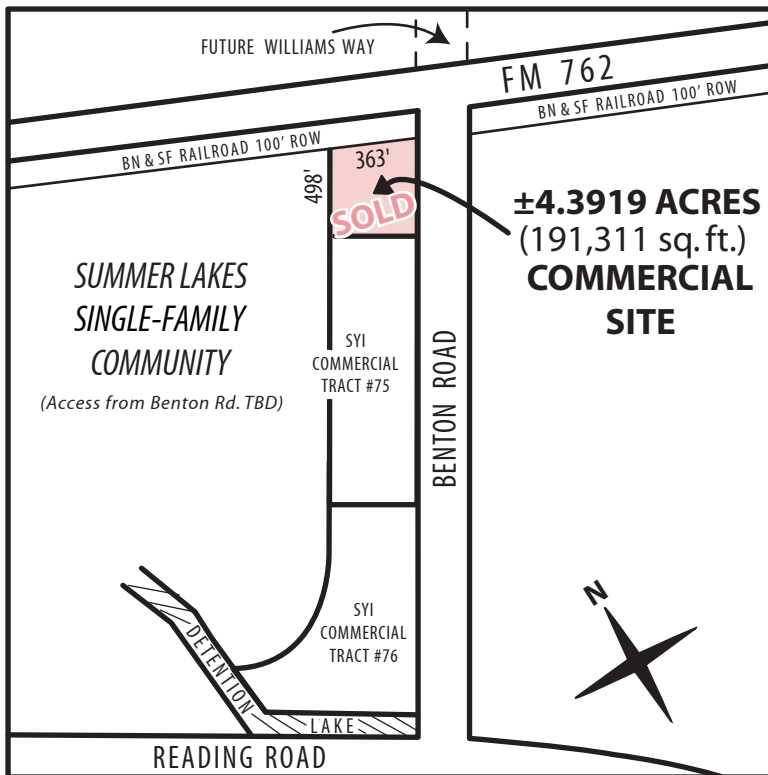
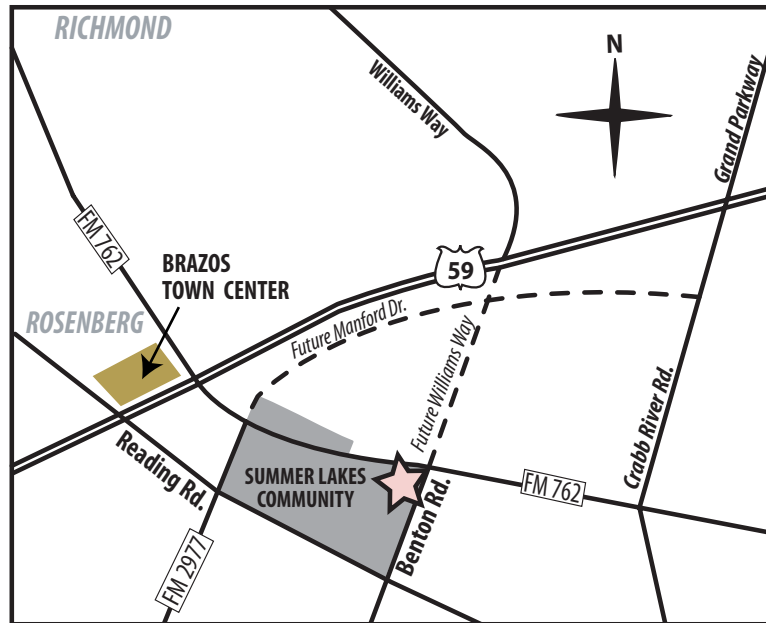


±4.3919 ACRES FOR SALE SUMMER LAKES COMMERCIAL

Rosenberg, Texas

Tract #74

(utilities & off-site detention available)



NOTE: ALL DIMENSIONS ARE APPROXIMATE

LOCATION: This Tract is located at the West corner of FM 762 and Benton 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 ±4.3919 acres and is located adjacent to Summer Lakes, a single-family residential community planned for 1,114 lots with homes estimated to be in the \$120,000 to \$250,000 price range. The Tract contains one hard corner 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. 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.



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. Last Updated 8-06-08*