

FOR SALE: 23.147 AC SURROUNDED BY NEW DEVELOPMENT

Southwest Fwy

23.146 Ac Band Rd

23.146 Ac FORT BEND COUNTY

Band Rd  
Rosenberg TX 77071

FB  
RE FORT BEND REAL ESTATE  
CORPORATION ESTABLISHED 1974

# THE SPACE

Location	Band Rd, Rosenberg, TX, 77071
COUNTY	Fort Bend

## HIGHLIGHTS

- 23,146 acres surrounded by new development in Fort Bend County
- Rosenberg address, Pleak ETJ
- Situated in the midst of recently platted, beautifully landscaped, 3,200-home master planned communities, including Briarwood Crossing and Fairpark Village (new homes priced from \$200k's to \$400k's)
- Minerals: Sellers will convey 50% of the mineral estate owned by Sellers
- Utilities: Presently not served by city or Fort Bend MUD #5



### POPULATION

1 MILE	3 MILE	5 MILE
1,703	15,819	49,458



### AVERAGE HOUSEHOLD INCOME

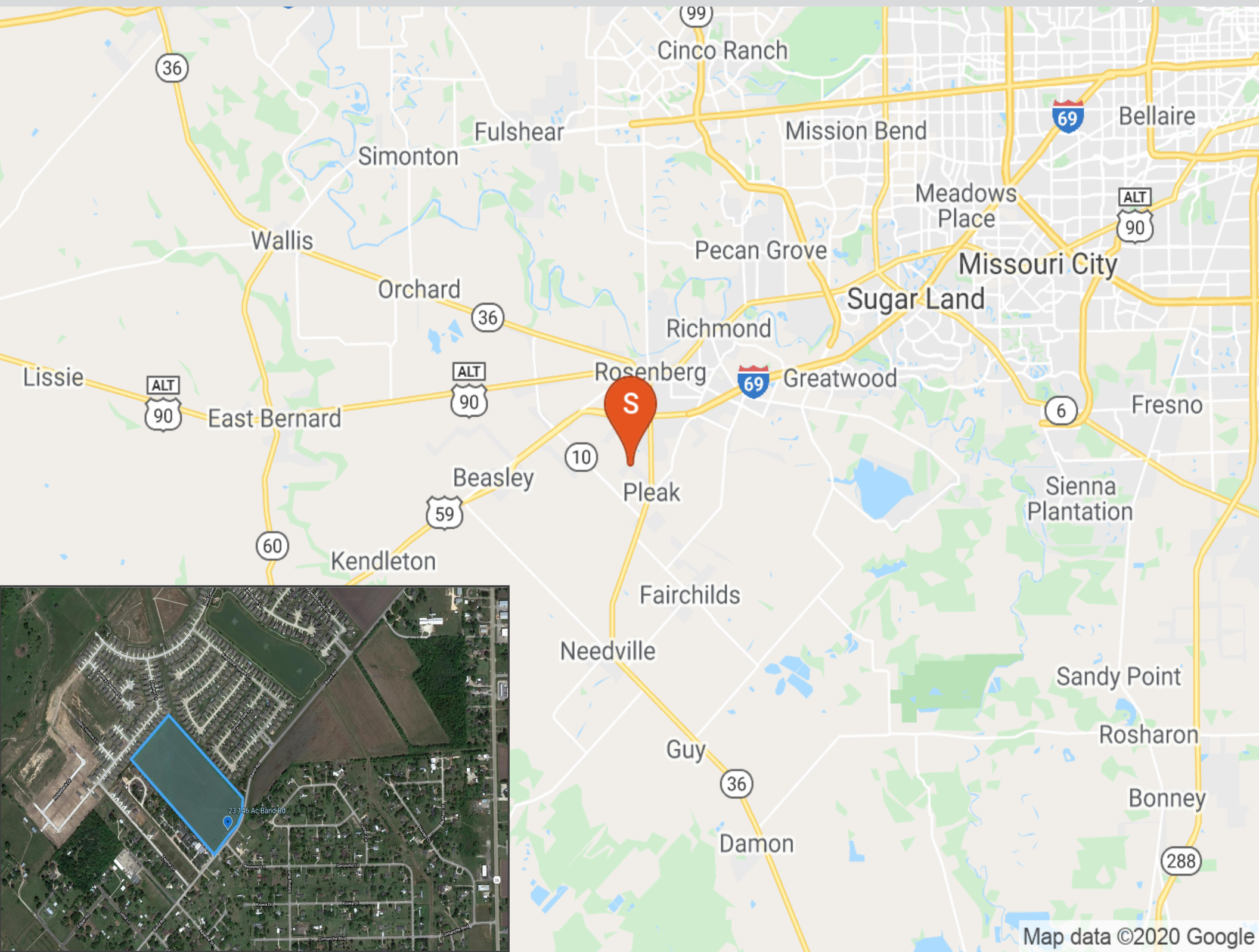
1 MILE	3 MILE	5 MILE
\$73,505	\$67,282	\$71,621



