



ROSENBERG SHOPPING CENTER | FOR LEASE



Rosenberg Shopping Center

SWC Highway 59 & Highway 36, Rosenberg, TX 77471

David Oliphant | Broker
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KM Realty
5555 San Felipe , Suite 510, Houston, Texas 77506
713.275.2601 | kmrealty.net



LOCATION

3514 Highway 36

Rosenberg, Texas 77471



AVAILABLE

±2,937 SF in Total Available.



RATE

Please call for pricing



TRAFFIC COUNTS (TXDOT)

105,798 VPD

US Highway 59/ I-69

21,405 VPD

Highway 36



PROPERTY INFORMATION

- Retail Center in-front of a proposed 312 Unit Multifamily Development
- Direct access to Fort Bend County Epicenter
- Direct access to site from both Highway 59 and Highway 36
- Across the street from Lowe's Home Improvement
- 4,600+ single family residences being developed within 3-mile radius

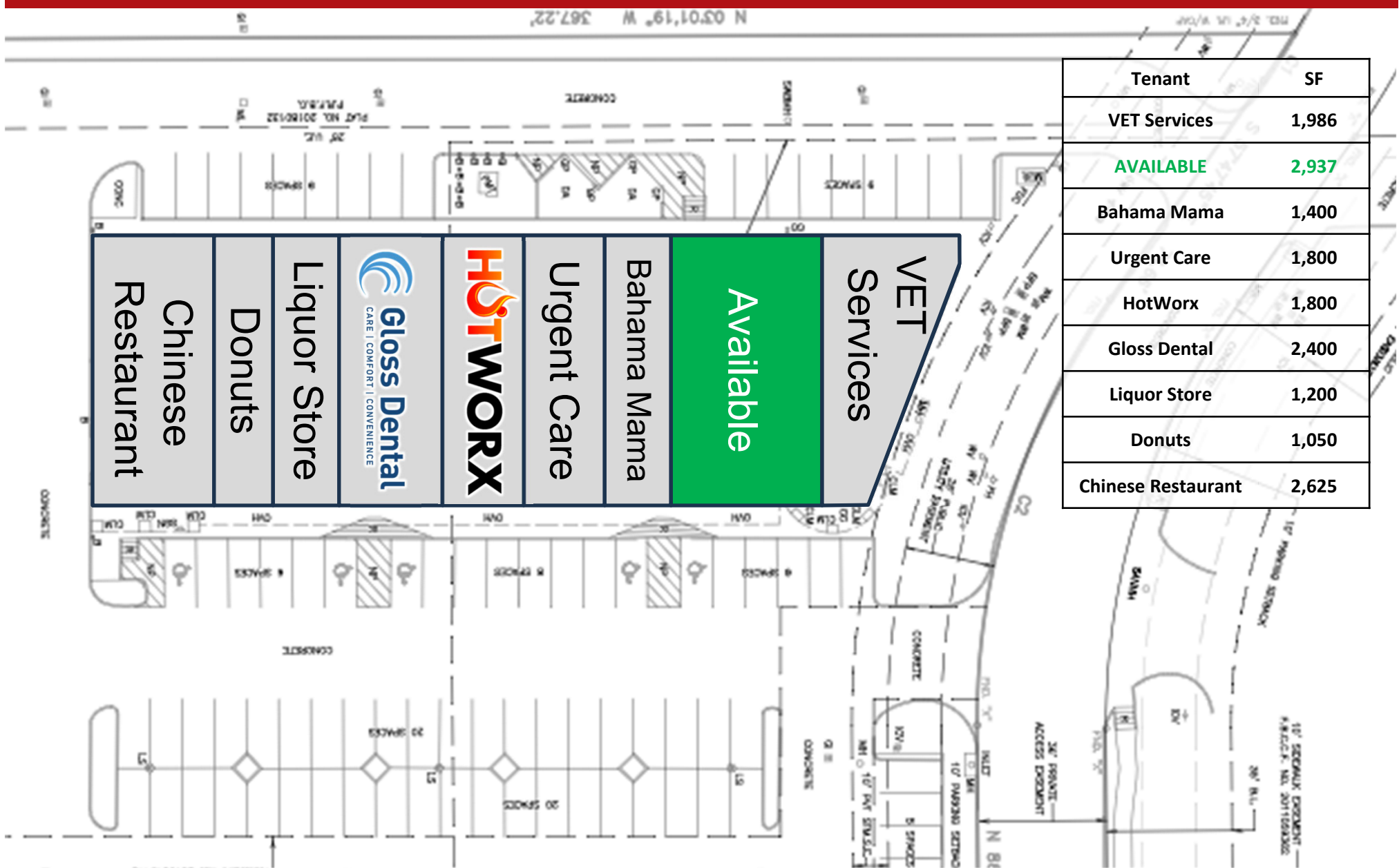
2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	3,805	38,967	82,479
ANNUAL GROWTH 2024-2029	3.1%	3.1%	3.2%
AVG HH INCOME	\$87,636	\$80,591	\$95,786

AREA RETAILERS

Lowe's, Boot Barn, Dollar General, Family Dollar, Denny's, Wendy's, Whataburger, McDonalds and more

Visitor data from Placer.ai





Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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:

- 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 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
DESIGNATED BROKER	LICENSE NO.	EMAIL	PHONE
David Oliphant	802906	david@kmrealty.net	713.275.2603
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
BUYER/TENANT/SELLER/LANDLORD INITIALS			DATE