

Summer Lakes Shopping Center Phase 1

NEQ of FM-2977 & Reading Road
535 Minonite Road, Rosenberg Texas 77469



For More Information:

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Available: 100% Leased

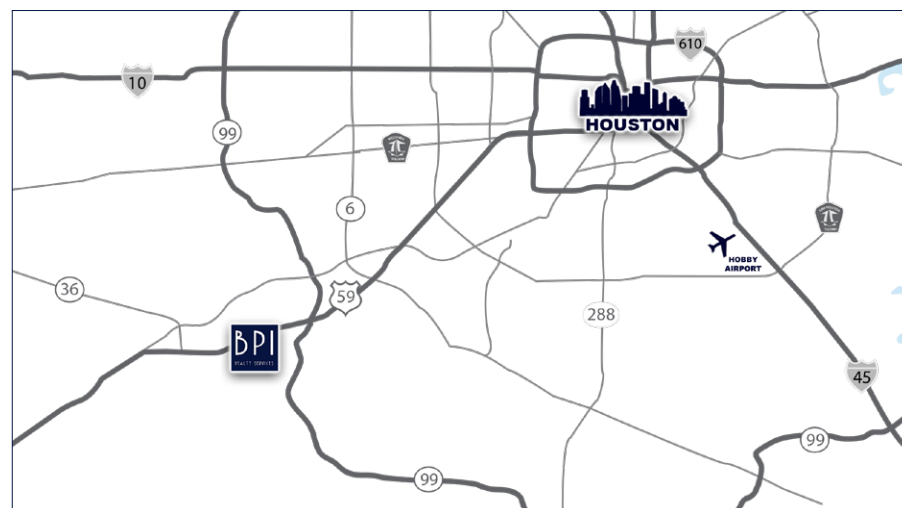
Pricing: Call for Pricing

Description:

- New Retail Center located on FM-2977
- Adjacent to Exxon, First Victoria Bank, and Brazos Town Square
- Surrounded by numerous national retailers, established neighborhoods & new developments

Traffic Counts: FM-762: 13,605 VPD | FM-2977: 9,847 VPD
(TXDOT 2020)

Demographics:	1 mile	3 mile	5 mile
2021 Population	10,341	60,805	122,255
Daytime Population	9,536	54,023	109,157
Average HH Income	\$130,516	\$109,273	\$104,930



