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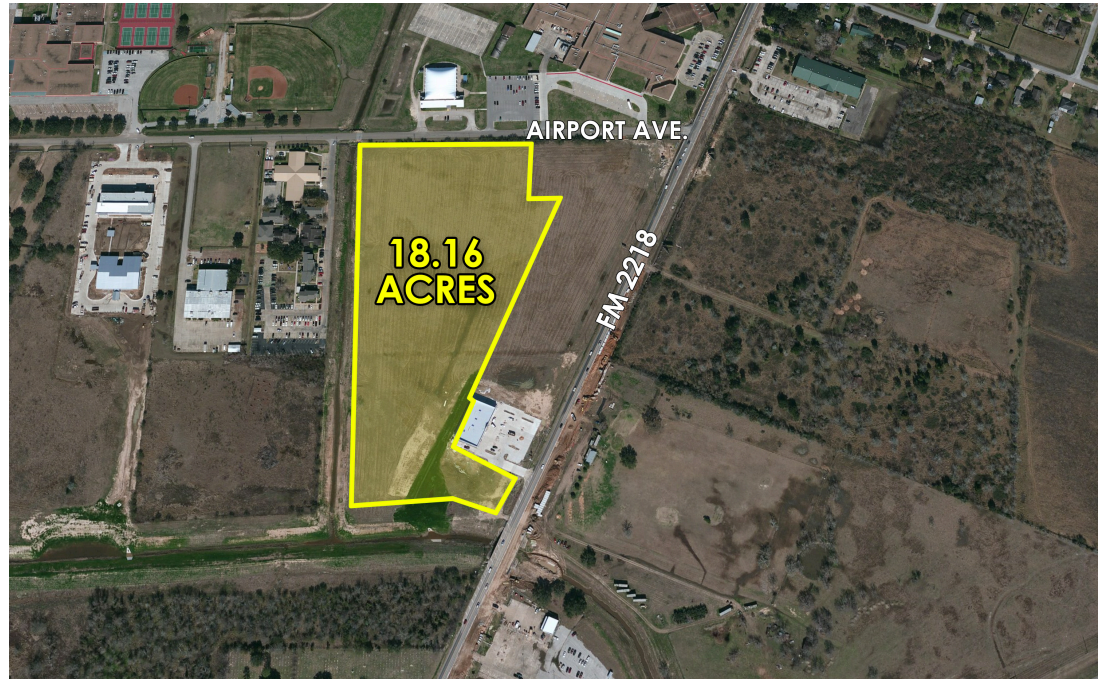
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Land

18.16 Acres - FM 2218 & Airport Avenue Rosenberg, TX 77471

18.16 Acre land site for Sale in Rosenberg



Overview

- 18.16 Acres Available
- Located .25 miles from Highway 59/I-69
- Development ready
- All utilities available
- Sales Price: \$3,164,198 or \$4.00 pSF



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2333 Town Center Drive, Suite 300, Sugar Land, TX 77478

Information contained herein has been obtained from the owner of the property or from other resources that we believe reliable. We have no reason to doubt the accuracy of such information, however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All such information is submitted subject to errors, omissions or changes in conditions prior to sale, lease or withdrawal without notice. All information contained herein should be verified to satisfaction of the person relying thereon.



A map showing the location of the site. The site is marked with an orange star at the intersection of Airport Rd and Reading Road. Other roads shown include FM 1630, Town Center Blvd, FM 702, and Highway 59.

PROJECT SUMMARY:

Construction:

