



MELROSE
Family Fashions

dd's DISCOUNTS

LADIES · KIDS · MEN · SHOES · HOME

RESERVED
PARKING

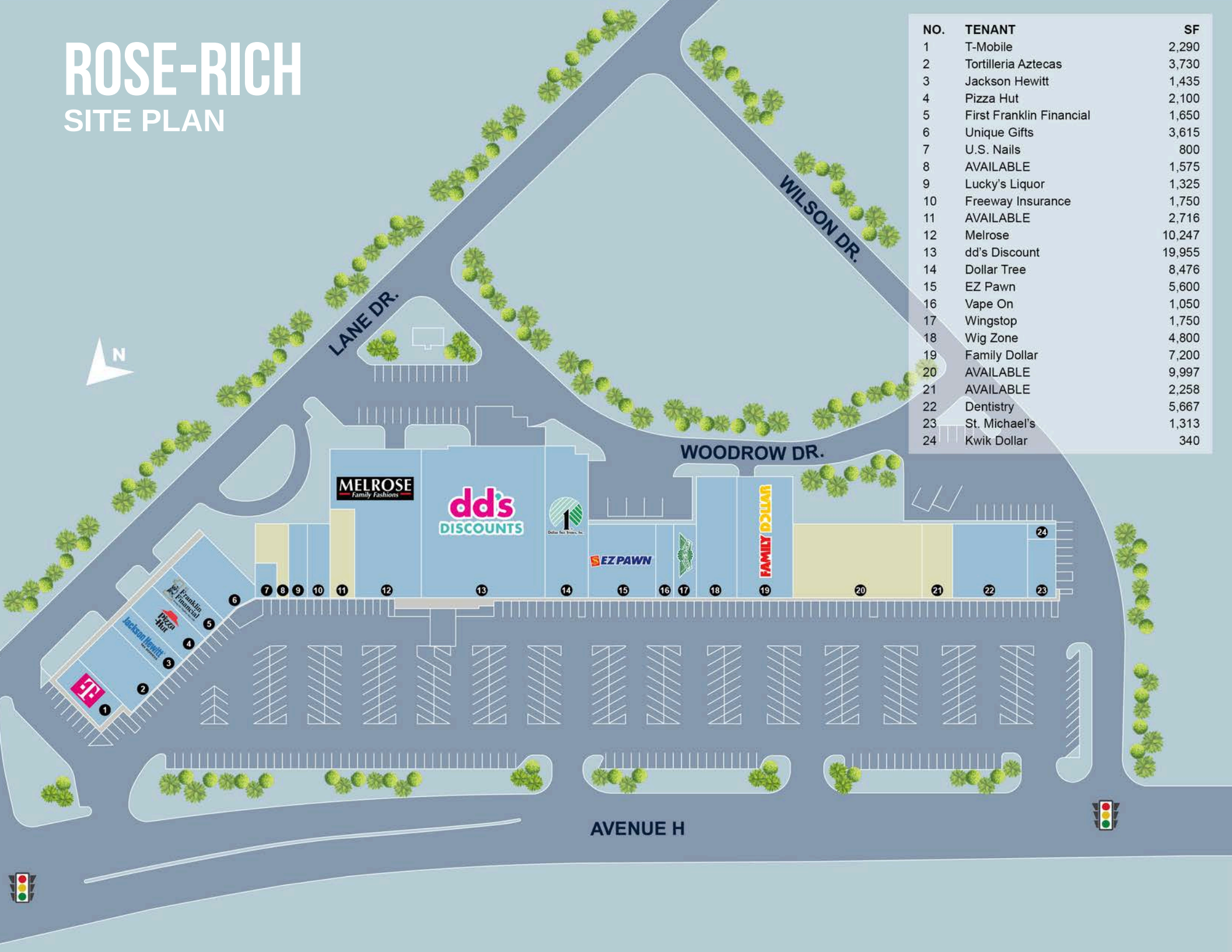
AVENUE H AND LANE DR.
ROSENBERG, TX

ROSE-RICH
SHOPPING CENTER



ROSE-RICH

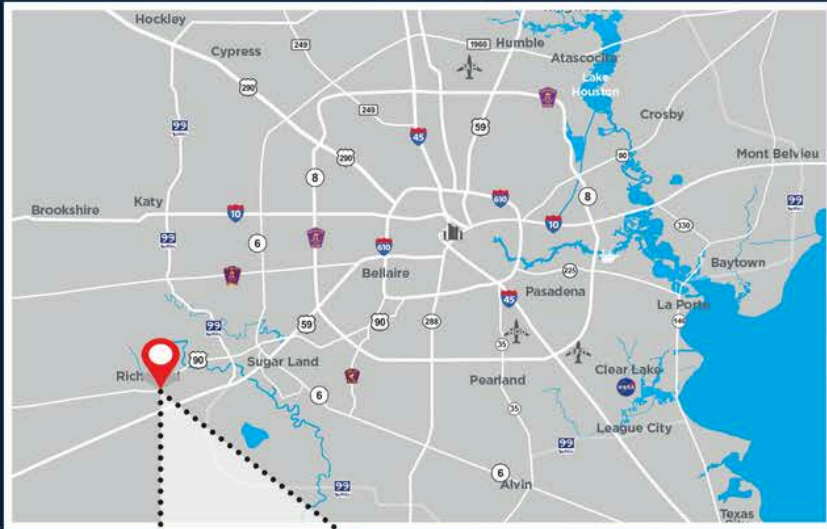
SITE PLAN



NO.	TENANT	SF
1	T-Mobile	2,290
2	Tortilleria Aztecas	3,730
3	Jackson Hewitt	1,435
4	Pizza Hut	2,100
5	First Franklin Financial	1,650
6	Unique Gifts	3,615
7	U.S. Nails	800
8	AVAILABLE	1,575
9	Lucky's Liquor	1,325
10	Freeway Insurance	1,750
11	AVAILABLE	2,716
12	Melrose	10,247
13	dd's Discount	19,955
14	Dollar Tree	8,476
15	EZ Pawn	5,600
16	Vape On	1,050
17	Wingstop	1,750
18	Wig Zone	4,800
19	Family Dollar	7,200
20	AVAILABLE	9,997
21	AVAILABLE	2,258
22	Dentistry	5,667
23	St. Michael's	1,313
24	Kwik Dollar	340

ROSE-RICH

PROJECT HIGHLIGHTS



22K
LABOR FORCE



\$104K
AVERAGE HOUSEHOLD INCOME
within 5 miles



28%
POPULATION GROWTH
SINCE 2014



3,266
BUSINESSES



309K
MEDIAN HOME VALUE
within 5 miles

EXPLOSIVE GROWTH

LOCATED IN ONE OF THE FASTEST-GROWING AND MOST ETHNICALLY DIVERSE COUNTIES IN THE UNITED STATES

*DATA FROM CITY OF ROSENBERG DEVELOPMENT CORPORATION

*DATA FROM COSTAR & CITY OF ROSENBERG DEVELOPMENT CORPORATION

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WILLIAMSBURG ENTERPRISES







POPULATION	1 MILE	3 MILES	5 MILES
Current Population	10,371	56,604	111,676
2010 Population	9,400	42,070	76,613
2028 Population Projection	10,889	60,561	120,054
