

FOR LEASE: UP TO 8,492 SF AVAILABLE

GREAT TOWN PLAZA 1720-1730 B F TERRY BLVD | ROSENBERG, TX 77471



Target **Best Buy** **rue21** **Chase** **Kay Jewelers** **Pioneer Bank** **Wells Fargo** **Office Depot** **Starbucks** **Hampton Inn & Suites** **petco** **ROSS** **dressbarn** **LANE BRYANT** **Kohl's** **Marshall's** **ESLIE'S** **SHOGUN** **GRINGO'S** **TEXAS** **Hobby Lobby** **Game Stop** **Buffalo Wild Wings** **Sally Beauty** **GameStop** **Bank of America** **Gringo's** **Salata** **Blue Wave** **Wells Fargo** **ALDI** **GOODYEAR** **Auto Care** **Caliber Collision** **76** **Shell** **Once Upon a Child** **Terry High School** **Memorial**

59 69

Reading Rd

B/F Terry Blvd

Town Center Blvd

Town Center Blvd

FM 2218 / B/F Terry Blvd

8,280 VPD (-22)

3,249 VPD (-22)

FUTURE RETAIL

SITE

S&P INTERESTS

HENRY GARCIA
281-433-5736
henry@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW



LOCATION

1720 - 1730 BF Terry Blvd, Rosenberg, Houston, TX 77471



AVAILABLE

2nd Gen space 2,000 SF
Shell space 2,273 SF
Shell space 4,219 SF



POPULATION

62,563 within 3 miles



INCOME

\$88,443 within 3 miles



TRAFFIC COUNTS

8,280 VPD on B F Terry Blvd



S&P INTERESTS

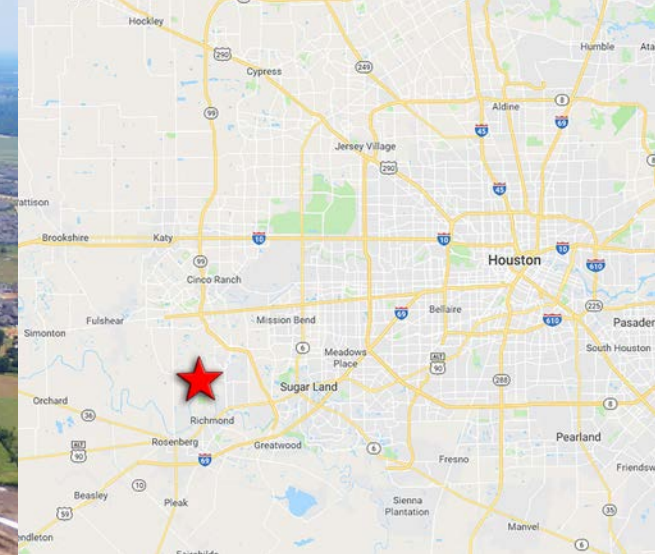
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PROPERTY FEATURES:

- 2,000 SF 2nd Gen Space available
- 2,273 SF & 4,219 SF Shell space available
- TI Available
- Nearby Future Retail Coming Soon
- Rental Rate \$22 + NNN
- Estimated OPEX \$6.00
- Ample Parking
- Great visibility and tenant mix

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	13,014	62,563	114,166
Households	4,404	20,861	37,663
Average HH Income	\$77,724	\$88,443	\$100,042

TRAFFIC COUNTS:

B F Terry Blvd: 8,280 VPD (TXDOT 2022)



Available
Shell Space 4,219 SF



Available
2nd Gen 2,000 SF



Available
Shell Space 2,273 SF

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Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	13,974	67,363	122,745
2023 Estimate	13,014	62,563	114,166
2010 Census	9,255	42,998	79,944
Growth 2023 - 2028	7.38%	7.67%	7.51%
Growth 2010 - 2023	40.62%	45.50%	42.81%

