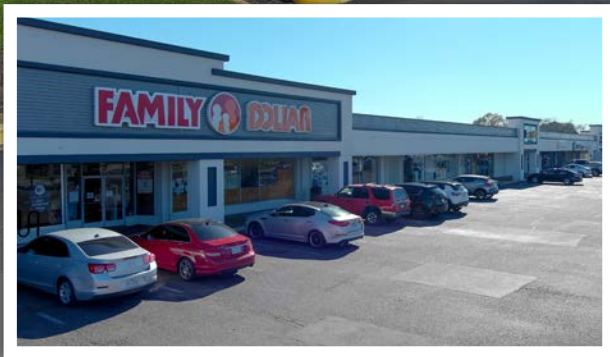




ROSE-RICH

Shopping Center



+/- 101,600 SF **NEIGHBORHOOD SHOPPING CENTER**

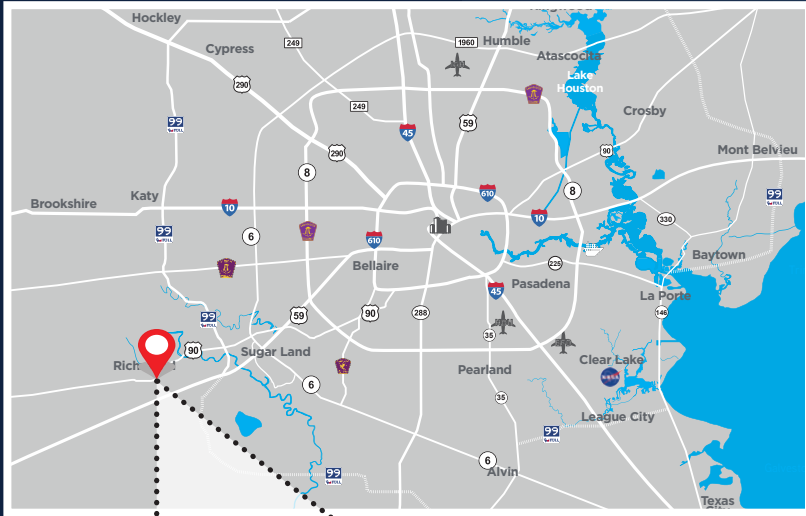
5100 - 5198 Avenue H (US Highway 90) | Rosenberg, Texas



ROSE-RICH

Shopping Center

PROJECT HIGHLIGHTS



21.6K
LABOR
FORCE



\$104K
AVERAGE
HOUSEHOLD
INCOME
within 5 miles



18%
POPULATION
GROWTH
SINCE 2014



1,691
BUSINESSES



\$255K
MEDIAN HOME
VALUE
within 5 miles

EXPLOSIVE GROWTH

LOCATED IN ONE OF THE FASTEST-GROWING AND MOST
ETHNICALLY DIVERSE COUNTIES IN THE UNITED STATES

*DATA FROM CITY OF ROSENBERG DEVELOPMENT CORPORATION

*DATA FROM COSTAR & CITY OF ROSENBERG DEVELOPMENT CORPORATION

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ROSE-RICH

Shopping Center

- Long History of National Tenants (Dollar Tree, Family Dollar, T-Mobile, Pizza Hut, and More)
- Convenient Access to a Diverse and Technically Skilled Workforce, Large Tracts Of Undeveloped Land, and Modern Highway
- Ranked 29th on a List of the Fifty Safest Cities with Populations Over 20,000 in Texas
- The Largest Industries in Rosenberg, Tx are Health Care & Social Assistance (2,892 People), Retail Trade (2,345 People), and Construction (1,940 People)
- The Highest Paying Industries are: Utilities (\$98,500), Information (\$68,678), Transportation/Warehousing, & Utilities (\$66,522)

