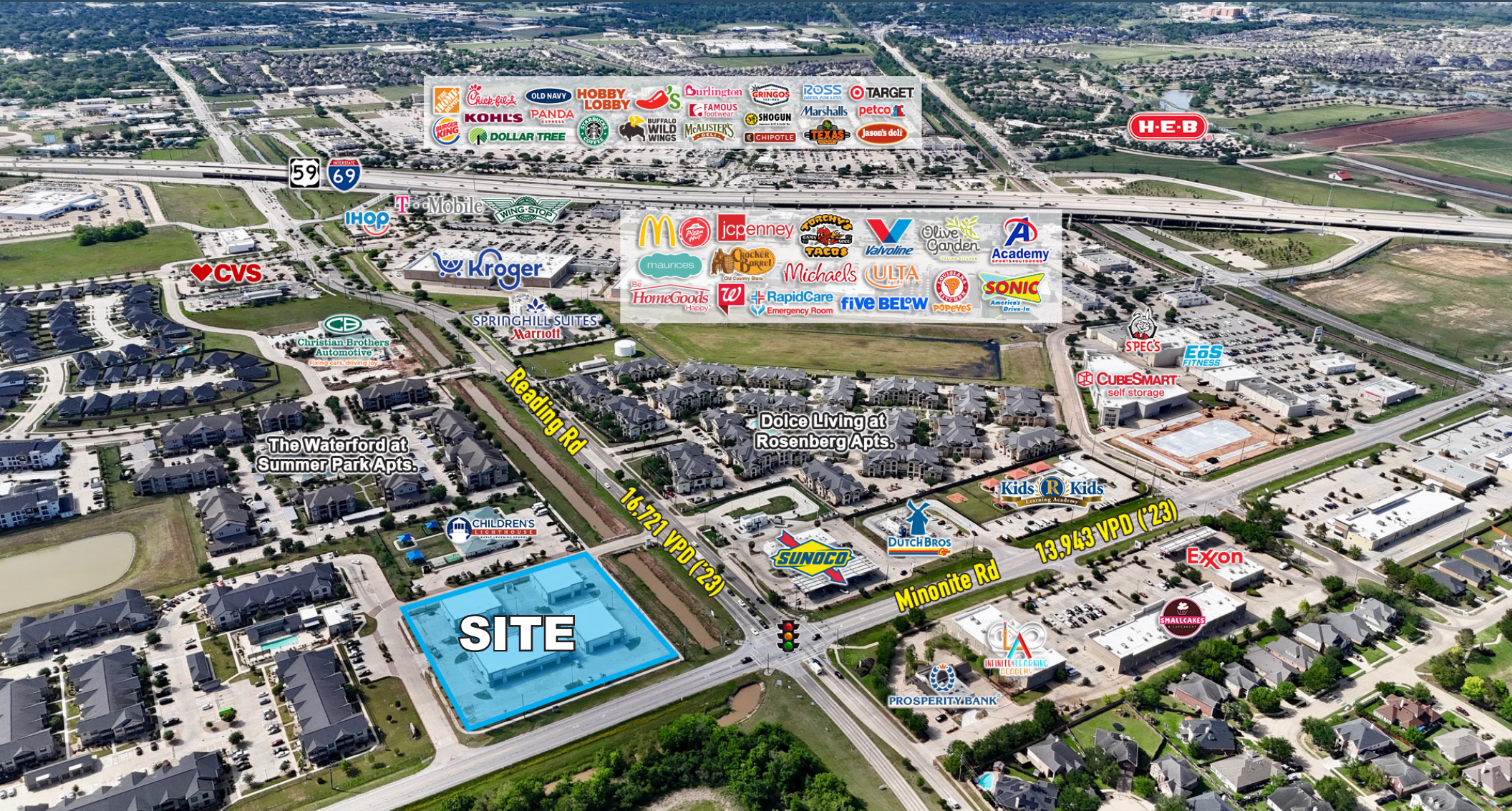


# BRAZOS PLAZA: 30,000 SF OF NEW RETAIL

## HARD CORNER OF READING RD. & MINONITE RD. | ROSENBERG, TX 77469



**S&P** INTERESTS

**JOSHUA SEBESTA**  
713.298.1341  
josh@spinterests.com

**JENNIFER ZAKY**  
713.598.8999  
jennifer@spinterests.com

**JACOB NGUYEN**  
832.768.1296  
jacob@spinterests.com

**WWW.SPINTERESTS.COM**  
Main: 713.766.4500  
5373 WEST ALABAMA, SUITE 325  
HOUSTON, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

