



DOMINION
INTERNATIONAL GROUP
Residential - Commercial - Development

DAMASCUS INDUSTRIAL PARK

708 Damascus Street Rosenberg, TX 77471

OFFERING MEMORANDUM

kw **MEMORIAL**
KELLER WILLIAMS, REALTY

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ROSENBERG

About Rosenberg

EXCLUSIVELY PRESENTED BY:



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TIMING AND DELIVERY

5,250 SF 3 to 6 Months to Deliver

9,000 SF 3 to 6 Months to Deliver

9,750 SF 3 to 6 Months to Deliver

Damascus Business Park

708 Damascus St.
Rosenberg Tx 77471

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Damascus Business Park

Unit Features

- Wheel Well Loading Docs
- Insulated Warehouse Space
- 26 Ft Clear Height
- 12 x 14 Bay Doors.
- 3 Phase Power
- Public Water/Sewer

INVESTMENT SUMMARY

Dominion International Group is proud to exclusively present, multiple warehouses for sale at, Damascus Industrial Park . All needs are met in this modern, full-featured industrial investment. Full [POWER DELIVERY](#) system powering 5,250 sf or 9,000 sf. with 26 ft ceilings. Two 12 ft Loading bays, rear loading grade level dock dock high indoor storage, and and employee parking configurable on 2.38 AC plot. This is the perfect location for an owner-user, or for an investor seeking a turn-key property in a fast growing market.



PROPERTY SUMMARY

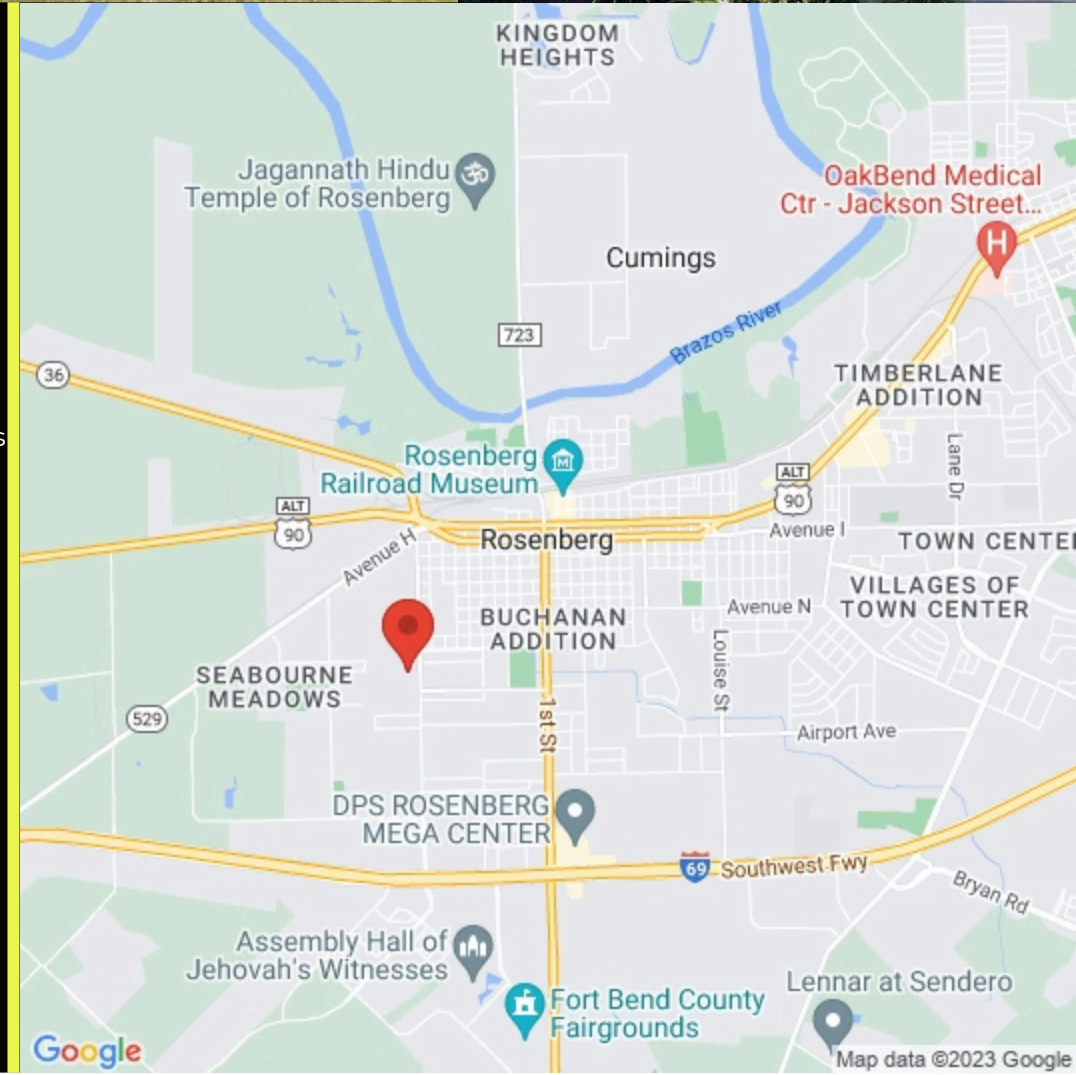
Offering Price	Negotiable
Year Built	2022
Zoning Type	INDUSTRIAL
County	Fort Bend
Lot Size (acres)	6.42
Foundation	Slab
Building SqFt Option	5,250 or 9,000 SF





