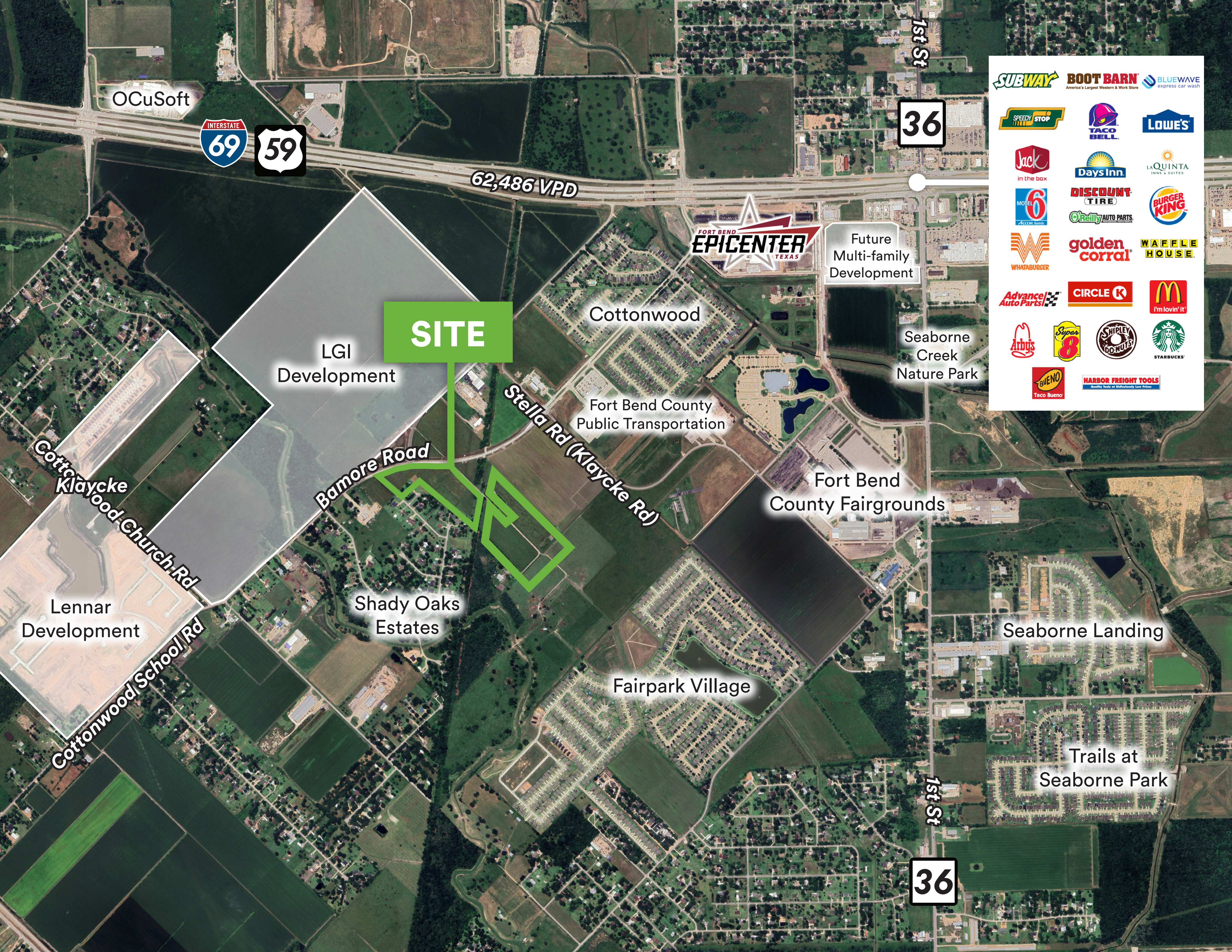
PRIME COMMERCIAL LAND | FOR SALE

~31.09 ACRES (DIVISIBLE) IN ROSENBERG, TX

Bamore Road | Rosenberg, TX


OCuSoft
INTERSTATE 69
59
62,486 VPD
1st St
36
FORT BEND EPICENTER TEXAS
Future Multi-family Development
SITE
LGI Development
Cottonwood
Seaborne Creek Nature Park
Stella Rd (Klaycke Rd)
Fort Bend County Public Transportation
Bamore Road
Klaycke
Cottonwood Church Rd
Fort Bend County Fairgrounds
Lennar Development
Shady Oaks Estates
Cottonwood School Rd
Seaborne Landing
Fairpark Village
Trails at Seaborne Park
1st St
36
SUBWAY
BOOT BARN
BLUEWAVE express car wash
SPEEDY STOP
TACO BELL
LOWE'S
Jack in the box
Days Inn
LaQUINTA
MOTEL 6
DISCOUNT TIRE
O'Reilly AUTO PARTS
BURGER KING
WHATABURGER
golden corral
WAFFLE HOUSE
Advance Auto Parts
CIRCLE K
i'm lovin' it
Arby's
Super 8
SHIPLEY DO-NUTS
STARBUCKS
BUENO Taco Bueno
HARBOR FREIGHT TOOLS

