

FOR SALE

2735 FM 723 Rosenberg, TX 77471

- Price: \$4,950,000
- Land: +/- 182 AC
- Price per Sq Ft: \$0.62
- Frontage:
 - +/- 5,271 ft on FM 723
 - +/- 1,656.94 ft on Evans
- Utilities: Fort Bend Drainage
- Located at the hard corner of FM 723 & Evans Rd
- Approx. 3 miles to Foster High School and 6 miles to I-69/ US 59
- Located south of FM 359 and north of the Brazos River
- Across from Kingdom Heights and Riverside Ranch
- Prime for commercial and/or residential development



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

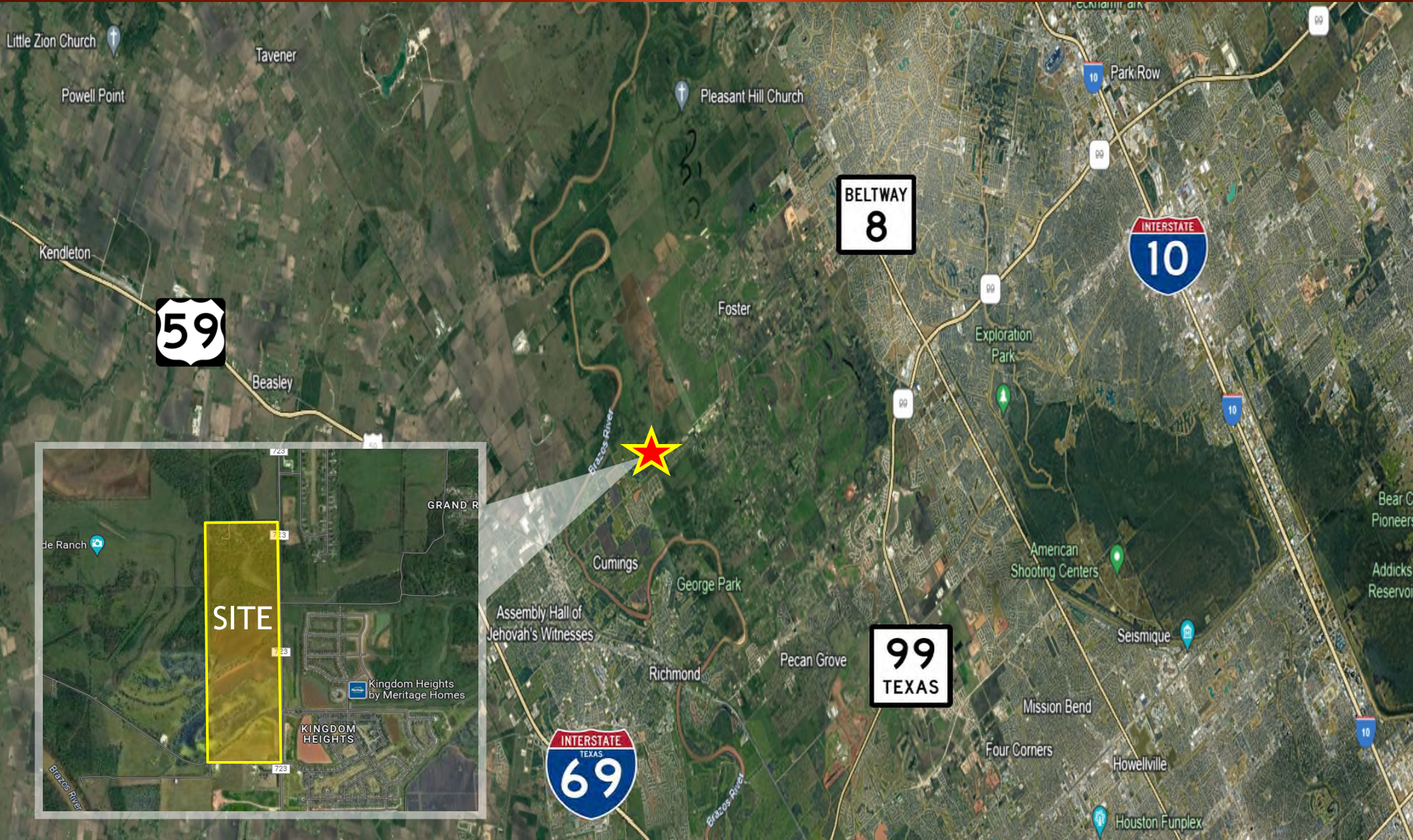
www.dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

