

THE MARKET AT EMBERLY

Highway 59 & Doris Road | Beasley, TX

Now Pre-leasing | At Entrance of Emberly Master-Planned Community



Developed By:



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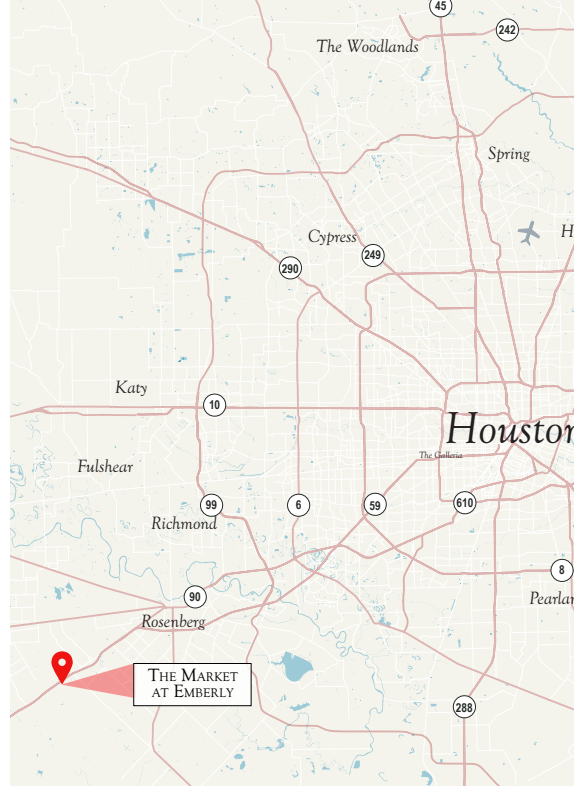
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LOCATION

The Market at Emberly is a new construction retail center located at the SEQ of US 59 & Doris Road at the entrance of Emberly, a ±933-acre master planned community in Beasley, TX.



TRADE AREA OVERVIEW

Located at the primary entrance to the rapidly expanding Emberly in Beasley, Texas, Market at Emberly represents **a rare opportunity to secure positioning within a high-growth, path-of-development corridor** in western Fort Bend County.

As one of the first planned retail nodes serving Emberly and surrounding residential expansion, the site offers retailers the ability to **establish an early presence and capture a growing base of captive rooftops with limited nearby retail competition.**

The population within a 10-minute drive is projected to grow approximately 8.5% annually between 2025 and 2030, representing rapid residential development and an increasing daily-needs demand.

The surrounding trade area features **average household incomes approaching \$100K today and projected to exceed \$110K by 2030**, creating an attractive customer base for neighborhood retail and restaurant operators.



8.63%

PROJECTED ANNUAL
POPULATION GROWTH
(10 Minute Drive Time)



\$90,604

AVG. HOUSEHOLD
INCOME
(10 Minute Drive Time)



