PRICE REDUCED

# LAND - FOR SALE

## 2735 FM 723, Rosenberg, TX 77471

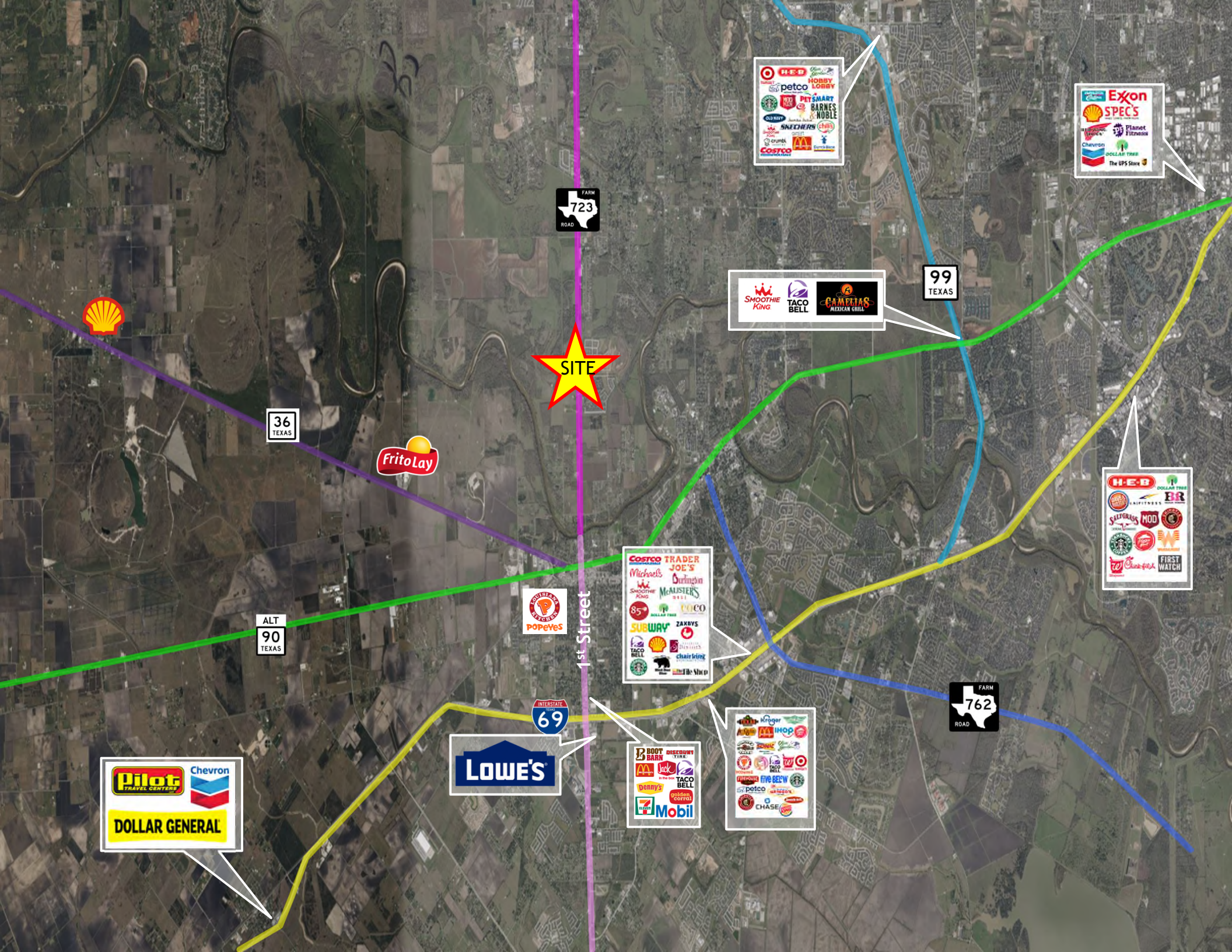



- Price: $5,000,000
- P/SF: $0.63
- Lot Size: +/- 182 AC
  - +/- 134.82 AC - City of Rosenberg
  - +/- 46.83 AC - City of Fulshear ETJ
- Frontage:
  +/- 5,271 ft on FM 723
  +/- 1,656.94 ft on Evans
- Utilities: Fort Bend Drainage
- Located at the hard corner of FM 723 & Evans Rd
- Approx miles: 3 (Foster High School), 6 (69/US 59), 13 (Hwy 99), 13.2 (Hwy 6), 13.2 (Hwy Alt 90), 12 (Richmond), 16.2 (Sugar Land), 12.2 (Beasley), 7 (George Park) and 12 (Fort Bend County Epicenter)
- 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




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SITE
1st Street
FARM ROAD 723
99 TEXAS
36 TEXAS
ALT 90 TEXAS
INTERSTATE TEXAS 69
FARM ROAD 762
Frito Lay
LOWE'S
Pilot TRAVEL CENTERS
Chevron
DOLLAR GENERAL
Mobil
SMOOTHIE KING
TACO BELL
CAMELIAS MEXICAN GRILL
Exxon
SPEC'S
Planet Fitness
DOLLAR TREE
The UPS Store
H-E-B
HOBBY LOBBY
petco
PETSMART
BARNES & NOBLE
SKECHERS
COSTCO
Kroger
IHOP
CHASE
COSTCO
TRADER JOE'S
Michaels
Burlington
SMOOTHIE KING
McALISTER'S DELI
SUBWAY
ZAXBYS
chick-fil-A
The Shop
POPEYES
BOOT BARN
DISCOUNT TIRE
Denny's
golden corral
TACO BELL
H-E-B
DOLLAR TREE
BR
MOD
FIRST WATCH

# PROPERTY INFORMATION

2735 FM 723
Rosenberg, TX 77471

## DEMOGRAPHICS (2026 Estimates)

| | 0–1 MILE | 1–3 MILES | 3–5 MILES |
|---|---|---|---|
| Population | 3,057 | 14,491 | 56,941 |
| Households | 978 | 4,742 | 20,683 |
| Median Household Income | $133,711 | $78,031 | $84,699 |
| Average Household Income | $179,422 | $116,142 | $112,054 |
| Median Age | 34.3 | 34.9 | 38.0 |

## TRAFFIC COUNTS

Key Nearby Traffic Counts (Average Daily Traffic)

| Roadway / Location | Distance | Vehicles per Day |
|---|---|---|
| FM 723 Rd (near site) | 2.20 mi | 12,502 |
| FM 359 Rd | 2.20 mi | 18,558 |
| TX 45 / FM 359 Rd | 2.20 mi | 13,540 |
| Houston St (at Ave D) | 2.30 mi | 19,267 |
| Preston St (at Rocky Falls Pkwy) | 2.50 mi | 4,447 |
| FM 3155 Rd (at Rochelle St) | 2.60 mi | 12,900 |
| 1st Street (at FM 723 Byp) | 2.80 mi | 19,779 |
| Ave H (at Miles St) | 3.00 mi | 22,000 |

# LOCATION MAP & TRAFFIC COUNTS




**RAPID GROWTH**
1.96% annual population growth (2026–2031) within 5 miles

**DIVERSE TRADE AREA**
42.1% Hispanic Origin within 5 miles

**KEY TRAFFIC CORRIDOR**
Up to 62,486 VPD on US-59 / Southwest Fwy

**FLOOD ZONE**
Flood Zone: IN (per FEMA Map)