# PROPERTY OVERVIEW

**LOCATION**  
Hard Corner | Rosenberg, TX

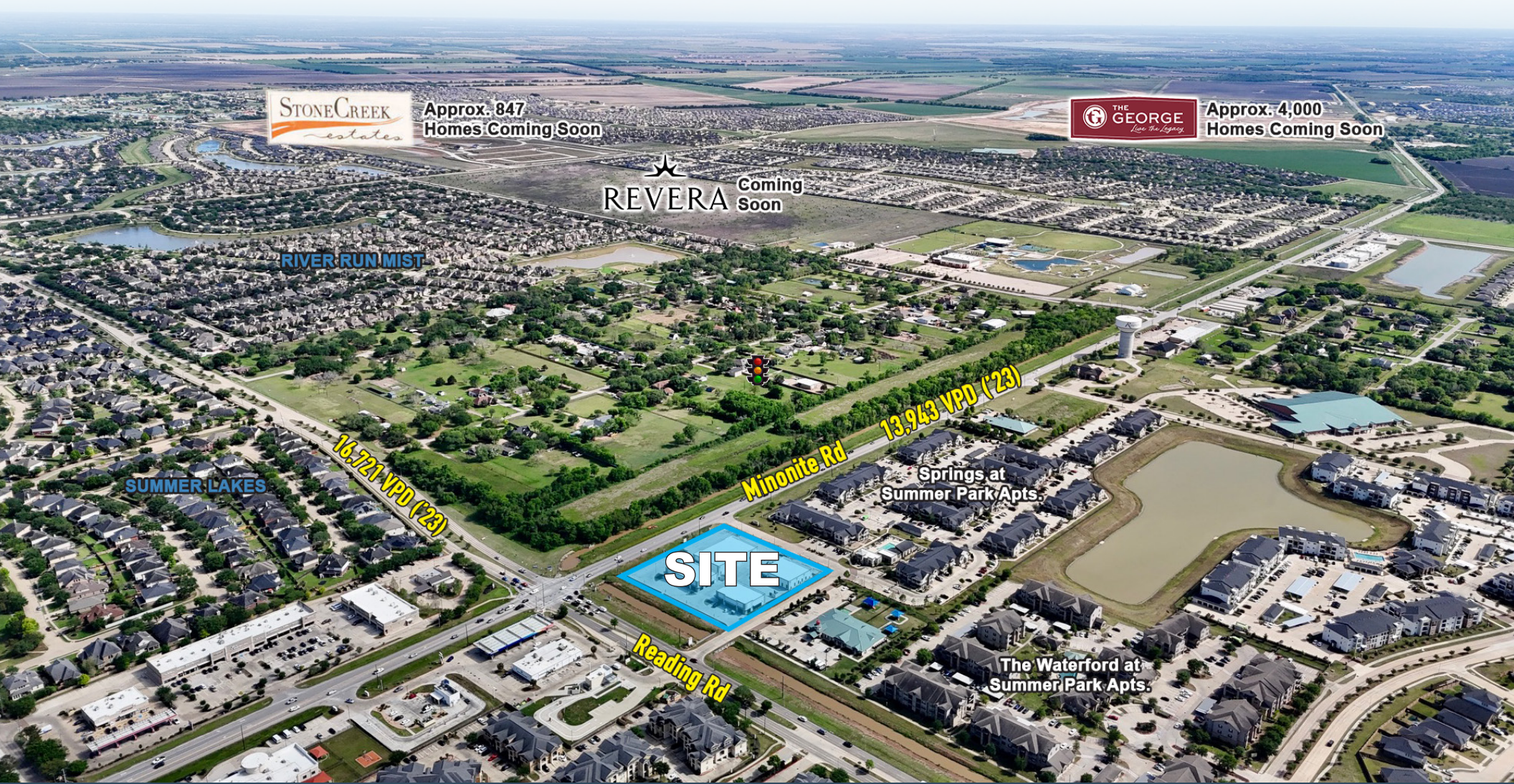
**PROJECT**  
Up to 30,000 SF of New Retail & Office

