

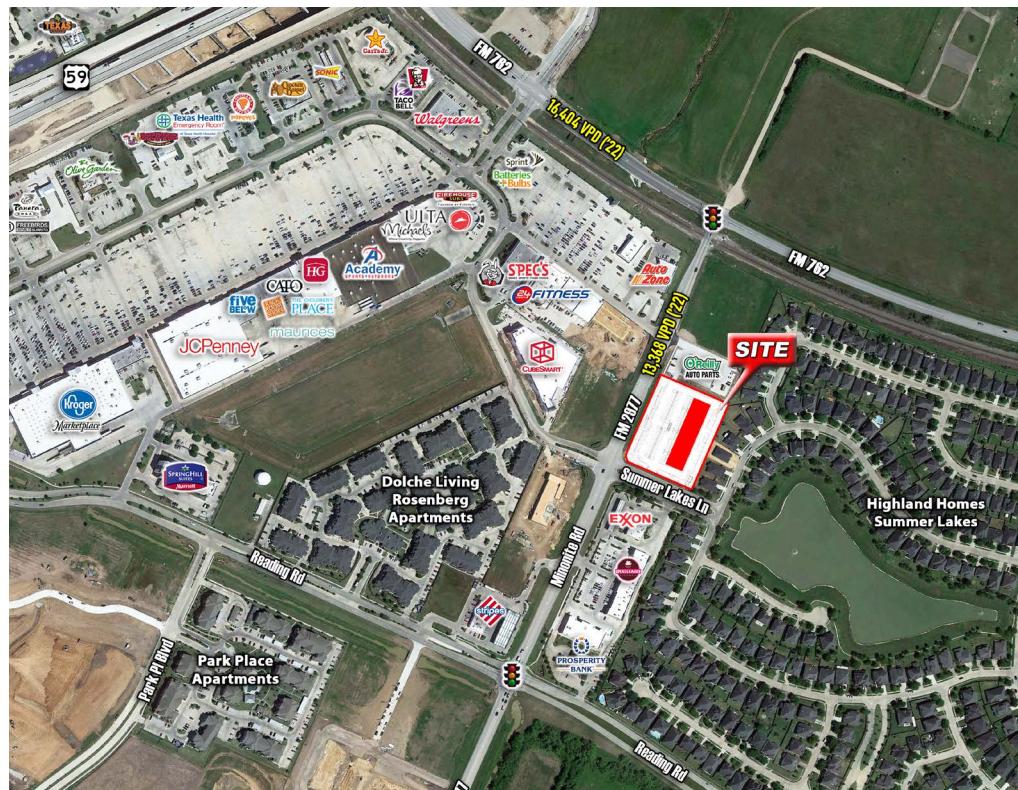
Summer Lakes Shopping Plaza

NEC of FM 2977 & Winding Lakes Drive

525 FM 2977, Rosenberg, Texas 77471



Proposed building elevation



For More Information:

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ldurrett@bpirealty.com | 713-350-2780

