

For Sale – 3.19 Acres

US 90A & Lane Avenue - ROSENBERG, TEXAS

SIZE

3.19 +/- Acres

ASKING PRICE:

\$5.00 PSF

LOCATION

East line of the new extension of Lane Avenue at US 90A

Key Map 605F

FRONTAGE

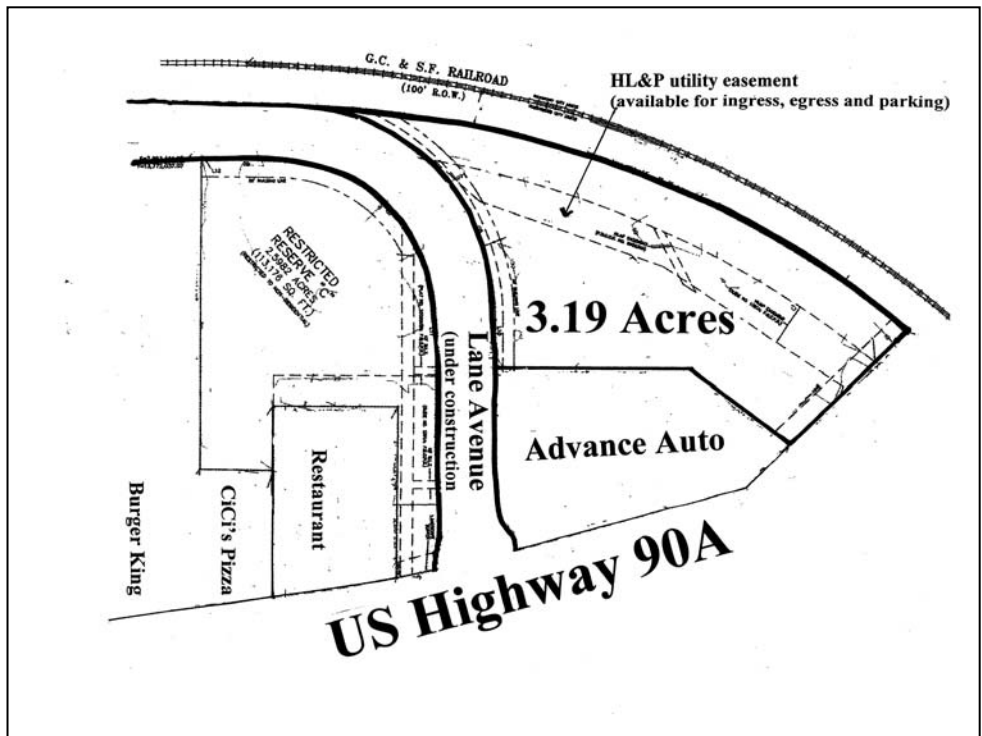
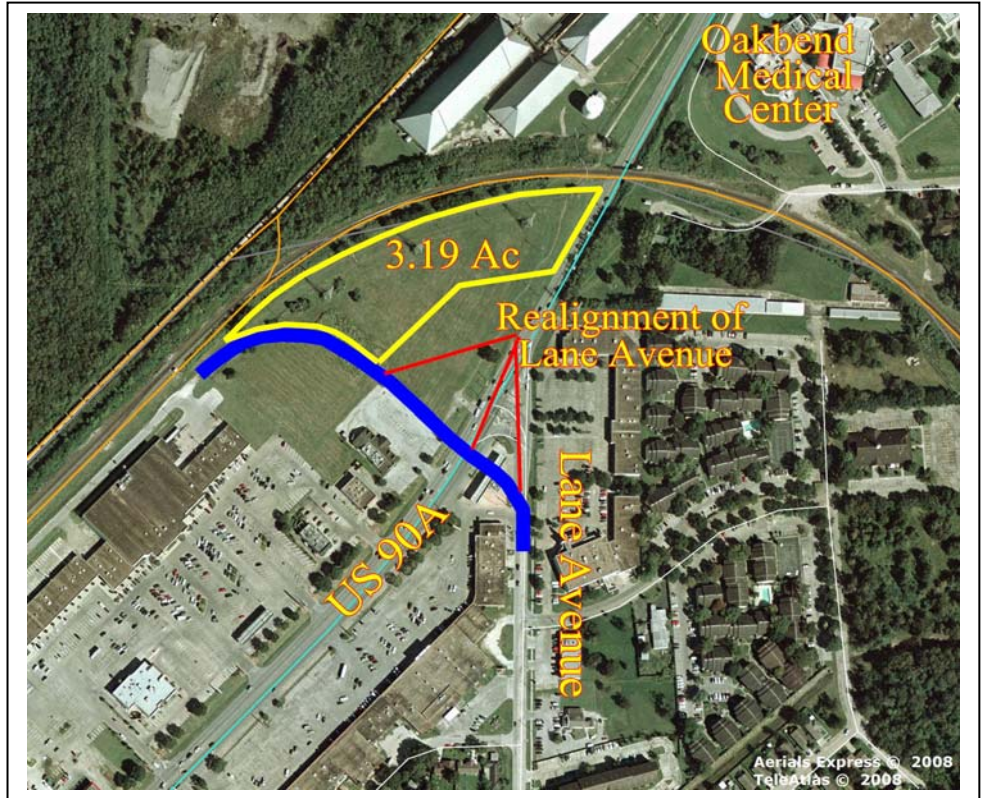
± 340' on Lane Ave at US 90 A

EST. TRAFFIC COUNT

± 30,000 cars per day on US 90A

GENERAL INFORMATION

City of Rosenberg utilities, water, wastewater and storm drainage lines in place, no detention required. Restricted commercial reserve. Lane Ave. will be extended as shown in site plan. HL&P transmission easement runs across tract, parking and driveways are permitted on the easement. Property not in the 100 year flood plain. Property platted and ready for development.



