

CR

CAPITAL RETAIL

PROPERTIES



Rosehill Reserve

SWC of FM 2920 & Cypress Rosehill Rd, Tomball, Texas

Ford Scott & Jacob Weersing

281-816-6550 | www.capitalretailproperties.com

Rosehill Reserve

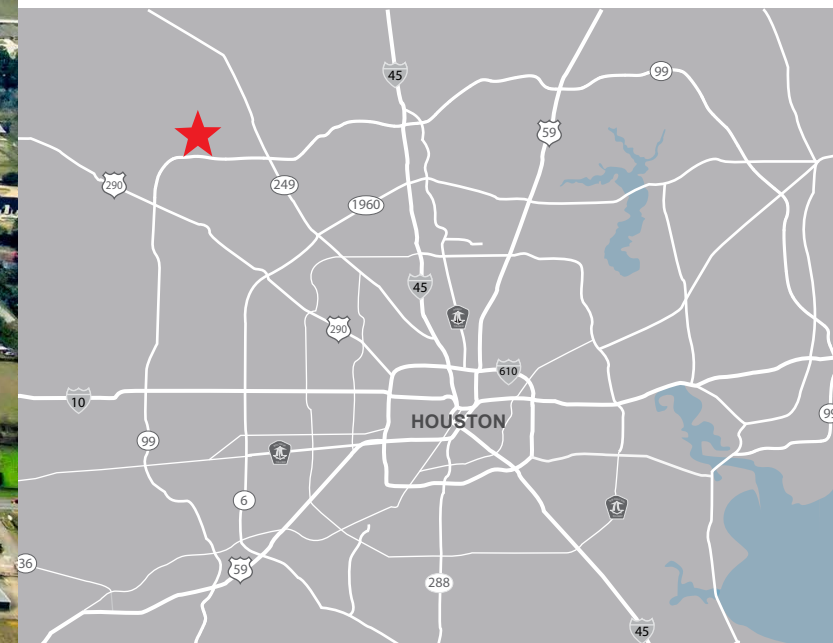
SWC of FM 2920 & Cypress Rosehill Rd, Tomball, Texas



PROPERTY DESCRIPTION:

- Rosehill Reserve is an approx. 16-acre site located at the SWC of FM 2920 & Cypress Rosehill Road, 3.5 miles from Tomball Town Center.
- The site sits across from an approx. 22-acre HEB owned parcel in the heart of the proposed residential growth from the recently expanded Grand Parkway.
- FM 2920 has been expanded to four lanes and Cypress Rosehill is currently being expanded to accommodate traffic counts in excess of 20,000 cars per day.
- There are over 2,200 acres of master planned communities delivering 7,500 homes within 3 miles in the next five years

AREA RETAILERS:

