

RETAIL AND PAD SITES AVAILABLE

# FOR SALE

FM 2977 AND BRYAN RD  
ROSENBERG, TX 77469



SIZE

±9.10 AC

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# PROPERTY OVERVIEW

This ±9.10-acre tract represents a prime opportunity for retail developers seeking a well-positioned site in a proven growth market. The combination of size, access, location, and surrounding development activity makes this an exceptional value proposition. This retail development tract offers outstanding visibility and access in one of Richmond's fastest-growing corridors. The property is strategically positioned in a high-growth area surrounded by rapidly expanding residential communities and established retail centers.

## HIGHLIGHTS

-  ±9.10 ACRES RETAIL & PAD SITES AVAILABLE
-  CAPTIVE CUSTOMER BASE OF 8,000+ PLANNED HOMES ACROSS THE NEARBY MASTER-PLANNED COMMUNITIES IN THE IMMEDIATE TRADE AREA
-  CORNER LOCATION AT BRYAN ROAD AND MINONITE ROAD (FM 2977) WITH ACCESS TO I-69
-  LOCATED IN UNINCORPORATED FORT BEND COUNTY - NO ZONING
-  PROPOSED CAPACITY IMPROVEMENTS ALONG FM 2977 (MINONITE ROAD) INCLUDE CONVERTING THE EXISTING ROADWAY TO A DIVIDED FOUR-LANE FACILITY FROM FM 762 TO FM 361.

	1 mile	3 miles	5 miles
2025 Total Population	10,546	61,943	122,211
2025 Average Home Value	\$404,532	\$402,059	\$367,224
2025 Average Household Income	\$106,866	\$116,678	\$110,083
2025 Median Age	34.3	36.1	36.4

**Approximate Size:** ±1 acre to ±9.10 acres

**Price:** Contact Broker

**Utilities:** Fort Bend MUD 66

**Detention:** Off-site provide

**School District:** Lamar Consolidated Independent School District (LCISD)

**Walnut Creek**  
**1,139 Lots**

**12,773 VPD**

**Minonite Rd.**



**SITE**

**Future Residential**

**±9.10 AC**



**Bryan Rd.**

**4,576 VPD**



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# RESIDENTIAL GROWTH

This property at FM 2977 and Bryan Road is strategically positioned at the epicenter of explosive residential growth, poised to capture a massive and rapidly expanding customer base. The immediate area is projected to welcome over 8,000 future homes, driven by a surge of large-scale master-planned communities transforming this corridor. This wave of development is being executed by a powerful roster of national and regional homebuilders, ensuring a steady and diverse influx of new households. Prominent builders shaping this area include Ashton Woods, David Weekley Homes, Westin Homes, D.R. Horton, Lennar, Meritage Homes, and M/I Homes, among others.

## HOME TO NUMEROUS OTHER MASTER-PLANNED AND RESIDENTIAL COMMUNITIES, INCLUDING:



## ECONOMIC VITALITY AND STRATEGIC LOCATION

The city of Rosenberg is the heart of Fort Bend County, one of the nation's fastest-growing and most diverse counties. Nicknamed the "Hub of the Gulf Coast," the city boasts a robust logistics and distribution sector, anchored by the convergence of three Class I rail lines and major highways like I-69 and State Highway 36, which provides a direct link to Port Freeport. This superior connectivity has attracted major distribution centers for companies like Aldi and a large manufacturing presence from employers such as Frito-Lay. Fueled by a pro-business environment, a rapidly expanding residential population, and a commitment to workforce development through partnerships like the one with Texas State Technical College, Rosenberg presents a dynamic market with significant demand for industrial, retail, and service-based commercial development.







**Future Residential**

**Minonite Rd.**



**12,773 VPD**

**Walnut Creek  
1,139 Lots**

**Park Place  
Southwest**

**Rose Ranch**

**Oaks of  
Rosenberg**

**Bryan Crossing**

**Bryan Rd. 4,576 VPD**



# CONTACT US

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# 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.

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date