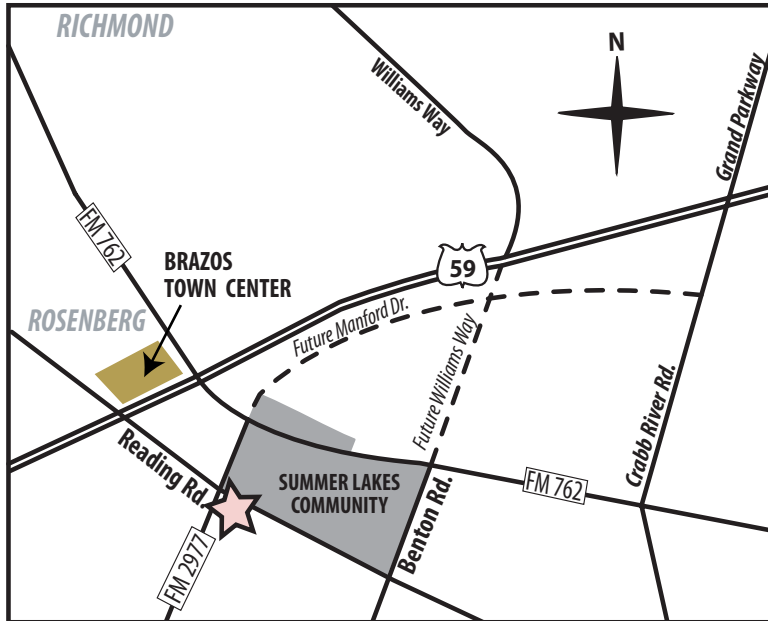


± 3.785 ACRES FOR SALE SUMMER LAKES COMMERCIAL

Rosenberg, Texas

Tract #73

(utilities & off-site detention available)

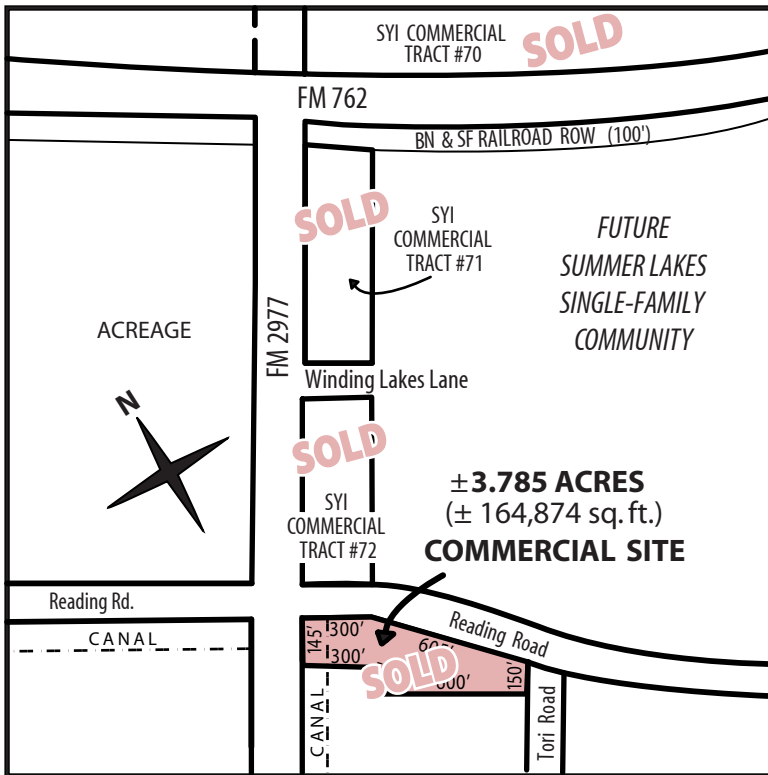


LOCATION: The Tract is located at the Southwest corner of FM 2977 and Reading Road, adjacent to the planned Summer Lakes single-family community, and inside the Rosenberg city limits as well as FBC MUD No. 144.

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 ±3.785 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 contains two hard corners and is at the intersection of two major thoroughfares. 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, as well as Cinemark USA. The same commercial center will also contain Target, Ross, Best Buy and numerous others.



NOTE: ALL DIMENSIONS ARE APPROXIMATE



SAM YAGER INCORPORATED

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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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