Available: ±7,000 SF Retail Space

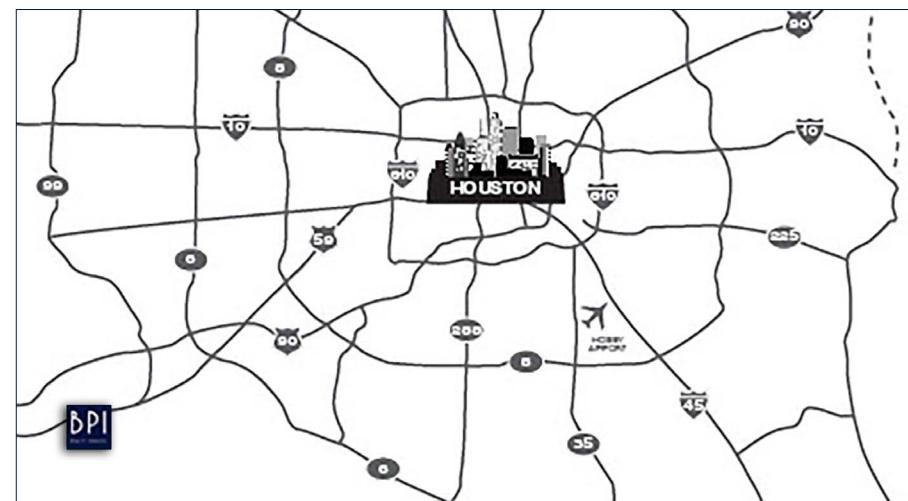
Pricing: Call for Pricing

Description:

- Brand New Retail Center located on FM 2977
- End Cap Space Available
- Adjacent to Brazos Town Center
- Surrounded by numerous national retailers, established neighborhoods & new developments

Traffic Counts: FM 762: 16,404 VPD (TXDOT 2022)
 Minonite Rd: 13,368 VPD (TXDOT 2022)

Demographics:	1 mile	3 mile	5 mile
2023 Population	9,810	66,498	128,310
Daytime Population	8,871	55,821	106,798
Average HH Income	\$116,718	\$110,692	\$109,618



