

FOR SALE

±436 Acres in Iowa Colony

4120 County Rd. 60, Rosharon, TX 77583

Property Highlights

- » ±436 Acres Contiguous
- » Not in a Flood Plain
- » Alvin ISD

Prime Location

Ideally situated near several prominent new master-planned communities, including Sterling Lake, Sierra Vista, and Meridiana. With the 28-mile Grand Parkway expansion planned to traverse this site, this location offers exceptional accessibility and growth potential

Flexible Use

With no zoning restrictions, this land is primed for diverse development options.

ALEX MAKRIS

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PATRICK KEEGAN

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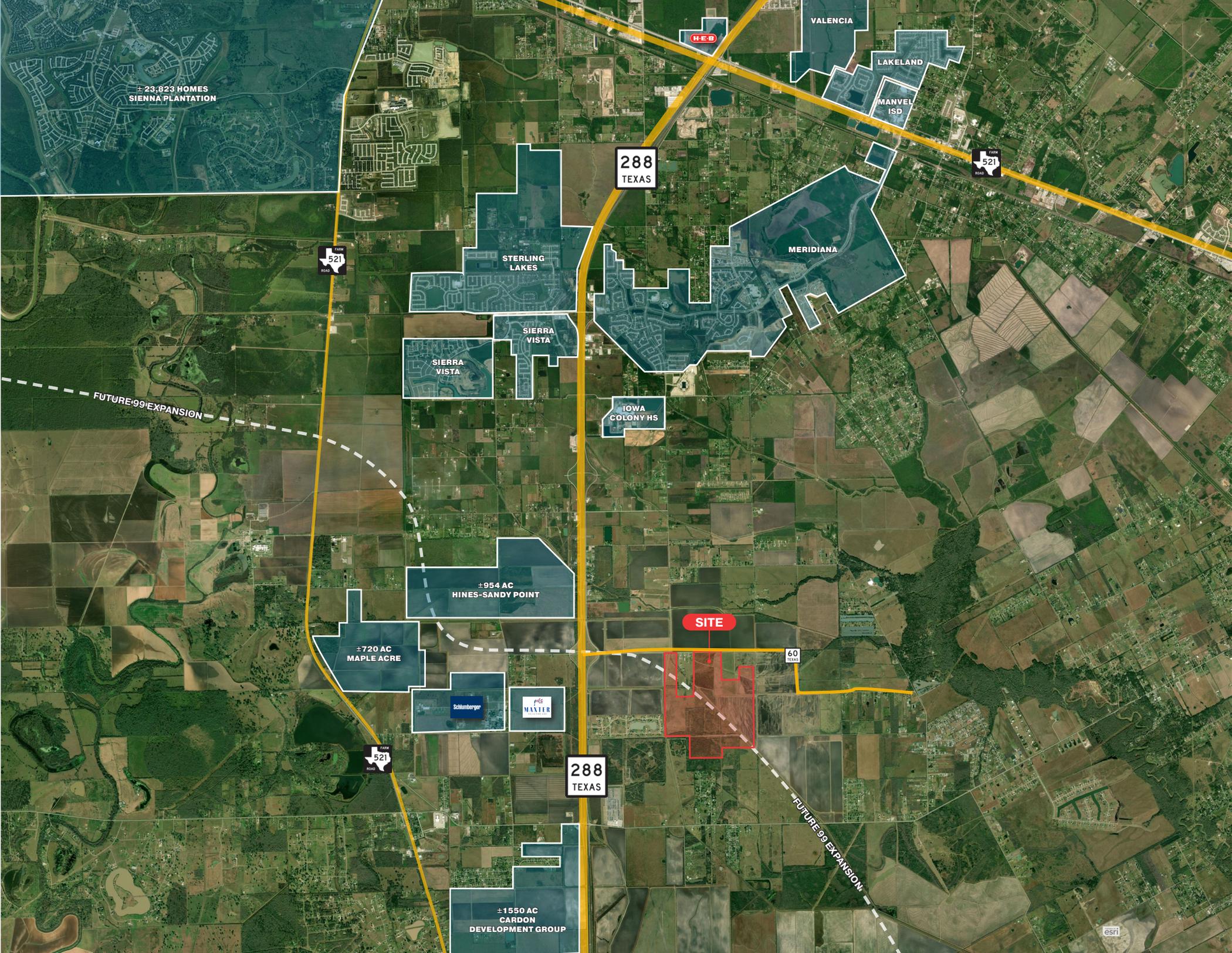
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BROKERAGE SERVICES



