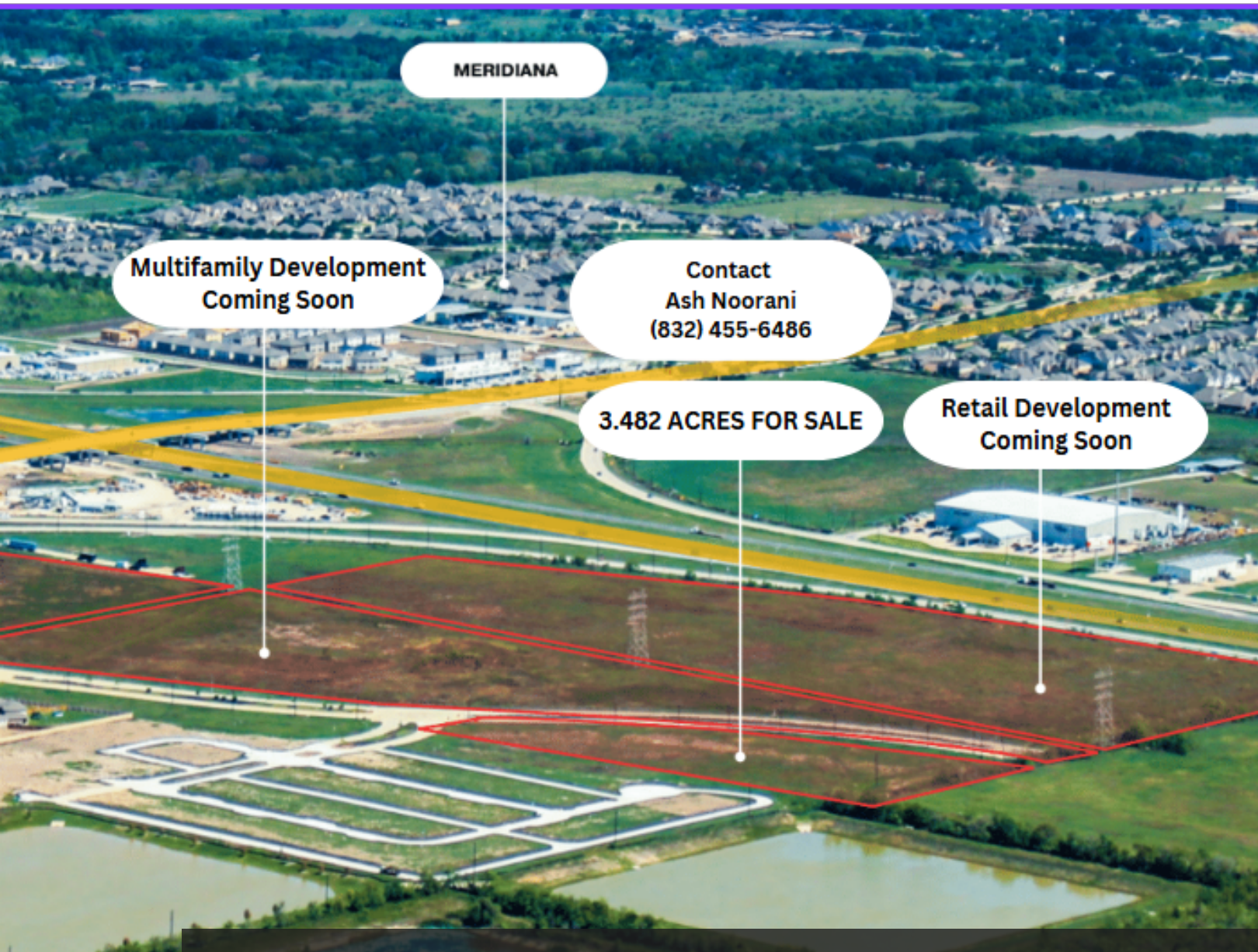


LAND FOR SALE

3.482 ACRES LAND IN ROSHARON, TX

COUNTY ROAD 48 (29.432940, -95.431436) ROSHARON, TX 77583



FOR SALE

KW COMMERCIAL | ENERGY CORRIDOR

1220 Augusta Drive
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

O: (832) 455-6486

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ash.noorani@kwceec.com

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EXECUTIVE SUMMARY

COUNTY ROAD 48



OFFERING SUMMARY

PRICE:	\$2,275,138
LOT SIZE:	3.482 Acres
PRICE PSF:	\$15.00
ZONING:	Agricultural
PERMITTED USES:	Residential, Commercial, Farm
UTILITIES:	YES

PROPERTY OVERVIEW

Discover the unmatched potential of this exceptional 3+ acre property, perfectly positioned in a thriving and rapidly growing area. With 760 feet of prime frontage along Karsten Blvd., this site offers unparalleled visibility and convenient access for a variety of business opportunities.