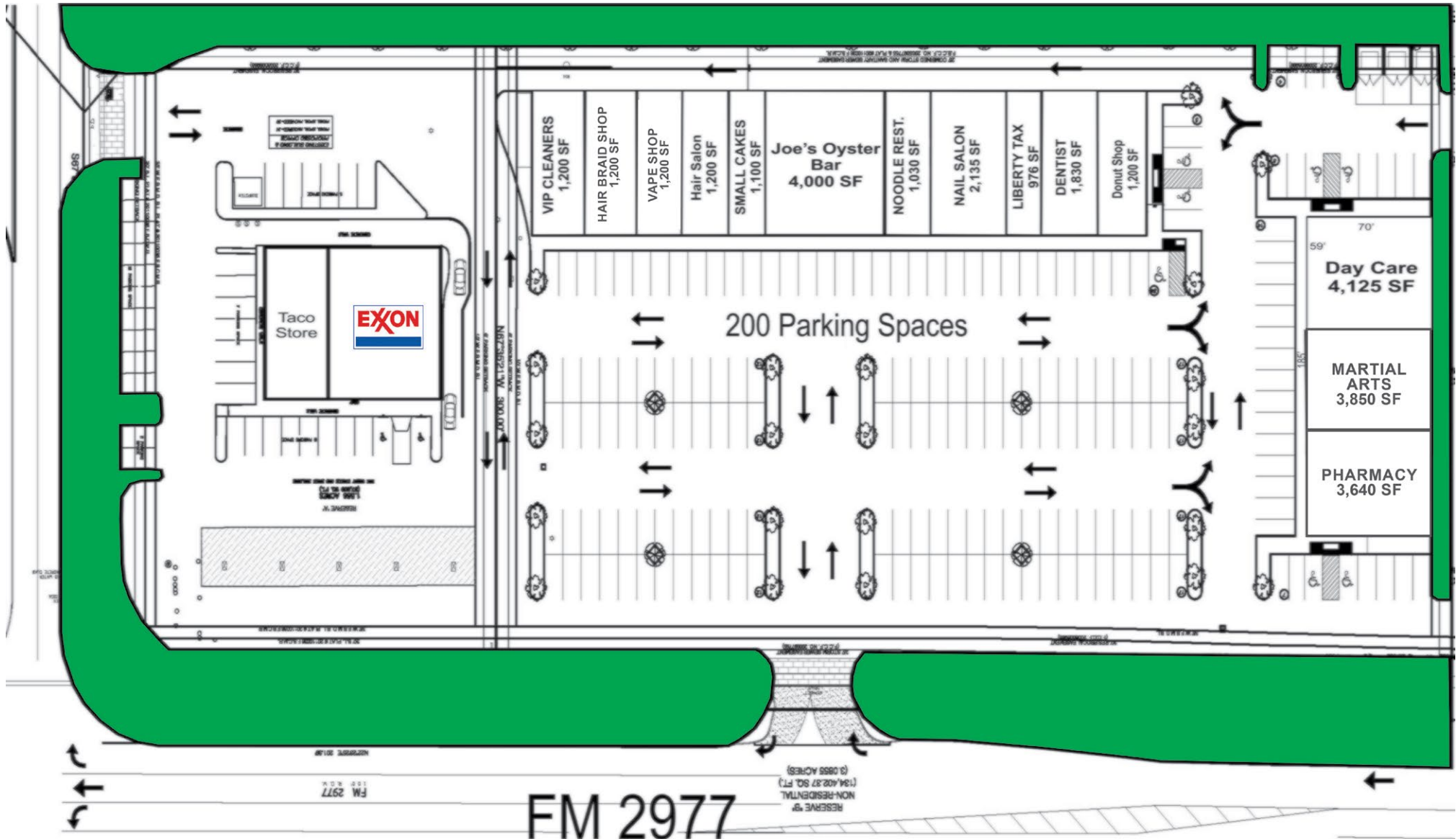


REALTY SERVICES

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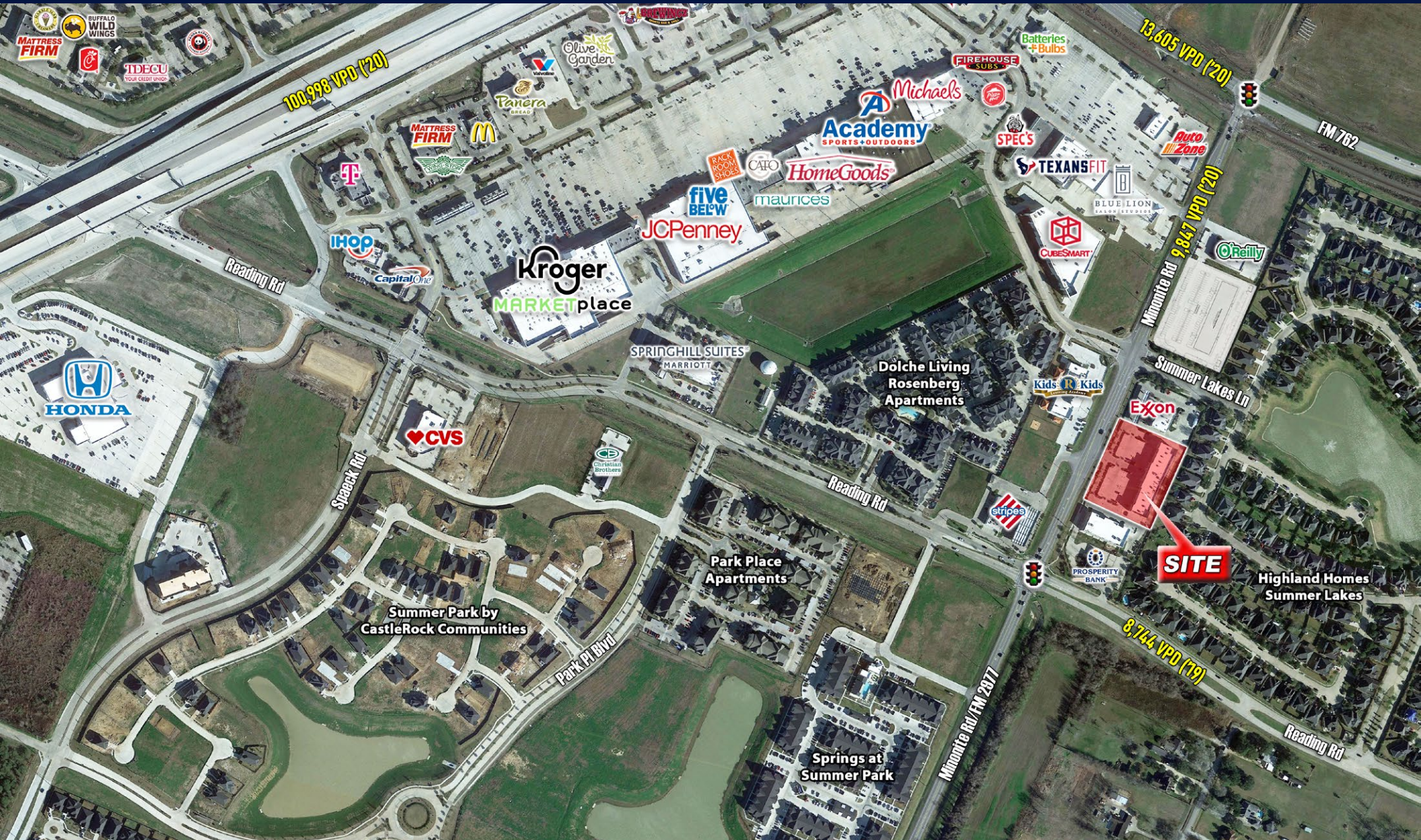


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BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.



