

**APEX
REALTORS**

**22910 Bamore Road Rosenberg
TX 77471**

For Sale

LAND

FARID CHATUR
📞 (832) 685-2739

NEHA SHERALI

APEXREALTORS.COM
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**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

UNIT SIZE

23.94 ACRES

PRICE

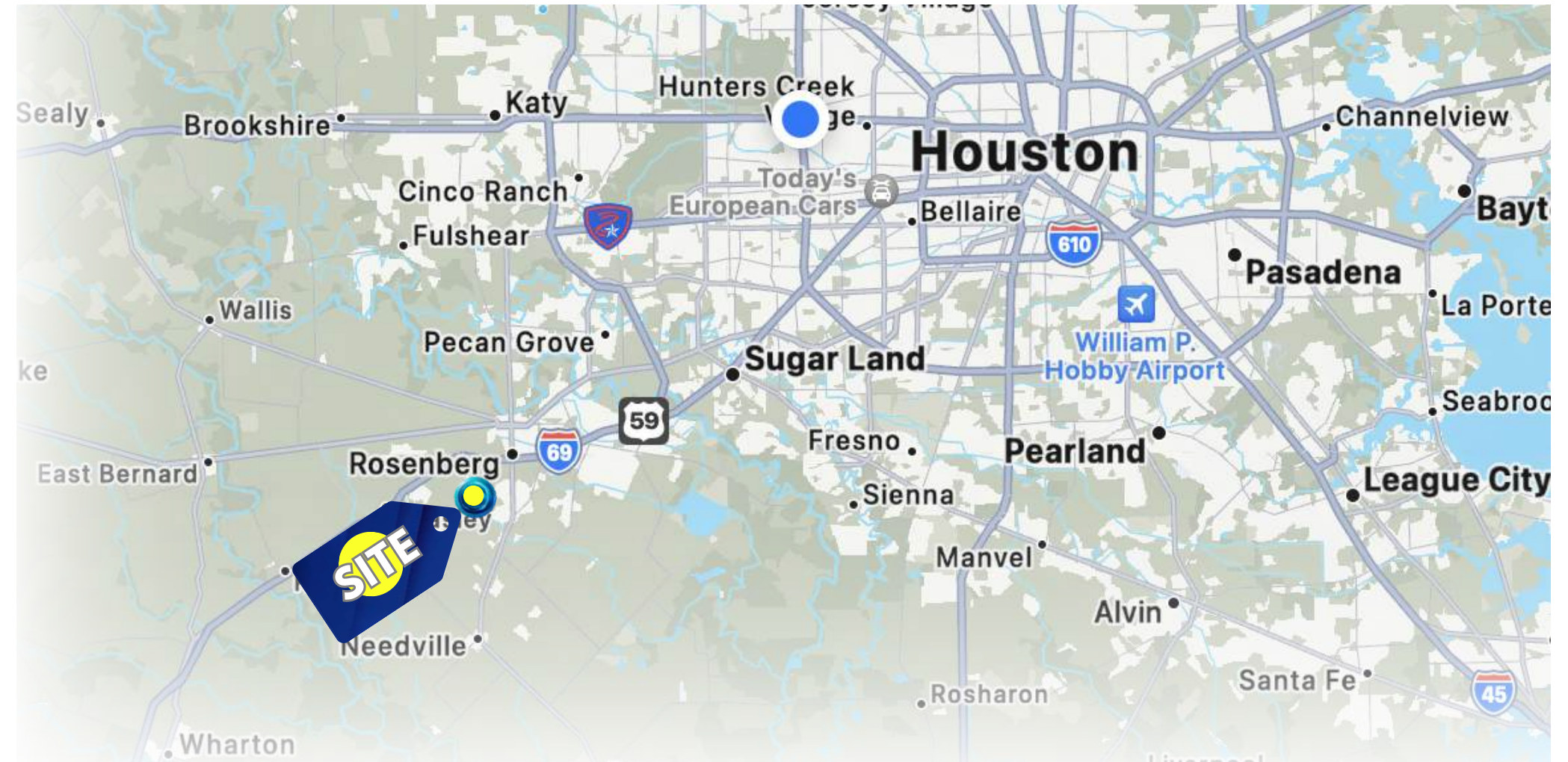
Please call for further information

HIGHLIGHTS

- Situated in the growing commercial corridor of Rosenberg, this 23.94-acre land parcel offers a rare opportunity for multifunctional development. Whether you're envisioning a retail outlet, professional office space, or light industrial facility, the unrestricted nature of the zoning allows flexibility.
- With strong street frontage and proximity to expanding residential subdivisions and the Fort Bend County Epicenter, this site promises robust traffic and visibility for businesses. Key features include: Significant curb appeal and branding potential Unobstructed visibility and easy ingress/egress .
- Close to identified growth centers and residential development Positioned to capture new market demand in Fort Bend County

