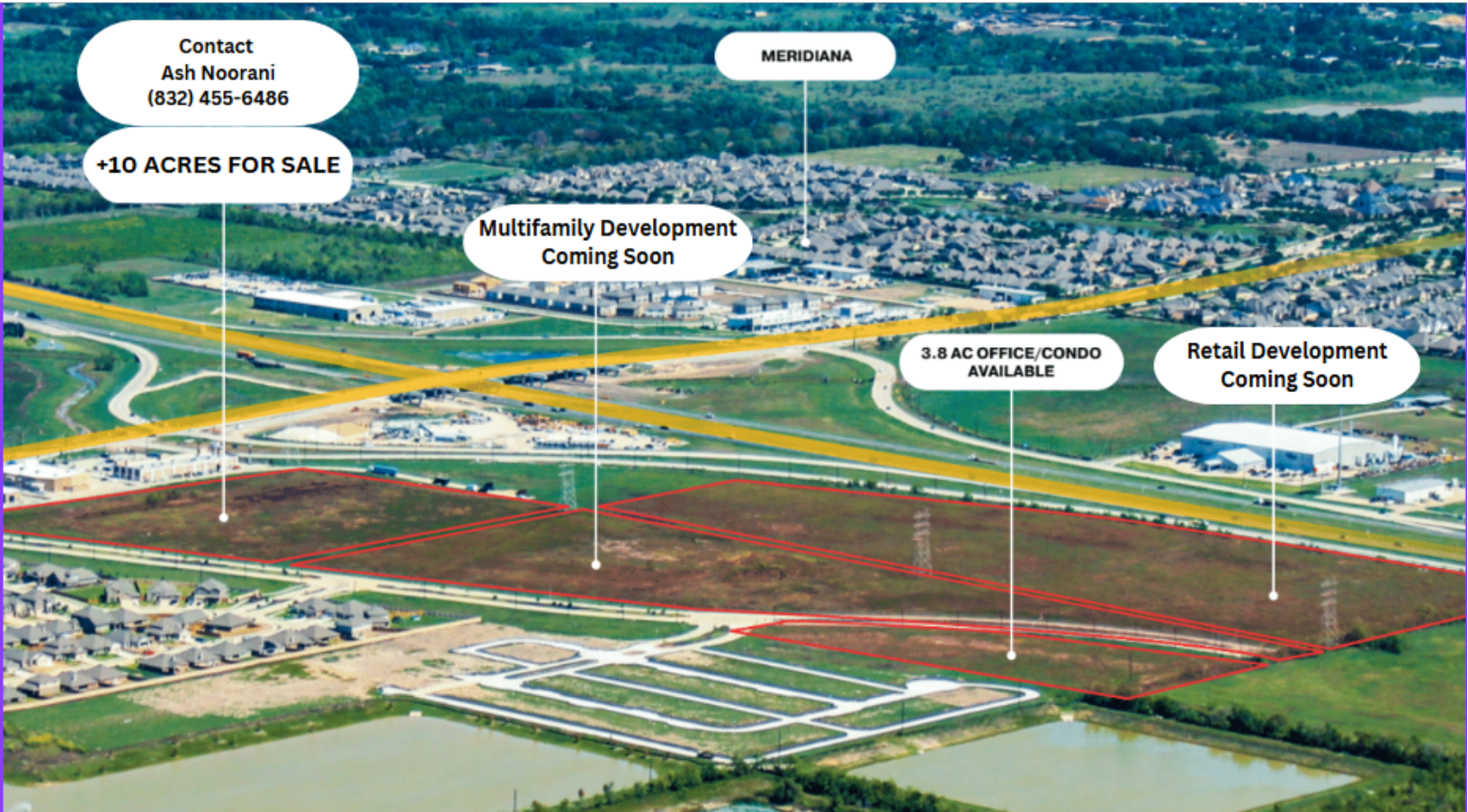


LAND FOR SALE

# 10+ ACRES IN ROSHARON

COUNTY ROAD 48, ROSHARON, TX



**FOR SALE**

**KW COMMERCIAL | ENERGY CORRIDOR**

1220 Augusta Drive  
Houston, TX 77057



Each Office Independently Owned and Operated

*PRESENTED BY:*

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# EXECUTIVE SUMMARY

COUNTY ROAD 48



## OFFERING SUMMARY

<b>PRICE:</b>	\$6,534,000
<b>LOT SIZE:</b>	+10 Acres
<b>PROPERTY TYPE:</b>	Agricultural
<b>PERMITTED USES:</b>	Residential, commercial farm
<b>FRONTAGE:</b>	540 ft
<b>UTILITIES:</b>	Available

## PROPERTY OVERVIEW

Unlock the potential of over 10 acres of premium commercial land, ideally positioned in a rapidly growing area. With 540 feet of frontage along Karsten Blvd., this exceptional property offers unmatched visibility and easy access, making it a prime development opportunity.

What sets this property apart is its versatility—perfect for developing into a variety of asset classes, including multifamily, retail, residential, or hospitality. Located near three thriving master-planned communities—Meridiana, Sterling Lakes, and Sierra Vista—this property is surrounded by over 30,000 homes within a 5-mile radius.

The area's strong consumer demographics are supported by an impressive average household income of \$120,669 within a 3-mile radius. This is your chance to secure a prime location in a high-demand market—don't miss this rare opportunity!