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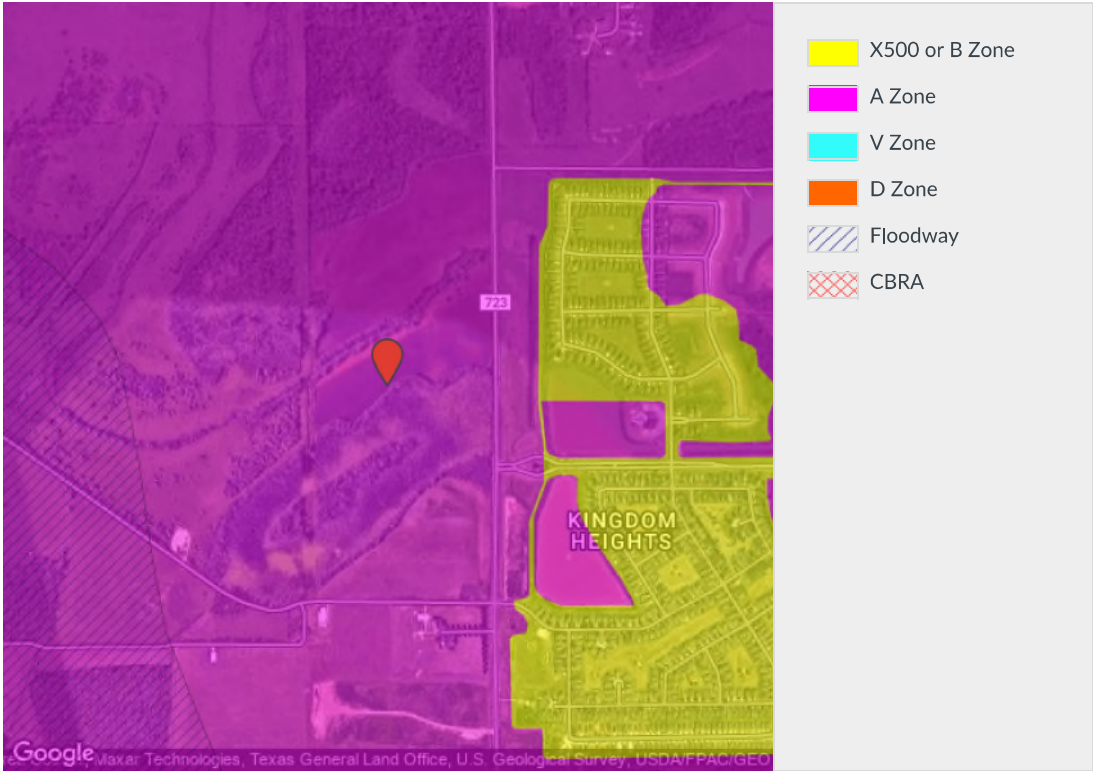
2735 FM 723 RD ROSENBERG, TX 77471-97ND

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **IN** 

COMMUNITY	480228	PANEL	0230L
PANEL DATE	April 02, 2014	MAP NUMBER	48157C0230L



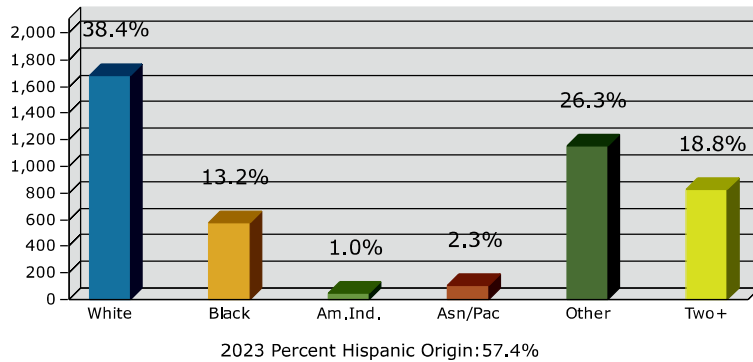


Graphic Profile

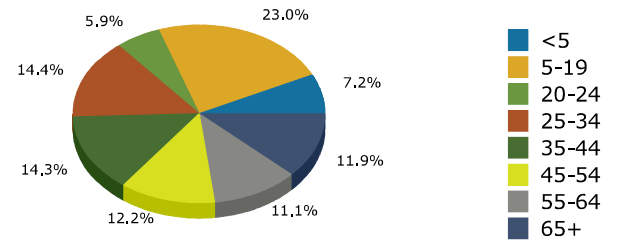
2711-2807 FM-723, Rosenberg, Texas, 77471
Drive time band: 0 - 5 minute radius