**TRAFFIC COUNTS**  
30,664 cars per day

**ROOFTOPS**  
23,925 within 3 miles

**FRONTAGE**  
Hard Corner - Signalized Intersection

**INCOME**  
\$99,366 within 3 miles



STONE CREEK  
estates

Approx. 847  
Homes Coming Soon

THE GEORGE  
Live the Legacy

Approx. 4,000  
Homes Coming Soon

REVERA  
Coming Soon

RIVER RUN MIST

SUMMER LAKES

16,721 VPD (23)

Minonite Rd

13,943 VPD (23)

SITE

Reading Rd

Springs at  
Summer Park Apts.

The Waterford at  
Summer Park Apts.

S&P INTERESTS

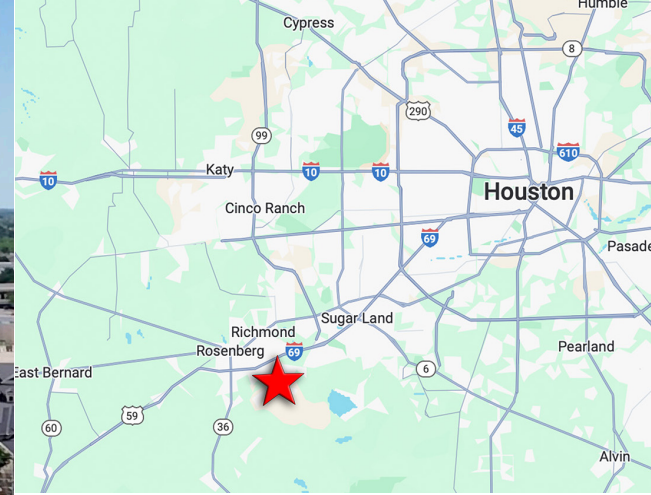
JOSHUA SEBESTA  
713.298.1341  
josh@spinterests.com

JENNIFER ZAKY  
713.598.8999  
jennifer@spinterests.com

JACOB NGUYEN  
832.768.1296  
jacob@spinterests.com

WWW.SPINTERESTS.COM  
Main: 713.766.4500  
5373 WEST ALABAMA, SUITE 325  
HOUSTON, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



### PROPERTY FEATURES:

- Location: Hard Corner | Rosenberg, TX 77469
- Project: Up to 30,000 SF of New Retail & Office
- Frontage: Hard Corner - Signalized Intersection
- Rooftops: 23,925 households in 3 mile radius
- Traffic Count: 30,664 Cars Per Day
- Income: \$99,366 in 3 mile radius

### DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	10,369	69,177	132,307
Households	3,502	23,925	44,344
Average HH Income	\$98,040	\$99,366	\$199,712

### TRAFFIC COUNTS:

Minonite Road: 13,943 VPD (2023)  
 Reading Road: 16,721 VPD (2023)