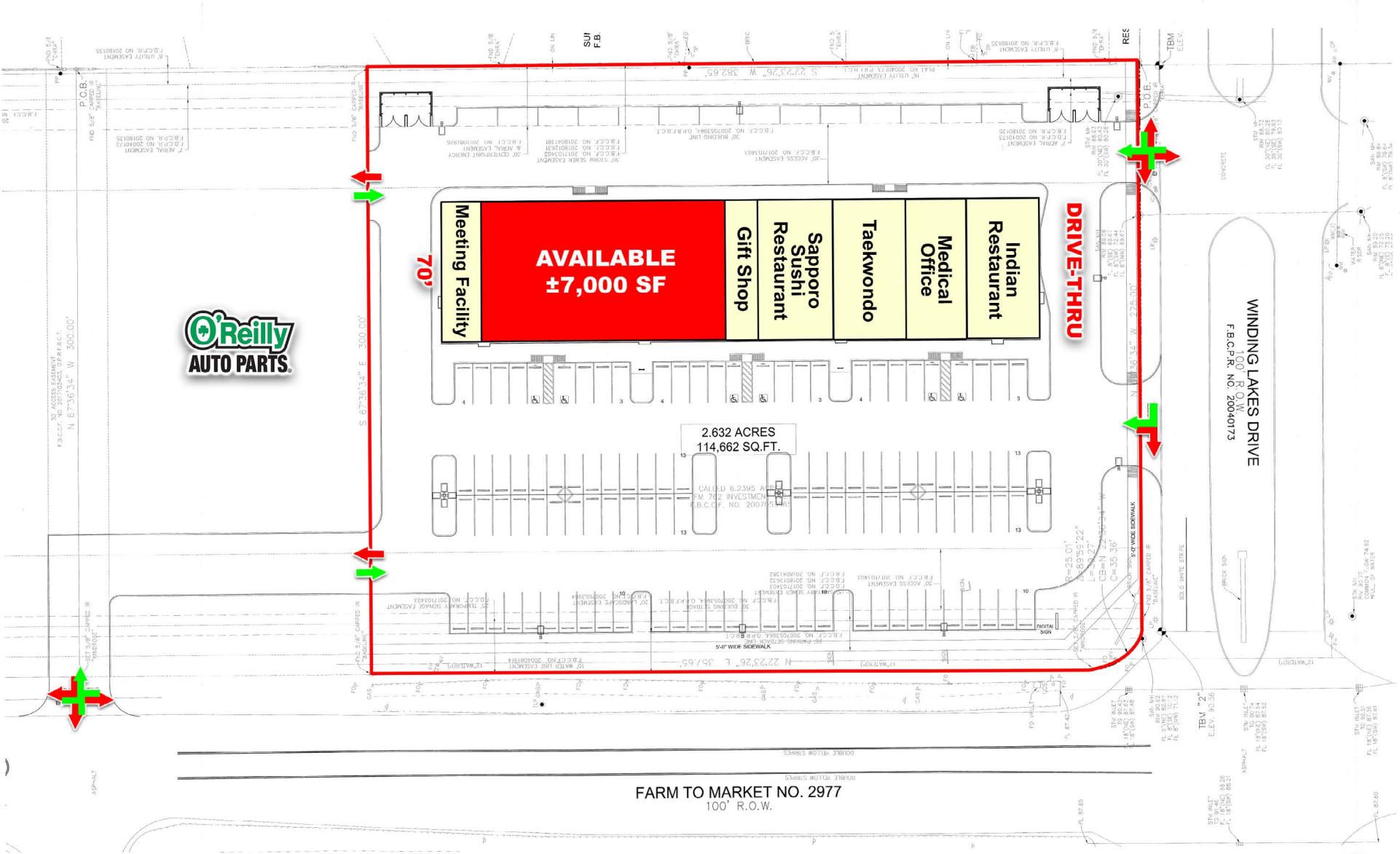


REALTY SERVICES

Summer Lakes Shopping Plaza

NEC of FM 2977 & Winding Lakes Drive

525 FM 2977, Rosenberg, Texas 77471



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

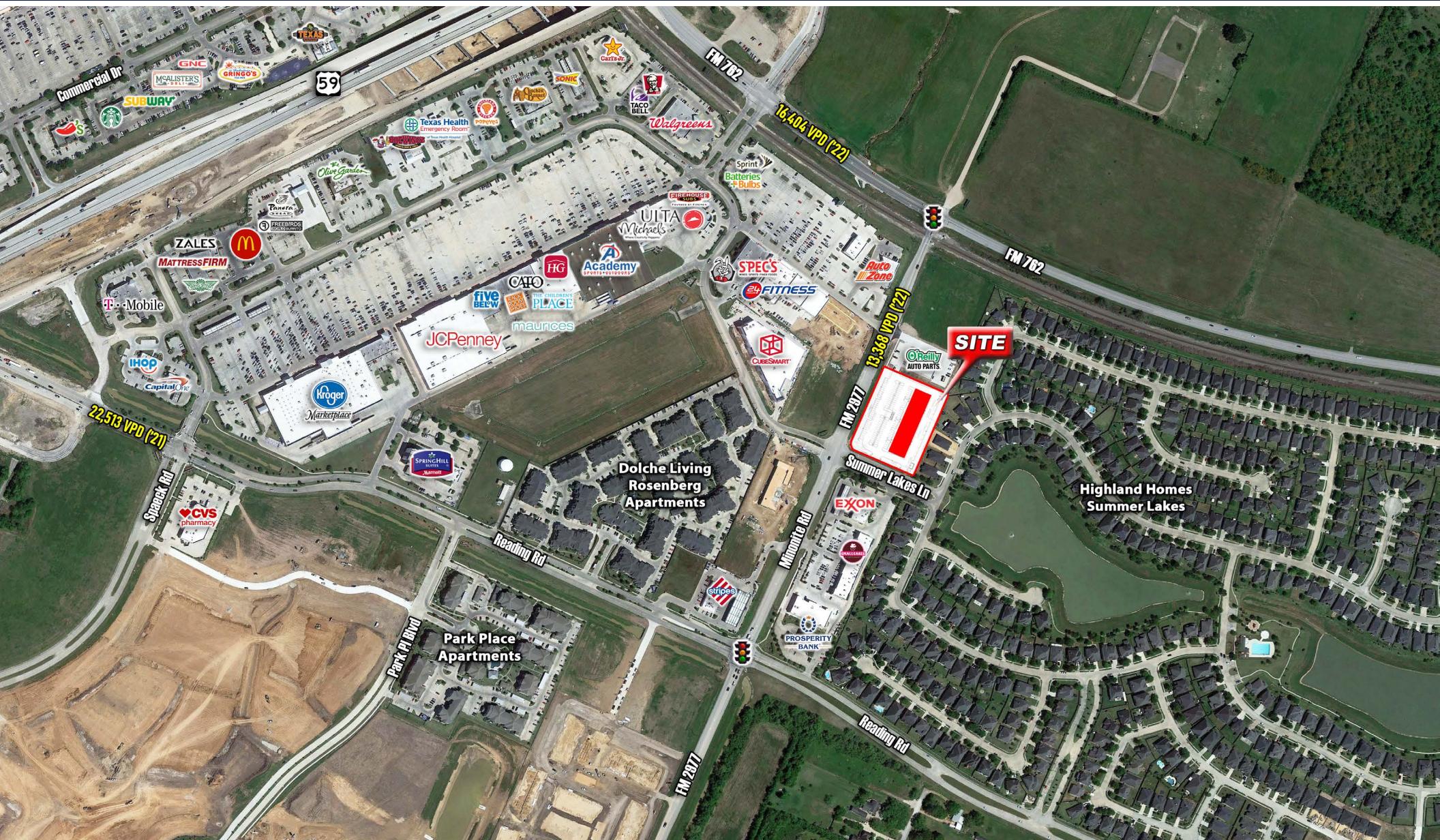
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All information contained herein should be verified to the satisfaction of the person relying thereon.

