

23.94 ACRES UNRESTRICTED LAND

**PRIME DEVELOPMENT OPPORTUNITY
IN GROWING ROSENBERG, TEXAS**



**LOCATED AT THE INTERSECTION OF
BAMORE RD & KLAUKE RD**

Directly behind Fort Bend Healthcare
Center at 3010 Bamore Rd



MINUTES FROM US-59

51,000+ VEHICLES PER DAY



UNRESTRICTED ZONING

Ideal for Retail, Office, Industrial,
or Mixed-Use Development



STRONG GROWTH MARKET

Rapid population & income growth
fueling demand



**SURROUNDED BY GROWING
RESIDENTIAL COMMUNITIES**



LAND

For Sale

Investment Highlights:

Price: \$5.94 per SF (\$6,258,866.33)

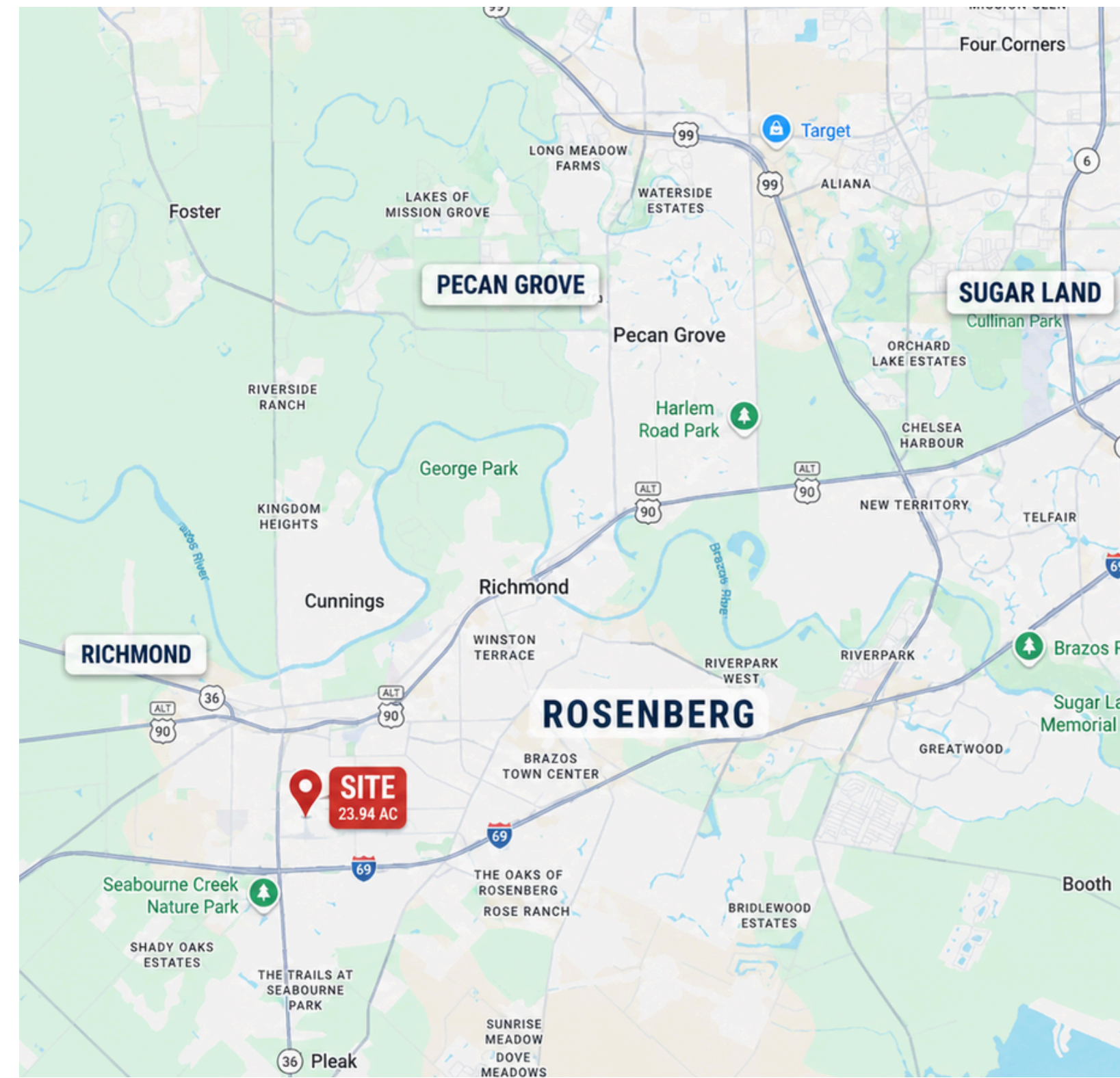
- ±23.94 Acres of Unrestricted Land
- Potential to carve out a ±3 AC pad site for separate sale or development.
- Located at Bamore Rd & Klauke Rd
- Directly behind Fort Bend Healthcare Center (3010 Bamore Rd)
- Minutes from Southwest Freeway (US-59)
- Ideal for Retail, Industrial, Office, or Mixed-Use
- Close Proximity to Major National Retailers
- Near Fort Bend County Epicenter
- Strong Population Growth (19%+ within 1 Mile)
- Surrounded by Expanding Residential Developments

EXECUTIVE SUMMARY:

Strategically located in the expanding market of Rosenberg, this ±23.94-acre tract offers a rare opportunity for developers and investors seeking flexibility and scale. Positioned just off Southwest Freeway (US-59) at Bamore Rd & Klauke Rd, the property sits directly behind the Fort Bend Healthcare Center, providing easy access while maintaining a versatile layout for a wide range of uses.

Rosenberg continues to see strong residential and commercial growth, driven by expanding rooftops, proximity to Houston, and increasing demand for retail, industrial, and service-based developments. This site is ideally positioned to capitalize on that momentum.

Located minutes from major retail corridors including Walmart, Target, H-E-B, and Home Depot, as well as the Fort Bend County Epicenter, the property benefits from strong surrounding demand drivers and continued area expansion.



ROSENBERG, TEXAS

STRONG GROWTH. STRONG FUTURE.

Rosenberg continues to experience significant population and household growth, driving demand for retail, services, and commercial development.



**A GROWING MARKET.
A SMART INVESTMENT.**

DEMOGRAPHICS AT A GLANCE



**RAPID GROWTH
STRONG INCOMES
BRIGHT FUTURE**

	 1 MI	 5 MI	 10 MI
 Population	6,332	78,917	224,986
 Population Median Age	34.3	33.7	36.8
 Households	2,085	26,527	75,559
 Average HH Income	\$80,725	\$94,343	\$136,673



**GROWING TODAY.
THRIVING TOMORROW.**

 **STRONG
POPULATION GROWTH**

 **INCREASING
HOUSEHOLDS**

 **RISING MEDIAN
INCOMES**

 **EXCEPTIONAL LONG-TERM
DEVELOPMENT POTENTIAL**