**S&P** INTERESTS

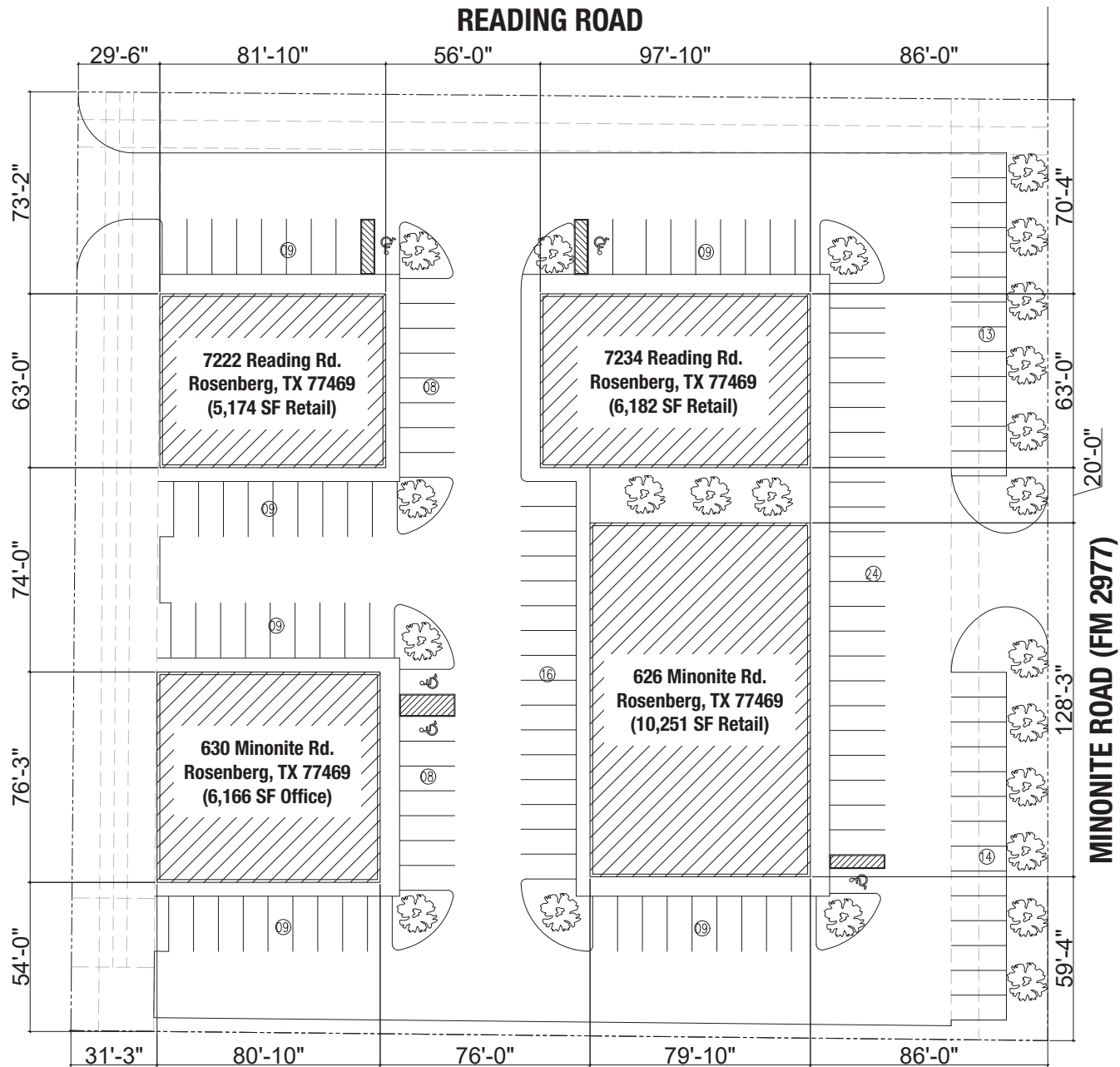
**JOSHUA SEBESTA**  
 713.298.1341  
 josh@spinterests.com

**JENNIFER ZAKY**  
 713.598.8999  
 jennifer@spinterests.com

**JACOB NGUYEN**  
 832.768.1296  
 jacob@spinterests.com

**WWW.SPINTERESTS.COM**  
 Main: 713.766.4500  
 5373 WEST ALABAMA, SUITE 325  
 HOUSTON, TX 77056

# SITE PLAN



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	12,843	84,291	160,199
2024 Estimate	10,369	69,177	132,307
2020 Census	7,074	55,325	111,711
Growth 2024 - 2029	23.86%	21.85%	21.08%
Growth 2020 - 2024	46.58%	25.04%	18.44%

2024 Population by Age	10,369	69,177	132,307
Age 0 - 4	732 7.06%	4,377 6.33%	8,094 6.12%
Age 5 - 9	738 7.12%	4,450 6.43%	8,600 6.50%
Age 10 - 14	782 7.54%	4,874 7.05%	9,698 7.33%
Age 15 - 19	711 6.86%	4,701 6.80%	9,537 7.21%
Age 20 - 24	645 6.22%	4,426 6.40%	8,770 6.63%
Age 25 - 29	670 6.46%	4,450 6.43%	8,415 6.36%
Age 30 - 34	802 7.73%	4,966 7.18%	9,047 6.84%
Age 35 - 39	924 8.91%	5,474 7.91%	9,963 7.53%
Age 40 - 44	850 8.20%	5,041 7.29%	9,369 7.08%
Age 45 - 49	747 7.20%	4,500 6.51%	8,620 6.52%
Age 50 - 54	647 6.24%	4,157 6.01%	8,266 6.25%
Age 55 - 59	533 5.14%	3,751 5.42%	7,596 5.74%
Age 60 - 64	442 4.26%	3,387 4.90%	6,781 5.13%
Age 65 - 69	412 3.97%	3,324 4.81%	6,352 4.80%
Age 70 - 74	320 3.09%	2,828 4.09%	5,141 3.89%
Age 75 - 79	203 1.96%	2,093 3.03%	3,695 2.79%
Age 80 - 84	109 1.05%	1,332 1.93%	2,369 1.79%
Age 85+	101 0.97%	1,044 1.51%	1,996 1.51%
Age 65+	1,145 11.04%	10,621 15.35%	19,553 14.78%

