



READING ROAD PROFESSIONAL PARK



LUXURIOUS *professional suites*

Reading Road Professional Park is in the epicenter of Fort Bend County. This new development intends to promote economic growth and stability within the City of Rosenberg by offering business owners the opportunity to individually own a beautifully designed professional suite for an obtainable price.

Reading Road Professional Park offers 1,100 to 3,750 square feet of workspace and brings the city a diverse group of professional trades.



DONNIE CHANG, CCIM

o. 713-939-8181 ext. 118

c. 713-870-6888

changdonnie@gmail.com



abcahouston.com



READING ROAD PROFESSIONAL PARK

PROPERTY INFORMATION

- **ASKING PRICE:** Call for information, depends on lot, unit and build out
- **AVAILABLE:** For lease or purchase
 - * Single Unit: +/-1,100 to +/- 1,500 SF
 - * Double Unit (one building): +/- 2,200 to 3,000 SF
- **TAX RATE:** 2.05%
- **COMMENTS:**
 - * Individual has the opportunity to select lot and unit
 - * Built-to-suit options
 - * Property Owner Association for maintenance & common area management
 - * Deed-Restricted Professional and Business Use

AREA RETAILERS



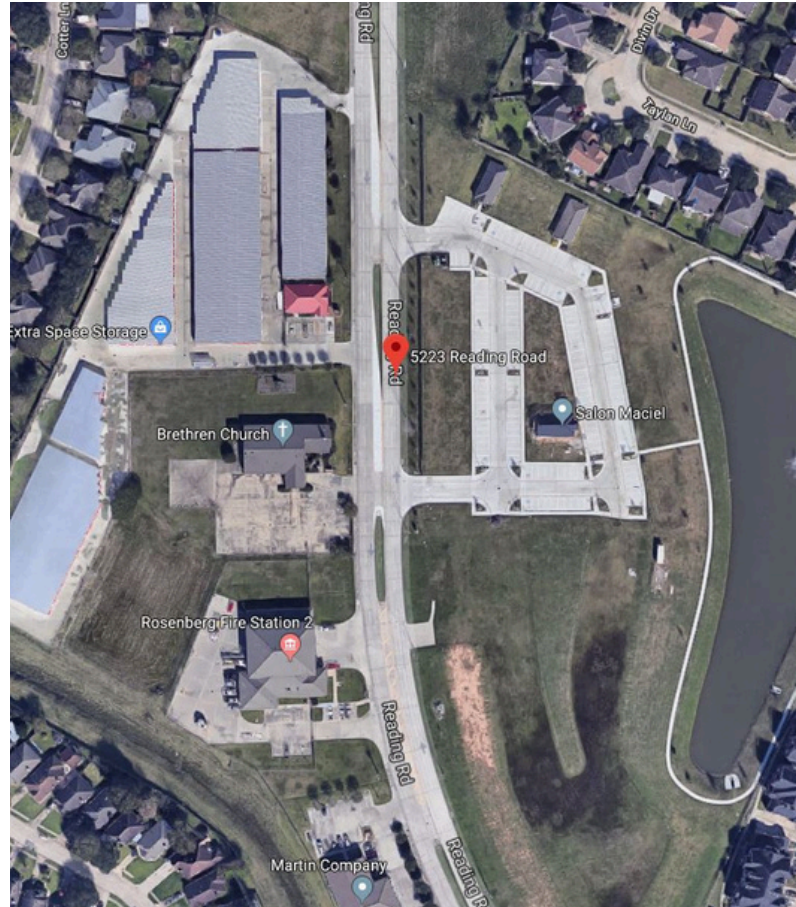
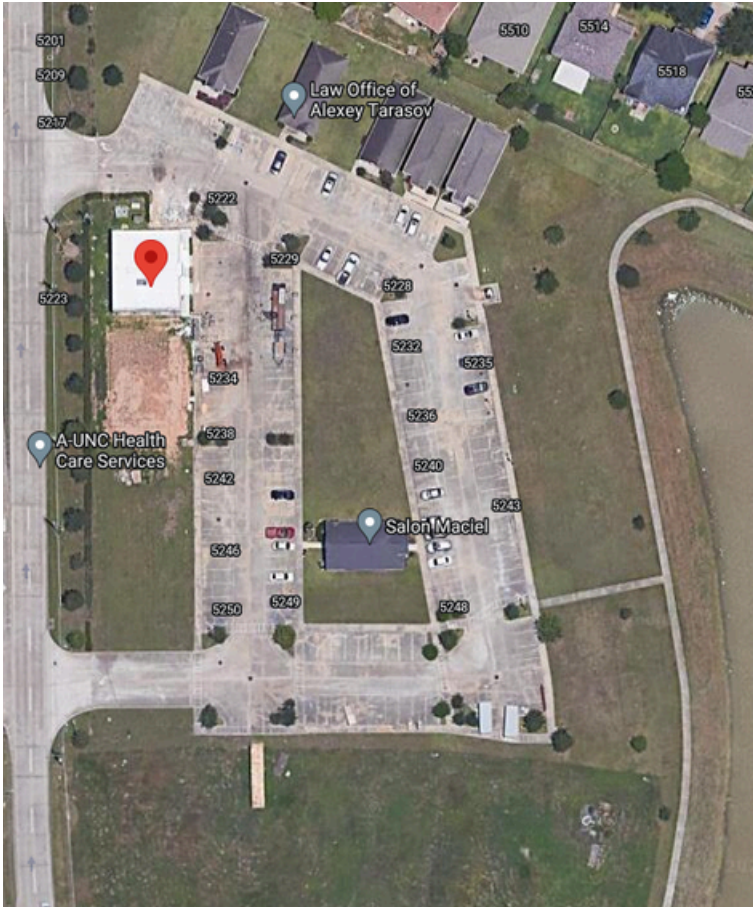
DEMOGRAPHICS (3MILES):