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# PROPERTY PHOTOS

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# LOCATION HIGHLIGHTS

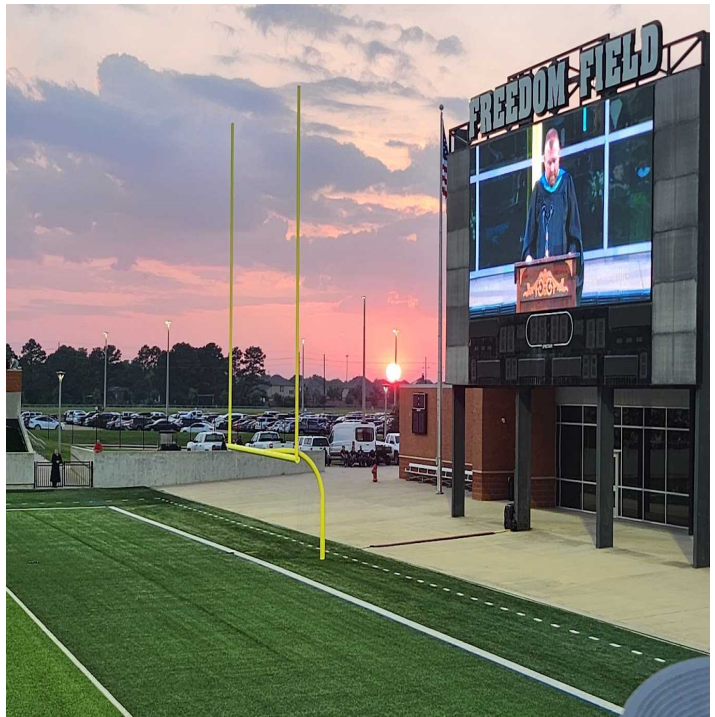
COUNTY ROAD 48



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



8 Minutes from freedom field



Approximately 20 mins from Houston Southwest Airport and Wolfe Airpark



4 minutes away from Sterling Lake Park



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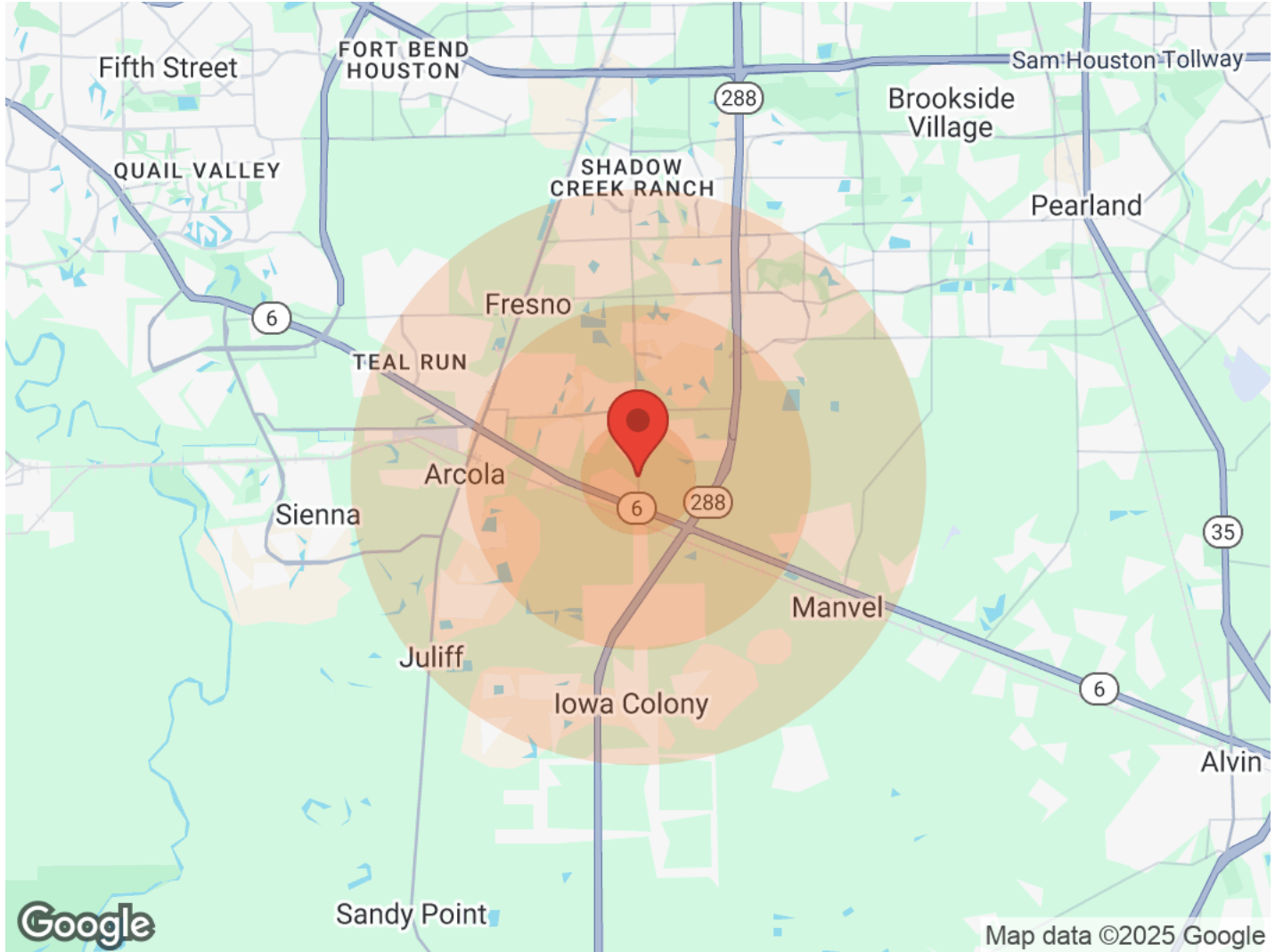


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# DEMOGRAPHICS

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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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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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