



RETAIL FOR LEASE

2031 FM 1092, Missouri City, TX 77459



Property Description

- ◆ Base Rent:
+/- 1800 SF space \$2.25 SF/MO
- ◆ NNN: \$0.50 SF/MO
- ◆ End cap 1800 SF space available for drive thru.
- ◆ Newly constructed with high traffic count on FM 1092
- ◆ Great visibility
- ◆ Ample parking
- ◆ Located in rapidly developing Missouri City.
- ◆ Foot traffic from Anchor Gas/C-Station
- ◆ Three curb cuts for convenient entry and exit
- ◆ Minutes from Sugar Land, Stafford, Houston and Pearland
- ◆ Accessible to US 59/69 Freeway, State Hwy 6, Beltway 8 Toll and Hwy 90

For Additional Information



Parvez Karedia

M - (832) 614-0222

O - (713) 270-5400

parvez@dncommercial.net

www.dncommercial.net

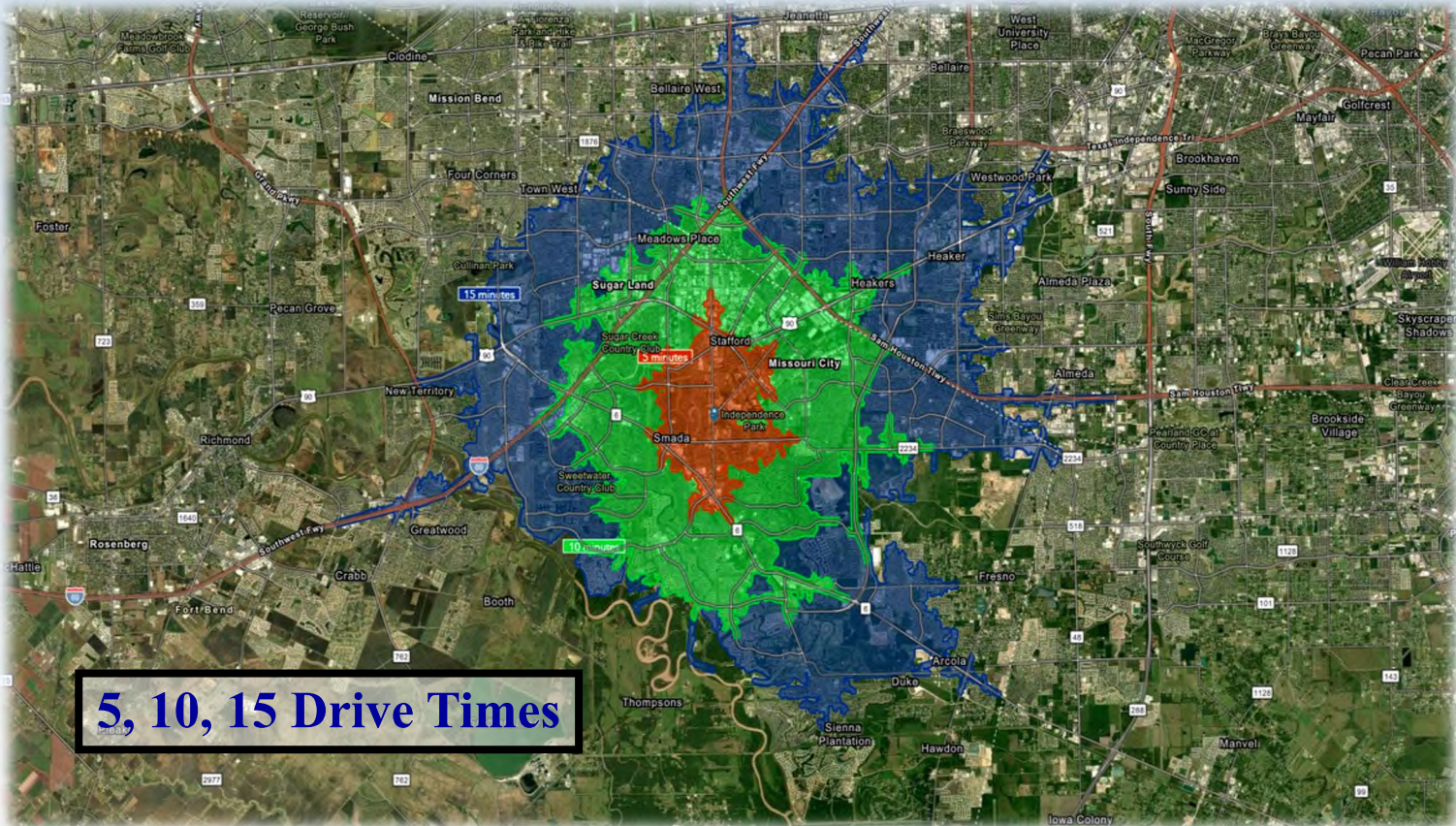


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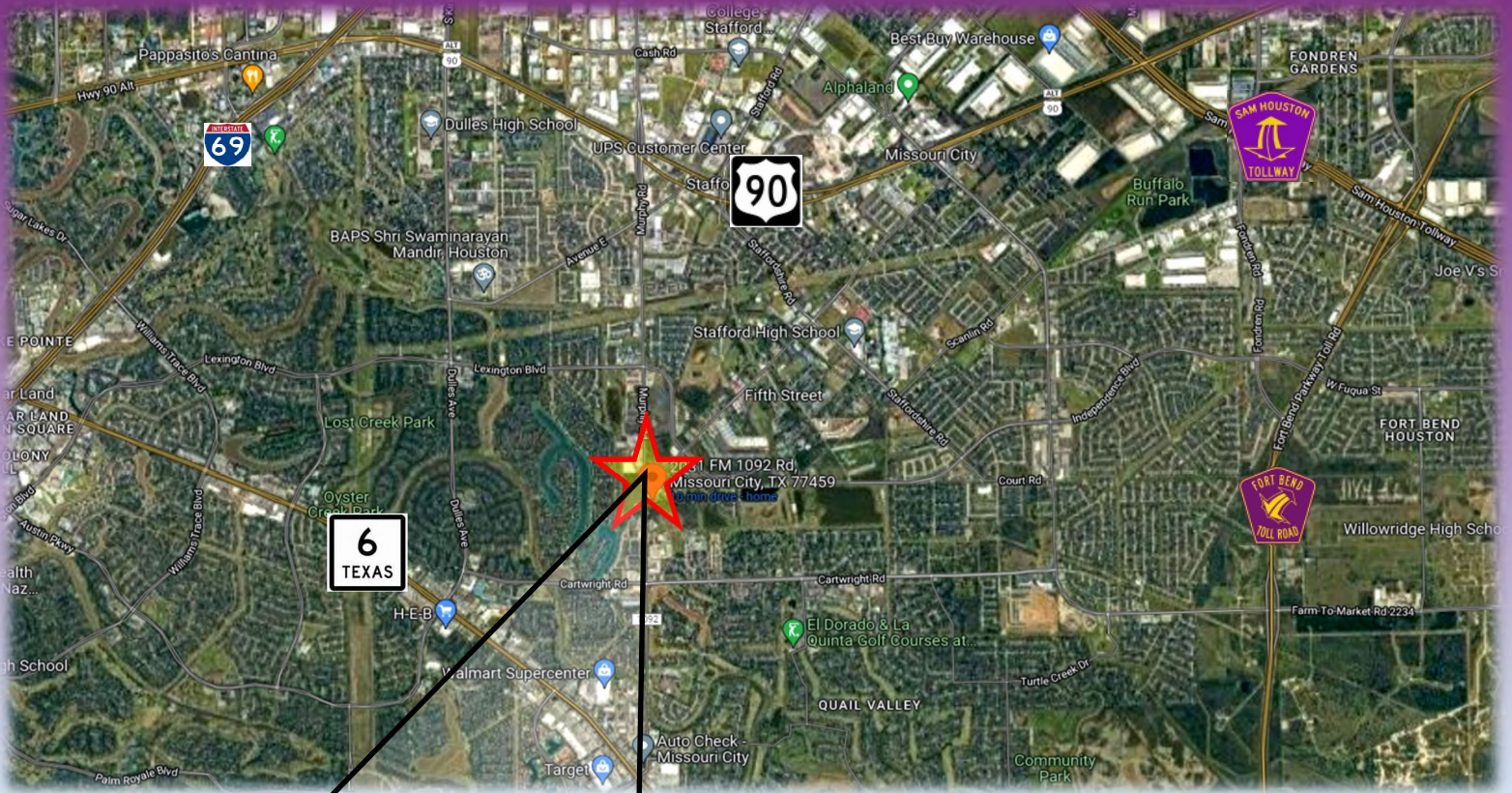


