

For Sale

**Two Story Office Building
Former Bank Office
Approximately 40,000 Sq Ft
Which Includes Basement**

**3400 Ave H
Rosenberg, Texas 77471**

**Located on 2.722 acres
Building Features:
Glass and Brick Exterior
115 Parking Spaces
Located on US 90A with high traffic count
Three Fire Rated Vaults
Basement Space of Approximately
7,000 Sq Ft
Three Operational Elevators
Drive in Window with 6 Lanes**

**Sales Price \$2,490,000 or
Approximately \$62 per Sq. Ft**

**Seller Reserves the Right to reduce the property sq ft
Sold in Order to Maintain an ATM at the Site**

Ward Kellner Properties

Contacts Lane Ward, Realtor 281-793-1761

Mark Kellner, Broker 281-344-7746

Legal Description

**Reserve A and B of FBF Division of 3.050 acres of land
in the J.W. Moore ½ League, Abstract 61, City of
Rosenberg, Fort Bend County, Texas, according to the
plat thereof recorded in Slide No. 1340/A of the Plat
Records of Fort Bend County, Texas.**

Taxes

**CAD 2025 Real Property Tax Value \$2,119,579
2024 Taxes Paid \$40,932**

Taxing Authorities

**City of Rosenberg
Fort Bend Drainage District
Fort Bend County General
Lamar CISD
West Fort Bend Management District**

Building Description

Property Designated as Commercial

Exterior of Glass and Brick

Built in two Phases:

Phase 1 Completed in 1966

Phase 2 Completed in 1980

Location

3400 Ave H

**Access on 3 sides
Ave H on Northside
Ave I on Southside
And Millie St on Westside**

Traffic Counts

Average Annual Daily Traffic Count

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Ave H at Millie 17,113

Ave I at Millie 17,403

Millie St. 2,102