Population | 118,751
Households | 41,329
Average Income | \$83,473





READING ROAD PROFESSIONAL PARK





READING ROAD
PROFESSIONAL PARK



INVESTMENT HIGHLIGHTS

- OWN a business near home; or satellite practice, as well as a sound investment
- Location: In the heart of Rosenberg, west Fort Bend County
- Easy Access: Exit 100 Southwest Freeway at Reading Road, one mile north just past FM 2218
- NEW CONSTRUCTION: Quality construction, quality material
- Isolated, pleasant, environment with adjoining 4 acre detention lake and fountain
- AFFORDABLE pricing, minimum initial investment
- All single story with individualized front door signage
- Ample space for employee and patron parking
- Beautifully maintained landscape; four acre pond with walking path to wind down during breaks
- Crown molding, quartz counter tops
- Distinctive, modern design, small footprint with large windows for natural lighting
- High speed internet provided by Comcast



READING ROAD
PROFESSIONAL PARK



PROPERTY OVERVIEW

- **ASKING PRICE:** Call for information, depends on lot, unit and build out
- **AVAILABLE:** For lease or purchase
 - Single Unit: +/-1,100 to +/- 1,500 SF
 - Double Unit (one building): +/- 2,200 to 3,000 SF
- **TAX RATE:** 2.05%
- **COMMENTS:**
 - Individual has the opportunity to select lot and unit
 - Built-to-suit options
 - Property Owner Association for maintenance & common area management
 - Deed-Restricted professional, business park



DONNIE CHANG, CCIM

o. 713-939-8181 ext. 118
c. 713-870-6888
changdonnie@gmail.com

JIMMY CHANG

o. 713-939-8181
c. 832-577-7725
jimmy.chang@abcahouston.com



INTERIOR
PHOTOS



Why Choose Fort Bend?

