NewQuest

SHIPLEY - ROSENBERG

FOR LEASE

4519 Reading Road | Rosenberg, TX 77471
1,610-SF 2nd-Gen Space Available For Lease



Diandra Breen
281.477.4353 | dbreen@newquest.com

Project Highlights

- 1,610 SF inline space
- Located on the hard-corner lighted intersection of Highway 90 & Herndon Drive
- Access and frontage on Reading Road
- Ample parking
- Explosive growth area

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MORE THAN 18K+
VPD ON HWY 90

$117K AVERAGE HOUSEHOLD INCOME WITHIN 5 MILES

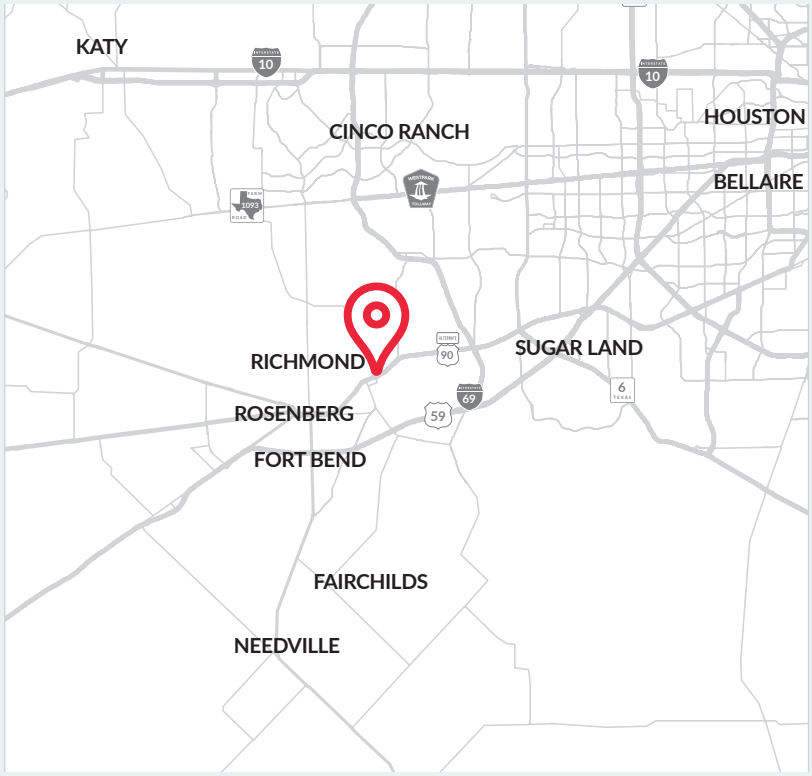
127K CURRENT POPULATION WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

