

ROSENBERG, TX - PAD SITE

3704 AVENUE H

Rosenberg, TX 77471



GROUND LEASE RATE: \$75,000 Annually
LOT SIZE: +/- 0.40 Acres

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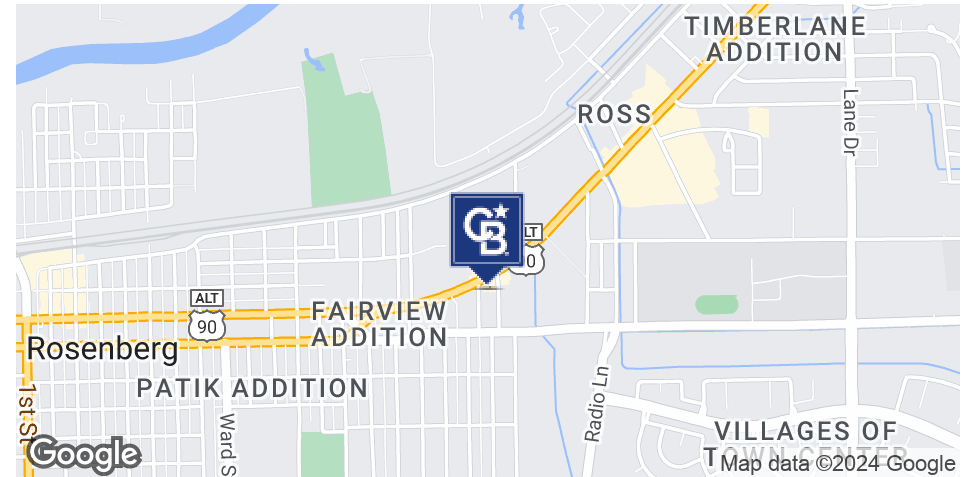
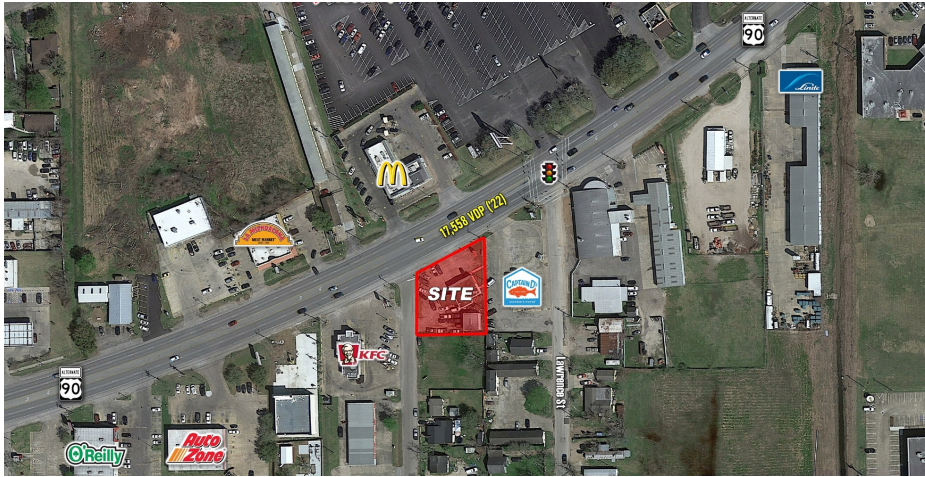
**COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY**

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

This corner property features direct frontage along a major highway, offering excellent visibility and accessibility for any business. Located near prominent national retailers, this site is strategically positioned at the heart of retail, commerce, and leisure.

PROPERTY HIGHLIGHTS

- Corner Lot
- Excellent Visibility
- Easily Accessible Off of Highway 90 Alternate
- Ground Lease to Build to Suit

OFFERING SUMMARY

Ground Lease Rate:	\$75,000 Yr
Lot Size:	+/- 0.4 Acres
Available SF:	17,424 SF
VPD:	+/- 17,558
Market:	Fort Bend
Submarket:	Rosenberg
Zoning:	CO

