

FOR LEASE

\$36 base rent + nnn



eXpCOMMERCIAL



 6907 Summertime Way.
Rosenberg, TX 77471

PROPERTY FEATURES

- 3000 SF Available
- Prime end cap unit with excellent signage potential
- Easy access to major roads and commuter routes
- Co-Tenant with established Brazos Eye Center.
- Prime Rosenberg Location – Surrounded by major national retailers including Chick-fil-A, Home Depot, Aldi, Walmart, Aldi.
- High growth community.
- Convenient surface parking with abundant capacity.

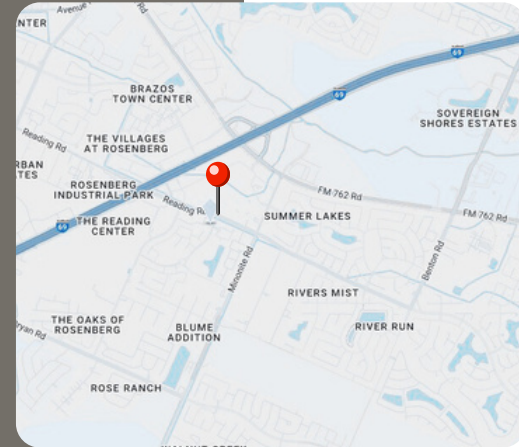
ABOUT THIS PROPERTY

Positioned in a thriving retail corridor, this ±3,000 SF end cap space offers high visibility, strong foot traffic, and a built-in healthcare synergy with an established Eye Center as a co-tenant.

- Ideal for Healthcare/Medical Users, Dental Specialists Pediatrics, Oral Surgery, Endodontics, or Specialty Medical, Complementary healthcare services (wellness, aesthetics, physical therapy, etc.)
- Professional office or service-oriented user
- Shell Condition – Build out to your exact specifications and create a custom-designed space for your practice or business.
- High-Growth Market – Located within one of Houston's fastest-growing residential communities. Surrounded by fast-growing subdivisions including: Summer Park, Bonbrook Lakes, Seabourne Landing, Kingdom Heights, Cottonwood, Fairpark Village



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DEMOGRAPHICS

2020 Population	27,326	111,718	296,938
2024 Population	36,529	132,776	340,678
2029 Population Projection	44,835	160,834	410,643
Annual Growth 2020-2024	8.4%	4.7%	3.7%
Annual Growth 2024-2029	4.5%	4.2%	4.1%
Median Age	36.9	36.8	38.3
Bachelor's Degree or Higher	42%	34%	44%
U.S. Armed Forces	0	80	170

Population By Race

	2 miles	5 miles	10 miles
White	12,767	47,626	122,111
Black	7,805	23,534	48,155
American Indian/Alaskan Native	146	830	1,345
Asian	5,267	14,521	87,118
Hawaiian & Pacific Islander	118	318	609
Two or More Races	10,426	45,947	81,339
Hispanic Origin	11,522	52,870	86,293

Housing

	2 miles	5 miles	10 miles
Median Home Value	\$291,862	\$271,486	\$329,859

2020 Households	9,368	37,016	96,724
2024 Households	12,705	44,429	111,482
2029 Household Projection	15,682	54,111	135,129
Annual Growth 2020-2024	8.3%	4.7%	3.6%
Annual Growth 2024-2029	4.7%	4.4%	4.2%
Owner Occupied Households	11,200	38,912	102,814
Renter Occupied Households	4,482	15,199	32,315
Avg Household Size	2.8	2.9	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$428.5M	\$1.5B	\$4.2B

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$98,523	\$98,835	\$121,615
Median Household Income	\$81,035	\$77,369	\$97,256
< \$25,000	1,385	5,685	12,050
\$25,000 - 50,000	2,236	8,115	16,195
\$50,000 - 75,000	2,289	7,896	16,533
\$75,000 - 100,000	1,837	5,467	12,315
\$100,000 - 125,000	1,601	5,237	13,888
\$125,000 - 150,000	778	2,987	8,886
\$150,000 - 200,000	1,790	5,797	14,300

LISTED EXCLUSIVELY BY:
CLAUDIA FUENTES | Broker Associate

Cell: 281-686-2697

Claudia.Fuentes@expcommercial.com

www.expcommercial.com





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

EXP Commercial, LLC	9010212	tx.broker@expcommercial.com	214-704-9862
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Designated Broker of Firm	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Claudia Fuentes	721276	Claudia.Fuentes@expcommercial.com	281-686-2697
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date