2023 Population by Age	13,014	62,563	114,166
Age 0 - 4	887 6.82%	4,003 6.40%	7,152 6.26%
Age 5 - 9	1,016 7.81%	4,666 7.46%	8,375 7.34%
Age 10 - 14	1,082 8.31%	5,015 8.02%	9,133 8.00%
Age 15 - 19	1,009 7.75%	4,629 7.40%	8,533 7.47%
Age 20 - 24	848 6.52%	3,849 6.15%	7,065 6.19%
Age 25 - 29	802 6.16%	3,656 5.84%	6,536 5.72%
Age 30 - 34	927 7.12%	4,283 6.85%	7,498 6.57%
Age 35 - 39	1,094 8.41%	5,157 8.24%	9,065 7.94%
Age 40 - 44	1,074 8.25%	5,128 8.20%	9,229 8.08%
Age 45 - 49	926 7.12%	4,473 7.15%	8,271 7.24%
Age 50 - 54	769 5.91%	3,785 6.05%	7,137 6.25%
Age 55 - 59	632 4.86%	3,213 5.14%	6,131 5.37%
Age 60 - 64	552 4.24%	2,908 4.65%	5,565 4.87%
Age 65 - 69	476 3.66%	2,576 4.12%	4,911 4.30%
Age 70 - 74	383 2.94%	2,101 3.36%	3,963 3.47%
Age 75 - 79	258 1.98%	1,430 2.29%	2,646 2.32%
Age 80 - 84	150 1.15%	868 1.39%	1,562 1.37%
Age 85+	129 0.99%	822 1.31%	1,393 1.22%
Age 65+	1,396 10.73%	7,797 12.46%	14,475 12.68%
Median Age	34.70	36.10	36.50
Average Age	34.70	36.10	36.40

2023 Population By Race	13,014	62,563	114,166
White	9,124 70.11%	44,079 70.46%	78,960 69.16%
Black	3,108 23.88%	13,016 20.80%	22,812 19.98%
Am. Indian & Alaskan	150 1.15%	621 0.99%	968 0.85%
Asian	407 3.13%	3,648 5.83%	9,000 7.88%
Hawaiian & Pacific Island	8 0.06%	64 0.10%	106 0.09%
Other	217 1.67%	1,135 1.81%	2,320 2.03%

Population by Hispanic Origin	13,014	62,563	114,166
Non-Hispanic Origin	5,954 45.75%	30,619 48.94%	63,382 55.52%
Hispanic Origin	7,060 54.25%	31,943 51.06%	50,784 44.48%

2023 Median Age, Male	34.10	35.90	36.20
2023 Average Age, Male	34.10	35.50	35.80

2023 Median Age, Female	35.10	36.40	36.90
2023 Average Age, Female	35.40	36.60	36.90

Radius	1 Mile	3 Mile	5 Mile
2023 Population by Occupation Classification	9,827	47,951	87,798
Civilian Employed	6,019 61.25%	29,348 61.20%	55,632 63.36%
Civilian Unemployed	228 2.32%	1,317 2.75%	2,496 2.84%
Civilian Non-Labor Force	3,580 36.43%	17,275 36.03%	29,622 33.74%
Armed Forces	0 0.00%	11 0.02%	48 0.05%

Households by Marital Status	2,018	10,786	21,619
Married	2,018	10,786	21,619
Married No Children	989	5,561	10,851
Married w/Children	1,029	5,224	10,768

2023 Population by Education	8,851	42,771	78,422
Some High School, No Diploma	1,288 14.55%	7,209 16.85%	10,737 13.69%
High School Grad (Incl Equivalency)	2,195 24.80%	11,176 26.13%	18,533 23.63%
Some College, No Degree	2,654 29.99%	11,259 26.32%	21,814 27.82%
Associate Degree	680 7.68%	2,371 5.54%	4,514 5.76%
Bachelor Degree	1,432 16.18%	7,250 16.95%	14,975 19.10%
Advanced Degree	602 6.80%	3,506 8.20%	7,849 10.01%