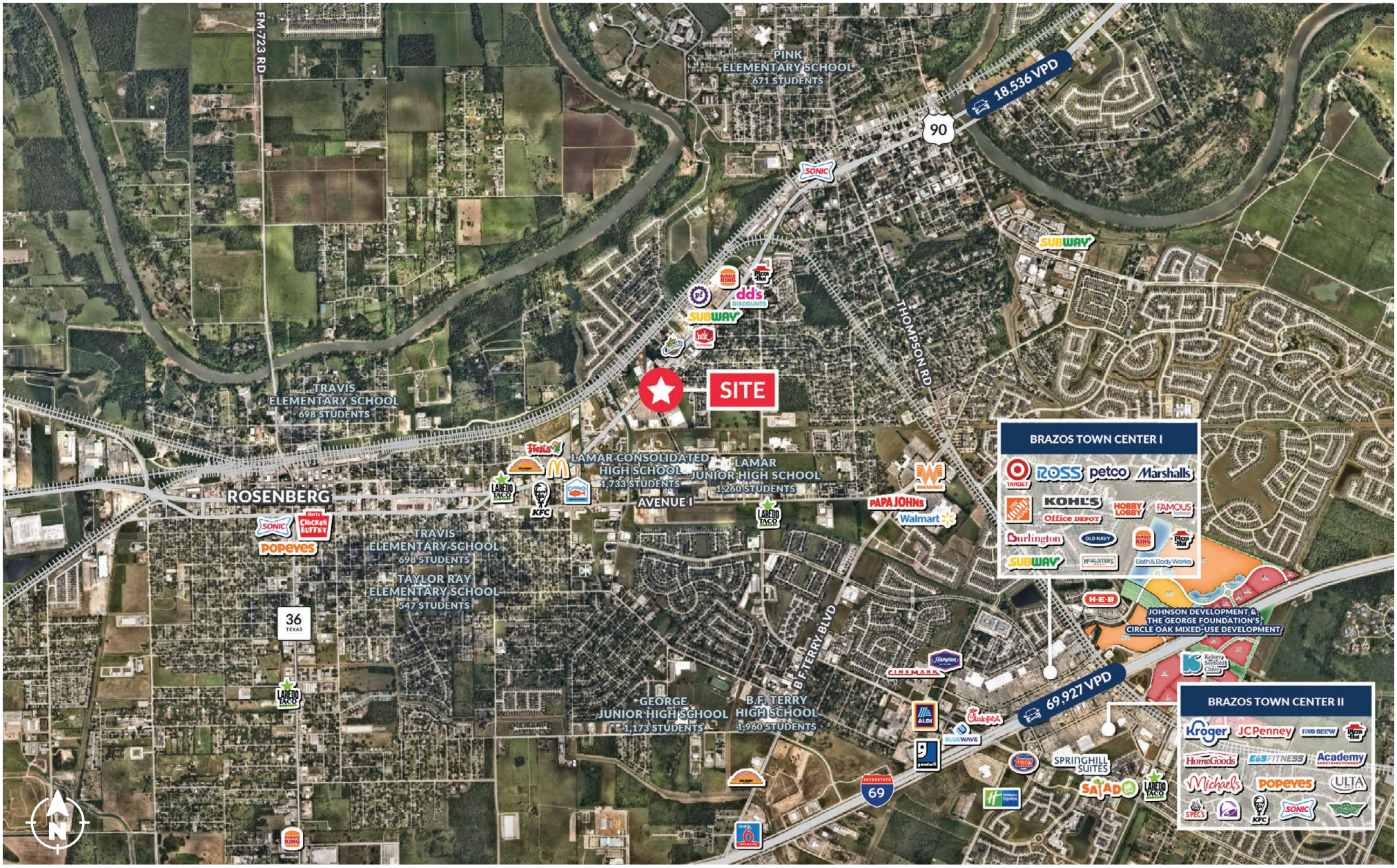
RESIDENTIAL GROWTH

2,230 FUTURE HOME UNITS & 42,350 TOTAL HOME UNITS
1,176 ANNUAL HOME STARTS & 1,1,176 ANNUAL CLOSINGS
$408,770 AVERAGE HOME SALE PRICE

