

FOR SALE

Rosenberg, Texas

OFFERING MEMORANDUM

TWO ADJACENT BUILDINGS

5,250 SF EACH 10,500 SF TOTAL

NEW CONSTRUCTION INDUSTRIAL WAREHOUSE BUILDINGS

CONFIDENTIALTY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it and should not be made available to any other person or entity without the written consent of the owner. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The owner has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, the owner has not verified, and will not verify, any of the information contained herein, nor has the owner conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

2070 NALA & 2071 BOSE, 77471

ONE MILE FROM HIGHWAY 59

FORT BEND COUNTY
3 PH POWER ` DOCKWELL
BUILT IN 2024

ASKING \$800K EACH



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THESE BUILDINGS ARE CURRENTLY CONFIGURED FOR A CNC CABINET MANUFACTUROR WITH A PAINT BOOTH

CAN BE DELIVERED VACANT OR FULLY EQUIPPED

5331 Inker Houston, Texas 77007 713 530 7466 713 589 8009 Fax www.gulfstreamprops.com

PROPERTY

NEW CONSTRUCTION INDUSTRIAL WAREHOUSE BUILDINGS

LOCATION:

2070 NALA STREET 5,250 SF ROSENBERG, TEXAS FORT BEND COUNTY
2071 BOSE STREET 5,250 SF (adjacent)
1 MILE NORTH OF HWY 59, ON BLOCK SOUTH OF HWY 36
SITUATED IN A NEW DEVELOPED BUSINESS PARK CONDOMINIUM PROPERTY

AREA:

THE HISTORIC CITY OF ROSENBERG, ABOUT 30 MILES SOUTHWEST OF HOUSTON, HAS BEEN RAPIDLY GROWING. FROM APRIL 2020 TO JULY 2022 ROSENBERG'S POPULATION INCREASED BY 6.4% ACCORDING TO THE US CENSUS

TAXING AUTHORITY:

ROSENBERG, FORT BEND COUNTY

ASSOCIATION:

DAMSCUS BUSINESS PARK CONDO ASSOCIATION, INC. \$175 PER MO, PER UNIT

PRICING

SELLER MAY CONSIDER LEASING TO A QUALIFIED TENANT

\$1,600,000.00 OR CAN BE SOLD SEPARATELY FOR \$800,000.00 EACH

DELIVERY CONDITION:

BUILDINGS CAN BE DELIVERED VACANT OR FULLY EQUIPPED WITH STATE OF THE ART CABINET MANUFACTURING EQUIPMENT, MATERIAL RACKING SYSTEMS, AND OFFICE FURNITURE. 2071 BOSE IS EQUIPPED WITH A PAINT BOOTH



NEW CONSTRUCTION INDUSTRIAL WAREHOUSE BUILDINGS

12 X 14 OVERHEAD DOORS
3 PHASED POWER
INSULATED BUILDING ENVELOPE
EXTERIOR DOCKWELL SERVING BOTH BLDGS
BUILT IN 2024 - VERY LITTLE WEAR AND TEAR

CENTRALLY LOCATED IN BUSINESS FRIENDLY
ROSENBERG TEXAS

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	3,805	38,967	82,479
ANNUAL GROWTH 2024-2029	3.1%	3.1%	3.2%
AVG HH INCOME	\$87,636	\$80,591	\$95,786



TRAFFIC COUNTS

US HIGHWAY 59/I-69 105,798 VPD

HIGHWAY 36 21,405 VPD



SITE

NEW CONSTRUCTION INDUSTRIAL WAREHOUSE BUILDINGS





INFORMATION ABOUT BROKERAGE SERVICES

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

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 a buyer's agent must disclose to 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 in writing 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 instructions 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.

