

Now Pre-Leasing



XAG Properties, LLC

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1640 Rosenberg Flex Space

0 FM 1640 Rd.
Rosenberg, TX 77471



1640 Rosenberg Flex Space

Property Features

- **Property located in the corner of I-10 and TX-99, with direct access to State Hwy 146.**
- **Area undergoing residential and commercial development**
- **Located 17 miles away from the Port of Houston.**
- **10 minutes away from Lamar Consolidated School District, rated Top 3 of best school districts in Texas 2020.**

Available Shell Space

- **± 12,000 SF**

Tenant Buildout Allowance

- **Negotiable**

Leasing Rate/ NNN (Yearly)

- **Call Broker for Pricing**

Car Count

- **State Hwy 99 & I-10: 8,270 VPD**
- **State Hwy 146 & I-10: 38,618 VPD**

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Additional Features



Major Industrial Hub due to proximity to the port.



1 Hour away from Hobby Airport and George Bush International Airport



22.3 % Job growth forecast over the next 10 years



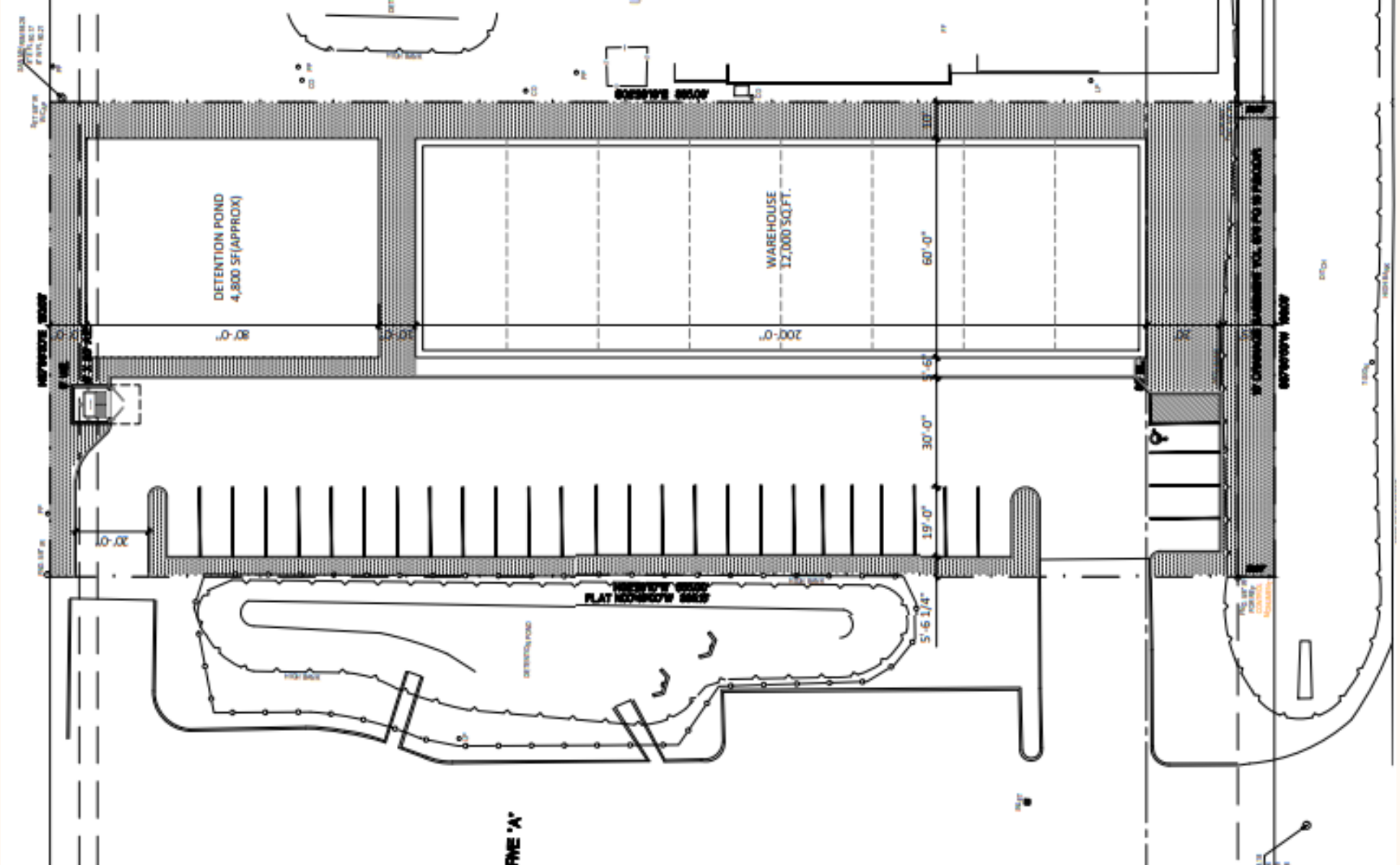
10,821 total households within 5 miles in 2020.



