

TRUCK STOP DEVELOPMENT SITE

0 Highway 59 & Hartledge Rd, Rosenberg, TX 77471

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Nick Hahn in conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code.

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PROPERTY OVERVIEW

O Highway 59 & Hartledge Rd
Rosenberg, TX 77471



Investment Highlights

Property Highlights

- **Prime Truck Stop/Travel Center Development Opportunity:** This expansive ±35.08-acre parcel represents an ideal site for developing a high-demand truck stop or travel center, capitalizing on its strategic location along the I-69 corridor to serve long-haul truckers, commuters, and travelers with fuel, parking, amenities, and retail.
- **Data-Backed Projections from IMST Report:** Fully supported by IMST's independent feasibility study (Fx Impact Score: 549.0), forecasting average Year 1 performance of 671,435 monthly fuel gallons (8.06M annual; diesel-dominant at 536k gal/mo), and \$296k monthly convenience/travel store sales (\$3.55M annual).
- **Proximity to Major New Rail-Served Industrial Hub:** Approximately 5 miles from Union Pacific's ±2,040-acre Mainline Texas Industrial Park (announced Dec 2025), bringing thousands of jobs and surging freight traffic to the I-69 corridor—ideal for diesel/truck stop demand.
- **Direct Access to Major Interstate Corridor:** Positioned adjacent to US Highway 59 (part of the I-69 expansion), a key transportation artery connecting Houston to Southwest Texas and beyond, offering seamless ingress/egress for heavy truck traffic and facilitating efficient logistics operations.
- **Exceptional Traffic Exposure with Truck Emphasis:** Benefits from approximately 31,000+ vehicles per day along US 59/I-69, ensuring high visibility and steady customer flow for fuel sales, convenience retail, and ancillary services like food and rest areas.
- **Strategic Location in a High-Growth Submarket:** Situated just outside Rosenberg city limits in Fort Bend County—one of Texas's fastest-growing areas—providing proximity to Houston while avoiding urban congestion, with easy access to major ports, airports, and distribution hubs.
- **No Traditional Zoning Restrictions:** Rosenberg's lack of zoning ordinances allows for flexible land use and accelerated development timelines, enabling developers to pursue truck stop, commercial, or mixed-use projects without lengthy rezoning processes or use limitations.
- **Robust Population and Economic Growth:** Surrounding area experienced approximately 4.3% annual population growth from 2020-2024 with projections of continued expansion at 4.0% annually through 2029, driving demand for travel services, retail, and logistics in this booming Fort Bend County corridor.
- **Ample Acreage for Scalable Development:** At over ±35 acres, the site offers sufficient space for extensive truck parking, multiple fuel islands, EV charging potential, hotel/motel integration, and large-scale amenities like showers, dining, and repair services to maximize revenue streams.
- **Infrastructure Enhancements Underway:** Benefits from ongoing I-69 corridor improvements, including water, sewer, and utility extensions, supporting cost-effective development and future-proofing the site for increased freight traffic along this vital NAFTA trade route.
- **Strong Demand for Truck Stop Facilities with Third Party Validation:** Positioned along a high-traffic freight corridor with documented truck parking shortages and booming logistics activity, the site taps into growing needs for rest, refueling, and services amid Texas's expanding trucking industry. IMST confirms high diesel/truck scores (157.0 diesel impact, 200+ truck parking) and excellent convenience store scores (216.3 c-store impact).

