

Estimated Delivery: Q3 2028



**FORT BEND COUNTY  
FAIRGROUNDS**  
**405.6K YEARLY VISITS**



ROAD COMING SOON  
**KOEBLEN RD - SH 36 TO FM 2218**

**HWY 36 - 18,166 VPD**



**SEABOURNE LANDING**  
**231 HOMES**



**Hunington**

Hunington Properties, Inc.  
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# ROSENBERG COMMONS

TX - 36 & K.C Hall Dr., Rosenberg, Texas 77471

## ROSENBERG COMMONS

Its Historic Downtown Cultural Arts District is a vibrant hub for shopping, dining, art, and live performances. History lovers enjoy the Rosenberg Railroad Museum and Fort Bend Museum, while outdoor enthusiasts flock to Brazos Bend State Park and Seabourne Creek Nature Park for trails, wildlife, and scenic escapes. Community spirit thrives through events like the Fort Bend County Fair, and entertainment options include the intimate CAST Theatrical Company. Together, the Rosenberg area is appealing for both residents and visitors, balancing cultural attractions, outdoor recreation, and strong community traditions.

### A UNIQUE BLEND OF SMALL-TOWN CHARM AND CULTURAL RICHNESS.

This central location provides convenient access to shopping, dining, education, and entertainment

Offers serene natural spaces and recreation opportunities like walking trails and open green areas.

A vibrant hub featuring antiques, boutiques, cozy cafes, restaurants, art installations, theaters, and charming murals.



### Property Information - Multi-Tenant Retail

Space Available	15,000 SF (Will Divide)
Rental Rate	Call for Pricing
NNN	\$10.00 PSF
Building Size	15,000 SF

### Pad Sites Available


For Sale	Pad 1: 1.04 AC	Pad 5: 2.36 AC
Ground Lease	Pad 2: 1.02 AC	C-Store: 1.50 AC
Build to Suit	Pad 3: 0.90 AC	Proposed Daycare: 1.33 AC
	Pad 4: 1.14 AC	

### Property Highlights

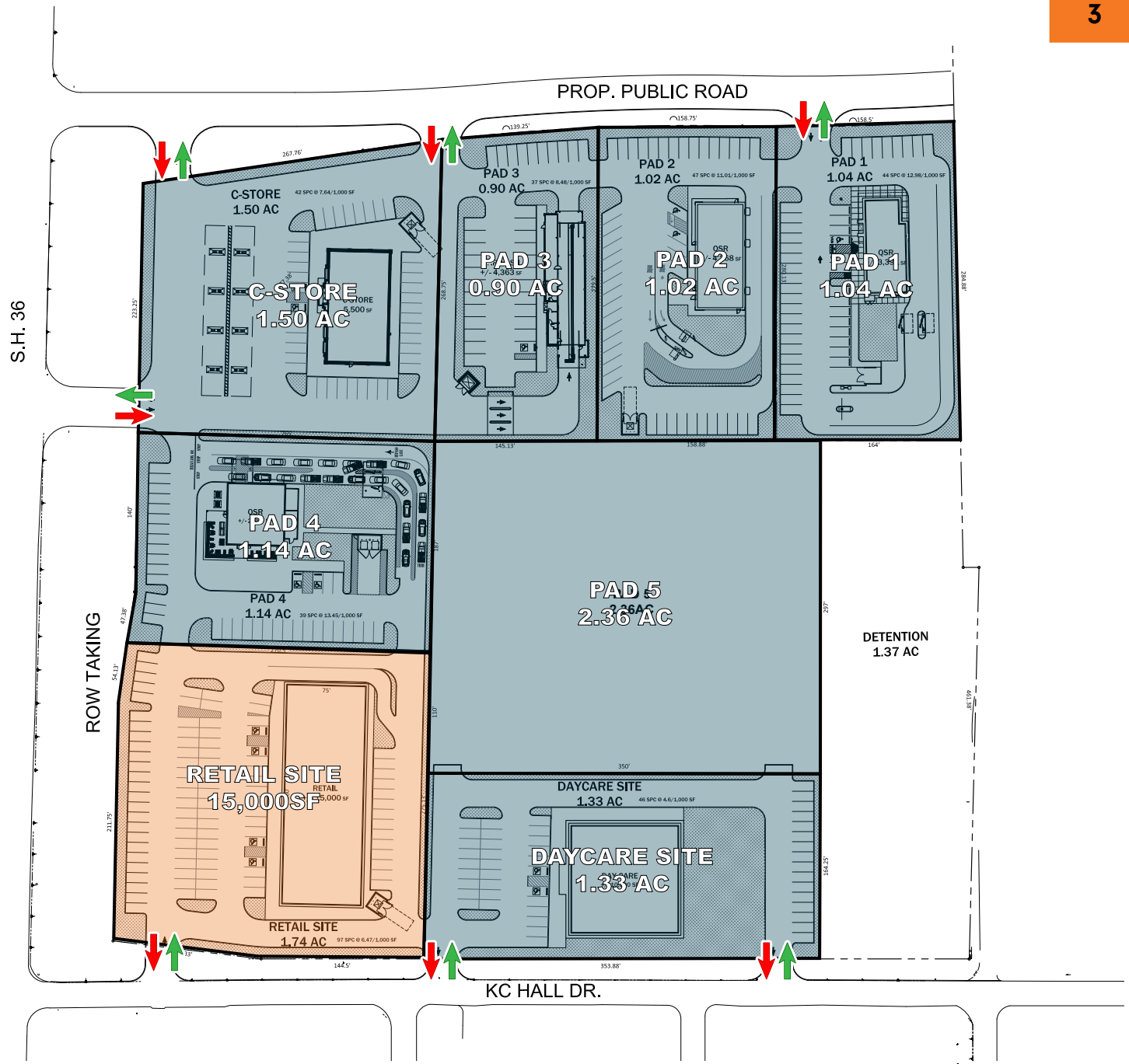
- A stunning multi-purpose arena and event center that opened in 2023, the Fort Bend Epicenter hosts major sports, concerts, and community events.
- Near Historic Downtown Rosenberg, a vibrant hub featuring antiques, boutiques, cozy cafes, restaurants, art installations, theaters, and charming murals.
- Seabourne Creek Nature Park offers serene natural spaces and recreation opportunities like walking trails and open green areas.

