

KW COMMERCIAL®

FOR LEASE

RETAIL SPACE

3420 FM 723 ROSENBERG, TX 77471

The Next Retail Hub of Opportunities in Rosenberg!

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Each Office is Independently Owned and Operated

RETAIL EXECUTIVE SUMMARY

Plaza @ FM 723 is a multi-phase retail development on ±4 acres in Rosenberg's Southwest growth corridor. The project includes a 9,000 SF Phase 1 retail building, followed by a 2,300 SF drive-thru pad and a 5,900 SF retail building in Phase 2. With FM 723 frontage and growing nearby demand, it is well positioned for retail, medical, service, and food-and-beverage users.

Phasing at a Glance

Phase	Component	SF	Space Type	Rent Terms/SF
1	Retail Building	9,000	Inline + End Caps	**Inline:** $24-$26 **End Cap:** $28-$32
2	QSR Pad	2,300	Drive-thru Pad	**Pad:** $36-$38
2	Retail Building	5,900	Inline + End Caps	**Inline:** $24-$26 **End Cap:** $28-$32

Lease Terms

- Estimated NNN: $7.50 PSF
- Pre-Leasing: 9,000 SF retail building delivering in mid-July; 2,300 SF drive-thru pad available in early 2027
- Term: 9,000 SF retail building (3+ years); 2,300 SF pad (10+ years)

Early Leasing Incentives Available!





PRE-LEASE NOW!

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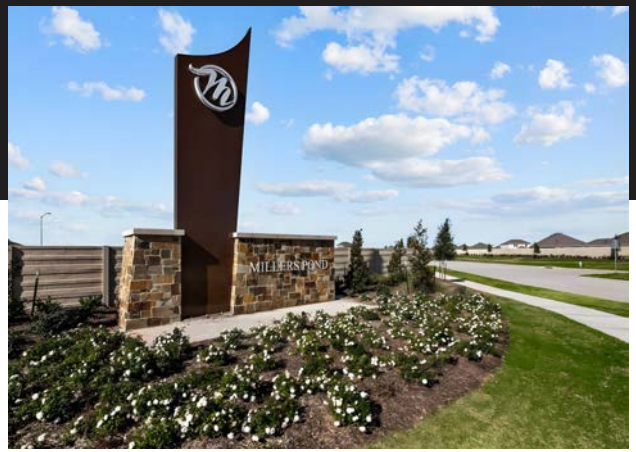
BROOKEWATER



KINGDOM HEIGHTS



MILLER'S POND



KEY HIGHLIGHTS: WHY IT WINS?

Set within Fort Bend County's fastest-growing corridor, the trade area blends established neighborhoods with a steady stream of new rooftops and services. Surrounded by thriving master-planned communities and respected schools, the site captures strong household spending and weekday-to-weekend activity. Excellent regional connectivity and everyday conveniences make this location a natural stop for coffee runs, errands, and family outings, prime conditions for retailers seeking consistent, repeat traffic.

- **Prime Exposure** - FM 723 frontage with ~13,872 VPD—perfect for repeat, daily-needs trips.
- **Built-In Demand** - Master-planned communities (Brookewater, Kingdom Heights, Miller's Pond) driving steady household growth and spend.
- **School Rush** - Briscoe JH & Wertheimer MS traffic boosts afternoons/evenings (pickup, activities, events).
- **Greenfield Opportunity** - Few nationals nearby—strong fit for coffee drive-thru, sandwich/salad, smoothie/juice, bakery/café.
- **Service Synergy** - Service-heavy co-tenants create flow for pharmacy, urgent care, dental/ortho, tutoring, and pack-and-ship.
- **Standout Launch** - High visibility + near competitors (not next door) = easier brand discovery and faster ramp.