<b>Median Age</b>	<b>35.60</b>	<b>37.10</b>	<b>37.00</b>
<b>Average Age</b>	<b>35.40</b>	<b>37.80</b>	<b>37.60</b>

2024 Population By Race	10,369	69,177	132,307
White	3,222 31.07%	24,433 35.32%	47,779 36.11%
Black	2,370 22.86%	14,485 20.94%	23,440 17.72%
Am. Indian & Alaskan	32 0.31%	332 0.48%	810 0.61%
Asian	1,720 16.59%	9,033 13.06%	15,136 11.44%
Hawaiian & Pacific Island	44 0.42%	205 0.30%	315 0.24%
Other	2,981 28.75%	20,688 29.91%	44,827 33.88%

Population by Hispanic Origin	10,369	69,177	132,307
Non-Hispanic Origin	7,195 69.39%	45,761 66.15%	80,886 61.14%
Hispanic Origin	3,174 30.61%	23,417 33.85%	51,422 38.87%

<b>2024 Median Age, Male</b>	<b>35.20</b>	<b>36.10</b>	<b>36.00</b>
<b>2024 Average Age, Male</b>	<b>34.70</b>	<b>36.60</b>	<b>36.60</b>

<b>2024 Median Age, Female</b>	<b>36.00</b>	<b>38.20</b>	<b>38.00</b>
--------------------------------	--------------	--------------	--------------

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Population by Occupation Classification</b>	<b>7,974</b>	<b>54,534</b>	<b>104,009</b>
Civilian Employed	5,248 65.81%	34,419 63.11%	67,234 64.64%
Civilian Unemployed	245 3.07%	1,387 2.54%	2,728 2.62%
Civilian Non-Labor Force	2,481 31.11%	18,723 34.33%	33,981 32.67%
Armed Forces	0 0.00%	5 0.01%	66 0.06%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	1,984	12,996	24,497
Married No Children	967	7,247	13,360
Married w/Children	1,017	5,749	11,137

2024 Population by Education	6,881	48,597	92,319
Some High School, No Diploma	713 10.36%	4,148 8.54%	9,995 10.83%
High School Grad (Incl Equivalency)	1,269 18.44%	9,989 20.55%	20,186 21.87%
Some College, No Degree	1,791 26.03%	13,863 28.53%	25,457 27.58%
Associate Degree	120 1.74%	2,247 4.62%	4,710 5.10%
Bachelor Degree	2,343 34.05%	12,643 26.02%	21,437 23.22%
Advanced Degree	645 9.37%	5,707 11.74%	10,534 11.41%

2024 Population by Occupation	10,110	64,789	124,316
Real Estate & Finance	206 2.04%	2,865 4.42%	5,379 4.33%
Professional & Management	3,285 32.49%	18,164 28.04%	35,608 28.64%
Public Administration	89 0.88%	1,439 2.22%	2,825 2.27%
Education & Health	1,519 15.02%	9,680 14.94%	17,009 13.68%
Services	532 5.26%	4,592 7.09%	10,114 8.14%
Information	46 0.45%	773 1.19%	1,680 1.35%
Sales	1,580 15.63%	9,119 14.07%	16,005 12.87%
Transportation	0 0.00%	49 0.08%	132 0.11%
Retail	953 9.43%	4,614 7.12%	7,494 6.03%
Wholesale	15 0.15%	591 0.91%	1,406 1.13%
Manufacturing	318 3.15%	1,981 3.06%	4,670 3.76%
Production	364 3.60%	3,598 5.55%	6,923 5.57%
Construction	273 2.70%	2,324 3.59%	6,056 4.87%
Utilities	459 4.54%	2,359 3.64%	3,542 2.85%
Agriculture & Mining	71 0.70%	885 1.37%	2,030 1.63%
Farming, Fishing, Forestry	0 0.00%	243 0.38%	362 0.29%
Other Services	400 3.96%	1,513 2.34%	3,081 2.48%

