



±2.82 AC

LAND AVAILABLE FOR SALE

SWC of Hwy 288 & CR 56 | Rosharon, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address:	SWC of Hwy 288 & CR 56 Rosharon, Texas 77583
Availability:	±2.82 AC
Price:	Call for pricing

HIGHLIGHTS:

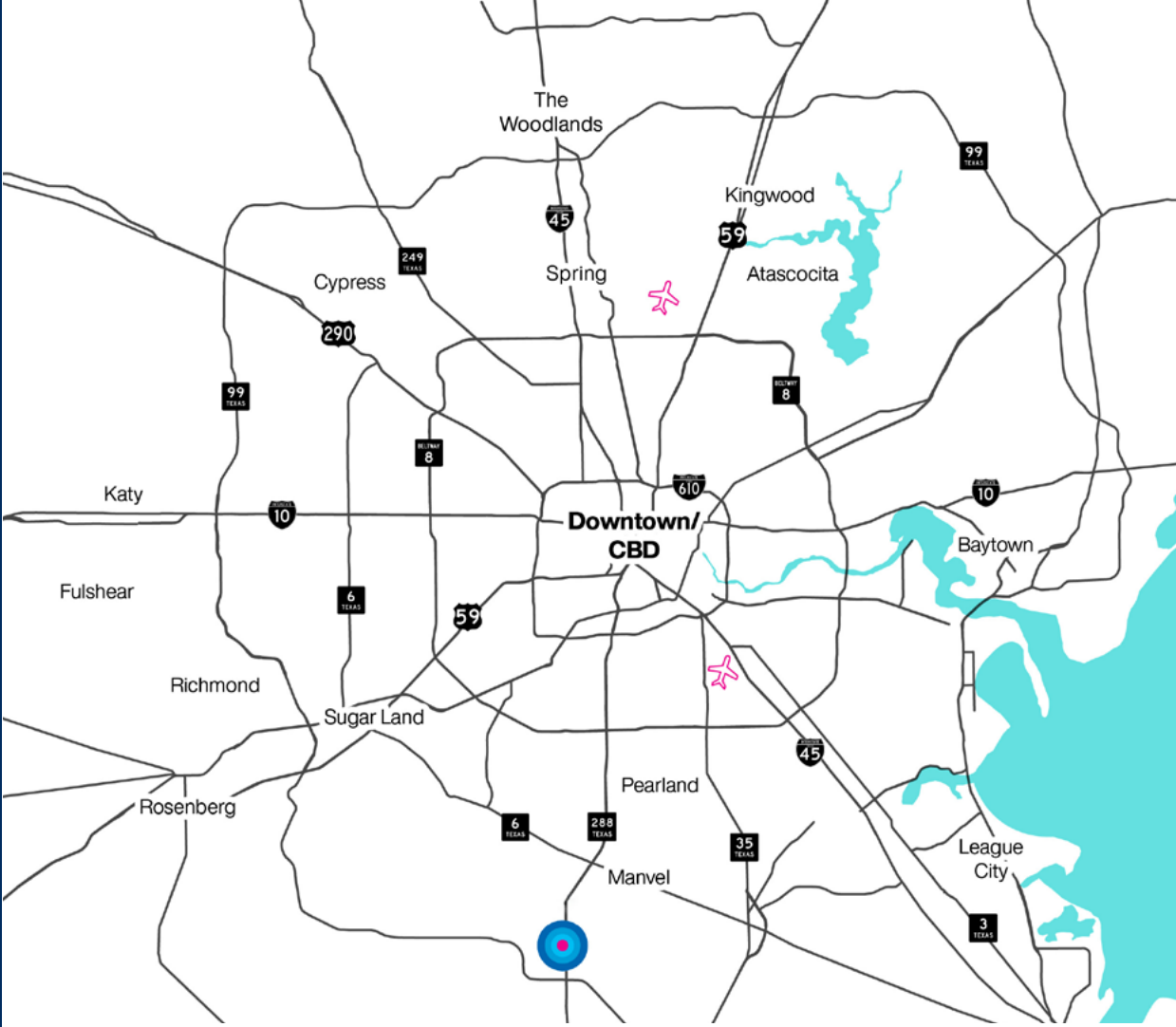
- 2026 Tax Rate: 3.14%
- Development-ready site with off-site detention
- Not in a flood plain
- Easily accessible to Hwy 288
- Planned ingress/egress along Valley Glen Rd as well as cross-access with the adjacent retail development
- Surrounded by multiple master-planned communities with approximately 13,000 homes: positioned at the entrances of Sterling Lakes (±4,682 homes) and Sierra Vista (±2,000 homes) and just west of Hwy 288 from Meridiana (±6,500 homes)
- Approximately 3 miles north of Hines' new 954 acre master-planned community with ±2,100 homes at completion
- Located within Alvin ISD, Brazoria County Mud 32, Iowa Colony ETJ/Brazoria County

