

# 1117 1st Street, Rosenberg, TX

Property for Sale



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## Location

SE Corner of SH 36 (1st Street) and Alt 90A (Avenue H)

## Property Details

- Former Church & School property with 44,000 SF of structures, including sanctuary, administrative offices, choral room, classrooms, and kitchen.
- 2.83 Acres
- Large Parking Lot on premises as well as across the street on 2nd Street (.45 acres)
- Excellent Location and Visibility
- Hard Corner of Avenue I and 1st Street
- Lighted Intersection
- Entrances on Avenue I, Ave J, 1ST St & 2ND St.
- Built in 1960's, Improvements in 1987

## Call Broker for Pricing

## Demographics



**2024 Population**  
5 miles 92,392  
10 miles 291,752



**Households**  
5 miles 31,481  
10 miles 94,464



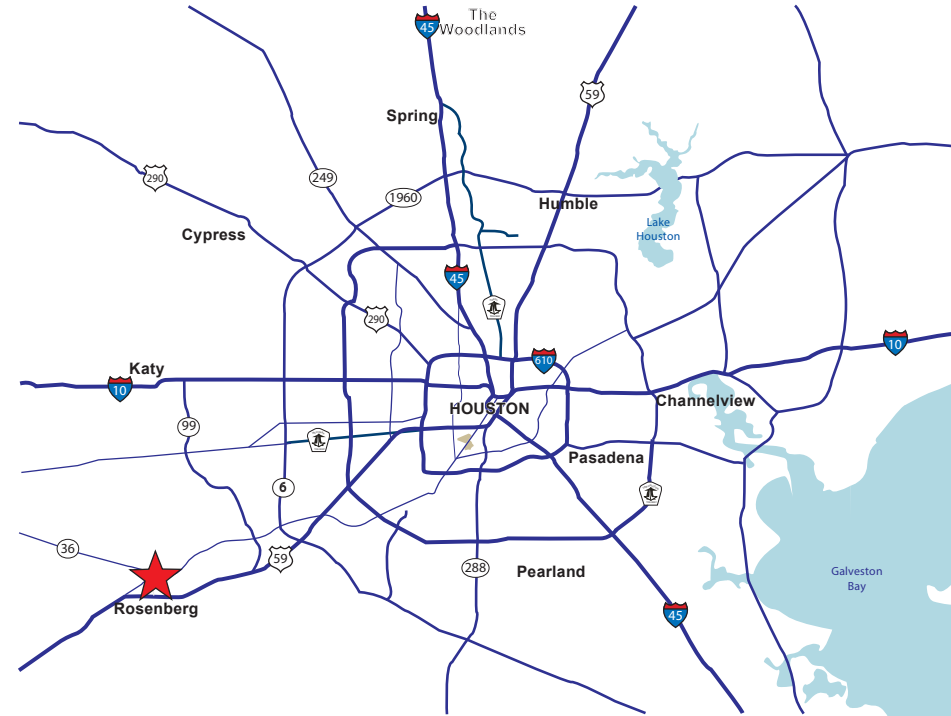
**Avg HH Income**  
5 miles \$98,218  
10 miles \$138,986



