



# MARKET AT KLOSTERHOFF

## PAD SITES FOR SALE

SPUR 10 AND KLOSTERHOFF RD.  
ROSENBERG, TX 77471

BRODY FARRIS  
PRINCIPAL

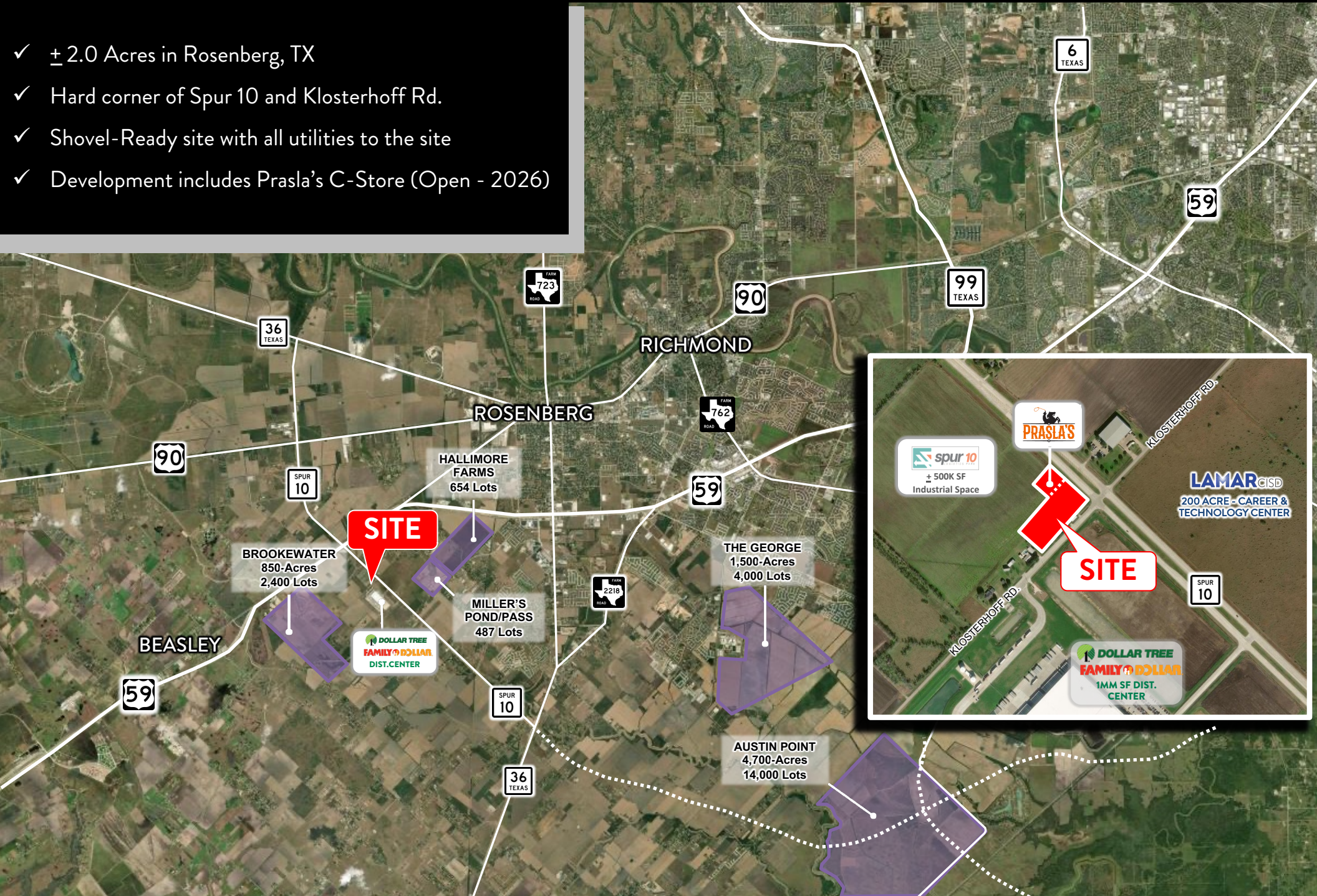
832 526 5489

[brody@paradigm-cre.com](mailto:brody@paradigm-cre.com)  
[paradigm-cre.com](http://paradigm-cre.com)



# AREA OVERVIEW

- ✓ ± 2.0 Acres in Rosenberg, TX
- ✓ Hard corner of Spur 10 and Klosterhoff Rd.
- ✓ Shovel-Ready site with all utilities to the site
- ✓ Development includes Prasla's C-Store (Open - 2026)





