



FOR SALE

**1615 1ST ST
ROSENBERG
TX 77471**

Retail / Medical Office

**3,500 SQFT TOTAL BUILDING
1,800 SF DENTAL | MIXED USE
16,117 SF LOT**

Phelps & Frias Commercial





Property Information

Prime owner-user or investment opportunity in SW Houston!

- **Asking Price: \$1,700,000**
- **Building Size: Approx. 3,500 SF**
- **Lot Size: 16,117 SF [0.37 AC]**
- **Property Type: Retail / Medical Office**
- **Built-Out Space: 1,800 SF of fully built-out dental space**
- **BRAND NEW BUILDING - Built in 2025**
- **Parking: Ample on-site parking with direct front access**
- **Frontage: Excellent visibility along 1st Street**
- **Access: Convenient access to Highway 36 and US-59/I-69**

Investment Highlights

- **Turnkey Medical / Dental Opportunity: 1,800 SF of built-out dental space — ready for immediate occupancy or conversion to other medical uses.**
- **Prime Rosenberg Location: Located along 1st Street, a main commercial artery surrounded by established retail, professional, and medical users.**
- **Ideal for Owner-User or Investor: Perfect for a medical or professional practice seeking to own its facility, or for investors seeking stable long-term tenancy potential.**
- **Strong Visibility & Access: Exceptional street frontage with steady traffic counts and convenient ingress/egress.**
- **Rapidly Growing Submarket: Rosenberg and Fort Bend County continue to see significant population and business growth, driving tenant demand and property appreciation.**
- **Ample Parking & Layout Flexibility: The property's lot size and configuration support easy access, signage visibility, and potential for expansion.**
- **Move-In Ready Condition: Fully vacant, clean, and immediately available for occupancy.**

Photos

Interior

**Medical
Office**

Move In Ready

OPEN Floor Plan

Reception Area

5 Operatories

Built In Plumbing

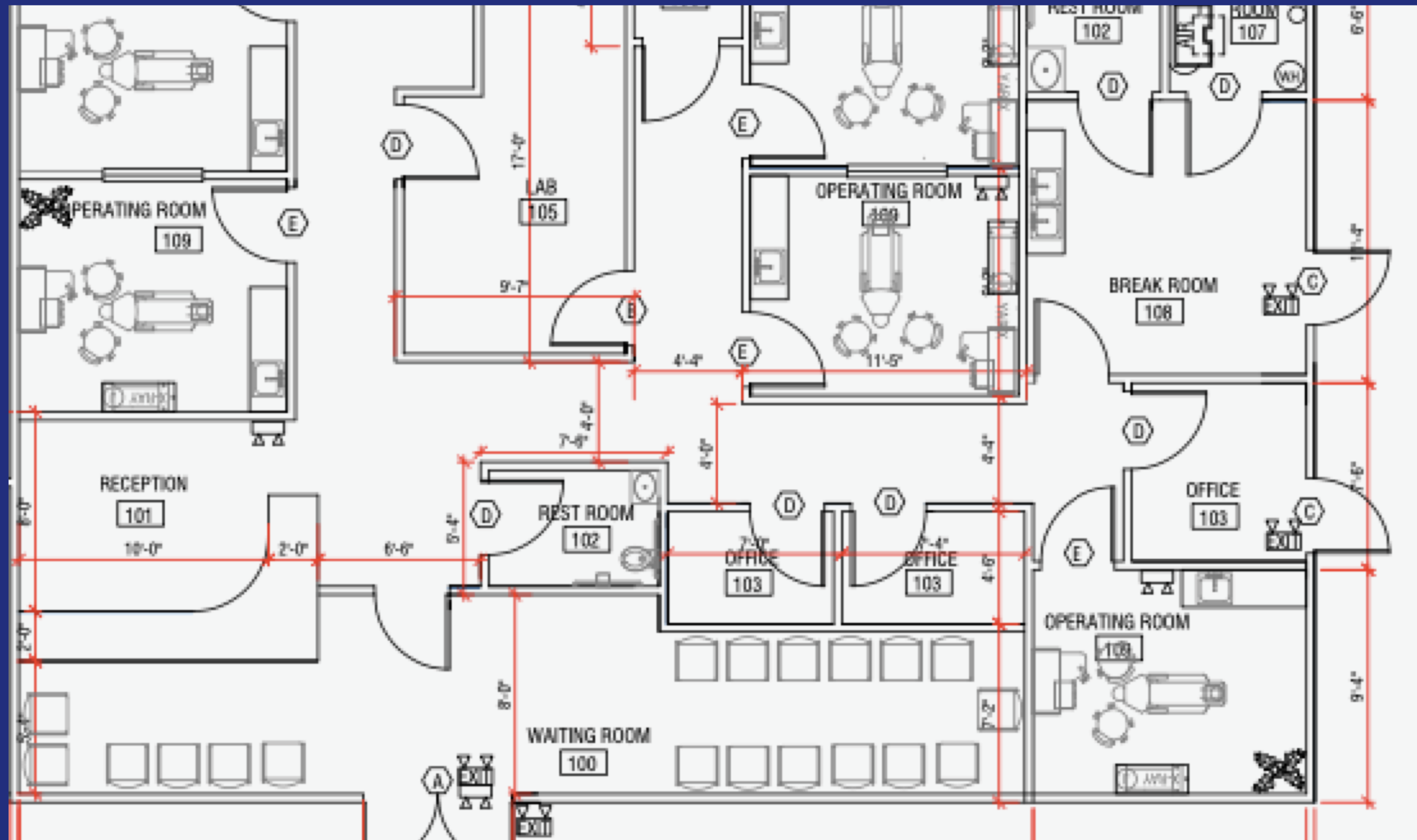
**2 Restrooms
(Patient & Employee)**



Photos
Interior
Medical
Office



Floor Plan of Dental Space (1,800 SQFT)



