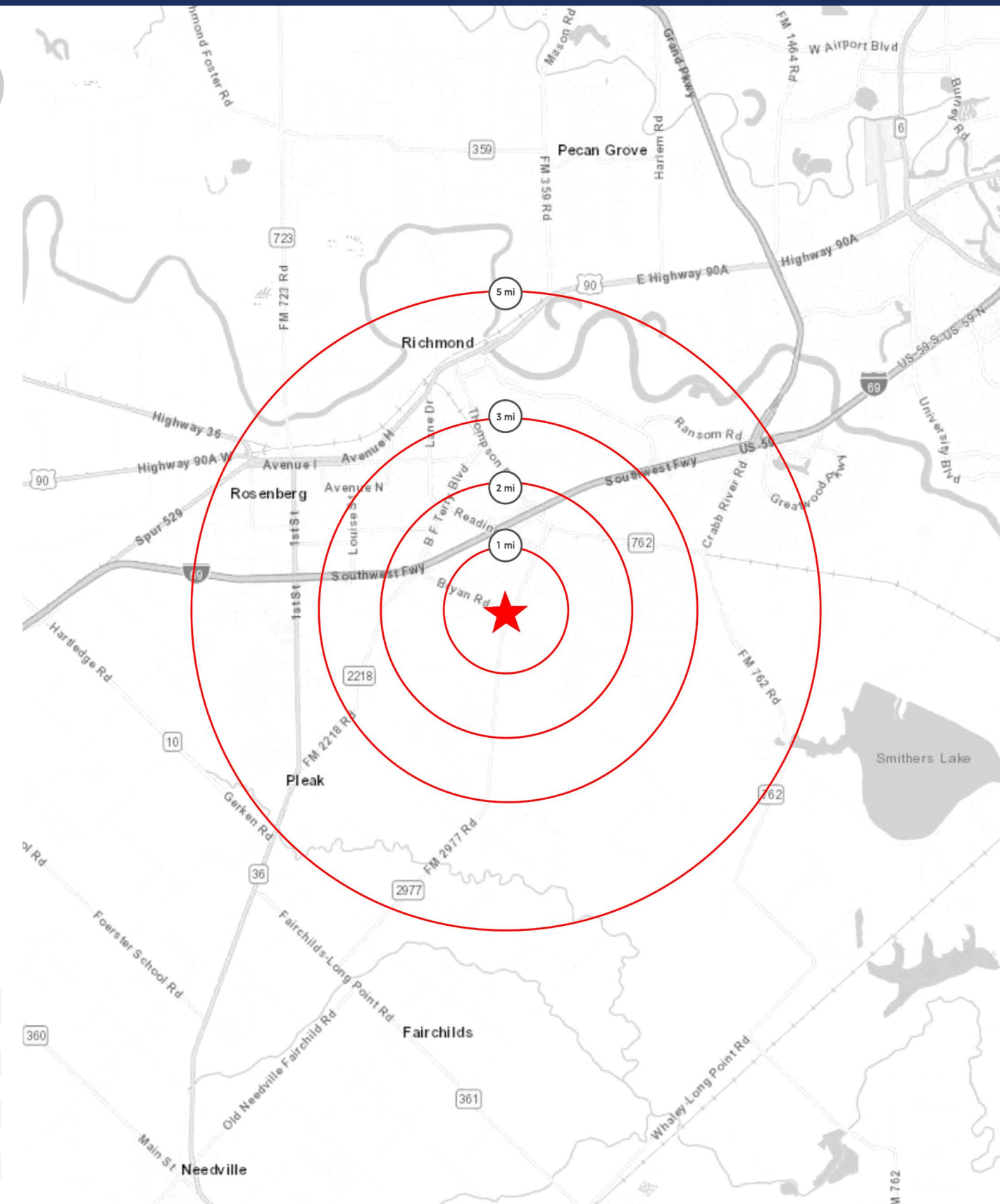
**POPULATION**  
(3 mi Radius, 2025)  
**61,975**

**HOUSEHOLDS**  
(3 mi Radius, 2025)  
**21,649**

**INCOME**  
(3 mi Radius)  
2025 Average:  
**\$116,665**

**2030 PROJ. POPULATION**  
(3 mi Radius, 2025)  
**70,625**

	1 mi Ring	2 mi Ring	3 mi Ring	5 mi Ring
<b>Population Summary</b>				
2010 Total Population	1,575	6,548	22,774	71,429
2020 Total Population	5,674	19,525	43,345	99,214
2020 Group Quarters	0	3	205	1,308
2025 Total Population	10,546	30,684	61,975	122,211
2025 Group Quarters	0	3	307	1,313
2030 Total Population	12,093	35,268	70,625	137,559
2025-2030 Annual Rate	2.78%	2.82%	2.65%	2.39%
2025 Total Daytime Population	6,791	24,879	47,634	102,496
Workers	1,322	9,058	16,298	40,093
Residents	5,469	15,821	31,336	62,403
<b>Household Summary</b>				
2010 Total Households	498	2,219	7,646	23,180
2010 Average Household Size	3.16	2.95	2.95	3.01
2020 Total Households	1,771	6,405	14,817	33,162
2020 Average Household Size	3.20	3.05	2.91	2.95
2025 Total Households	3,469	10,170	21,649	41,869
2025 Average Household Size	3.04	3.02	2.85	2.89
2030 Total Households	4,020	11,834	25,045	47,804
2030 Average Household Size	3.01	2.98	2.81	2.85
2025-2030 Annual Rate	2.99%	3.08%	2.96%	2.69%
2025 Families	2,629	7,925	16,407	31,293
2025 Average Family Size	3.48	3.36	3.26	3.35
2030 Families	3,035	9,184	18,913	35,612
2030 Average Family Size	3.46	3.33	3.22	3.32
2025-2030 Growth Rate	2.9%	3.0%	2.9%	2.6%
<b>Median Household Income</b>				
2025	\$94,701	\$103,345	\$95,185	\$87,171
2030	\$100,042	\$110,712	\$104,216	\$96,781
<b>2025 Employed Pop 16+ by Occupation</b>				
Total	5,438	15,669	32,173	62,117
White Collar	81.1%	75.2%	69.4%	64.6%
Management/Business/Financial	22.9%	18.1%	15.9%	16.0%
Professional	44.9%	36.0%	32.3%	27.5%
Sales	7.8%	9.9%	8.4%	9.1%
Administrative Support	5.4%	11.3%	12.8%	12.0%
Services	7.5%	10.8%	13.5%	15.6%





# 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.

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>Clay Albers</b>	<b>509052-B</b>	<b>calbers@capitalretailproperties.com</b>	<b>832-875-1644</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Jacob Weersing</b>	<b>513655-B</b>	<b>jweersing@capitalretailproperties.com</b>	<b>281-616-5938</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date