

## LAND FOR SALE

# 56.10 ACRES - FM 521

Fm 521, Rosharon, TX 77583



### PROPERTY DESCRIPTION

56.1023 Acres On FM 521 Rd

The property on FM 521 in Rosharon consists of nearby primarily residential homes, 2,300+-, with a general mix of rural, some farming and suburban properties.

### PROPERTY HIGHLIGHTS

- Commercial
- Industria
- Mixed-Use
- Heavy Travelled Road

### OFFERING SUMMARY

Sale Price:	\$3,900,000
Lot Size:	56.1 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	266	13,829	79,986
Total Population	554	45,564	240,696
Average HH Income	\$60,306	\$118,213	\$117,012

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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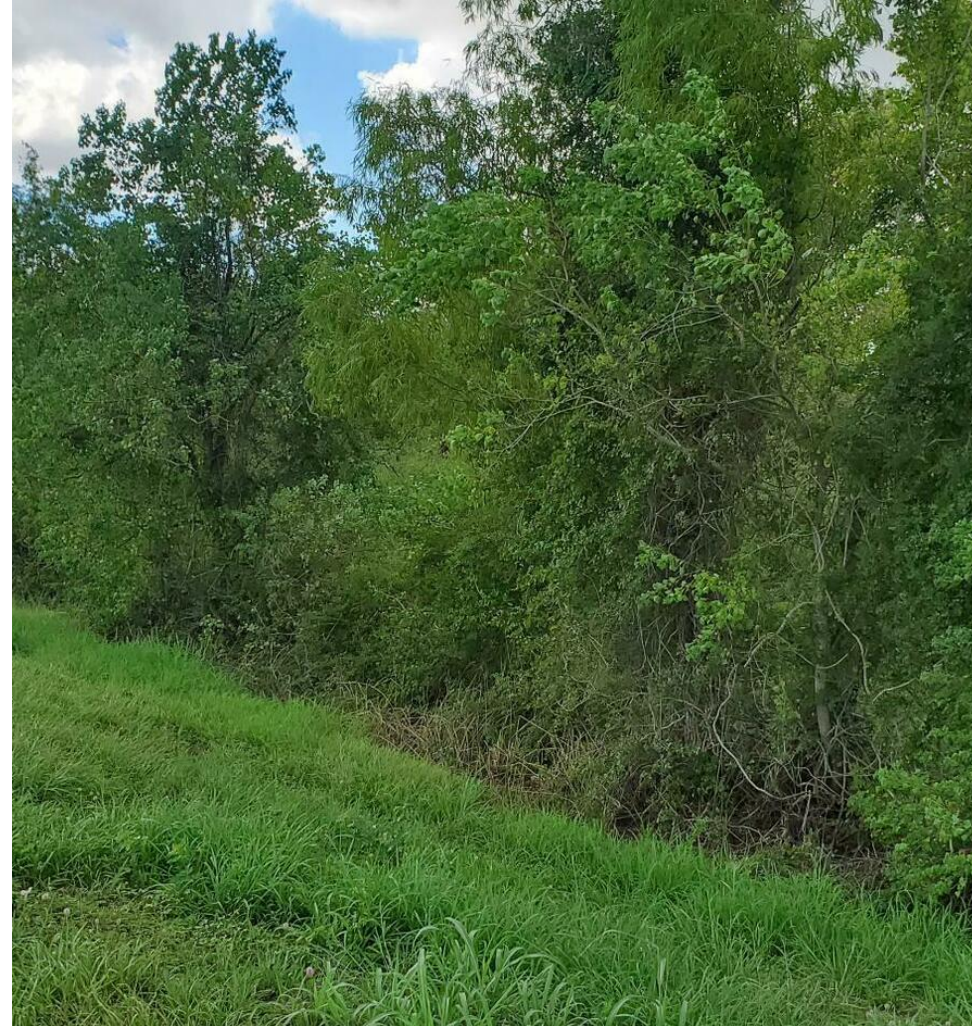
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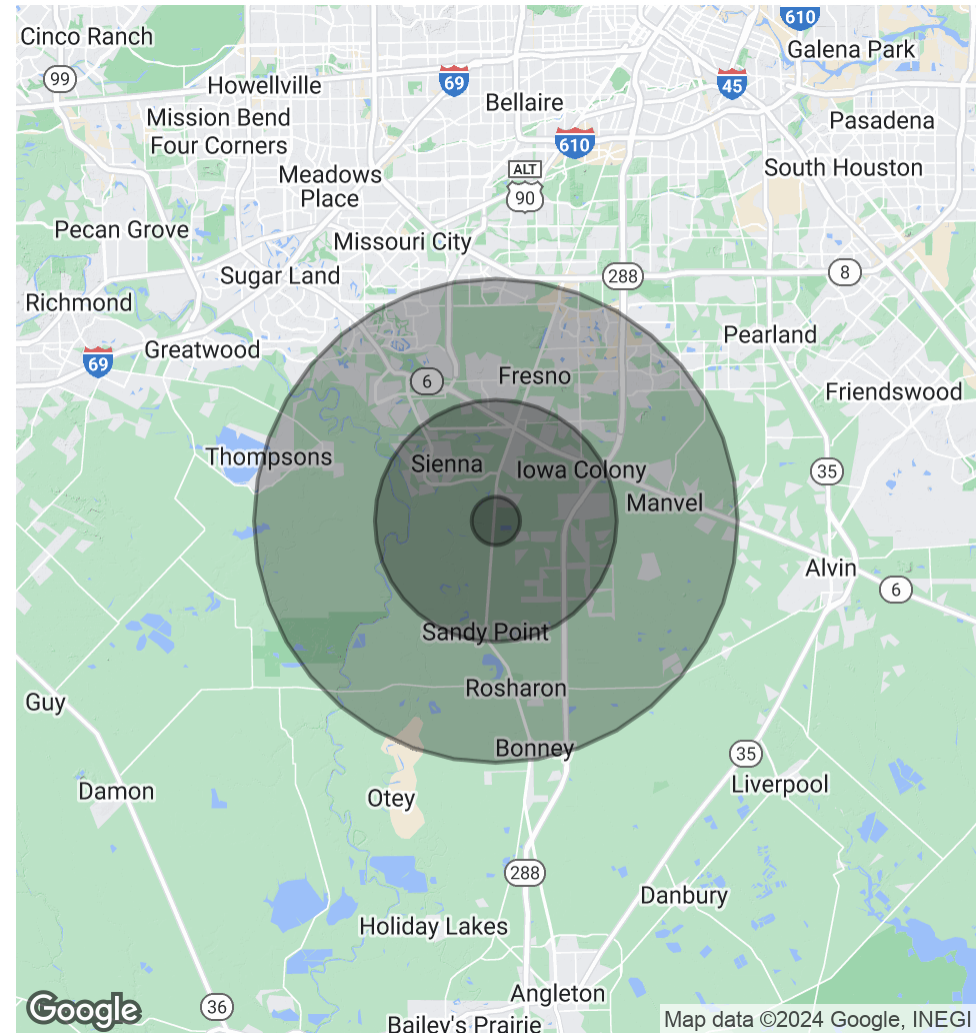


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	554	45,564	240,696
Average Age	39.0	33.4	35.9
Average Age (Male)	35.4	30.8	34.5
Average Age (Female)	49.4	33.8	36.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	266	13,829	79,986
# of Persons per HH	2.1	3.3	3.0
Average HH Income	\$60,306	\$118,213	\$117,012
Average House Value	\$163,769	\$264,919	\$260,534

\* Demographic data derived from 2020 ACS - US Census



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