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SNEAK PEAK INTO PLAZA @ FM 723



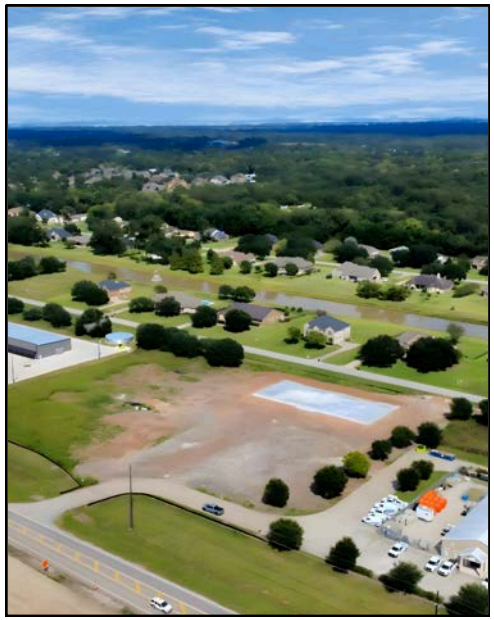
SNEAK PEAK INTO PLAZA @ FM 723

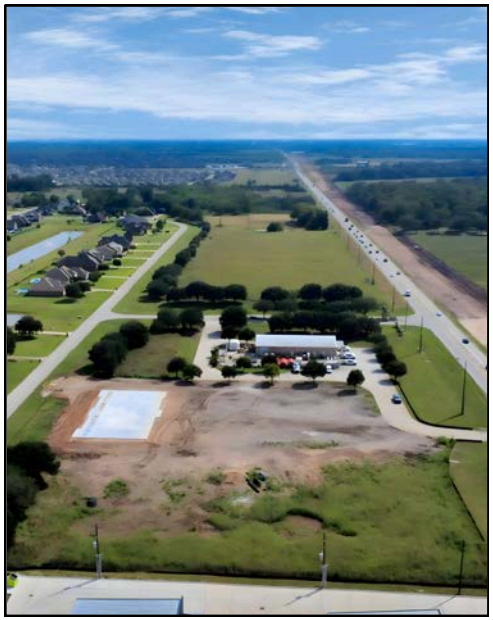


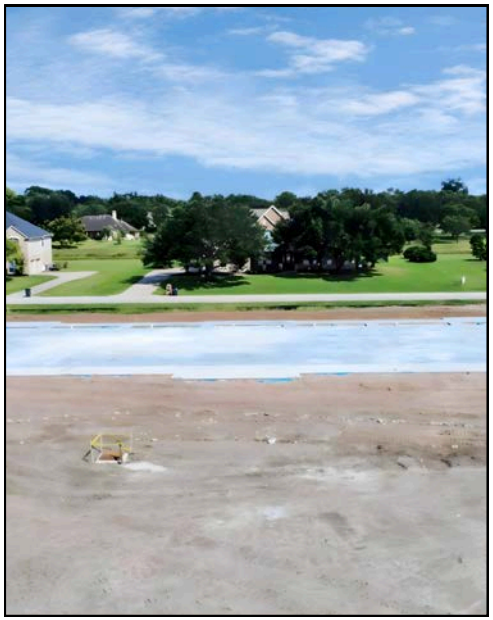
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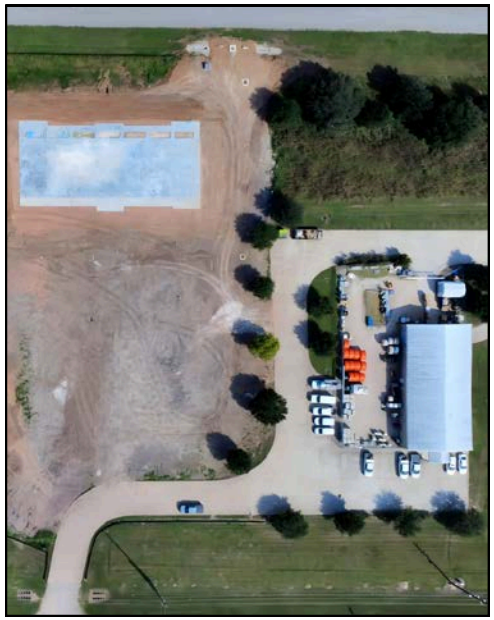


