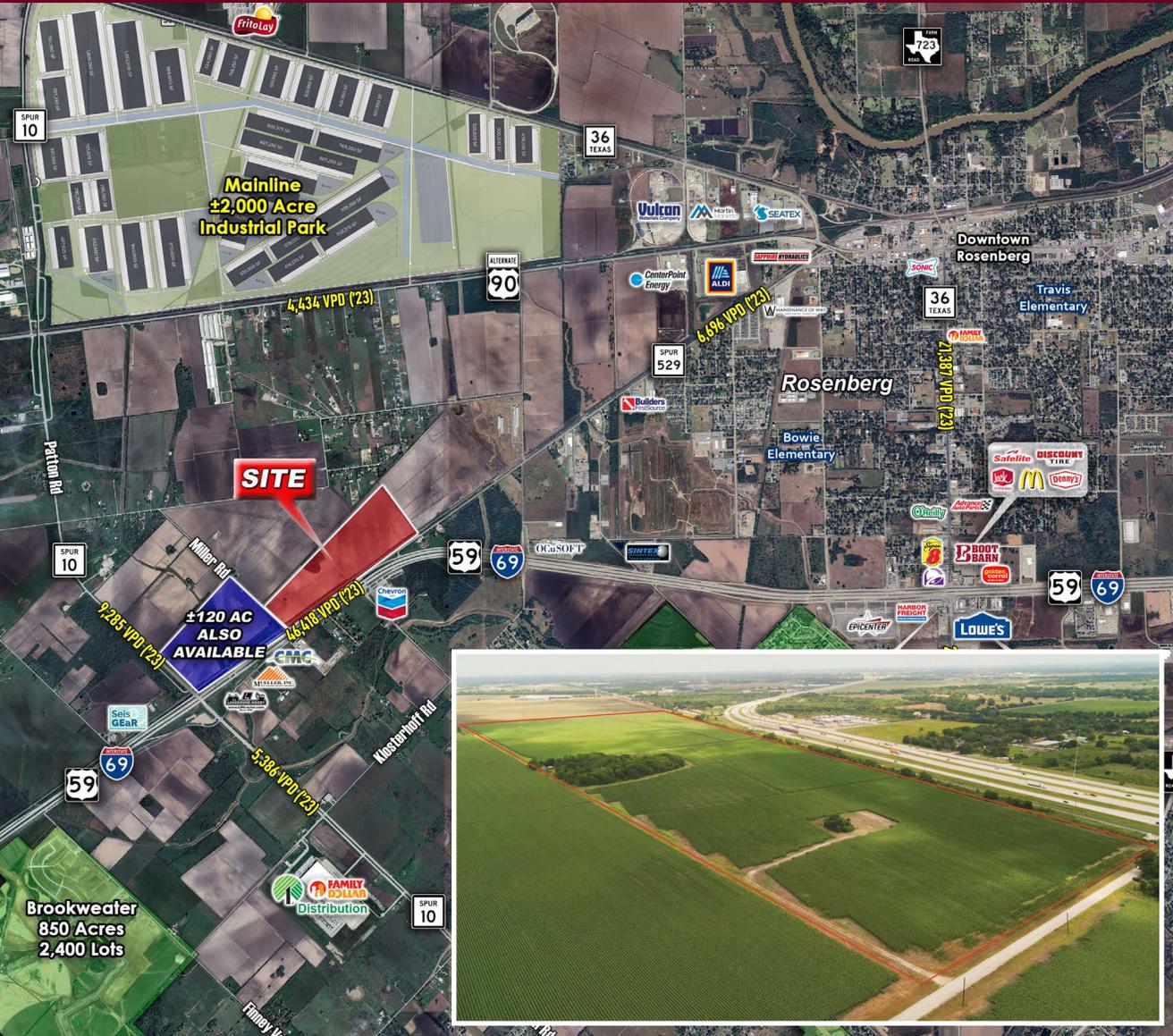




Highway 59 & Miller Road

±135.22 Acres For Sale | Rosenberg, Texas



SIZE: ±135.22 Acres
PRICE: \$70,000.00/acre
LOCATION: NEC of US-59 & Miller Rd in Rosenberg, Texas
USE: Industrial, Single Family Residential

PROPERTY HIGHLIGHTS:

