

FOR LEASE

Minonite II Retail Center

1622 & 1548 Minonite Road | Rosenberg, TX 77469



XAG Properties
6115 FM 359 | Richmond, TX 77406
www.xaggroup.com
(346) 843-1281

FOR LEASE



Minonite II RETAIL CENTER

1622 & 1548 MINONITE ROAD | ROSENBERG TX 77469



Property Information

Space Available	± 1,070 SF
Rental Rate	Call for Pricing
Tenant Buildout Allowance	Negotiable

Property Features

- Each building equipped with a grease trap.
- Fully leased out Minonite phase 1.
- ± 13,000 Rooftops in 3 mile radius.
- Last available space, in-line.

Population

Population 2024	1 mile	11,002
	3 mile	61,241
	5 mile	121,715
Population 2029 Forecast	1 mile	13,077
	3 mile	70,801
	5 mile	138,167

Household Income

Average HH Income	1 mile	\$110,980
	3 mile	\$117,716
	5 mile	\$113,008

Traffic Count

Minonite Road (FM 2977)	13,602 VPD
Bryan Road	3,802 VPD
Reading Road	22,513 VPD
I-69/ US-59	66,675 VPD

Major Area Retailers



SITE PLAN

Minonite II Retail Center

1622 & 1548 Minonite Road | Rosenberg, TX 77469



NOW LEASING

Minonite II Retail Center

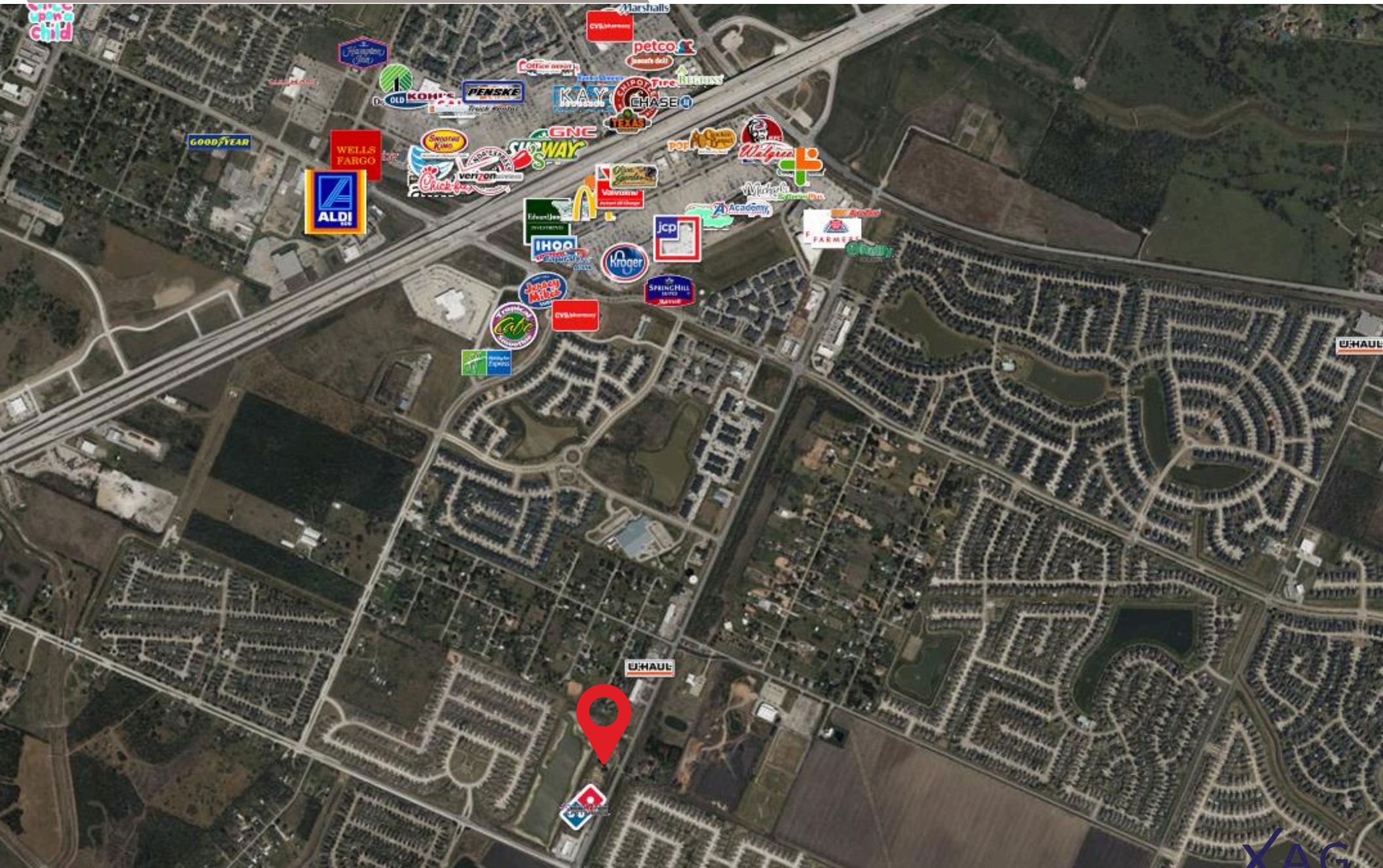
1622 & 1548 Minonite Road | Rosenberg, TX 77469



NOW LEASING

Minonite II Retail Center

1622 & 1548 Minonite Road | Rosenberg, TX 77469





Adjacent Retail Center Minonite Phase I Fully Leased

Disclaimer: The content of this brochure is intended for general informational purposes only. Although XAG takes sufficient care to ensure that the information provided is up-to-date, accurate, and correct, readers are urged to conduct their independent inquiries before relying on it. XAG does not offer any warranty on the information and will not be liable for any loss or damage, including indirect or consequential loss, associated with the use of information in this brochure. XAG provides notice that the particulars outlined herein are a general outline and do not constitute an offer or contract. Descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are believed to be correct in good faith but should not be relied upon as statements or representations of fact. No responsibility is accepted for expenses incurred in inspecting properties that have been sold/let or withdrawn. Property descriptions are subjective opinions, and plans and imagery, while published for identification convenience, may be digitally enhanced and their accuracy cannot be guaranteed, not forming part of any contract. XAG reserves the right to terminate, revoke, modify, alter, add, and delete any terms and conditions outlined in the brochure without obligation to notify users of the amendments. By using or accessing this brochure, you agree to the disclaimer without qualification or limitation.



FOR FURTHER DETAILS,
PLEASE CONTACT OUR AGENTS

XAG PROPERTIES
6115 FM 359 | RICHMOND, TX 77406
WWW.XAGGROUP.COM
(346) 843-1281

RICK GUTIERREZ
BROKER
C: (832) 435-4033
RICKG@XAGPROPERTIES.COM

BRADY QUINN
BROKER ASSOCIATE
C: (801) 879-7661

BRADY.Q@XAGPROPERTIES.COM

NATASHA SURI
LEASING & SALES AGENT
C: (281) 546-7625

NATASHA.S@XAGPROPERTIES.COM