



DAMASCUS INDUSTRIAL PARK

708 Damascus Street
Rosenberg, TX 77471

OFFERING MEMORANDUM

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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 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

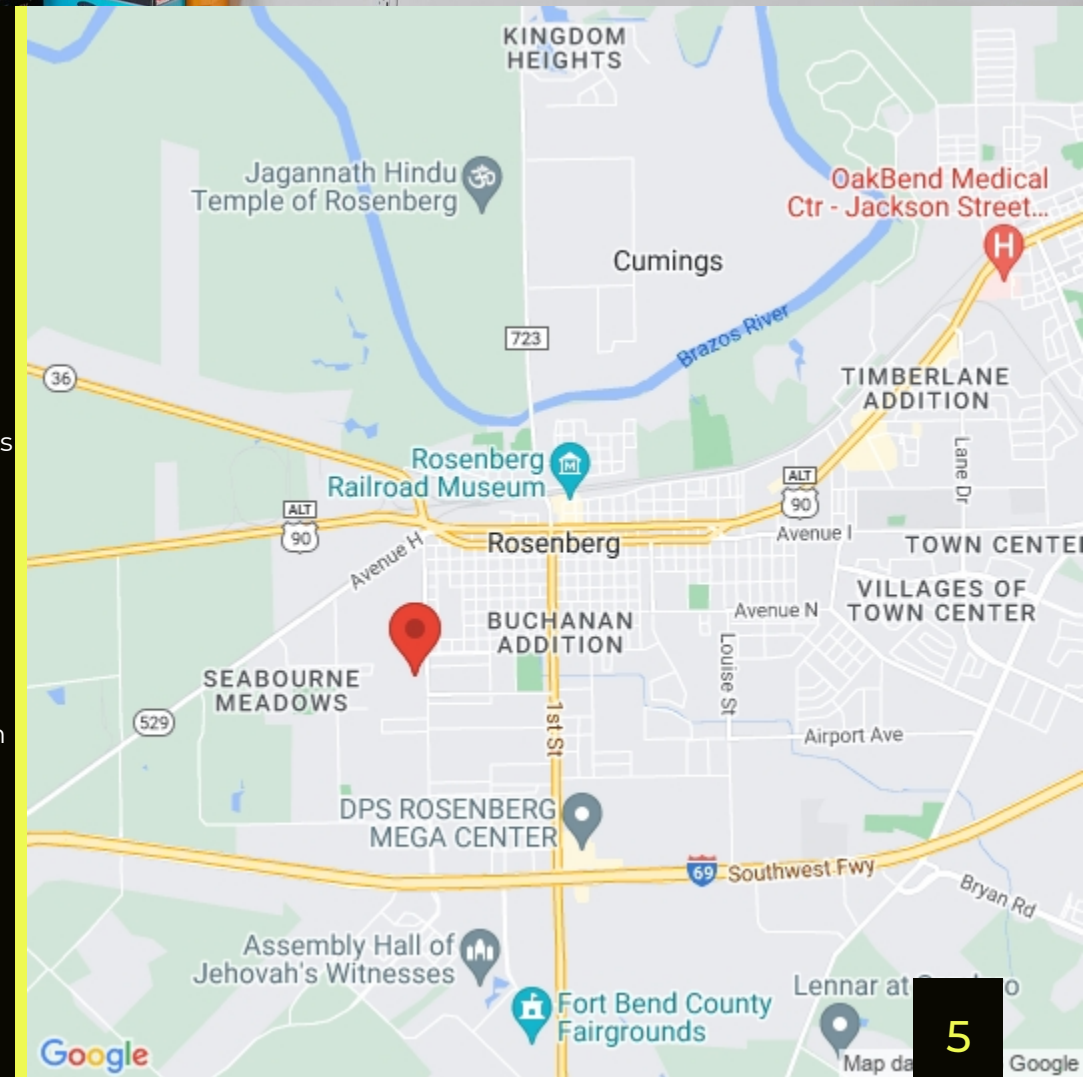
Offering Price	Negotiable
Year Built	2022
Zoning Type	INDUSTRIAL
County	Fort Bend
Lot Size (acres)	6.42
Foundation	Slab
Building SqFt Option	5,250 or 9,000 SF





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 9,000 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. story building with excellent signage options. Buildings - facing front filled with light during working hours, perfect for visibility in all seasons.