Prepared by Esri
Latitude: 29.59532
Longitude: -95.81135

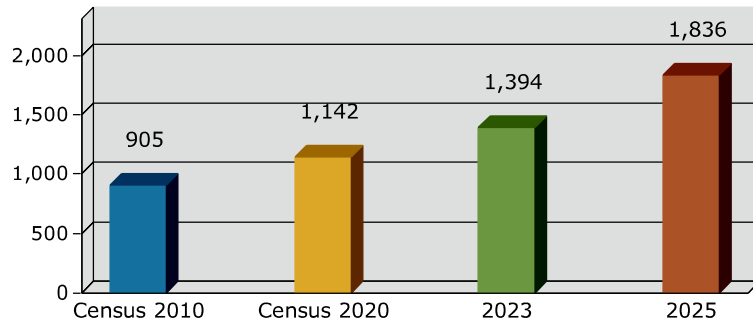
2023 Population by Race



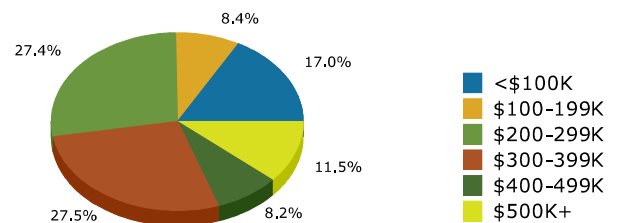
2023 Population by Age



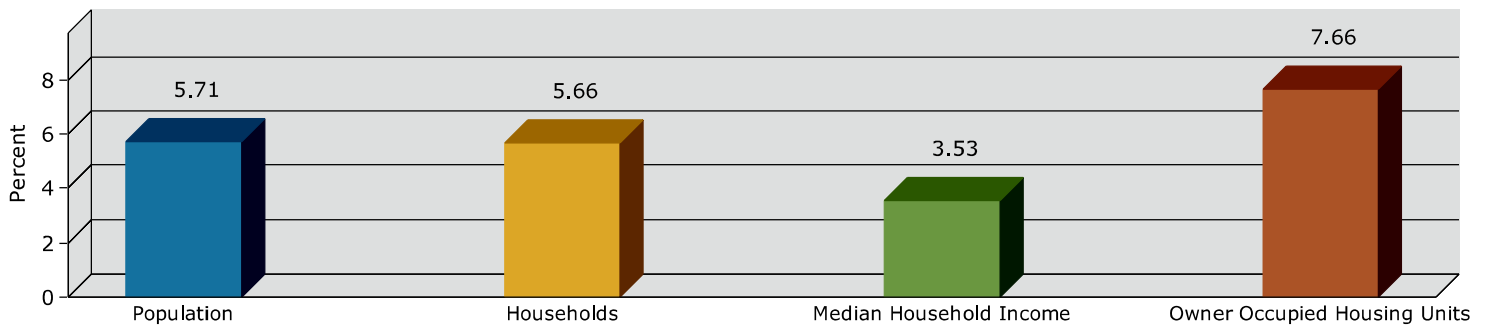
Households



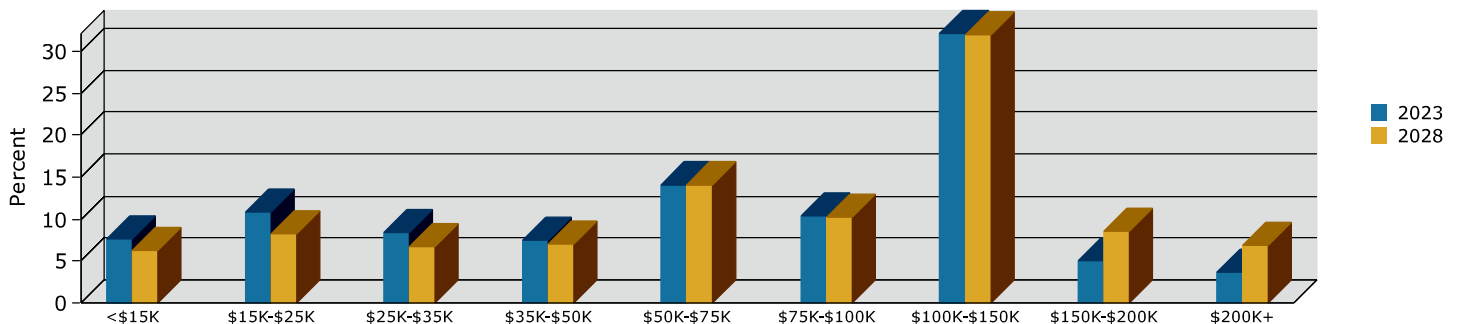
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

November 03, 2023

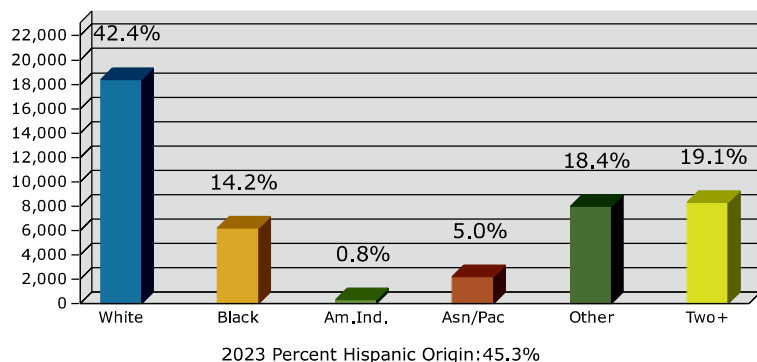


Graphic Profile

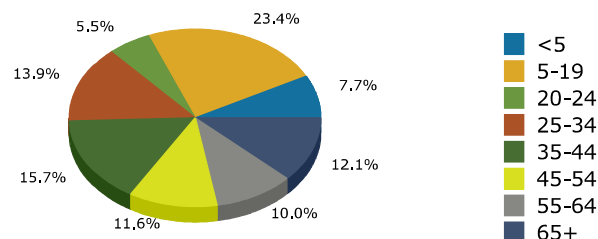
2711-2807 FM-723, Rosenberg, Texas, 77471
Drive time band: 5 - 10 minute radius