*DATA FROM CITY OF ROSENBERG

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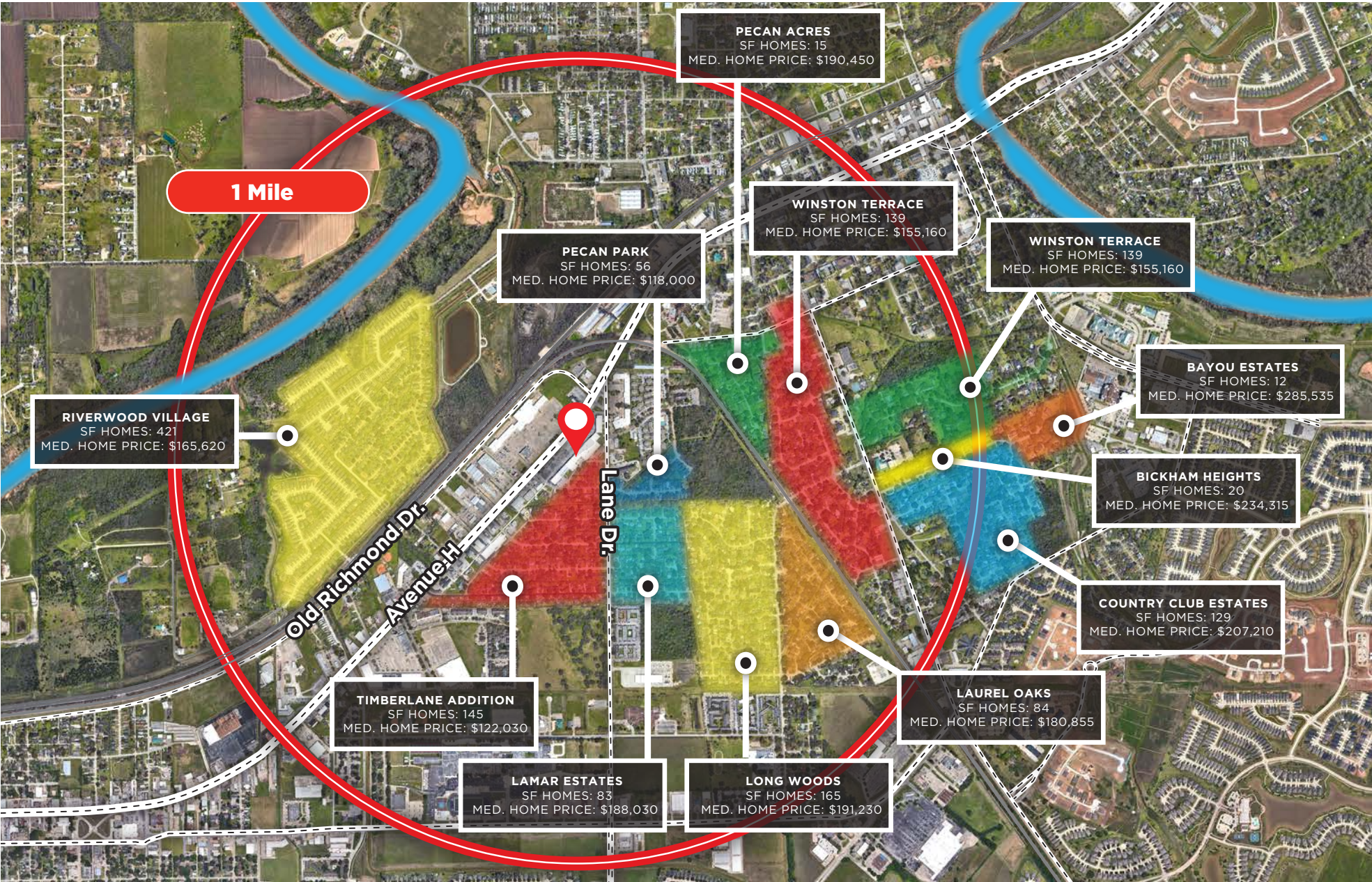