**2029 Proj. Population**  
5 miles 105,410  
10 miles 330,265



**Traffic Counts**  
I-69/US Hwy 59 81,057 VPD (TXDOT 2023)  
Hwy 36 21,045 VPD (TXDOT 2023)



## Area Retailers



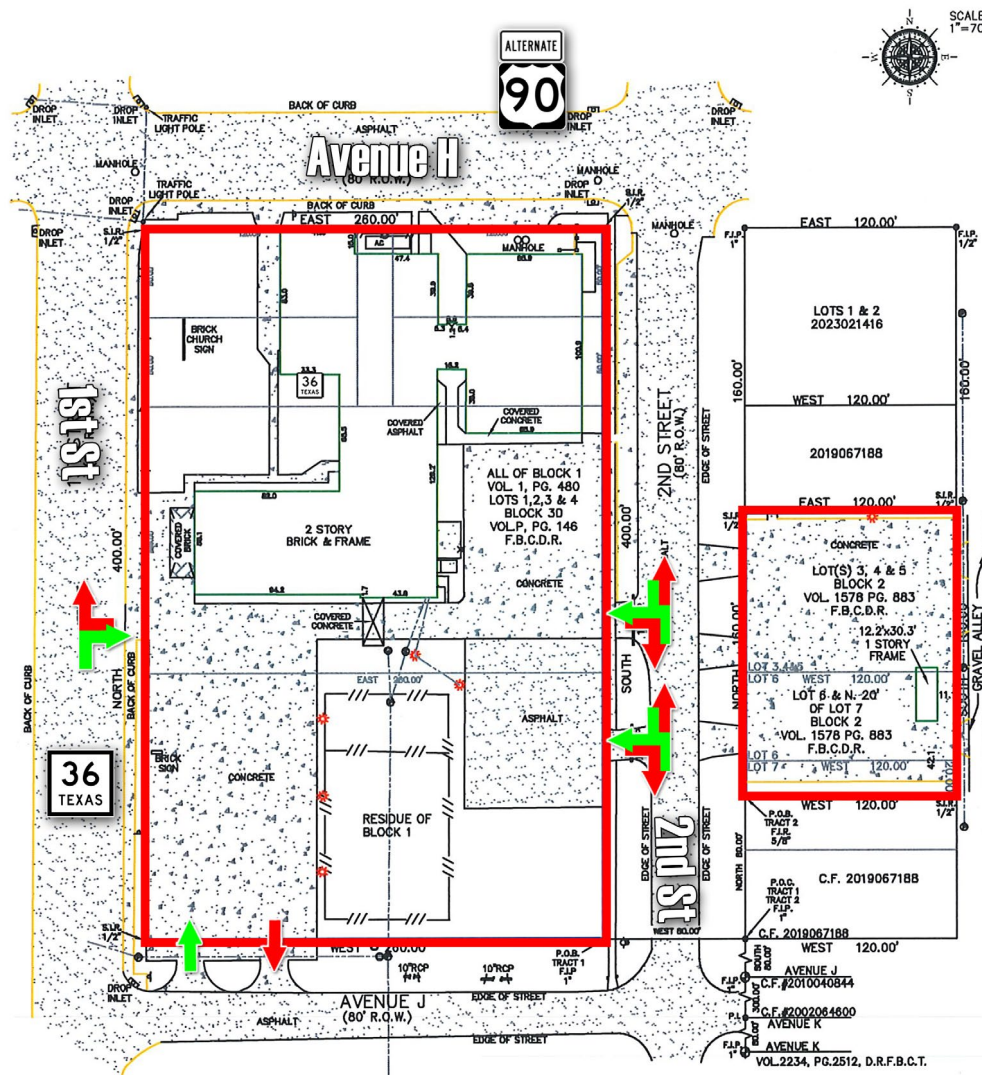
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Commercial  
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## SURVEY



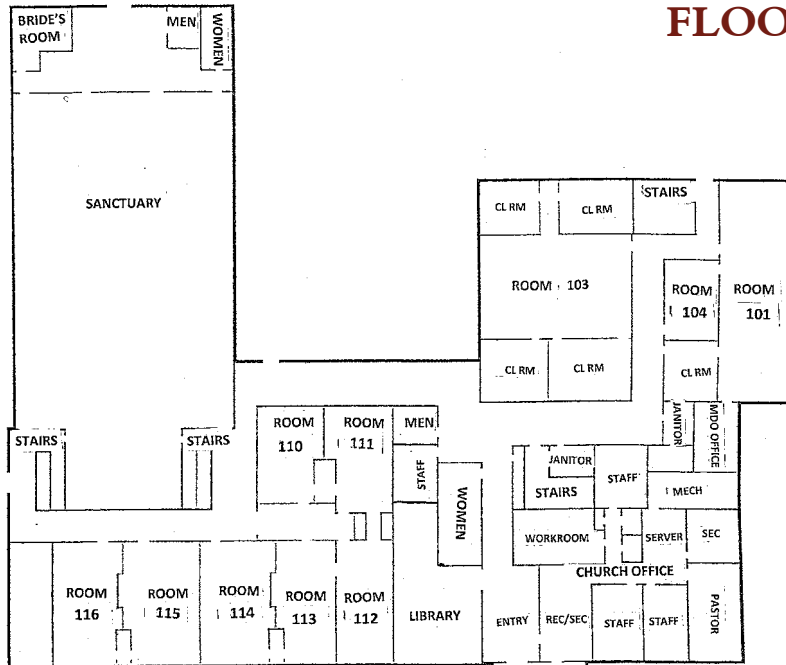
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## FLOOR PLAN