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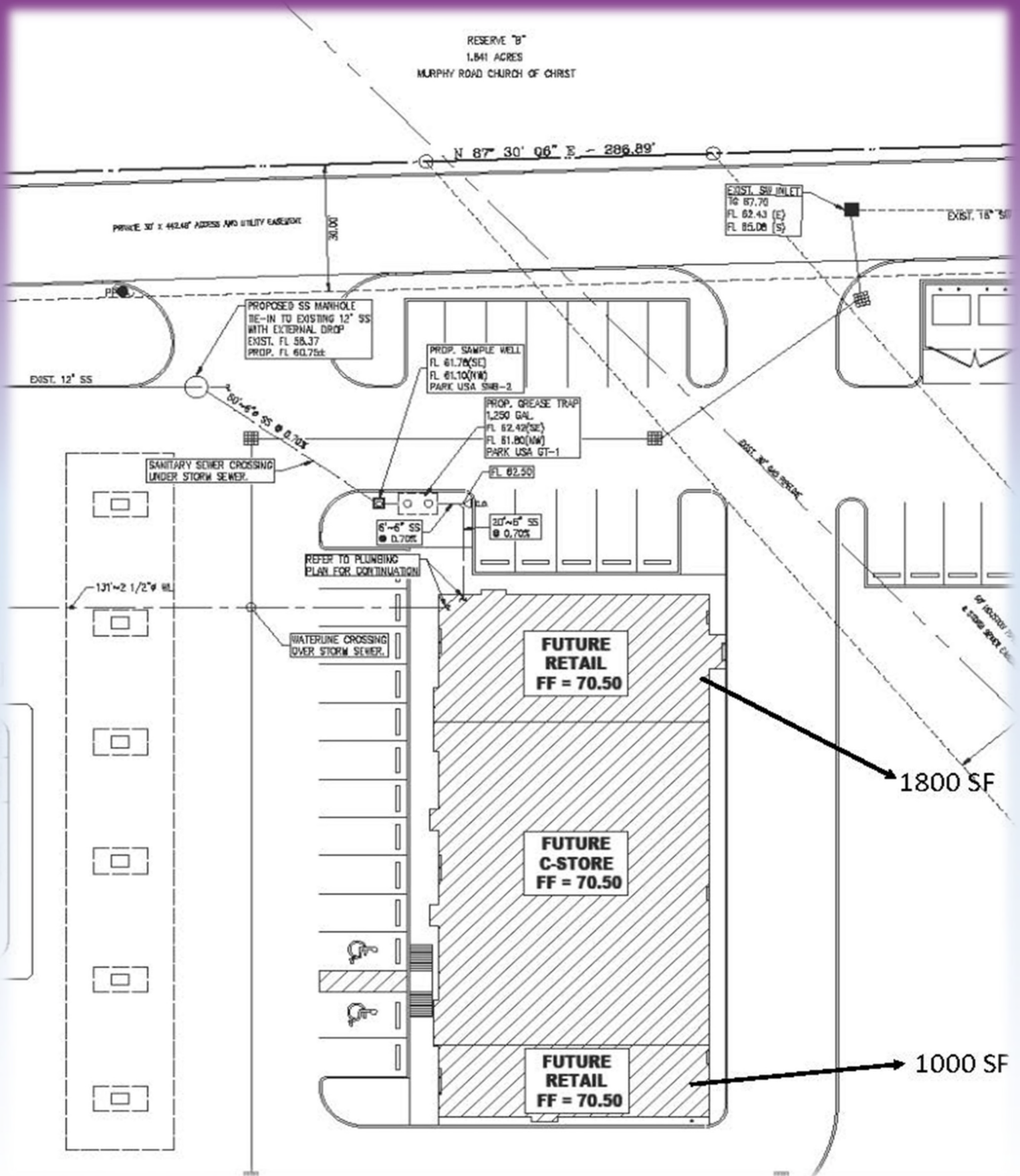
2031 FM 1092, Missouri City, TX 77459



