



# VILLAGE CROSSING

• ROSENBERG •



Jennifer Raymond | 713.817.4590 | [jraymond@jprcommercial.com](mailto:jraymond@jprcommercial.com) | [www.jprcommercial.com](http://www.jprcommercial.com)



DISCLAIMER: All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. The location and size of all streets, tracts and buildings shown on this drawing are for illustrative purposes only, which may be changed without notice.



# VILLAGE CROSSING

## Location:

Village Crossing is a mixed use project located on I-69/ US-59 between Reading Road and FM 2218 in the City of Rosenberg in Fort Bend County, Texas.

Rosenberg is ideally located 25 miles west of Houston on I-69.

## Site Details:

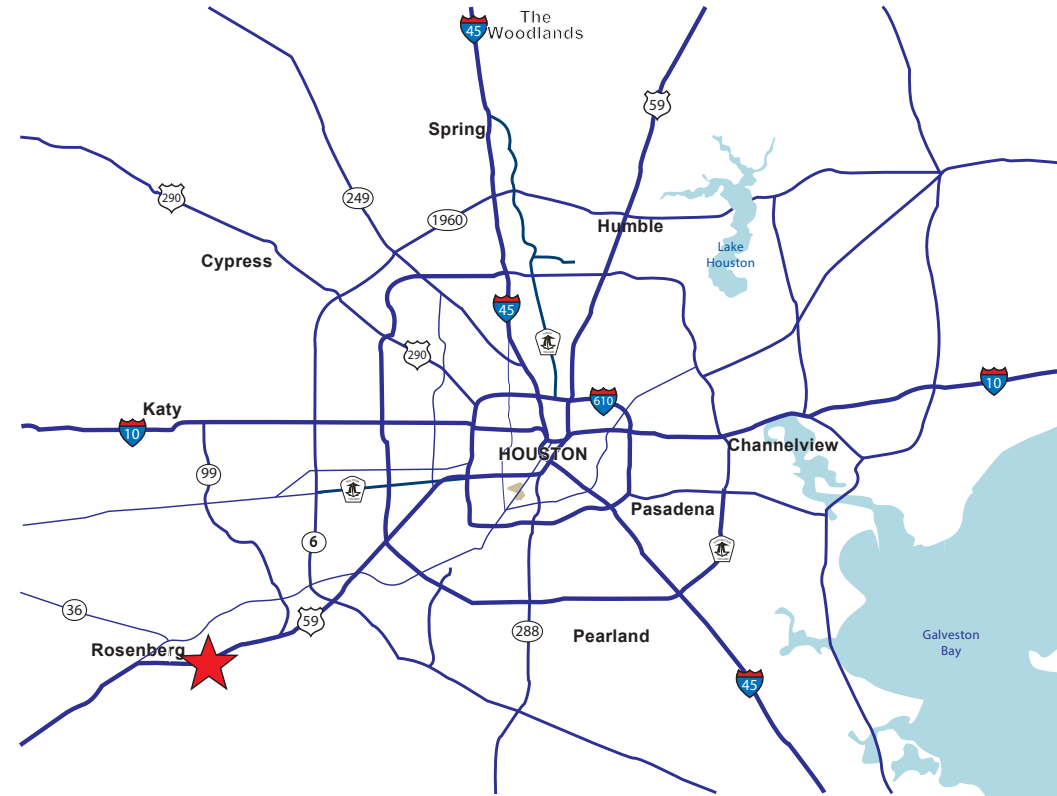
- 2-25 acres
- 3,440' of I-69 frontage
- Pad Sites available
- 12 Hard Corners on I-69 & 8 hard corners on FM 2218
- Ideal Uses: Medical, Entertainment, Retail, Restaurants, Assisted Living
- NO Zoning or MUD Tax
- **Owner Financing Available**

## Demographics:

	3 miles	5 miles	10 miles
2021 Total Population	64,944	107,755	284,767
2026 Projected Pop.	78,065	127,815	333,291
Average HH Income	\$96,699	\$97,133	\$127,425
Median Age	33.2	33.5	35.8

## Traffic Counts:

I-69/US-59: 71,317 VPD\* | FM 2218/BF Terry Blvd: 15,430 VPD (TXDOT 2019) \*Traffic counts will increase due to highway completion



