



INDUSTRIAL PROPERTY FOR LEASE

3715 US-59 Hwy

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Rosenberg, TX 77471



OFFERING SUMMARY

Building SqFt	6,000 SqFt
Year Built	1994
Parcel ID	0701000080064901
Zoning Type	Commercial
County	Fort Bend
Energy / Power Type	3p
Building Height	18 ft
Parking	15
Drive In Bay	2

PROPERTY OVERVIEW

Industrial building for lease. Divisible 3,000-6,000 sq. ft. situated off of US-59., ideal for distribution, storage, or light manufacturing. Features two overhead doors, overhead crane, 3-phase power, air-conditioned office, two bathrooms, and a hand wash sink. Quick-access loading bays and ample parking.

This property offers easy access to major highways, ensuring seamless logistics and transportation. Perfect for businesses seeking efficiency, accessibility, and long-term growth.

PROPERTY HIGHLIGHTS

- Prime industrial space in Rosenberg. 6,000 sq.ft. with two overhead drive-in bays.
- 5 ton overhead crane and situated directly off of US-59.
- New office mini split and 3 phase power that makes this entire site flexible for all needs and traffic volume.
- Conveniently located off the feeder road with quick access to US-59.



Gary Greene Commercial
23922 Cinco Village Center
Katy, TX 77494
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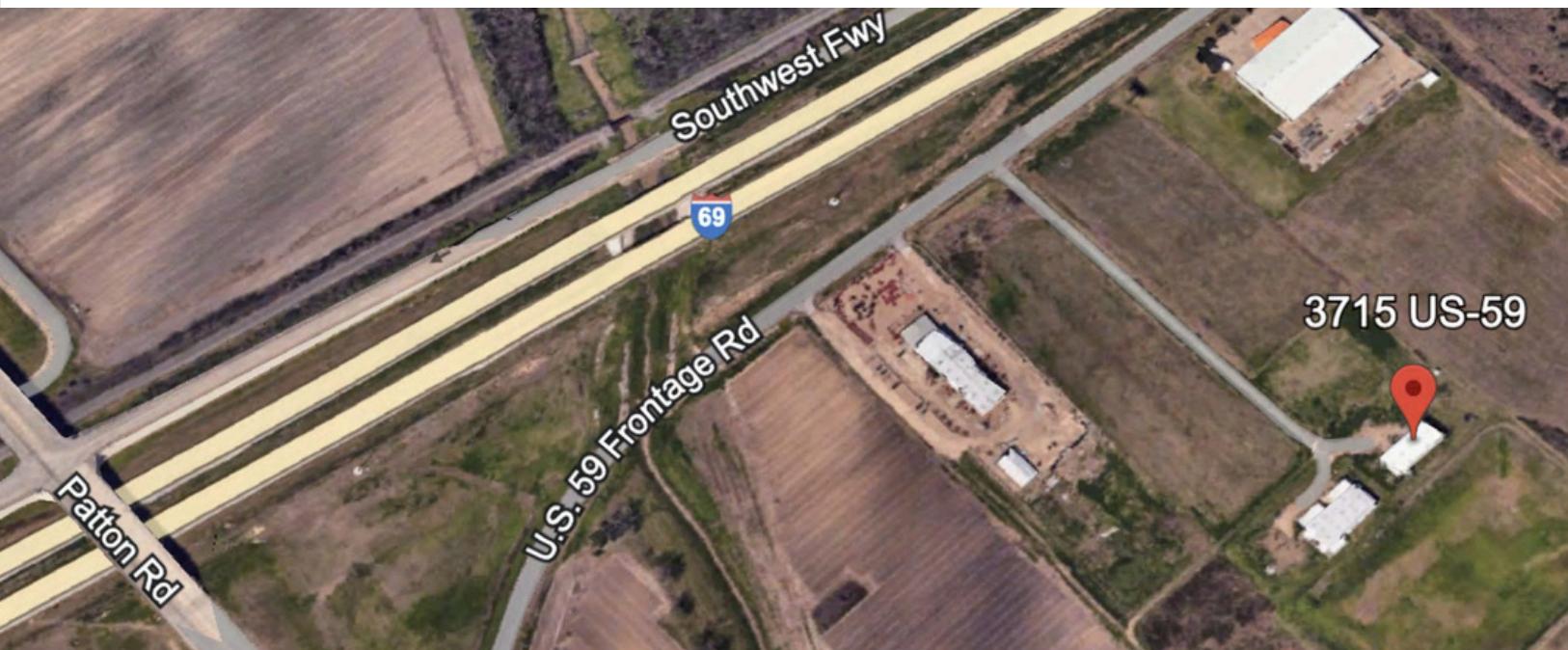
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#1	Industrial, Storage, Distribution	CONTACT BROKER	MG	3,000 - 6,000 SF	3 - 5 Yrs



