# Land For Sale US 59, Rosenberg, TX 77471





### **Property Description**

Lot Size: +/- 2.27 AC

• Price: \$2,789,365

• Price/SF: \$15.00

• Frontage: +/- 276.98' on US 59

Income producing billboard

 Utilities: Water and Fort Bend Drainage

- Located in fast growing Fort Bend County
- Adjacent to US 59, approximately 0.4 miles from Spur 10, 1.9 miles from Spur 529, and 3.7 miles from US 90 Alt
- Ideal for truck stop, warehouse, industrial, etc.



### Danny Nguyen, CCIM

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# **Income and Utility** US 59, Rosenberg, TX 77471







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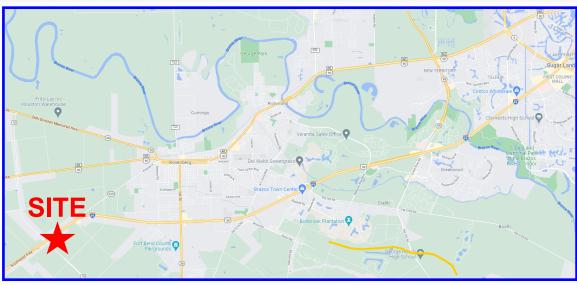




# Land For Sale US 59, Rosenberg, TX 77471









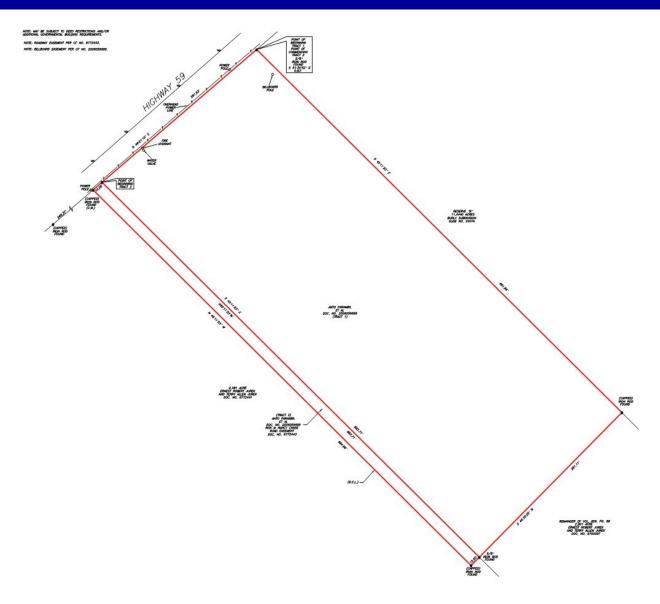
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## Survey US 59, Rosenberg, TX 77471





TRACT 1: 4.033 ACRES
TRACT 2: 0.236 ACRE
SITUATED IN THE EMMA MEYER
SURVEY, A-701, OUT OF SECTION
NO. 8, H.&T.C. R.R. COMPANY
SURVEY

FORT BEND COUNTY, TEXAS (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND THAT THIS DIST CORRECTLY REPRESENTE THE ELECT



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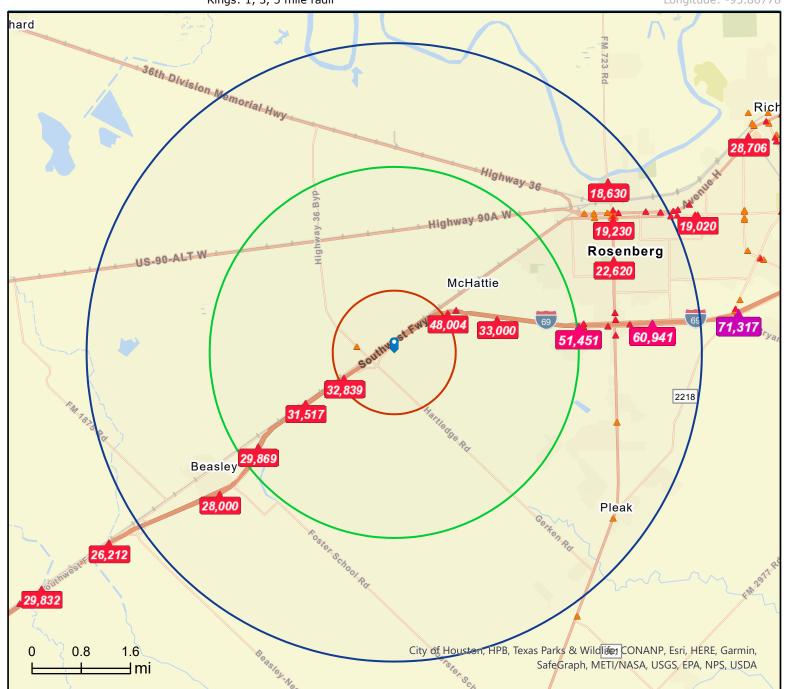