LOCATION HIGHLIGHTS

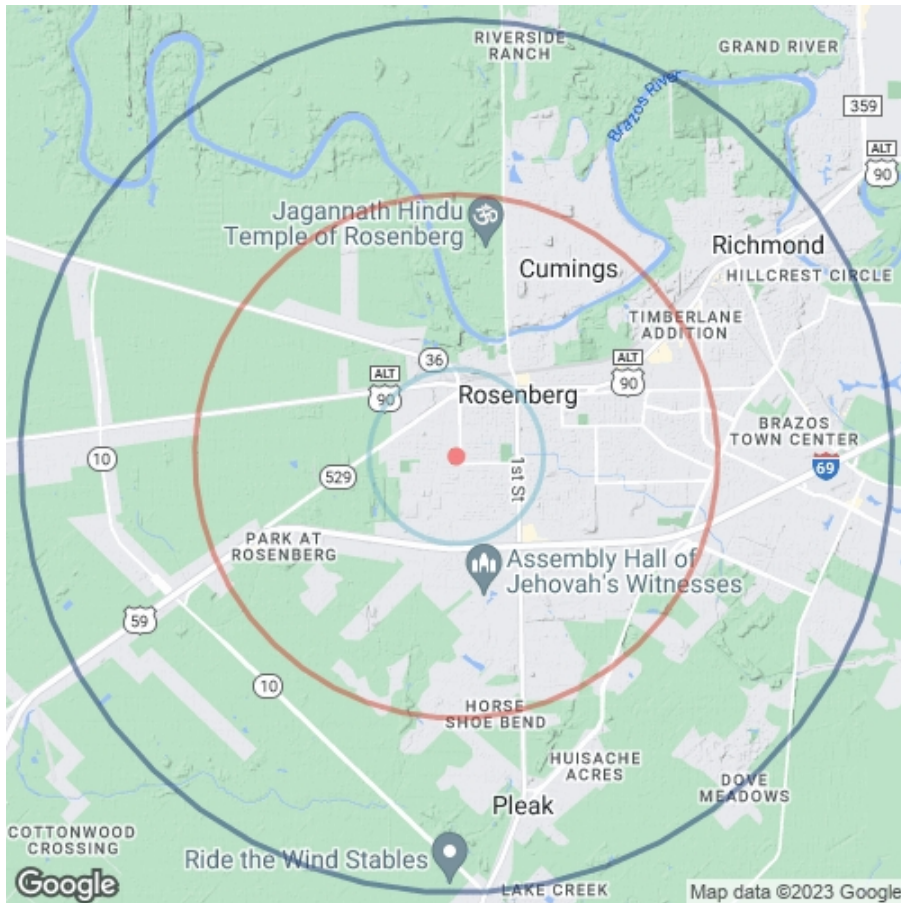
- Your chance to expand your property portfolio into Rosenberg, which has seen a surge in demand in recent years.
- Located in Damascus Business Park, take over the perfect home turf for conducting business, with easy access to Sugarland and the Greater Houston area.
- Centrally located in Rosenberg with quick access to Southwest FWY, this development site is in sight of 9,000 passing cars every day, making for excellent exposure opportunity.
- Configurable outdoor space for your medium to long-term tenants. gives growth options to multiple of



DEMOGRAPHICS

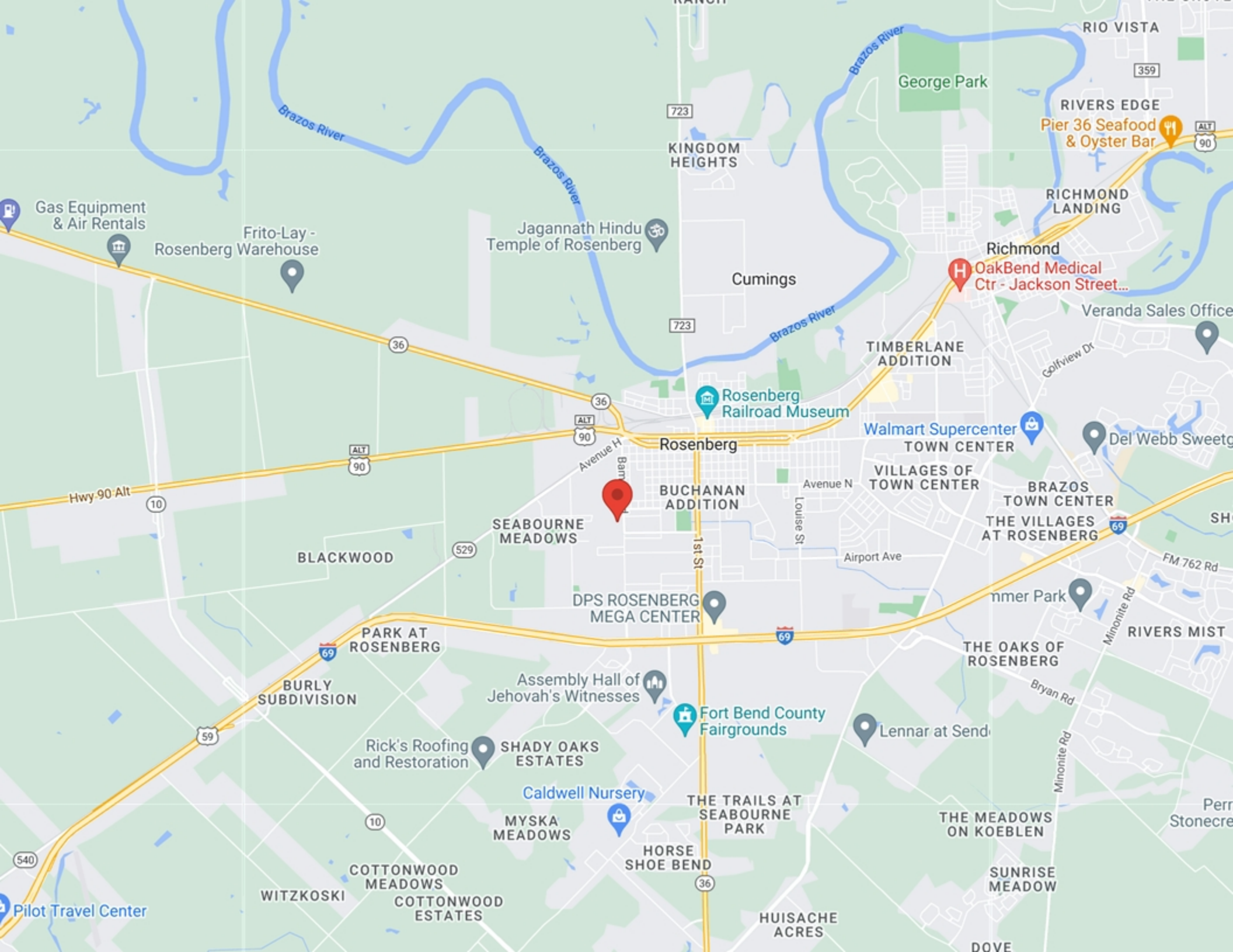
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,305	22,489	42,144
2010 Population	6,743	26,504	50,876
2023 Population	6,606	31,168	73,735
2028 Population	7,025	34,176	85,933
2023-2028 Growth Rate	1.24 %	1.86 %	3.11 %
2023 Daytime Population	6,101	28,954	69,351