INVESTMENT HIGHLIGHTS

- Perfect for bringing all operations under one roof, this one -story flex industrial space packs all your needs in one place. A 5,250 Or 9,00 Sq.Ft. ground floor can fulfill all your NEEDS.
- Choose from 5,250 or 9,750 sq. ft. of new construction ready for industrial use. 21 ft. high ceiling, excellent ventilation and insulation.
- Attached office space eliminates the need for off-site office. Making this facility a single, secure destination for industrial use or flex space .
- Interior features include office space with reception area, restrooms, closet, White walls, and polished concrete floors throughout for low maintenance.
- Tall 26 Ft. Clear Height buildings with excellent signage options. Buildings - facing front filled with light during working hours, perfect for visibility in all seasons.



Damascus Business Park Finish Guide

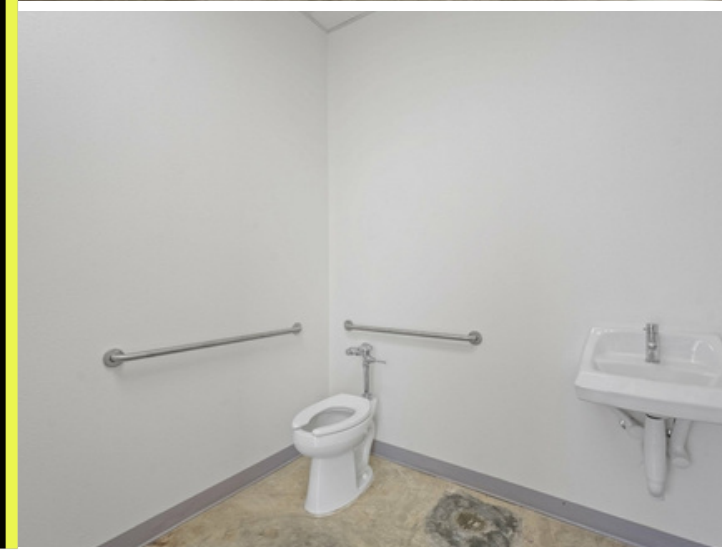
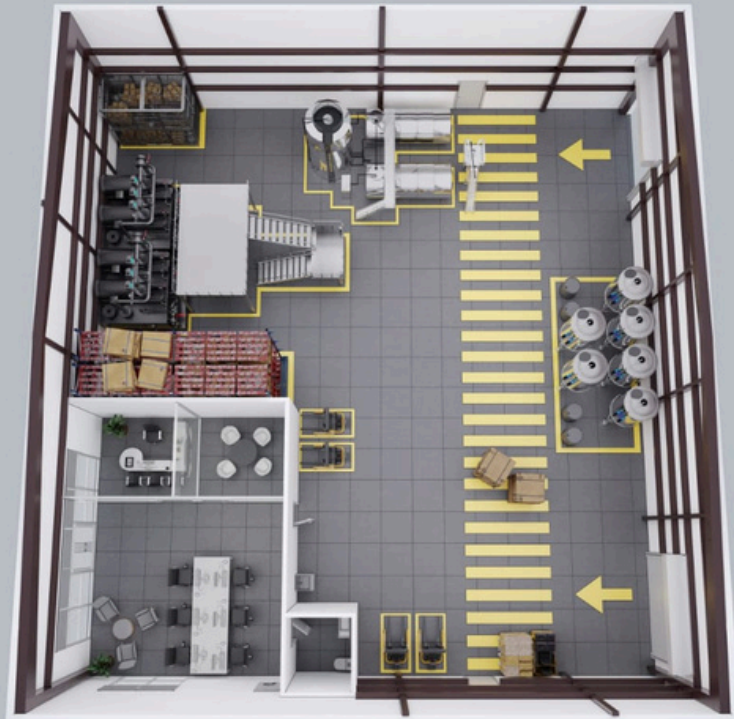
- City Water and Sewer
- NOT in 500 Years Flood Plain
- NOT in 100 Years Flood Plain
- Less than 5 min drive from 59S, Hwy 36 and US Hwy 90
- Is under Rosenberg Economic Development
- 14 ft High and 12 ft Wide Bay Doors
- Clear Height of 26 Ft inside the warehouse
- 3 Pallets can be vertically stacked for increased storage.
- 5250 Sq Ft Building has 2 Bay Doors
- 9750 & 9000 Sq Ft Building has 3 Bay Doors
- 5250 Sq Ft Building has 2 Supply Fans and 2 Exhaust Fans – 3 Phase (economical to operate)