PROPERTY HIGHLIGHTS

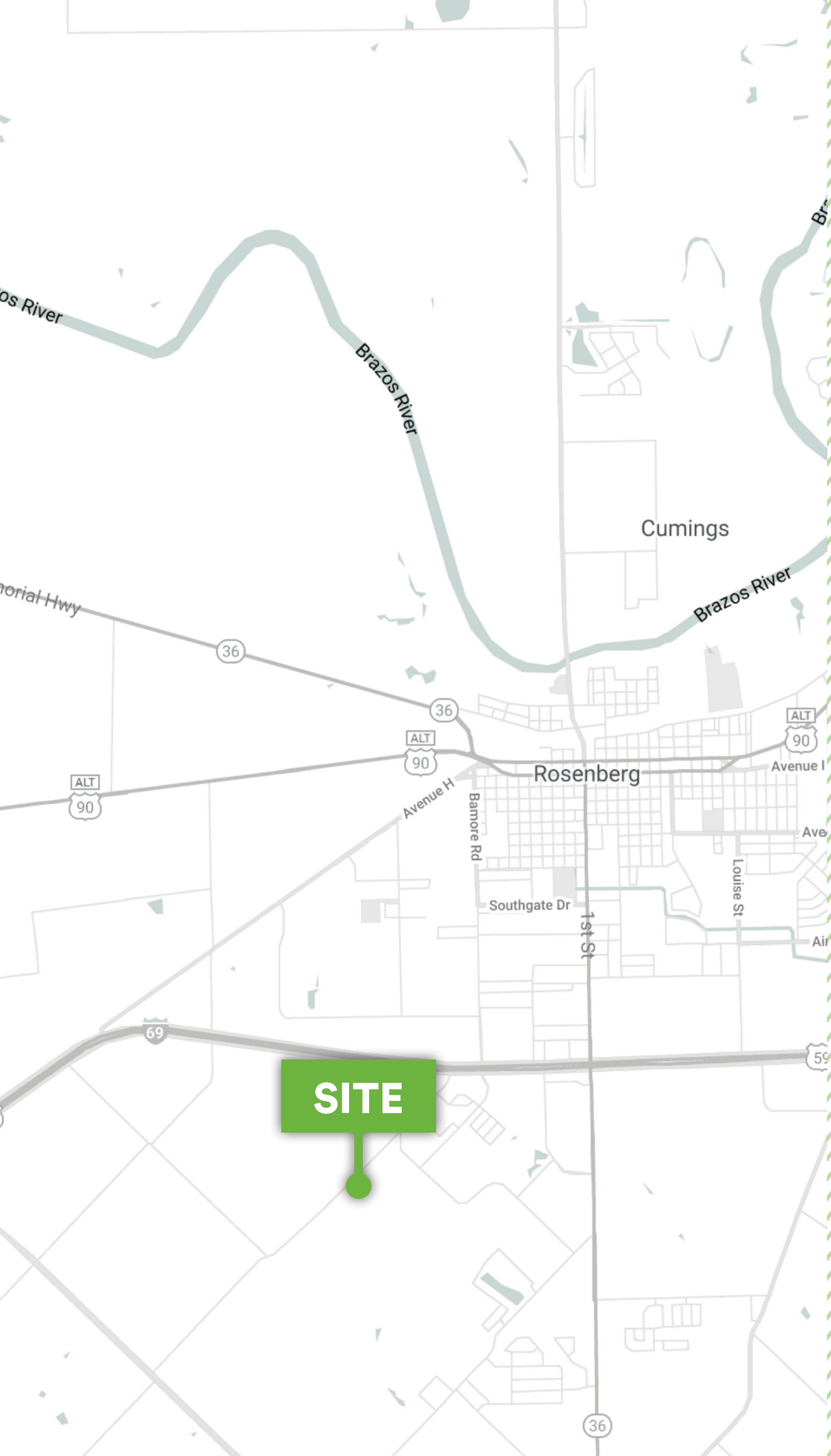
- Approximately ~31.09 acres available, divisible
- Less than 1 mile from Interstate 69 (US 59) and 1.7 miles from Spur 10
- Site is situated southwest from Fort Bend County EpiCenter, a 230,000 SF multi-purpose facility with a massive 10,000 seat capacity. (For more info visit thefortbendepicenter.com)
- Approximately 5.9 miles from Brazos Town Center which is one of the largest shopping centers in the nation with over 2 million square feet of retail, dining, hotel and entertainment
- Excellent opportunity for Retail, Mixed-Use, Single-Family, Multi-Family, Light Industrial
- Not within flood plain