1-2	1st Floor	200	100
2-3	2nd Floor	200	100
4-5	3rd Floor	200	100
6-7	4th Floor	200	100
8-9	5th Floor	200	100
10-11	6th Floor	200	100
12-13	7th Floor	200	100
14-15	8th Floor	200	100
16-17	9th Floor	200	100
18-19	10th Floor	200	100
20-21	11th Floor	200	100
22-23	12th Floor	200	100
24-25	13th Floor	200	100
26-27	14th Floor	200	100
28-29	15th Floor	200	100
30-31	16th Floor	200	100
32-33	17th Floor	200	100
34-35	18th Floor	200	100
36-37	19th Floor	200	100
38-39	20th Floor	200	100
40-41	21st Floor	200	100
42-43	22nd Floor	200	100
44-45	23rd Floor	200	100
46-47	24th Floor	200	100
48-49	25th Floor	200	100
50-51	26th Floor	200	100
52-53	27th Floor	200	100
54-55	28th Floor	200	100
56-57	29th Floor	200	100
58-59	30th Floor	200	100
60-61	31st Floor	200	100
62-63	32nd Floor	200	100
64-65	33rd Floor	200	100
66-67	34th Floor	200	100
68-69	35th Floor	200	100
70-71	36th Floor	200	100
72-73	37th Floor	200	100
74-75	38th Floor	200	100
76-77	39th Floor	200	100
78-79	40th Floor	200	100
80-81	41st Floor	200	100
82-83	42nd Floor	200	100
84-85	43rd Floor	200	100
86-87	44th Floor	200	100
88-89	45th Floor	200	100
90-91	46th Floor	200	100
92-93	47th Floor	200	100
94-95	48th Floor	200	100
96-97	49th Floor	200	100
98-99	50th Floor	200	100
100-101	51st Floor	200	100
102-103	52nd Floor	200	100
104-105	53rd Floor	200	100
106-107	54th Floor	200	100
108-109	55th Floor	200	100
110-111	56th Floor	200	100
112-113	57th Floor	200	100
114-115	58th Floor	200	100
116-117	59th Floor	200	100
118-119	60th Floor	200	100
120-121	61st Floor	200	100
122-123	62nd Floor	200	100
124-125	63rd Floor	200	100
126-127	64th Floor	200	100
128-129	65th Floor	200	100
130-131	66th Floor	200	100
132-133	67th Floor	200	100
134-135	68th Floor	200	100
136-137	69th Floor	200	100
138-139	70th Floor	200	100
140-141	71st Floor	200	100
142-143	72nd Floor	200	100
144-145	73rd Floor	200	100
146-147	74th Floor	200	100
148-149	75th Floor	200	100
150-151	76th Floor	200	100
152-153	77th Floor	200	100
154-155	78th Floor	200	100
156-157	79th Floor	200	100
158-159	80th Floor	200	100
160-161	81st Floor	200	100
162-163	82nd Floor	200	100
164-165	83rd Floor	200	100
166-167	84th Floor	200	100
168-169	85th Floor	200	100
170-171	86th Floor	200	100
172-173	87th Floor		

[illegible]

FORT BEND COUNTY, TEXAS
AD BECKETT & ASSOCIATES, INC. CITY OF HOUSTON

PLAT MAP

100 ACRES

Tract 1

Tract 2

Tract 3

Tract 4

Tract 5

Tract 6

Tract 7

Tract 8

Tract 9

Tract 10

Tract 11

Tract 12

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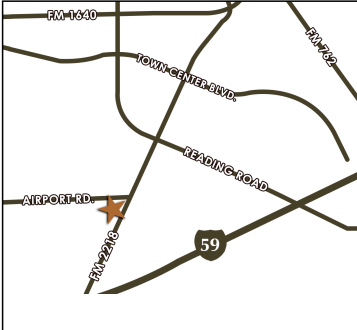
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Land

18.16 Acres - FM 2218 & Airport Avenue Rosenberg, TX
77471
Vicinity Aerial



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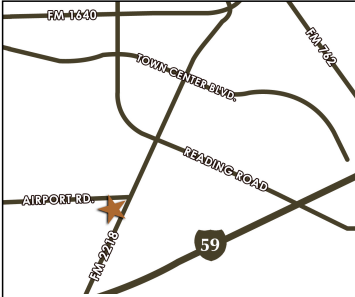
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Land

18.16 Acres - FM 2218 & Airport Avenue Rosenberg, TX 77471 Proposed Multi-family Project



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PROJECT SUMMARY:

Condominium:

Type	Description	Area	Qty.
A1	One Bedroom, 1 1/2 Baths (1st floor)	882 s.f.	8
A2	One Bedroom, 1 1/2 Baths (2nd floor)	1,003 s.f.	8
Total One Bedroom Units			16 Units
B1	Two Bedroom, 2 1/2 Baths (1st floor)	1,212 s.f.	32
B2	Two Bedroom, 2 1/2 Baths (2nd floor)	1,212 s.f.	32
B3	Two Bedroom, 2 1/2 Baths (1st, 2nd floor)	1,272 s.f.	33
B4	Two Bedroom, 2 1/2 Baths (2nd floor)	1,168 s.f.	34
Total Two Bedroom Units			131 Units
C1	Three Bedroom, 2 1/2 Baths (1st floor)	1,473 s.f.	28
C2	Three Bedroom, 2 1/2 Baths (2nd floor)	1,546 s.f.	28
Total One Bedroom Units			56 Units
Condominium Total		282,068 s.f.	203 Units

Parking Provided:

Direct Attached Garages	203 cars
Open Parking Spaces	387 cars
Total Parking (2.91 cars/unit)	590 cars



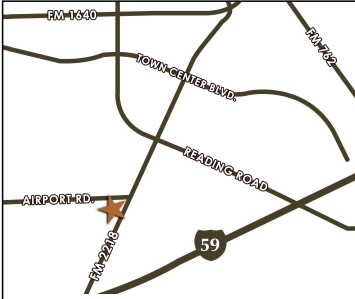
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Land