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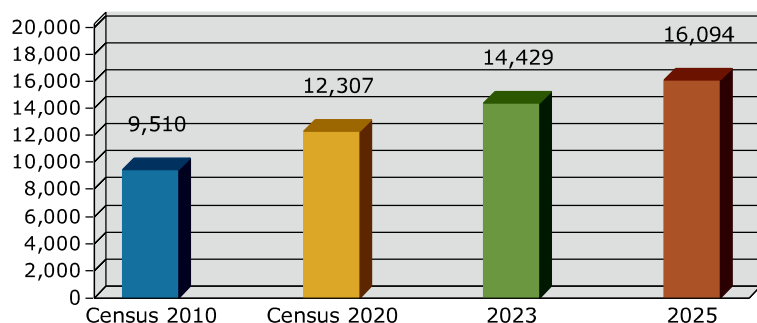
2023 Population by Race



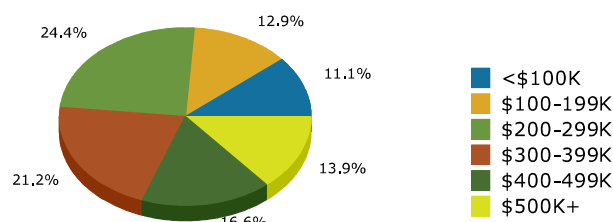
2023 Population by Age



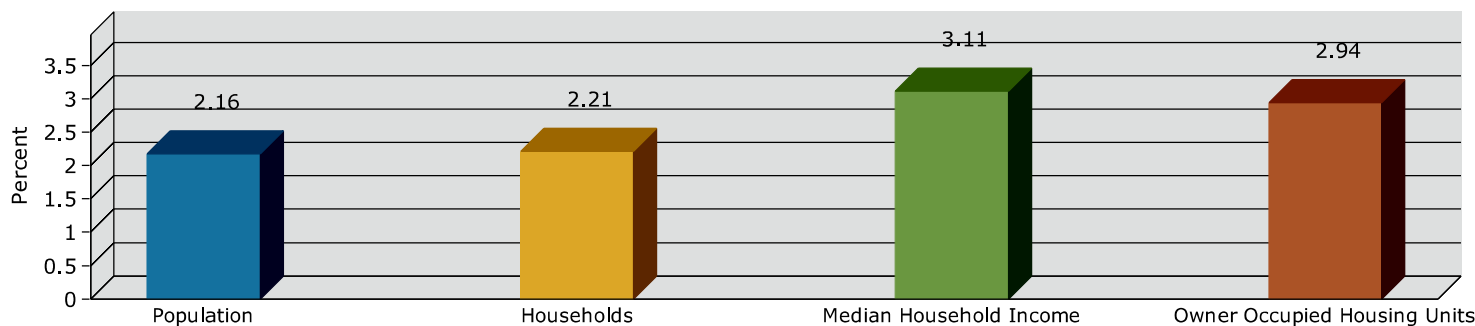
Households



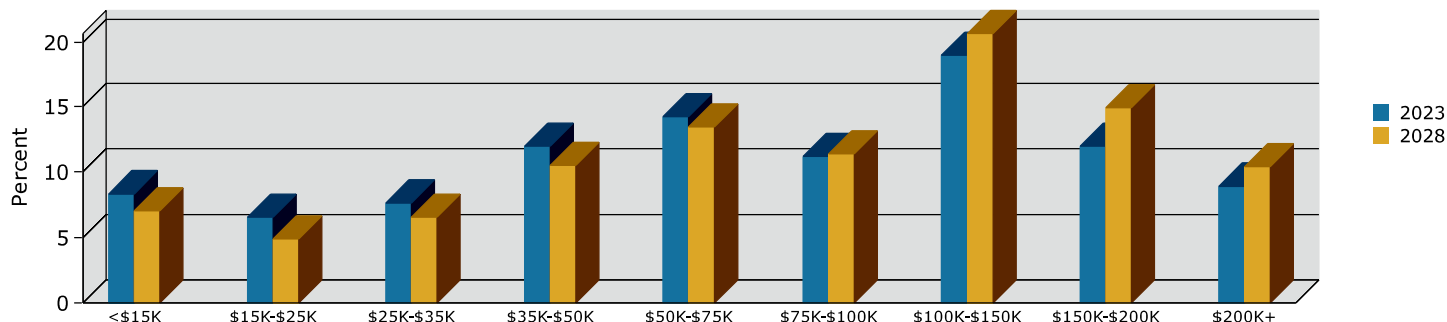
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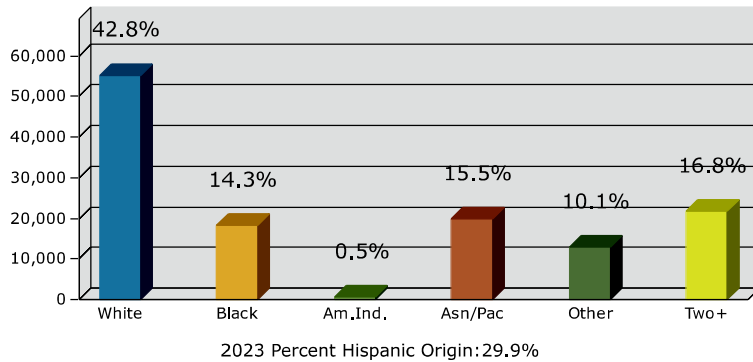