DEVELOPMENT PHOTOS





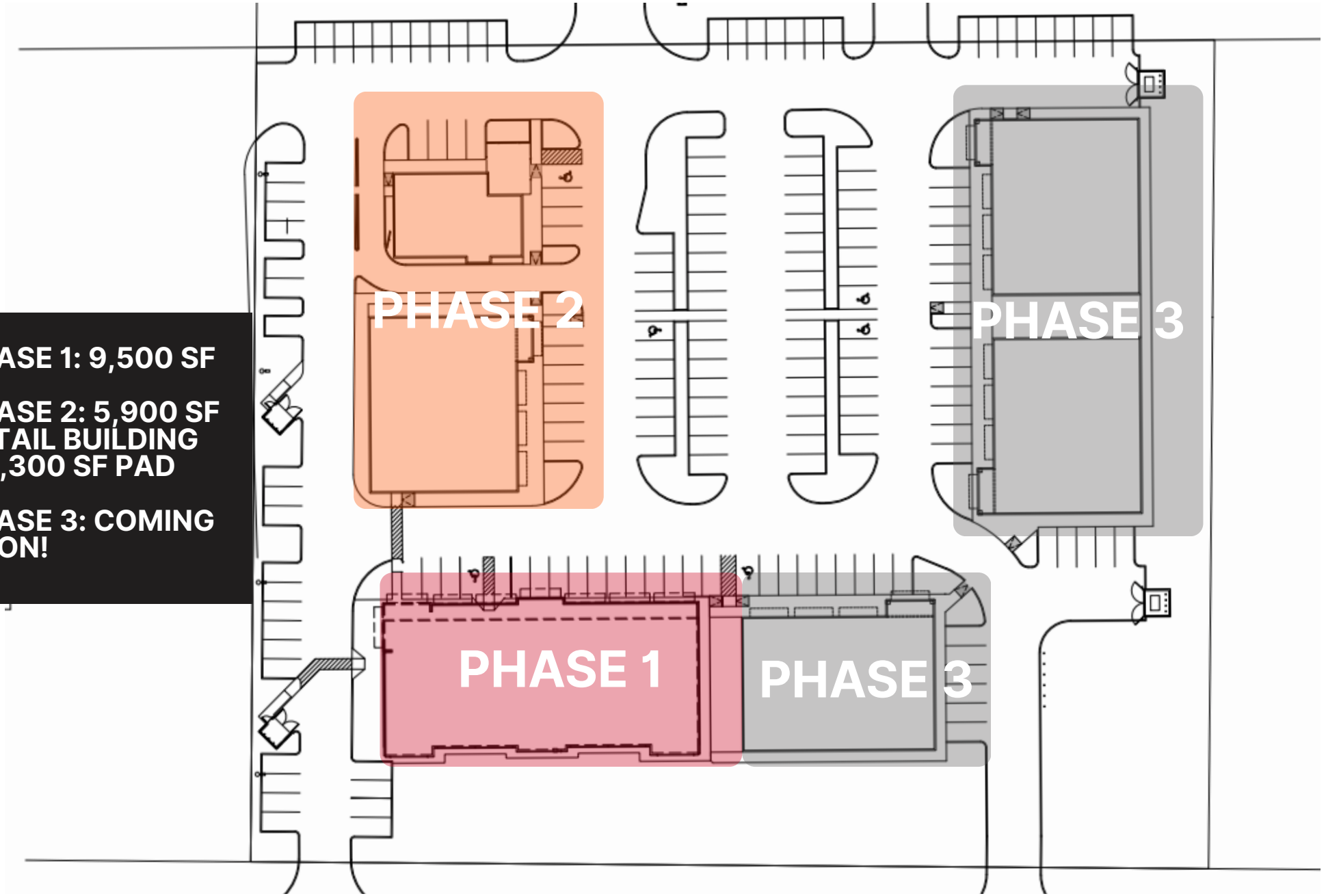


OVERALL SITE PLAN

PHASE 1: 9,500 SF