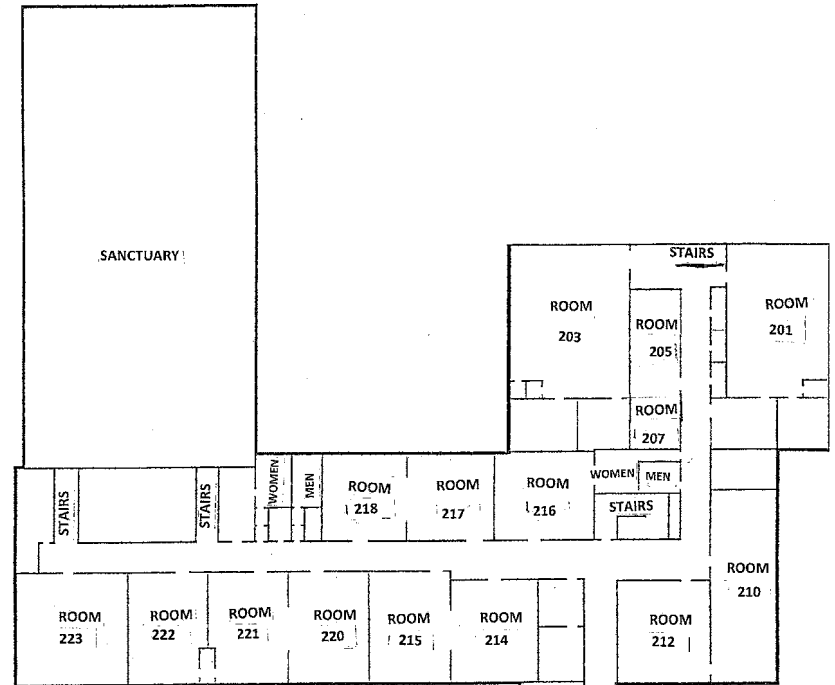
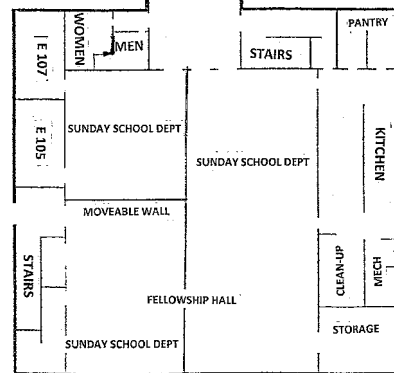


