



PROPERTY FEATURES

- 1-60 acres available - divisible
- Owner financing available
- All utilities
- No zoning or MUD tax

- Ingress & egress from Hwy 36 & Fountains Dr
- 4 new curb cuts to freeway frontage
- Within West Fort Bend Management District
- Adjacent to Seabourne Creek Nature Park

Location

Seabourne Creek Center is 65 acres of land to be developed for commercial uses located in the City of Rosenberg in Fort Bend County, Texas. This site is ideally located 28 miles west of Houston on I-69.

Site

- Located on I-69/US 59 east of Hwy 36 – Improvements Underway
- I-69/US 59 Frontage with 5 entrances
- Sites with Access to Hwy 36
- Fountains Dr – connects to Seabourne Creek Nature Park



FOR MORE INFORMATION, PLEASE CONTACT

Jennifer Raymond
 713.817.4590
 jraymond@jprcommercial.com

Rosenberg, TX is a proud community rich in history, just only 35 minutes from downtown Houston. Located in Fort Bend County, Rosenberg has excellent access to I-69 & US 90, 3 rail lines, and Port of Freeport and Port of Houston. The city has experienced tremendous growth as a result of offering a variety of quality housing, an award-winning school district, family friendly parks and festivities, regional shopping and healthcare, diverse skilled work force, and commerce in the energy, pharmaceutical, and food services and distribution sectors, to name a few. These features, combined with Rosenberg's cost of living of 16% less than the U.S. average, provides an exceptional quality of life, still with a small hometown feel.



- #1 Fastest Growing County of the Ten Largest Counties in Texas
- Ranked in the Top 3% of the Nation's Counties in 5 Key Demographic Measures
- One of the most Ethnically Diverse counties in the nation
- Exceptional public education options as well as higher education institutions, providing a skilled work force



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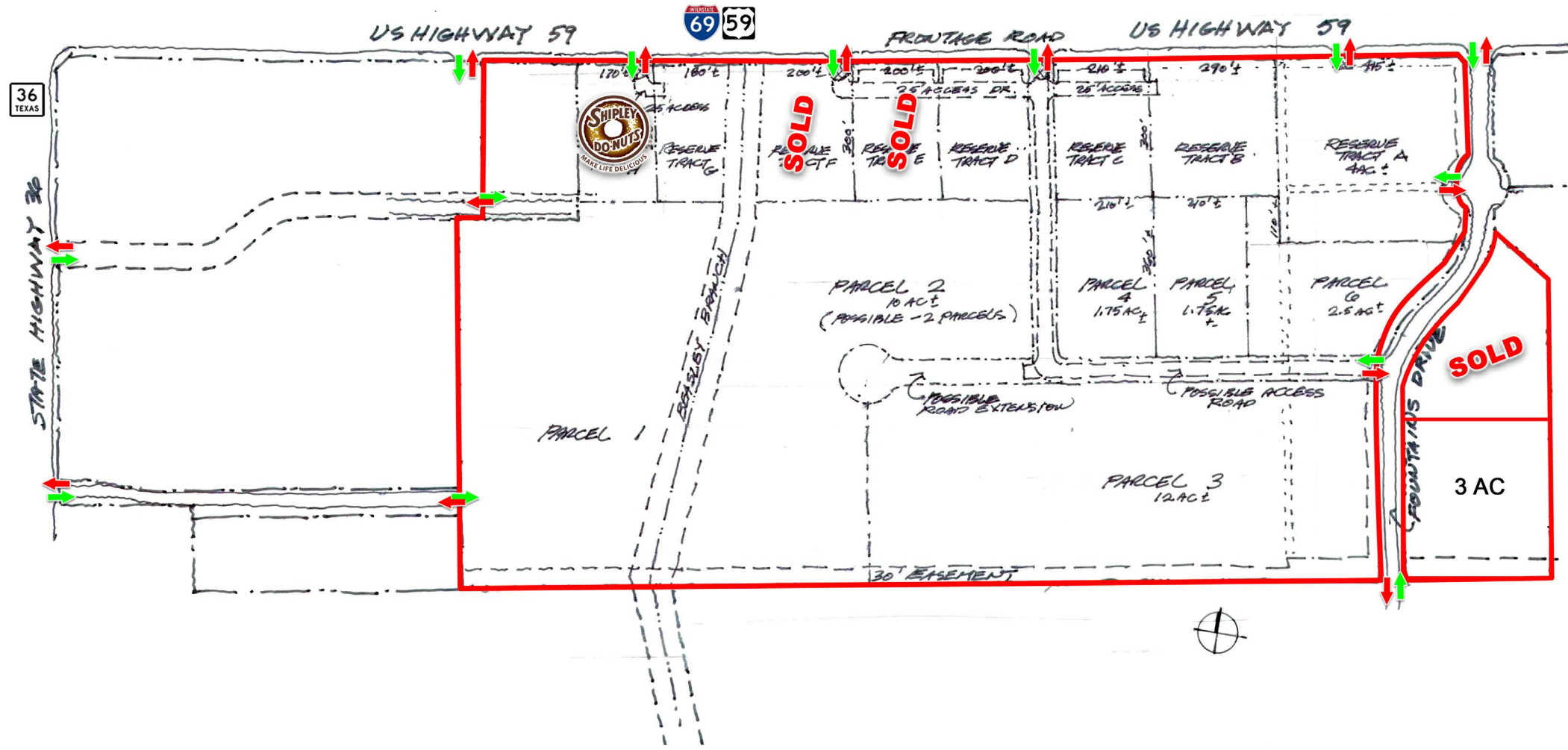


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This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by JPR CRE. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.



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DEMOGRAPHICS: 5 MILE 10 MILE

2021 Population	88,517	206,877
2026 Projected Population	105,822	242,275
2021 Daytime Population	79,453	179,477
2021 Average HH Income	\$88,599	\$117,926

TRAFFIC COUNTS

US HWY 59/I-69:
 East of Texas Hwy 36 - 60,941 VPD ('19)

TEXAS HWY 36/1ST ST. :
 North of US Hwy 59 - 26,737 VPD ('19)



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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.

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.

Jennifer Passante Raymond, Inc.	9001355	jraymond@jprcommercial.com	(713) 817-4590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jennifer Raymond	459043	jraymond@jprcommercial.com	(713) 817-4590
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date