Area with 4.46% population growth within 1 mile between 2020 and 2025.



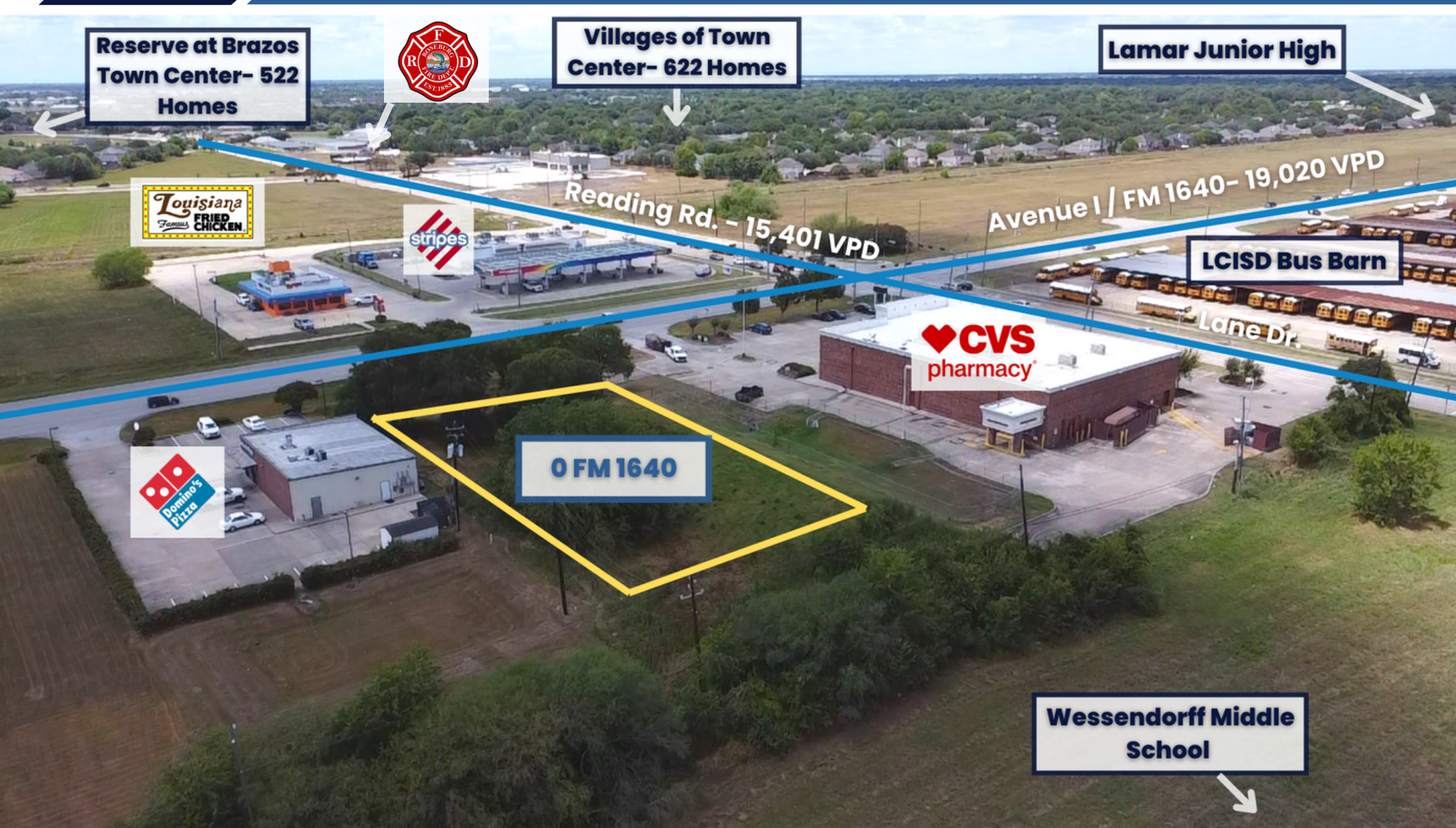
Site Plan



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