

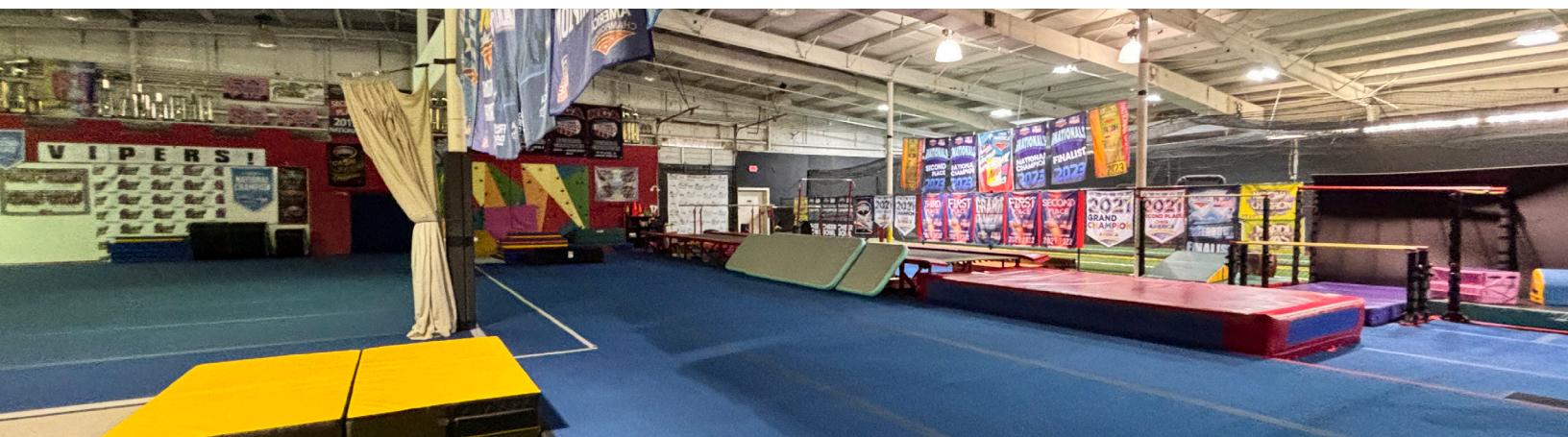
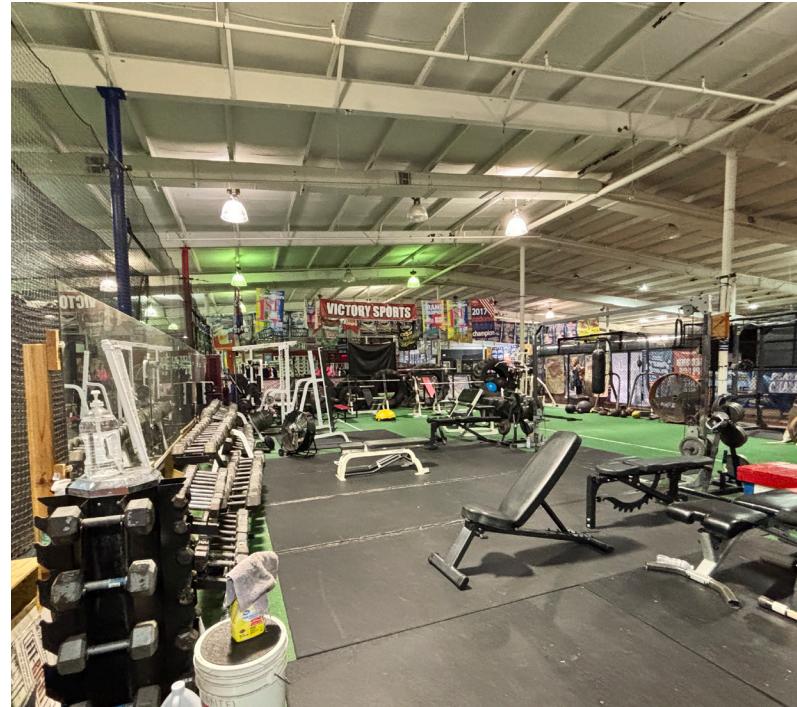


# For sale

4501 Avenue H, Rosenberg, TX 77471

<b>County</b>	Fort Bend
<b>Building size (SF)</b>	± 34,075
<b>Land area (AC)</b>	4.8400
<b>Building type</b>	Metal warehouse
<b>Land use</b>	Commercial
<b>Year built</b>	1984
<b>Real estate tax rate</b>	1.8889