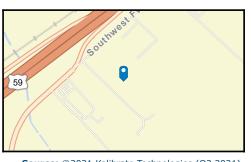
### Traffic Count Map

US 59 77471, Rosenberg, Texas Rings: 1, 3, 5 mile radii

#### Prepared by DN Commercial

Latitude: 29.52552 Longitude: -95.86778





**Average Daily Traffic Volume** 

▲Up to 6,000 vehicles per day

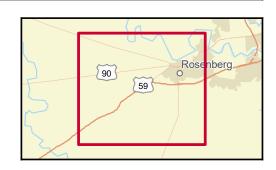
▲6,001 - 15,000

**▲ 15,001 - 30,000** 

▲30,001 - 50,000

▲50,001 - 100,000

▲More than 100,000 per day





### **Graphic Profile**

US 59 77471, Rosenberg, Texas Ring: 1 mile radius

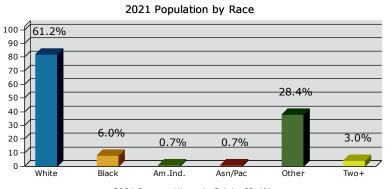
#### Prepared by DN Commercial

Latitude: 29.52552 Longitude: -95.86778

45-54

55-64

65+

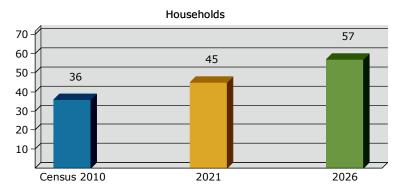


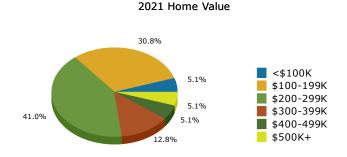
#### 6.0% 21.6% <5 14.9% 5-19 20-24 25-34 35-44 12.7% 14.2%

