

FOR SALE OR LEASE

Ardent Hardcastle
Commercial Real Estate Brokerage

5151 AVENUE H ROSENBERG, TX 77471

US HIGHWAY 90A FRONTAGE | 0.864 ACRES | 6,938 SF BUILDING



EXCELLENT COMMERCIAL OPPORTUNITY IN A HIGH-VISIBILITY LOCATION



COMMERCIAL & RETAIL USES

Suitable for a wide range of retail, professional and service-oriented businesses.



MEDICAL / DENTAL PROFESSIONAL OFFICE

Ideal for medical, dental, veterinary or other professional offices.



FINANCIAL & SERVICE BUSINESSES

Perfect for banks, brokerage firms, title companies and more.



RESTAURANT POTENTIAL

Former restaurant layout offers flexibility for food concepts.



RECIPROCAL ACCESS & PARKING

Benefits from recorded reciprocal access and parking arrangements.



TRACI LEE WILLIAMS
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PRIME COMMERCIAL PROPERTY IN ROSENBERG, TX

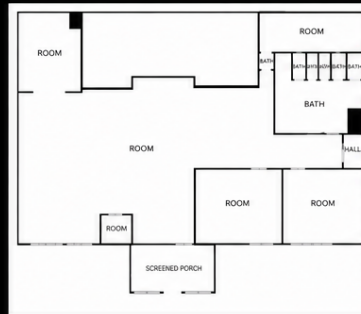


PROPERTY FACTS

Property Type: Retail / Restaurant
Building Size: 6,938 SF
Land Size: 0.864 Acres
Year Built: 1995
Building Class: C
Stories: 1
Zoning: Commercial (City of Rosenberg)
Frontage: US Highway 90A / Avenue H
Tenancy: Single
Parking: Ample surface parking

PERMITTED COMMERCIAL USES

- Retail Sales & Service Businesses
- Medical, Dental & Veterinary Offices (Subject to Restrictions)
- Professional & General Offices
- Financial Institutions
- Brokerage / Real Estate Offices
- Title Companies
- Travel Agencies
- Restaurants & Food Service (Subject to Restrictions)
- And other similar commercial or service uses



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