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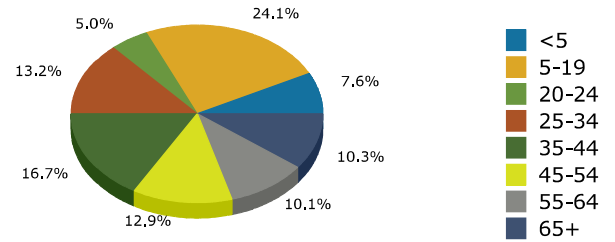
2711-2807 FM-723, Rosenberg, Texas, 77471
Drive time band: 10 - 15 minute radius

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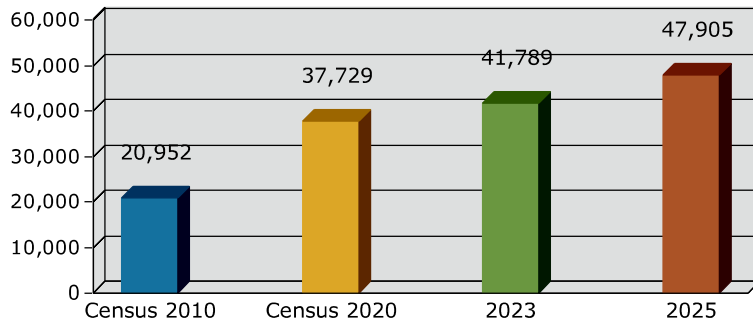
2023 Population by Race



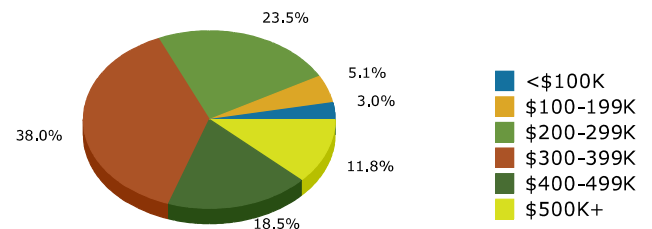
2023 Population by Age



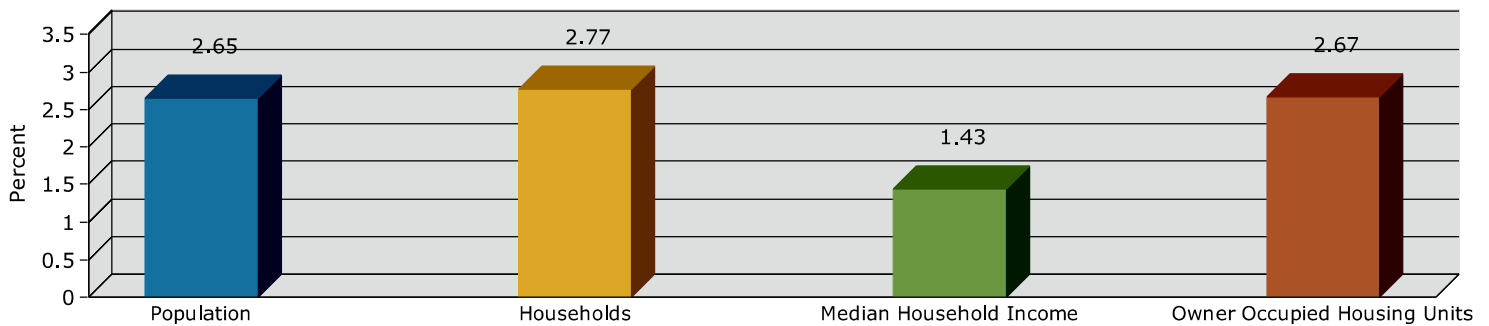
Households



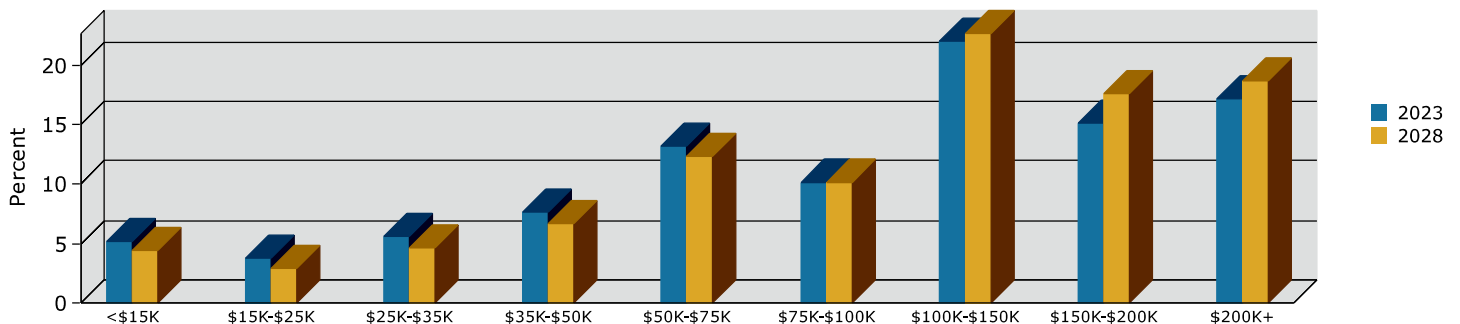
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



