

One-Story Office Building

3512 Avenue I, Rosenberg, Texas 77471

FOR SALE

LOCATED ON CORNER OF AVENUE I & LAWRENCE ST.



LOCATION: Southwest corner of Avenue I & Lawrence Street
Rosenberg, Texas 77471

PROPERTY: 4,800 sqft One-Story Office Building

YEAR BUILT: 1983

LAND: 15,720 sqft

FRONTAGE: 120 feet of on Avenue I
132 feet on Lawrence St.

PARKING: 28 Parking Spaces

UTILITIES: Each tenant individually metered

PROPERTY OVERVIEW:

Opportunity to acquire a 4,800 sqft standalone income producing office building in Rosenberg, Texas.

Property fronts Avenue I, a primary commerce corridor and East/West thoroughfare.

Property is currently 100% occupied by professional service firms; however, there is opportunity for an owner/user to take portion of building immediately.

FOUNDATION: Concrete Slab

SIDING: Metal and Brick Façade,
Brick on Three Sides

LAYOUT: Property intended to support four 1,200 sqft tenants. Suites have unique numerical address, private entrance, and are individually metered for all utilities.



FOR MORE INFORMATION:
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PROPERTY PHOTOS



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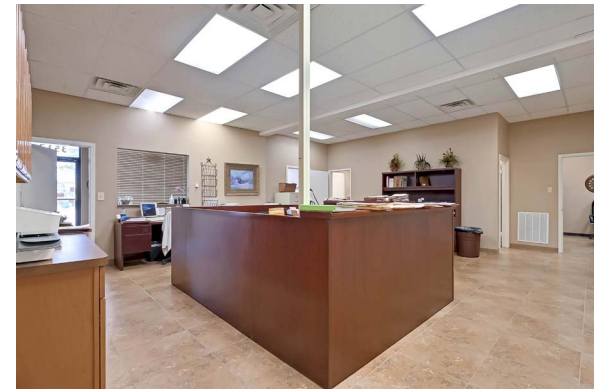
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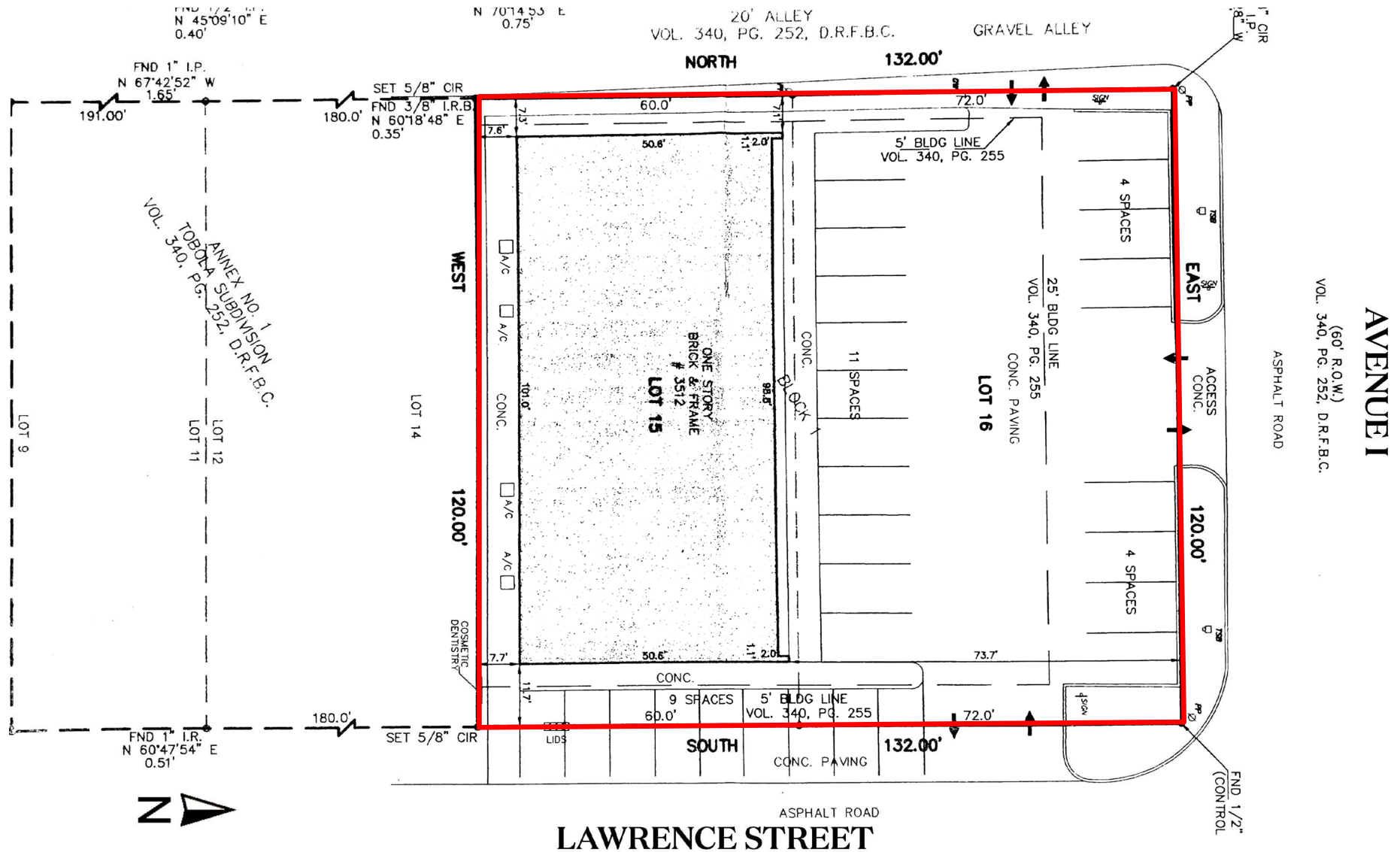
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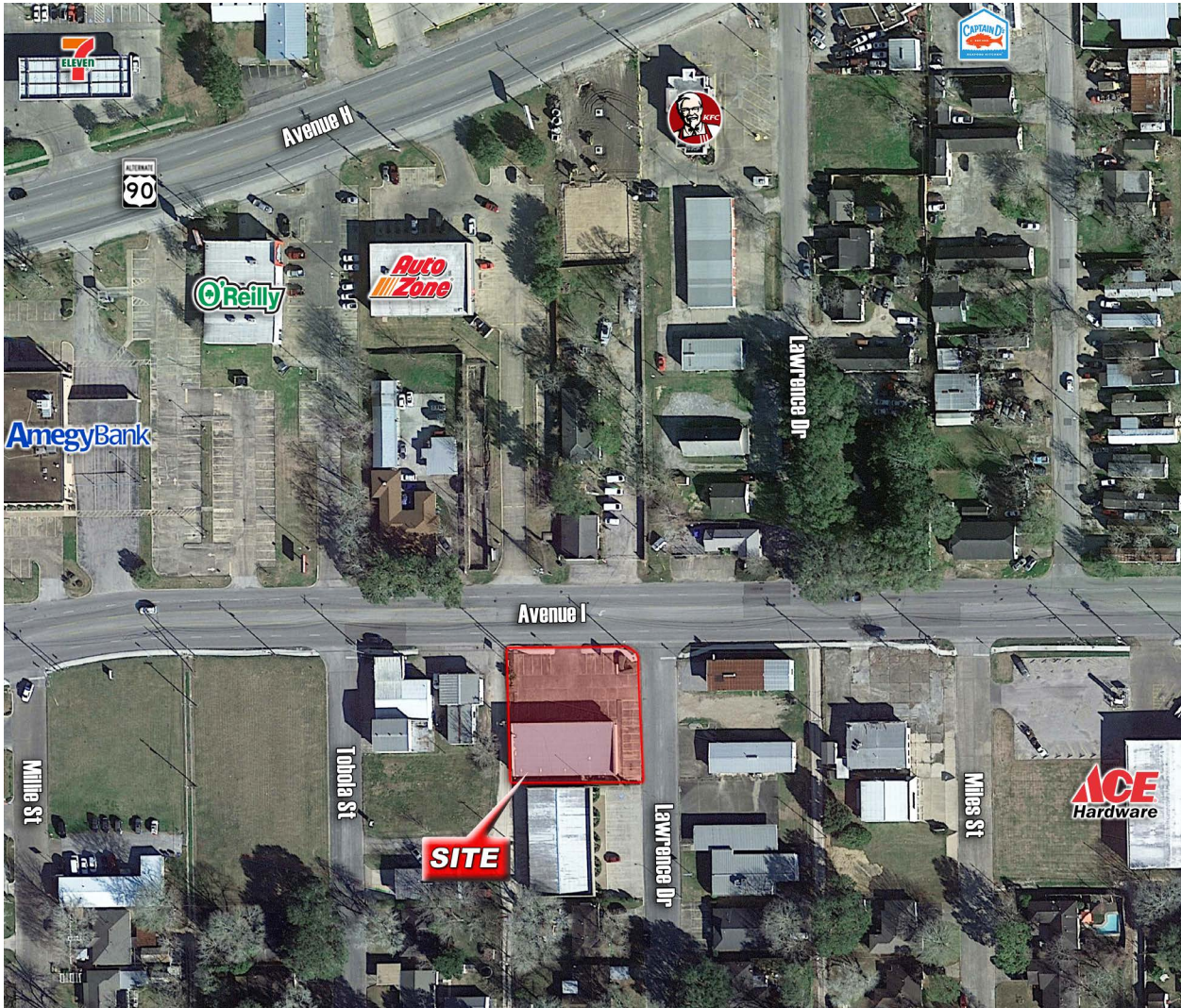
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INTERSECTION AERIAL



