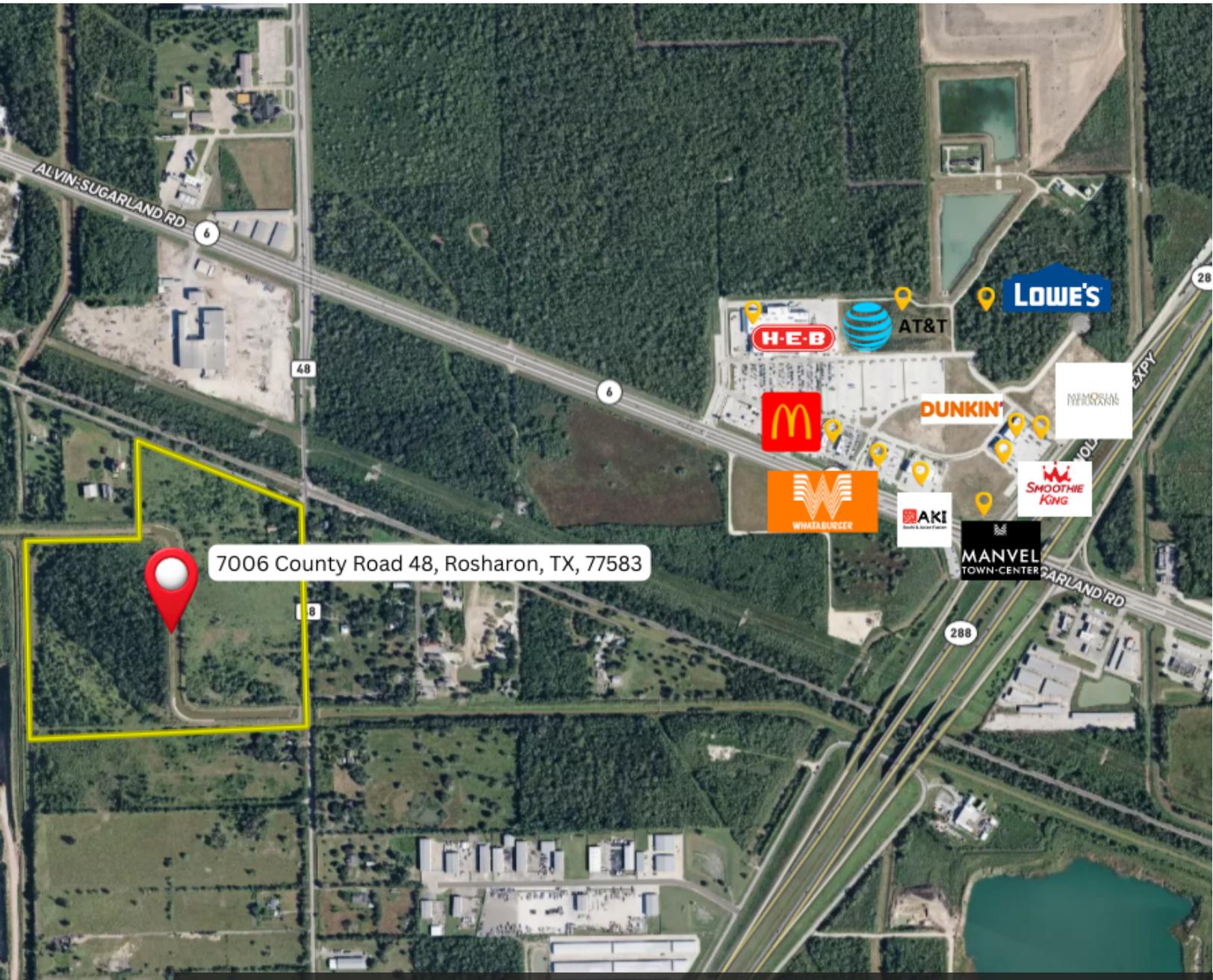


LAND FOR SALE

55.74 ACRES FOR SALE IN ROSHARON

7006 COUNTY ROAD 48, ROSHARON, TX, 77583



7006 County Road 48, Rosharon, TX, 77583

FOR SALE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

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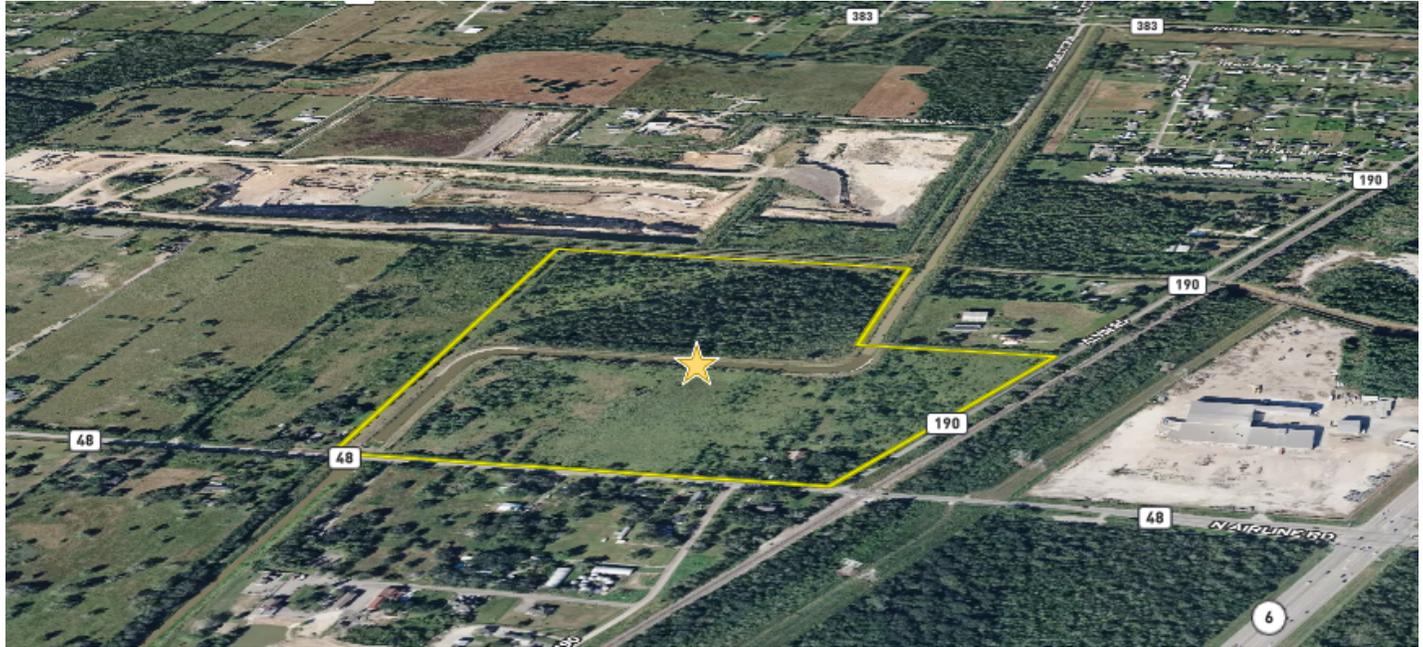
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EXECUTIVE SUMMARY

7006 COUNTY ROAD 48



Offering Summary

Price:	\$ 7,284,795
Lot Size:	55.7453 acres
PRICE PSF:	\$3.00
Frontage on 190:	1,109 FT
Utilities:	YES
WATER:	SEPTIC/WELL
FLOOD ZONE:	NO
Zoning:	Agricultural / Commercial
APN:	05450012110

Property Overview

Located at 7006 County Road 48, Rosharon, TX 77583, this 55.7453-acre tract offers a premier investment opportunity in one of Brazoria County's fastest-growing corridors. Offered at \$3.00 per square foot, the property presents a rare opportunity to acquire a large-scale site with significant development potential. The property is not located in a flood zone, eliminating the need for costly flood insurance and reducing development risk. With its size and strategic location, the tract is well suited for residential, multifamily, mixed-use, or master-planned development, with ample room for phased construction.

The site is also positioned near major national retailers and traffic drivers, with the Manvel Town Center, HEB, Lowe's, McDonald's, and Whataburger located within approximately two minutes, supporting continued residential growth and long-term development demand.

Strong local demographics further enhance the investment appeal, with 37,108 residents within a 3-mile radius and a median household income of

[PROPERTY SURVEY](#)

[GOOGLE MAPS LINK](#)

