



2025 POPULATION EST.:
2 MILE: 13,998
5 MILE: 87,290
10 MILE: 214,050

2025 AVERAGE HH INCOME
2 MILE: \$102,541
5 MILE: \$94,112
10 MILE: \$122,578

2025 CONSUMER SPENDING
2 MILE: \$143,783,640
5 MILE: \$913,438,559
10 MILE: \$2,597,941,929

TRAFFIC COUNT:
J MEYER & 36: 10,000+ CPD

2115 J MEYER ROAD
ROSENBERG, TX 77469

LAND SIZE: 4.50 ACRES

SALE PRICE: \$1,995,000

PROP TAX: \$1,235 (2025)

**(ADDITIONAL NEARBY 1/2 ACRE
ALSO AVAILABLE FOR
\$265,000)**

PLEASE CONTACT:

713.823.2121

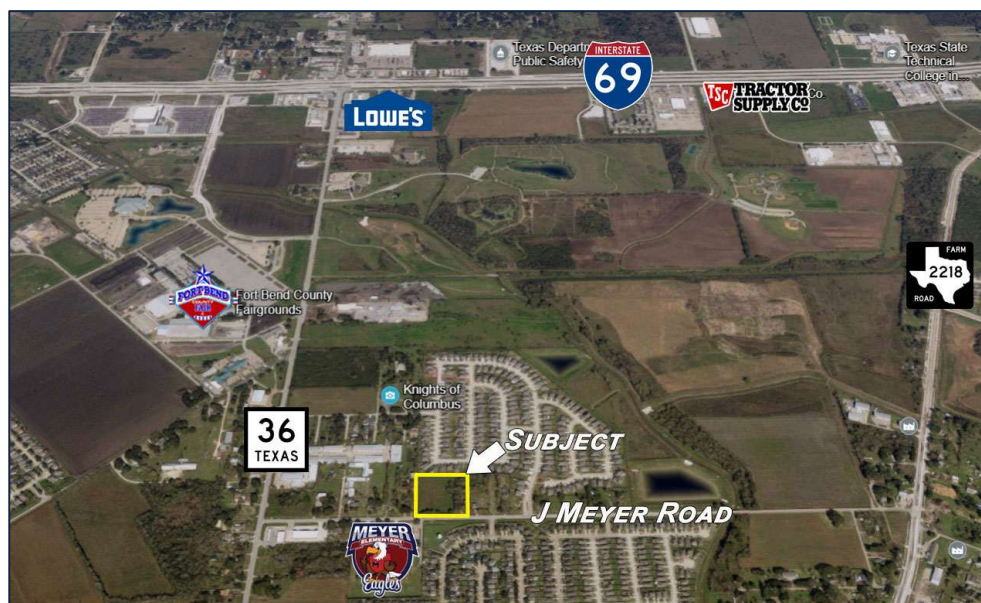
FRED@GHABRIEL.COM



PROPERTY INFORMATION

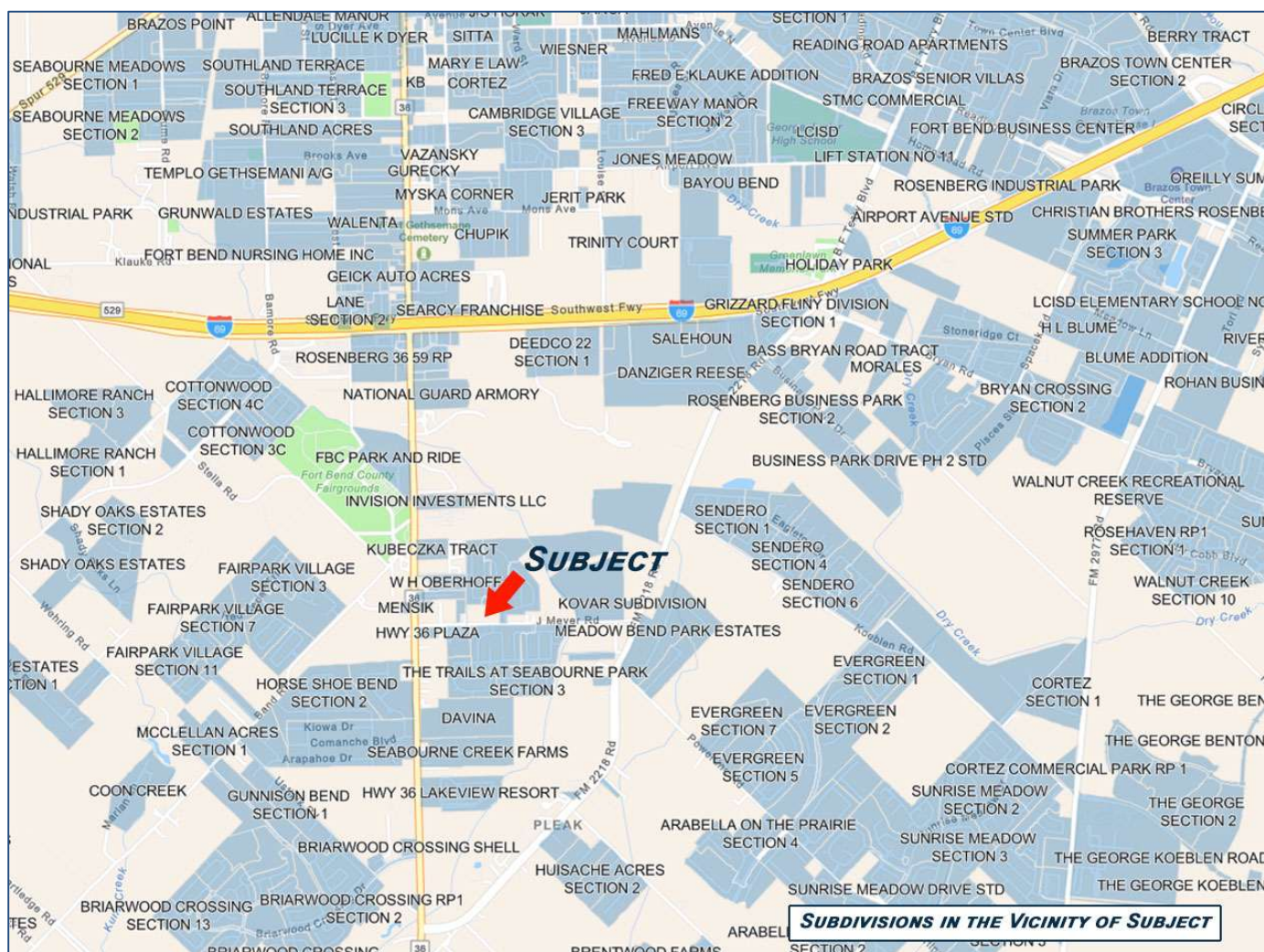
Property Features:

- Excellent redevelopment opportunity in a growing and dynamic neighborhood in the Richmond/Rosenberg area of Fort Bend County.
- Property is surrounded by a number of new subdivisions and is across the street from Meyer Elementary School.
- Easy access to surrounding highways (SH 36 & FM 2218), both providing quick access to IH-69/SH 59 and major retailers.
- Rosenberg/Richmond function as key suburbs and gateway to Houston, offering a more small-town feel with easy big-city access.
- The property is located a stone's throw from the Fort Bend County Fairgrounds, where the County Fair takes place. Rosenberg is closely associated with this major annual event, one of Texas's largest county fairs.
- The economy has a diverse base with a mix of retail, healthcare, logistics/warehousing, and light industry. The immediate vicinity serves as a major retail hub for Fort Bend County with significant shopping centers and big-box stores.
- The property's location is in the proximity of the intersection of major highways (US 59, SH 36) and rail lines, which makes it a strategic center for transportation and distribution.
- Utilities are available.

