

18915 FM 521

Rosharon/Bonny ,
Tx



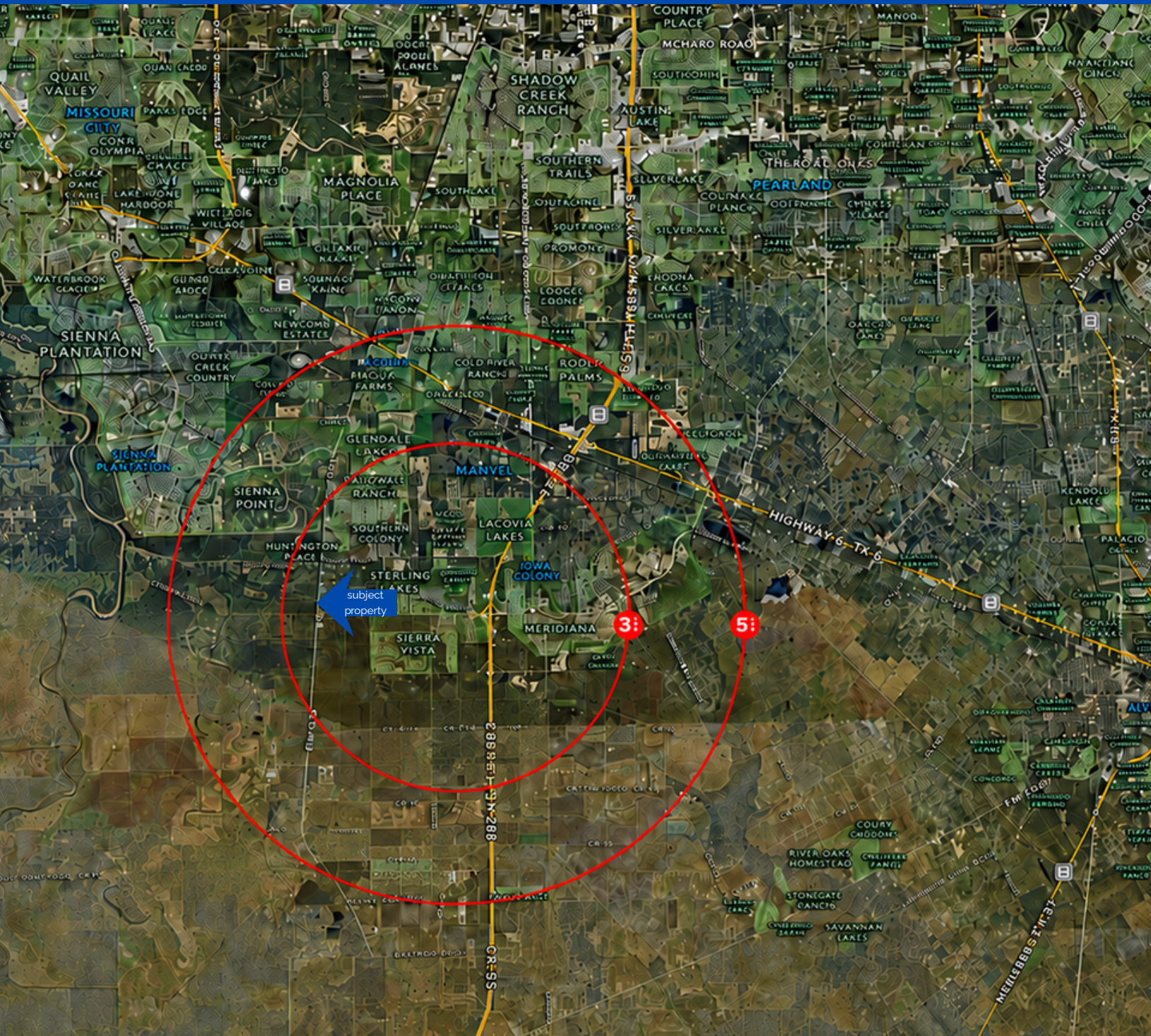
EVERMARK
COMMERCIAL GROUP
POWERED BY JLA REALTY



Property Highlights

- New Construction
- High Growth Area
- +/- 16,000 VPD
- Close Proximity to 288
- Hard Corner
- Outside Flood Zone
- Ste ___ +/- 1000 Sqft
- Ste ___ +/- 1500 Sqft
- within 5 miles of new master planned communities

