



# ROSENBERG

DISTRIBUTION CENTER



## Up to 102 Acres Available for Build-To-Suit

Can Accommodate a Minimum of 700,00 Square Feet Up to 1.4 Million Square Feet  
Class A Distribution or Manufacturing Space Can Be Delivered Within 15 Months of a Signed Lease



### Business Friendly Atmosphere

Tax Incentives Available  
for Qualified Prospects



### Strategic Location

Half-day Drive to Reach  
18 Million in Population



### Strong Labor Force

Located in One of the Fastest-  
Growing Counties in the U.S.

# In the Heart of Fort Bend County



Rosenberg is strategically situated **20 miles southwest** of Houston along **Interstate 69/U.S. Highway 59**, with excellent connectivity to the Greater Houston Metro Region.

Located within Fort Bend County, with its long-standing reputation as one of the best places to do business in America due to its low cost of living, strong labor pool, and business-friendly local governments, Rosenberg is poised to see continued growth well into the future.

Per the Greater Houston Partnership, "Fort Bend County continuously ranks as one of the fastest-growing counties in the region, as its population has tripled since 2000 and is expected to skyrocket to 1.8 million residents by 2050.



Ranked #1 Most Diverse Counties in Texas



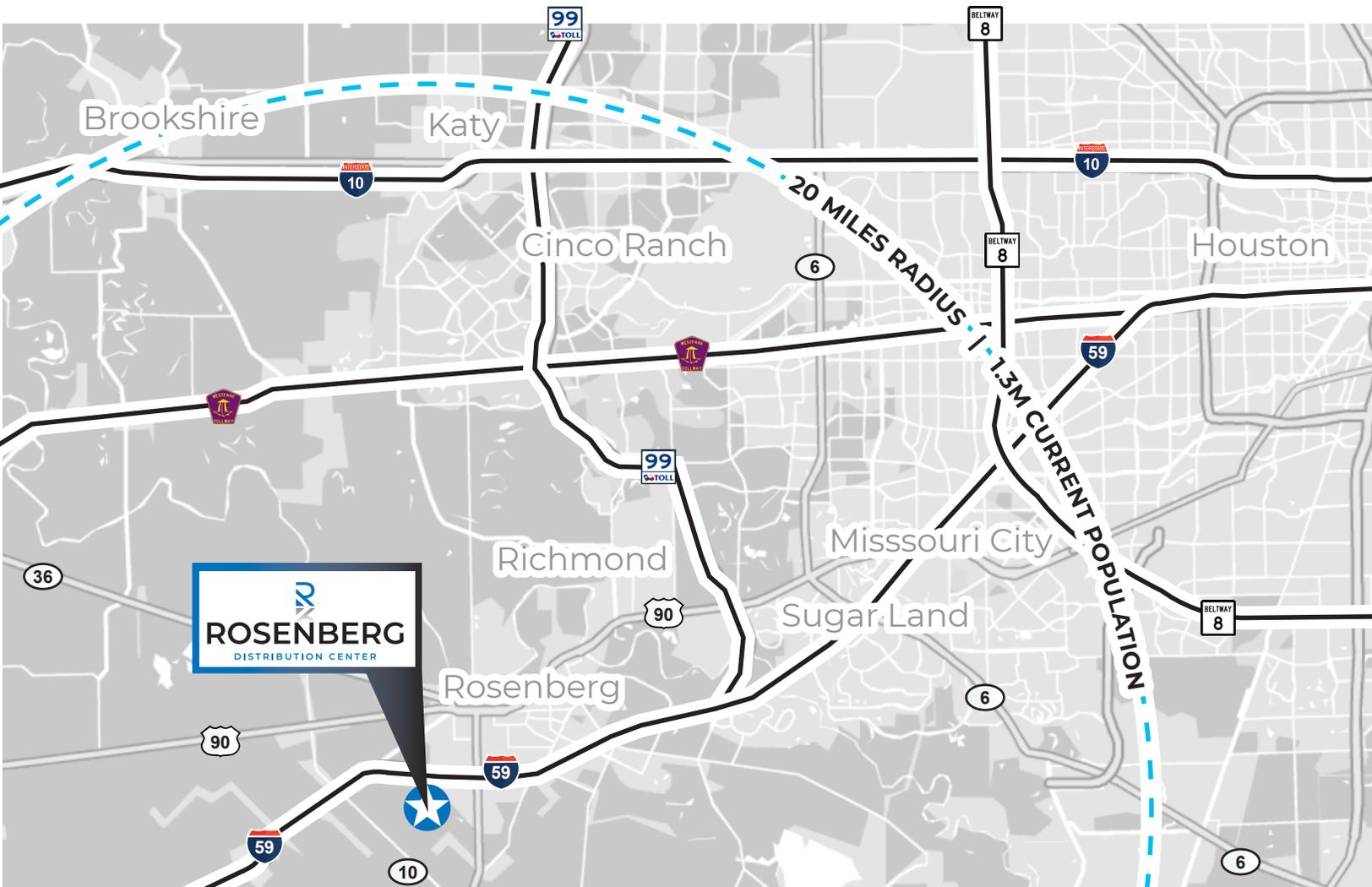
Ranked #2 Best Counties for Families in Texas