TRAFFIC COUNTS:

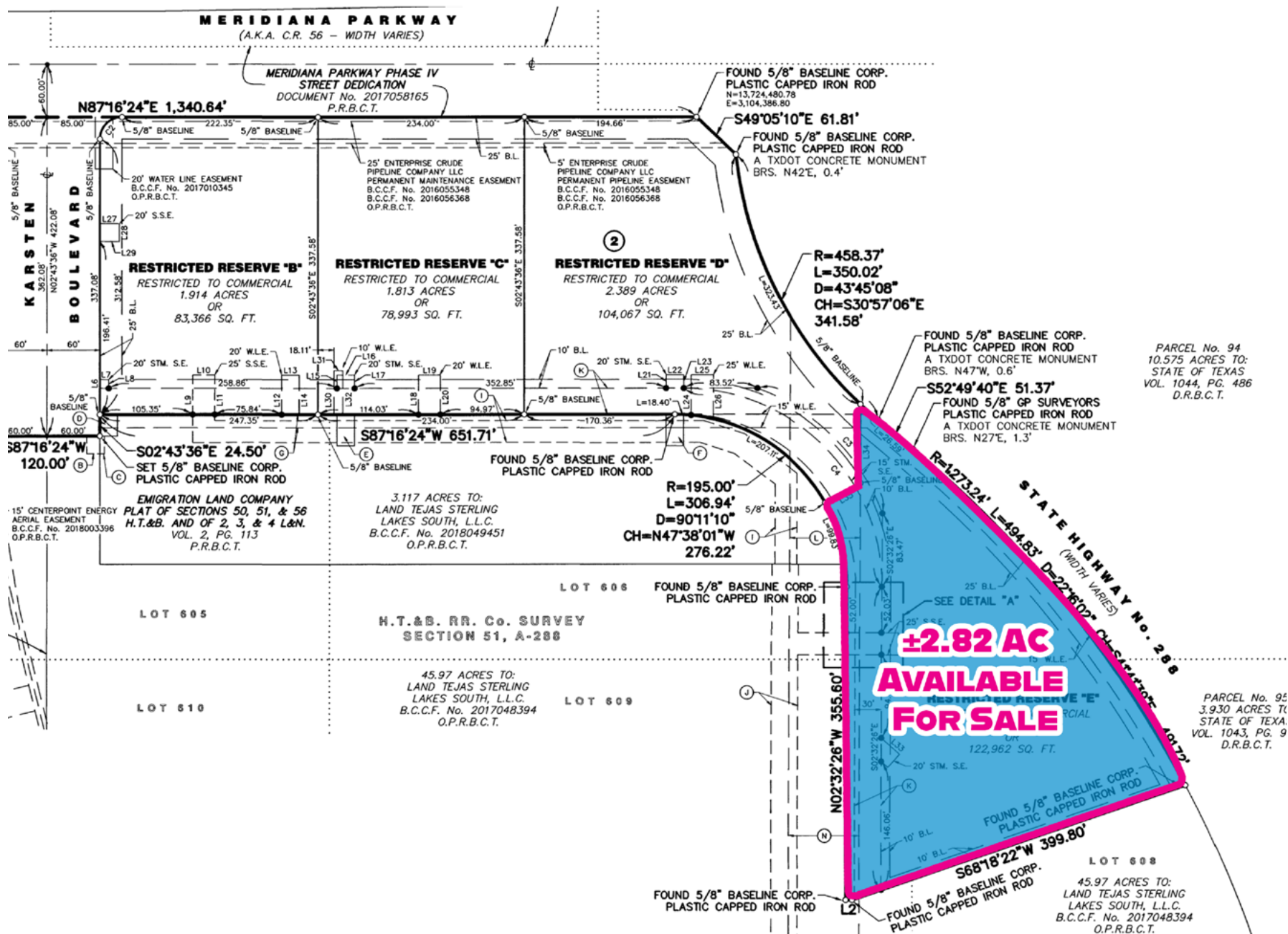
Hwy 288:	81,262 CPD '25
CR 56:	8,359 CPD '22