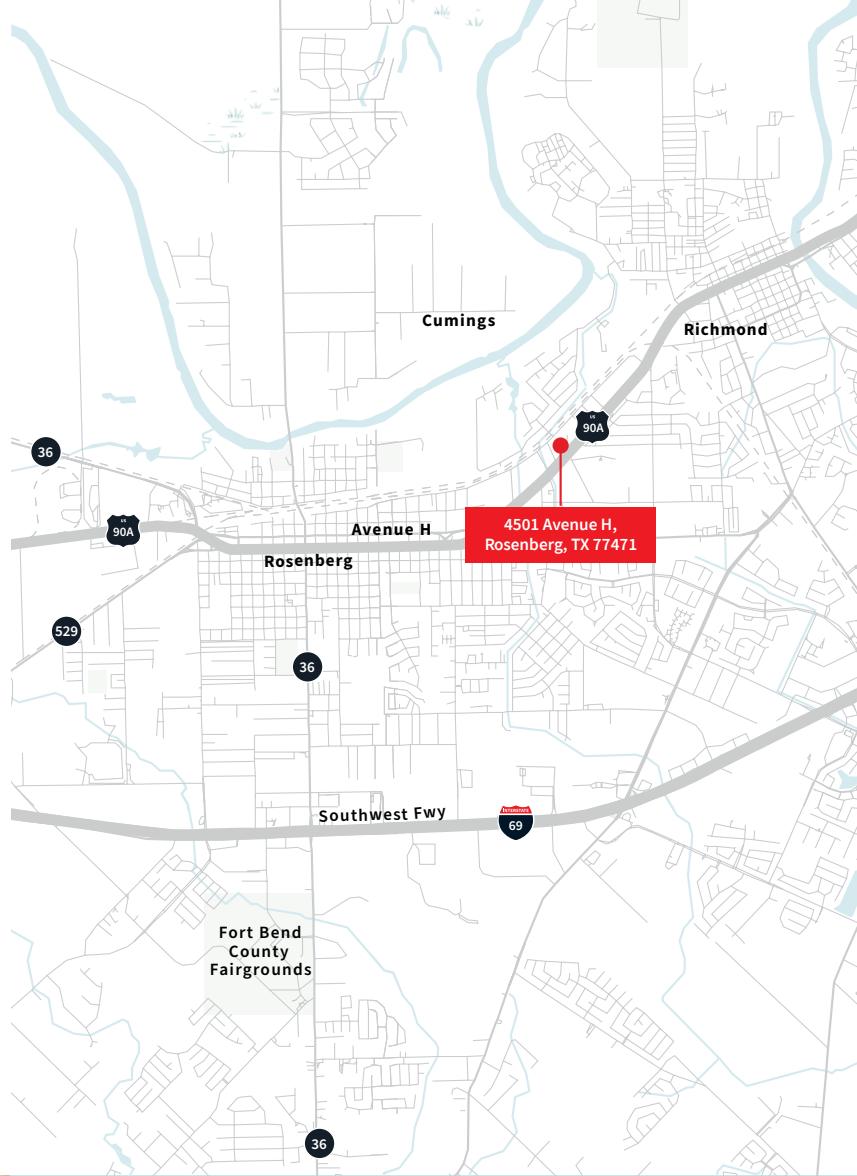
- Signalized entrance at Avenue H (Hwy 90A) and Herndon Drive
- 100% HVAC building
- Mezzanine office/storage area
- 2 grade level loading doors
- Sprinklered
- Second curb cut and gated entrance on Old Richmond Rd
- Currently built out as sports training facility
- Approximately 2.5 acres excess land for future development potential



# Location information

Nestled in the heart of Fort Bend County, Rosenberg, Texas, offers a business-friendly environment combined with a high quality of life, making it a prime spot for commercial development and investment.

- **Strategic location:** Positioned in the Greater Rosenberg development area, the Property provides convenient access to residential communities, schools, shopping and dining options enhancing connectivity for a myriad of business opportunities.
- **Skilled workforce:** Access to a diverse and talented labor pool supports robust business operations and long-term sustainability.
- **Quality of life appeal:** Rosenberg boasts a friendly, laid-back community vibe with family-oriented festivals, unique leisure options, excellent dining, and expanding recreational activities—attractive features that draw residents and talent.



- The City of Rosenberg has a Strategic Future Development Program with **Rosenberg Development Corporation (RDC)** providing Business Improvement Grants for qualifying property improvements.
- **Economic growth and opportunities:** The city has experienced remarkable expansion due to its welcoming business atmosphere. The City's proposed road extension at Reading Road will run along the western property boundary, connecting to S. Richwood Dr.

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