- Direct access to Highway 59 S at the corner of Miller Road
- Located in Fort Bend County, less than 3 miles from Downtown Rosenberg, and 30 miles to Downtown Houston
- Utilities available from the City of Rosenberg (across Highway)
- No Flood Plain
- Railroad is adjacent for over .8 of a mile (potential rail spur)
- Located in a Certified Opportunity Zone
- No Restrictions
- Adjacent land can possibly be assembled for larger requirements

MARK TERPSTRA | 281-664-6634 | MTerpstra@CaldwellCos.com

MATTHEW SEYMOUR | 281.664.6742 | MSeymour@CaldwellCos.com



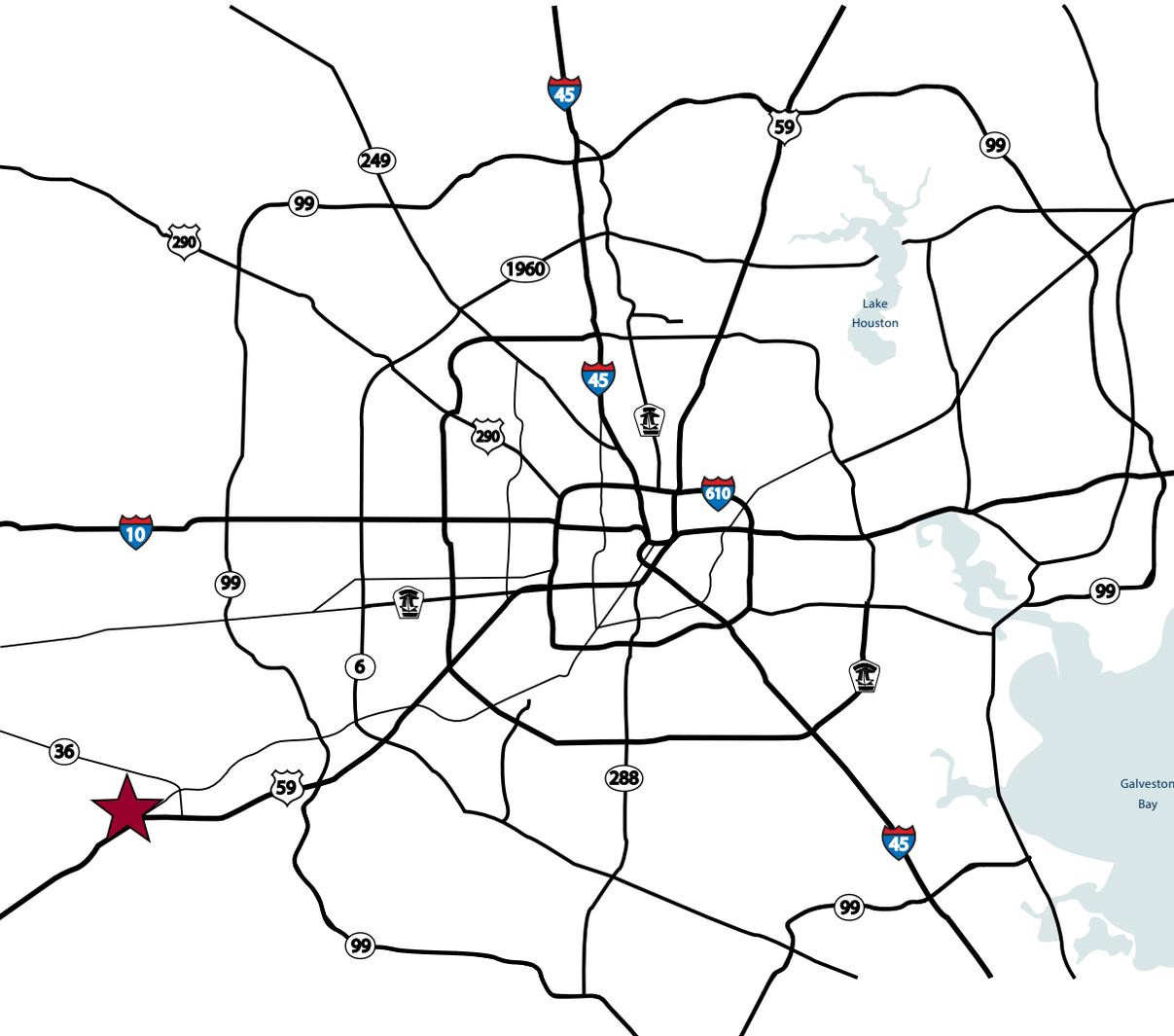
The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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Highway 59 & Miller Road