ASKING PRICE

CALL BROKER FOR PRICING

LAND SIZE

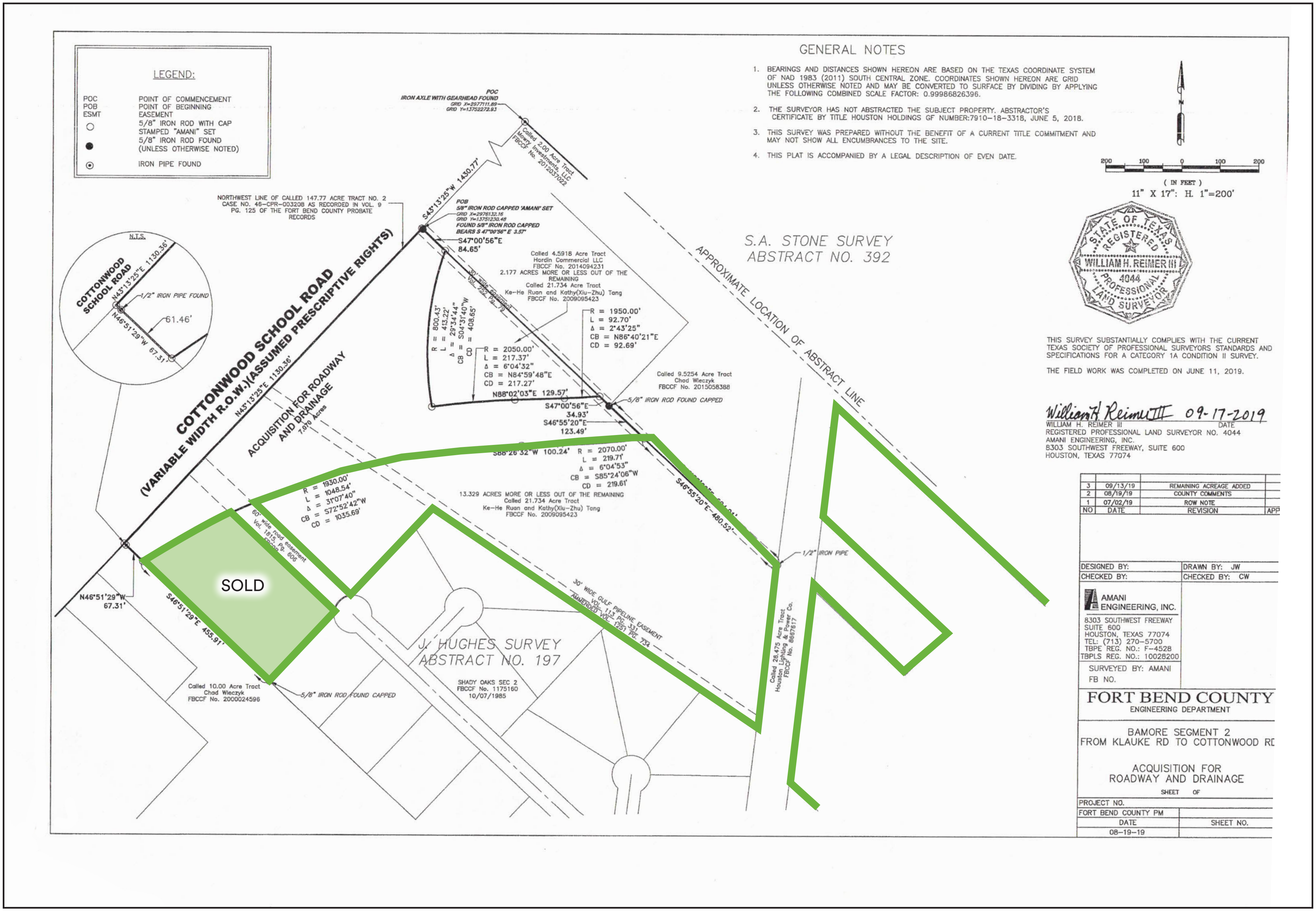
~31.09 ACRES (DIVISIBLE)



PROPERTY INFORMATION

Size	Approximately ~31.09 Acres (Divisible)
Legal Description	0197 JAS HUGHES, ACRES 14.664 0197 JAS HUGHES, ACRES 21, OUT OF 22.338 ACRE TRACT
ID Number	R386448 R127669
Access	Ingress / Egress from Bamore Rd
Frontage	~1,034.24 FT of frontage along Bamore Rd
Zoning	No zoning
Flood Plain	Not in the flood plain

