



BRYAN ROAD

Rosenberg Business Park



For Sale

±12.00 Acres

Rosenberg Business Park
Rosenberg, TX 77469

Barkley Peschel, CCIM, SIOR
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[Google Map](#)

[Click Here for Sale Price](#)



Rosenberg Business Park

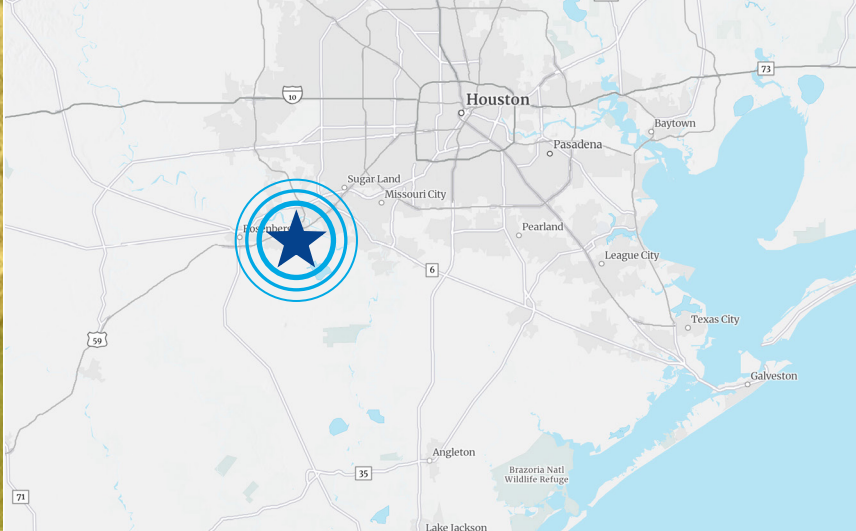


±12.00 AC

Site Features

Located in Rosenberg Business Park, this 12.00-acre commercial lot offers excellent access to I-69 via FM 2218. The site is fully equipped with utilities and features offsite detention. As part of a deed-restricted business park, it guarantees a consistent and conducive industrial environment.

- Easily accessible from I-69 feeder road
- City utilities
- The property is outside the 100-year & 500-year floodplain
- Onsite detention required
- Scarcity of similar sites in the area



SONIC 99¢ ONLY STORES FAMILY DOLLAR McDonald's

Fiesta W DOLLAR GENERAL

SEATEX

36 TEXAS

CITY OF ROSENBERG TEXAS

90

Walmart

PANDA EXPRESS DOLLAR TREE salata salad kitchen

target THE HOME DEPOT Chick-fil-A

STARBUCKS COFFEE HOBBY LOBBY Bath & Body Works

H-E-B

FARM ROAD 762

ALDI DISTRIBUTION

1st Street

Reading Road

BURGER KING SUBWAY TACO BELL

JACK IN THE BOX CIRCLE K Advance Auto Parts

HYUNDAI Ford

TSC TRACTOR SUPPLY CO

CHRYSLER Jeep DODGE RAM

Bobcat of Houston

T-Mobile McDonald's IHOP

LOUISIANA KITCHEN W Kroger

SONIC America's Drive-In ULTA BEAUTY TACO BELL

Michael's five BELOW

69

FARM ROAD 2218

STARBUCKS COFFEE Arby's WHATABURGER

LOWE'S WH

Wendy's ExxonMobil

SITE

BIOTICS RESEARCH



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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.

11-2-2015



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date