± 23,823 HOMES
SIENNA PLANTATION

VALENCIA

LAKELAND

MANVEL
ISD

288
TEXAS

521
TEXAS

521
TEXAS

STERLING
LAKES

MERIDIANA

SIERRA
VISTA

SIERRA
VISTA

IOWA
COLONY HS

FUTURE 99 EXPANSION

± 954 AC
HINES-SANDY POINT

SITE

± 720 AC
MAPLE ACRE

60
TEXAS

Schlumberger

MC
MASTER

288
TEXAS

521
TEXAS

± 1550 AC
CARDON
DEVELOPMENT GROUP

FUTURE 99 EXPANSION

esri

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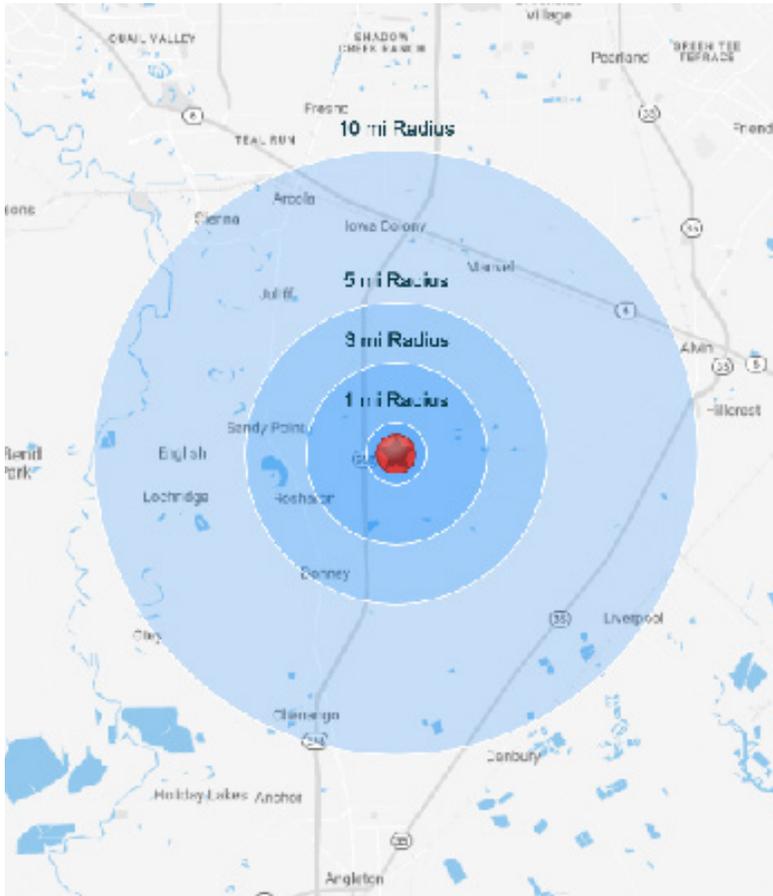
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Demographics

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|-----------------------------|---------|---------|----------|
| Estimated Population (2024) | 2,894 | 16,058 | 93,628 |
| Projected Population (2029) | 3,950 | 21,765 | 113,924 |

| HOUSEHOLD | 3 MILES | 5 MILES | 10 MILES |
|----------------------------|---------|---------|----------|
| Estimated Household (2024) | 914 | 5,141 | 28,478 |
| Projected Household (2029) | 1,273 | 7,111 | 35,700 |

| AVERAGE HOUSEHOLD INCOME | 3 MILES | 5 MILES | 10 MILES |
|---|-----------|-----------|-----------|
| Estimated Average Household Income (2024) | \$149,863 | \$151,734 | \$134,800 |

| DAYTIME DEMO | 3 MILES | 5 MILES | 10 MILES |
|------------------|---------|---------|----------|
| Total Businesses | 59 | 300 | 1,851 |
| Total Employees | 376 | 2,373 | 11,848 |

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