SURVEY



LEGEND:
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
ESMT EASEMENT
5/8" IRON ROD WITH CAP STAMPED "AMANI" SET
5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
IRON PIPE FOUND
GENERAL NOTES
1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF NAD 1983 (2011) SOUTH CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99986826396.
2. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTOR'S CERTIFICATE BY TITLE HOUSTON HOLDINGS GF NUMBER:7910-18-3318, JUNE 5, 2018.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES TO THE SITE.
4. THIS PLAT IS ACCOMPANIED BY A LEGAL DESCRIPTION OF EVEN DATE.
11" X 17": H. 1"=200'
STATE OF TEXAS REGISTERED WILLIAM H. REIMER III 4044 PROFESSIONAL LAND SURVEYOR
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.
THE FIELD WORK WAS COMPLETED ON JUNE 11, 2019.
William H. Reimer III 09-17-2019
WILLIAM H. REIMER III DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044
AMANI ENGINEERING, INC.
8303 SOUTHWEST FREEWAY, SUITE 600
HOUSTON, TEXAS 77074
COTTONWOOD SCHOOL ROAD (VARIABLE WIDTH R.O.W.)(ASSUMED PRESCRIPTIVE RIGHTS)
ACQUISITION FOR ROADWAY AND DRAINAGE 7.070 Acres
S.A. STONE SURVEY ABSTRACT NO. 392
APPROXIMATE LOCATION OF ABSTRACT LINE
J. HUGHES SURVEY ABSTRACT NO. 197
SOLD
30' WIDE GULF PIPELINE EASEMENT VOL. 113, PG. 331 AMENDED VOL. 1251 PG. 732
SHADY OAKS SEC 2 FBCCF No. 1175160 10/07/1985
Called 10.00 Acre Tract Chad Wleczyk FBCCF No. 2000024596
Called 9.5254 Acre Tract Chad Wleczyk FBCCF No. 2015058388
Called 4.5918 Acre Tract Hardin Commercial LLC FBCCF No. 2014094231
13.329 ACRES MORE OR LESS OUT OF THE REMAINING Called 21.734 Acre Tract Ke-He Ruan and Kathy(Xiu-Zhu) Tang FBCCF No. 2009095423
Called 26.475 Acre Tract Houston Lighting & Power Co. FBCCF No. 8667617
NORTHWEST LINE OF CALLED 147.77 ACRE TRACT NO. 2 CASE NO. 46-CPR-003208 AS RECORDED IN VOL. 9 PG. 125 OF THE FORT BEND COUNTY PROBATE RECORDS
S43°13'25"W 1430.77'
N46°51'29"W 67.31'
S46°51'29"E 455.91'
S46°55'20"E 480.52'
N88°02'03"E 129.57'
FORT BEND COUNTY ENGINEERING DEPARTMENT
BAMORE SEGMENT 2 FROM KLAUKE RD TO COTTONWOOD RD
ACQUISITION FOR ROADWAY AND DRAINAGE
AMANI ENGINEERING, INC.
8303 SOUTHWEST FREEWAY SUITE 600 HOUSTON, TEXAS 77074
TEL: (713) 270-5700
TBPE REG. NO.: F-4528
TBPLS REG. NO.: 10028200
3 09/13/19 REMAINING ACREAGE ADDED
2 08/19/19 COUNTY COMMENTS
1 07/02/19 ROW NOTE
DATE 08-19-19