RETAIL AERIAL



ROSE-RICH CENTER | ROSENBERG, TEXAS

RESIDENTIAL AERIAL



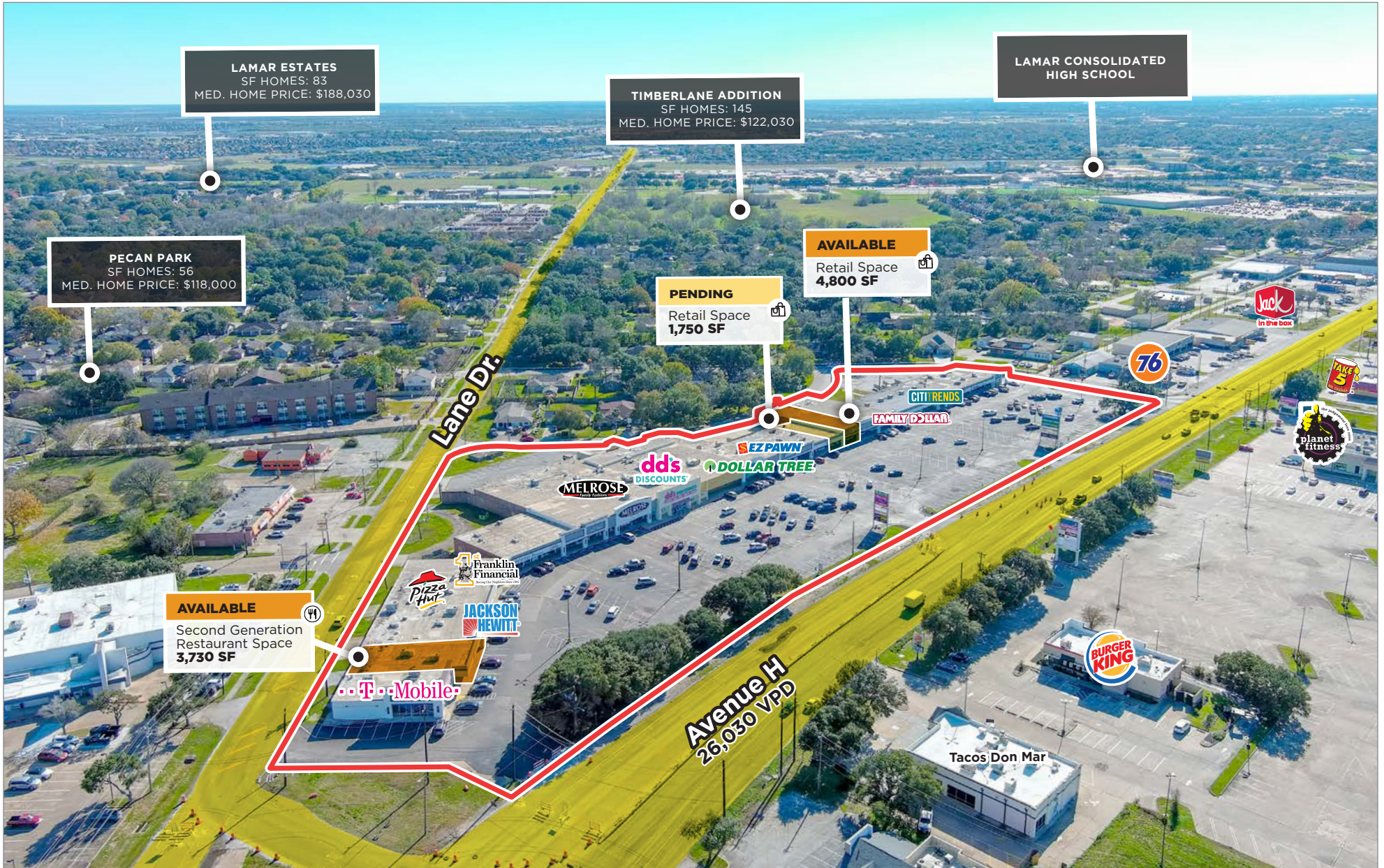
SITE PLAN



NO.	TENANT	SF
1	T-Mobile	2,290
2	Mexican Restaurant	3,730
3	Jackson Hewitt	1,435
4	Pizza Hut	2,100
5	First Franklin Financial	1,650
6	Unique Gifts	3,615
7	U.S. Nails	800
8	TA Wireless	1,575
9	Lucky's Liquor	1,325
10	Freeway Insurance	1,750
11	AVAILABLE	2,716
12	Melrose	10,247
13	DD's Discount	19,955
14	Dollar Tree	8,476
15	EZ Pawn	5,600
16	Vape On	1,050
17	PENDING	1,750
18	AVAILABLE	4,800
19	Family Dollar	7,200
20	Cititrends	9,997
21	Computer Repair KRB	2,258
22	Dentistry	5,667
23	St. Michael's	1,313
24	Kwik Dollar	340







DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Current Population	10,371	56,604	111,676
2010 Population	9,400	42,070	76,613
2028 Population Projection	10,889	60,561	120,054
Population Growth 2023-2028	4.99%	6.99%	7.50%
Median Age	35	36	37

INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$65,564	\$84,572	\$104,738
Median HH Income	\$39,719	\$63,173	\$81,385

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	7,936	41,722	78,181
Black/African American	1,970	10,695	21,862
Asian/Pacific Islander	190	2,575	8,500
Other Races	153	982	2,202
Hispanic	10,371	56,604	111,676

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Current Households	3,712	20,214	39,937
2010 Households	3,161	13,696	25,434
2028 HH Projection	4,849	37,247	108,378
HH Growth 2023-2028	5.25%	7.28%	7.76%
HH Growth 2010-2023	11.58%	37.58%	45.71%
Owner Occupied HH	1,480	11,317	26,428
Renter Occupied HH	2,047	7,527	10,631
Average HH Size	2.90	3.00	3.00
Total Consumer Spend	\$89.81M	\$576.4B	\$1.28B



Our Story

Founded in 2009, our portfolio consists of over two million square feet of Retail, Multifamily, and Industrial properties.

Our Firm

We are a fully integrated Real Estate Investment Firm that specializes in the acquisition, development, leasing, and management of a rapidly growing commercial real estate portfolio.

Our Mission

We seek to add value to the properties we manage and the communities they serve. We are a for-profit enterprise, but proudly manage a large annual philanthropic budget that supports education and community involvement.

ROSE-RICH

Shopping Center

Leasing Contact

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