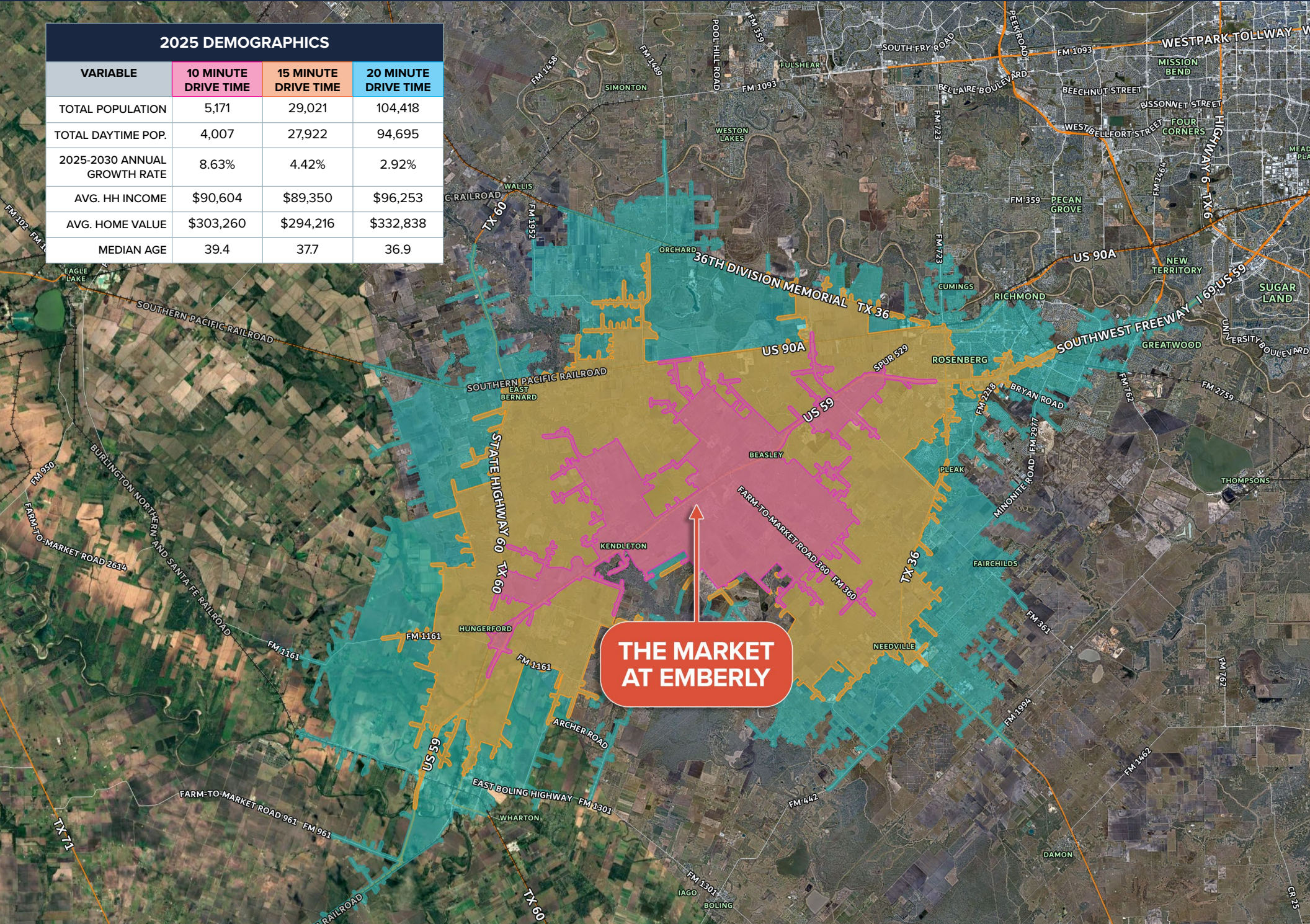
\$387K

AVERAGE
HOME VALUE
(10 Minute Drive Time)

As one of the first commercial nodes serving Emberly and surrounding communities, Market at Emberly offers retailers the opportunity to **capture an underserved and fast-growing customer base** while establishing brand presence ahead of future retail expansion in this emerging corridor.

HIGH GROWTH TRADE AREA

2025 DEMOGRAPHICS			
VARIABLE	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME	20 MINUTE DRIVE TIME
TOTAL POPULATION	5,171	29,021	104,418
TOTAL DAYTIME POP.	4,007	27,922	94,695
2025-2030 ANNUAL GROWTH RATE	8.63%	4.42%	2.92%
AVG. HH INCOME	\$90,604	\$89,350	\$96,253
AVG. HOME VALUE	\$303,260	\$294,216	\$332,838
MEDIAN AGE	39.4	37.7	36.9