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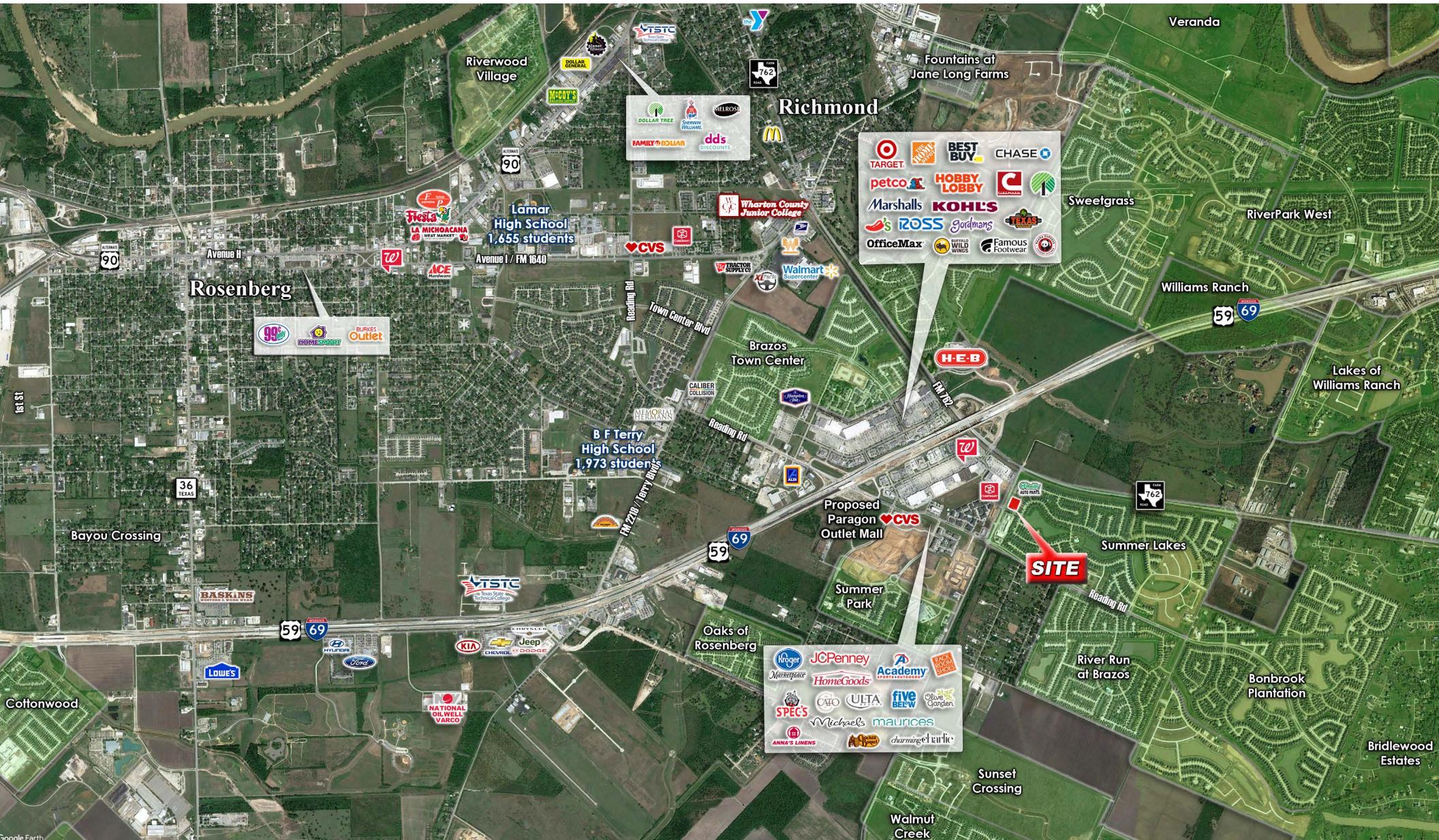
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**2023 Population
(3 mi Radius)**
66,498

