



15.39
ACRES

REESE RD

DANZIGER RD

F.M. 2218

0 REESE RD
ROSENBERG, TX 77471



LOGAN ZHOU


Principal

(832) 495-8855

Logan@gtcapitalusa.com

**15.39 ACRES LAND
FOR SALE**

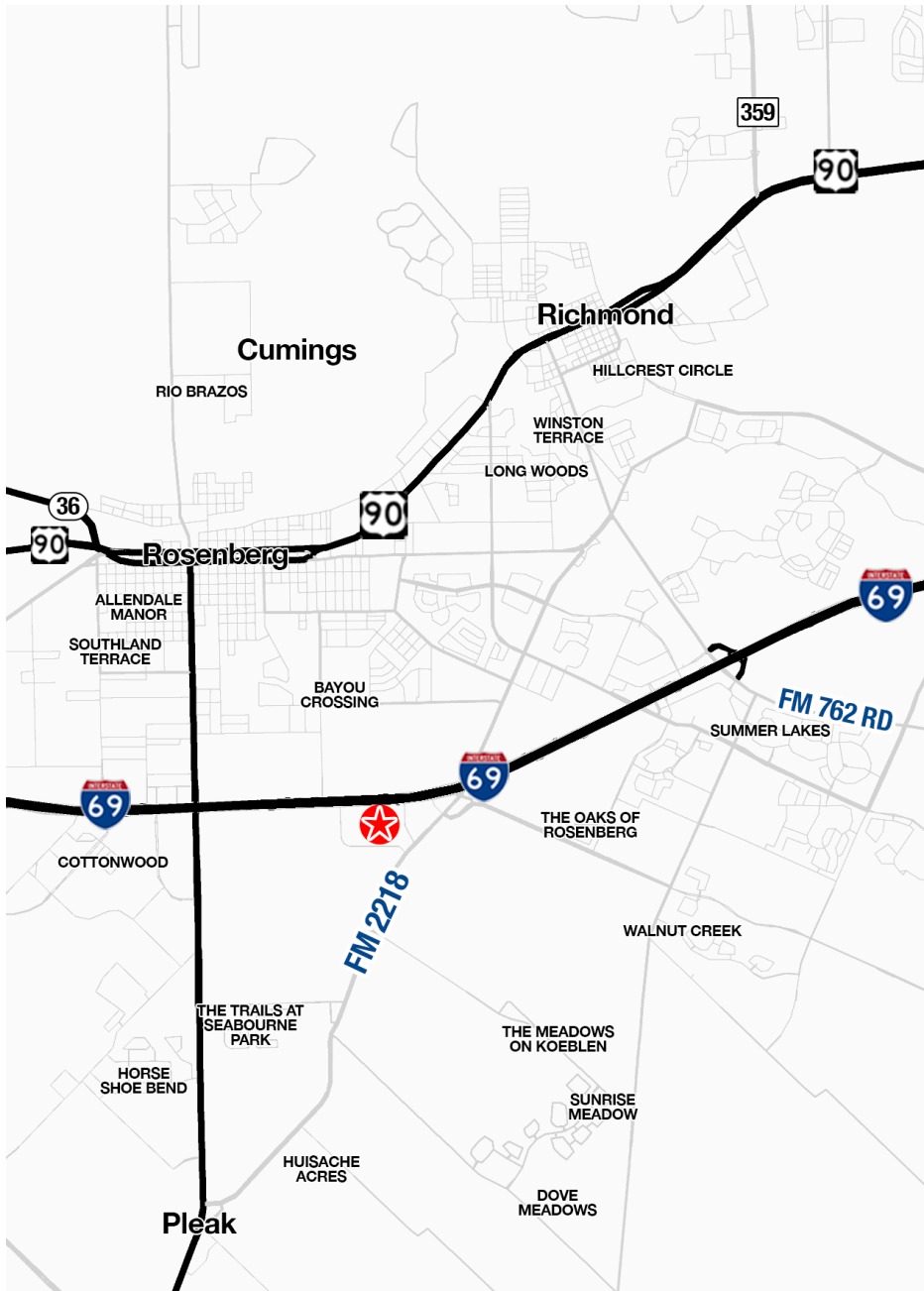
 7324 Southwest Fwy. Suite 600, Houston, TX 77074