DOLLAR GENERAL
Cottonwood School Rd
Bamore Rd

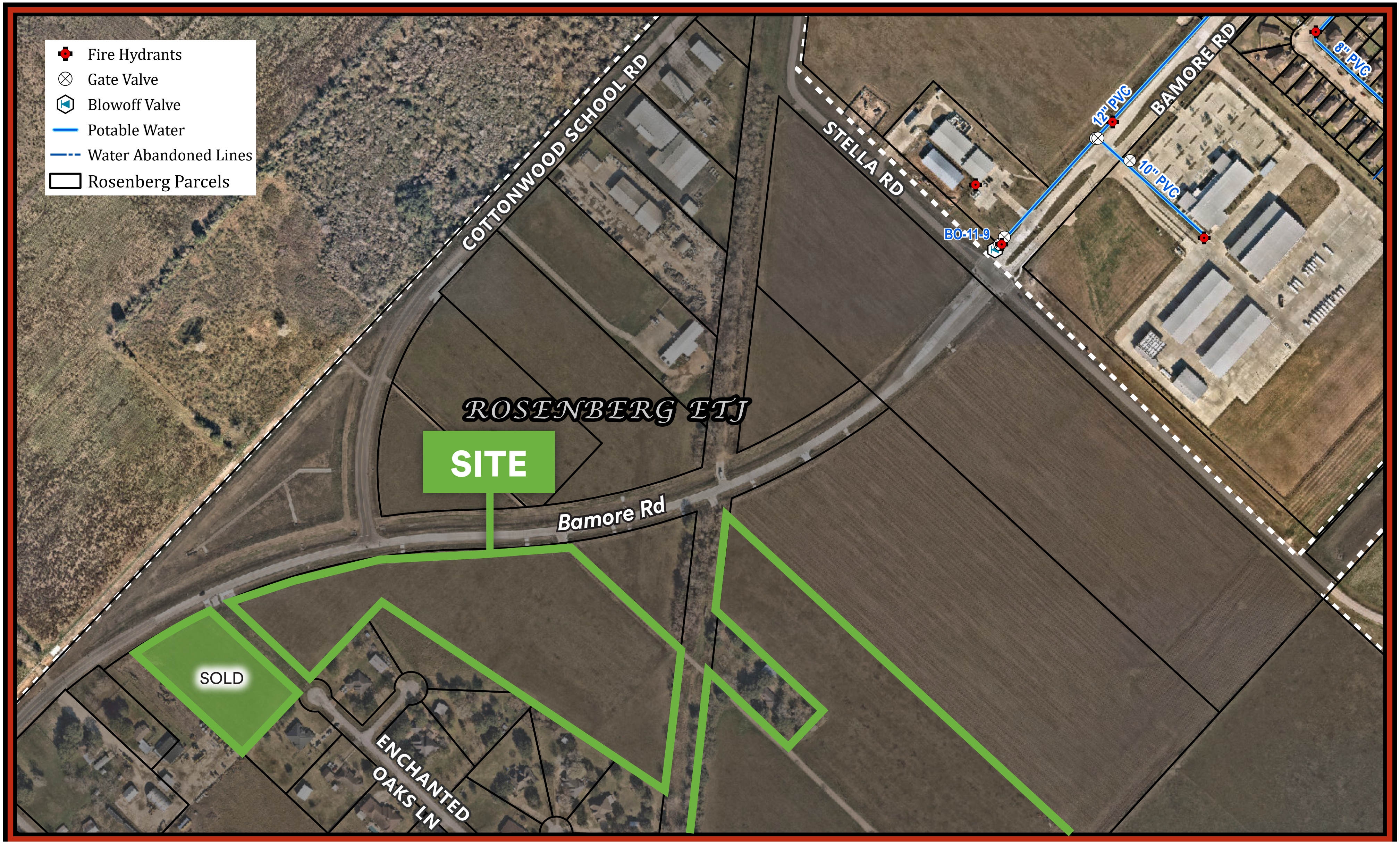

INTERSTATE
69
FORT BEND
EPICENTER
TEXAS
Cottonwood School Rd
Bamore Rd
SOLD


INTERSTATE
69
FORT BEND
EPICENTER
TEXAS
Cottonwood School Rd
Bamore Rd


Bamore Rd

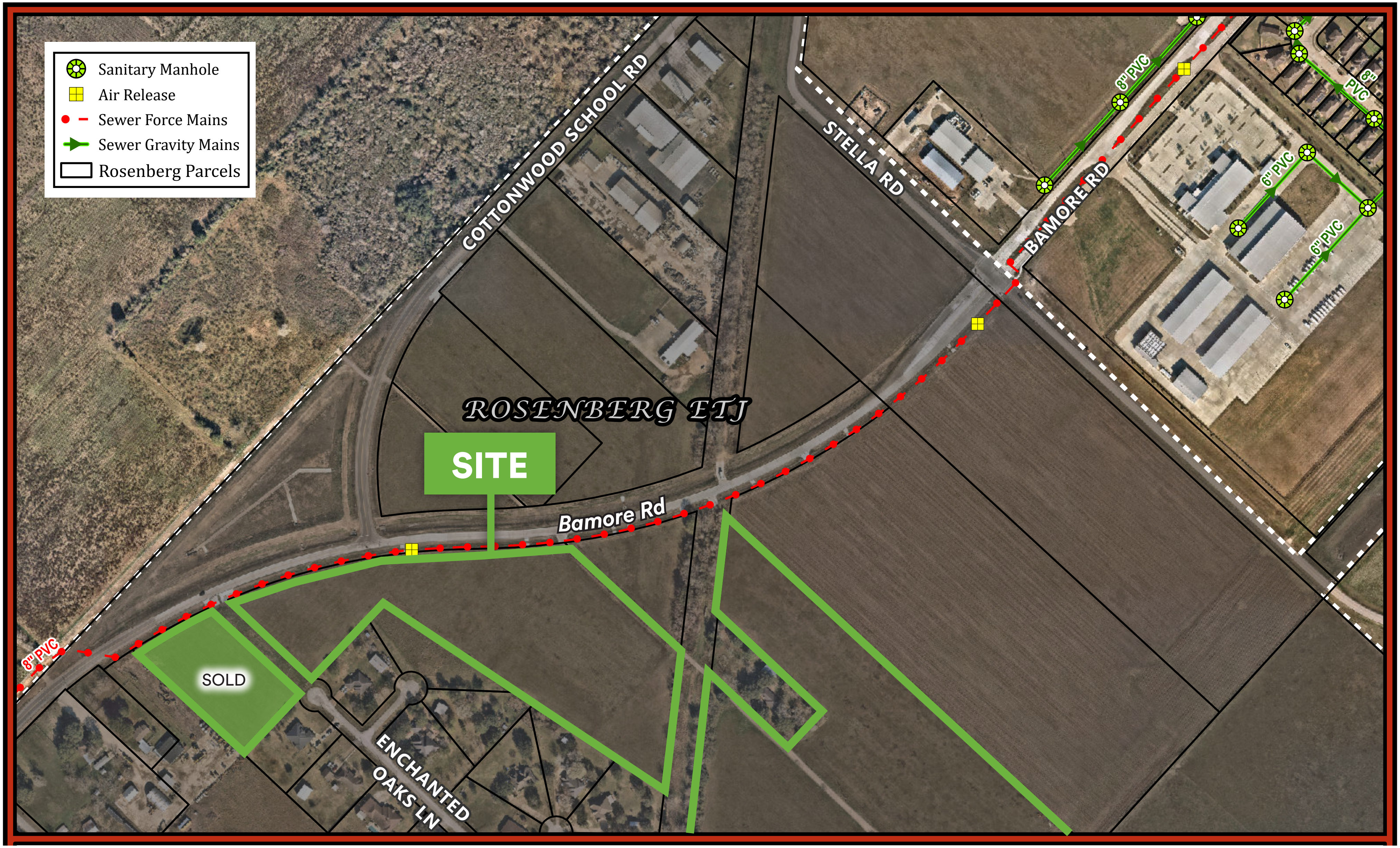
FLOOD PLAIN MAP

WATER MAP



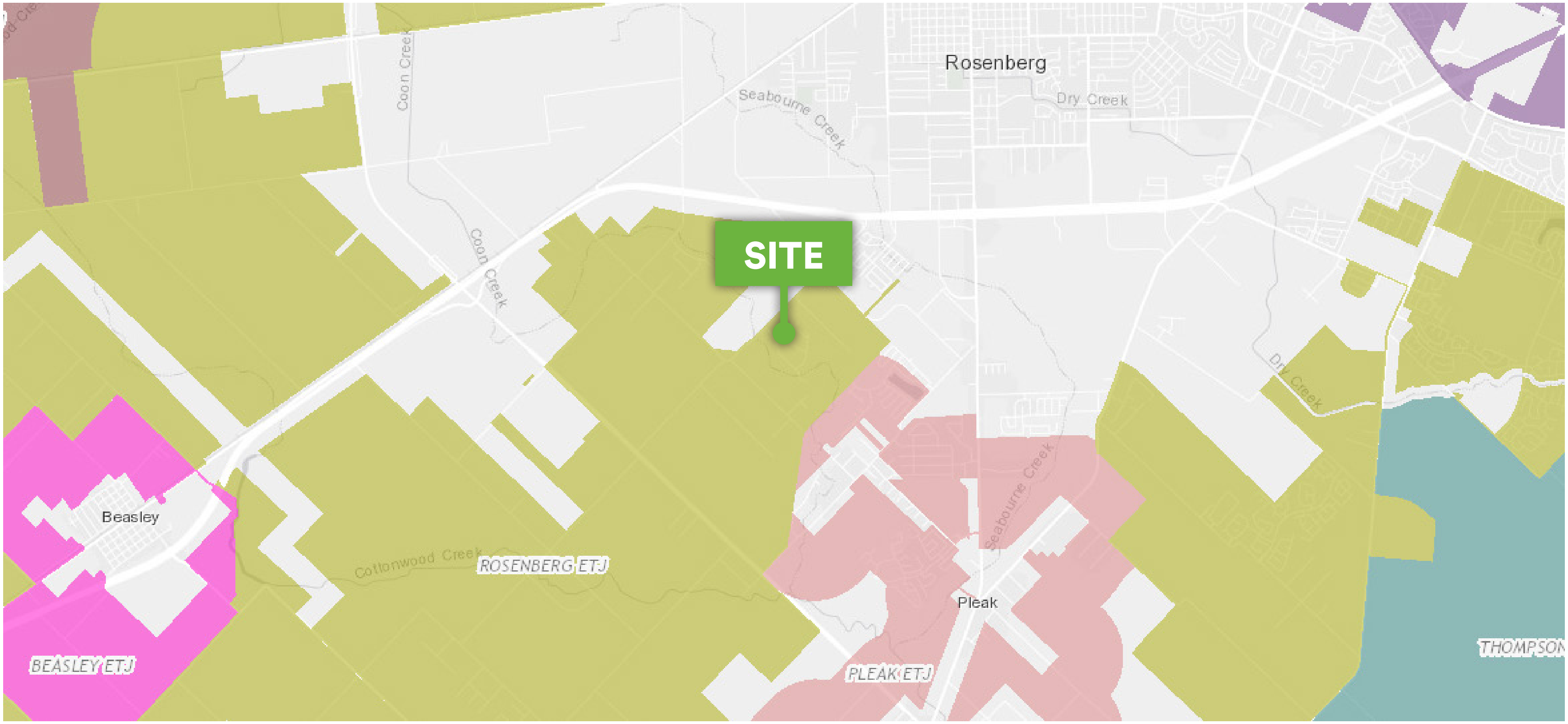
Fire Hydrants
Gate Valve
Blowoff Valve
Potable Water
Water Abandoned Lines
Rosenberg Parcels
COTTONWOOD SCHOOL RD
STELLA RD
BAMORE RD
12" PVC
10" PVC
8" PVC
BO-11-9
ROSENBERG ETJ
SITE
Bamore Rd
SOLD
ENCHANTED OAKS LN

SEWER MAP



Sanitary Manhole
Air Release
Sewer Force Mains
Sewer Gravity Mains
Rosenberg Parcels
COTTONWOOD SCHOOL RD
STELLA RD
BAMORE RD
ROSENBERG ETJ
SITE
Bamore Rd
SOLD
ENCHANTED OAKS LN
8" PVC
6" PVC