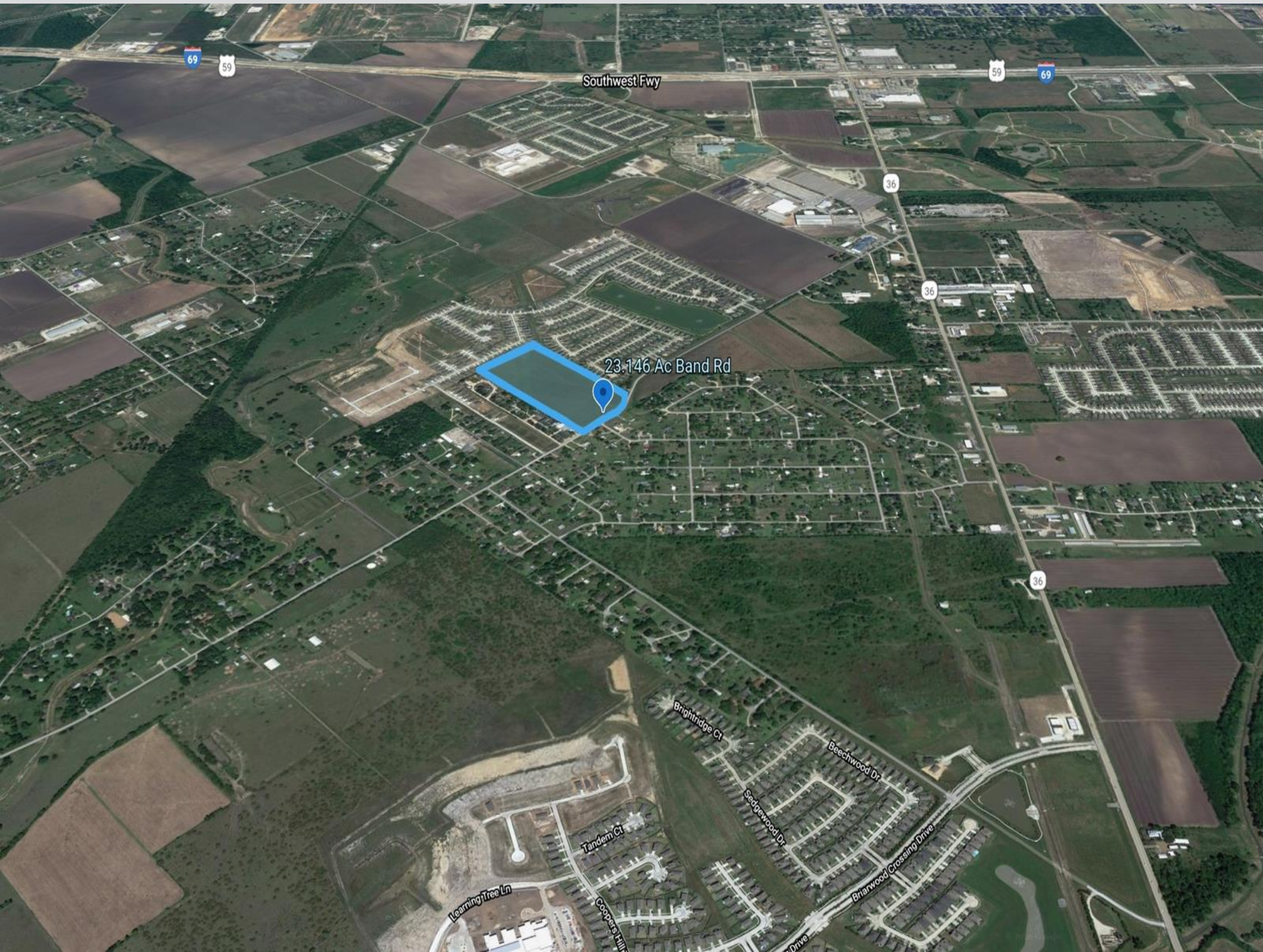
### NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
683	5,159	16,318