Retail: Additional 1,800 SF



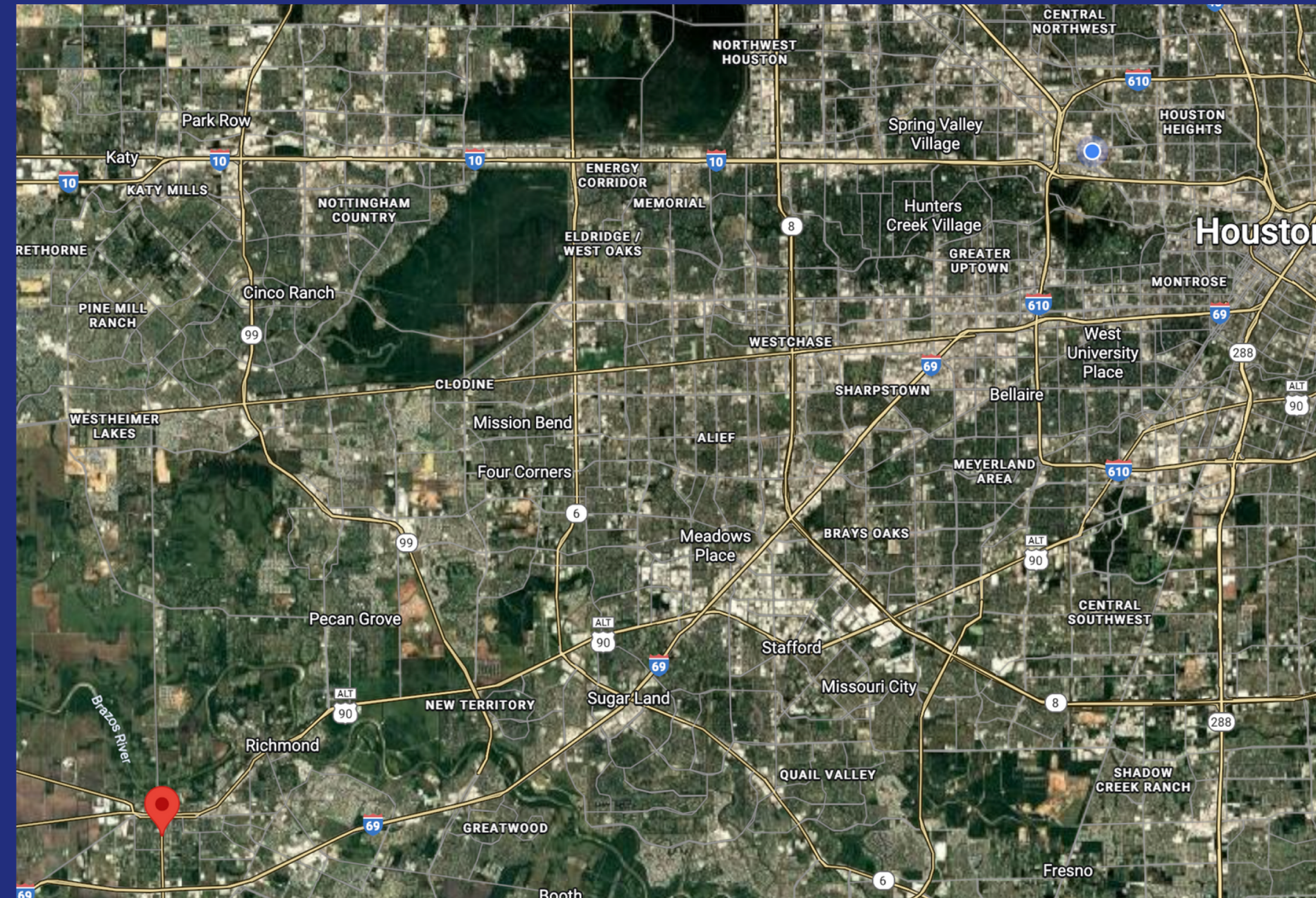
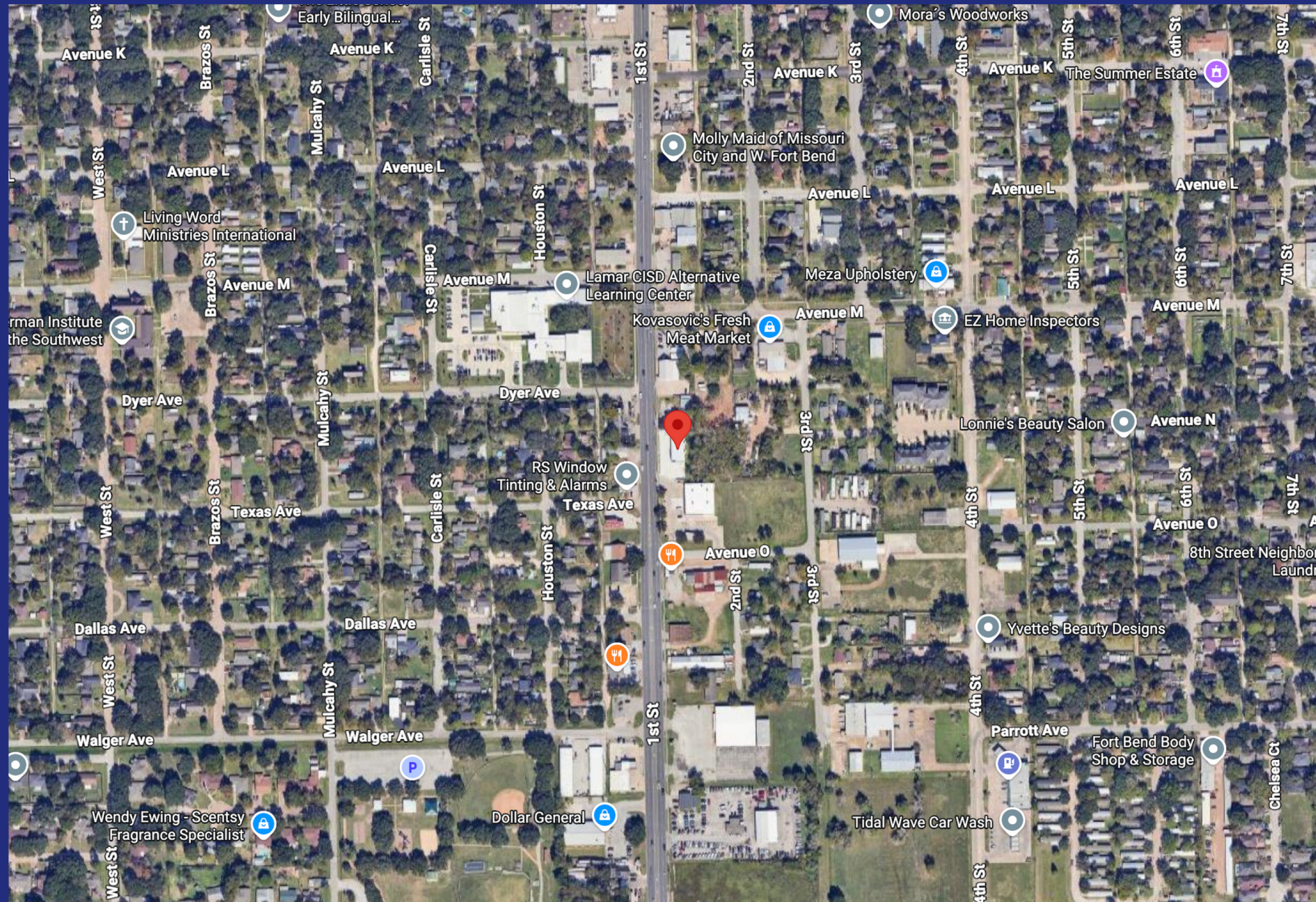
Mixed & Multi Use