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2021 Population
(3 mi Radius)

60,805

Households
(3 mi Radius)

20,250

Daytime Population
(3 mi Radius)

54,023

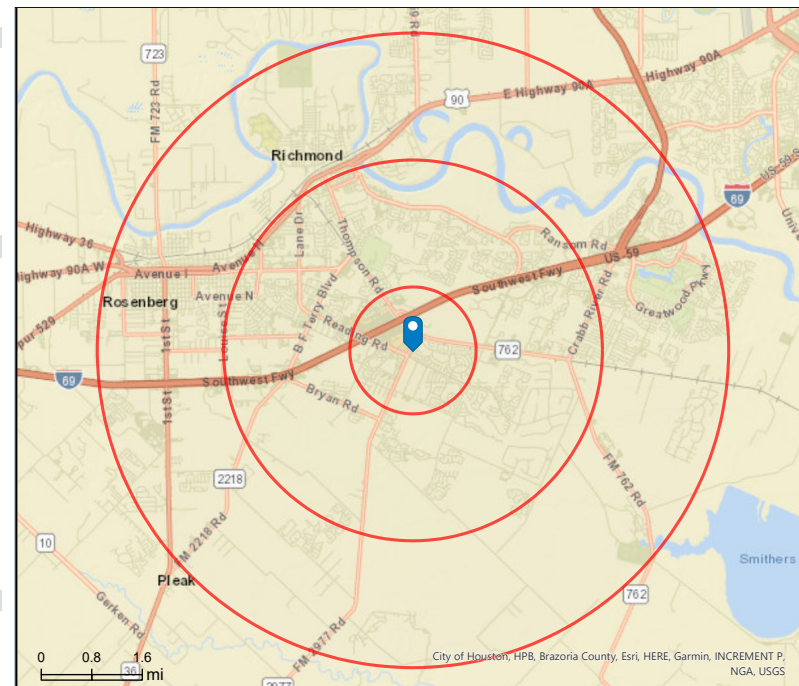
Average HH Income
(3 mi Radius)

\$109,273

Median Home Value
(3 mi Radius)