1.3M Current Population within 20 Miles



Strong Warehousing & Manufacturing Labor Force







**Dallas / Fort Worth**  
1.3 POPULATION

Texas is the leading destination for corporate relocations & expansion projects.



**Austin**  
974.5K POPULATION

**Houston**  
2.3M POPULATION

**San Antonio**  
1.4M POPULATION

— TEXAS BY THE NUMBERS —

Mexico

LAREDO

CORPUS CHRISTI



#1

U.S. Exporter for 22 years in a row in 2023



Texas led the nation in high tech exports for the 11th year in a row in 2023

Port of Laredo No. 1 Inland Port in the U.S.

26 Commercial Airports

58 Freight Railroads

34 Foreign Trade Zones

McALLEN

22 Interstate Highways

19 Sea Ports

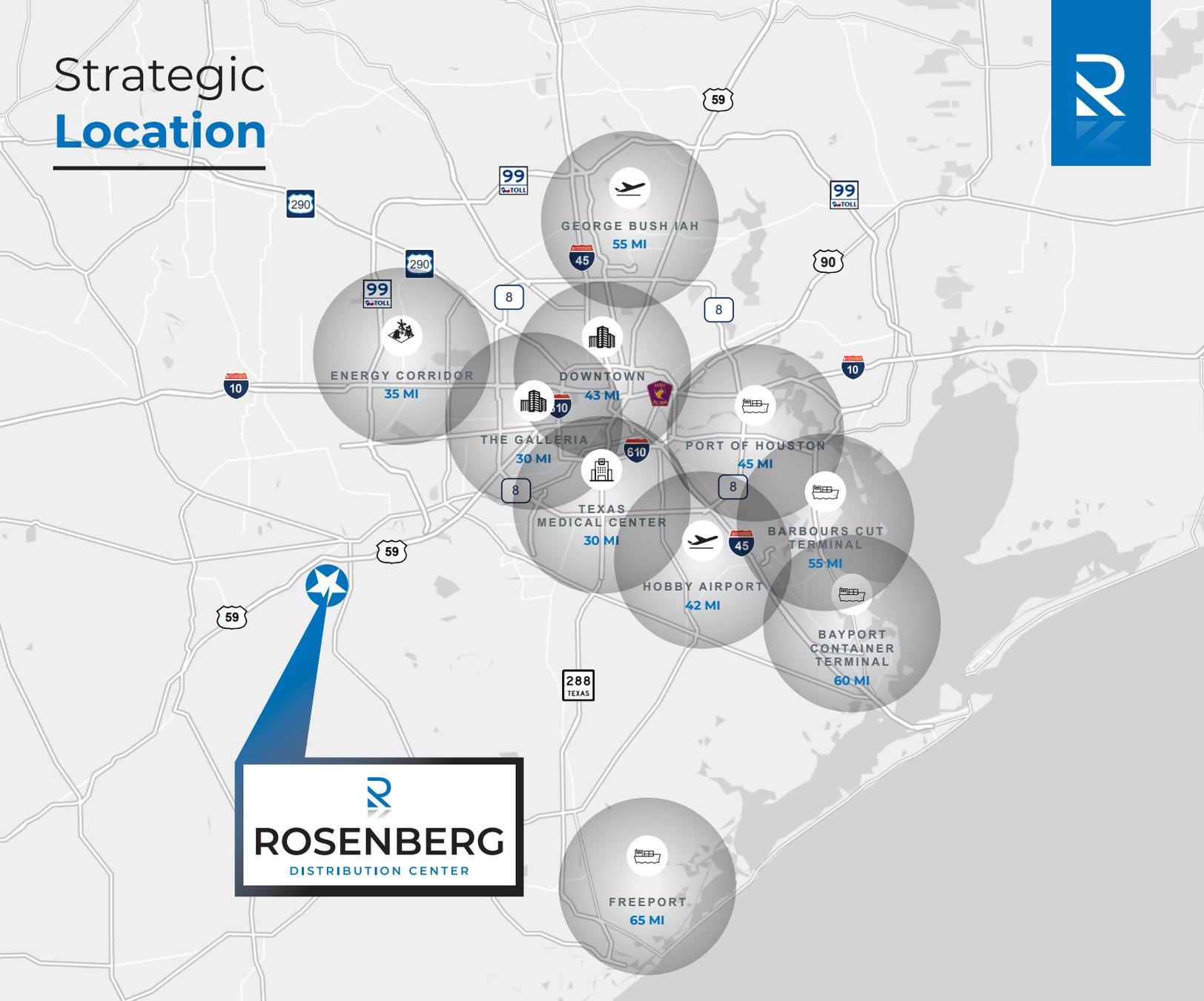
52 Fortune 500 Companies

HARLIGEN

# The Texas Triangle

Rosenberg Distribution Center offers a prime location for serving the large population base of the Texas Triangle, the economic engine of Texas defined by the cities of Houston, Dallas-Fort Worth, Austin, and San Antonio, and the interstate highways that connect them. The Texas Triangle has approximately 21 million residents that live within the region, making up more than two-thirds of the state's total population.

# Strategic Location



## HOUSTON MANUFACTURING

**2nd**

U.S. Metro for Manufacturing GDP

**7,000**

Manufacturers in the Region

**1 in 3**

Manufacturers in Texas Call Houston Home

**\$75.1**

Billion in Goods Produced Annually

**6th**

Largest industrial Market in the U.S.

**223k**

Industrial Employment

## HOUSTON'S TALENT AND LABOR PIPELINES

**13**

Local colleges offering CNC & Quality Machining Courses and Degree programs

**14**

Area universities offering relevant degree programs and proximate labor pipelines