PHASE 2: 5,900 SF RETAIL BUILDING + 2,300 SF PAD

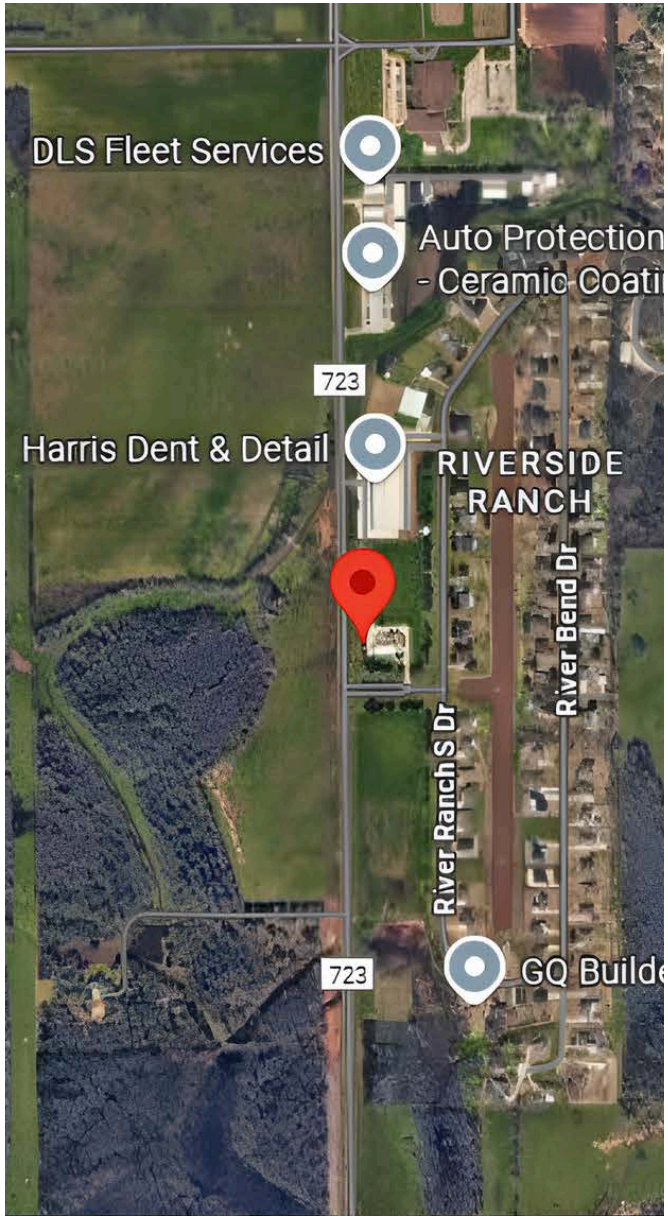
PHASE 3: COMING SOON!



