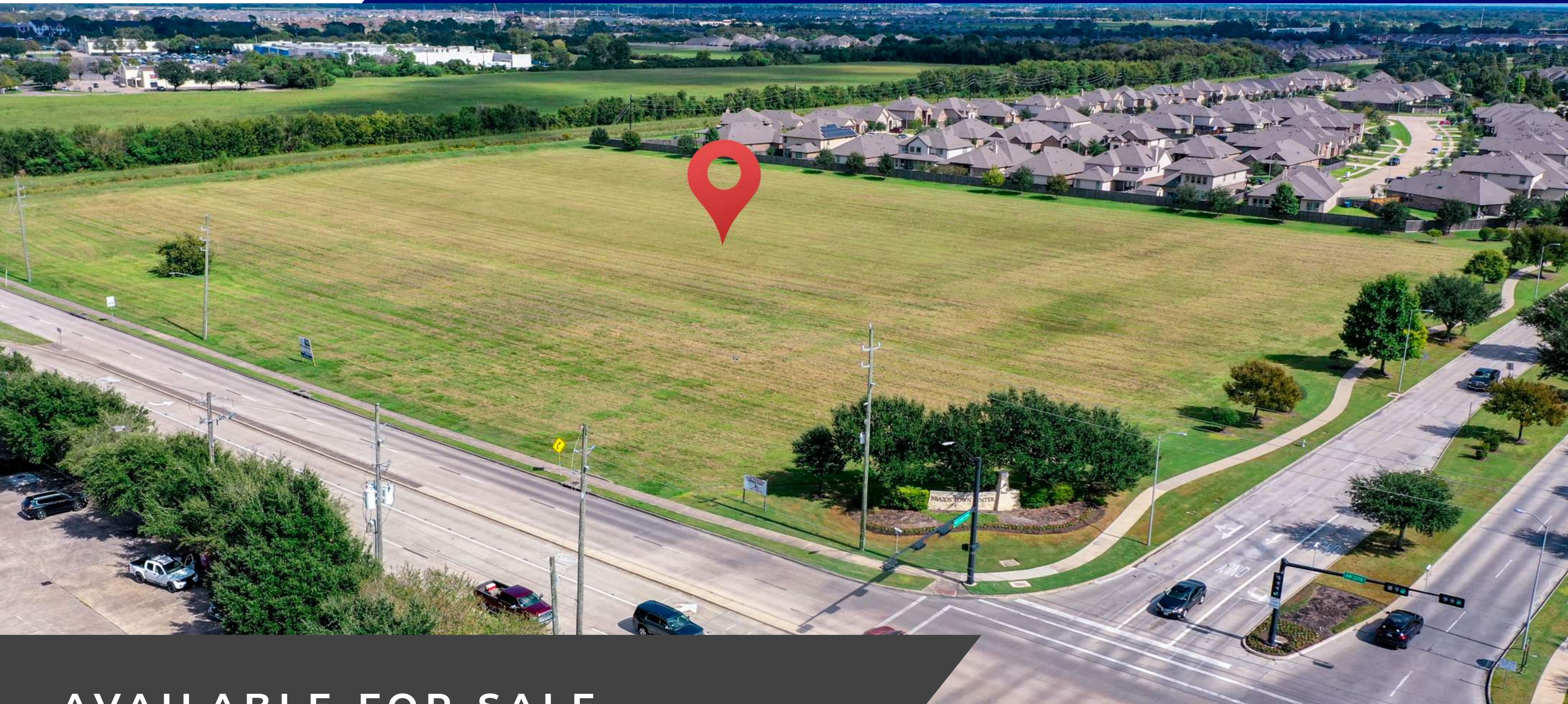




# FM 2218 AND TOWNCENTER

ROSENBERG, TX 77471



**AVAILABLE FOR SALE**

SIZE - +/-8 ACRES

PRICE - CALL FOR PRICING

FOR MORE INFORMATION

FARID CHATUR

832-685-2739

[FARID@APEXREALTORS.COM](mailto:FARID@APEXREALTORS.COM)