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Location Information

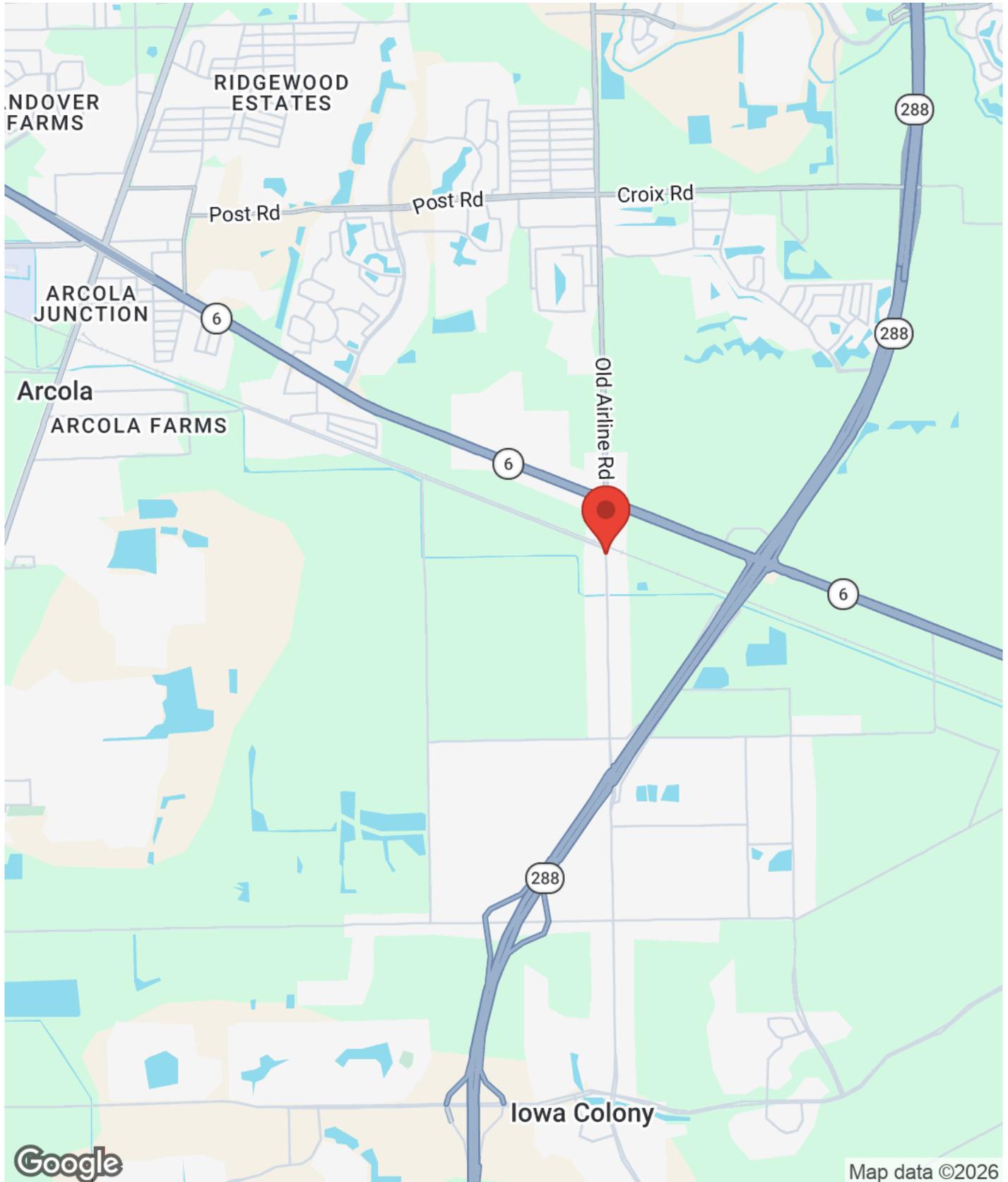
Building Name:	55.74 Acres Land in Rosharon
Street Address	7006 County Road 48
City, State, ZIP	Rosharon, TX 77583
County:	Brazoria
Market:	Rosharon
Cross Streets:	Iowa Colony Blvd
Intersection:	YES

LOCATION HIGHLIGHTS

- 55.7453 Acres of Prime Development Land
- Offered at \$3.00 PSF – Attractive pricing for a large-scale tract
- No Flood Zone – Reduced development risk
- Strong Retail Corridor – Manvel Town Center, HEB, Lowe's, McDonald's, and Whataburger within 2 minutes
- High-Growth Area – 37,108 population within a 3-mile radius
- Strong Household Income – \$122,845 median household income
- Ideal for Residential, Multifamily, or Mixed-Use Development