- 9750 & 9000 Sq Ft Building has 4 Supply Fans and 4 Exhaust Fans – 3 Phase (economical to operate)
- Each building has 4 steel walk-in doors on each side of the building
- *Optional Upgrade Loading Dock for 18 wheelers (Add \$10 PSF)
- *Optional - Loading docks are connected to Storm System for rainwater, NO need to pump rainwater from Loading dock.
- Office has 10 ft Ceiling.
- ADA Compliant Restroom within Office
- Warehouse has Mop sink.
- Insulated warehouse
- 3 Phase 480 Volts with 100 Amp Stepdown Transformer (Can be upgraded)
- Insulated Plumbing for office
- Office is Climate controlled and office walls are insulated on the side of warehouse.
- Led Lights in office, rest room and UFO high bay lights in warehouse.
- 20 Ft wide upgraded store front system
- Each building has vinyl back blanket Insulation in wall and ceiling.
- Multiple Dumpster locations close to the units





LOCATION HIGHLIGHTS

- Your chance to expand your property portfolio into Rosenberg, which has seen a surge in demand in recent years.
- Located in Damascus Business Park, take over the perfect home turf for conducting business, with easy access to Sugarland, Hwy 59, Hwy 36 and the Greater Houston area.
- Centrally located in Rosenberg with quick access to Southwest FWY, this development site is in sight of 9,000 passing cars every day, making for excellent exposure opportunity.
- Property is built with tall ceilings, 12x14 bay doors and both Grade Level and 18 Wheeler loading docks.