Population Growth 2023-2028	4.99%	6.99%	7.50%
Median Age	35	36	37



INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$65,564	\$84,572	\$104,738
Median HH Income	\$39,719	\$63,173	\$81,385



RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	7,936	41,722	78,181
Black/African American	1,970	10,695	21,862
Asian/Pacific Islander	190	2,575	8,500
Other Races	153	982	2,202
Hispanic	10,371	56,604	111,676



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Current Households	3,712	20,214	39,937
2010 Households	3,161	13,696	25,434
2028 HH Projection	4,849	37,247	108,378
HH Growth 2023-2028	5.25%	7.28%	7.76%
HH Growth 2010-2023	11.58%	37.58%	45.71%
Owner Occupied HH	1,480	11,317	26,428
Renter Occupied HH	2,047	7,527	10,631
Average HH Size	2.90	3.00	3.00
Total Consumer Spend	\$89.81M	\$576.4B	\$1.28B





Our Story

Founded in 2009, our portfolio consists of over two million square feet of Retail, Multifamily, and Industrial properties.

Our Firm

We are a fully integrated Real Estate Investment Firm that specializes in the acquisition, development, leasing, and management of a rapidly growing commercial real estate portfolio.

Our Mission

We seek to add value to the properties we manage and the communities they serve. We are a for-profit enterprise, but proudly manage a large annual philanthropic budget that supports education and community involvement.

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WILLIAMSBURG ENTERPRISES