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Executive Summary

2711-2807 FM-723, Rosenberg, Texas, 77471
Drive time bands: 0-5, 5-10, 10-15 minute radii

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Latitude: 29.59532
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	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	2,914	28,596	65,353
2020 Population	3,622	36,873	117,438
2023 Population	4,387	43,356	128,747
2028 Population	5,792	48,235	146,706
2010-2020 Annual Rate	2.20%	2.57%	6.04%
2020-2023 Annual Rate	6.07%	5.11%	2.87%
2023-2028 Annual Rate	5.71%	2.16%	2.65%
2020 Male Population	49.8%	48.5%	49.0%
2020 Female Population	50.2%	51.5%	51.0%
2020 Median Age	33.4	34.9	35.7
2023 Male Population	49.9%	49.2%	49.6%
2023 Female Population	50.1%	50.8%	50.4%
2023 Median Age	34.6	34.7	35.0

In the identified area, the current year population is 128,747. In 2020, the Census count in the area was 117,438. The rate of change since 2020 was 2.87% annually. The five-year projection for the population in the area is 146,706 representing a change of 2.65% annually from 2023 to 2028. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 35.0, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	38.4%	42.4%	42.8%
2023 Black Alone	13.2%	14.2%	14.3%
2023 American Indian/Alaska Native Alone	1.0%	0.8%	0.5%
2023 Asian Alone	2.3%	5.0%	15.5%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	26.3%	18.4%	10.1%
2023 Two or More Races	18.8%	19.1%	16.8%
2023 Hispanic Origin (Any Race)	57.4%	45.3%	29.9%

Persons of Hispanic origin represent 29.9% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	70	92	130
2010 Households	905	9,510	20,952
2020 Households	1,142	12,307	37,729
2023 Households	1,394	14,429	41,789
2028 Households	1,836	16,094	47,905
2010-2020 Annual Rate	2.35%	2.61%	6.06%
2020-2023 Annual Rate	6.33%	5.02%	3.19%
2023-2028 Annual Rate	5.66%	2.21%	2.77%
2023 Average Household Size	3.14	2.99	3.05

The household count in this area has changed from 37,729 in 2020 to 41,789 in the current year, a change of 3.19% annually. The five-year projection of households is 47,905, a change of 2.77% annually from the current year total. Average household size is currently 3.05, compared to 3.08 in the year 2020. The number of families in the current year is 34,192 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2023 Percent of Income for Mortgage	22.1%	24.0%	19.6%
Median Household Income			
2023 Median Household Income	\$77,659	\$76,982	\$106,763
2028 Median Household Income	\$92,371	\$89,704	\$114,626
2023-2028 Annual Rate	3.53%	3.11%	1.43%
Average Household Income			
2023 Average Household Income	\$88,208	\$105,093	\$136,950
2028 Average Household Income	\$106,933	\$119,701	\$150,864
2023-2028 Annual Rate	3.93%	2.64%	1.95%
Per Capita Income			
2023 Per Capita Income	\$28,633	\$35,259	\$44,087
2028 Per Capita Income	\$34,705	\$40,242	\$48,819
2023-2028 Annual Rate	3.92%	2.68%	2.06%
GINI Index			
2023 Gini Index	37.0	40.5	35.9

Households by Income

Current median household income is \$106,763 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$114,626 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$136,950 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$150,864 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$44,087 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$48,819 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	100	89	104
2010 Total Housing Units	1,036	10,301	22,272
2010 Owner Occupied Housing Units	568	5,900	16,982
2010 Renter Occupied Housing Units	337	3,612	3,967
2010 Vacant Housing Units	131	791	1,320
2020 Total Housing Units	1,283	13,250	39,883
2020 Owner Occupied Housing Units	822	7,976	28,897
2020 Renter Occupied Housing Units	320	4,331	8,832
2020 Vacant Housing Units	111	887	2,283
2023 Total Housing Units	1,490	15,372	44,412
2023 Owner Occupied Housing Units	930	9,781	33,327
2023 Renter Occupied Housing Units	464	4,648	8,463
2023 Vacant Housing Units	96	943	2,623
2028 Total Housing Units	1,946	17,015	50,473
2028 Owner Occupied Housing Units	1,345	11,303	38,023
2028 Renter Occupied Housing Units	491	4,791	9,882
2028 Vacant Housing Units	110	921	2,568
Socioeconomic Status Index			
2023 Socioeconomic Status Index	45.9	47.4	55.0

Currently, 75.0% of the 44,412 housing units in the area are owner occupied; 19.1%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 39,883 housing units in the area and 5.7% vacant housing units. The annual rate of change in housing units since 2020 is 3.36%. Median home value in the area is \$348,197, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.87% annually to \$363,679.