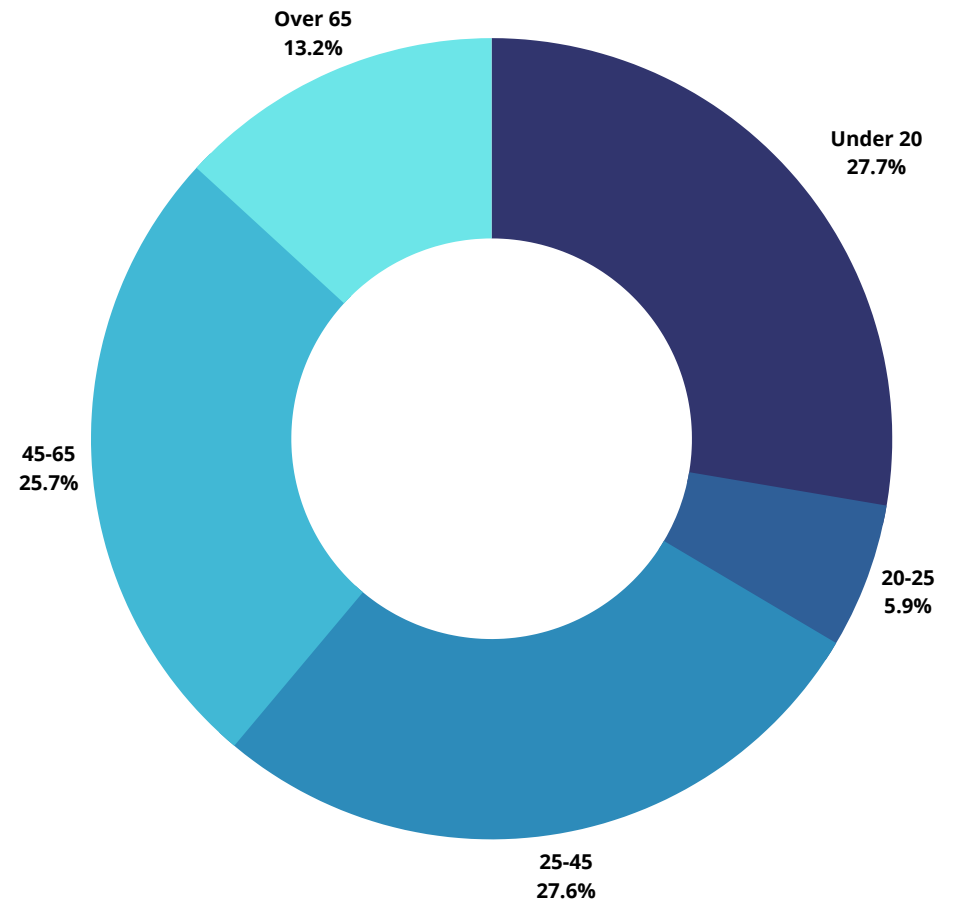


Demographics

Population

	1 Mile:	3 Mile:	5 Mile:
2019 Population	246	18,017	32,311
2020 Population	258	19,177	34,234
2021 Population	276	20,311	35,703