2021 Population

1 mile: 13,302
 3 mile: 52,707
 5 mile: 98,659



2026 Projected Population

1 mile: 15,193
 3 mile: 61,002
 5 mile: 118,032



Daytime Population

1 mile: 11,502
 3 mile: 50,732
 5 mile: 88,858



Average HH Income

1 mile: \$62,806
 3 mile: \$74,042
 5 mile: \$92,848



Traffic Counts

Avenue I: 17,500 VPD ('19)
 Avenue H: 17,889 VPD ('19)

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RETAIL AERIAL



Target, Petco, Kohls, Hobby Lobby, Ross, Marshalls, Bath & Body Works, Famous Footwear, Gordmans, Sally Beauty, Office Depot, Dressbarn, Leslie's, Chasing Paper, Lane Bryant, Bank of America, Game Stop, Kay, UPS, Shogun, Gringo's, Buffalo Wild Wings, Tera's, Pioneer, TDECU, Old Navy, Peppercorn's, Bellatrix, Williams Ranch.

Kroger, JCPenney, Ulta, Academy Sports & Outdoors, HomeGoods, Five Beer, Maurices, Michaels, Firehouse Subs, Olive Garden, Sonic, IHOP, Capital One, TACO BELL, Panera, McDonald's, Yum!, National Oilwell Varco, Tractor Supply Co, Kia, Jeep, Chevrolet, Mitsubishi.