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RELIANT COMMERCIAL

REAL ESTATE SERVICES

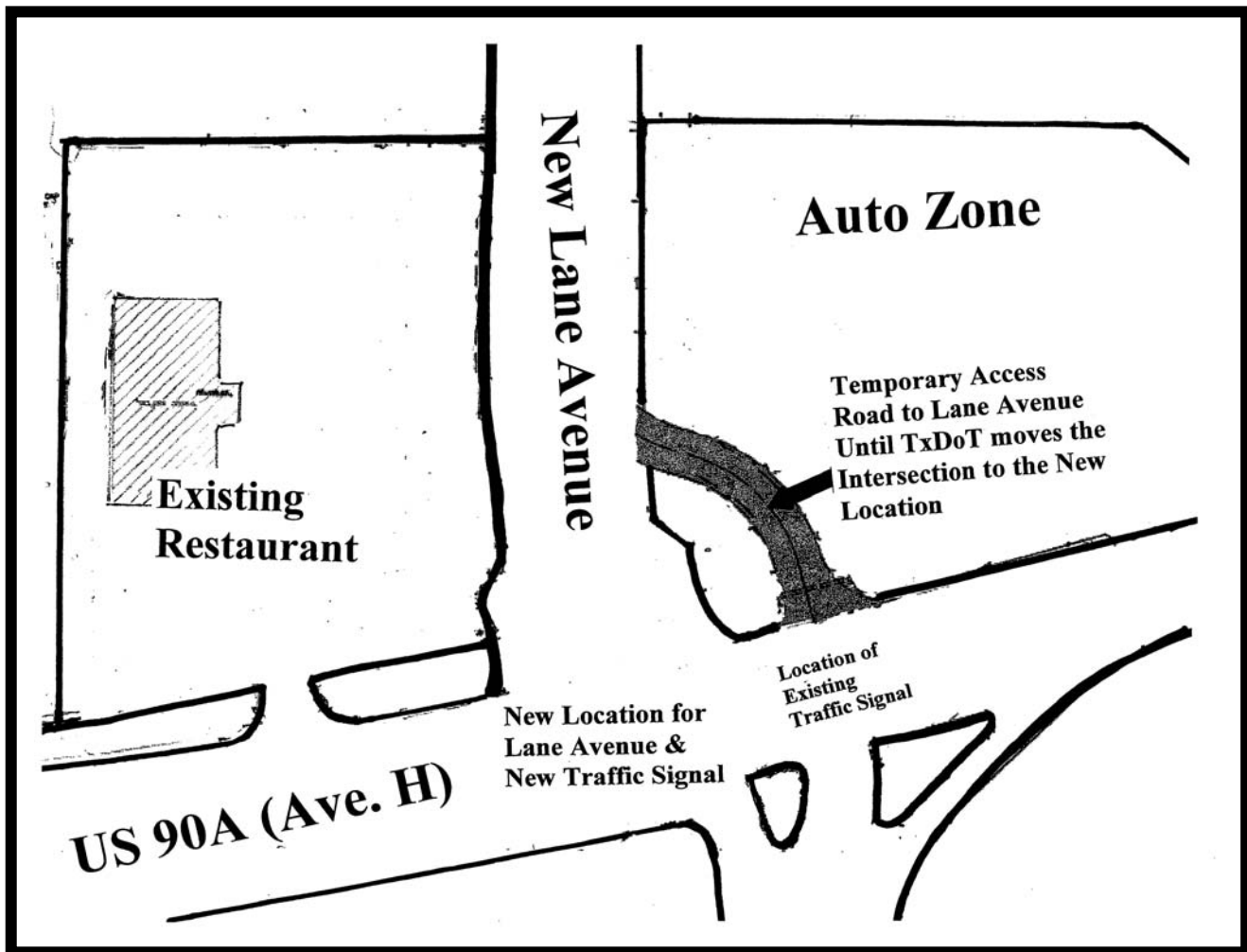
1800 St. James, Suite 450 * Houston, Texas 77056

The information contained herein has, we believe, been obtained from reasonable reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All such information is submitted subject to error, omissions or changes in conditions, prior to sale, lease or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying there.

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Texas Department of Transportation (TxDOT) has plans to build a new overpass over the railroad tracks immediately east of the Property. The construction of the overpass will cause the existing intersection of Lane Avenue and US 90A (Avenue H) to be moved approximately 100 feet to the west of its existing location. The new section of Lane Avenue to be built on the north side of US 90A will be built at the "new" location of Lane Avenue and until such time as TxDOT completes the overpass construction a temporary road at the existing location of Lane Avenue will be used to access the "new" Lane Avenue (see diagram below for this configuration).



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