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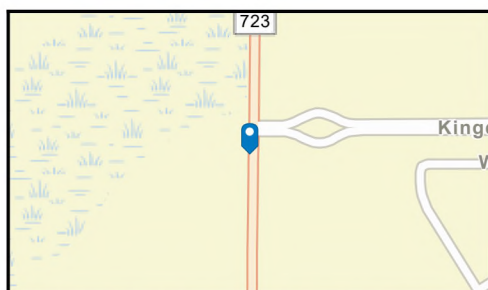
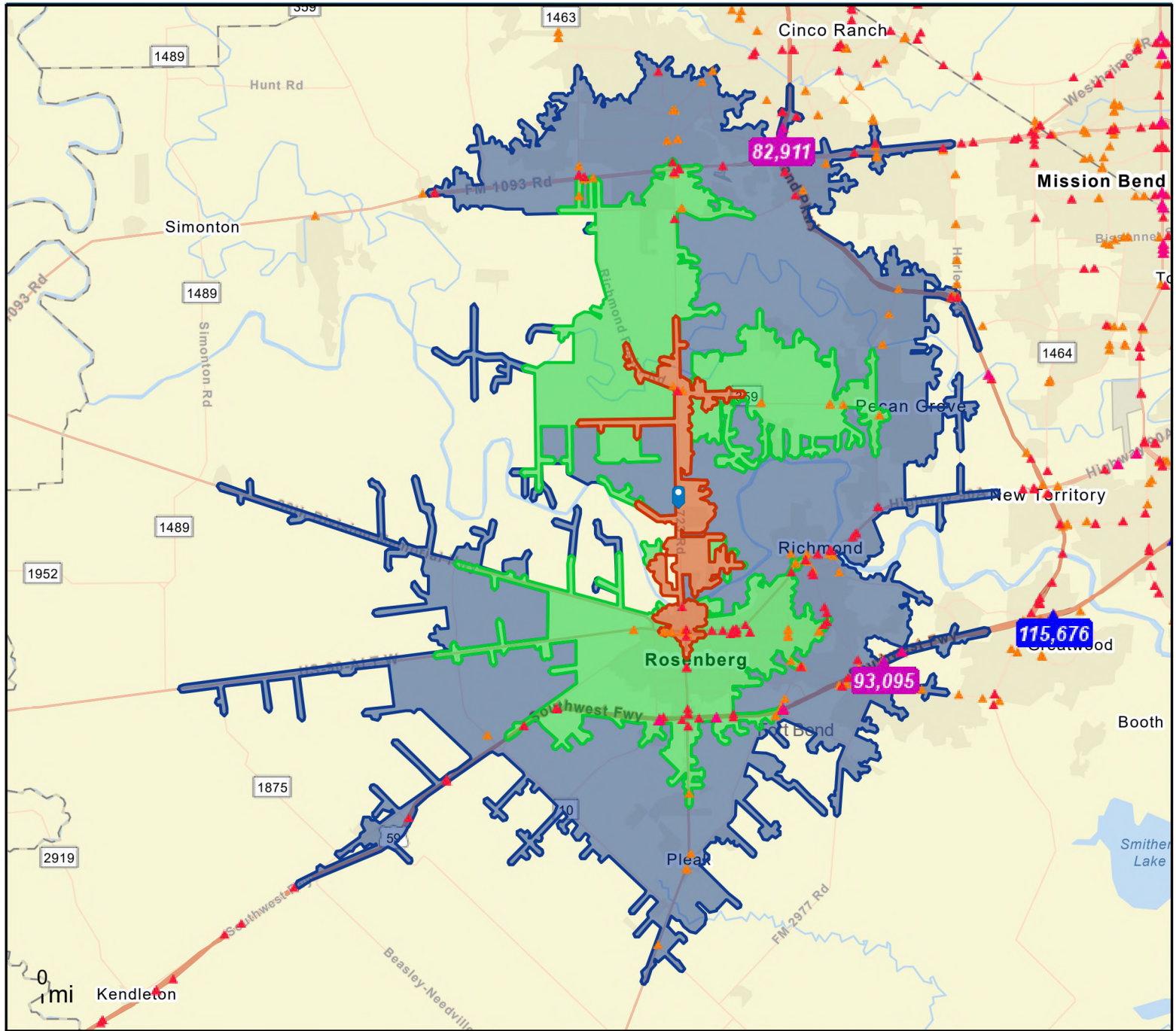
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

November 03, 2023

Traffic Count Map

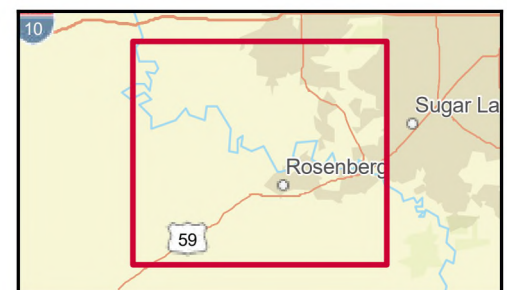
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 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.59532
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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