2023 Population by Occupation	10,910	53,994	102,306
Real Estate & Finance	168 1.54%	1,718 3.18%	3,381 3.30%
Professional & Management	2,566 23.52%	13,729 25.43%	29,132 28.48%
Public Administration	232 2.13%	1,178 2.18%	2,373 2.32%
Education & Health	1,650 15.12%	7,783 14.41%	14,276 13.95%
Services	1,232 11.29%	5,079 9.41%	8,488 8.30%
Information	28 0.26%	257 0.48%	620 0.61%
Sales	1,324 12.14%	6,513 12.06%	12,635 12.35%
Transportation	7 0.06%	111 0.21%	231 0.23%
Retail	733 6.72%	3,475 6.44%	6,537 6.39%
Wholesale	271 2.48%	822 1.52%	1,308 1.28%
Manufacturing	468 4.29%	2,482 4.60%	4,449 4.35%
Production	1,012 9.28%	4,024 7.45%	6,250 6.11%
Construction	525 4.81%	2,766 5.12%	4,982 4.87%
Utilities	363 3.33%	1,389 2.57%	2,481 2.43%
Agriculture & Mining	116 1.06%	974 1.80%	1,898 1.86%
Farming, Fishing, Forestry	1 0.01%	123 0.23%	253 0.25%
Other Services	214 1.96%	1,571 2.91%	3,012 2.94%

2023 Worker Travel Time to Job	5,724	27,839	52,291
<30 Minutes	3,259 56.94%	14,413 51.77%	24,706 47.25%
30-60 Minutes	1,683 29.40%	10,645 38.24%	21,871 41.83%
60+ Minutes	782 13.66%	2,781 9.99%	5,714 10.93%

Radius	1 Mile	3 Mile	5 Mile
2010 Households by HH Size	3,111	14,021	25,784
1-Person Households	640 20.57%	2,924 20.85%	4,593 17.81%
2-Person Households	847 27.23%	3,889 27.74%	7,325 28.41%
3-Person Households	545 17.52%	2,486 17.73%	4,772 18.51%
4-Person Households	543 17.45%	2,254 16.08%	4,535 17.59%
5-Person Households	331 10.64%	1,378 9.83%	2,568 9.96%
6-Person Households	129 4.15%	595 4.24%	1,123 4.36%
7 or more Person Households	76 2.44%	495 3.53%	868 3.37%

2023 Average Household Size	2.90	2.90	3.00
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Households			
2028 Projection	4,736	22,515	40,593
2023 Estimate	4,404	20,861	37,663
2010 Census	3,111	14,022	25,784
Growth 2023 - 2028	7.54%	7.93%	7.78%
Growth 2010 - 2023	41.56%	48.77%	46.07%

2023 Households by HH Income	4,406	20,862	37,664
<\$25,000	893 20.27%	3,768 18.06%	5,204 13.82%
\$25,000 - \$50,000	1,182 26.83%	4,639 22.24%	7,311 19.41%
\$50,000 - \$75,000	708 16.07%	3,373 16.17%	5,827 15.47%
\$75,000 - \$100,000	328 7.44%	2,113 10.13%	4,255 11.30%
\$100,000 - \$125,000	567 12.87%	2,681 12.85%	5,198 13.80%
\$125,000 - \$150,000	268 6.08%	1,192 5.71%	2,692 7.15%
\$150,000 - \$200,000	216 4.90%	1,502 7.20%	3,703 9.83%
\$200,000+	244 5.54%	1,594 7.64%	3,474 9.22%

2023 Avg Household Income	\$77,724	\$88,443	\$100,042
2023 Med Household Income	\$54,444	\$65,158	\$77,879

2023 Occupied Housing	4,404	20,861	37,663
Owner Occupied	2,151 48.84%	12,955 62.10%	27,068 71.87%
Renter Occupied	2,253 51.16%	7,906 37.90%	10,595 28.13%
2010 Housing Units	4,913	21,596	38,870
1 Unit	2,870 58.42%	15,918 73.71%	31,926 82.14%
2 - 4 Units	204 4.15%	818 3.79%	985 2.53%
5 - 19 Units	1,539 31.33%	3,674 17.01%	4,343 11.17%
20+ Units	300 6.11%	1,186 5.49%	1,616 4.16%