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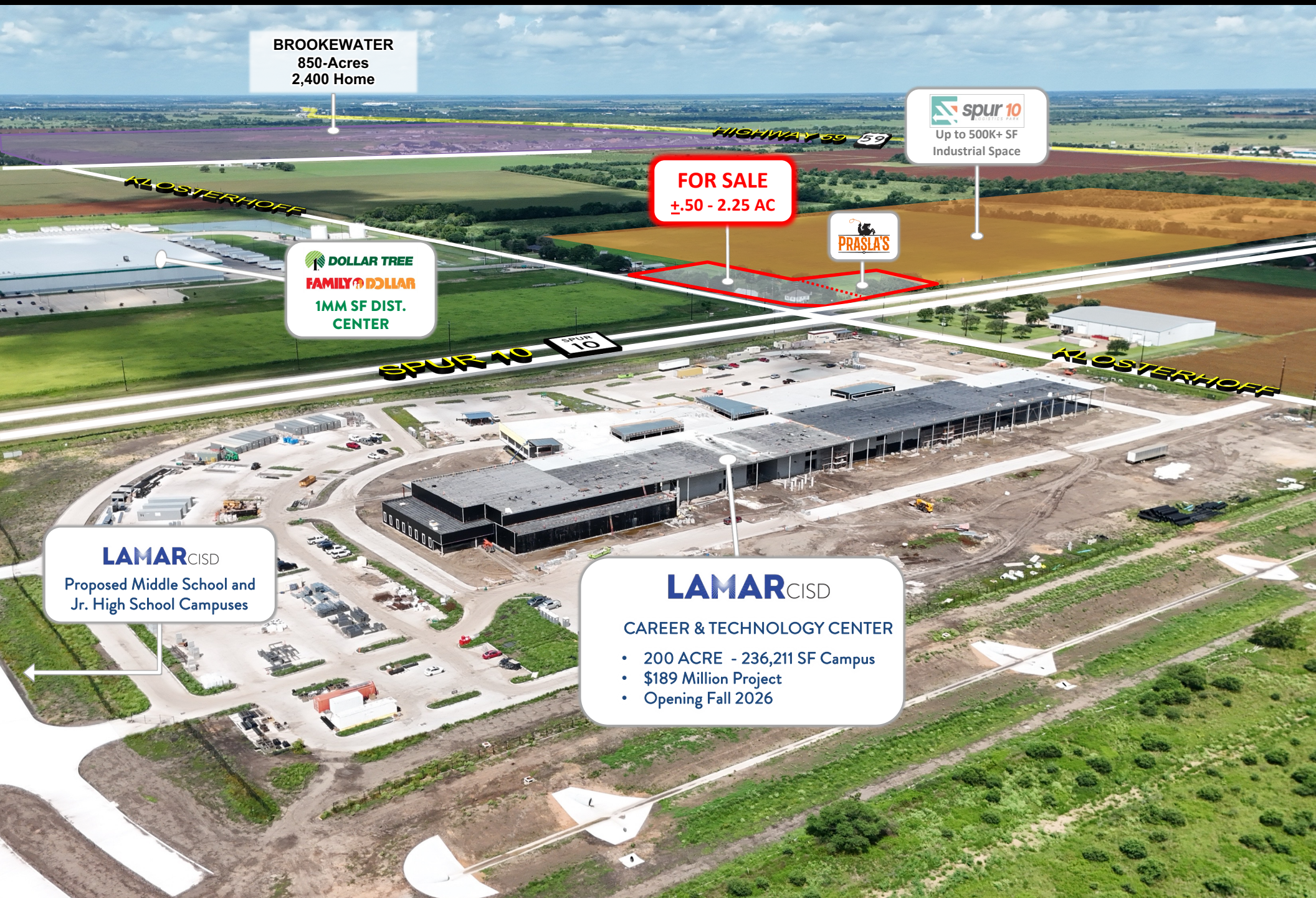


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**BROOKEWATER**  
850-Acres  
2,400 Home

**spur 10**  
Up to 500K+ SF  
Industrial Space

**FOR SALE**  
±.50 - 2.25 AC

**PRASLA'S**

**DOLLAR TREE**  
**FAMILY DOLLAR**  
1MM SF DIST.  
CENTER

**LAMAR**<sup>CISD</sup>

Proposed Middle School and  
Jr. High School Campuses

**LAMAR**<sup>CISD</sup>

**CAREER & TECHNOLOGY CENTER**

- 200 ACRE - 236,211 SF Campus
- \$189 Million Project
- Opening Fall 2026



# REDEFINING COMMERCIAL REAL ESTATE SOLUTIONS IN TEXAS

At Paradigm Commercial Real Estate, we specialize in tenant representation, disposition, site selection, and consulting across Texas. Backed by decades of market expertise, we bring strategic insights and deep-rooted relationships to every deal. Whether you're expanding, relocating, or investing, Paradigm is your trusted partner in commercial real estate.

## ABOUT PARADIGM

At Paradigm Commercial Real Estate, we're proud to support a wide range of tenants and arliates in finding the perfect spaces to grow and thrive. From small businesses to national brands, our strategic approach ensures their unique needs are met with precision and care.



## WHAT WE OFFER

At Paradigm Commercial Real Estate, we offer a comprehensive range of services designed to meet the diverse needs of our clients. Whether you're a buyer seeking the perfect investment opportunity, a tenant looking for the ideal space, or a landlord striving to maximize property value, our team brings strategic insights and unmatched expertise to every project.

From buyer and tenant representation to land disposition, commercial leasing, and site selection, we deliver tailored solutions that drive success and help you achieve your goals.



### 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.

BROKER FIRM NAME:  
Paradigm Commercial Real Estate, LLC  
LICENSE NO: 9001622  
EMAIL: [bfarris@paradigm-cre.com](mailto:bfarris@paradigm-cre.com)  
PHONE: 713 882 9690  
DESIGNATED BROKER OF FIRM:  
Bill Farris  
LICENSE NO: 436799  
EMAIL: [bfarris@paradigm-cre.com](mailto:bfarris@paradigm-cre.com)  
PHONE: 713 882 9690

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

\_\_\_\_\_  
BUYER, SELLER, LANDLORD OR TENANT

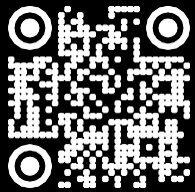
\_\_\_\_\_  
DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC).

If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809







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