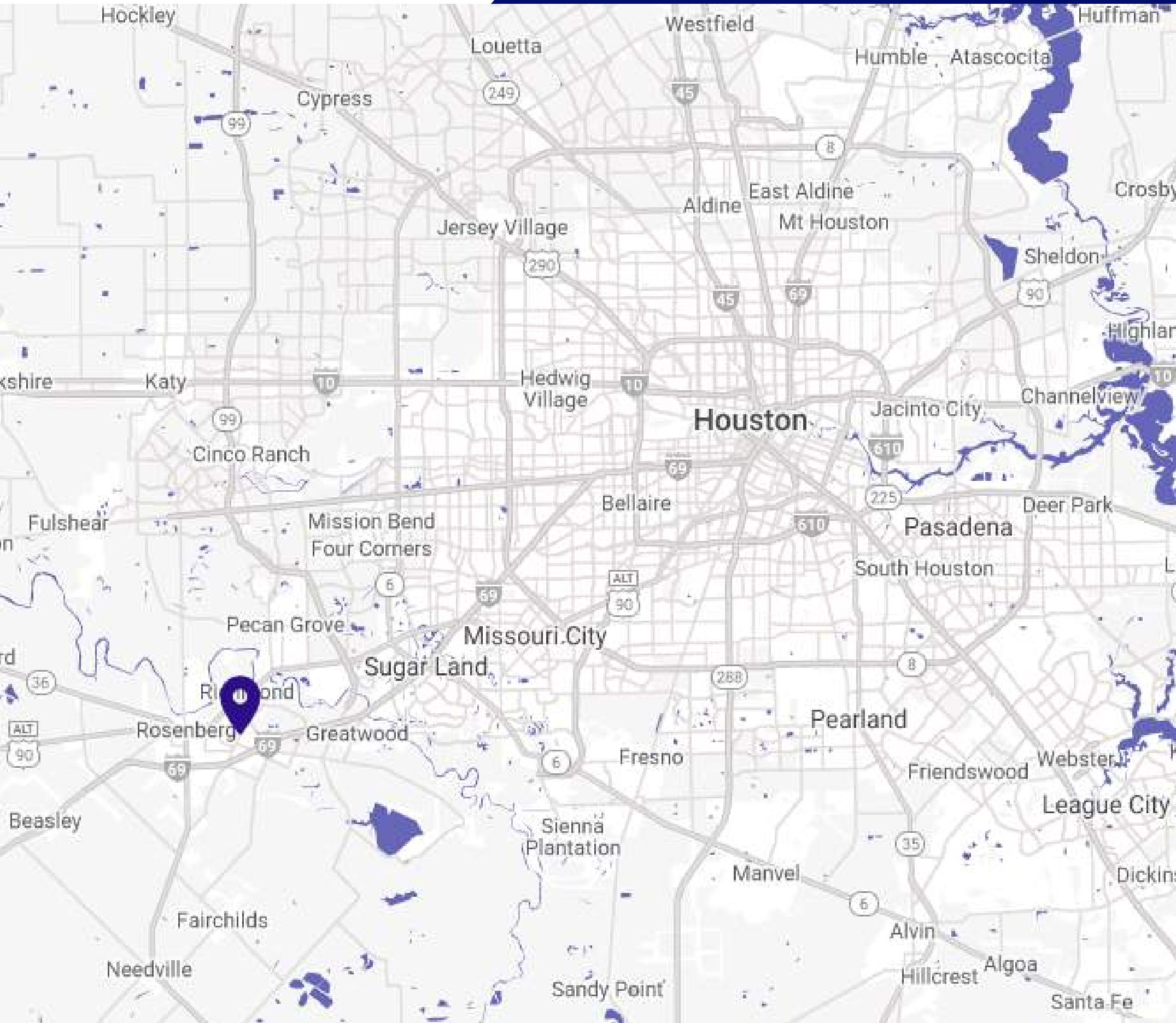




# FOR SALE

FM 2218 AND  
TOWNCENTER

ROSENBERG, TX 77471



## AVAILABLE SPACE

| Type | Size       | Rate             | Service Type |
|------|------------|------------------|--------------|
| Land | +/-8 Acres | Call For Pricing |              |

## DEMOGRAPHICS

|                  | 1 mile | 3 mile |
|------------------|--------|--------|
| Population       | 12,142 | 60,693 |
| Households       | 4,042  | 19,865 |
| Median Age       | 33.20  | 34.70  |
| Growth '21 - '26 | 12.07% | 12.07% |

## PROPERTY HIGHLIGHTS

Hard corner available at lighted intersection  
 Exposure to 8,716 VPD on FM 2218  
 Utilities available through Fort Bend MUD 167

## TRAFFIC COUNTS

| Collection St | Cross St        | Traffic Vol | Last Mea | Distance |
|---------------|-----------------|-------------|----------|----------|
| FM 2218 Rd    | Wall St SW      | 8,186       | 2020     | 0.31 mi  |
| Ave 1         | FM 2218 Rd E    | 14,991      | 2020     | 1.36 mi  |
| Lamar Dr      | Lexington Ave N | 4,985       | 2020     | 0.37 mi  |
| Reading Rd    | Lazy Ln SE      | 10,417      | 2018     | 0.45 mi  |
| Ave 1         | FM 2218 Rd SW   | 19,976      | 2020     | 0.54 mi  |
| W Grand Pkwy  | FM 1464 S SE    | 14,775      | 2018     | 0.54 mi  |

“AT APEX REALTORS, WE ARE NOT A 9-5,  
WE ARE A START TO FINISH BUSINESS”

FARID CHATUR, DESIGNATED BROKER

APEX BROKERAGE LLC

FOR MORE INFORMATION

832-685-APEX(2739)

FARID@APEXREALTORS.COM



## PROPERTY HIGHLIGHTS

- Utilities available through Fort Bend MUD 167
- Hard corner available at lighted intersection
- Exposure to 8,716 VPD on FM 2218
- Regional detention provided
- Unrestricted & Shovel ready