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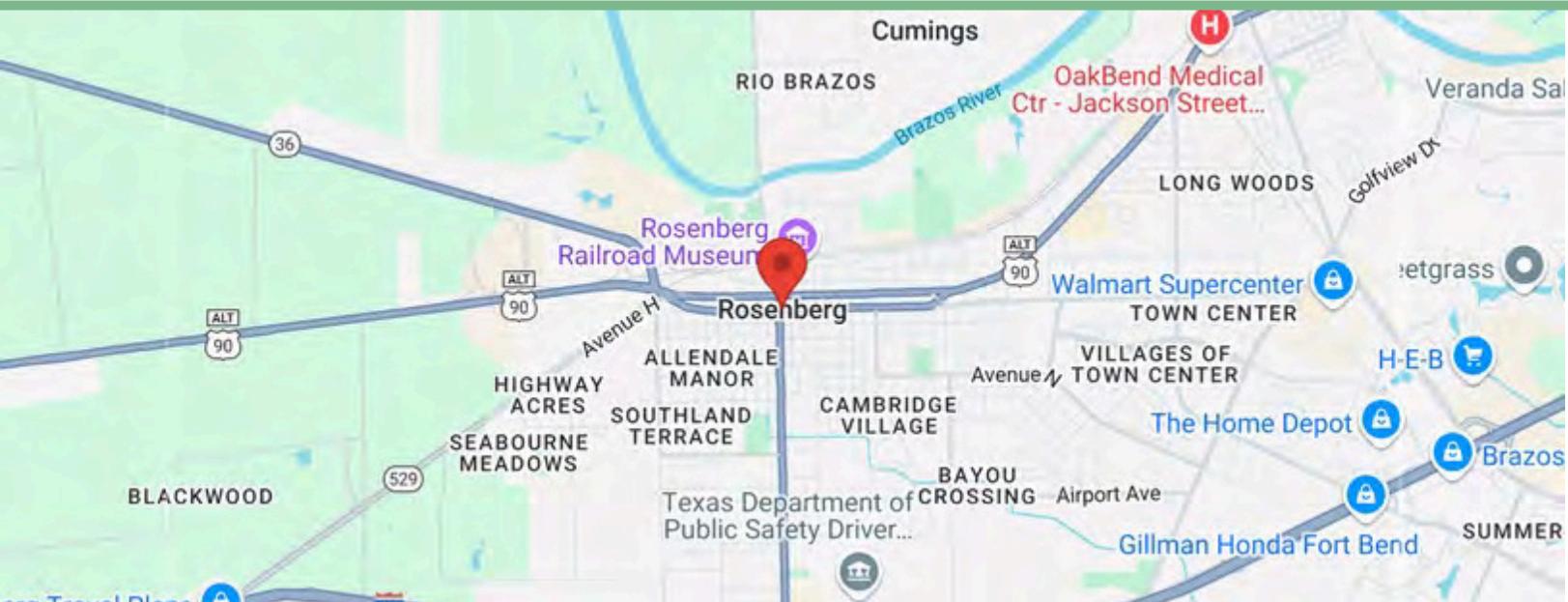
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POPULATION		1 MILE	3 MILE	5 MILE
2000 Population	2010	9,719	31,878	43,391
Population	2024	9,810	35,380	55,879
Population	2029	9,699	41,359	92,334
Population	2024-2029	10,259	45,382	105,323
Growth Rate	2024	1.13 %	1.87 %	2.67 %
Daytime Population		9,949	42,347	84,938