AERIAL MAP

7006 COUNTY ROAD 48



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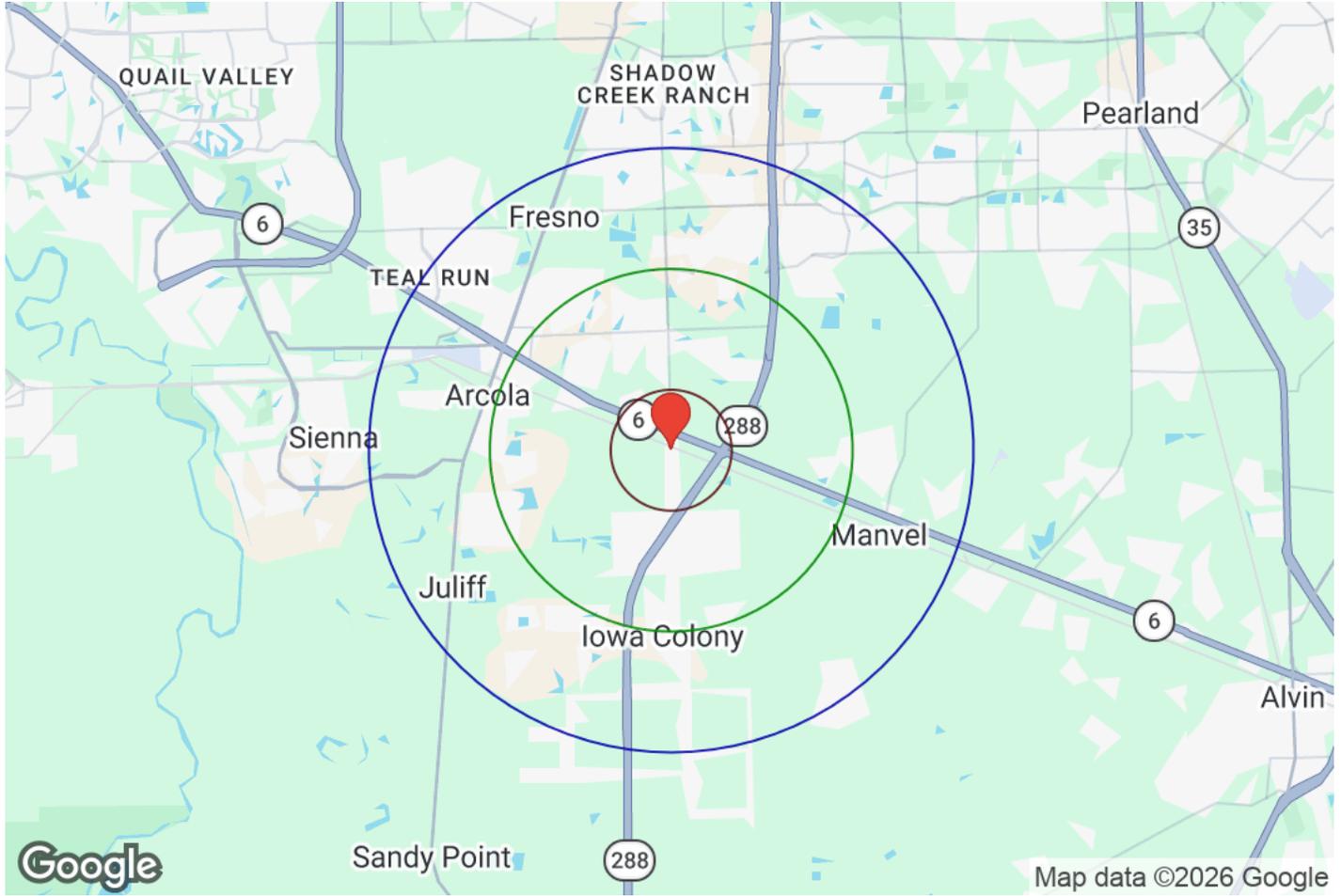
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DEMOGRAPHICS

7006 COUNTY ROAD 48



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	279	18,239	55,416
Female	299	18,868	57,757
Total Population	578	37,108	113,173

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	171	9,043	28,350
Black	158	10,142	33,386
Am In/AK Nat	1	37	136
Hawaiian	N/A	11	23
Hispanic	188	14,153	37,392
Asian	47	3,050	11,725
Multiracial	12	601	1,992
Other	1	71	170

Housing	1 Mile	3 Miles	5 Miles
Total Units	182	12,211	38,797
Occupied	168	11,252	35,788
Owner Occupied	151	9,523	29,562
Renter Occupied	17	1,729	6,226
Vacant	14	959	3,009

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	127	8,483	25,195
Ages 15 - 24	80	5,450	16,041
Ages 25 - 54	281	17,315	52,167
Ages 55 - 64	47	2,961	9,992
Ages 65+	43	2,898	9,775

Income	1 Mile	3 Miles	5 Miles
Median	\$114,691	\$122,845	\$119,724
Under \$15k	8	476	1,265
\$15k - \$25k	8	345	777
\$25k - \$35k	1	329	954
\$35k - \$50k	6	534	2,558
\$50k - \$75k	16	1,514	4,693
\$75k - \$100k	31	1,445	4,790
\$100k - \$150k	37	2,476	7,884
\$150k - \$200k	43	1,777	5,334
Over \$200k	18	2,356	7,533

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PROFESSIONAL BIO

7006 COUNTY ROAD 48



Ash Noorani

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 ash@cbanrealestate.com

Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

DISCLAIMER

7006 COUNTY ROAD 48



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