±135.22 Acres For Sale | Rosenberg, Texas



LOCATION:

NEC of US-59 & Miller Rd
Rosenberg, Texas 77471

TAXES:

Fort Bend Drainage	\$0.01
Fort Bend General	\$0.41
Fort Bend MUD 253	\$1.50
Fort Bend ESD 8	\$0.10
Lamar CISD	\$1.45
TOTAL TAXES	\$3.47

TRAFFIC COUNTS:

US Hwy 59: 46,418 VPD (TXDOT 2023)

DEMOGRAPHICS:

	3 Miles	5 Miles	7 Miles
2024 Population	7,022	31,286	68,480
2029 Projected Pop	7,952	34,683	77,431
Average HH Income	\$85,186	\$80,327	\$85,146

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Highway 59 & Miller Road

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SITE

±135.22 AC

46,418 VPD (23)

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Highway 59 & Miller Road

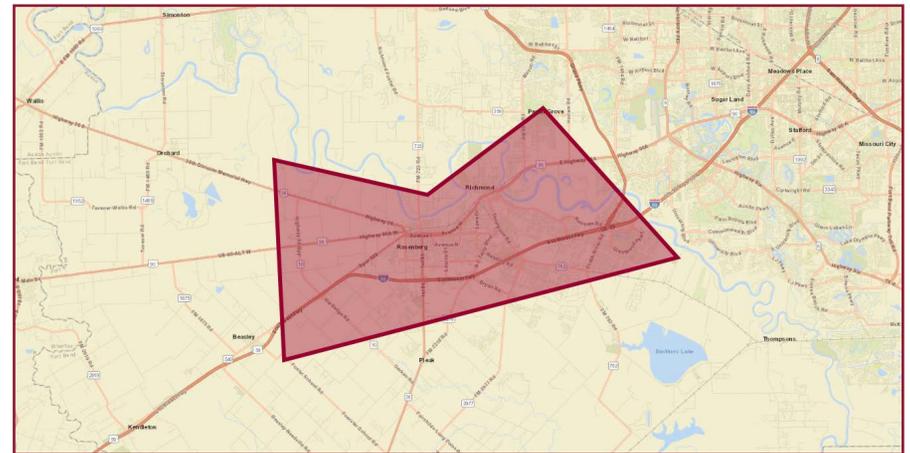
±135.22 Acres For Sale | Rosenberg, Texas

RICHMOND AND ROSENBERG ARE POISED FOR INDUSTRIAL EXPANSION, SIMILAR TO THE GROWTH KATY EXPERIENCED BEFORE ITS OWN DEVELOPMENT SURGE.

The completion of Interstate 69 has significant implications for logistics:

- **Enhanced Connectivity:** I-69 will link Mexico to Canada, positioning Houston as the first major city and a key trucking corridor to the Southeastern and Midwestern U.S., facilitating smoother and faster transportation of goods.
- **Support for Nearshoring:** The nearshoring trend, driven by companies relocating production from Asia to Mexico, will benefit from improved logistics infrastructure. This includes Tesla and Mattel, among others, leveraging Mexico's strategic location and cost-effective manufacturing base.
- **Increased Trade Volume:** With Mexico becoming the United States' top trading partner in 2023, the completion of I-69 will further streamline trade routes, especially through Port Laredo, the primary trade port between the two nations.
- **Industrial Growth:** The deepening integration of Mexico into the North American supply chain is expected to fuel demand for industrial space and warehousing, particularly in areas like Richmond and Rosenberg, southwest of Houston.
- **Strategic Advantage:** Rising labor costs in Asia, supply chain disruptions, and geopolitical tensions make Mexico a more attractive manufacturing base. I-69 will enhance the logistics network supporting this shift.

Overall, the completion of I-69 will strengthen North American trade and logistics, driving industrial growth and supporting the nearshoring trend.



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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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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 written 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 written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Caldwell Brokerage Company LLC dba Caldwell Land Co	9002313	N/A	713-690-0000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
License Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark Terpstra	443855	mterpstra@caldwellcos.com	281-664-6634
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials

Date