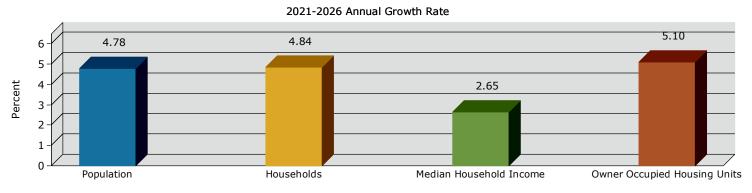
2021 Population by Age

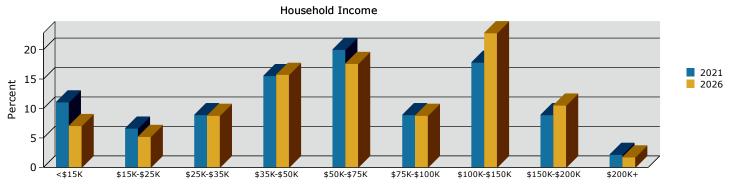
11.2%

2021 Percent Hispanic Origin:62.4%









Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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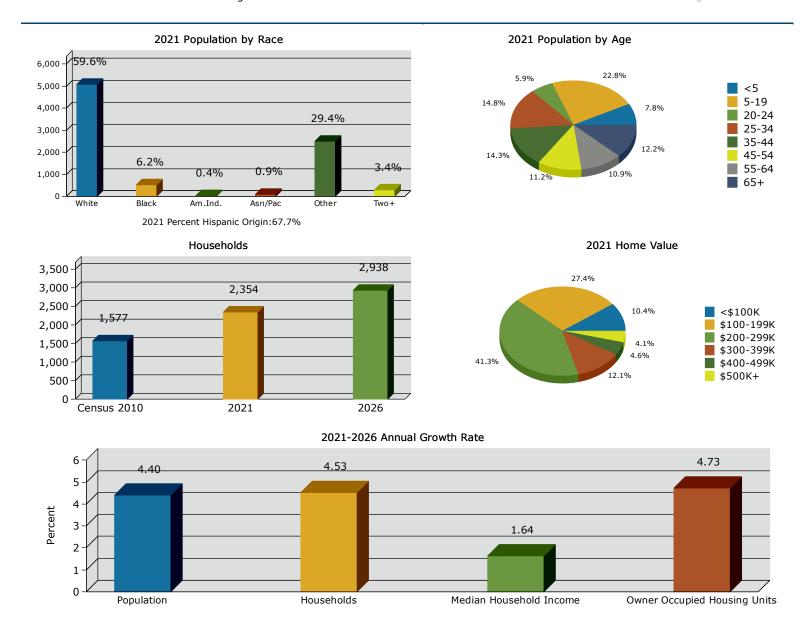


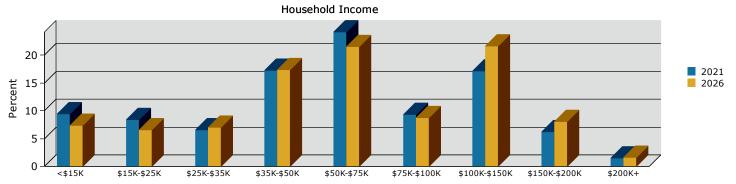
### **Graphic Profile**

US 59 77471, Rosenberg, Texas Ring: 3 mile radius

#### Prepared by DN Commercial

Latitude: 29.52552 Longitude: -95.86778





Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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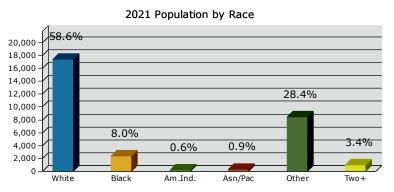
### **Graphic Profile**

US 59 77471, Rosenberg, Texas Ring: 5 mile radius

#### Prepared by DN Commercial

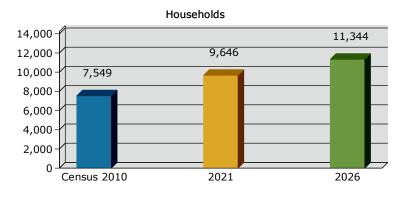
Latitude: 29.52552 Longitude: -95.86778

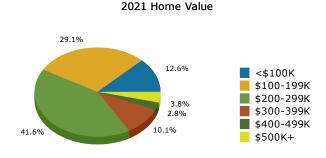
September 08, 2021

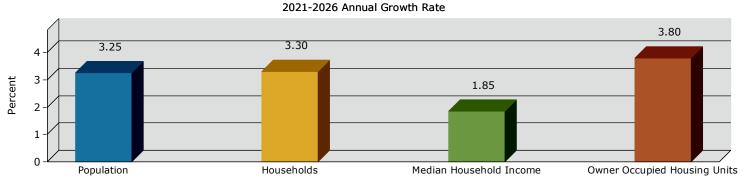


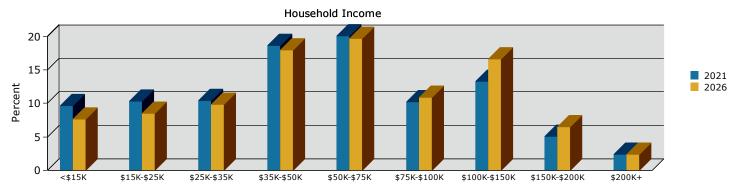
2021 Population by Age 22.5% 6.2% <5 5-19 15.0% 20-24 25-34 35-44 12.9% 13.8% 45-54 55-64 10.9% 11.1% 65+

2021 Percent Hispanic Origin:66.6%









Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



#### **Information About Brokerage Services**

Texas law requires all real estate licensees 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:
  - 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 coincidental 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.

Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Danny Nguyen Commercial			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	 Buyer/Tenant/Seller/Landlord In	itials Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 2018