

Lamar Consolidated
High School
1,735 Students

Lamar
Junior High
1,148 Students

Lamar CISD
School Transportation

Reading Rd

Avenue I (FM 1640)

11,403 cpd

13,297 cpd



5.49 ACRES
LAND AVAILABLE FOR SALE (WILL SUBDIVIDE)

SWC Reading Rd & Avenue I (FM 1640) | Rosenberg, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: SWC Reading Rd & Avenue I
Rosenberg, TX 77471

Size: ±5.49 AC (Will Subdivide)

Price: Call For Pricing

HIGHLIGHTS:

- Positioned at the signalized intersection of Reading Rd and Avenue I (FM 1640)
- Exposure to over 13,200 cars per day along Reading Rd
- Located across from Lamar Consolidated High School, Lamar Junior High and the Lamar CISD School Transportation center
- Close proximity and easy access to US-59 & US 90
- Utilities to site but partial detention is required
- No restrictions
- Potential uses: mixed-use development, retail center, warehouse flex space, self storage, gas station, residential
- Will owner finance

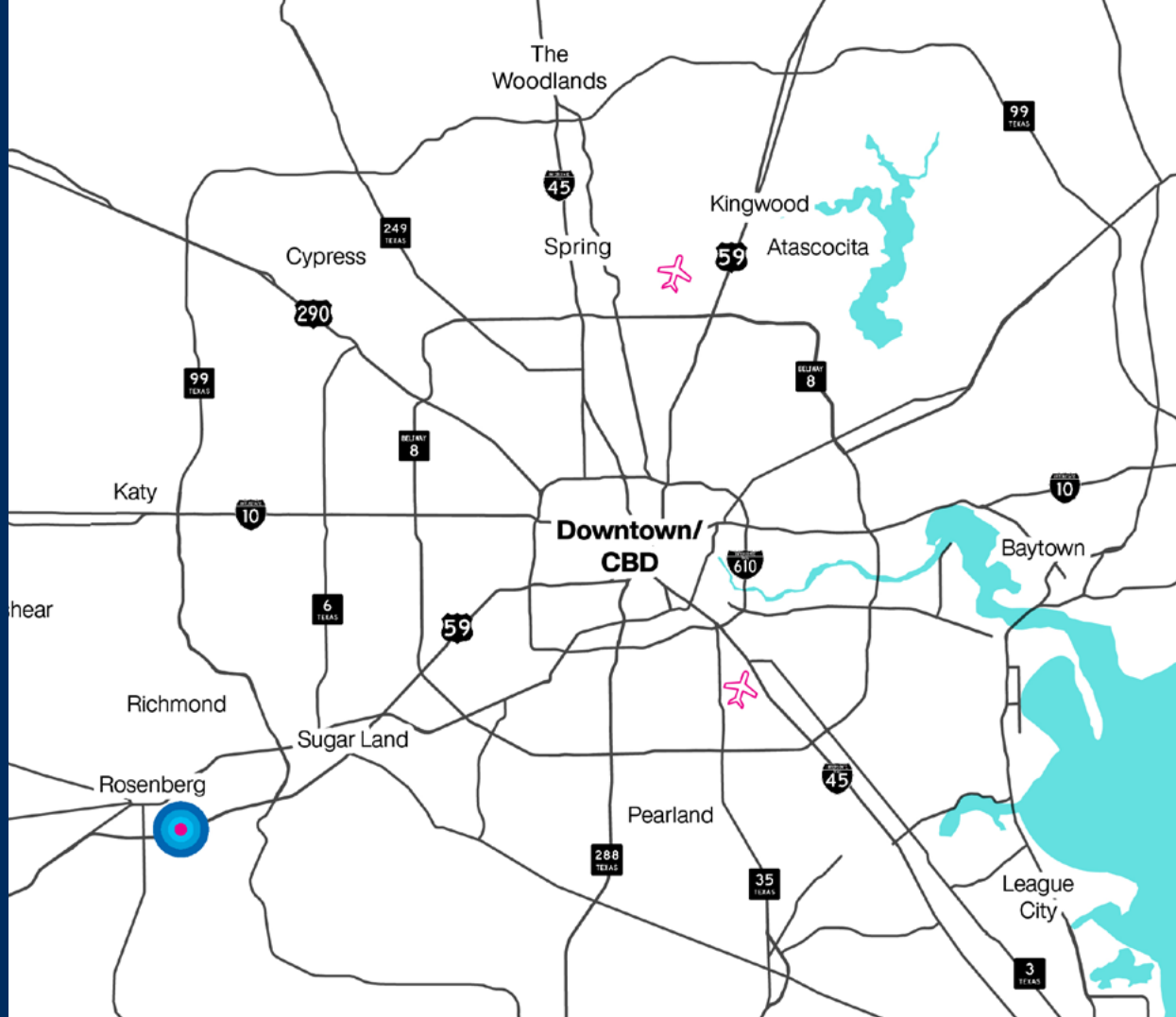
TRAFFIC COUNTS:

Reading Rd: 13,297 cpd

Avenue I: 11,403 cpd

DEMOGRAPHICS:

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|----------|----------|-----------|
| Population | 12,719 | 58,269 | 113,226 |
| Daytime Pop. | 11,567 | 60,911 | 102,268 |
| Avg HH Income | \$80,097 | \$98,273 | \$110,665 |



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Villages of Town Center
640 Homes