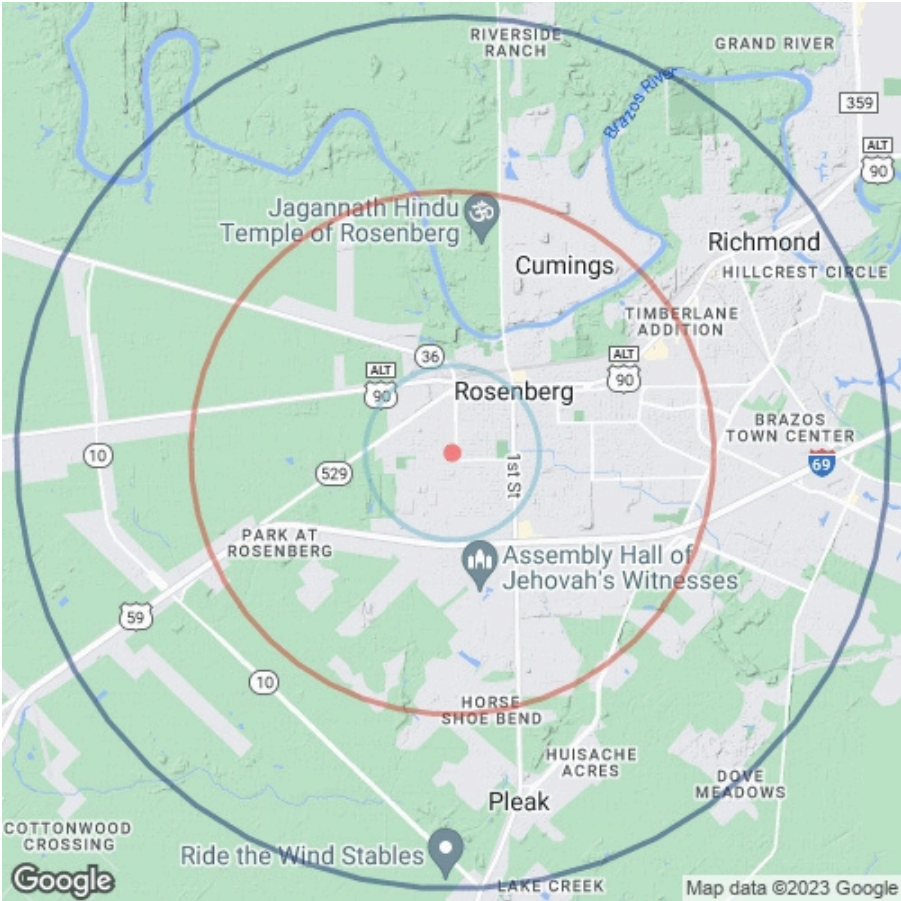


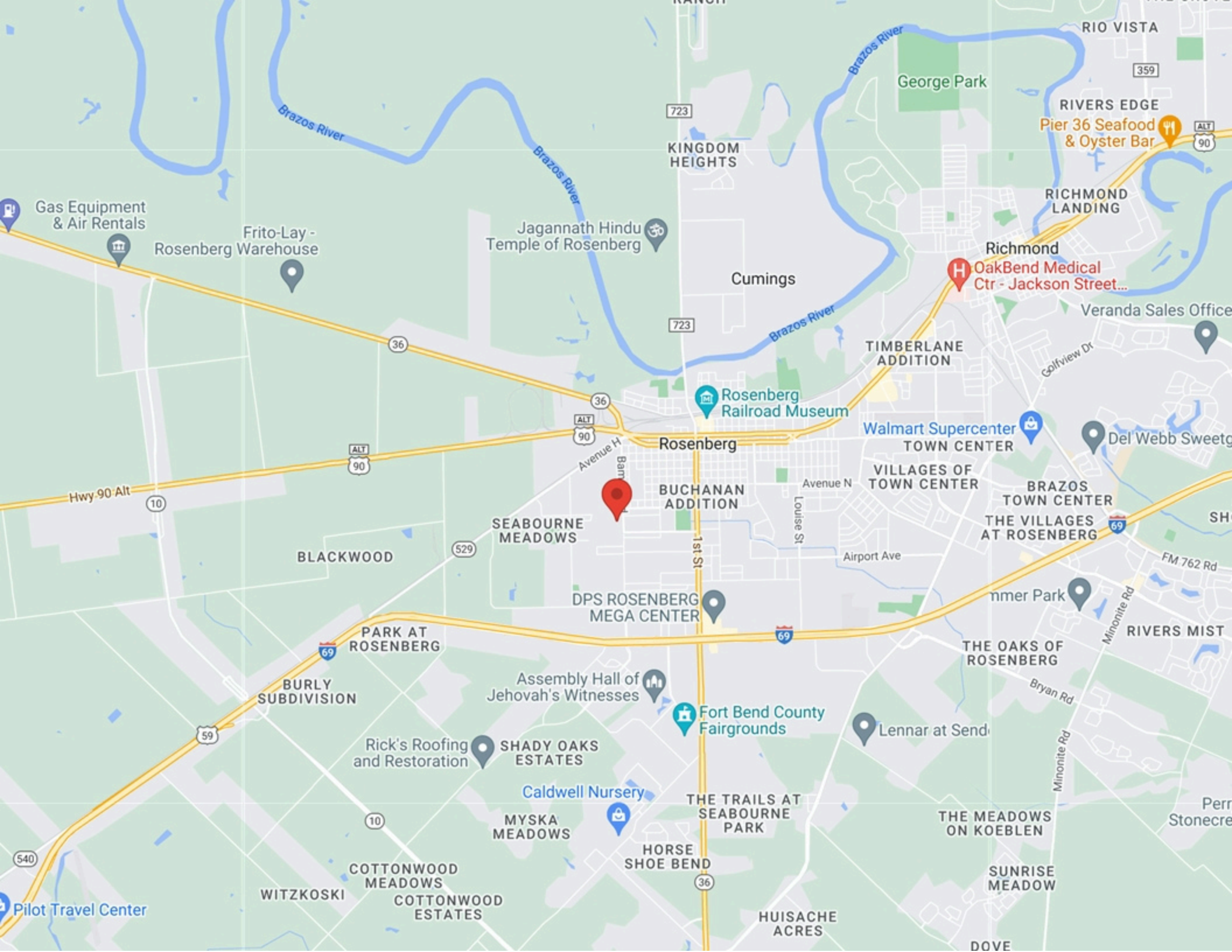
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,305	22,489	42,144
2010 Population	6,743	26,504	50,876
2023 Population	6,606	31,168	73,735
2028 Population	7,025	34,176	85,933
2023-2028 Growth Rate	1.24 %	1.86 %	3.11 %
2023 Daytime Population	6,101	28,954	69,351

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	130	975	1,911
\$15000-24999	335	1,016	2,021
\$25000-34999	265	1,140	2,298
\$35000-49999	421	1,655	3,313
\$50000-74999	426	2,386	5,239
\$75000-99999	321	1,200	3,005
\$100000-149999	278	1,226	4,279
\$150000-199999	36	474	1,823
\$200000 or greater	36	171	979
Median HH Income	\$	\$	\$ 61,230
Average HH Income	48,683	52,288	\$
	\$ 64,574	\$ 68,201	\$ 83,338

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,088	7,305	13,117
2010 Total Households	2,172	8,533	16,203
2023 Total Households	2,248	10,243	24,868
2028 Total Households	2,410	11,247	29,118
2023 Average Household Size	2.92	3.03	2.91
2023 Owner Occupied Housing	1,219	5,879	15,639
2028 Owner Occupied Housing	1,355	6,471	18,878
2023 Renter Occupied Housing	1,029	4,364	9,229
2028 Renter Occupied Housing	1,055	4,776	10,240
2023 Vacant Housing	109	645	1,971
2023 Total Housing	2,357	10,888	26,839





CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from EXP REALTY and it should not be made available to any other person or entity without the written consent of EXP REALTY.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to EXP REALTY. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. EXP REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, EXP REALTY has not verified, and will not verify, any of the information contained herein, nor has EXP REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE EXP REALTY ADVISOR FOR MORE DETAILS.

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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.

11-2-2015



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date