ROSENBERG ETJ



TEXAS OVERVIEW

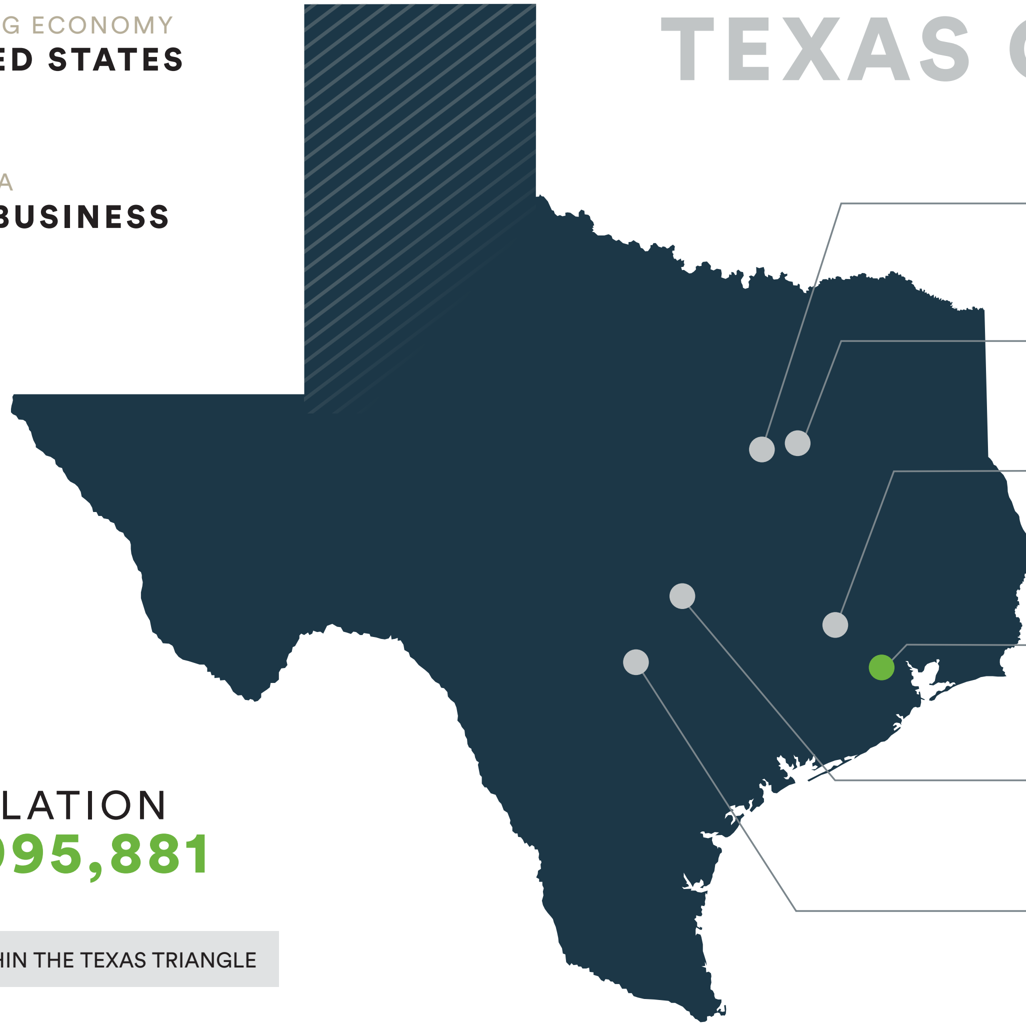
2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

LARGEST
MEDICAL CENTER

POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth
TOP CITY FOR SALES GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION GROWTH IN 2020

Bryan/College Station
#1 BEST SMALL PLACES FOR BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN THE U.S.

Austin
NAMED BEST CITY TO START A BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY IN THE NATION

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TOP STATE
FOR JOB GROWTH

BEST STATE
FOR BUSINESS

NO STATE
INCOME TAX

FORT BEND COUNTY, TEXAS

Fort Bend County is located in the Houston metropolitan area of southeast Texas. It encompasses a total of 875.0 square miles. Neighboring counties are Austin, Brazoria, Harris, Waller and Wharton.

Houston serves as the county seat of Harris County. As one of the main hubs within the Texas Triangle, that is Dallas-Fort Worth, Houston, and San Antonio. The Houston area is one of the fastest growing job markets and economies in the United States. It is also the nation's fourth largest city with a population of about 2.3 million, while the Houston - The Woodlands - Sugar Land Metropolitan Statistical Area (Houston MSA) ranks fifth among U.S. metropolitan statistical areas (MSA) with a population of 6.8 million.

