



**NOTE: ALL DIMENSIONS ARE APPROXIMATE**

# 6.09 ACRES FOR SALE SUMMER LAKES COMMERCIAL

Rosenberg, Texas

## Tract #71

*(utilities & off-site detention available)*

**LOCATION:** This Tract is located at the Southeast corner of FM 762 and FM 2977, adjacent to the planned Summer Lakes single-family community, and inside the Rosenberg city limits as well as FBC MUD No. 144.

**PRICE:** Call for pricing.

**TAX AUTHORITY:**

Fort Bend County	1.06
Lamar CISD	1.30
FBC MUD No. 144	0.80

Approx. Tax Rate (2008)    \$3.16 per \$100 value

**FEATURES:** The tract contains ±6.09 acres and is located adjacent to Summer Lakes, a single-family residential community planned for 1,144 lots with homes estimated to be in the \$120,000 to \$250,000 price range. The Tract has direct frontage on FM 2977 to facilitate multiple pad development. The tract has easy access to US 59 via the newly completed Reading Road and FM 762. A recently completed Chili's and Home Depot are located in Brazos Town Center at Reading Road and US 59 along with Cinemark USA. The commercial center will also contain Target, Ross, Best Buy and numerous others.



**SAM YAGER INCORPORATED**

For more information on this property please contact:

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*\*This does not constitute an offer to sell and is for discussion purposes only. All information contained herein should be independently verified by any party expressing an interest.*

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