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COMMERCIAL LOT



4627 Avenue H
Rosenberg, Texas 77471

kw SOUTHWEST
KELLERWILLIAMS REALTY
1650 Hwy 6 #350, Sugar Land, TX 77478
281.275.0000

Each office is independently owned and operated.

Property Overview:

4627 Avenue H presents a rare opportunity to acquire over an acre of commercial land with prime highway frontage in Rosenberg, Texas. Spanning approximately 1.0349 acres, this parcel is located along Alt Highway 90 (Avenue H), one of the city's most heavily traveled commercial corridors with over 18,000 vehicles passing daily. The lot is currently improved with fencing on three sides and grading on the front quarter, making it partially ready for immediate use and reducing initial site development costs.

Site Dimensions and Condition:

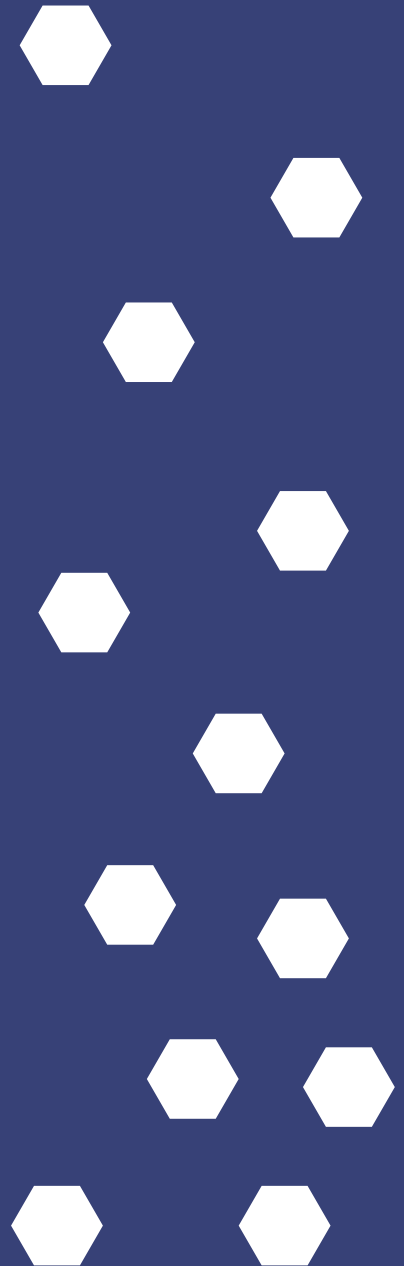
The tract runs approximately 636 feet along the northern boundary and 579 feet along the southern boundary, offering ample depth for various commercial configurations. The frontage along Highway 90 spans approximately 75 feet. The front third of the property has been semi-cleared and graded, and a curb cut already exists for direct access to Avenue H. These characteristics significantly ease the process for re-development or immediate operational use, particularly for users requiring yard space, fleet staging, or expanded parking capacity.

Current Use and Potential Transition:

The site is currently used as a pre-owned car dealership under the trade name Falson Motors. The sale offering pertains to the land only. Buyers interested in acquiring the dealership operation and its assets may explore a separate negotiation with the seller. The current use provides a transitional benefit to new owners who may prefer to continue existing operations while preparing for redevelopment or site-specific customization.

Zoning and Municipal Flexibility:

Located within the municipal boundaries of Rosenberg, the subject property benefits from the city's current lack of formal zoning ordinances. This framework allows for exceptional flexibility in terms of permitted uses, subject to standard municipal codes related to health, safety, and general development. Buyers can explore a range of development scenarios including commercial retail, equipment storage, or mixed-use commercial without traditional zoning restrictions. Site and development can be verified within the City of Rosenberg's Unified Development Code.





Ideal Buyer Profile:

- Adjacent landowners seeking to consolidate or expand their commercial footprint
- Owner-users needing strategic visibility and accessibility
 - Developers pursuing long-term hold and phased site development
 - Investors seeking land-banking opportunities with immediate utility

Investment Highlights:

- Rare commercial tract along Alt Hwy 90 with curb-cut access
 - 1.0349 acres with approx. 18,000+ AADT exposure
 - Fenced on three sides with partially graded frontage
- Ideal for redevelopment, equipment staging, or portfolio expansion
 - No formal zoning in place – flexible use potential
- Currently occupied by operating car dealership (land only for sale)
 - Potential to negotiate business acquisition as separate transaction