- **Seperate Entrance**
- **2 Individual Office Suites**
 - **1 Main Room**
- **2 Individual Restrooms**

Aerial Photos



Aerial View



Prime Access

- 35-minute drive to Downtown Houston — direct access via US-59/I-69
- 40-minute drive to the Texas Medical Center — one of the largest healthcare hubs in the world
- Seamless access to US-59/I-69, Highway 36, and FM 2218 for convenient regional connectivity
- Surrounded by national retailers, medical offices, and service businesses along 1st Street and Avenue H
- Minutes from Brazos Town Center, Downtown Rosenberg, and Richmond — strong local retail and dining corridors

Phelps & Frias Commercial



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Phelps & Frias **Commercial**

Phelps & Frias is a full-service commercial real estate firm specializing in representing business owners and investors across all asset classes.

Our expertise spans retail shopping centers, medical real estate, investment sales, and industrial properties, with a focus on helping clients identify high-value opportunities that align with their long-term business and financial goals.

We combine local market knowledge, data-driven insights, and strategic advisory to deliver results that maximize value, minimize risk, and drive growth. Whether you're expanding your practice, repositioning an asset, or building a portfolio, Phelps & Frias provides the experience, professionalism, and personal attention that successful investors and operators rely on.





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.



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 or seller 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 by signing and returning it to the broker for their records.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Phelps	423273	john@phelpsandfrias.com	(844) 825-3589
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord

Date

Initials

Regulated by the Texas Real Estate Commission

Information available at

www.trec.texas.gov



Thank You for Your Attention

*Please Contact for Additional Info &
To Set Up a Property Tour*

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**Hablamos Espanol*