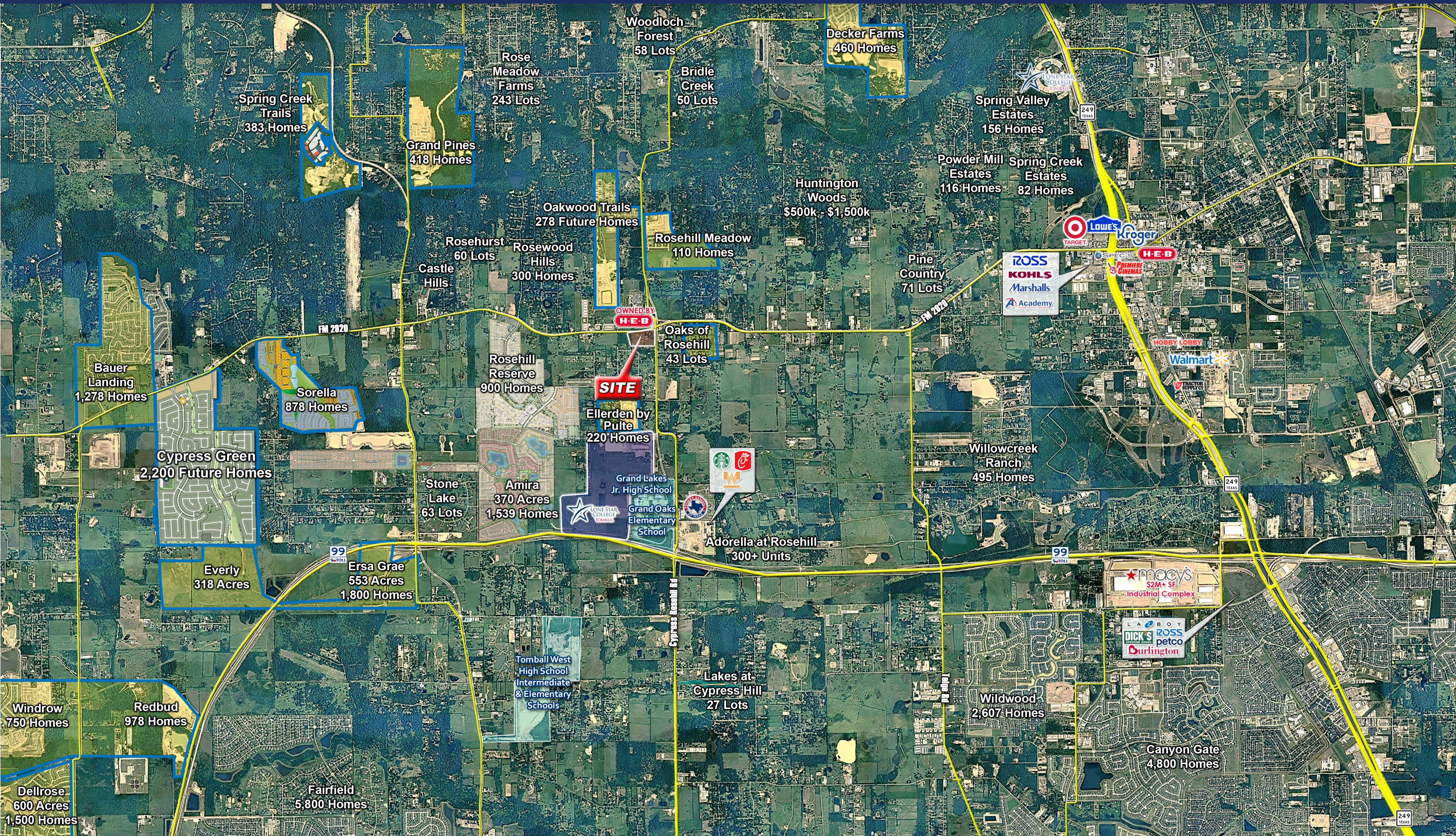


Contacts: **Ford Scott & Jacob Weersing**

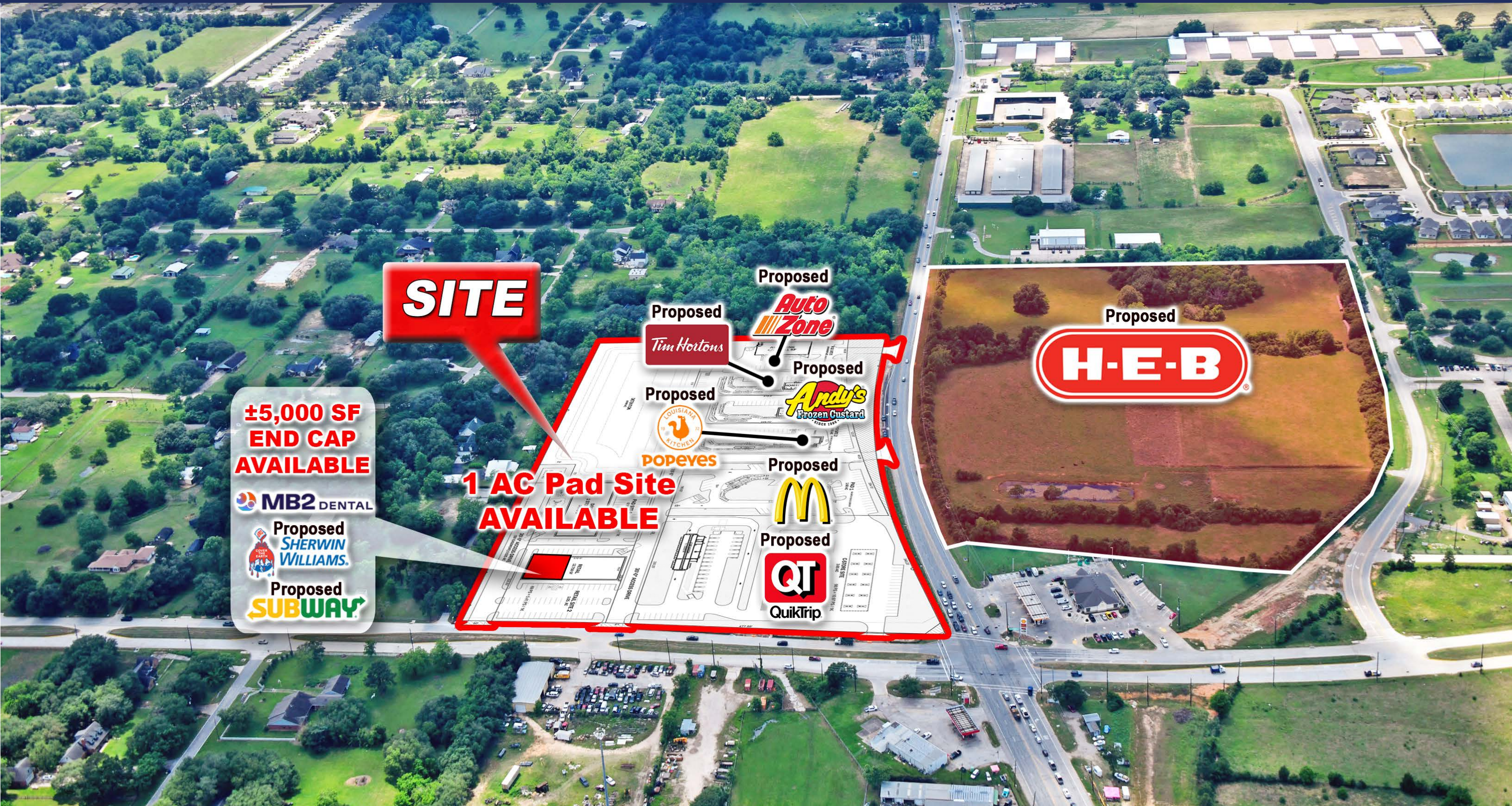