2024 Worker Travel Time to Job	4,668	30,713	60,419
<30 Minutes	2,117 45.35%	15,318 49.87%	30,896 51.14%
30-60 Minutes	2,013 43.12%	12,900 42.00%	24,502 40.55%
60+ Minutes	538 11.53%	2,495 8.12%	5,021 8.31%

Radius	1 Mile	3 Mile	5 Mile
<b>2020 Households by HH Size</b>	<b>2,375</b>	<b>18,875</b>	<b>37,067</b>
1-Person Households	491 20.67%	3,971 21.04%	7,148 19.28%
2-Person Households	607 25.56%	5,534 29.32%	10,452 28.20%
3-Person Households	451 18.99%	3,325 17.62%	6,773 18.27%
4-Person Households	424 17.85%	3,082 16.33%	6,489 17.51%
5-Person Households	233 9.81%	1,725 9.14%	3,647 9.84%
6-Person Households	101 4.25%	726 3.85%	1,504 4.06%
7 or more Person Households	68 2.86%	512 2.71%	1,054 2.84%
<b>2024 Average Household Size</b>	<b>2.90</b>	<b>2.80</b>	<b>2.90</b>

Households			
2029 Projection	4,358	29,321	53,987
2024 Estimate	3,502	23,925	44,344
2020 Census	2,373	18,874	37,067
Growth 2024 - 2029	24.44%	22.55%	21.75%
Growth 2020 - 2024	47.58%	26.76%	19.63%

2024 Households by HH Income	3,501	23,926	44,345
<\$25,000	319 9.11%	2,728 11.40%	5,668 12.78%
\$25,000 - \$50,000	434 12.40%	4,361 18.23%	8,112 18.29%
\$50,000 - \$75,000	819 23.39%	4,061 16.97%	7,820 17.63%
\$75,000 - \$100,000	545 15.57%	3,240 13.54%	5,459 12.31%
\$100,000 - \$125,000	543 15.51%	2,878 12.03%	5,057 11.40%
\$125,000 - \$150,000	164 4.68%	1,640 6.85%	2,931 6.61%
\$150,000 - \$200,000	508 14.51%	3,488 14.58%	5,901 13.31%
\$200,000+	169 4.83%	1,530 6.39%	3,397 7.66%

<b>2024 Avg Household Income</b>	<b>\$98,040</b>	<b>\$99,366</b>	<b>\$99,712</b>
<b>2024 Med Household Income</b>	<b>\$83,188</b>	<b>\$81,273</b>	<b>\$77,622</b>

2024 Occupied Housing	3,502	23,926	44,344
Owner Occupied	2,444 69.79%	16,816 70.28%	31,897 71.93%
Renter Occupied	1,058 30.21%	7,110 29.72%	12,447 28.07%
<b>2020 Housing Units</b>	<b>3,680</b>	<b>24,864</b>	<b>44,435</b>
1 Unit	2,799 76.06%	19,784 79.57%	37,344 84.04%
2 - 4 Units	254 6.90%	1,027 4.13%	1,757 3.95%
5 - 19 Units	343 9.32%	2,561 10.30%	3,368 7.58%
20+ Units	284 7.72%	1,492 6.00%	1,966 4.42%