LOCATION MAP





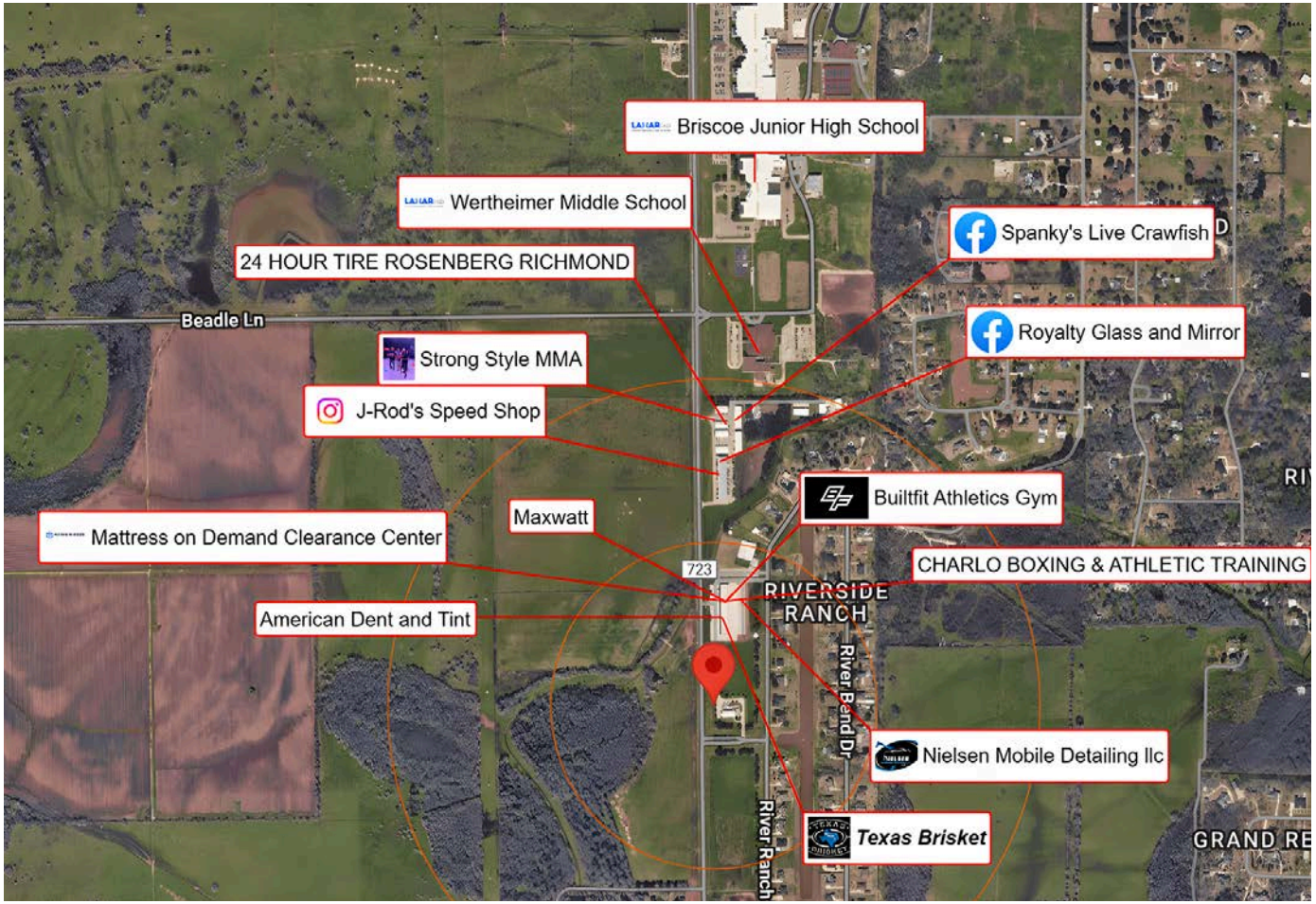


KEY HIGHLIGHTS

- **High Visibility:** FM 723 frontage with ~13,872 cars/day—great for repeat daily-needs stops.
- **Growing Rooftops:** Surrounded by master-planned communities driving steady household growth and spend.
- **Easy Access:** Near US-59/I-69, FM 762, and Spur 10—captures commuter traffic between Richmond and Rosenberg.
- **Strong School pull:** In Lamar CISD—family-heavy area with steady daytime and after-school trips.
- **Healthy Demographics:** 1/3/5-mile rings show 2024–2029 population growth and above-average incomes.
- **Weekend Draw:** Minutes to Brazos Bend State Park and George Ranch—extra leisure traffic.
- **Proven Corridor:** Part of the Houston MSA's Southwest growth path along FM 723/FM 762.