18.16 Acres - FM 2218 & Airport Avenue Rosenberg, TX 77471 Survey



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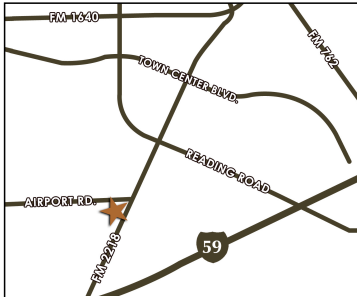
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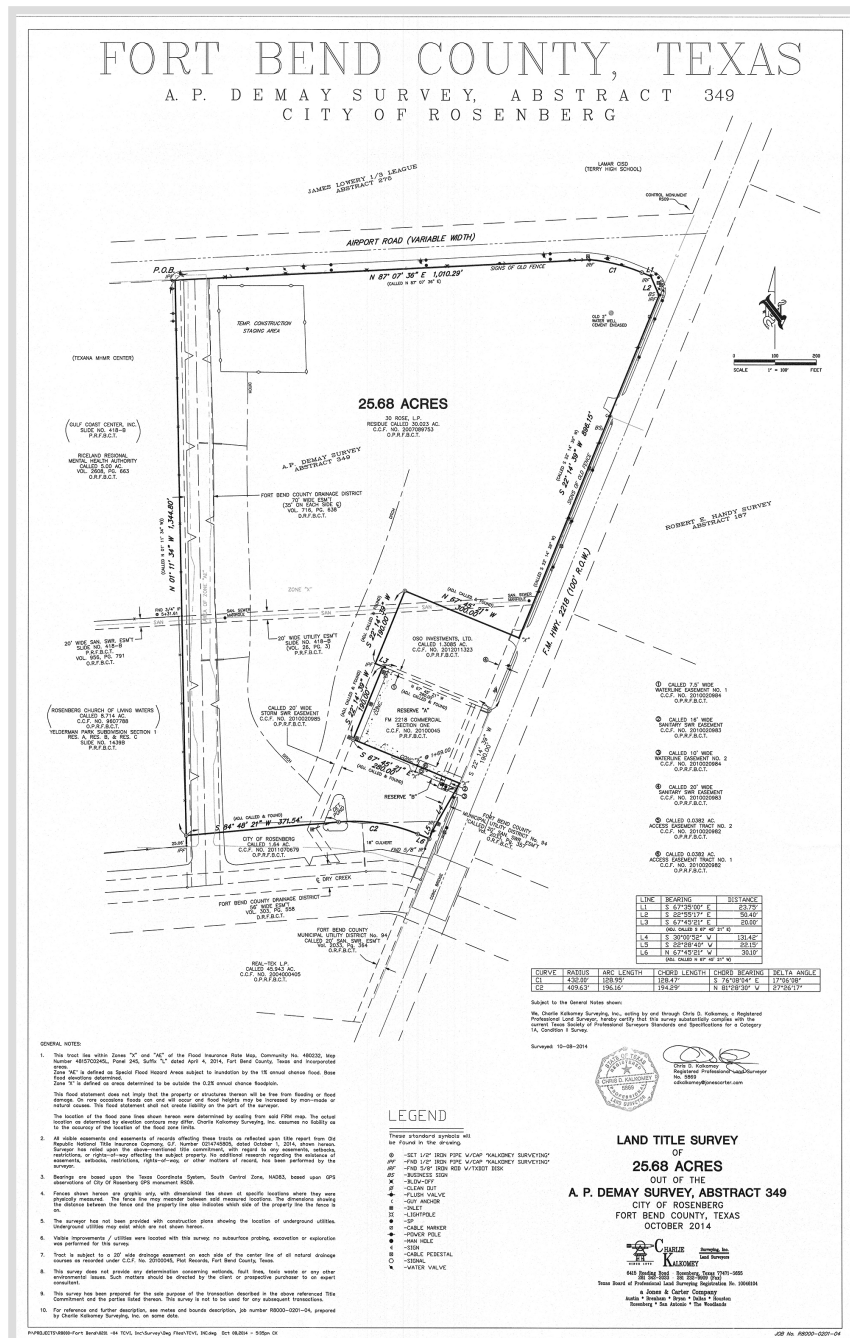
18.16 Acres - FM 2218 & Airport Avenue Rosenberg, TX 77471
Entire 25.68 Acre Site Also Available



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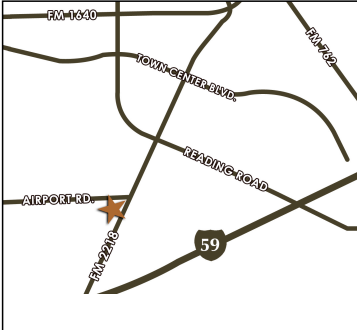
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INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If The Broker Represents The Owner:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

If The Broker Represents The Buyer:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because the buyer's agent must disclose the buyer any material information known to the agent.

If The Broker Acts As An Intermediary:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

Sign below to acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer or Tenant

Date

Seller or Landlord

Date



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    [contactphone_1] => (281) 207-3710
    [contactemail_1] => jnodskov@icotexas.com
    [contactname_2] => Lang Motes, CCIM
    [contactphone_2] => (281) 207-3705
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    - Development ready
    - All utilities available
    - Sales Price: $3,164,198 or $4.00 pSF
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