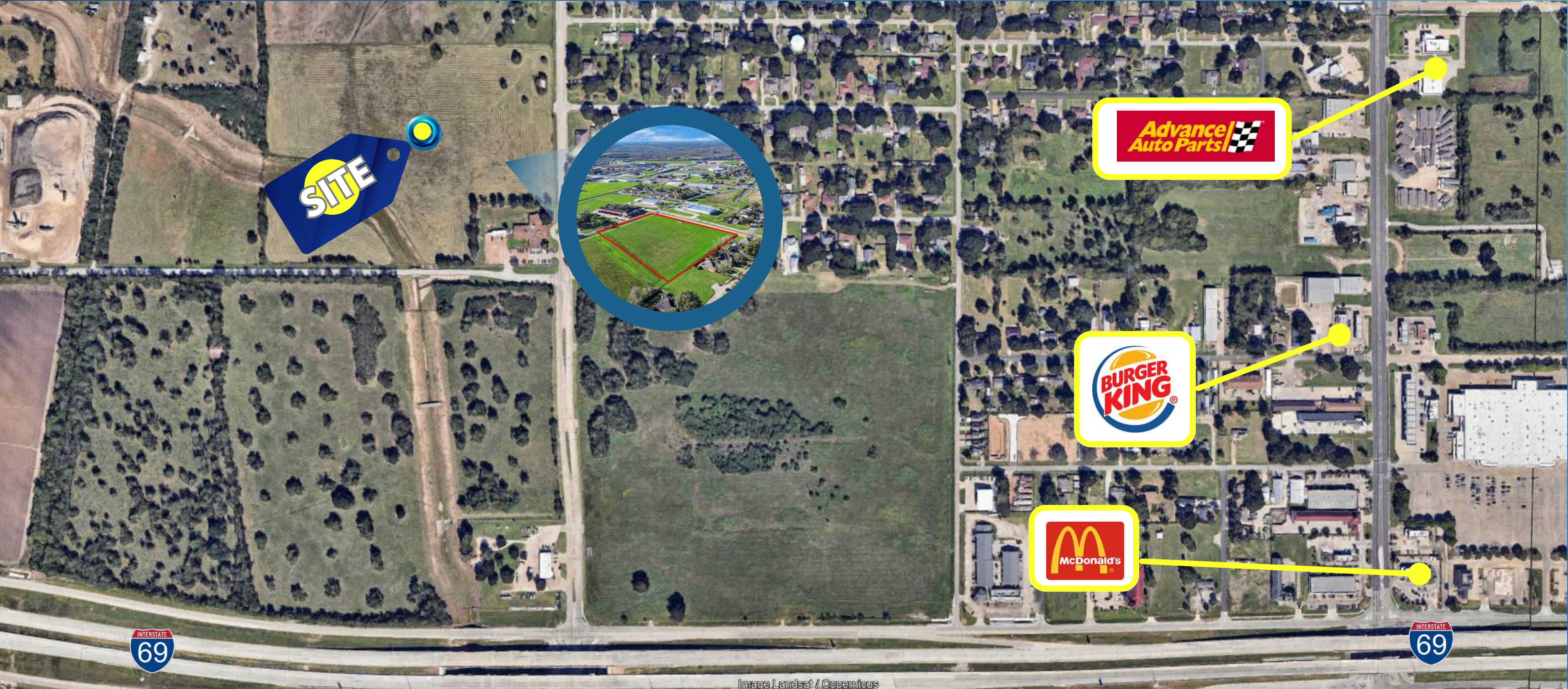
TRAFFIC COUNTS

Southwest Freeway 51,820 VPD



DEMOGRAPHICS

	1 mile	3 mile
Population	5,741	33,337
Median HH Income	\$55,000	\$57,588
Population Growth '24-'29	↑19.61%	↑20.10%





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