### First Floor

First Baptist Church

- Primary Route
- Secondary Route

You Are Here

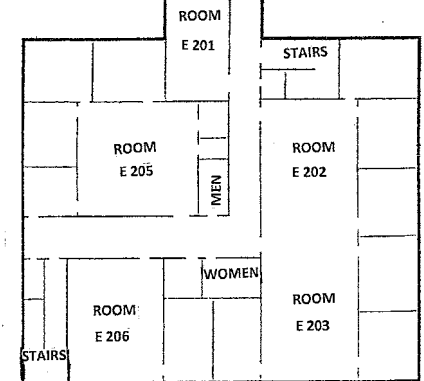


### Second Floor

First Baptist Church

- Primary Route
- Secondary Route

You Are Here

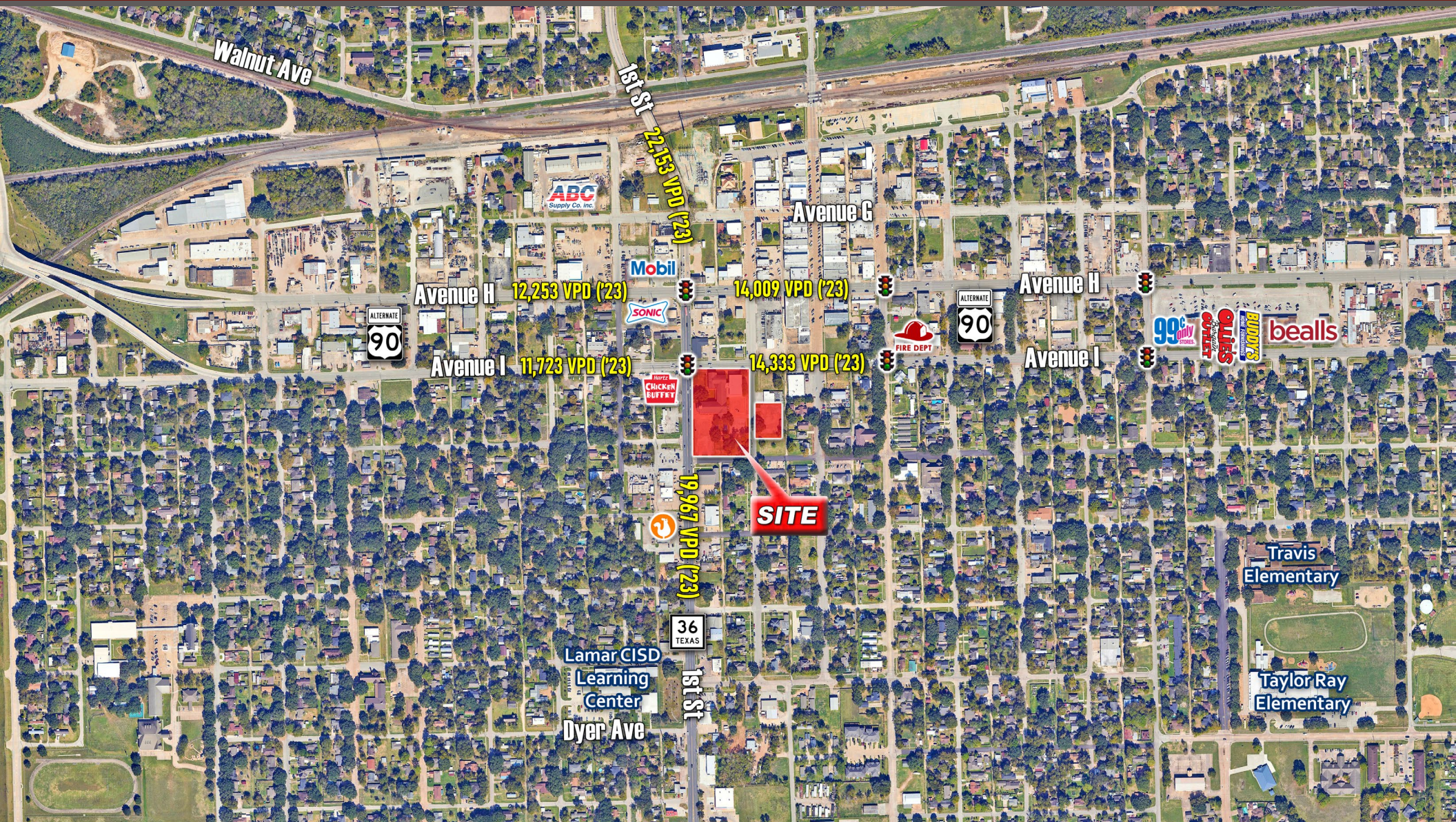


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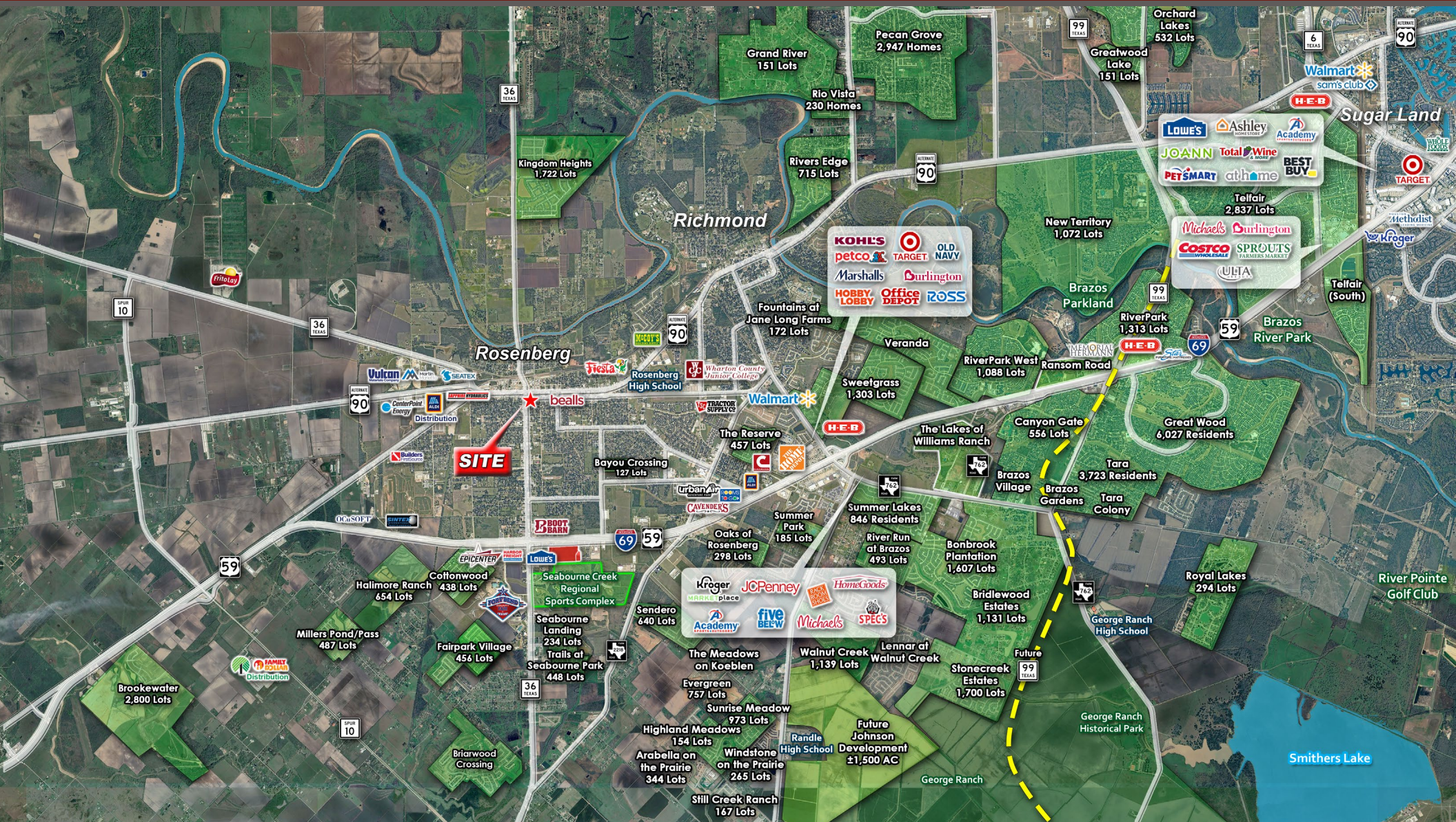


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## Rosenberg Is R-Town:

Timing truly is everything, and there's never been a better time to invest in Rosenberg. Rosenberg is located just 35 miles southwest of Houston in one of the **Nation's fastest-growing counties - Fort Bend County**. Rosenberg has experienced **phenomenal growth** over the last 10 years, thanks to its business-friendly atmosphere, strategic location, convenient access to **Port of Freeport** and the **Port of Houston**, and a superb quality of life. Today, the City of Rosenberg and the Rosenberg Development Corporation continue to invest in infrastructure, a necessity to accommodate and encourage growth.

## Quality of Life for Work & Play

Rosenberg offers convenient access to a **diverse and technically skilled workforce**, large tracts of undeveloped land, and modern highway, rail and utility infrastructure. In addition to an **exceptionally business-friendly environment**, the community offers an **award-winning school district**, **unique leisure activities**, **family-friendly festivals** and events, **excellent local eateries**, and a growing list of **recreational activities** that contribute to its friendly, laid-back quality of life.