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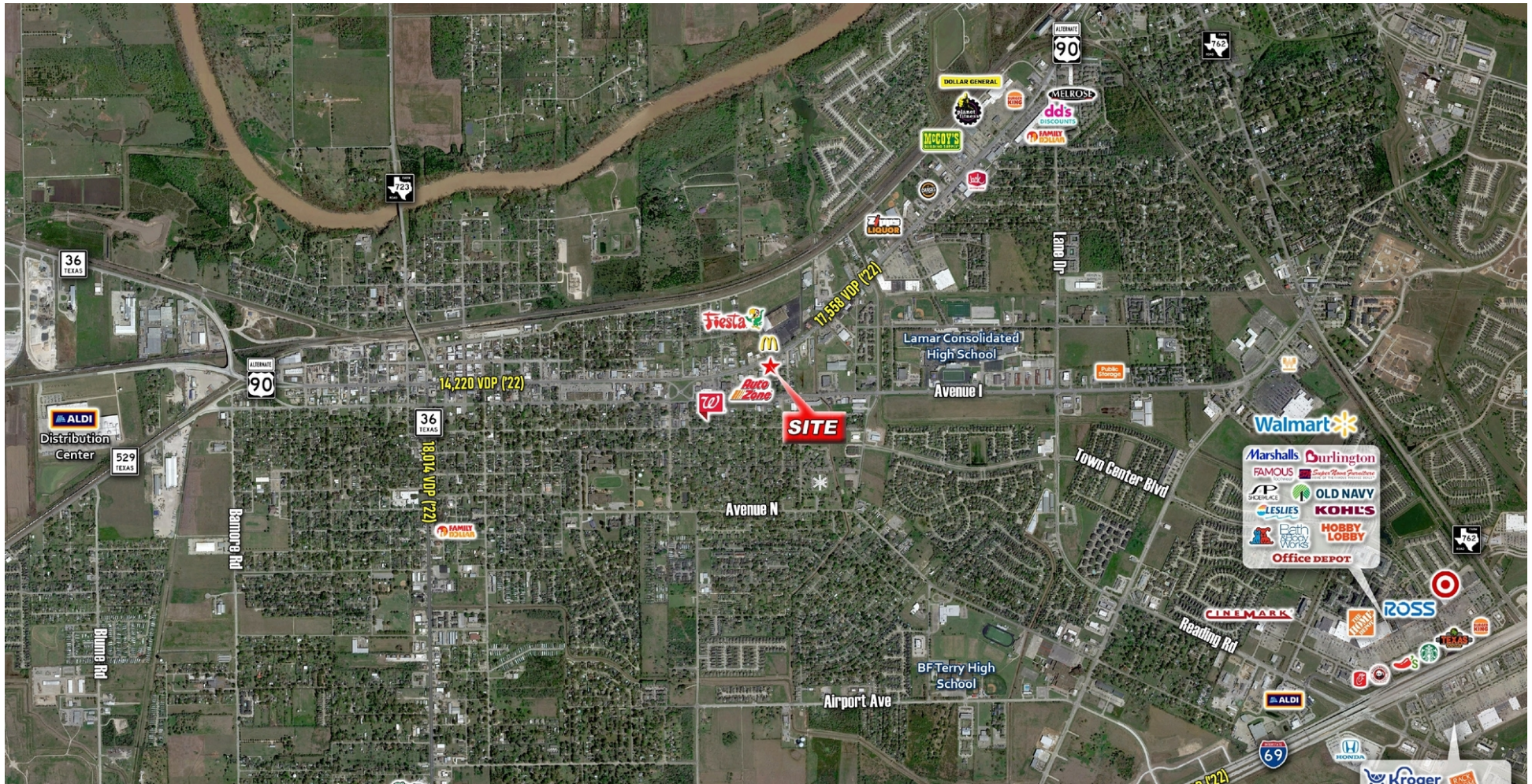


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AERIAL

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DEMOGRAPHICS

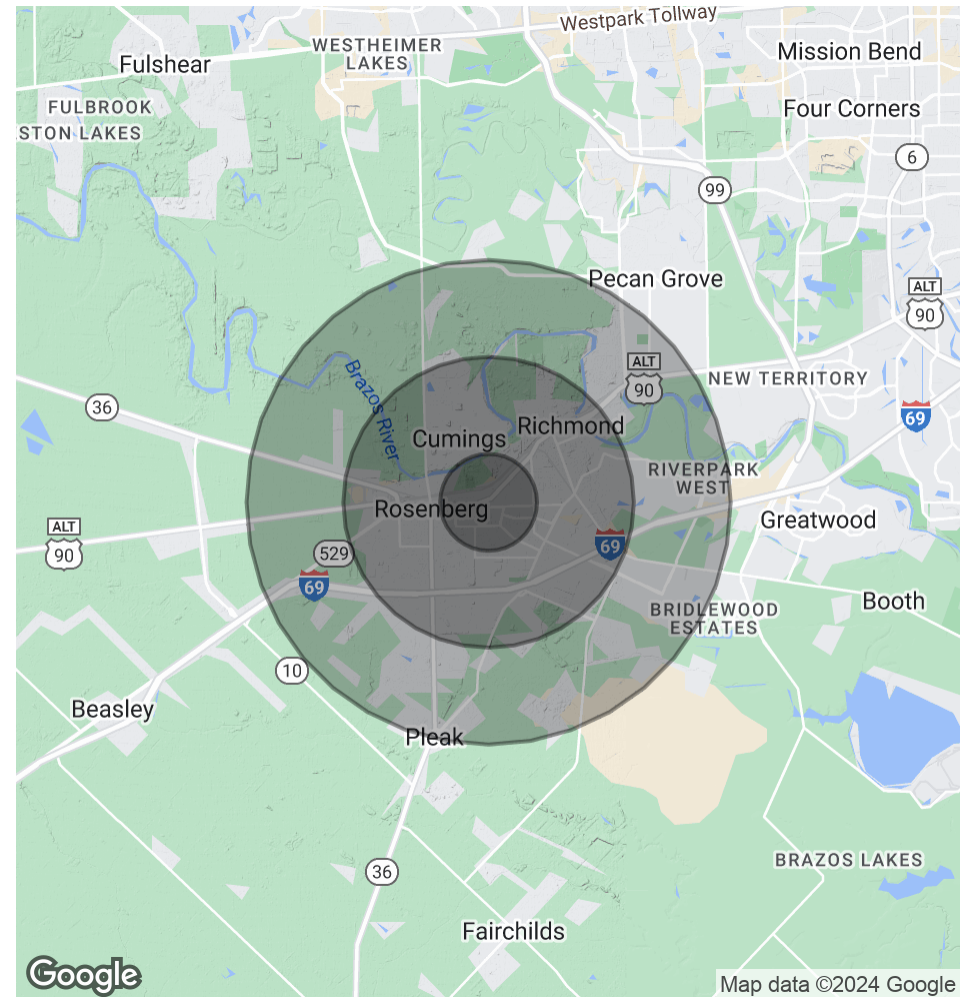
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,353	52,992	101,321
Average Age	37	38	38
Average Age (Male)	32	32	33
Average Age (Female)	34	34	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,210	18,278	34,290
# of Persons per HH	2.9	2.9	3
Average HH Income	\$58,109	\$76,295	\$95,072
Average House Value	\$188,686	\$248,318	\$313,981

Demographics data derived from AlphaMap



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