

Legacy Estate & Strategic Land Opportunity

8,100 SF Luxury Residence | Equestrian Infrastructure | Multi-Use Potential | Optional Expansion to Approx. 30 Acres



**1200 Davenport Parkway
Rosharon, Tx 77583**

**Legacy Estate Compound | 8,100 SF Residence | 3.5 Improved Acres
7 Stall Barn | Detached 3 Car Garage | Optional Expansion to Approx. 30 Acres**

Executive Summary

A rare opportunity to acquire a highly versatile luxury estate positioned on approximately 3.5 improved acres in Rosharon, Texas, with optional adjacent expansion acreage available separately.

Potential 1031 Exchange Opportunity: The property may present a unique opportunity for qualified buyers seeking replacement property as part of a Section 1031 tax-deferred exchange.

Square Footage Notice: Current county tax records reflect a lower square footage than recent professional appraisal measurements. Seller advises the residence measures approximately 8,100 SF per recent appraisal documentation.

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Executive Summary

Luxury living, equestrian functionality, and future land flexibility in one distinctive offering.

A rare opportunity to acquire a highly versatile custom estate positioned on approximately 3.5 improved acres in Rosharon, Texas. The offering combines a substantial residence, equestrian infrastructure, privacy, and optional adjacent 26.5 acreage for future expansion.

At a Glance

- Approx. 8,100 SF custom residence built in 2002
- Approx. 3.5 improved acres with optional adjacent expansion
- Detached 3 car garage and 7 stall horse barn
- Potential fit for estate, retreat, ministry, venue, or equestrian ownership



1200 Davenport Parkway | Rosharon, Texas

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Compound Overview

The property combines a substantial custom residence, detached garage, horse barn, fenced paddock areas, and future expansion flexibility into a compelling acquisition opportunity.

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Compound Overview

The full site arrangement immediately communicates residence, garage, barn, and fenced equestrian areas.



1200 Cavenport Parkway | Rosarion, Texas

Key Property Data

- Offering price: \$2,398,000
- Approx. 8,100 sqft | 8 bedrooms | 5 full baths | 1 half bath
- Private gated setting with well and septic
- Barn, fencing, and paddock areas already in place
- Tours by appointment only

Great Room + Kitchen

A memorable gathering hall paired with a designer kitchen creates a large-format entertaining environment suitable for luxury residential living, executive retreats, hospitality concepts, or event-oriented use.

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Great Room + Kitchen

A memorable gathering hall paired with a designer kitchen built for entertaining at scale.



Great Room



Designer Kitchen

Soaring ceiling volume, stained-glass accents, and an open entertaining layout create the property's signature interior experience.

1200 Davenport Parkway | Rosharon, Texas

Office + Bedroom Suites

The layout supports private luxury living while also creating flexibility for retreat accommodations, executive offices, guest suites, or hospitality-oriented operations.

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Office + Bedroom

Executive daily living complements the estate's large-format entertaining spaces.



Executive Office / Study



Bedroom Suite

Custom inlaid hardwoods, large windows, and scaled rooms reinforce both the residential quality and the owner-user appeal of the property.

12001 Davenport Parkway | Rosharon, Texas

Bath + Utility

Luxury stone and marble finishes elevate the residence while large support spaces improve daily usability for both residential and business-oriented operations.

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Bath + Utility

Luxury details are paired with practical support spaces for long-term livability and operations.



Stone / Marble Bath Finish



Large Utility / Laundry Room

The estate balances visual impact with functionality, including durable finishes, extensive cabinetry, and oversized service areas.

1200 Davenport Parkway | Richardson, Texas

Outdoor Lifestyle

Covered porches, expansive views, open green space, and privacy create a compelling arrival experience while supporting luxury outdoor living and entertaining.

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Outdoor Lifestyle

Covered porches, open views, and privacy create a compelling arrival and entertaining experience.



Covered Porch / Outdoor Entertaining



Rear Twilight Elevation

The property supports relaxed country living while remaining visually strong enough for retreat, hospitality, or event-oriented positioning.

1200 Davenport Parkway | Richardson, Texas

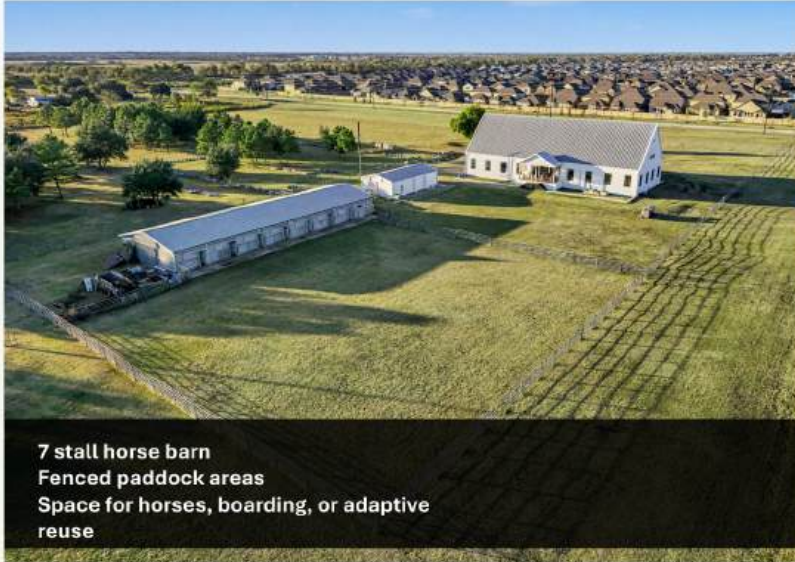
Barn / Equestrian Infrastructure

The equestrian improvements are positioned separately from the residence, creating operational flexibility for horses, boarding, hobby ranch use, or adaptive reuse concepts.

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Barn / Equestrian

Horse infrastructure is already established, with the barn and fenced areas positioned separately from the residence.



1200 Cavenport Parkway | Rosharon, Texas

Equestrian Highlights

- Barn positioned separately from the main residence
- Existing fencing supports horse or hobby ranch use
- Open site plan allows trailer access and circulation
- Strong visual fit for equestrian, retreat, or owner-user marketing

Expansion Acreage Opportunity

Additional adjacent acreage may be acquired separately, creating the opportunity for a larger strategic land holding with expanded development flexibility.

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Expansion Acreage

Optional adjacent acreage can expand the holding to approximately 30 acres.



1200 Davenport Parkway | Richardson, Texas

Potential Uses

- Expanded equestrian operations
- Family compound or private retreat growth
- Church or ministry campus concept
- Wedding / event venue scale
- Long-term land investment and future flexibility

Offering Terms

Confidential tours available to qualified buyers only. Seller requires current lender preapproval letter or verifiable proof of funds prior to scheduling private property tours.

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Offering Terms

A controlled, appointment-only process helps protect privacy and screen qualified buyers.



1200 Davenport Parkway | Richardson, Texas

Price

\$2,400,000

Optional additional acreage available separately.

Showing Requirements

- Showings by appointment only.
- Seller requires current lender preapproval letter or verifiable proof of funds prior to confirming property tours.
- Buyer to independently verify square footage, acreage, intended use, restrictions, utilities, taxes, permits, and all material facts.

Contact Information

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For confidential offering details, private tours, or additional acreage information, please contact listing broker directly. Seller requires current lender preapproval letter or verifiable proof of funds prior to confirming tours.

**Luxury Estates
Land
Farm & Ranch
Strategic Advisory**