\$271,814

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	840	19,014	59,513
2010 Total Population	3,984	34,609	86,852
2021 Total Population	10,341	60,805	122,255
2021 Group Quarters	1	1,126	1,596
2026 Total Population	13,260	74,264	143,894
2021-2026 Annual Rate	5.10%	4.08%	3.31%
2021 Total Daytime Population	9,536	54,023	109,157
Workers	3,951	19,835	40,045
Residents	5,585	34,188	69,112
Household Summary			
2000 Households	301	6,114	18,566
2000 Average Household :	2.78	2.90	3.09
2010 Households	1,350	11,328	27,840
2010 Average Household :	2.95	2.94	3.05
2021 Households	3,251	20,250	39,740
2021 Average Household :	3.18	2.95	3.04
2026 Households	4,159	24,787	46,898
2026 Average Household :	3.19	2.95	3.03
2021-2026 Annual Rate	5.05%	4.13%	3.37%
2010 Families	1,117	8,598	21,874
2010 Average Family Size	3.26	3.39	3.47
2021 Families	2,687	15,450	30,892
2021 Average Family Size	3.49	3.39	3.46
2026 Families	3,420	18,889	36,356
2026 Average Family Size	3.51	3.39	3.46
2021-2026 Annual Rate	4.94%	4.10%	3.31%
Housing Unit Summary			
2000 Housing Units	379	6,466	19,695
Owner Occupied Housing I	68.6%	57.1%	65.6%
Renter Occupied Housing Units	10.8%	37.4%	28.7%
Vacant Housing Units	20.6%	5.4%	5.7%
2010 Housing Units	1,545	12,154	29,697
Owner Occupied Housing I	72.0%	60.7%	66.0%
Renter Occupied Housing Units	15.4%	32.5%	27.7%
Vacant Housing Units	12.6%	6.8%	6.3%
2021 Housing Units	3,607	21,480	41,800
Owner Occupied Housing I	78.3%	71.2%	72.2%
Renter Occupied Housing Units	11.8%	23.0%	22.9%
Vacant Housing Units	9.9%	5.7%	4.9%
2026 Housing Units	4,342	25,614	48,692
Owner Occupied Housing I	82.0%	74.0%	74.0%
Renter Occupied Housing Units	13.8%	22.7%	22.3%
Vacant Housing Units	4.2%	3.2%	3.7%
Median Household Income			
2021	\$103,731	\$82,166	\$77,308
2026	\$110,940	\$94,313	\$86,689
Median Home Value			
2021	\$283,518	\$271,814	\$267,113
2026	\$310,818	\$293,744	\$290,705
Per Capita Income			
2021	\$41,877	\$36,391	\$34,322
2026	\$45,461	\$40,361	\$37,830
Median Age			
2010	31.7	31.9	33.1
2021	33.2	33.2	34.2
2026	31.6	32.5	34.0



	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	3,251	20,250	39,740
<\$15,000	2.1%	4.6%	5.7%
\$15,000 - \$24,999	2.1%	6.0%	6.7%
\$25,000 - \$34,999	5.0%	8.1%	8.3%
\$35,000 - \$49,999	9.1%	10.5%	12.0%
\$50,000 - \$74,999	17.2%	16.8%	16.0%
\$75,000 - \$99,999	12.0%	11.3%	11.1%
\$100,000 - \$149,999	22.3%	19.9%	18.7%
\$150,000 - \$199,999	12.9%	10.2%	10.0%
\$200,000+	17.4%	12.5%	11.5%
Average Household Income	\$130,516	\$109,273	\$104,930
2021 Population 25+ by Educational Attainment			
Total	6,450	38,749	78,373
Less than 9th Grade	3.3%	3.9%	5.5%
9th - 12th Grade, No Diploma	2.4%	5.9%	7.0%
High School Graduate	18.5%	20.0%	20.7%
GED/Alternative Credential	2.1%	3.0%	3.4%
Some College, No Degree	20.7%	19.5%	19.4%
Associate Degree	11.1%	9.7%	8.2%
Bachelor's Degree	25.6%	24.4%	23.1%
Graduate/Professional Degree	16.4%	13.7%	12.7%



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.

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
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

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