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	8,685	32,411	57,473
Daytime Pop.	3,060	9,410	20,182
Avg HH Income	\$164,404	\$149,675	\$143,200



PROPERTY SURVEY



UTILITY LAYOUT



Sterling Lakes by
CastleRock Communities

Karsten Blvd

Karsten Blvd
Planned Extension from
CR 56 to CR 57

Frenchy's

Gas
Station

SHERWIN
WILLIAMS

SUBWAY

McDonald's

FedEx

MARCO'S
PIZZA

AutoZone

Meridiana Pkwy

Iowa Colony
City Hall

EXXON

CVS

Pizza
Hut

Dilly Dilly
DONUTS

DRINKING WATER
PLANT

Two-Way Traffic Feeder

Valley Glen Rd

SITE

288
TEXAS

Nolan Ryan Expwy

288
TEXAS

Nolan Ryan Expwy

288
TEXAS

Nolan Ryan Expwy

47,804 CPD '25

Sterling Lakes
±4,682 Homes
at Buildout

**Proposed
Crystal Lagoon**

Karsten Blvd
Planned Extension from
CR 56 to CR 57

288
TEXAS

47,804 CPD '25

SABER
Power Services

Sterling Lakes Dr

Gas
Station

McDonald's

Subway

FedEx

Sherwin Williams

Race Zone

Fort Bend CR 56

Iowa Colony
Fire & Police Dept

Exxon

CVS
Pharmacy

Pizza
Hut

Siera Vista Blvd

Sierra Vista
±2,000 Homes
at Buildout

Karsten Blvd

Valley Glen Rd

288
TEXAS

SITE

TRINITY TURBINE
TECHNOLOGY, LP

Dwayne Rd

SAGE RIDER

Expressway
STORAGE

FLOW-ZONE

Meridiana Pkwy

Meridiana
±6,500 Homes
at Buildout

School District: Alvin ISD

Utilities: Brazoria County

Tax Rates: Brazoria County 0.26

Road & Bridge Fund 0.04

Alvin ISD 1.15