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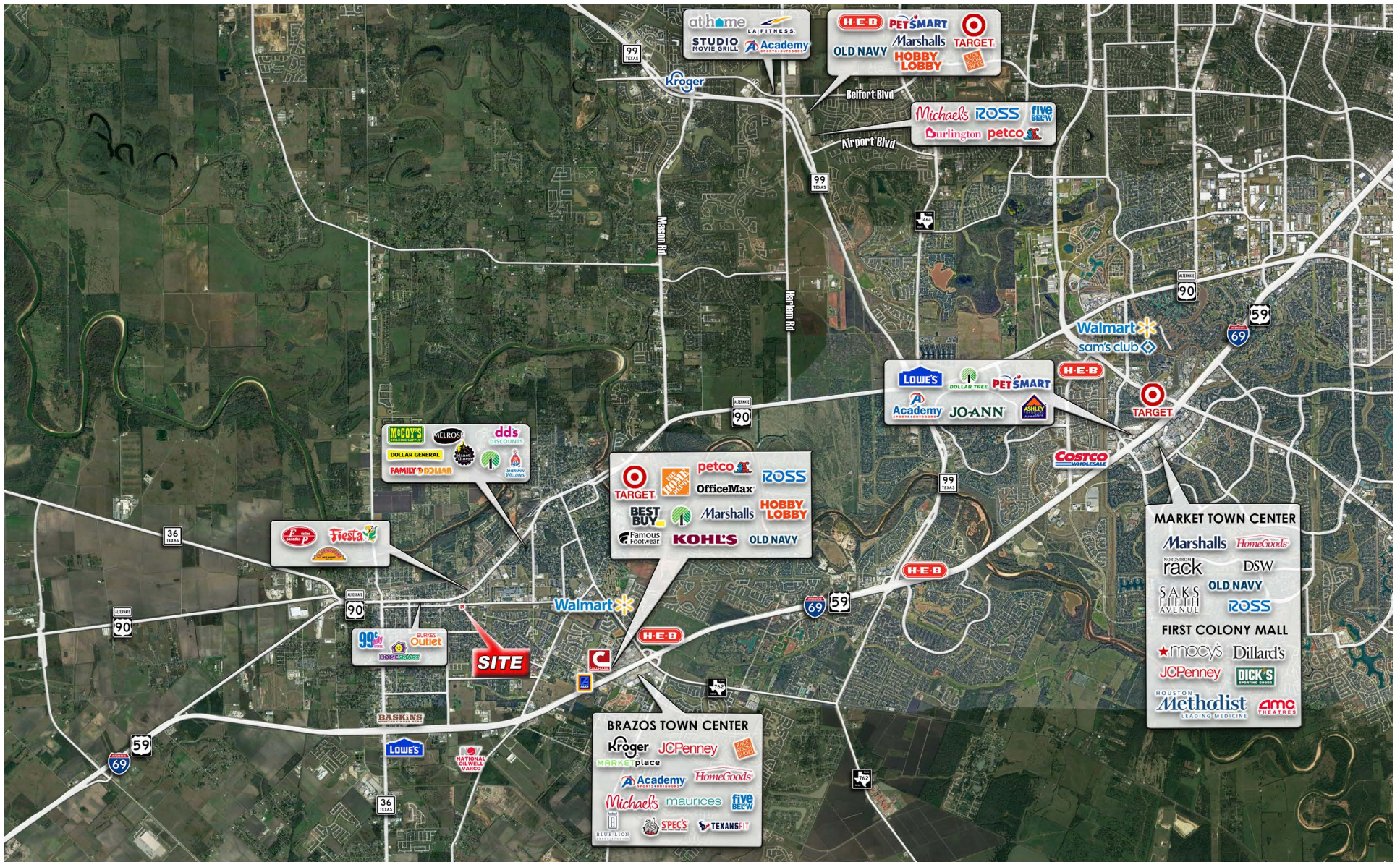
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TRADE AREA AERIAL



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DEMOGRAPHIC SUMMARY

3512 Avenue I, Rosenberg, Texas, 77471

Ring of 1 mile

KEY FACTS

13,302

Population



4,442

Households

32.5

Median Age

\$39,034

Median Disposable Income

EDUCATION

27%

No High School Diploma



28%

High School Graduate



27%

Some College



18%

Bachelor's/Grad/Prof Degree

INCOME



\$45,688

Median Household Income



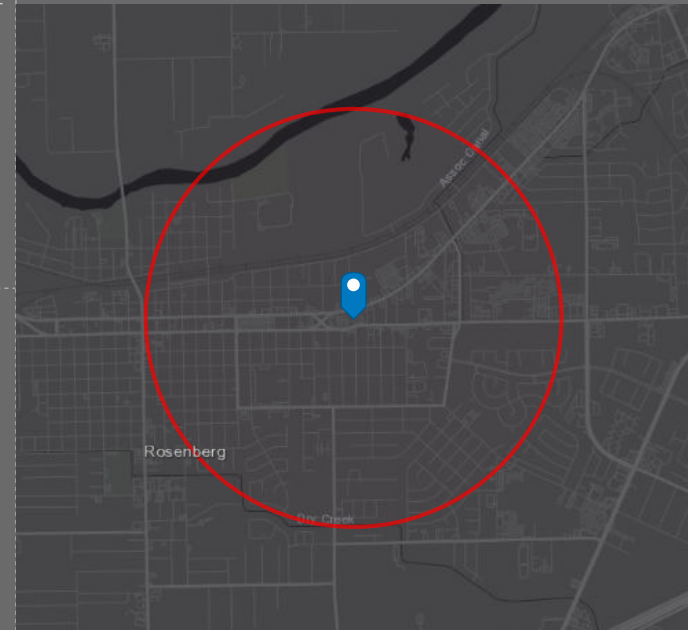
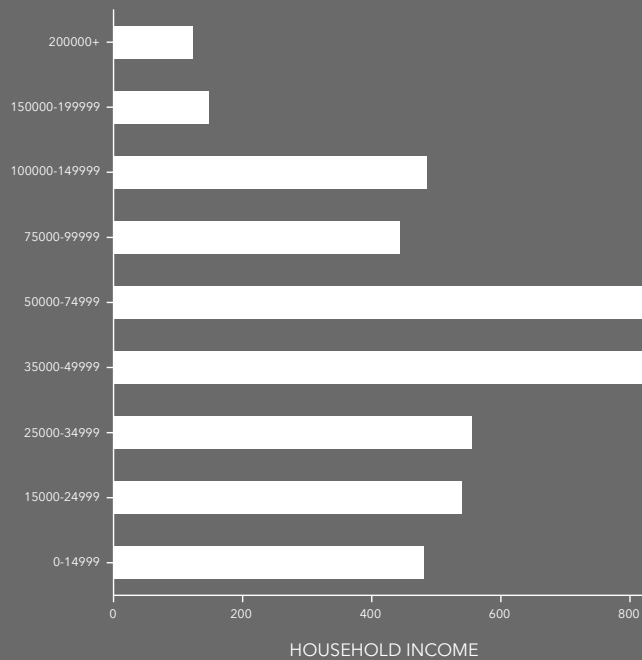
\$21,309