### Demographics

Population (2025)	1 mi. - 4,933
	3 mi. - 37,033
	5 mi. - 79,028
Average Household Income	1 mi. - \$99,516
	3 mi. - \$86,029
	5 mi. - \$96,279
Projected Population (2030)	1 mi. - 5,877
	3 mi. - 41,225
	5 mi. - 88,212

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	SF/AC	STATUS
Pad 1	1.04 AC	Available
Pad 2	1.02 AC	Available
Pad 3	0.90 AC	Available
Pad 4	1.14 AC	Available
Pad 5	2.36 AC	Available
C-Store	1.50 AC	Available
Retail Building	15,000 SF	Available
Proposed Daycare Site	1.33 AC	Available



01 SITE PLAN  
SCALE: 1" = 40'-0"



# BRAZOS TOWN CENTER



**MOBIL** **7-ELEVEN** **VALERO** **BOOT BARN** **STARBUCKS**  
**CIRCLE K** **Golden Corral** **Shell** **AutoZone** **BAYOU CROSSING**  
**Denny's** **WALGREENS** **SUBWAY** **TACO BELL** **Arby's**  
**McDonald's** **Jack in the Box** **Discount Tire** **Burger King**  
**O'Reilly** **ADVANCE AUTO PARTS** **LOWE'S** **AT&T**

**UPS** **DUNKIN'** **GameStop**  
**SEPHORA** **claire's** **SHOE PALACE**  
**Great Clips** **Durlington** **COST CUTTERS** **SAJAD** **jiffy lube**  
**Old Navy** **Tropical CAFE** **MOD PIZZA**  
**five BELOW** **TACO BELL** **Valvoline** **IHOP** **World's SLAB CREAMERY** **CumSmart**  
**Famous** **Sally Beauty** **Bath & Body Works** **MATRESS FIRM**  
**JCPenney** **Sport Clips** **Starbucks** **Office DEPOT** **OfficeMax**  
**Chick-fil-A** **Popeyes** **Marshall's** **ULTA** **Exxon**  
**McAlister's** **CAFO** **HEB**  
**McDonald's** **Burger King** **Sonic** **Maurices** **CVS pharmacy**  
**Kroger** **Verizon** **Target** **Firehouse Subs**  
**Petco** **Walgreens** **Dollar Tree** **GNC**  
**NTS** **Firestone** **AutoZone** **CINEMARK**

**SITE**  
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 KOEBLEN RD - SH 36 TO FM 2218



## 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 subagent 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 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 writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sanford Paul Aron</b>	<b>218898</b>	<b>sandy@hpiproperties.com</b>	<b>713.623.6944</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Jeffrey Aron</b>	<b>724858</b>	<b>jeffrey@hpiproperties.com</b>	<b>713.623.6944</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Nico Prioli</b>	<b>739726</b>	<b>nico@hpiproperties.com</b>	<b>713.623.6944</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)