Population by Age



Key Summary

2021 Household Income

Median Income: \$96k

2026 Estimate: \$98.9k

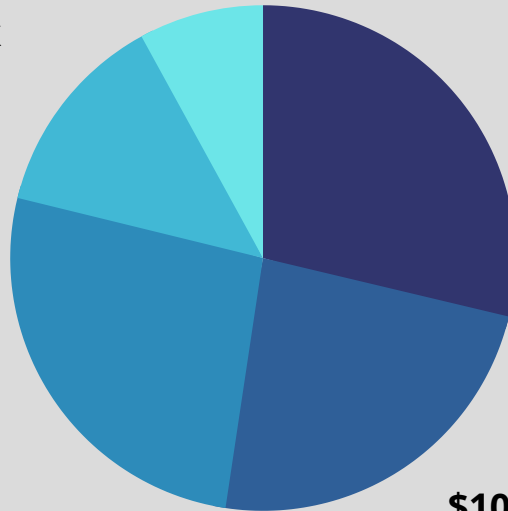
Growth Rate: 1%

Under \$25k

8%

\$25k-\$50k
13.2%

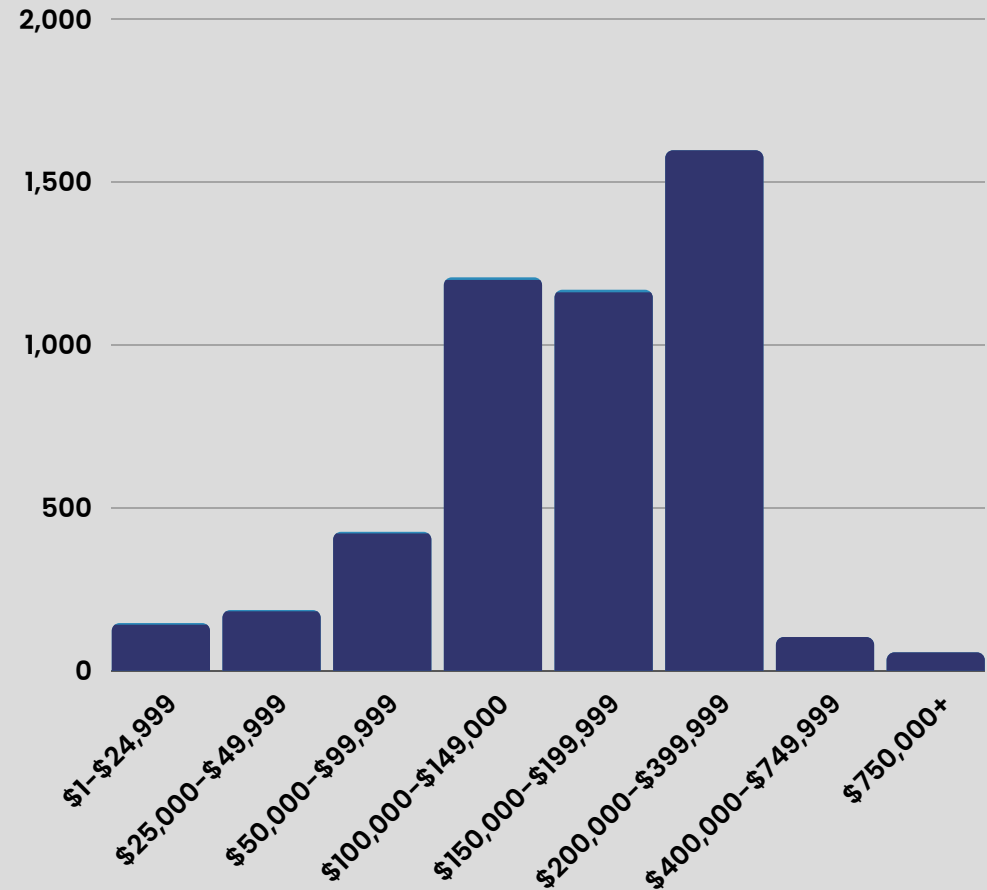
Over \$150k
28.7%



\$50k-\$100k
26.5%

\$100k-150k
23.7%

2021 Home Value





Retail Gap Analysis

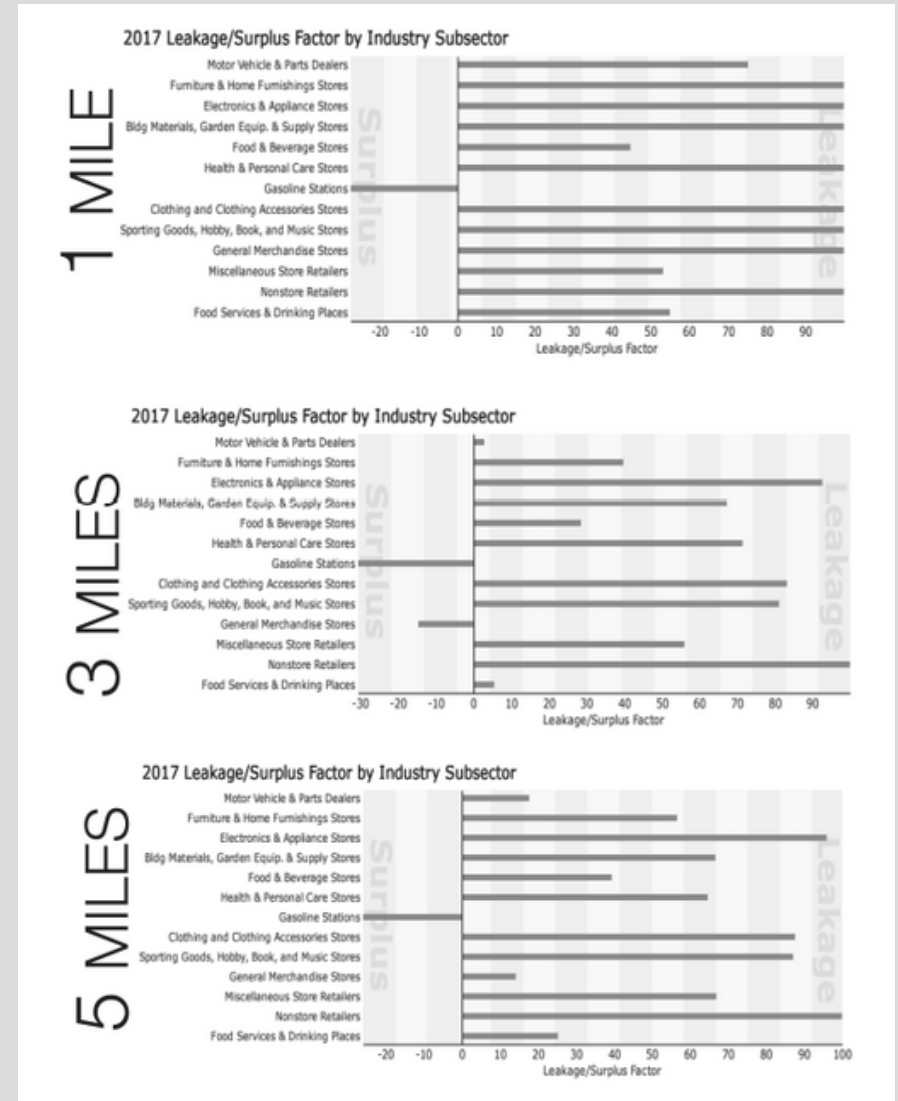
	1 Mile:	3 Mile:	5 Mile:
2020 Median Disposable Income	\$81,458	\$78,287	\$73,458
2020 Per Capital Income	\$34,284	\$34,300	\$35,68

Industry Gap

Food & Drink	+\$2,158,028	+\$2,234,102	+18,659,686
Retail Trade	+14,829,944	+14,027,808	+175,860,196
Health & Personal Care	+\$1,487,395	+\$8,910,785	+\$18,975,980

Number of Businesses

Retail Trade	4	45	79
Food & Drink	2	31	43
Health & Personal Care	0	1	3



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.

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 sub-agent 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 agree-

ment 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.

XAG Properties, LLC

9009836

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

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Nathaliah Naipaul

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Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date