



VILLAGE CROSSING

• ROSENBERG •



Airport Ave

BF Terry High School

BF Terry Blvd

TEXANA



VILLAGE CROSSING

ADRIATIC CAFE
Coming Soon

ROOMS TO GO
Coming Soon

AmegyBank
Coming Soon



UrbanAir
ADVENTURE PARK
Coming Soon

VIA MARISCOS
BEVERAGE AND SPORTS BAR

CAVENDER'S
CAVE BOOTS

87,275 VPD (23)

COMMERCIAL
+/- 1.04 AC

MEDICAL/RETAIL
0.87 AC



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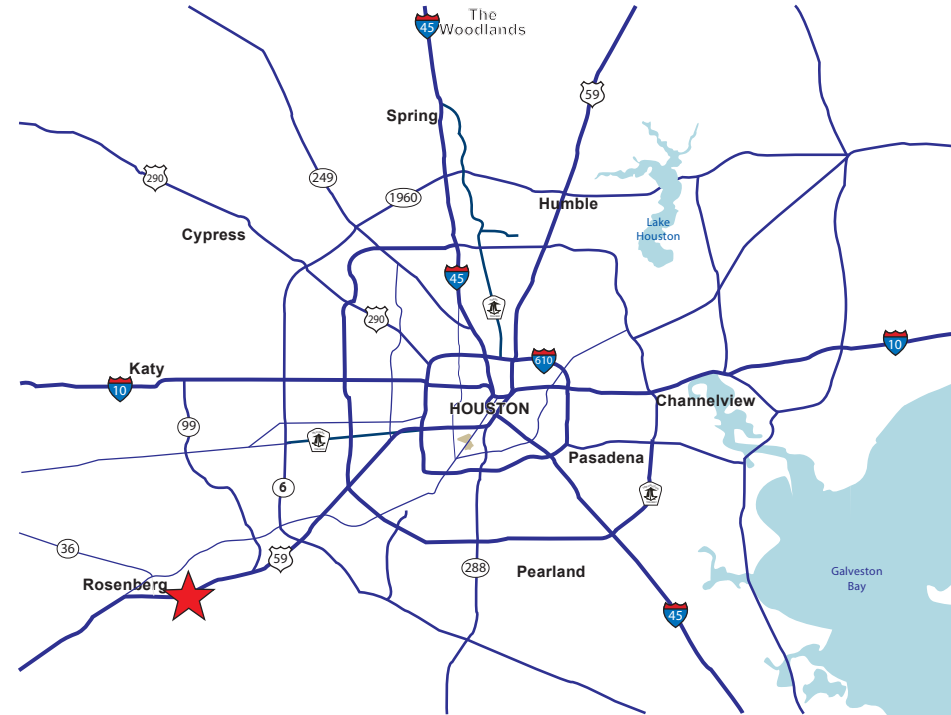
VILLAGE CROSSING

Location

Village Crossing is a mixed use project located on I-69/US-59 between Reading Road and FM 2218 in the City of Rosenberg in Fort Bend County, Texas - ±25 miles west of Houston.

Property Details

- Mixed Use Planned Development
- 1 Acre to 23 Acres Available (Divisible)
- Pad Sites on I-69/US-59, FM 2218 and Airport Ave
- Excellent Ingress/Egress I-69/US-59 at Airport Ave
- High traffic counts: **87,275 VPD** on I-69/US-59
- Utilities Available, Detention Available to Sites to W of Airport
- No Zoning or MUD Tax
- Ideal uses include Medical, Entertainment, Retail, Restaurants and Office



Owner Financing Available

Demographics



2024 Population

10 miles	300,083
20 miles	1,757,390



Households

10 miles	97,417
20 miles	604,068



Avg HH Income

10 miles	\$143,260
20 miles	\$119,571



2029 Proj. Population

10 miles	335,276
20 miles	1,888,232



Traffic Counts

I-69/US Hwy 59	87,275 VPD (TXDOT 2023)
BF Terry Blvd	14,476 VPD (TXDOT 2023)

For More Information, Contact:

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VILLAGE CROSSING

CONCEPTUAL SITE PLAN

Excellent Access:

Direct Ingress & Egress to I-69, FM 2218 and Airport Avenue

Airport Avenue connects I-69 to FM 2218, creating a new Gateway into the heart of the City of Rosenberg

Frontage Sites:

- I-69/US-59
- FM 2218
- Airport Ave



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VILLAGE CROSSING

Rosenberg Is R-Town:

Timing truly is everything, and there's never been a better time to invest in Rosenberg. Rosenberg is located just 35 miles southwest of Houston in one of the Nation's fastest-growing counties - Fort Bend County. Rosenberg has experienced phenomenal growth over the last 10 years, thanks to its business-friendly atmosphere, strategic location, convenient access to Port of Freeport and the Port of Houston, and a superb quality of life. Today, the City of Rosenberg and the Rosenberg Development Corporation continue to invest in infrastructure, a necessity to accommodate and encourage growth.