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BUSINESS MAP



- **Active Service Hub:** Auto, fitness, and specialty trades along FM 723 keep steady weekday + weekend traffic.
- **Fitness Magnets:** Strong Style MMA, BuiltFit Athletics, and Charlo Boxing drive repeat visits—great for F&B and wellness add-ons.
- **Errand Flow:** Everyday goods & home services (e.g., mattresses, utilities) fuel quick-stop trips for daily-needs retail.
- **Food Anchors:** Texas Brisket and Spanky's Crawfish set the table for complementary quick-serve, dessert, and beverage concepts.
- **School Surge:** Briscoe JH & Wertheimer MS pump up afternoon/evening demand (pickup, practices, events).

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DEMOGRAPHICS

3420 FM 723 ROSENBERG, TX 77471

TRAFFIC COUNT (VPD)

FM 723 RD	13,872 VPD

POPULATION GROWTH (2024 - 2029)

1 mile	3 miles	5 miles
21.55%	20.27%	20.70%

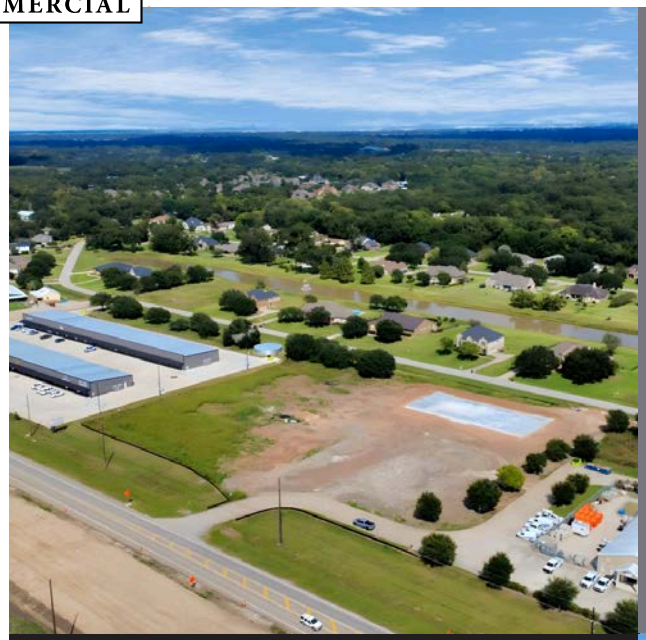
2024 MEDIAN HOME VALUE

1 mile	3 miles	5 miles
$ 365,293	$352,802	$290,025

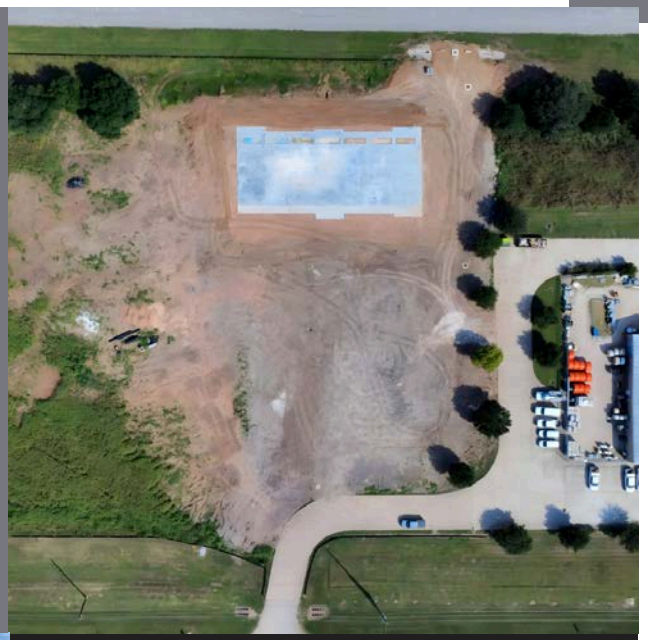
AVERAGE HOUSEHOLD INCOME (2024)