Property Details

\$549,000

Direct access to Hwy 90

Hwy 90 Frontage: 75ft

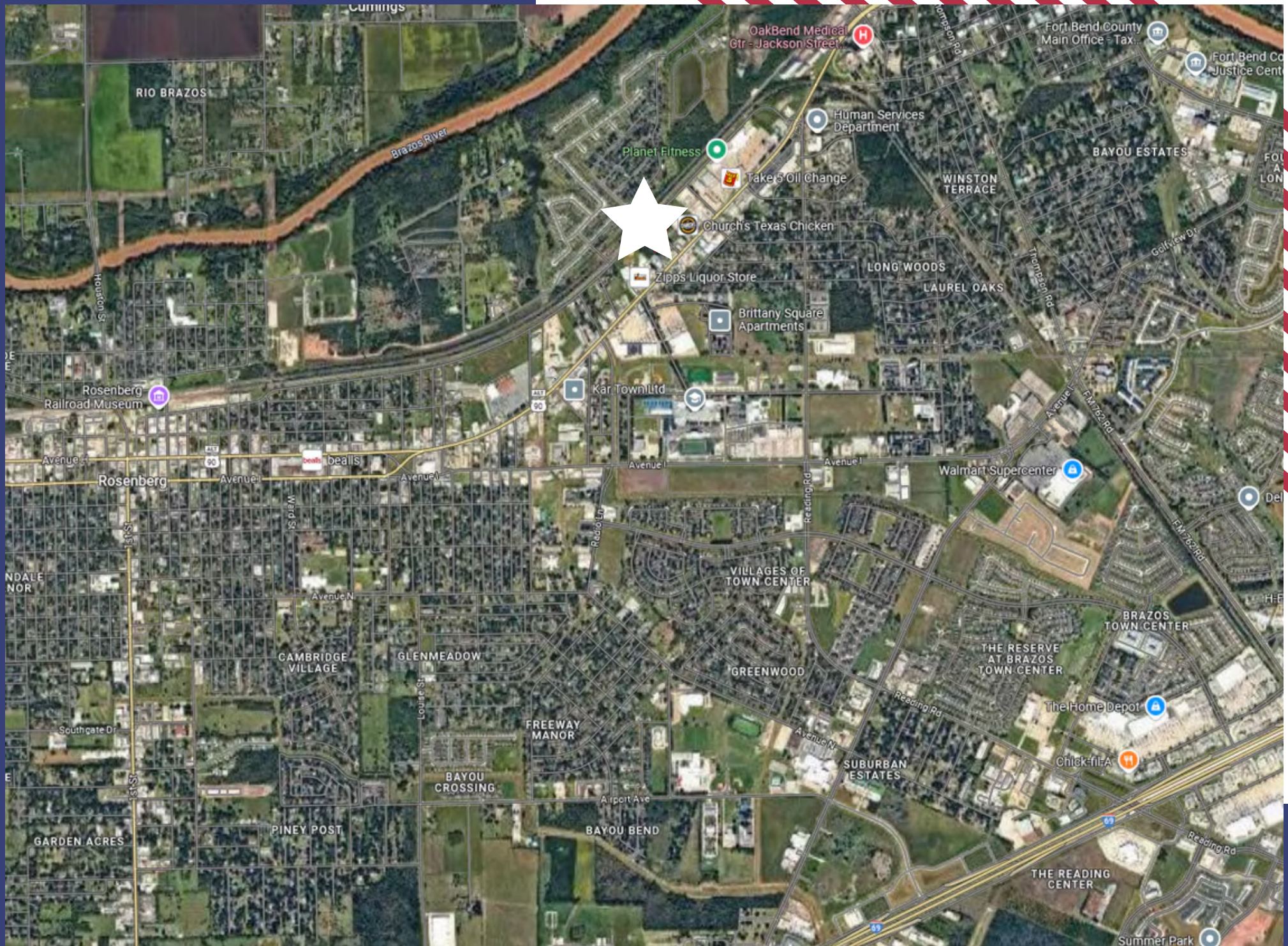
Northside: 636ft

Southside: 579ft

Acres: 1.0349

AADT: 18k-21k

Utilities Available





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.

2-10-2025



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.

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:
 - 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.

Keller Williams Realty Southwest Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9000544 License No.	andistjean@kw.com Email	(281) 265-0000 Phone
Andrea St. Jean Designated Broker of Firm	0508095 License No.	andistjean@kw.com Email	(281) 265-0000 Phone
Jana Hayes Licensed Supervisor of Sales Agent/ Associate	0645162 License No.	janahaves@kw.com Email	(281) 265-0000 Phone
Brad Countryman Sales Agent/Associate's Name	0762900 License No.	countryman@kw.com Email	(281) 265-0000 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Brad Countryman

Keller Williams Realty, Inc.

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