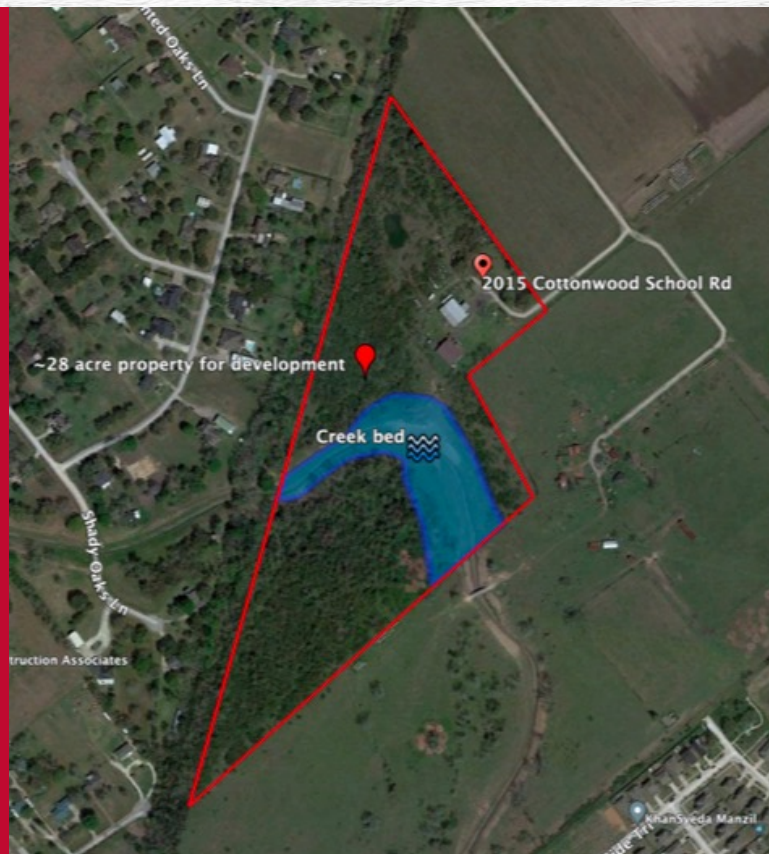


# ~28 ACRES READY FOR DEVELOPMENT

2015 Cottonwood School Rd.  
Rosenberg, TX 77471



Jay Shaw  
281-369-8993  
Tia Brooks  
409-539-9375



**ZONING** Agricultural/Residential

**LAND SIZE** 27.78 acres

**OPPORTUNITY ZONE** Yes

**UTILITIES** Electrical, Well, Septic

**PRICE** Upon Request



# HIGHLIGHTS

## OFFERING

Shaw Real Estate is proud to offer this exciting development opportunity in Rosenberg, Texas. The 27.78 acres of undeveloped land in a rapidly growing area prime for development.

## ROSENBERG, TEXAS

Less than 40 miles southwest of Houston on IH-69 in Fort Bend County, you'll find "The Hub of the Gulf Coast" – Rosenberg, Texas. With a total population of 41,327, Rosenberg is home to a unique and historic downtown district, award-winning park system and offers small-town charm with easy access to a major metropolitan city. Rosenberg's A-rated Lamar-Consolidated Independent School District serves nearly 43,000 students across its 50+ campuses. The city is also home to the Fort Bend County campus of Texas State Technical College, helping train students in trade skills and filling skills gaps in the Houston area. More than 30% of the population has an associate's degree or higher and more than 82% have a high school degree or higher. Industries in Rosenberg include manufacturing, distribution, energy service-related, and logistics-based companies. Rosenberg is in Fort Bend County, which aims to be "the most family-friendly community in Texas."



4 MILES TO DOWNTOWN ROSENBERG



15 MILES TO DOWNTOWN SUGAR LAND



35 MILES TO DOWNTOWN HOUSTON

## DEMOGRAPHICS WITHIN 5 MILE RADIUS



**56,079**

2023 Population Estimate



**\$71,023**

Avg. Household Income



**18.22%**

Population Growth 2010-2023

**21.06%**

Population Growth Expected 2023-2028



The information contained herein has been obtained through sources deemed to be reliable by Shaw Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer that all information be obtained through independent verification. All measurements are approximate.