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	\$ 48,683	\$ 52,288	\$ 61,230
Average HH Income	\$ 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





RIO VISTA

359

George Park

RIVERS EDGE

Pier 36 Seafood & Oyster Bar

ALT 90

RICHMOND LANDING

Richmond
Oak Bend Medical Ctr - Jackson Street...

Veranda Sales Office

723

KINGDOM HEIGHTS

Jagannath Hindu Temple of Rosenberg

Cumings

723

Brazos River

TIMBERLANE ADDITION

Colfview Dr

Gas Equipment & Air Rentals

Frito-Lay - Rosenberg Warehouse

36

Rosenberg Railroad Museum

36

ALT 90

Rosenberg

Walmart Supercenter TOWN CENTER

Del Webb Sweetg

Hwy 90 Alt

10

ALT 90

BUCHANAN ADDITION

VILLAGES OF TOWN CENTER

BRAZOS TOWN CENTER

THE VILLAGES AT ROSENBERG

69

FM 762 Rd

BLACKWOOD

529

SEABOURNE MEADOWS

DPS ROSENBERG MEGA CENTER

Avenue N

Louise St

Airport Ave

nmer Park

RIVERS MIST

PARK AT ROSENBERG

BURLY SUBDIVISION

Assembly Hall of Jehovah's Witnesses

Fort Bend County Fairgrounds

Lennar at Send

Rick's Roofing and Restoration

SHADY OAKS ESTATES

Caldwell Nursery

THE TRAILS AT SEABOURNE PARK

THE MEADOWS ON KOEBLEN

Perr Stonecre

540

Pilot Travel Center

WITZKOSKI

COTTONWOOD MEADOWS

COTTONWOOD ESTATES

MYSKA MEADOWS

HORSE SHOE BEND

HUISACHE ACRES

SUNRISE MEADOW

DOVE

36

CITY OF ROSENBERG

AREA

CITY	37.4 SQ MI
LAND	37.3 SQ MI
WATER	0.2 SQ MI
ELEVATION	105 FT

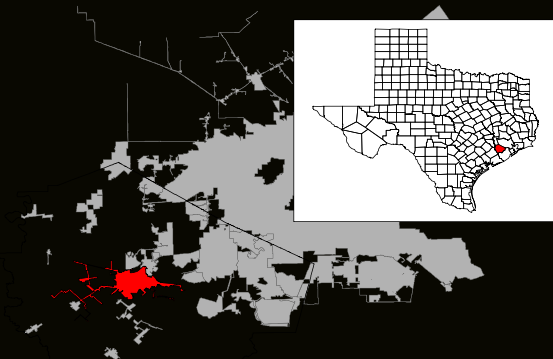
POPULATION

POPULATION	38,282
DENSITY	1,028.13 SQ MI



ABOUT ROSENBERG

Rosenberg is a city in the U.S. state of Texas, within the Houston–The Woodlands–Sugar Land metropolitan area and Fort Bend County. Rosenberg was named for Henry Von Rosenberg who emigrated to Texas from Switzerland in 1843. Von Rosenberg was an important figure in the settlement of Fort Bend County and the Gulf Coast region.



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

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