

RETAIL AND PAD SITES AVAILABLE

FOR SALE

FM 2977 AND BRYAN RD
ROSENBERG, TX 77469



SIZE

±9.10 AC

SIMMI JAGGI

simmi.jaggi@jll.com
+1 713 888 4098

ALEX KELLY

alexh.kelly@jll.com
+1 713 425 1863



FM 2977 AND BRYAN RD, ROSENBERG, TX 77469

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.

	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

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.

Approximate Size: ±1 acre to ±9.10 acres
Price: Contact Broker
Utilities: Fort Bend MUD 66
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



N

FM 2977 AND BRYAN RD, ROSENBERG, TX 77469

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:

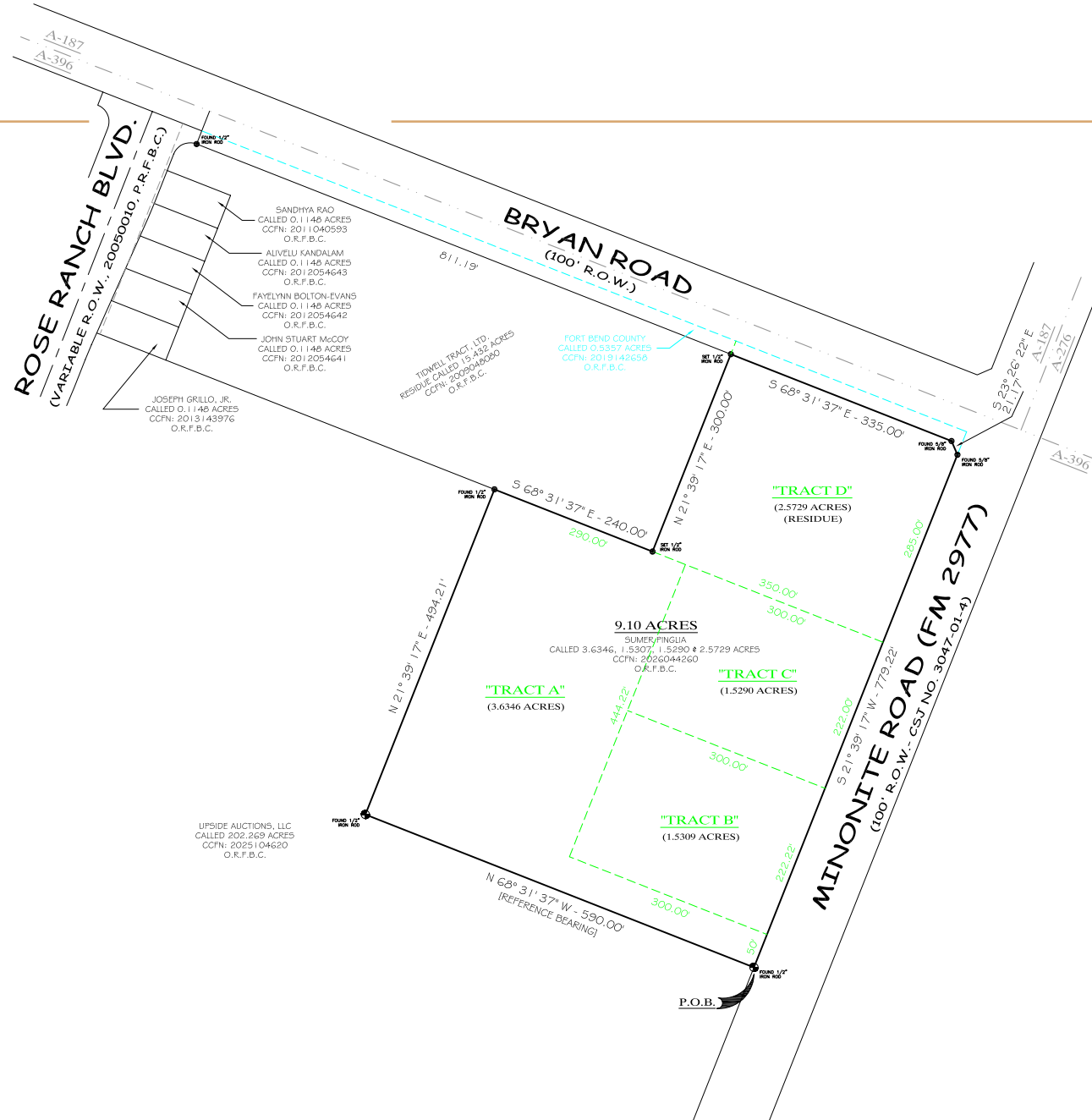


ECONOMIC VITALITY AND STRATEGIC LOCATION

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.



SITE PLAN





CONTACT US

SIMMI JAGGI

simmi.jaggi@jll.com

+1 713 888 4098

ALEX KELLY

alexh.kelly@jll.com

+1 713 425 1863



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.