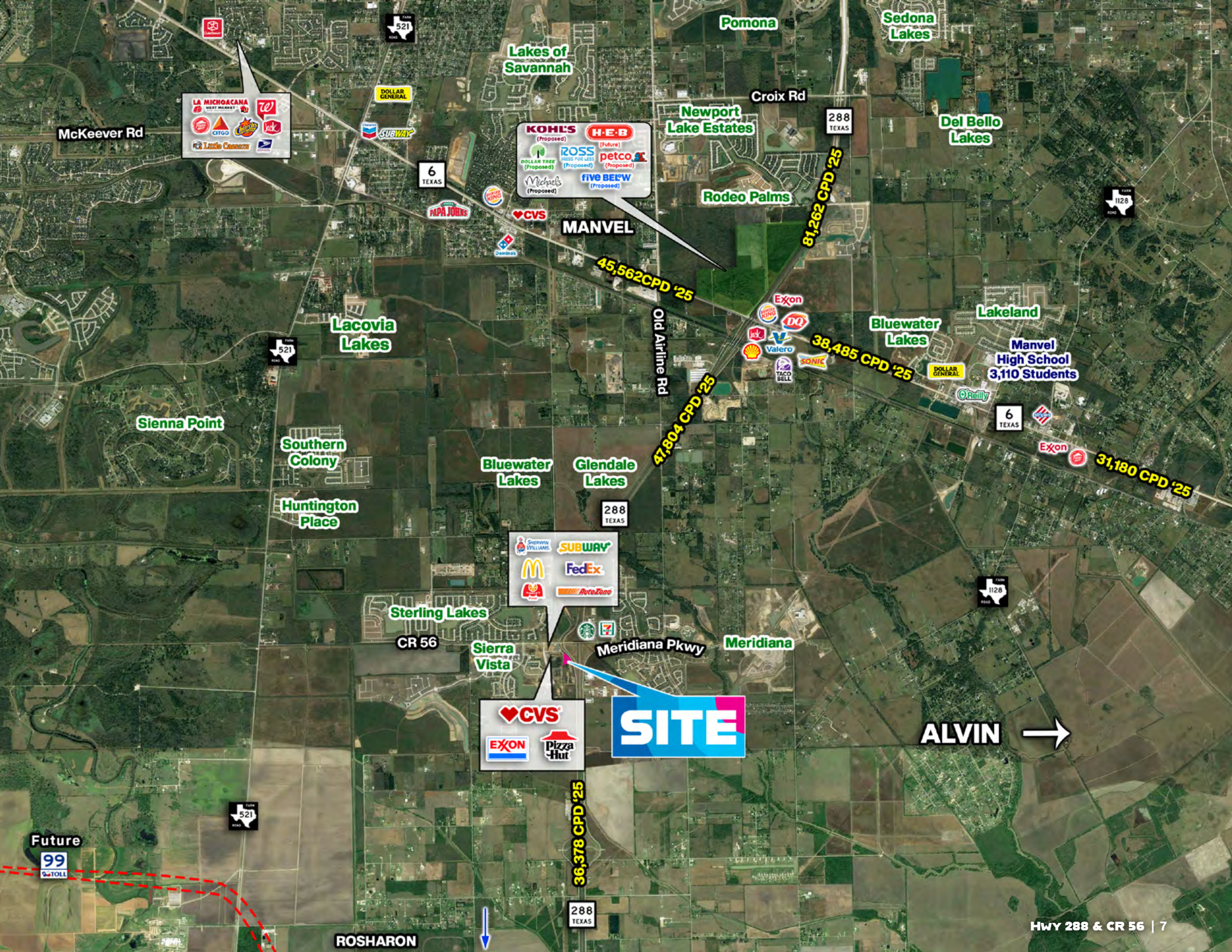
Brazoria County Emergency
District #3 0.07

Alvin College 0.15

Brazoria County Drainage
District #5 (Iowa Colony) 0.10

Brazoria County Mud #32 1.35

TOTAL TAX RATE 3.14



McKeever Rd

LA MICHOACANA
WEST MARKET
CITGO
F&L Little Caesars
Wendy's

DOLLAR GENERAL

SUBWAY

6 TEXAS

PAPA JOHN'S

Lakes of Savannah

KOHL'S (Proposed)
ROSS (Proposed)
petco (Proposed)
DOLLAR TREE (Proposed)
FIVE BELOW (Proposed)
MICHELS (Proposed)

MANVEL

Newport Lake Estates

Rodeo Palms

Croix Rd

288 TEXAS

81,262 CPD '25

Pomona

Sedona Lakes

Del Bello Lakes

Lacovia Lakes

Sienna Point

Southern Colony

Huntington Place

Bluewater Lakes

Glendale Lakes

288 TEXAS

Old Airline Rd

47,804 CPD '25

38,485 CPD '25

Lakeland

Bluewater Lakes

Manvel High School
3,110 Students

6 TEXAS

31,180 CPD '25

Sterling Lakes

CR 56

Sierra Vista

McDonald's
FedEx
AutoZone
SUBWAY

Starbucks

Meridiana Pkwy

Meridiana

CVS
EXXON
Pizza Hut

SITE

36,378 CPD '25

288 TEXAS

ALVIN →

Future
99
TOLL

521 TEXAS

ROSHARON



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.

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Phone

Claire Salazar

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713.574.6281

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

IABS 1-0



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