**Households
(3 mi Radius)**
22,976

**Daytime Population
(3 mi Radius)**
55,821

**Average HH Income
(3 mi Radius)**
\$110,692

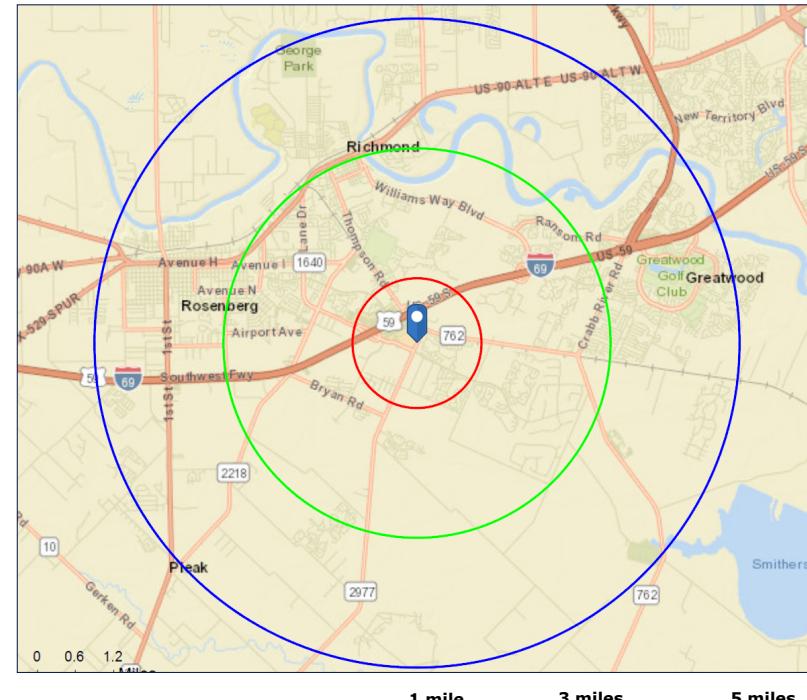
**Avg. Home Value
(3 mi Radius)**
\$359,662