Per Capita Income



\$55,883

Median Net Worth



EMPLOYMENT



55%

White Collar



30%

Blue Collar



14%

Services

6.0%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.

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DEMOGRAPHIC SUMMARY

3512 Avenue I, Rosenberg, Texas, 77471

Ring of 3 miles

KEY FACTS

52,707

Population



17,207

Households

33.2

Median Age

\$43,671

Median Disposable Income

EDUCATION

21%

No High School Diploma



31%

High School Graduate



27%

Some College



21%

Bachelor's/Grad/Prof Degree

INCOME



\$52,049

Median Household Income



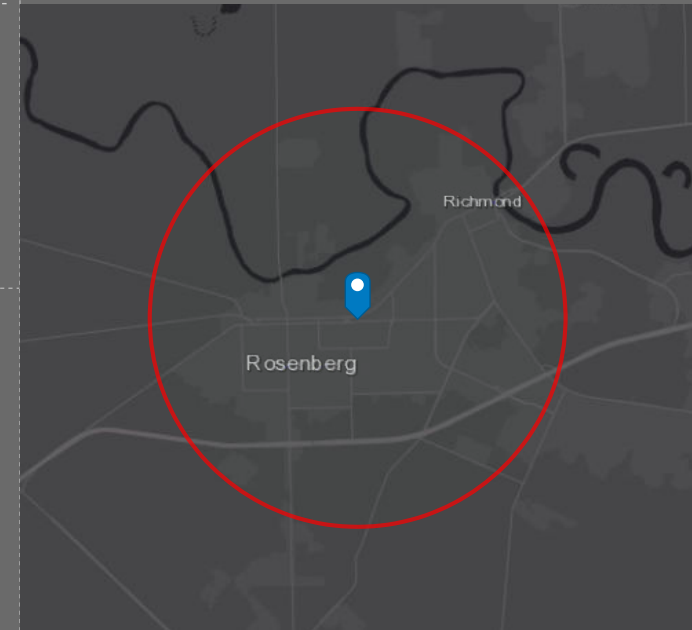
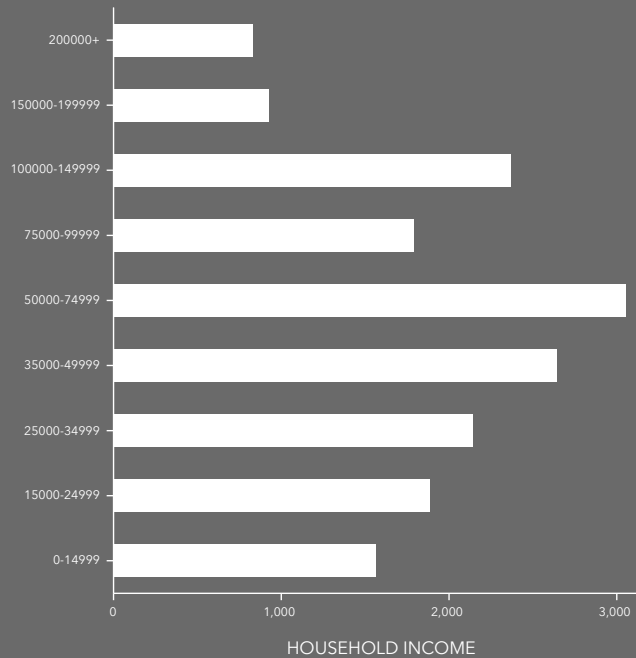
\$24,494