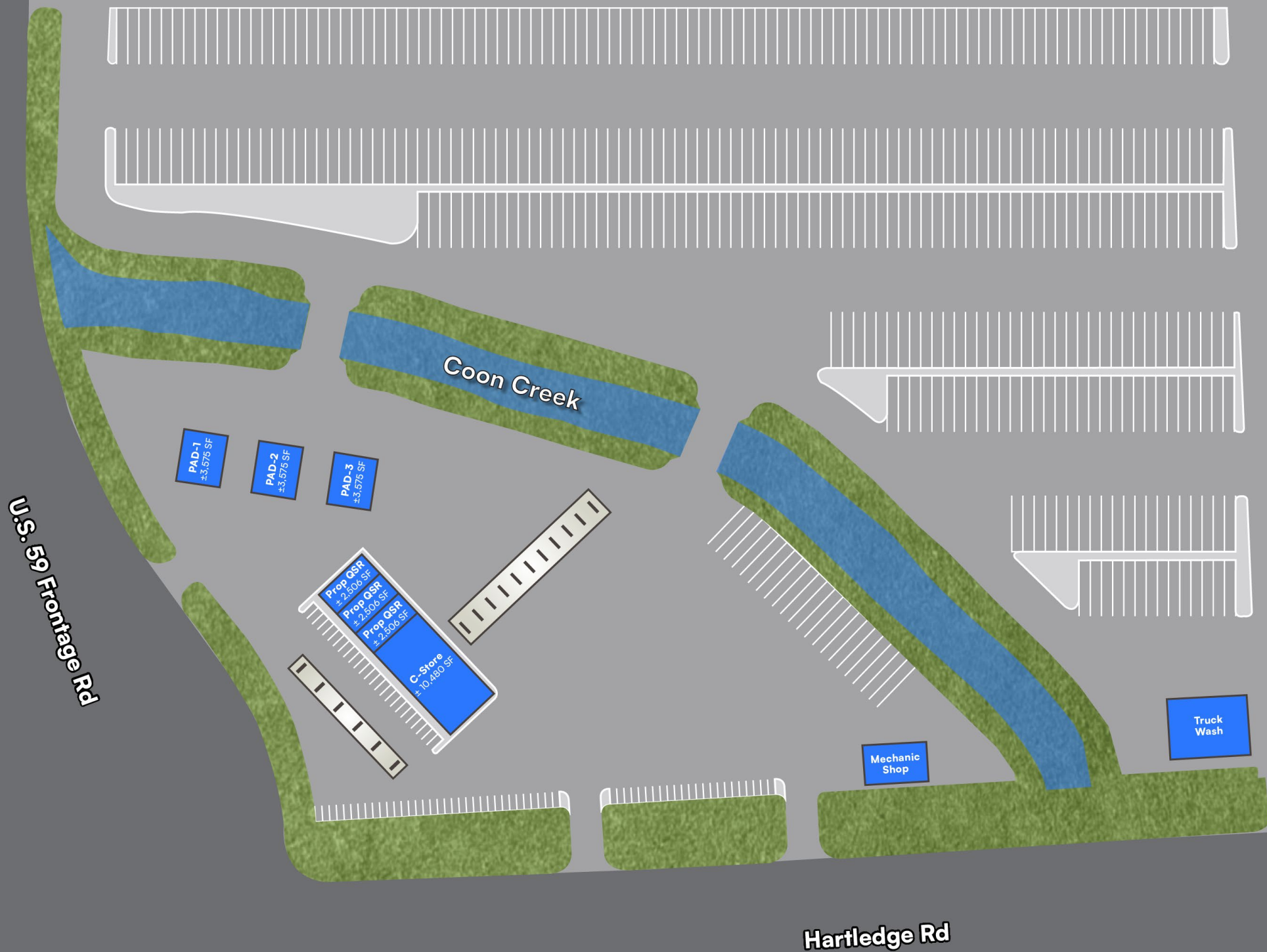
Property Photos

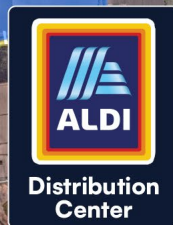


Proposed Use Truck Stop Rendering



Proposed Use Truck Stop Site Plan





 **Mainline Texas Industrial Park**
Union Pacific Railroad is developing a 2,040-acre industrial park in Rosenberg. This development could bring thousands of jobs and significant economic growth to the area 38 Miles from Houston MSA.

 **Subject Property**



FINANCIAL OVERVIEW

0 Highway 59 & Hartledge Rd
Rosenberg, TX 77471



| Property Overview

Price \$7,500,000

Address 0 Highway 59 and Hartledge Rd

State Rosenberg

City Texas

Postal Code 77471

Lot Size ± 35.08 AC

Highway 59 $\pm 31,000$ VPD



MARKET OVERVIEW

O Highway 59 & Hartledge Rd
Rosenberg, TX 77471



Rosenberg, TX

Market Demographics



42,571

Total Population

\$64,897

Median HH Income

14,870

of Households

51.3%

Homeownership Rate

19,162

Employed Population

22.3%

% Bachelor's Degree

31.3

Median Age

\$218,600

Median Property Value

Local Market Overview

Rosenberg, Texas sits within fast-growing Fort Bend County along the U.S. 59/I-69 corridor just southwest of Greater Houston, one of the nation's most dynamic economic regions. The city's proximity (~30 miles) to Houston and major transportation infrastructure has fueled consistent population and commercial expansion, positioning Rosenberg as a burgeoning sub-market for retail, industrial, and mixed-use development. Strong trade area traffic volumes along US-59 and easy access to regional employment centers make sites like the Hartledge Rd interchange highly visible and strategically positioned for long-term land use demand. Demographically, Rosenberg's relatively young and growing population supports both workforce supply and retail activity. Local household incomes continue to solidify middle-class purchasing power, contributing to broader consumer base growth throughout the surrounding municipalities of Fort Bend County. With a housing stock expanding alongside new commercial nodes, the area exhibits fundamental drivers conducive to land development and leasing absorption in the medium and long term.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	2,839	21,855	105,544
2025 Population	3,080	24,641	127,729
2030 Population Projection	3,689	29,656	155,022
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	902	6,969	35,132
2025 Households	981	7,855	42,857
2030 Household Projection	1,181	9,494	52,284
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$91,348	\$71,097	\$90,461

Houston, TX - MSA

The Houston Metropolitan Statistical Area is one of the largest and most economically significant regions in the United States, supported by a broad mix of industries including energy, healthcare, aerospace, manufacturing, logistics, and professional services. The region is home to major global employers, the Texas Medical Center, and one of the nation's busiest ports, which together drive employment and population growth. Houston benefits from a business-friendly environment, a large and diverse labor force, and extensive transportation infrastructure, including multiple interstate highways, rail access, and two international airports. Continued in-migration and relatively affordable housing compared to other major metros have supported sustained demand across residential, industrial, office, and retail real estate sectors.

+1.7M

Population Growth
Since 2000

+65,000

Average Annual Job
Additions

Top 5

U.S. Metro for Net
In-Migration

\$218,600

Median Property Value



| Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **O Highway 59 & Hartledge Rd, Rosenberg, TX 77471** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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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.

11-2-2015

**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.

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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date