 (832) 831-5885

 www.GTCapitalUSA.com

GT CAPITAL

PROPERTY INFORMATION



LOCATION

0 Reese Rd, Rosenberg, TX 77471

LOT SIZE	PARCEL ID	COUNTY
15.39 AC	2680000000170901	Fort Bend
LISTING PRICE	FRONTAGE	ROAD SURFACE
Call Broker	Danziger Rd & Reese Rd	Asphalt
SUBDIVISION	MAJOR THOROUGHFARES	
Danziger-Reese	I-59 (Exit BF Terry Blvd) & FM 2218	

ZONING

No Restriction. See Local Development Code

FLOOD ZONE	SCHOOL DISTRICT	FBCAD
X	Lamar Consolidated	R62421, R62422
UTILITIES	Water/Sewer	Gas
CenterPoint	City Water/Sewer	CenterPoint

LEGAL DESCRIPTION

DANZIGER-REESE S/D, LOT 17, ACRES 9.7862, (10.3862 AC LESS .60 AC IN ROAD ROW)

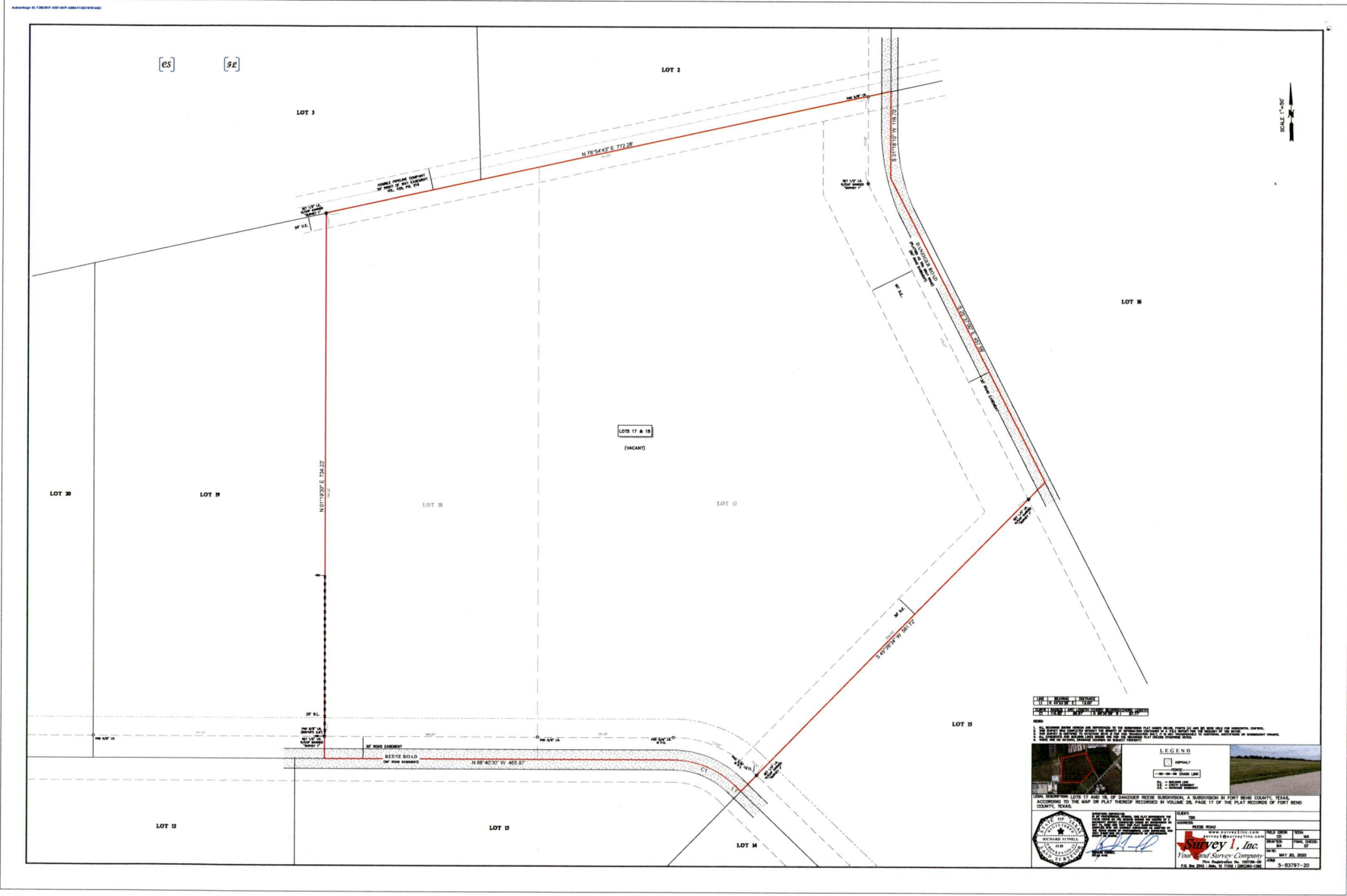
AREA RETAILERS



AERIAL



2177569



DEMOGRAPHICS - 1 MILE

1 mile

3 miles

5 miles

Population

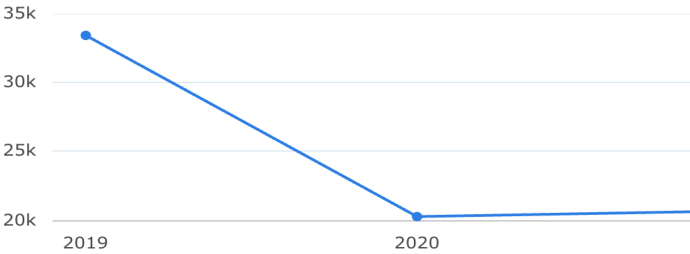
23.1k

↑ 6%

Compared to 21.6k in 2022

↓ 30%

Compared to 33.4k in 2019



Household Income

\$79.9k

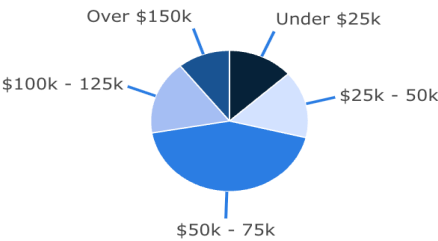