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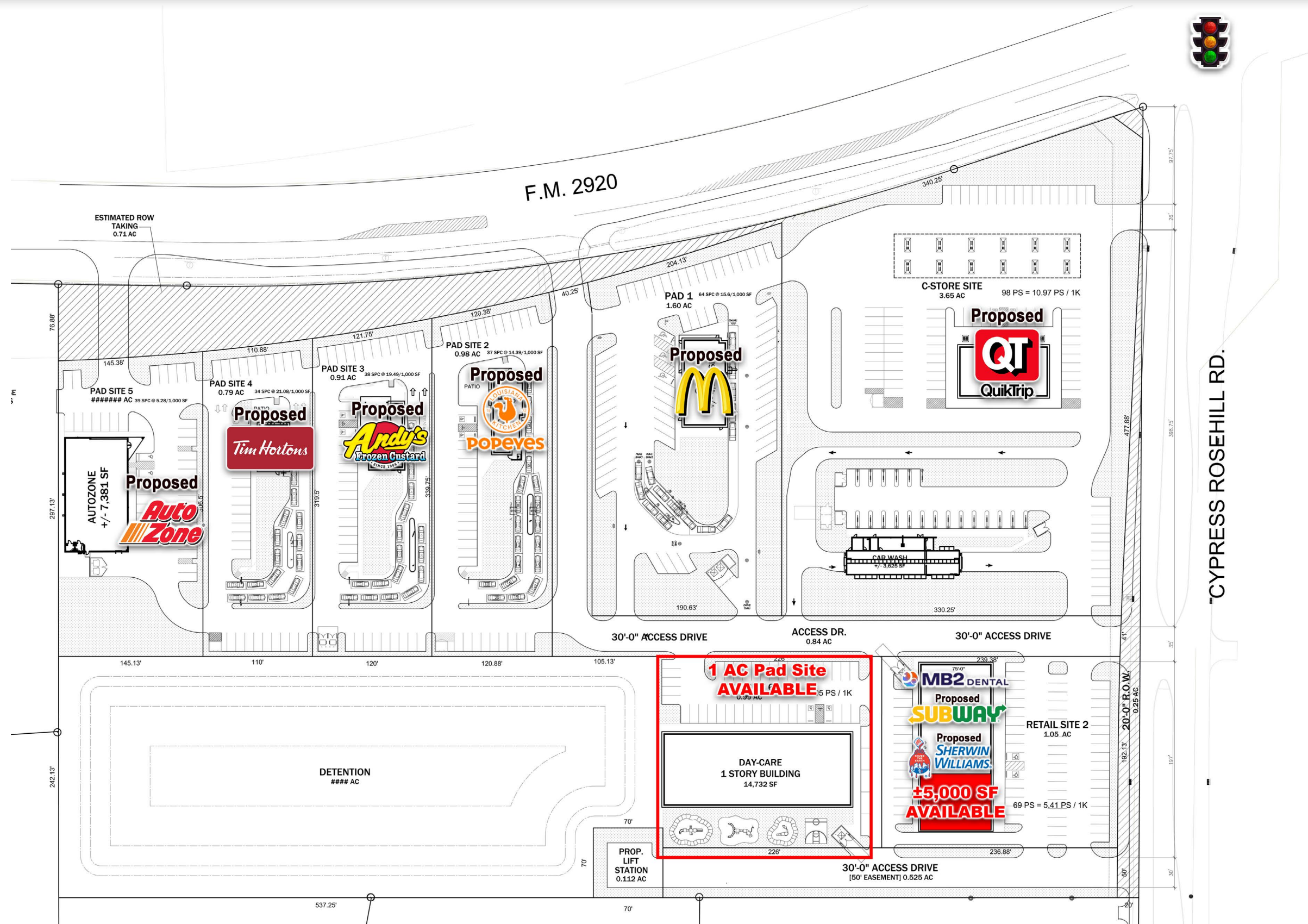
Retail Aerial