**For More Information, Contact:**

**Jennifer Raymond**

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## CONCEPTUAL SITE PLAN

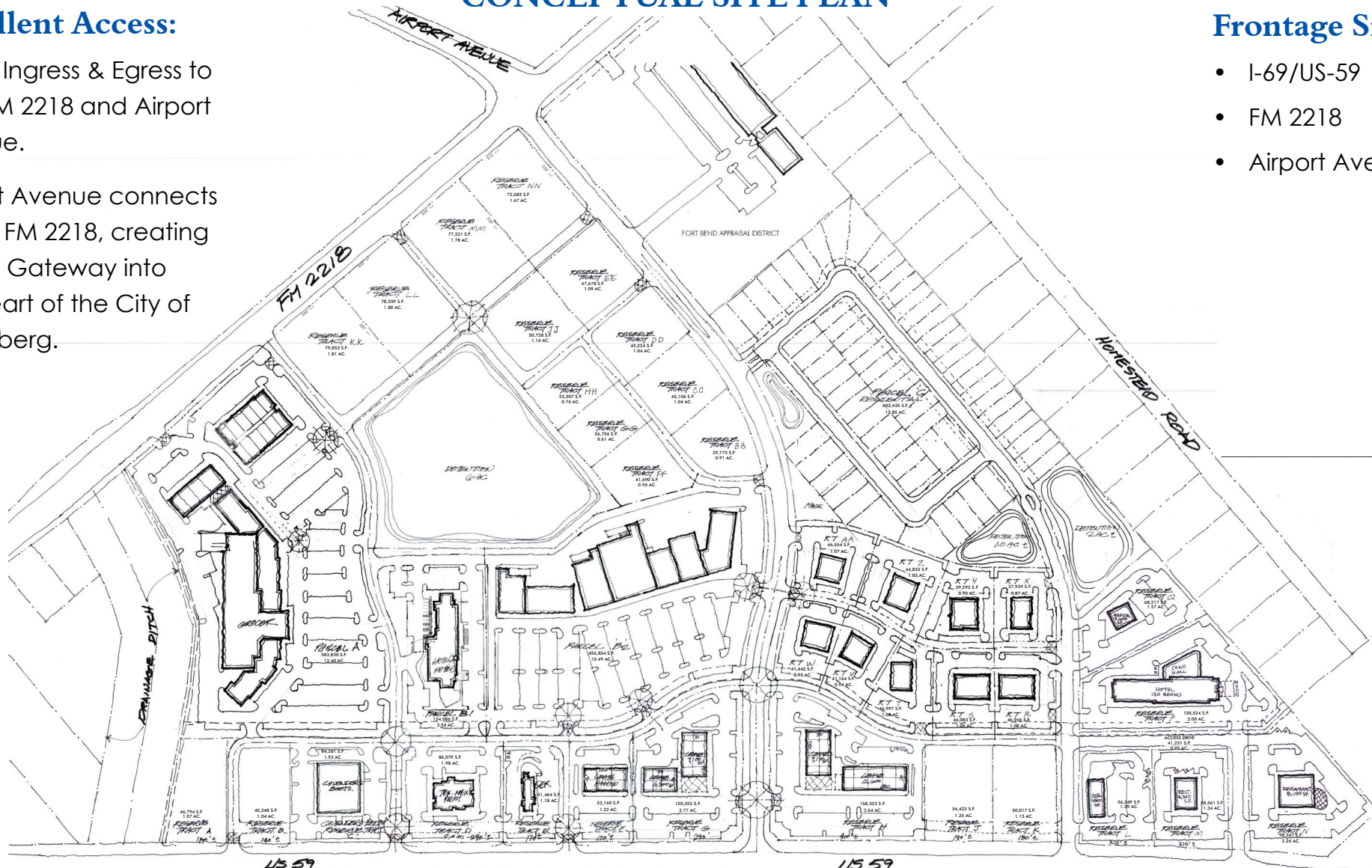
### Excellent Access:

Direct Ingress & Egress to I-69, FM 2218 and Airport Avenue.

Airport Avenue connects I-69 to FM 2218, creating a new Gateway into the heart of the City of Rosenberg.

### Frontage Sites:

- I-69/US-59
- FM 2218
- Airport Ave.



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TARGET, petco, KOHL'S, HOBBY LOBBY, ROSS, Marshalls, Bath & Body Works, Famous Footwear, Gordmans, SALLY BEAUTY, Office DEPOT, dressbarn, ESLE'S, CHASE, LANE BRYANT, Bank of America, Game Stop, UPS, STARBUCKS, SHOGUN, GRINGO'S, KAY, TEXAS, PIONEER, TDECU, PEPPERONI'S, OLD NAVY, WHEELS & BARROS

Kroger, JCPenney, ULTA, Academy, HomeGoods, five BELOW, maurices, Michaels, Firehouse Subs, Olive Garden, SONIC, IHOP, Capital One, W

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## ROSENBERG / FORT BEND COUNTY

**Rosenberg, Texas** 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.



CITY OF  
**ROSENBERG**  
TEXAS

### Fort Bend County Accolades:

**#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

To learn more about Rosenberg, visit [www.rosenbergdc.com](http://www.rosenbergdc.com) or [www.rosenbergtx.gov](http://www.rosenbergtx.gov) or Fort Bend County visit [www.fortbendcounty.org](http://www.fortbendcounty.org) or [www.fortbendcountytx.gov](http://www.fortbendcountytx.gov)

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## COMMUNITY

**City of Rosenberg** has grown over 25% since 2010 and continues to grow as a result of its commitment to work force training, education and business friendly environment. Rosenberg is home to a historic downtown district, several quality communities, and excellent schools.

**New Home Starts:** In 2021, there were more than 1,000 home starts and just over 1000 residential plats.

**Employment:** Total employment and labor continues to grow with more than 385,000 in the area work force.

### Education:

- Lamar Consolidated School District Higher Education
- Texas State Technical College Wharton County Junior College
- University of Houston

### Medical:

- Oak Bend Hospital
- Memorial Hermann Hospital

### Retail:

- Historic Downtown
- Brazos Town Center

### Parks:

- Brazos Bend State Park
- Seabourne Creek Park



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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.

JPR Commercial Real Estate, Inc.	9001355	JRAYMOND@JPRCOMMERCIAL.COM	713-817-4590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jennifer Raymond	459043	jraymond@jprcommercial.com	713-817-4590
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 Initials

Date