Median Income

\$87.2k

2028 Estimate

↑ 9%

Growth Rate



Age Demographics

29

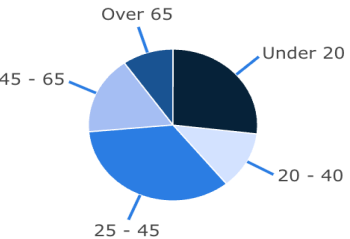
Median Age

35

2028 Estimate

↑ 19%

Growth Rate



Number of Employees

18.2k

Top Employment Categories



Housing Occupancy Ratio

24:1

18:1 predicted by 2028

Occupied



Vacant

Renter to Homeowner Ratio

1:1

1:5 predicted by 2028

Renters



Homeowner

DEMOGRAPHICS - 3 MILES

1 mile

3 miles

5 miles

Population

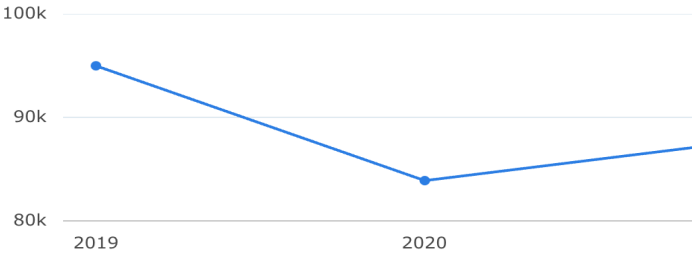
99.1k

↑ 5%

Compared to 94.4k in 2022

↑ 4%

Compared to 95k in 2019



Household Income

\$87.2k

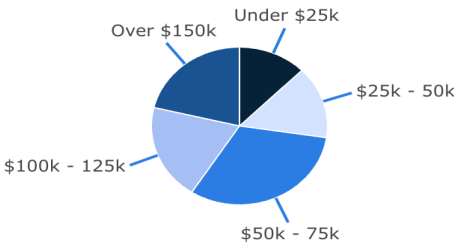
Median Income

\$82.2k

2028 Estimate

↓ 6%

Growth Rate



Age Demographics

34

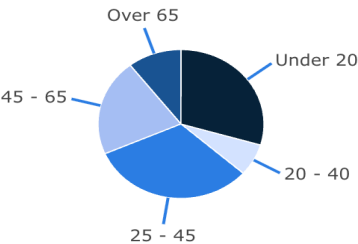
Median Age

36

2028 Estimate

↑ 4%

Growth Rate



Number of Employees

75.6k

Top Employment Categories

Management, business, s...

Educational services, and ...

Professional, scientific, an...