Per Capita Income



\$93,950

Median Net Worth



EMPLOYMENT



58%

White Collar



29%

Blue Collar



13%

Services

5.7%

Unemployment Rate

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DEMOGRAPHIC SUMMARY

3512 Avenue I, Rosenberg, Texas, 77471

Ring of 5 miles

KEY FACTS

98,659

Population



32,250

Households

33.5

Median Age

\$55,555

Median Disposable Income

EDUCATION

15%

No High School Diploma



27%

High School Graduate



29%

Some College



29%

Bachelor's/Grad/Prof Degree

INCOME



\$67,371

Median Household Income



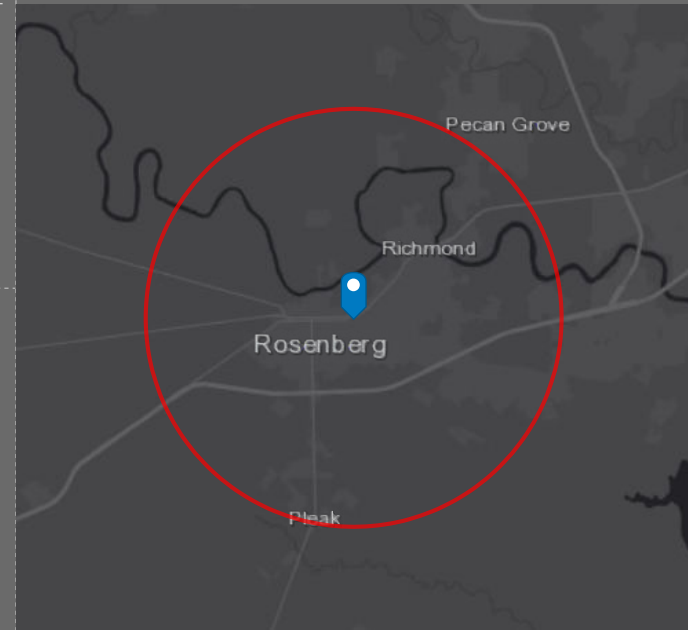
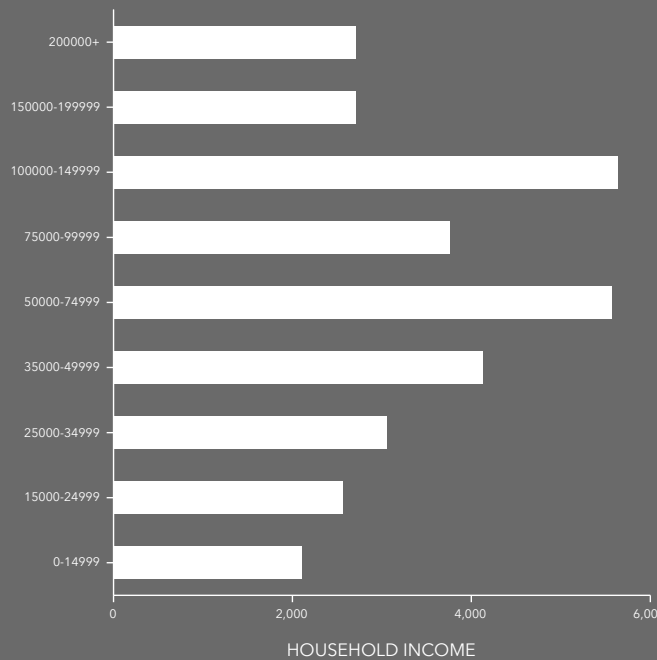
\$30,539

Per Capita Income



\$166,297

Median Net Worth



EMPLOYMENT



White Collar

68%



Blue Collar

23%



Services

9%

5.5%

Unemployment Rate

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