

THE MARKET AT WALNUT CREEK

Minonite Rd & Ricefield Rd | Rosenberg, TX

Close Proximity to The George, a New ±1,500 AC Master-Planned Community



Developed By:



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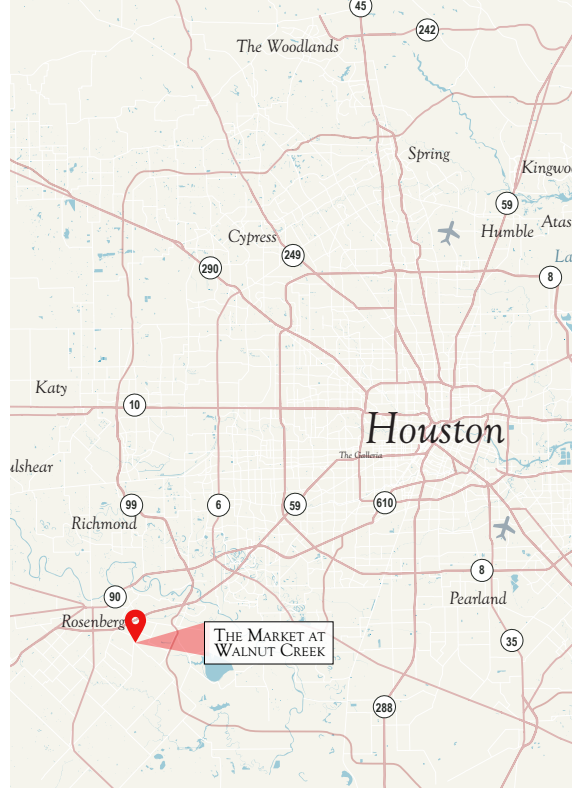
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LOCATION

The Market at Walnut Creek is a new neighborhood retail destination strategically positioned at the entrance to a rapidly growing residential corridor in Rosenberg, TX.



TRADE AREA OVERVIEW

Located at the intersection of Minonite Road and Ricefield Road in Rosenberg, Texas, **The Market at Walnut Creek** represents an opportunity to establish an early presence within one of Fort Bend County's fastest-growing residential corridors.

Designed to serve both existing residents and future growth, Phase I will introduce much-needed retail, restaurant, and service-oriented offerings to an area experiencing significant population and household expansion.

This project is supported by strong household incomes and a highly educated, family-oriented customer base with continued residential and population growth. By 2031, there will be more than 22,000 households are projected within a 3-mile radius.



2.71%

PROJECTED ANNUAL
POPULATION GROWTH
(1 Mile Radius)



\$121,215

AVG. HOUSEHOLD
INCOME
(1 Mile Radius)



\$418K

AVERAGE
HOME VALUE
(1 Mile Radius)

With more than 56,000 residents currently living within a 3-mile radius and continued household growth projected through 2031, retailers have the opportunity to capture a rapidly expanding customer base in a supply-constrained market.

INCREASING DEMAND FOR RESTAURANTS, SERVICES, & DAILY NEEDS



BRAZOS TOWN CENTER

- Target
- Marshalls
- petco
- SHOEPALACE
- Walmart
- DOLLAR TREE
- 5th Super Nova Furniture
- OLD NAVY
- KOHL'S
- Bath & Body Works
- HOBBY LOBBY
- THE HOME DEPOT
- Burlington
- Office DEPOT
- ROSS

BRAZOS TOWN CENTER

- Target
- Marshalls
- petco
- SHOEPALACE

BRAZOS TOWN CENTER II

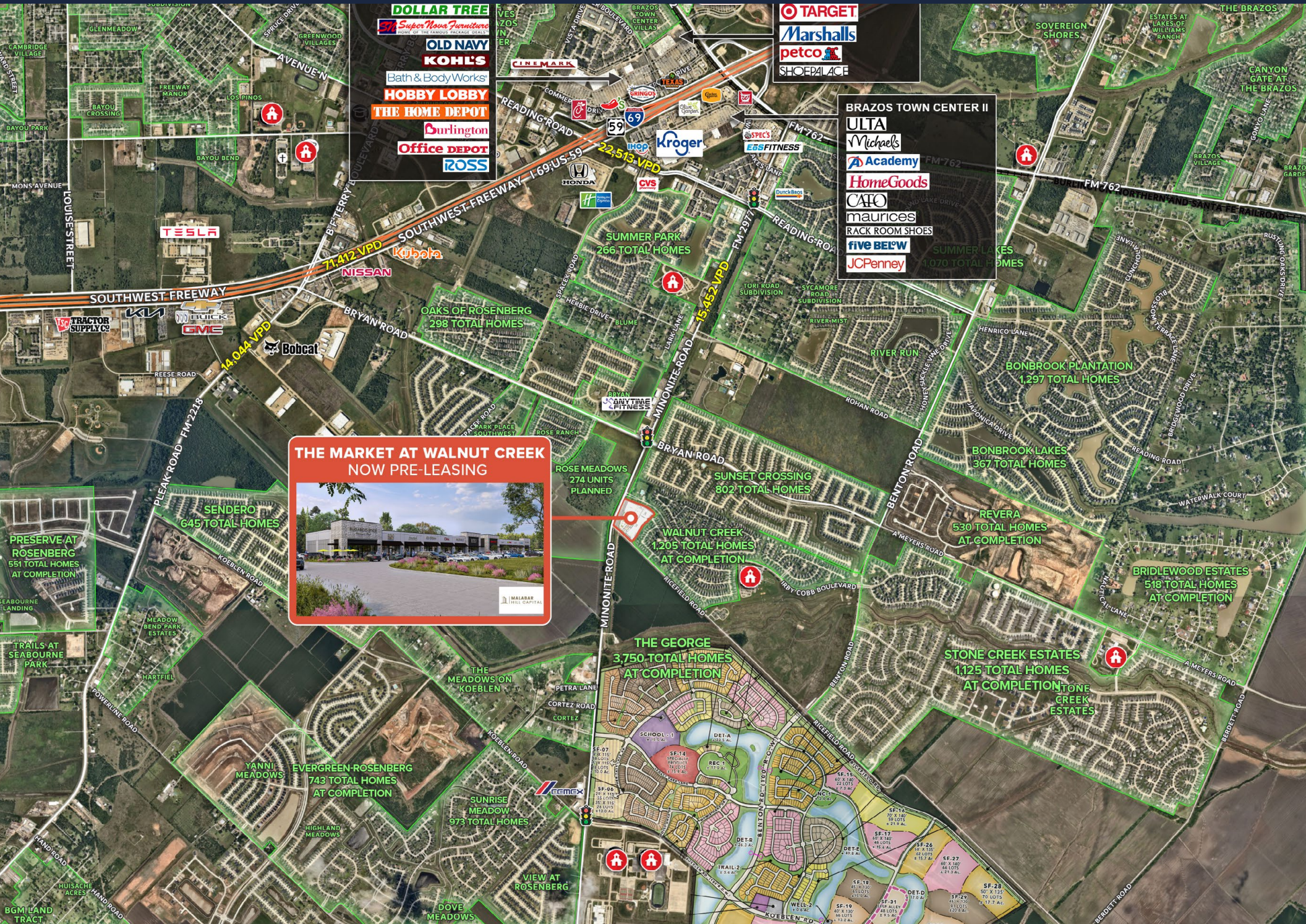
- Ulta
- Michaels
- Academy
- HomeGoods
- CATO
- maurices
- RACK ROOM SHOES
- five BELOW
- JCPenney