Quality of Life for Work & Play

Rosenberg offers convenient access to a diverse and technically skilled workforce, large tracts of undeveloped land, and modern highway, rail and utility infrastructure. In addition to an exceptionally business-friendly environment, the community offers an award-winning school district, unique leisure activities, family-friendly festivals and events, excellent local eateries, and a growing list of recreational activities that contribute to its friendly, laid-back quality of life.

Rosenberg: Right for Business:

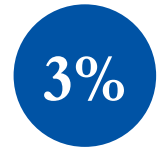
A business-friendly environment, strategic location, and excellent workforce development tools make Rosenberg ideal for manufacturing, distribution, and logistics-based companies. The area maintains a large cluster of manufacturers, as well as pharmaceutical companies, food packaging and distribution, and energy service-related industries.

Education:

Rosenberg is served by Lamar Consolidated Independent School District (LCISD) - which ranks **7th** on the state's **fastest-growing school district**, and an **"A" rating** for exemplary performance by the Texas Education Agency.



Fastest Growing County of the Ten Largest Counties in Texas



Ranked in the Top 3% Nationwide Counties in 5 Key Demographic Measures



One of the most Ethnically Diverse counties in the nation



Exceptional public Schools & higher education institutions, providing a skilled work force

Area Colleges & Universities:



Area Medical:



To learn more about Rosenberg, visit www.rosenbergdc.com or www.rosenbergtx.gov or Fort Bend County visit www.fortbendcounty.org or www.fortbendcountytexas.gov

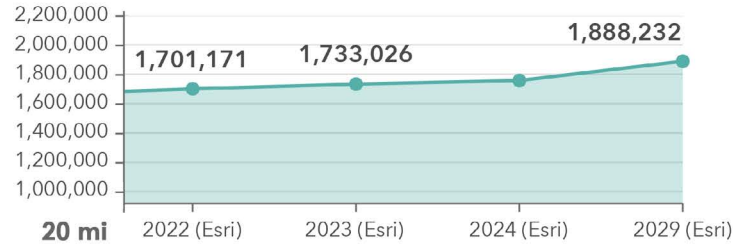
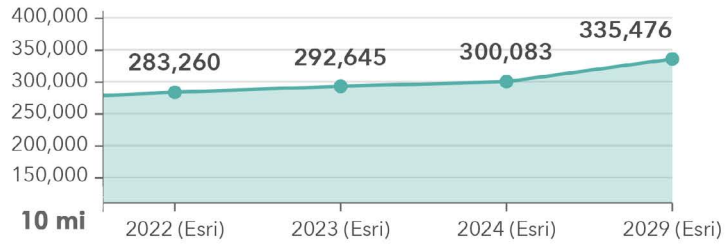
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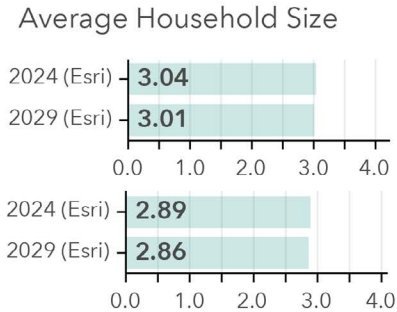
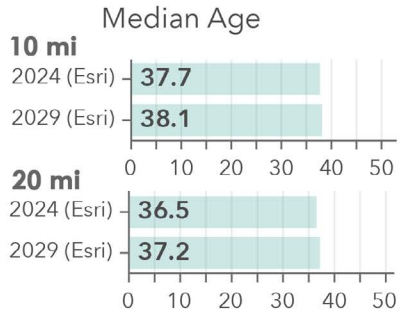
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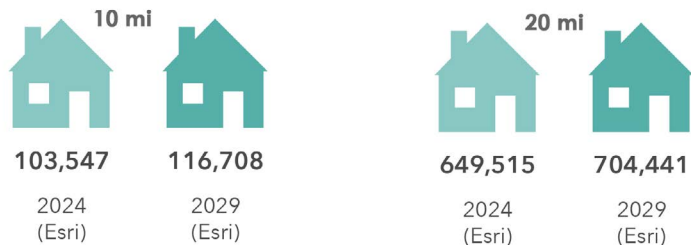
Total Population



Owner vs Renter Occupied Units



Total Housing Units:



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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 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jennifer Raymond	459043	jraymond@jprcommercial.com	713-817-4590
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date