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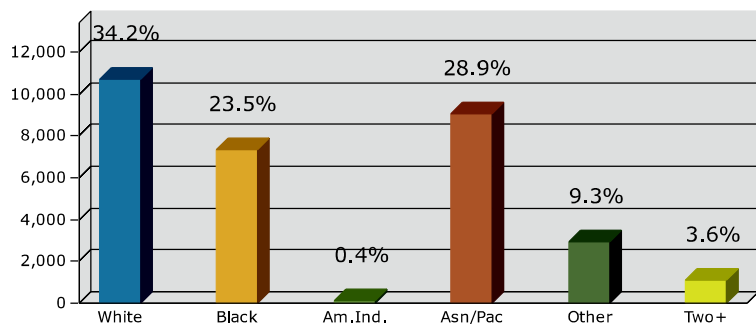


Graphic Profile

2031 FM 1092 Rd, Missouri City, Texas, 77459
Drive Time Band: 0 - 5 minute radius

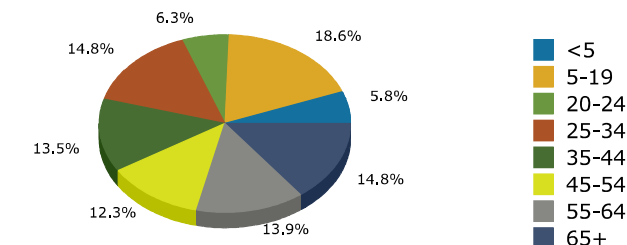
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Latitude: 29.58946
Longitude: -95.56351