Summary Profile



POPULATION
(5 mi Radius, 2023)

50,407

HOUSEHOLDS
(3 mi Radius, 2023)

17,352

INCOME
(3 mi Radius)

2023 Average:

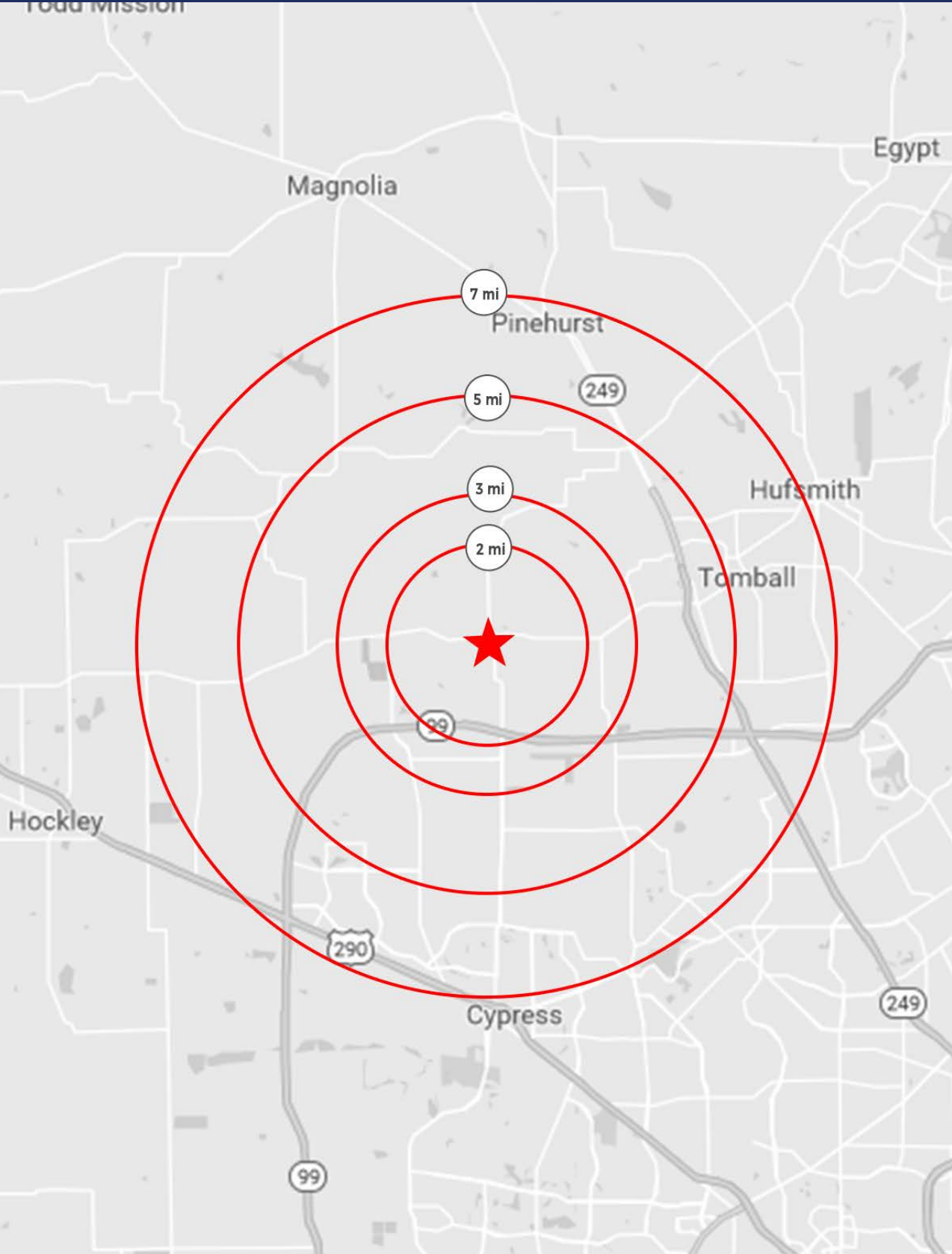
\$127,019

TOTAL DAYTIME
POPULATION

(3 mi Radius, 2023)