**4,500+**

Employers benefiting from customized (SDF) sponsored training

# Aerial View



36

90

529

OCuSOFT



INTERSTATE 69

INTERSTATE 69



Klauke Road

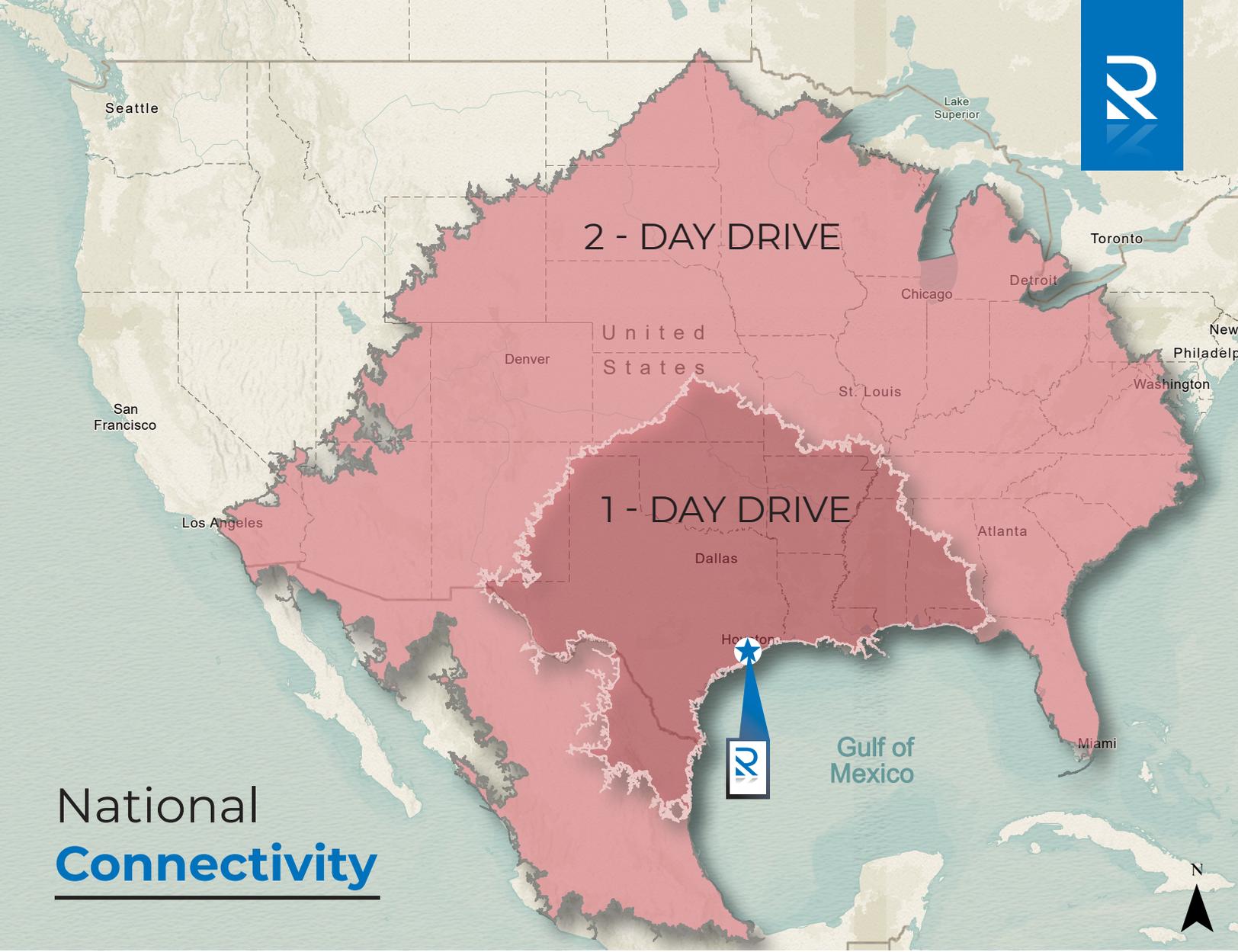
Bamore Road

Cottonwood School Road

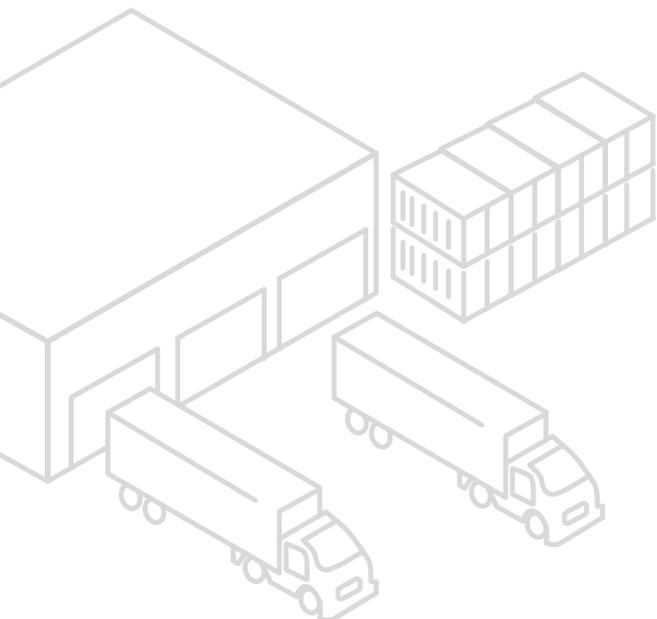
36



10



# National Connectivity



## DISTRIBUTION REACH



### 1 - DAY DRIVE

11 HOURS  
53,009,009M PEOPLE



### 2 - DAY DRIVE

22 HOURS  
224,145,229M PEOPLE



# ROSENBERG

DISTRIBUTION CENTER



 **TRANSWESTERN**

## Contact Us

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