“AT APEX REALTORS, WE ARE NOT A 9-5,  
WE ARE A START TO FINISH BUSINESS”

FOR MORE INFORMATION

FARID CHATUR, DESIGNATED BROKER  
APEX BROKERAGE LLC

832-685-APEX(2739)  
FARID@APEXREALTORS.COM





# FOR SALE

FM 2218 AND  
TOWNCENTER

ROSENBERG, TX 77471



“AT APEX REALTORS, WE ARE NOT A 9-5,  
WE ARE A START TO FINISH BUSINESS”

FARID CHATUR, DESIGNATED BROKER  
APEX BROKERAGE LLC

FOR MORE INFORMATION

832-685-APEX(2739)  
FARID@APEXREALTORS.COM

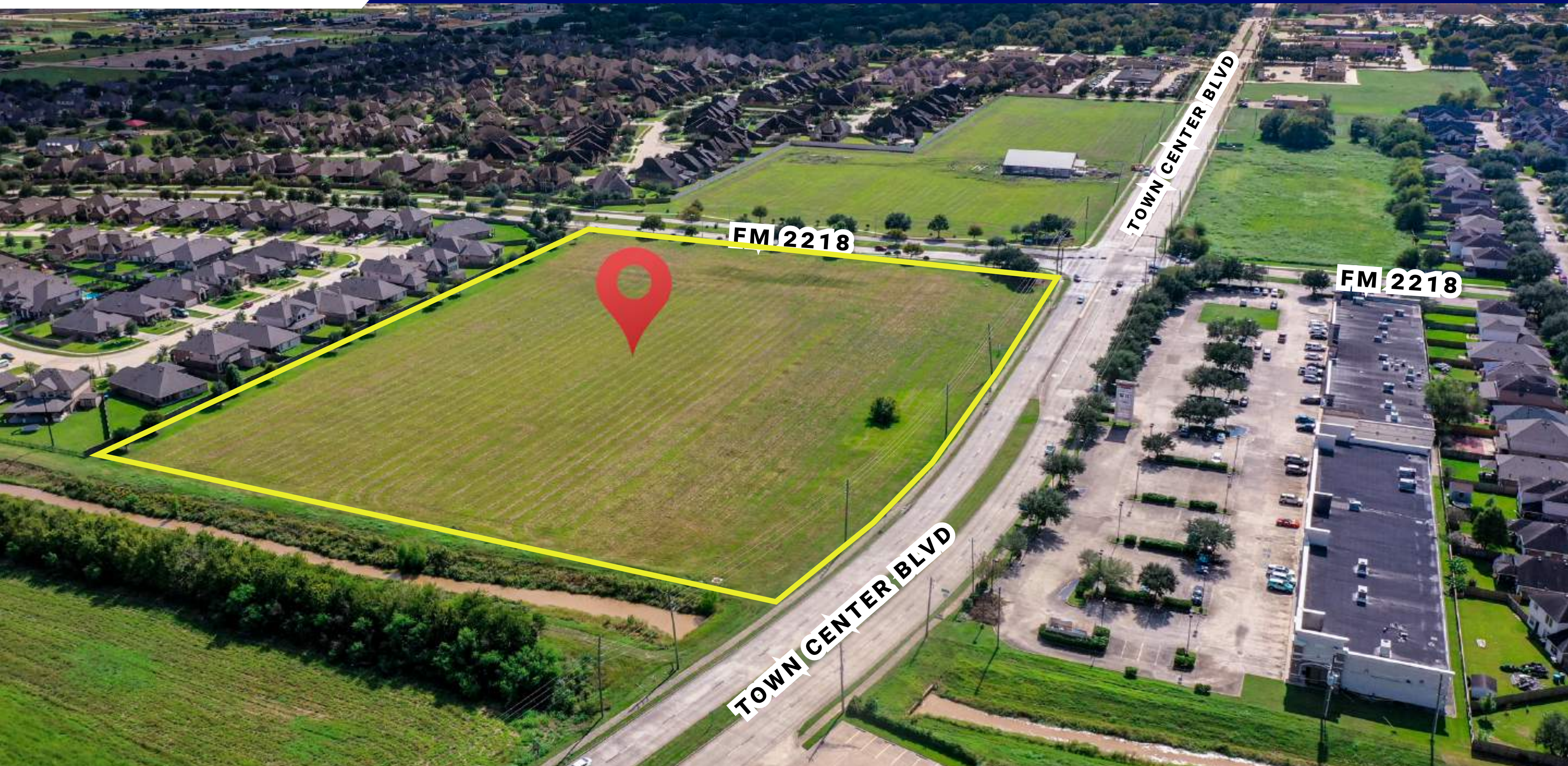




# FOR SALE

FM 2218 AND  
TOWNCENTER

ROSENBERG, TX 77471



“AT APEX REALTORS, WE ARE NOT A 9-5,  
WE ARE A START TO FINISH BUSINESS”

FARID CHATUR, DESIGNATED BROKER  
APEX BROKERAGE LLC

FOR MORE INFORMATION

832-685-APEX(2739)

FARID@APEXREALTORS.COM