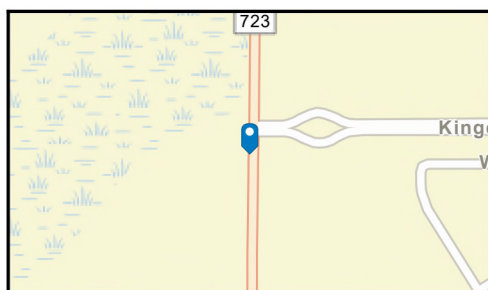
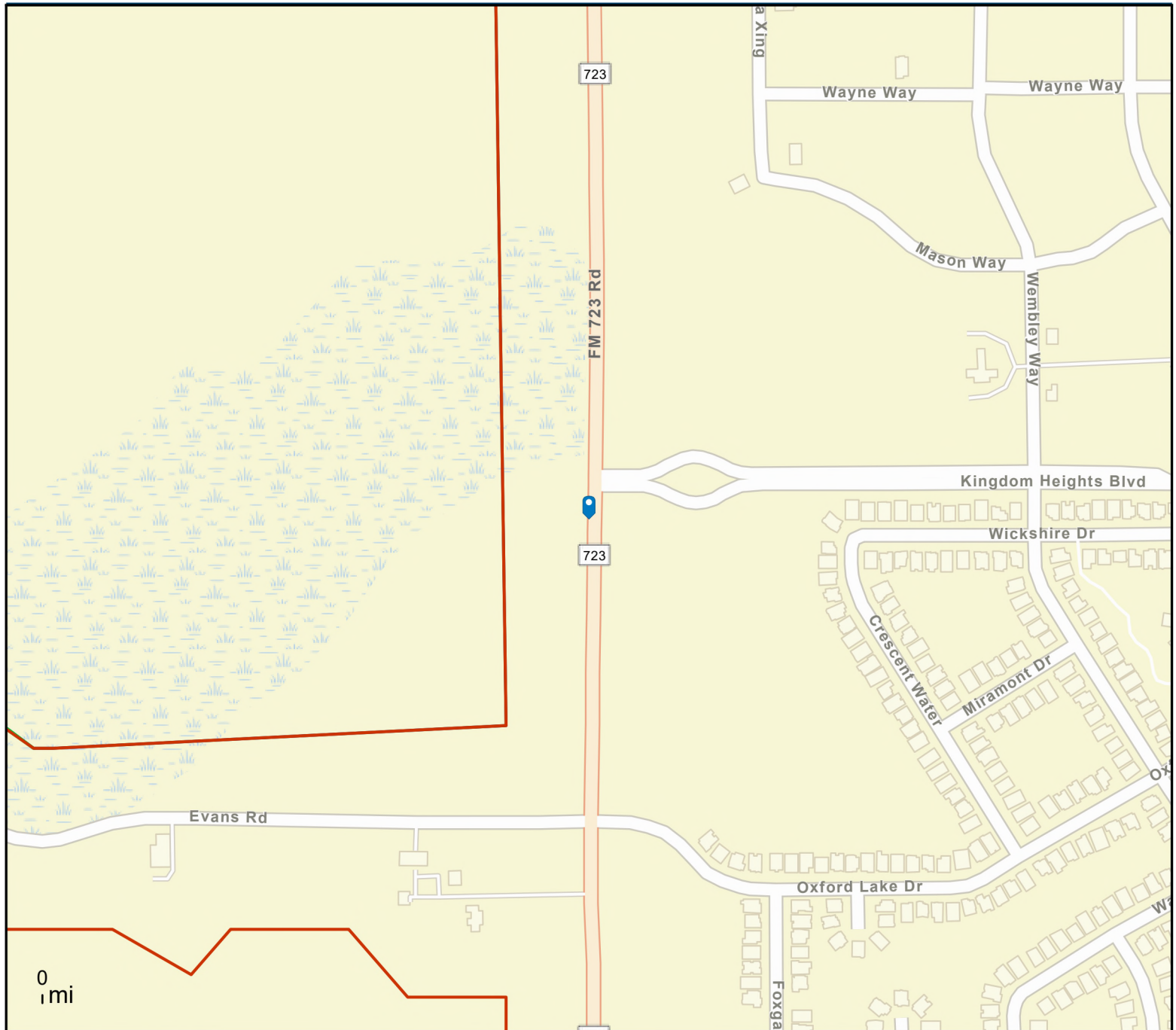
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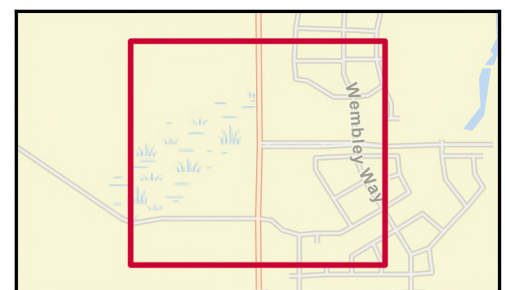
Traffic Count Map - Close Up

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