2023 Housing Value	2,152	12,956	27,068
<\$100,000	165 7.67%	1,840 14.20%	2,862 10.57%
\$100,000 - \$200,000	620 28.81%	3,243 25.03%	6,483 23.95%
\$200,000 - \$300,000	870 40.43%	4,168 32.17%	9,539 35.24%
\$300,000 - \$400,000	449 20.86%	2,467 19.04%	4,816 17.79%
\$400,000 - \$500,000	38 1.77%	729 5.63%	1,770 6.54%
\$500,000 - \$1,000,000	10 0.46%	466 3.60%	1,288 4.76%
\$1,000,000+	0 0.00%	43 0.33%	1,155
2023 Median Home Value	\$233,448	\$233,469	\$243,914

Radius	1 Mile	3 Mile	5 Mile
2023 Housing Units by Yr Built	5,026	23,144	41,400
Built 2010+	1,558 31.00%	7,874 34.02%	13,755 33.22%
Built 2000 - 2010	1,270 25.27%	3,925 16.96%	9,171 22.15%
Built 1990 - 1999	584 11.62%	1,975 8.53%	4,535 10.95%
Built 1980 - 1989	468 9.31%	2,281 9.86%	4,886 11.80%
Built 1970 - 1979	879 17.49%	3,236 13.98%	4,294 10.37%
Built 1960 - 1969	185 3.68%	1,452 6.27%	1,818 4.39%
Built 1950 - 1959	38 0.76%	1,261 5.45%	1,540 3.72%
Built <1949	44 0.88%	1,140 4.93%	1,401 3.38%
2023 Median Year Built	2002	2000	2002

Demographic Trend Report

Description	2010	2023	2028
Population	9,255	13,014	13,974
Age 0 - 4	815 8.81%	887 6.82%	888 6.35%
Age 5 - 9	811 8.76%	1,016 7.81%	951 6.81%
Age 10 - 14	776 8.38%	1,082 8.31%	1,039 7.44%
Age 15 - 19	758 8.19%	1,009 7.75%	1,073 7.68%
Age 20 - 24	734 7.93%	848 6.52%	1,004 7.18%
Age 25 - 29	799 8.63%	802 6.16%	909 6.50%
Age 30 - 34	705 7.62%	927 7.12%	895 6.40%
Age 35 - 39	660 7.13%	1,094 8.41%	985 7.05%
Age 40 - 44	647 6.99%	1,074 8.25%	1,069 7.65%
Age 45 - 49	577 6.23%	926 7.12%	1,049 7.51%
Age 50 - 54	536 5.79%	769 5.91%	930 6.66%
Age 55 - 59	442 4.78%	632 4.86%	782 5.60%
Age 60 - 64	339 3.66%	552 4.24%	648 4.64%
Age 65 - 69	247 2.67%	476 3.66%	545 3.90%
Age 70 - 74	171 1.85%	383 2.94%	448 3.21%
Age 75 - 79	100 1.08%	258 1.98%	338 2.42%
Age 80 - 84	81 0.88%	150 1.15%	220 1.57%
Age 85+	60 0.65%	129 0.99%	199 1.42%
Age 15+	6,856 74.08%	10,029 77.06%	11,094 79.39%
Age 20+	6,098 65.89%	9,020 69.31%	10,021 71.71%
Age 65+	659 7.12%	1,396 10.73%	1,750 12.52%
Median Age	30	35	36
Average Age	31.50	34.70	36.40

Population By Race	9,255	13,014	13,974
White	6,909 74.65%	9,124 70.11%	9,771 69.92%
Black	1,949 21.06%	3,108 23.88%	3,357 24.02%
Am. Indian & Alaskan	98 1.06%	150 1.15%	162 1.16%
Asian	169 1.83%	407 3.13%	442 3.16%
Hawaiian & Pacific Islander	4 0.04%	8 0.06%	8 0.06%
Other	114 1.23%	217 1.67%	233 1.67%



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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 Buyer/Tenant/Seller/Landlord Initials Date