2024 Housing Value	2,445	16,815	31,896
<\$100,000	50 2.04%	677 4.03%	2,875 9.01%
\$100,000 - \$200,000	234 9.57%	2,386 14.19%	5,169 16.21%
\$200,000 - \$300,000	1,104 45.15%	6,267 37.27%	10,586 33.19%
\$300,000 - \$400,000	1,045 42.74%	5,720 34.02%	8,767 27.49%
\$400,000 - \$500,000	5 0.20%	659 3.92%	2,133 6.69%
\$500,000 - \$1,000,000	5 0.20%	641 3.81%	1,811 5.68%
\$1,000,000+	2 0.08%	465 2.77%	555 1.74%
<b>2024 Median Home Value</b>	<b>\$285,008</b>	<b>\$285,279</b>	<b>\$274,664</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Housing Units by Yr Built</b>	<b>3,703</b>	<b>25,350</b>	<b>46,940</b>
Built 2010+	3,038 82.04%	14,326 56.51%	19,230 40.97%
Built 2000 - 2010	441 11.91%	4,470 17.63%	8,939 19.04%
Built 1990 - 1999	35 0.95%	1,314 5.18%	6,064 12.92%
Built 1980 - 1989	25 0.68%	1,473 5.81%	4,036 8.60%
Built 1970 - 1979	119 3.21%	1,980 7.81%	3,931 8.37%
Built 1960 - 1969	1 0.03%	891 3.51%	2,176 4.64%
Built 1950 - 1959	0 0.00%	624 2.46%	1,604 3.42%
Built <1949	44 1.19%	272 1.07%	960 2.05%
<b>2024 Median Year Built</b>	<b>2011</b>	<b>2010</b>	<b>2005</b>

## Demographic Trend Report

Description	2010	2022	2027
<b>Population</b>	<b>3,642</b>	<b>8,798</b>	<b>10,780</b>
Age 0 - 4	314 8.62%	598 6.80%	667 6.19%
Age 5 - 9	320 8.79%	685 7.79%	727 6.74%
Age 10 - 14	314 8.62%	723 8.22%	798 7.40%
Age 15 - 19	284 7.80%	671 7.63%	820 7.61%
Age 20 - 24	216 5.93%	550 6.25%	762 7.07%
Age 25 - 29	306 8.40%	504 5.73%	675 6.26%
Age 30 - 34	279 7.66%	570 6.48%	646 5.99%
Age 35 - 39	298 8.18%	697 7.92%	707 6.56%
Age 40 - 44	274 7.52%	715 8.13%	786 7.29%
Age 45 - 49	251 6.89%	659 7.49%	804 7.46%
Age 50 - 54	244 6.70%	555 6.31%	745 6.91%
Age 55 - 59	191 5.24%	471 5.35%	645 5.98%
Age 60 - 64	144 3.95%	424 4.82%	552 5.12%
Age 65 - 69	87 2.39%	359 4.08%	471 4.37%
Age 70 - 74	53 1.46%	272 3.09%	382 3.54%
Age 75 - 79	30 0.82%	173 1.97%	276 2.56%
Age 80 - 84	22 0.60%	96 1.09%	172 1.60%
Age 85+	14 0.38%	76 0.86%	144 1.34%
<b>Age 15+</b>	<b>2,693 73.94%</b>	<b>6,792 77.20%</b>	<b>8,587 79.66%</b>
<b>Age 20+</b>	<b>2,409 66.14%</b>	<b>6,121 69.57%</b>	<b>7,767 72.05%</b>
<b>Age 65+</b>	<b>206 5.66%</b>	<b>976 11.09%</b>	<b>1,445 13.40%</b>
<b>Median Age</b>	<b>31</b>	<b>36</b>	<b>37</b>
<b>Average Age</b>	<b>31.70</b>	<b>35.30</b>	<b>37.10</b>

Population By Race	3,642	8,798	10,780
White	2,510 68.92%	5,503 62.55%	6,546 60.72%
Black	809 22.21%	2,188 24.87%	2,813 26.09%
Am. Indian & Alaskan	20 0.55%	46 0.52%	57 0.53%
Asian	233 6.40%	854 9.71%	1,093 10.14%
Hawaiian & Pacific Islander	2 0.05%	9 0.10%	12 0.11%
Other	62 1.70%	198 2.25%	259 2.40%



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**S&P Interests, LLC** 9003291 info@spinterests.com 713.766.4500  
 Licensed Broker/Broker Firm Name or Primary Assumed Business Name License No. Email Phone

**Joseph Sebesta** 591067 jsebesta@spinterests.com 832.455.7355  
 Designated Broker of Firm License No. Email Phone

\_\_\_\_\_  
 Licensed Supervisor of Sales Agent/  
 Associate License No. Email Phone

**Joshua Sebesta** 480138 josh@spinterests.com 713.298.1341  
 Sales Agent/Associate's Name License No. Email Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date