This property is ideally situated near three flourishing master-planned communities—Meridiana, Sterling Lakes, and Sierra Vista. Surrounded by more than 30,000 homes within a 5-mile radius and an affluent population boasting an average household income of \$120,669 within a 3-mile radius, the location ensures a strong consumer base and high market demand. This versatile property offers limitless possibilities, making it ideal for retail centers, medical facilities, professional offices, hospitality ventures, or recreational developments.

Seize this rare chance to develop in one of the region's most high-demand markets—your opportunity to grow starts here!

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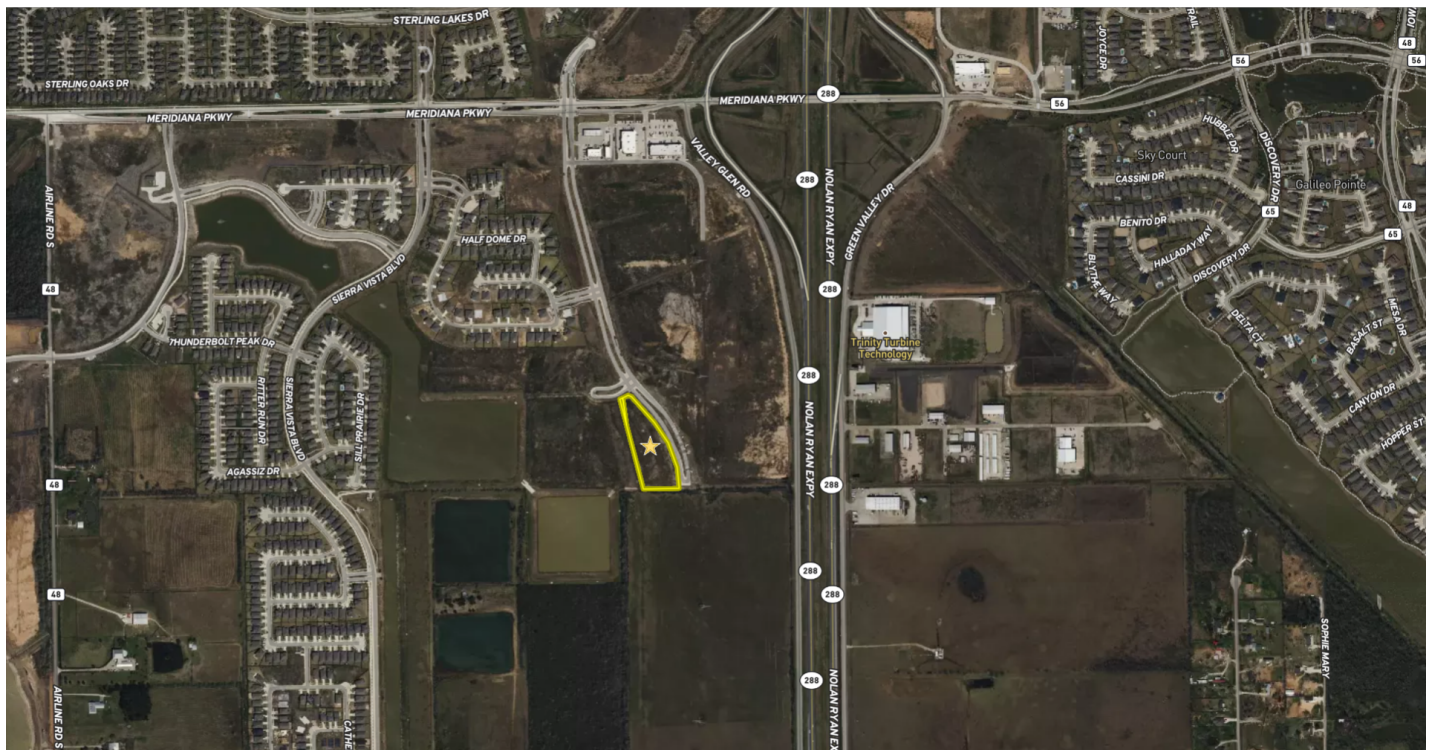
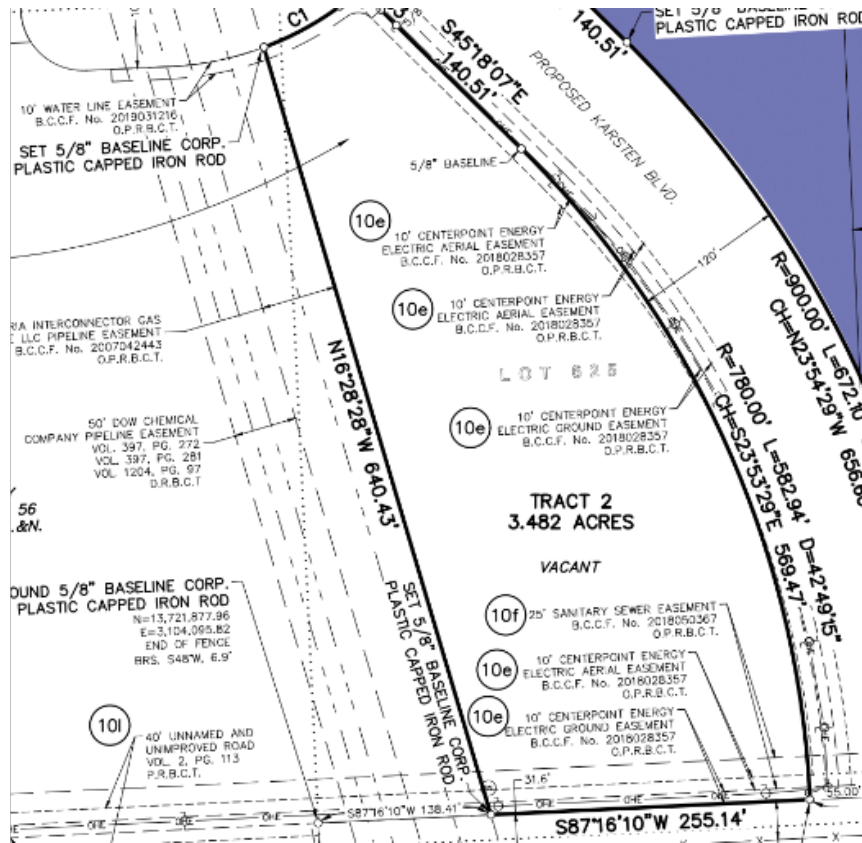