**THE MARKET AT WALNUT CREEK
NOW PRE-LEASING**

IMMEDIATE HILL CAPITAL

3 MILE

POSITIONED NEAR SEVERAL NEW RESIDENTIAL DEVELOPMENTS



**THE MARKET AT WALNUT CREEK
NOW PRE-LEASING**

MAHARR
HILL CAPITAL

- DOLLAR TREE
- 5th Super Nova Furniture
- OLD NAVY
- KOHL'S
- Bath & Body Works
- HOBBY LOBBY
- THE HOME DEPOT
- Burlington
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- ROSS

- TARGET
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- BRAZOS TOWN CENTER II**
- ULTA
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 - maurices
 - RACK ROOM SHOES
 - five BEL'W
 - JCPenney

SENDERO
645 TOTAL HOMES

PRESERVE AT ROSENBERG
551 TOTAL HOMES AT COMPLETION

TRAILS AT SEABOURNE PARK

BGM LAND TRACT

EVERGREEN-ROSENBERG
743 TOTAL HOMES AT COMPLETION

YANNI MEADOWS

SUNRISE MEADOW
973 TOTAL HOMES

DOVE MEADOWS

OAKS OF ROSENBERG
298 TOTAL HOMES

ROSE MEADOWS
274 UNITS PLANNED

VIEW AT ROSENBERG

WALNUT CREEK
1,205 TOTAL HOMES AT COMPLETION

THE GEORGE
3,750 TOTAL HOMES AT COMPLETION

SUMMER PARK
266 TOTAL HOMES

SUNSET CROSSING
802 TOTAL HOMES

BONBROOK LAKES
367 TOTAL HOMES

STONE CREEK ESTATES
1,125 TOTAL HOMES AT COMPLETION

REVERA
530 TOTAL HOMES AT COMPLETION

BONBROOK PLANTATION
1,297 TOTAL HOMES

BRIDLEWOOD ESTATES
518 TOTAL HOMES AT COMPLETION

TONIC CREEK ESTATES

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SUMMER LAKES
1,070 TOTAL HOMES

BONBROOK LAKES
367 TOTAL HOMES

REVERA
530 TOTAL HOMES AT COMPLETION

STONE CREEK ESTATES
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BONBROOK PLANTATION
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TONIC CREEK ESTATES

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PHASE I PROJECT RENDERINGS | ±32,900 SF



PHASE I SITE PLAN



**NOW PRE-LEASING
NEW CONSTRUCTION
RETAIL FOR LEASE**

DATA TABLE:

SITE AREA	11.32 AC
JURISDICTION	ROSENBERG, TEXAS
ZONING	ARC / DESIGN GUIDELINES
ARC / DESIGN GUIDELINES	CITY OF ROSENBERG UNIFIED DEVELOPMENT CODE

GENERAL NOTES:

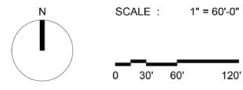
1. PRELIMINARY DOCUMENTATION MAY BE APPROXIMATED, PENDING RECEIPT OF CAD LINENWORK (SURVEY, AS-BUILT, ETC)
2. FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE
3. CLIENT TO CONFIRM DETENTION REQUIREMENTS, DETENTION SIZE AND LOCATION TO BE VERIFIED BY A CIVIL ENGINEER.



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PRELIMINARY SITE PLAN - PHASE I

July 7, 2026
COMMERCIAL DEVELOPMENT
RICEFIELD RD & MINONITE RD
ROSENBERG, TX
26032-01_Site



Read King Commercial Real Estate



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.

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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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