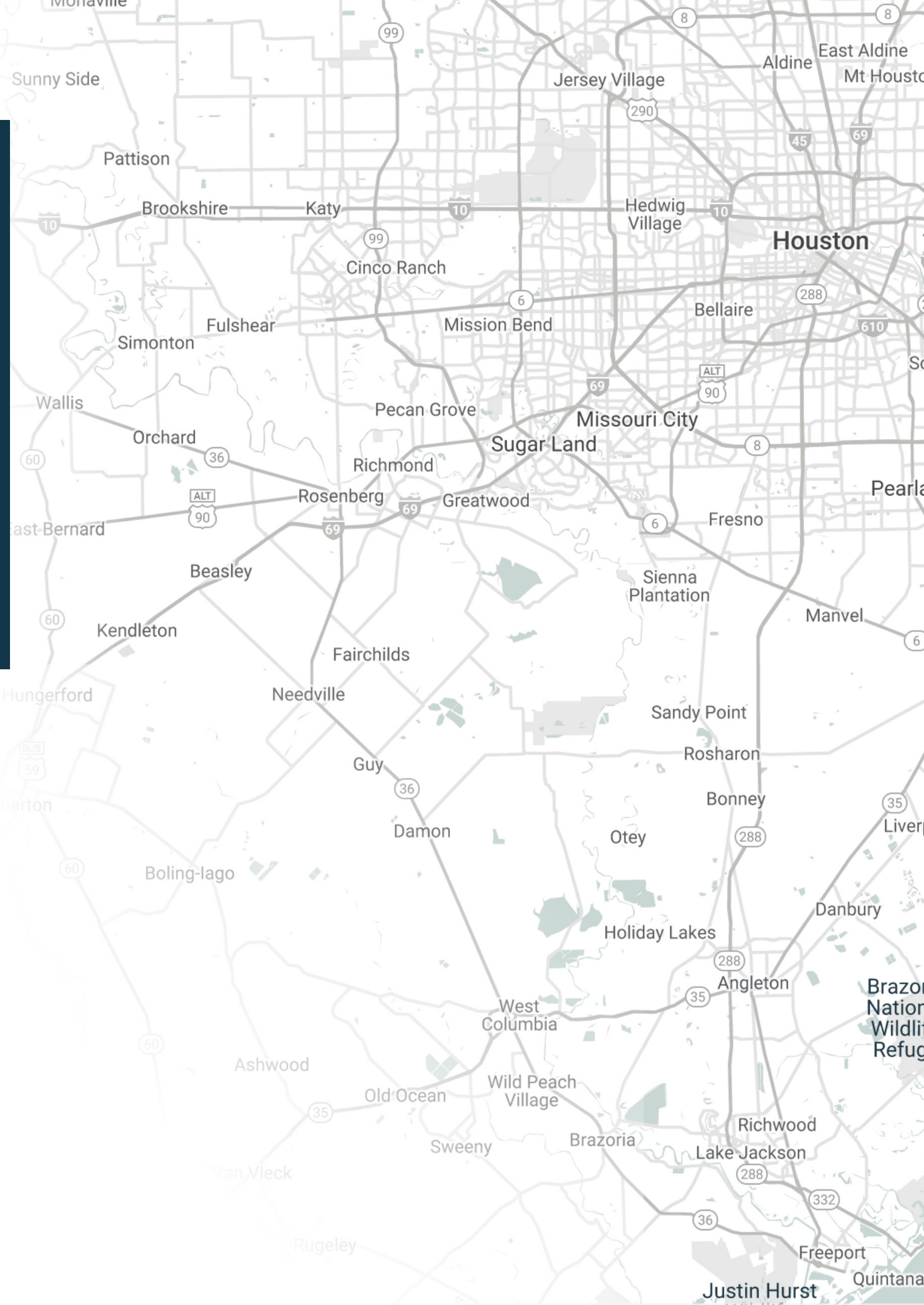
Houston is served by a dense network of highways and an interstate system, including Interstate Highways 10 & 45, Interstate 610, and also served by U.S. 59, U.S. 90, U.S. 290, and Texas 99. The region is home to a number of ports including the ports of Houston, Galveston, Freeport, and Texas City. The area is located 163 miles from Austin, 197 miles from San Antonio, and 239 miles from Dallas.

FORT BEND COUNTY
POPULATION
811,688

#2 IN TEXAS FOR **PURCHASING POWER**

5.2% 10 YEAR AVERAGE **GDP GROWTH**

HOME TO **6 INDEPENDENT SCHOOL DISTRICTS** & HOME TO **4 INSTITUTIONS OF HIGHER LEARNING**



DEMOGRAPHICS

1 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
3K	$80K	$31M

3 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
22K	$68K	$198M

5 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
55K	$73K	$493M

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.

Oldham Goodwin Group, LLC	532457	Casey.Oldham@OldhamGoodwin.com	(979) 268-2000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Licensed No.	Email	Phone
Designated Broker of Firm	Licensed No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	Licensed No.	Email	Phone
Sales Agent/Associate's Name	Licensed No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials ____________ Date ____________

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

Gloria Casimir
Senior Associate | Corporate Services
D: 346.275.2900 C: 979.645.1773
Gloria.Casimir@OldhamGoodwin.com

Bryan

2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
O: 979.268.2000

Fort Worth

2220 Ellis Avenue
Fort Worth, Texas 76164
O: 817.512.2000

Houston

14811 St. Mary's Lane, Suite 130
Houston, Texas 77079
O: 281.256.2300

San Antonio

1901 NW Military Highway, Suite 201
San Antonio, Texas 78213
O: 210.404.4600

Waco/Temple

18 South Main Street, Suite 500
Temple, Texas 76501
O: 254.255.1111

OLDHAMGOODWIN.COM