## Rosenberg: Right for Business:

A **business-friendly environment**, **strategic location**, and **excellent workforce development** tools make Rosenberg ideal for manufacturing, distribution, and logistics-based companies. The area maintains a large cluster of manufacturers, as well as pharmaceutical companies, food packaging and distribution, and energy service-related industries.

## Education:

Rosenberg is served by Lamar Consolidated Independent School District (LCISD) - which ranks **7th** on the state's **fastest-growing school district**, and an **"A"** rating for exemplary performance by the Texas Education Agency.

## Area Colleges & Universities:



## Area Medical:



Fastest Growing  
County of the  
Ten Largest  
Counties in Texas



Ranked in the Top 3%  
Nationwide Counties  
in 5 Key Demographic  
Measures



One of the most  
Ethnically Diverse  
counties in the nation



Exceptional public Schools &  
higher education institutions,  
providing a skilled work force

To learn more about Rosenberg, visit  
[www.rosenbergdc.com](http://www.rosenbergdc.com) or [www.rosenbergtx.gov](http://www.rosenbergtx.gov)  
or Fort Bend County visit  
[www.fortbendcounty.org](http://www.fortbendcounty.org) or [www.fortbendcountytexas.gov](http://www.fortbendcountytexas.gov)

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## Opportunities Abound

The area maintains a large cluster of manufacturers, as well as pharmaceutical companies, food packaging and distribution, and energy service-related industries, including:



## Workforce:

Workforce development is a priority, with a significant number of local employees taking advantage of the educational opportunities right here in the community through Wharton County Junior College, University of Houston Sugar Land, and Texas State Technical College's (TSTC) Fort Bend Campus, a 5,000-plus student campus offering the following programs:

- Cyber Security
- Diesel Equipment Technology
- HVAC Technology
- Industrial Maintenance
- Precision Machining
- Telecommunications Convergence
- Welding Technology



## 20% of Customers come from nearby towns, outside Houston MSA:

El Campo  
±38. Miles

Eagle Lake  
±33 Miles

Wharton  
±25 Miles

East Bernard  
±17 Minutes

Needville  
±12 Miles

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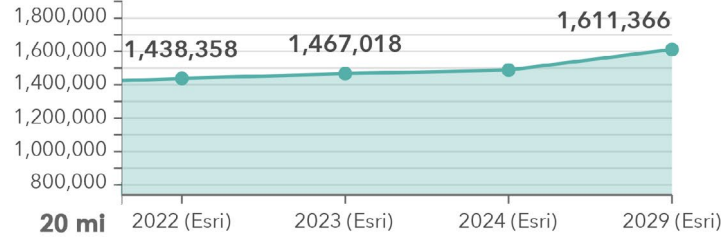
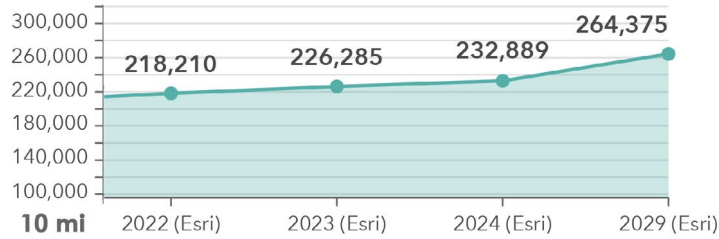


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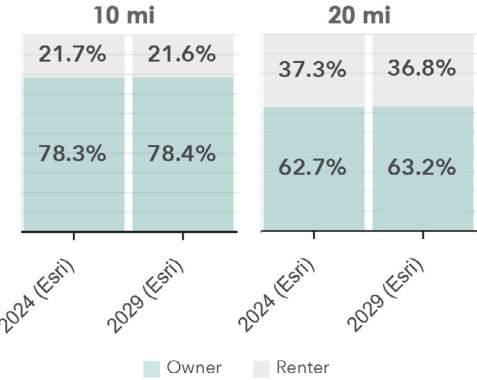
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Total Population

Diversity Index

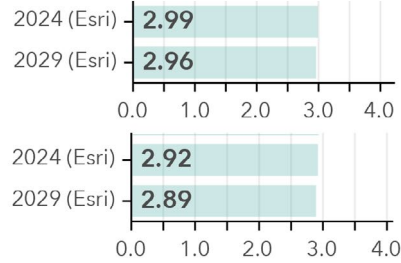
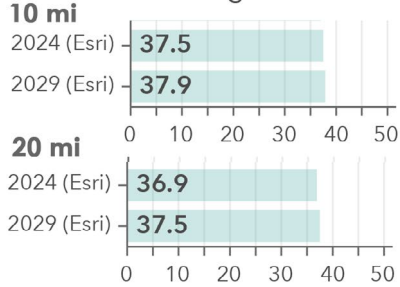


Owner vs Renter Occupied Units

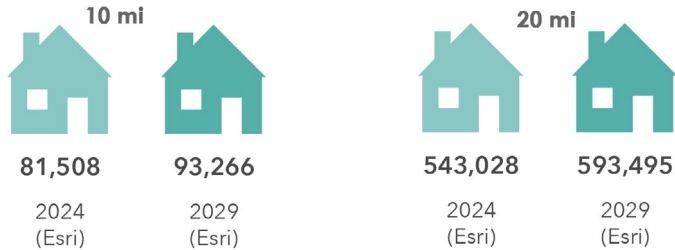


Median Age

Average Household Size



Total Housing Units:



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## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### 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.

<b>Jennifer Passante Raymond, Inc.</b>	<b>9001355</b>	<b>jraymond@jprcommercial.com</b>	<b>(713)817-4590</b>
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
<b>Jennifer Raymond</b>	<b>459043</b>	<b>jraymond@jprcommercial.com</b>	<b>713.817.4590</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR-2501

IABS 1-0 Date

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Ancher Bend

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