



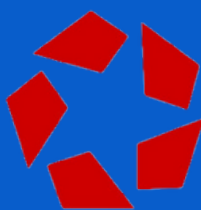
# BRAZOS CENTER

1821 B F Terry Blvd Rosenberg, TX 77471

Upcoming 24,000 SF  
Retail Center

- Located in Brazos Commercial Reserve
- Prime, fully signalized hard corner location
- 1.2 miles to US-69
- 0.7 miles from FM 762
- Part of a 550-acre community

CSTM Realty LLC

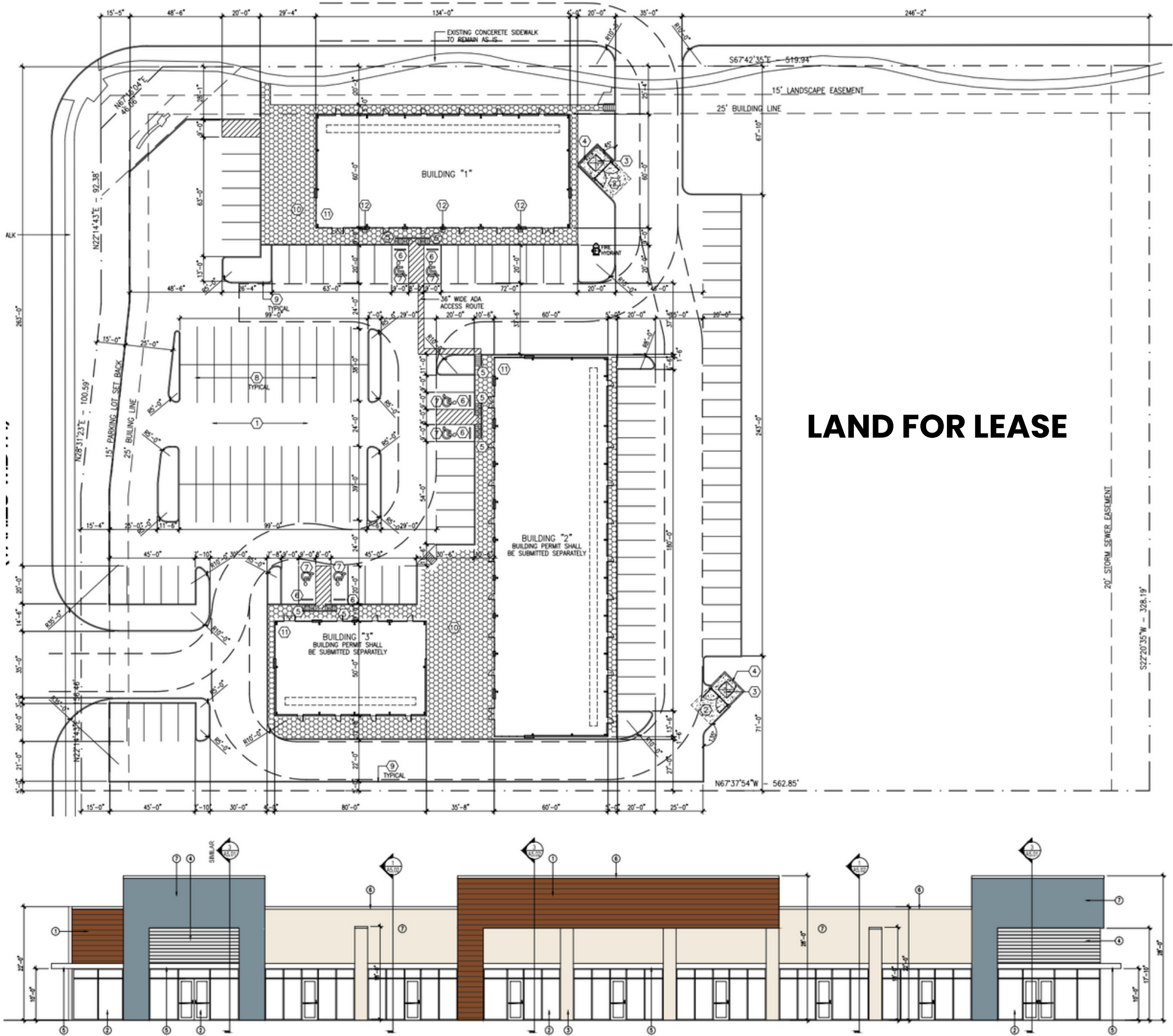


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# PROPERTY FEATURES



## LAND FOR LEASE

Located at the vibrant heart of Brazos Town Center, this exceptional property is part of a sprawling 550-acre development where world-class retail meets residential elegance. Here, shoppers and residents alike enjoy access to an exceptional array of stores, alongside a variety of living spaces from single-family homes to luxury apartments. This master-planned community also boasts beautiful parks and winding trails, offering a perfect blend of convenience, luxury, and natural beauty.

### Available Shell Space

- 24,000 SF

### Total Land

- 4.8 Acres

### Lease Rate (Yearly)

- See Agent

### Center Type

- Retail

### NNN(Yearly)

- See Agent

### Parking

- 130 parking spots

### Tenant Buildout Allowance

- Negotiable

### Date Available

- Estimated September 2024

DEMOCRAPHICS

1821 B F Terry Blvd Rosenberg, TX 77471

POPULATION	10 MILES	20 MILES
CURRENT HOUSEHOLDS	120,017	703,609
CURRENT POPULATION	366,333	2,022,828
2020 CENSUS POPULATION	318,383	1,778,550
POPULATION GROWTH 2020 TO 2023	16.49%	14.47%
2023 MEDIAN AGE	37.1	35.3

RACE AND ETHNICITY	10 MILES	20 MILES
WHITE	37.66%	33.54%
BLACK OR AFRICAN AMERICAN	17.10%	22.47%
ASIAN OR PACIFIC ISLANDER	25.10%	16.26%
HISPANIC	19.69%	26.93%
OTHER RACES	24.23%	33.03%

CENSUS HOUSEHOLDS	10 MILES	20 MILES
1 PERSON HOUSEHOLDS	15.05%	21.36%
2 PERSON HOUSEHOLDS	30.16%	28.11%
3+ PERSON HOUSEHOLDS	54.79%	50.53%
OWNER-OCCUPIED HOUSING UNITS	75.98%	59.43%
RENTER-OCCUPIED HOUSING UNITS	24.02%	40.57%

INCOME	10 MILES	20 MILES
AVERAGE HOUSEHOLD INCOME	\$143,073	\$119,965
MEDIAN HOUSEHOLD INCOME	\$119,554	\$94,561
PER CAPITA INCOME	\$47,066	\$41,908