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PROPERTY PHOTOS

COUNTY ROAD 48



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LOCATION HIGHLIGHTS

COUNTY ROAD 48



Minutes away from; Iowa Colony City Park at Meridiana and Southern Colony Park



8 Minutes from Freedom Field football stadium



Approximately 20 mins from Houston Southwest Airport and Wolfe Airpark



4 minutes away from Sterling Lake Park



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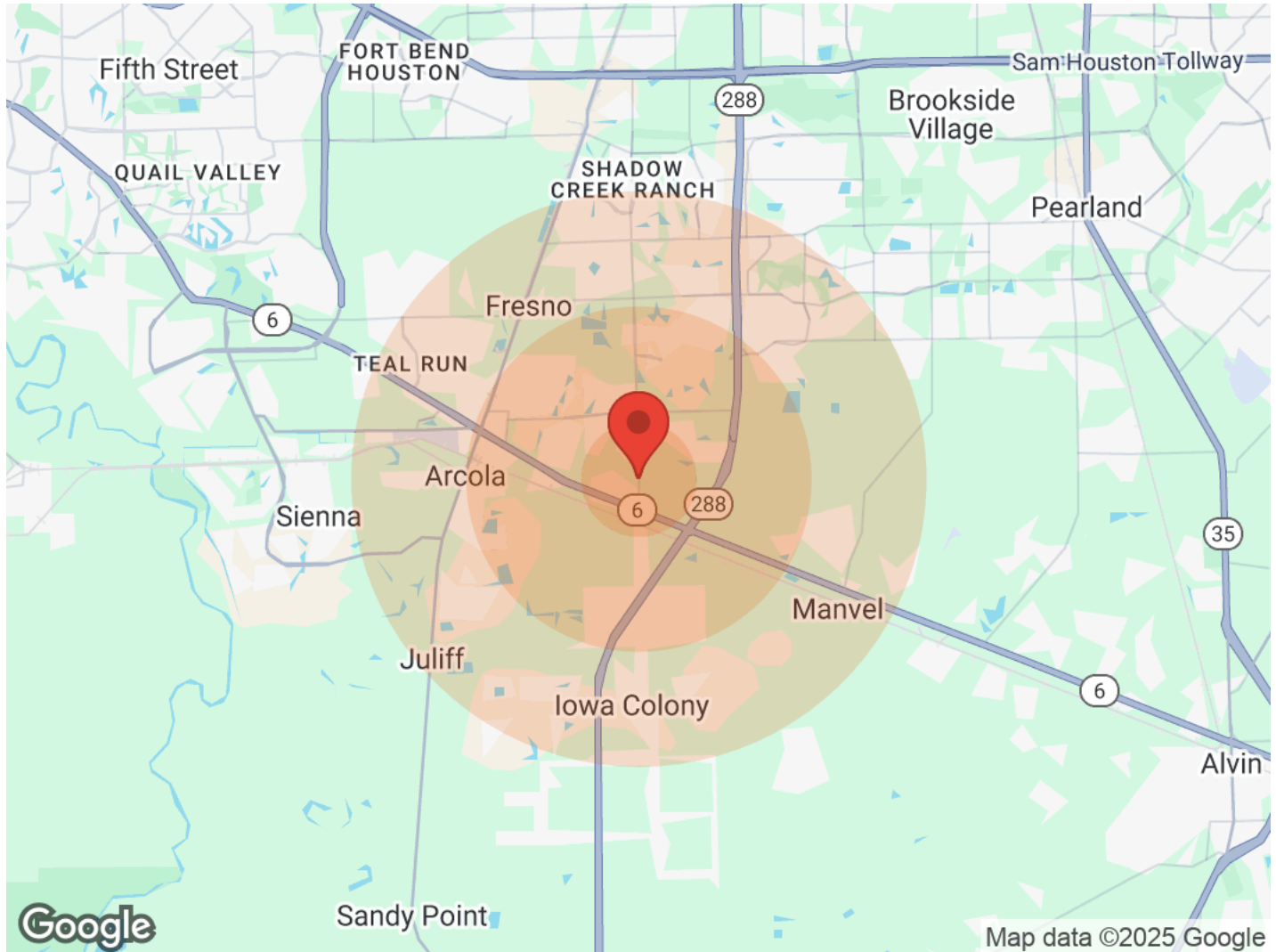


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DEMOGRAPHICS

COUNTY ROAD 48



Population	1 Mile	3 Miles	5 Miles
Male	N/A	9,214	49,747
Female	N/A	7,796	47,198
Total Population	N/A	17,010	96,945

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	4,108	24,963
Ages 15-24	N/A	3,185	15,864
Ages 25-54	N/A	5,795	29,924
Ages 55-64	N/A	1,899	8,701
Ages 65+	N/A	2,023	17,493

Race	1 Mile	3 Miles	5 Miles
White	N/A	7,806	42,166
Black	N/A	3,795	28,951
Am In/AK Nat	N/A	38	165
Hawaiian	N/A	N/A	8
Hispanic	N/A	7,702	22,730
Multi-Racial	N/A	8,620	23,920

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$43,118	\$74,896
< \$15,000	N/A	529	1,663
\$15,000-\$24,999	N/A	185	976
\$25,000-\$34,999	N/A	734	1,828
\$35,000-\$49,999	N/A	680	3,410
\$50,000-\$74,999	N/A	760	4,646
\$75,000-\$99,999	N/A	764	4,679
\$100,000-\$149,999	N/A	1,095	7,023
\$150,000-\$199,999	N/A	258	2,923
> \$200,000	N/A	132	3,509

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	5,444	31,944
Occupied	N/A	4,969	29,858
Owner Occupied	N/A	4,234	24,522
Renter Occupied	N/A	735	5,336
Vacant	N/A	475	2,086

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PROFESSIONAL BIO

COUNTY ROAD 48



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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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