

1007 Evans Rd, Rosenberg, TX
1007 Evans Rd
Rosenberg, TX 77471

\$750,000
36.66± Acres
Fort Bend County



1007 Evans Rd, Rosenberg, TX
Rosenberg, TX / Fort Bend County

SUMMARY

Address

1007 Evans Rd

City, State Zip

Rosenberg, TX 77471

County

Fort Bend County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Riverfront

Latitude / Longitude

29.594737 / -95.82733

Acreage

36.66

Price

\$750,000

Property Website

<https://bubelarealestate.com/property/1007-evans-rd-rosenberg-tx-fort-bend-texas/117299/>



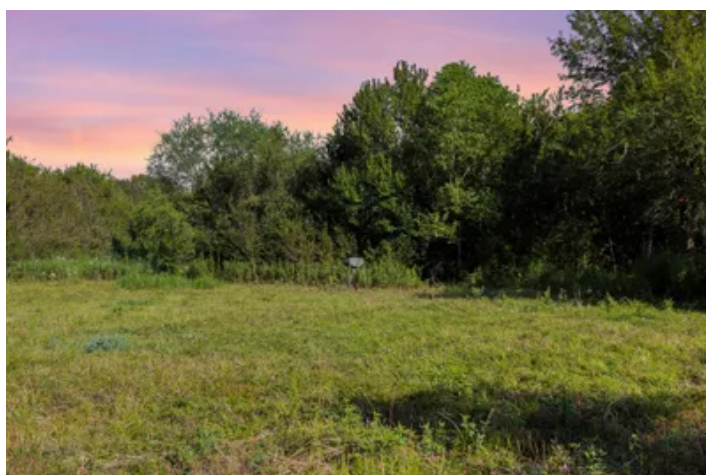
PROPERTY DESCRIPTION

Discover approximately 36.66 heavily wooded acres with approximately 186 feet of Brazos River frontage in the growing Rosenberg area of Fort Bend County. This private recreational tract offers a rare combination of natural beauty, seclusion, and convenient access to one of the fastest-growing regions in Texas.

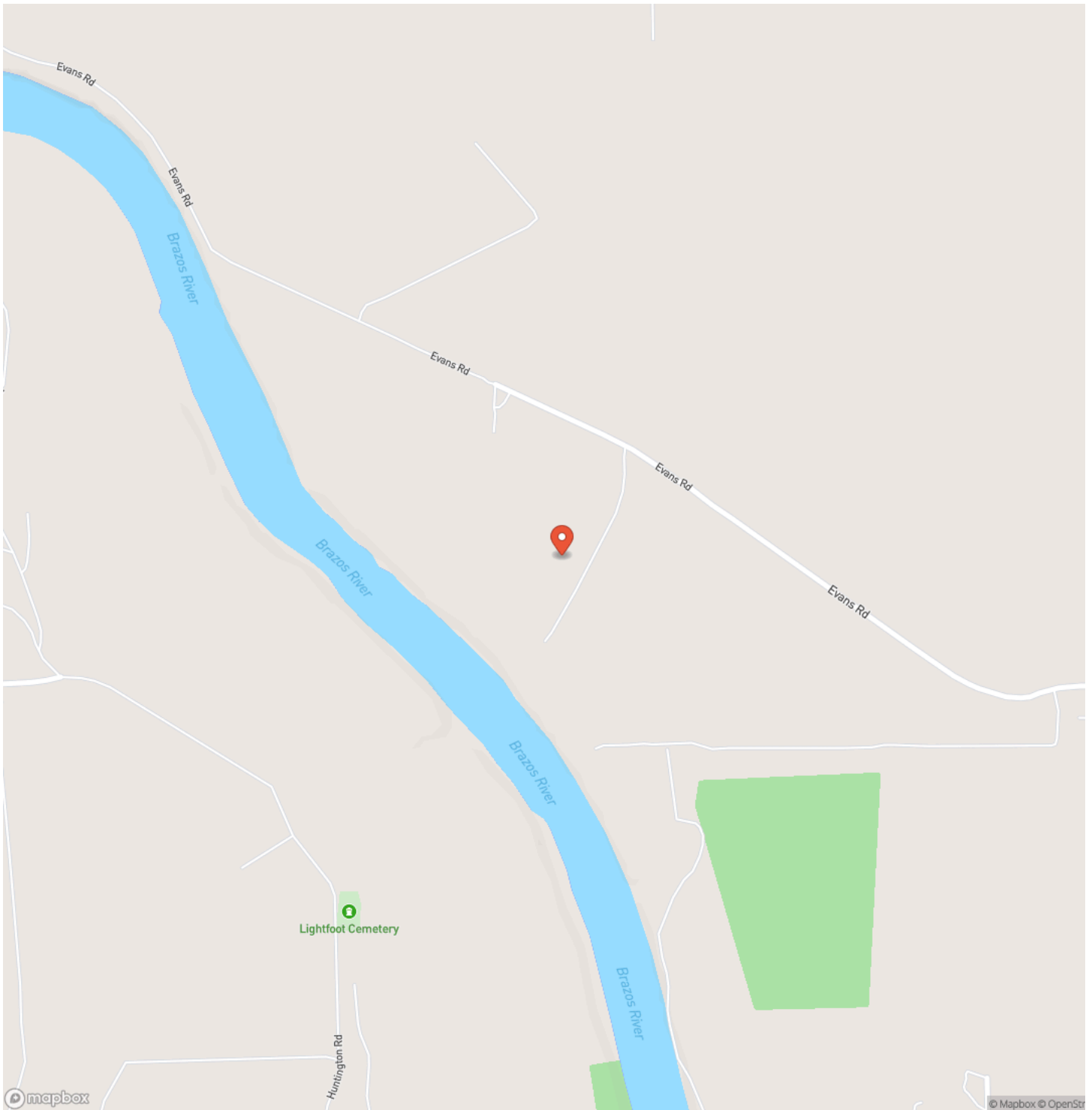
A dense canopy of mature trees and native vegetation creates excellent habitat for deer, hogs, and other wildlife, making the property well suited for hunting, wildlife observation, hiking, camping, and weekend recreation. The Brazos River frontage adds another dimension to the land's outdoor appeal, with opportunities for fishing, exploring, and enjoying the peaceful river-bottom setting.