Summer Lakes Shopping Plaza

NEC of FM 2977 & Winding Lakes Drive

525 FM 2977, Rosenberg, Texas 77471

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,453	34,538	86,994
2020 Total Population	7,302	55,426	113,766
2020 Group Quarters	3	953	1,494
2023 Total Population	9,810	66,498	128,310
2023 Group Quarters	3	953	1,491
2028 Total Population	11,011	74,961	142,259
2023-2028 Annual Rate	2.34%	2.42%	2.09%
2023 Total Daytime Population	8,871	55,821	106,798
Workers	3,592	20,082	39,383
Residents	5,279	35,739	67,415
Household Summary			
2010 Households	853	11,321	27,935
2010 Average Household Size	2.88	2.94	3.05
2020 Total Households	2,508	18,914	37,696
2020 Average Household Size	2.91	2.88	2.98
2023 Households	3,404	22,976	43,032
2023 Average Household Size	2.88	2.85	2.95
2028 Households	3,869	26,279	48,209
2028 Average Household Size	2.85	2.82	2.92
2023-2028 Annual Rate	2.59%	2.72%	2.30%
2010 Families	662	8,554	21,963
2010 Average Family Size	3.26	3.39	3.46
2023 Families	2,660	17,098	32,868
2023 Average Family Size	3.27	3.35	3.42
2028 Families	3,034	19,575	36,848
2028 Average Family Size	3.22	3.31	3.38
2023-2028 Annual Rate	2.67%	2.74%	2.31%
Housing Unit Summary			
2020 Housing Units	2,733	20,293	40,319
Owner Occupied Housing Units	66.8%	64.6%	67.1%
Renter Occupied Housing Units	24.9%	28.6%	26.4%
Vacant Housing Units	8.0%	6.9%	6.5%
2023 Housing Units	3,711	24,693	45,928
Owner Occupied Housing Units	68.9%	66.5%	68.4%
Renter Occupied Housing Units	22.8%	26.6%	25.3%
Vacant Housing Units	8.3%	7.0%	6.3%
2028 Housing Units	4,134	27,881	50,947
Owner Occupied Housing Units	66.5%	68.1%	69.9%
Renter Occupied Housing Units	27.0%	26.1%	24.7%
Vacant Housing Units	6.4%	5.7%	5.4%
Households by Income			
Household Income Base	3,404	22,976	43,032
<\$15,000	5.3%	4.3%	5.3%
\$15,000 - \$24,999	1.7%	6.0%	6.0%
\$25,000 - \$34,999	4.2%	6.3%	7.1%
\$35,000 - \$49,999	7.8%	10.2%	10.7%
\$50,000 - \$74,999	21.9%	17.9%	17.7%
\$75,000 - \$99,999	15.0%	12.3%	11.9%
\$100,000 - \$149,999	20.0%	20.7%	19.2%
\$150,000 - \$199,999	14.0%	13.0%	12.6%
\$200,000+	10.2%	9.3%	9.6%
Average Household Income	\$116,718	\$110,692	\$109,618



	1 mile	3 miles	5 miles
Median Household Income			
2023	\$88,528	\$84,245	\$80,555
2028	\$101,052	\$98,928	\$92,347
Median Home Value			
2023	\$308,153	\$309,991	\$301,496
2028	\$334,142	\$336,890	\$331,468
Median Age			
2023	33.0	33.4	34.3
2028	31.5	32.5	34.1
2020 Population by Age			
Total	7,302	55,426	113,766
0 - 4	7.9%	6.6%	6.4%
5 - 9	7.8%	6.8%	7.2%
10 - 14	8.2%	7.6%	7.9%
15 - 24	12.7%	13.4%	13.7%
25 - 34	15.1%	13.9%	13.1%
35 - 44	16.6%	14.2%	13.8%
45 - 54	13.1%	12.4%	12.9%
55 - 64	9.2%	11.0%	11.5%
65 - 74	6.6%	8.9%	8.4%
75 - 84	2.1%	4.0%	3.8%
85 +	0.9%	1.1%	1.2%
18 +	71.9%	74.6%	73.8%



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