Planet Fitness
DOLLAR GENERAL

DOLLAR TREE
FAMILY DOLLAR
CITITRENDS
MELROSE

Fiesta

burkes OUTLET.
99¢ ONLY STORES

90

Reading Rd

Wessendorff Middle School
420 Students

WC Wharton County Junior College

Lamar Cons. High School
1,735 Students

Lamar Jr. High
1,305 Students

Smith Elementary
443 Students

Walmart

Avenue I

SITE

Town Center Blvd

TARGET **Marshalls** **DOLLAR TREE**
THE HOME DEPOT **KOHL'S**
OLD NAVY
petco **Office DEPOT** **ROSS DRESS FOR LESS**

H-E-B

Travis Elementary
495 Students

Taylor Ray Elementary
622 Students

Avenue N

FM 762 Rd

1st St

Louise St

Navarro Middle School
513 Students

FM 2218

George Jr. High
1,669 Students

BF Terry High School
2,117 Students

ALDI

Airport Ave

LA MICHOACANA MEAT MARKET

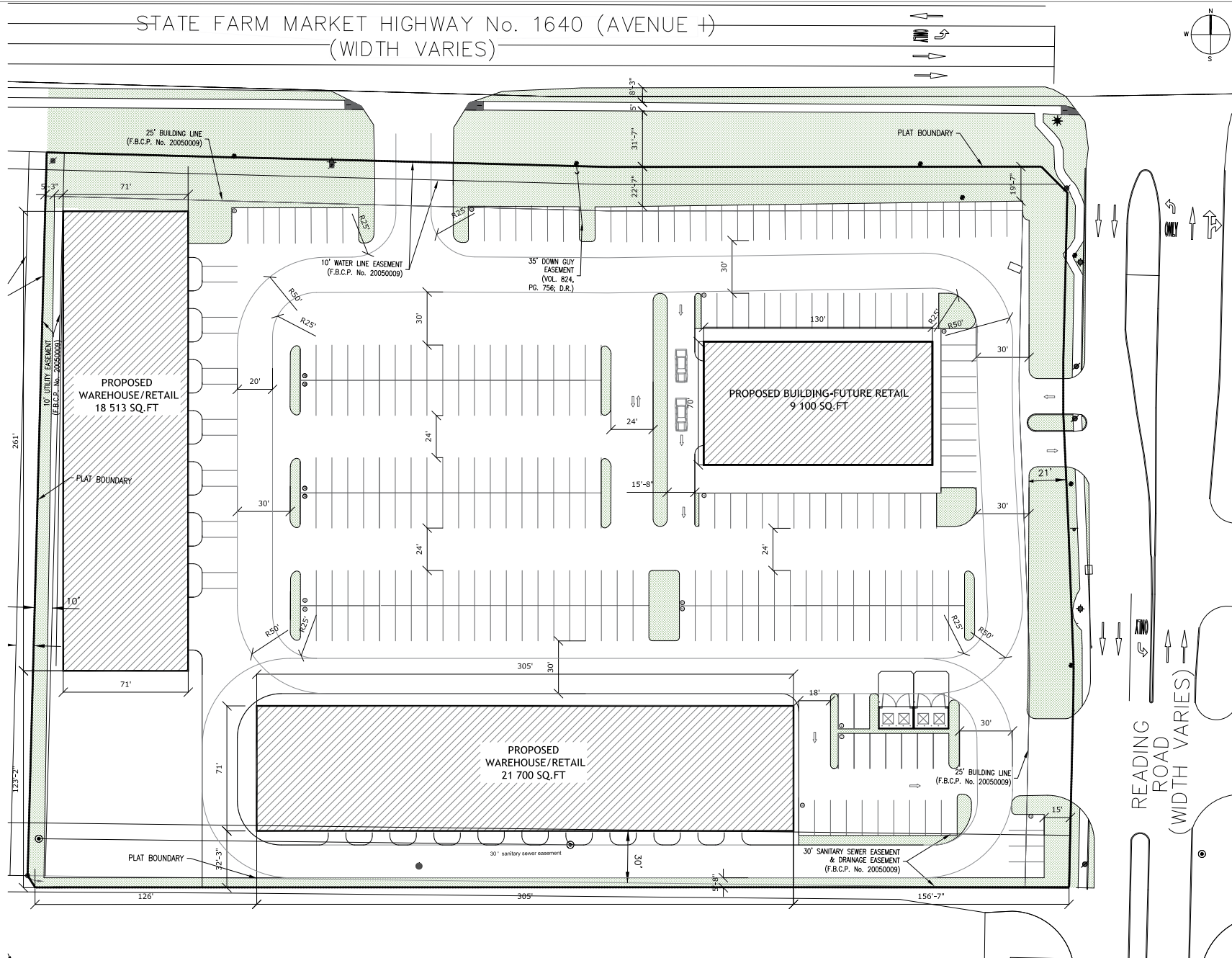
CAVENDER'S

59

TSTC
Texas State Technical College

Kroger Marketplace **HomeGoods** **Academy Sports & Outdoors**
Michaels **JCPenney** **SPEC'S**
FIVE BELOW **ULTA BEAUTY**

PROPOSED SITE PLAN





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.

| | | | |
|--|----------------|---------------------------|---------------------|
| Blue Ox Brokerage, LLC | 9009549 | jj@blueoxgroup.com | 713.804.7777 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Joshua Jacobs | 448255 | jj@blueoxgroup.com | 713.230.8882 |
| 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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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Anita Amin | 713.324.8954
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