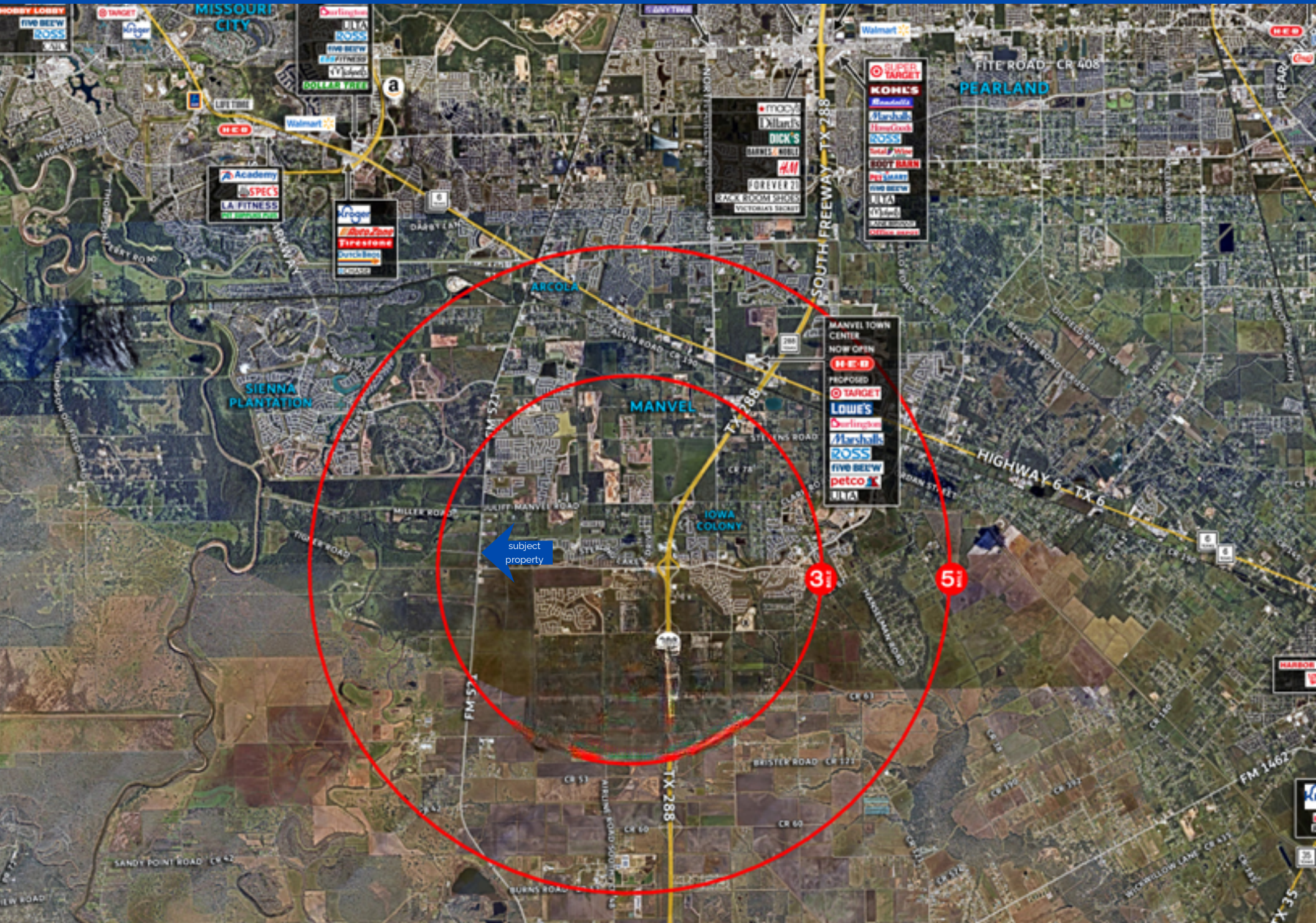




NEIGHBORHOOD HOME COUNTS WITHIN 5 MILES

Arcola Farms	Count n
Braebend Estates	
Cold River Ranch	
Rodeo Palms	1
Del Bello Lakes	448 pla
Bluwat	
Glendale Lakes	1
Sienna Pointe	Count n
Caldwell Ranch	1
Southern Colony	1
Huntington Place	
Bayou Bend Country Club Estates	Count n
Lakovia Lakes	Count n
Sterling Lakes	1
Oakmont Estates	Count n
Sierra Vista	2,500 pla
Meridiana	5,500 pla

Sources: HAR 2025 property counts; published buildout plans. Counts are approximate and sub



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	133	2,145	4,376
2010 Population	189	2,615	5,003
2026 Population	433	5,238	8,628
2031 Population	645	7,202	11,073

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	56	525	889
2010 Total Households	68	632	1,049
2026 Total Households	165	1,380	2,060
2031 Total Households	249	2,039	2,906

HK



Information About Brokerage Services

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

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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date