Located at 1007 Evans Road, the property provides buyers with a secluded country escape while remaining within reach of Rosenberg, Sugar Land, and the greater Houston area. Whether envisioned as a private recreational retreat, family legacy property, or long-term land investment, this tract offers a unique opportunity to own substantial wooded acreage in desirable Fort Bend County on a more private road that dead ends shortly after the subject tract.

Property is being marketed for its land and recreational value.

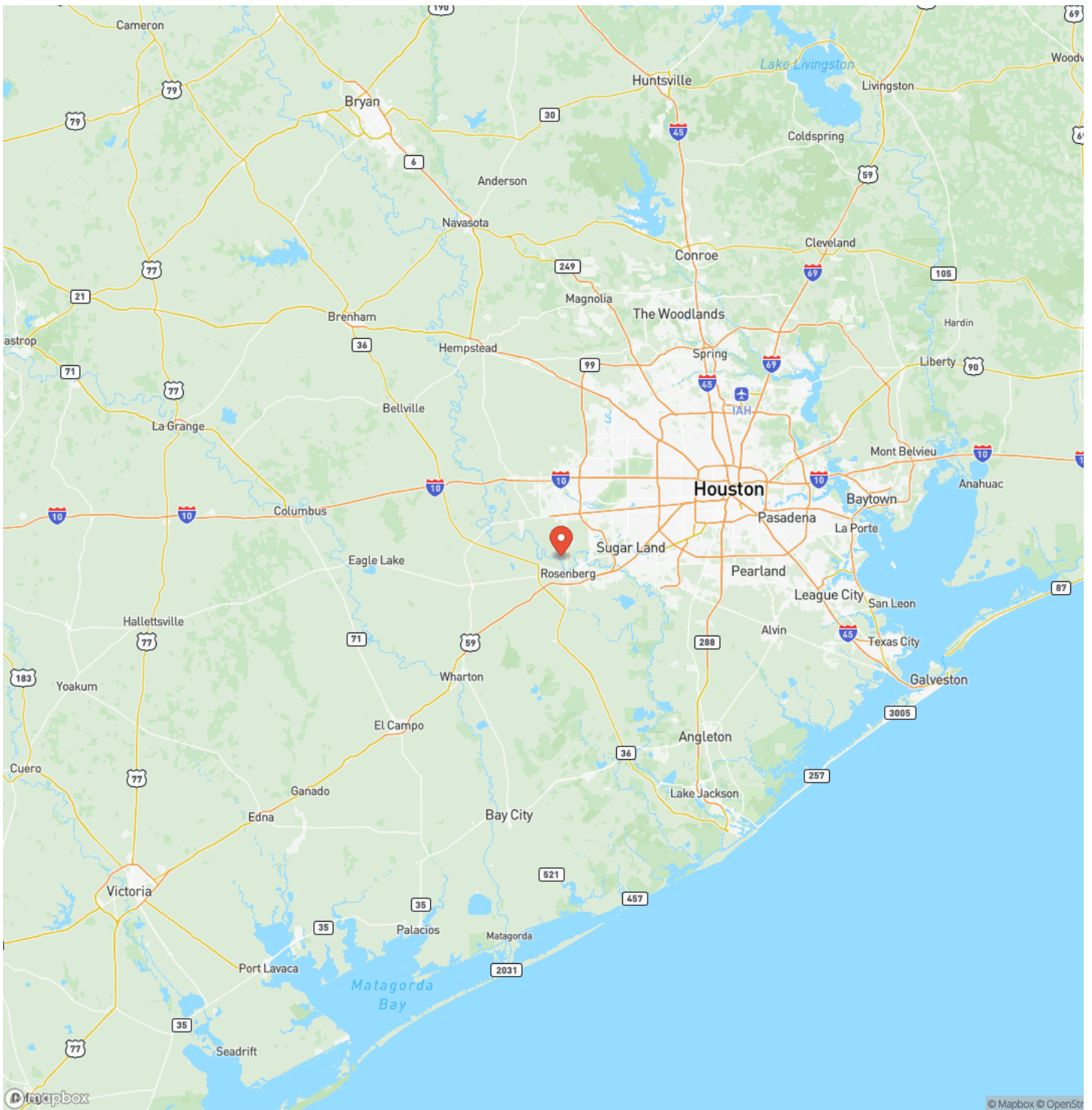


Locator Map



1007 Evans Rd, Rosenberg, TX
Rosenberg, TX / Fort Bend County

Locator Map



Satellite Map



1007 Evans Rd, Rosenberg, TX
Rosenberg, TX / Fort Bend County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Schulenburg, TX 78956

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Bubela Real Estate
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Schulenburg, TX 78956
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