Regis & Zonda Estimates Within 5 Miles as of Q3 2024



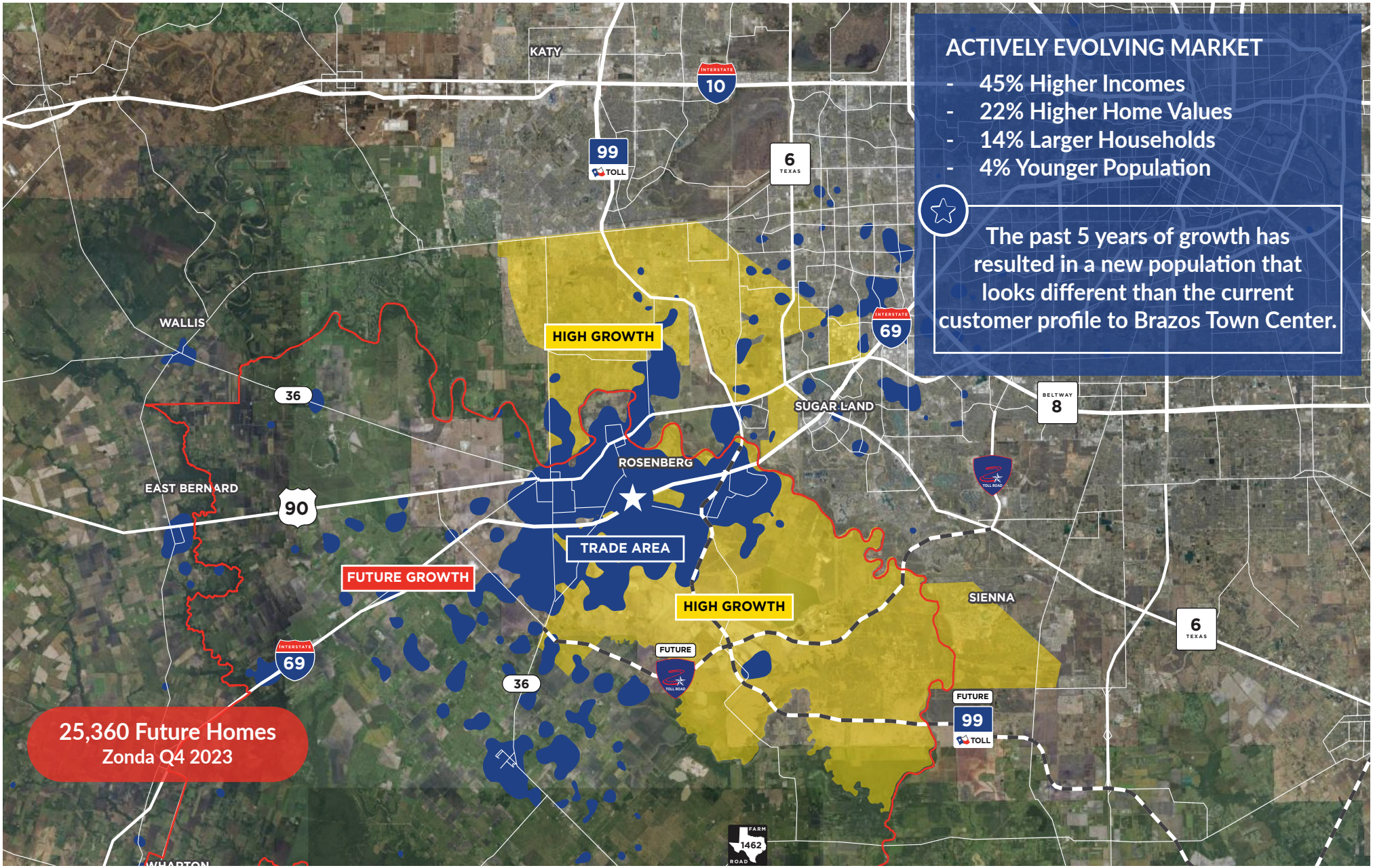
Aerial



TxDot Traffic Counts as of 2024

12.24 | 10.24

Aerial



12.24 | 10.24

Aerial



TxDot Traffic Counts as of 2024

12.24 | 10.24

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	3,270	21,817	42,350
Current Population	9,301	62,917	126,902
2020 Census Population	9,893	50,680	102,029
Projected Population (2029)	12,095	65,302	129,742
2024 Median Age	32.6	35.0	35.5

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	29.74%	35.97%	38.76%
Black or African American	22.41%	17.59%	19.44%
Asian or Pacific Islander	2.35%	6.04%	9.42%
Other Races	44.76%	39.52%	31.66%
Hispanic	56.71%	51.30%	40.58%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$67,225	$89,395	$117,239
Median Household Income	$46,892	$68,153	$91,604
Per Capita Income	$24,554	$31,638	$40,487

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	24.37%	24.90%	21.90%
2 Person Households	27.70%	27.81%	30.38%
3+ Person Households	47.93%	47.29%	47.72%
Owner-Occupied Housing Units	39.52%	59.39%	70.26%
Renter-Occupied Housing Units	60.48%	40.61%	29.74%

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Diandra Breen	**754307**	**dbreen@newquest.com**	**281.477.4353**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

EQUAL HOUSING OPPORTUNITY

NewQuest

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