# ROSENBERG PROXIMITY TO TEXAS CITIES

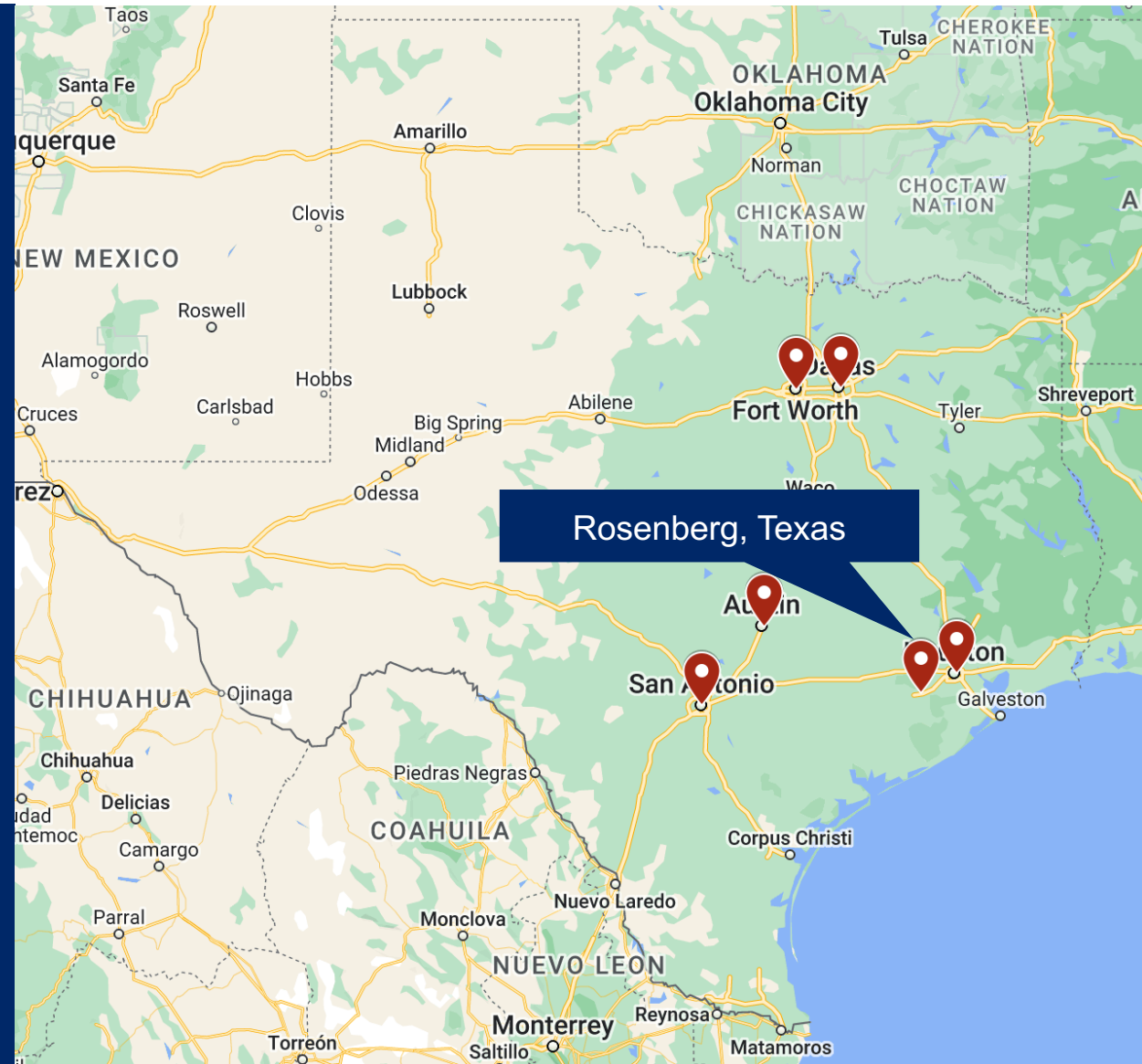
**35 miles**  
southwest of Houston

**141 miles**  
southeast of Austin

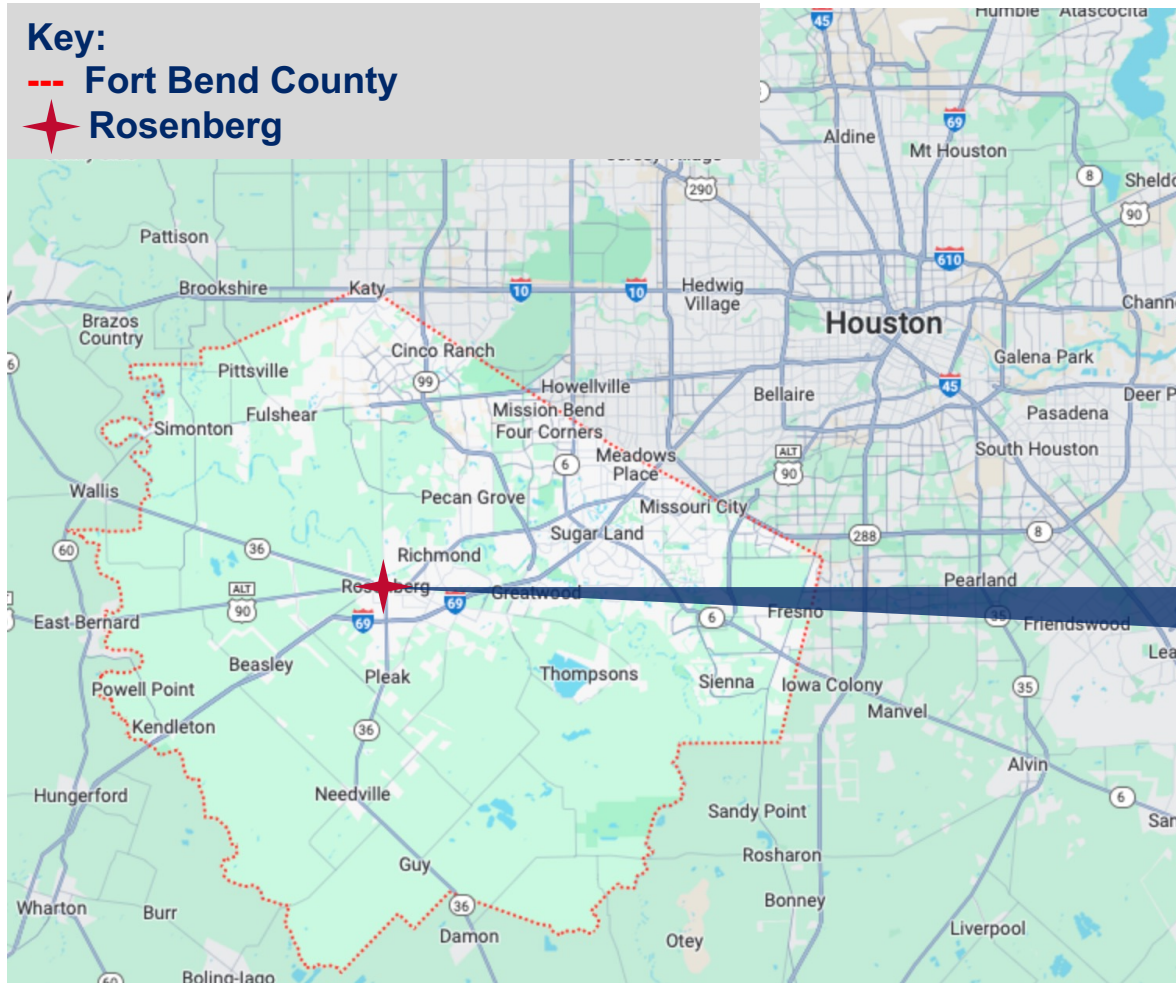
**176 miles**  
east of San Antonio

**270 miles**  
southeast of Fort Worth

**273 miles**  
south of Dallas



# LOCATION



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# 27.78 ACRES READY FOR DEVELOPMENT



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# CLOSE PROXIMITY TO IH-69



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409-539-9375



**JAY SHAW**

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# 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.

11-2-2015



## 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<a href="#">Jason Shaw</a>	<a href="#">0585937</a>	<a href="mailto:jay@shawrealestate.com">jay@shawrealestate.com</a>	(281) 546-9237
Designated Broker of Firm	License No.	Email	Phone
<a href="#">Jason Shaw</a>	<a href="#">0585937</a>	<a href="mailto:jay@shawrealestate.com">jay@shawrealestate.com</a>	(281) 546-9237
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date