49,274

Population Summary				
2010 Total Population	4,276	7,773	32,526	111,434
2020 Total Population	5,252	9,681	45,747	160,511
2020 Group Quarters	2	8	421	819
2023 Total Population	8,236	12,765	50,407	174,122
2023 Group Quarters	2	7	416	818
2028 Total Population	10,120	14,917	55,486	184,143
2023-2028 Annual Rate	4.21%	3.16%	1.94%	1.13%
2023 Total Daytime Population	6,230	10,030	49,274	137,555
Workers	1,862	2,987	21,998	49,884
Residents	4,368	7,043	27,276	87,671
Household Summary				
2023 Households	2,850	4,268	17,352	57,658
2023 Average Household Size	2.89	2.99	2.88	3.01
2028 Households	3,529	5,046	19,407	61,782
2028 Average Household Size	2.87	2.95	2.84	2.97
2023-2028 Annual Rate	4.37%	3.41%	2.26%	1.39%
2023 Families	2,302	3,405	13,016	45,511
2023 Average Family Size	3.23	3.36	3.36	3.42
2028 Families	2,845	4,025	14,545	48,572
2028 Average Family Size	3.20	3.32	3.31	3.38
2023-2028 Annual Rate	4.33%	3.40%	2.25%	1.31%
Housing Unit Summary				
2023 Housing Units	3,148	4,644	18,394	60,146
Owner Occupied Housing Units	80.0%	79.1%	75.2%	80.9%
Renter Occupied Housing Units	10.6%	12.8%	19.2%	15.0%
Vacant Housing Units	9.5%	8.1%	5.7%	4.1%
2028 Housing Units	3,815	5,419	20,419	64,311
Owner Occupied Housing Units	79.3%	78.3%	74.9%	81.3%
Renter Occupied Housing Units	13.2%	14.8%	20.1%	14.8%
Vacant Housing Units	7.5%	6.9%	5.0%	3.9%
2023 Households by Income				
Household Income Base	2,850	4,268	17,352	57,658
<\$15,000	6.5%	6.9%	6.9%	5.3%
\$15,000 - \$24,999	2.2%	3.9%	6.6%	4.1%
\$25,000 - \$34,999	5.4%	6.3%	5.7%	4.6%
\$35,000 - \$49,999	8.5%	9.1%	8.5%	6.6%
\$50,000 - \$74,999	11.6%	11.8%	14.1%	12.6%
\$75,000 - \$99,999	12.8%	12.4%	11.9%	13.2%
\$100,000 - \$149,999	19.0%	19.1%	18.1%	22.8%
\$150,000 - \$199,999	12.4%	11.4%	12.5%	14.4%
\$200,000+	21.5%	19.1%	15.8%	16.4%
Average Household Income	\$146,953	\$137,388	\$127,019	\$136,235
2028 Households by Income				
Household Income Base	3,529	5,046	19,407	61,782
<\$15,000	5.4%	5.7%	6.0%	4.6%
\$15,000 - \$24,999	1.6%	2.8%	5.3%	3.3%
\$25,000 - \$34,999	4.1%	5.0%	4.7%	3.7%
\$35,000 - \$49,999	5.4%	6.2%	6.5%	5.3%
\$50,000 - \$74,999	9.4%	9.7%	12.5%	11.3%
\$75,000 - \$99,999	12.8%	12.6%	12.5%	12.6%
\$100,000 - \$149,999	20.1%	20.3%	18.2%	22.7%
\$150,000 - \$199,999	16.7%	15.4%	15.6%	17.4%
\$200,000+	24.6%	22.3%	18.8%	19.2%
Average Household Income	\$169,425	\$159,993	\$146,381	\$154,314
2023 Population 25+ by Educational Attainment				
Total	5,842	8,915	34,242	113,520
Less than 9th Grade	3.0%	4.4%	4.4%	2.6%
9th - 12th Grade, No Diploma	4.1%	3.7%	3.4%	3.4%
High School Graduate	21.3%	22.4%	21.1%	17.9%
GED/Alternative Credential	2.1%	3.4%	3.6%	3.2%
Some College, No Degree	26.8%	25.9%	20.0%	19.1%
Associate Degree	5.3%	5.4%	8.0%	9.2%
Bachelor's Degree	31.0%	28.0%	29.3%	31.4%
Graduate/Professional Degree	6.4%	6.8%	10.1%	13.2%





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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date