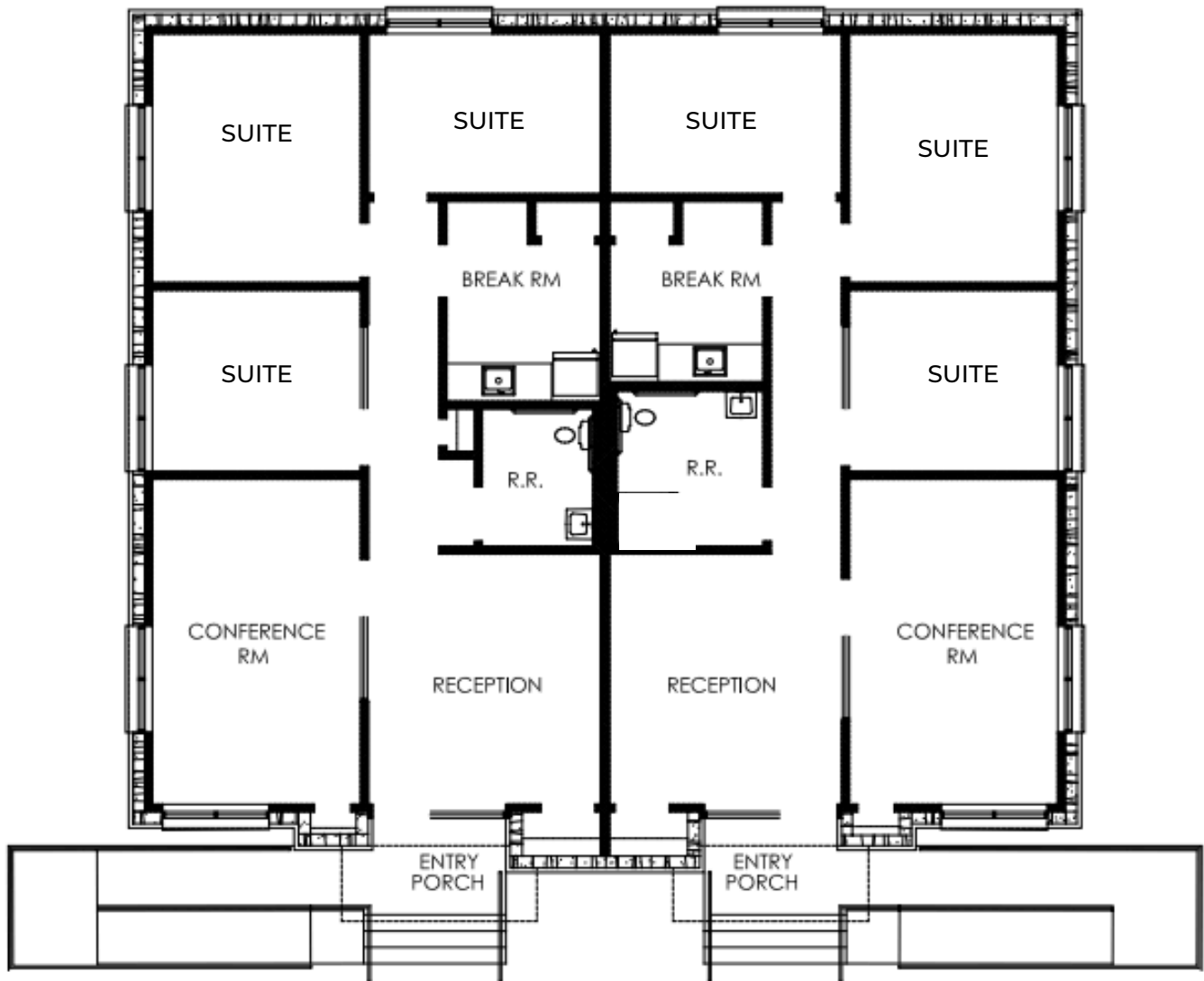
Fort Bend County: <https://www.fortbendcounty.com>

Economic Development Council: <https://fortbendcounty.com/about-fbedc/what-we-do>

Rosenberg: <https://www.rosenbergtx.gov/510/Abou>



READING ROAD PROFESSIONAL PARK



2 UNIT FLOOR PLAN

+/- 2,200 to 3,000 SF

ALL PLANS AND PRICES ARE PRELIMINARY AND SUBJECT TO CHANGE

SIZE AND SQUARE FOOTAGE ARE APPROXIMATE, SUBJECT TO CHANGE



READING ROAD PROFESSIONAL PARK



SITE PLAN

* ALL PLANS AND PRICES ARE PRELIMINARY AND SUBJECT TO CHANGE *

* SIZE AND SQUARE FOOTAGE ARE APPROXIMATE, SUBJECT TO CHANGE *