1 mile	3 miles	5 miles
$ 159,044	$128,706	$102,800

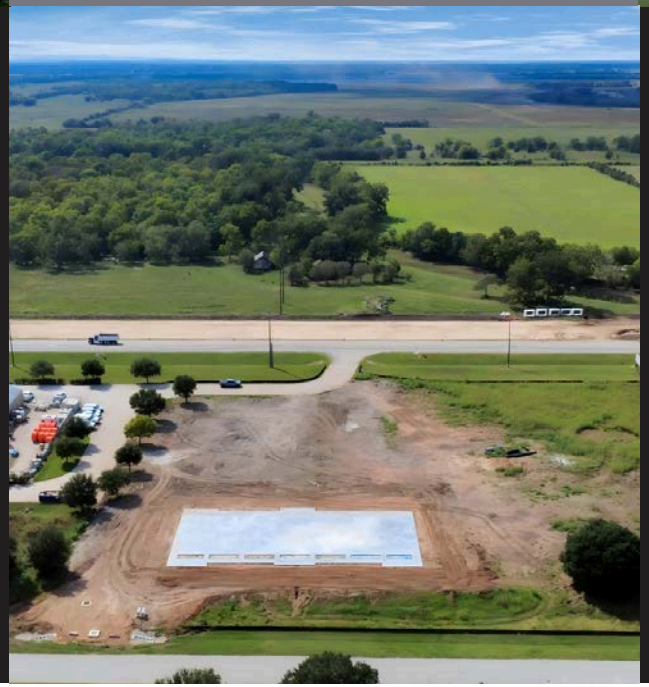
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Plug into growing rooftops. Capture the commute. Own the corner.



Front-row on FM 723—where daily needs meet daily traffic.



Your next neighborhood hub: coffee, convenience, and constant visibility.

ABOUT THE CMA TEAM

KW COMMERCIAL



Melanne Carpenter is a seasoned commercial real estate specialist with a sharp focus on the retail sector. With over 30 years of experience in corporate retail, she has established herself as a recognized expert in retail-driven property solutions. Her deep industry knowledge, paired with extensive commercial real estate expertise, makes her an invaluable resource for clients seeking tailored retail strategies. As the owner of a successful retail business herself, Melanne brings firsthand insight into the challenges and opportunities of the market. Her passion for retail, combined with strategic real estate acumen, ensures clients receive comprehensive support—whether buying, selling, or leasing retail properties.

Melanne Carpenter | KW Commercial Managing Director

Steve Blair is a commercial real estate broker with more than 20 years of investment experience specializing in multifamily and medical properties. Throughout his career, Steve has worked with investors, property owners, and healthcare professionals to identify opportunities that align with their financial and operational goals. Before entering commercial real estate, Steve built a strong foundation as a CPA, developing deep expertise in financial analysis, tax considerations, and investment performance. This background allows him to guide clients through complex transactions with a focus on maximizing long-term value. Steve combines market knowledge, analytical insight, and practical experience to help clients make confident real estate decisions.



Steve Blair | Commercial Real Estate Specialist



AJ Jandali is a commercial real estate expert specializing in industrial and commercial assets. With over 20 years of global experience in supply chain leadership across the Oil & Gas, Energy, and Construction industries, AJ brings strategic insight to complex real estate deals. His operational background and MBA from Penn State equip him to guide corporate tenants, investors, and developers through transactions that prioritize risk mitigation, value creation, and long-term growth. Known for his sharp business sense and collaborative approach, AJ delivers solutions that align real estate with business strategy.

AJ Jandali | Commercial Real Estate Specialist

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

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741309, Texas

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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.

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:
  - 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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Designated Broker of Firm	License No.	Email	Phone
Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Melanne Carpenter	0741309	melanne@kwcommercial.com	(832) 720-5626
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**

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BE FIRST. BE SEEN. BE BUSY.

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