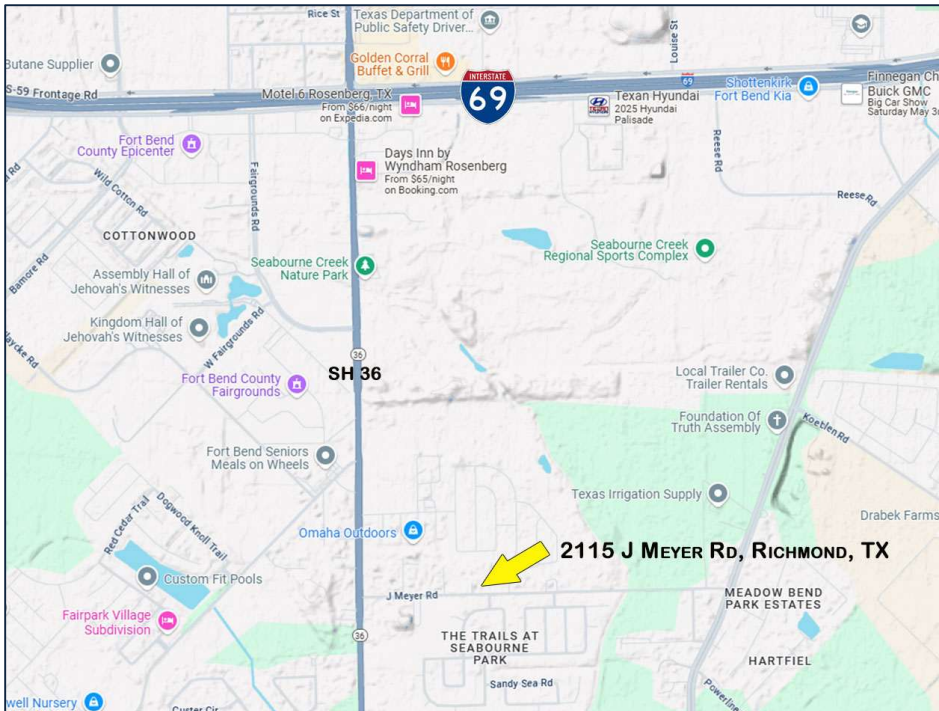


AREA PLAN

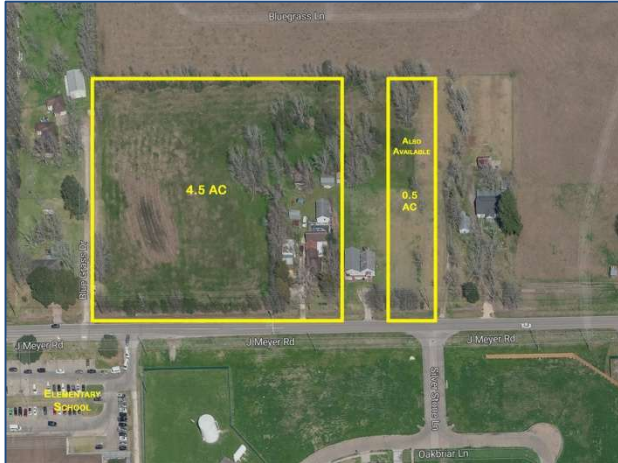
Fort Bend County is one of the fastest growing counties in the nation. Since 2000, Fort Bend has almost tripled in population and is expected to reach 1 million people in the next several years. Fort Bend has focused on supporting sustainable growth to ensure that the community has access to high quality programs and infrastructure. At nearly 900 square miles, Fort Bend leads the region in the quality of its master planned communities, level of educational attainment, population diversity, median household income, and purchasing power.



SITE MAP



ADDITIONAL PHOTOS





Information About Brokerage Services

11-2-2015

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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Fuad Ghabriel</u>	<u>449020</u>	<u>fred@ghabriel.com</u>	<u>(713) 659-3333</u>
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

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