69 59

Southwest Fwy

59 69

36

36

36

23.146 Ac Band Rd

Brightidge Ct

Beechwood Dr

Sedgewood Dr

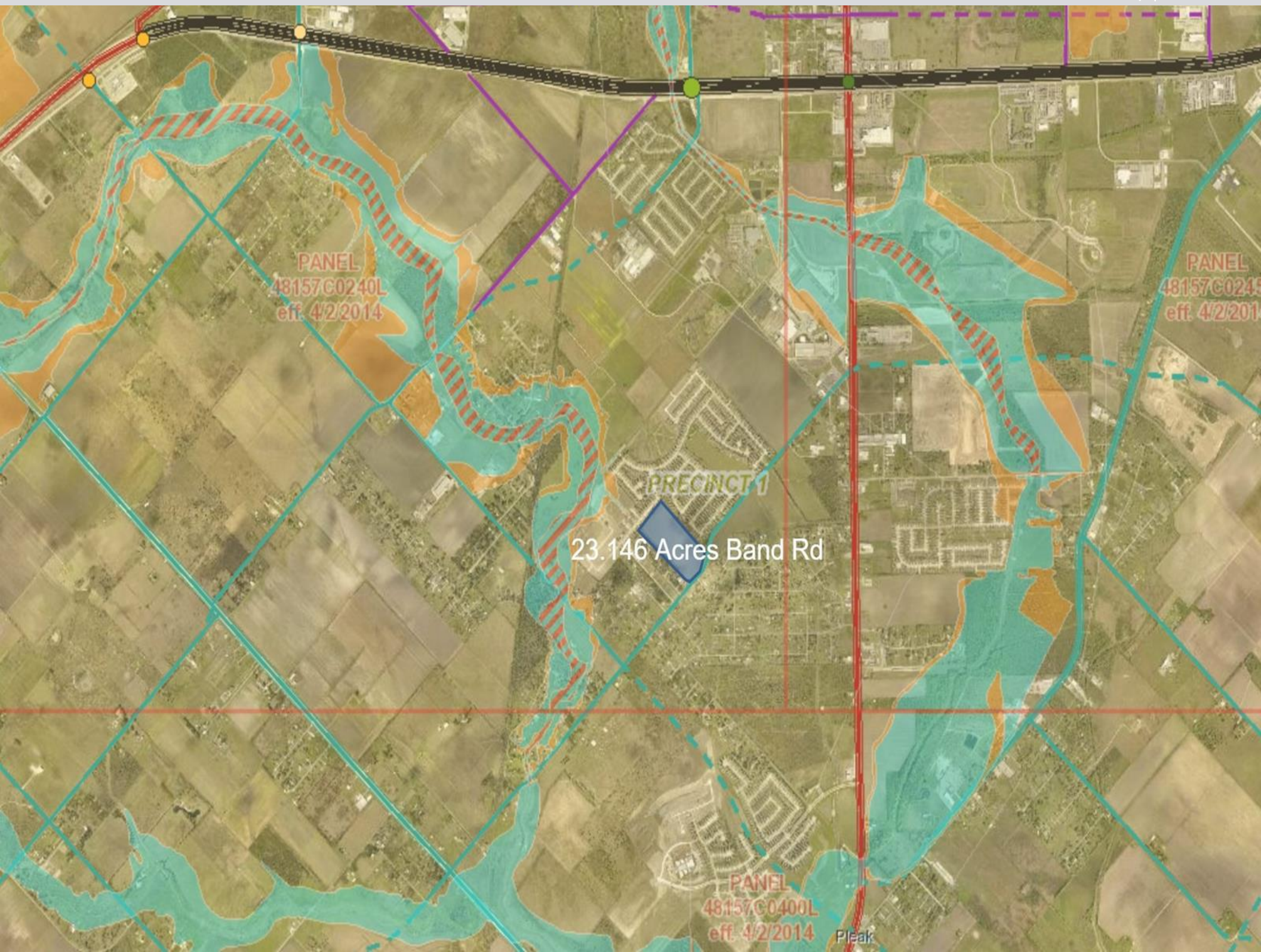
Brianwood Crossing Drive

Tandem Ct

Learning Tree Ln

Coopers Hill





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*Exclusively Marketed by:*

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