THE MARKET AT EMBERLY

AT ENTRANCE OF EMBERLY MASTER PLANNED COMMUNITY

THE MARKET AT EMBERLY



NOW PRELEASING RETAIL &
±1.03 AC PAD AVAILABLE



EMBERLY
±933 ACRES
±2,456 TOTAL HOMES
FROM THE \$200'S - \$500'S

CPKC
KENDLETON
RAILYARD

FUTURE
DEVELOPMENT



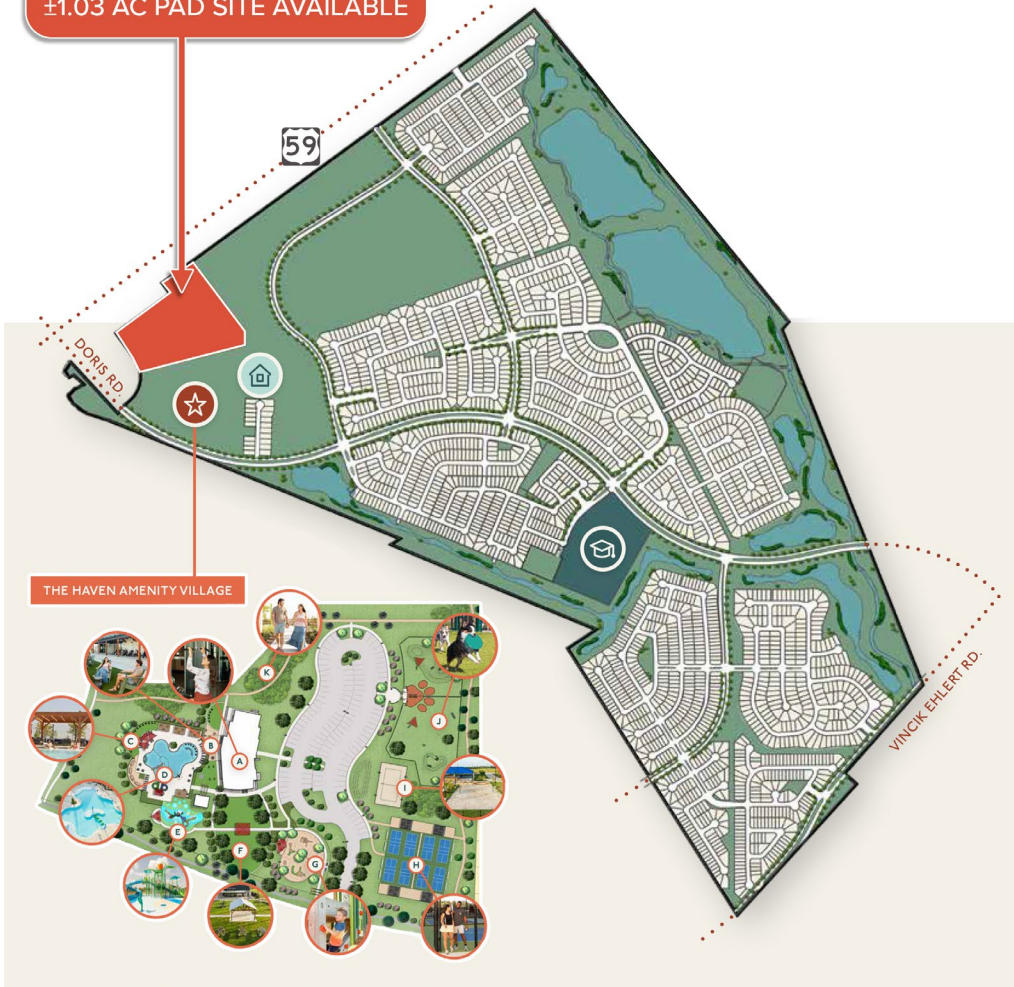
ABOUT EMBERLY

THE MARKET AT EMBERLY



NOW PRELEASING RETAIL & ±1.03 AC PAD SITE AVAILABLE

A 933-acre master-planned community in flourishing Fort Bend County.



EMBERLY

A great location off Highway 59 guides you to major employers and urban fun in Sugar Land, Richmond and Rosenberg. Children thrive at Lamar CISD schools.

- Schools**
 1. Beasley Elementary K-5
 2. Navarro Middle School 6
 3. George Jr. High School 7-8
 4. Terry High School 9-12
 5. Wright Jr. High School 6-8
 6. Randle High School 9-12
 7. Wharton Co. Jr. College
 8. Texas State Technical College
 9. UH Sugar Land
- Grocery**
 1. H-E-B
 2. Kroger
 3. Costco
 4. Walmart
- Parks & Recreation**
 1. Ft. Bend Co. Library
 2. George Park
 3. Seabourne Creek Sports Complex & Nature Park
 4. Rosenberg Parks & Recreation
 5. Brazos River Park
 6. Ft. Bend Co. Fairgrounds
- Hospitals**
 1. SRM Urgent Care
 2. Ft. Bend Co. ER
 3. Oakbend Hospital
 4. Memorial Herman
 5. Houston Methodist
- Shopping**
 1. Brazos Town Center
 2. Academy
 3. Hobby Lobby
 4. Kohl's
 5. Home Depot
 6. Lowe's
 7. Petco
- Attractions & Dining**
 1. Cracker Barrel
 2. Gringo's
 3. Ft. Bend Museum
 4. Smart Financial Centre
 5. Sugar Land Town Square
- Childcare**
 1. Kinder Care
 2. A Young Adventure Awaits



Scan to Learn more about Starwood Land Development

* Prices and availability subject to change without notice. 1/26



EMBERLYTEXAS.COM



PHASE I SITE PLAN



DATA TABLE:

SITE AREA	5.88 AC
JURISDICTION	FORT BEND COUNTY, TEXAS
ZONING	-
ARC / DESIGN GUIDELINES	-

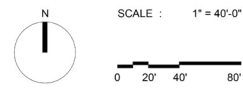
GENERAL NOTES:

1. PRELIMINARY DOCUMENTATION MAY BE APPROXIMATED, PENDING RECEIPT OF CAD LINEWORK (SURVEY, AS-BUILT, ETC)
2. FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE.
3. CLIENT TO CONFIRM DETENTION REQUIREMENTS. DETENTION SIZE AND LOCATION TO BE VERIFIED BY A CIVIL ENGINEER.



PRELIMINARY SITE PLAN

August 11, 2025
 (COMMERCIAL DEVELOPMENT)
 DORIS RD & US59
 FORT BEND COUNTY, TX
 25078-01_Site.dwg





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Read King Inc.	504639		713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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

IABS 1-0

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