2024 HOUSEHOLD INCOME		1 MILE	3 MILE	5 MILE
less than \$15000		541	1,604	2,302
\$15000-24999		335	1,040	1,640
\$25000-34999		469	1,311	2,293
\$35000-49999		489	1,726	3,088
\$50000-74999		547	2,584	5,185
\$75000-99999		439	2,092	5,246
\$100000-149999		318	2,170	6,096
\$150000-199999		174	829	593
\$200000 or greater		63	\$ 60,106	2,023
Median HH Income		\$ 44,456	\$ 79,083	\$ 79,507
Average HH Income		\$ 62,367		\$ 98,299

HOUSEHOLDS		1 MILE	3 MILE	5 MILE
2000 Total Households		3,157	10,184	13,475
2010 Total Households		3,245	11,493	17,934
2024 Total Households		3,374	13,949	31,470
2029 Total Households		3,615	15,444	36,417
2024 Average Household Size		2.86	2.93	2.89
2024 Owner Occupied Housing		1,789	8,278	22,197
2029 Owner Occupied Housing		1,956	9,388	26,044
2024 Renter Occupied Housing		1,585	5,671	9,273
2029 Renter Occupied Housing		1,659	6,056	10,373
2024 Vacant Housing		252	933	2,529
2024 Total Housing		3,626	14,882	33,999



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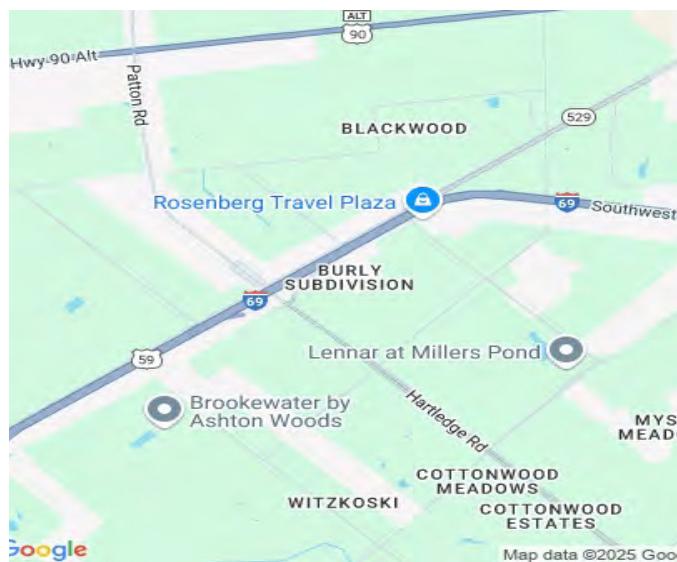
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ABOUT ROSENBERG

Rosenberg, Texas, is a city in Fort Bend County within the Houston–The Woodlands–Sugar Land metropolitan area. Named after Swiss immigrant Henry Von Rosenberg, a key figure in regional settlement, the city has experienced steady population growth, increasing from 30,618 in 2010 to 38,282 in 2020.

Situated on the south side of the Brazos River in central Fort Bend County, Rosenberg covers 22.5 square miles.

The city has a rich history tied to Texas' early development and continues to grow as part of the greater Houston region.



CITY OF ROSENBERG

AREA

City	37.4 sq mi
Land	37.3 sq mi
Water	0.2 sq mi
Elevation	105 ft

POPULATION

City Land	38,282
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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.

11-2-2015



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.

GG Commercial	0475512	Brokerage@garygreene.com	(713) 465-6644
Licensed Broker/Broker Firm Name or Primary Assumed Business Name Mark Woodroof	License No. 0415360	Email Brokerage@garygreene.com	Phone (713) 465-6644
Designated Broker of Firm Angela Chavez	License No. 0627419	Email angela.chavez@garygreene.com	Phone (281) 646-1136
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