Retail trade

Manufacturing

Housing Occupancy Ratio

17:1

16:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:2

1:2 predicted by 2028

Renters

Homeowner

DEMOGRAPHICS - 5 MILES

1 mile

3 miles

5 miles

Population

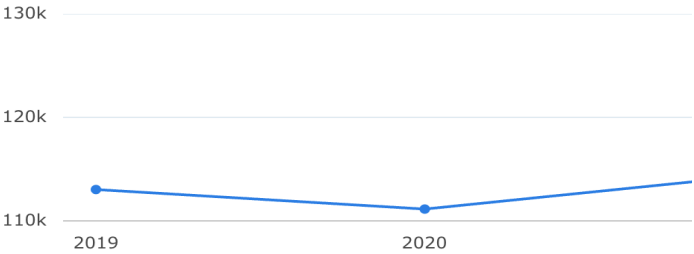
126.9k

↑ 4%

Compared to 121.3k in 2022

↑ 12%

Compared to 113k in 2019



Household Income

\$89.2k

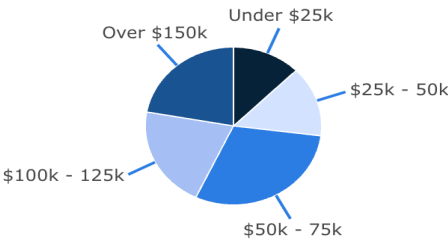
Median Income

\$93.5k

2028 Estimate

↑ 5%

Growth Rate



Age Demographics

35

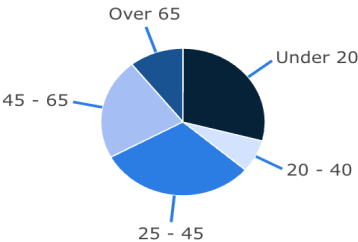
Median Age

37

2028 Estimate

↑ 5%

Growth Rate



Number of Employees

97.4k

Top Employment Categories



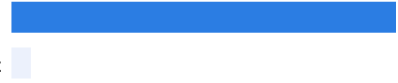
Housing Occupancy Ratio

19:1

16:1 predicted by 2028

Occupied

Vacant



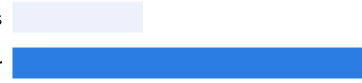
Renter to Homeowner Ratio

1:3

1:3 predicted by 2028

Renters

Homeowner

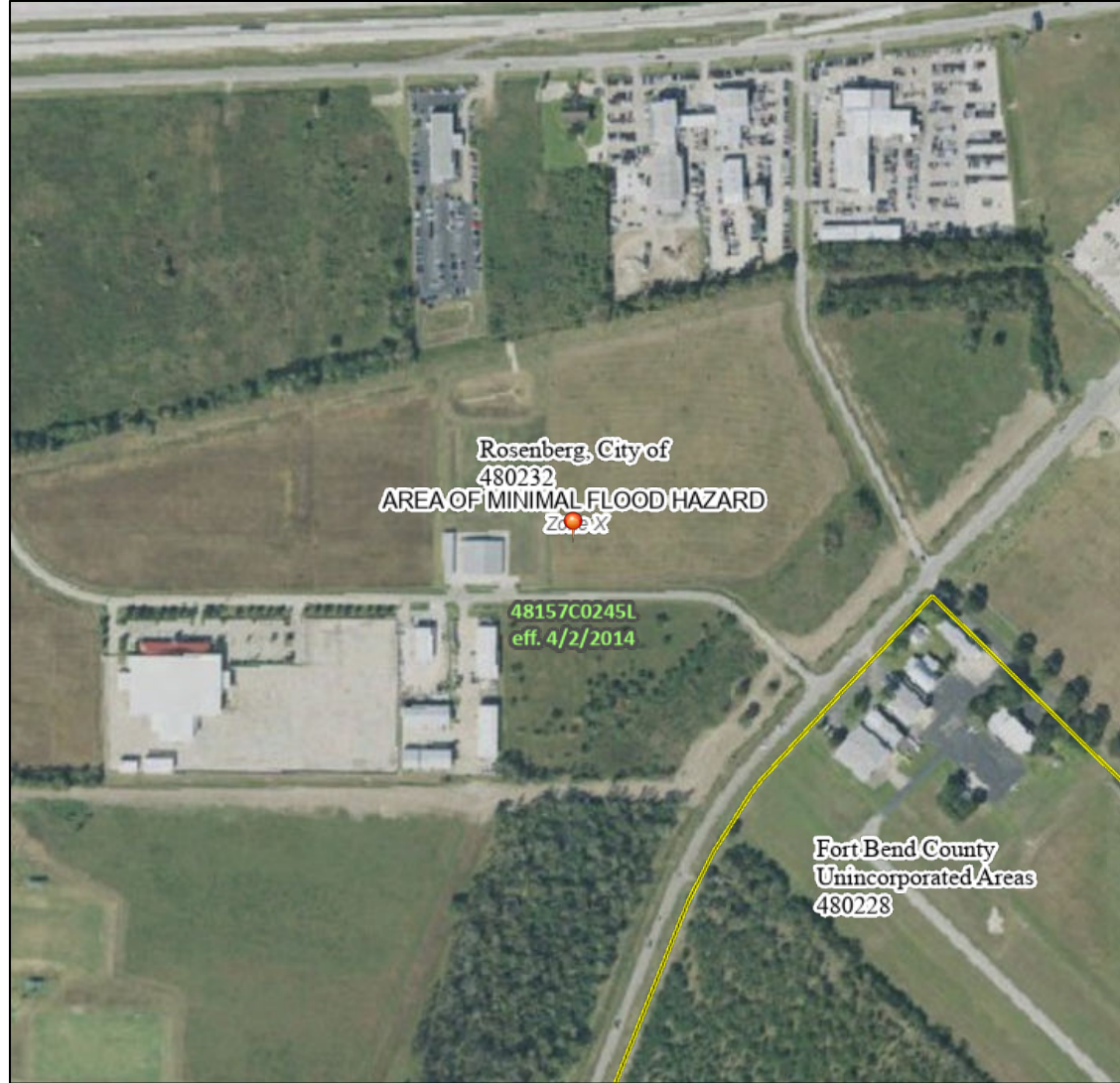


FLOOD MAP

National Flood Hazard Layer FIRMette



95°47'27"W 29°31'59"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

95°46'50"W 29°31'27"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/2/2025 at 2:41 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

INFORMATION ABOUT BROKERAGE SERVICES

2/10/2025

Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o That the owner will accept a price less than the written asking price;
 - o That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>GT Capital</u> Licensed Broker / Broker Firm Name or Primary Assumed Business Name	<u>9012635</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Rodney Dean Henson</u> Designated Broker of Firm	<u>457024</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Rodney Dean Henson</u> Licensed Supervisor of Sales Agent / Associate	<u>457024</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Logan Zhou</u> Sales Agent / Associate's Name	<u>0639394</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 495-8855</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

GT Capital, 7324 Southwest Fwy #600 Houston TX 77074

Logan Zhou

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (832) 495-8855

Fax: (713) 785-6631

Purchase. 3

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75021 www.lwolf.com