2021 Population by Race

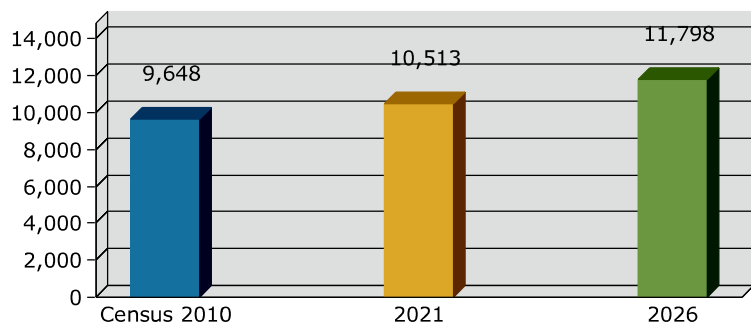


2021 Percent Hispanic Origin: 25.4%

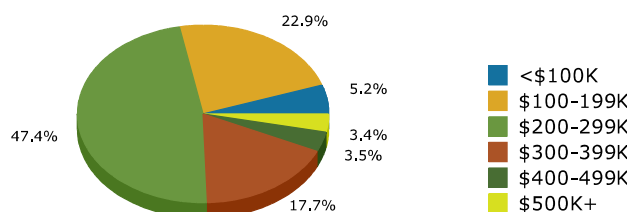
2021 Population by Age



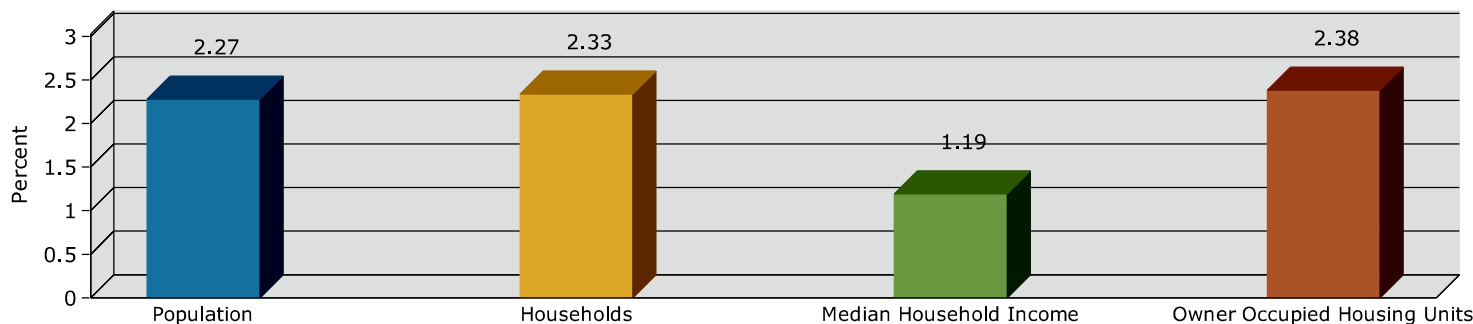
Households



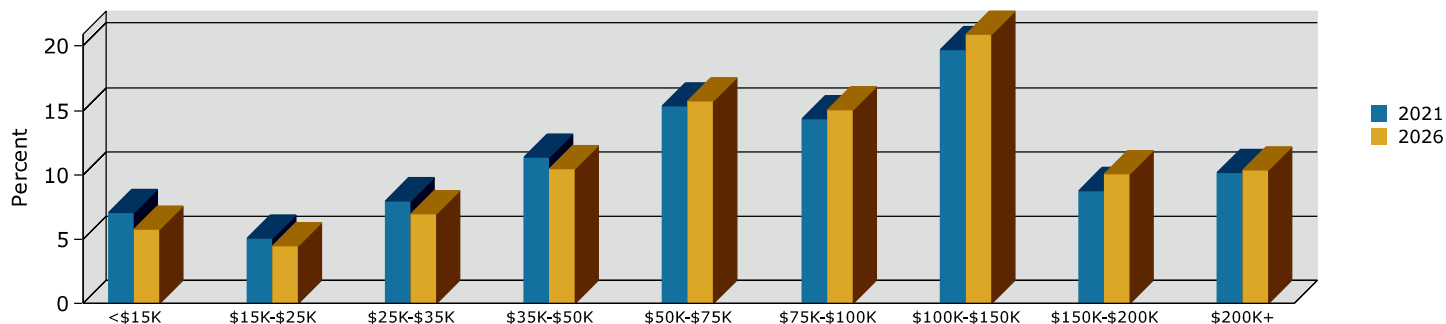
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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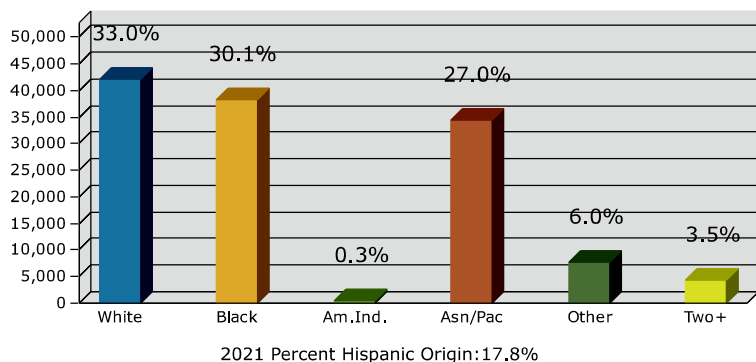


Graphic Profile

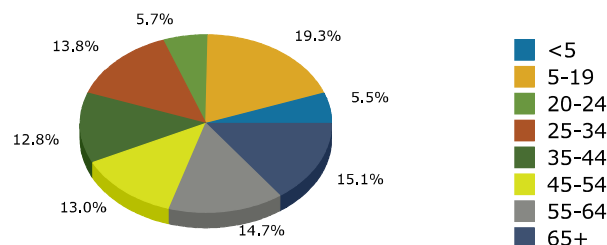
2031 FM 1092 Rd, Missouri City, Texas, 77459
Drive Time Band: 5 - 10 minute radius

Prepared by Esri
Latitude: 29.58946
Longitude: -95.56351

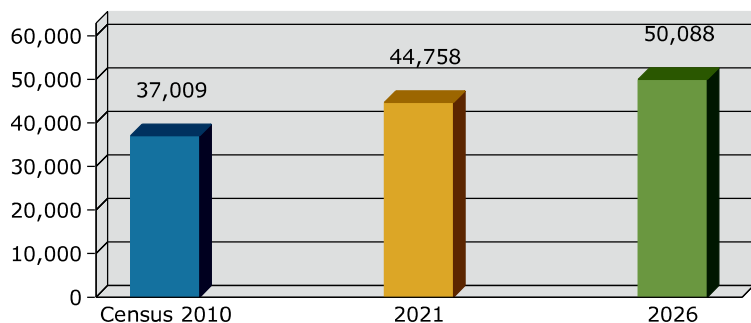
2021 Population by Race



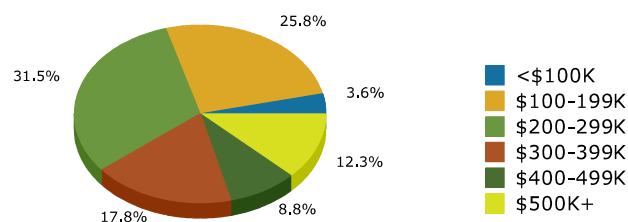
2021 Population by Age



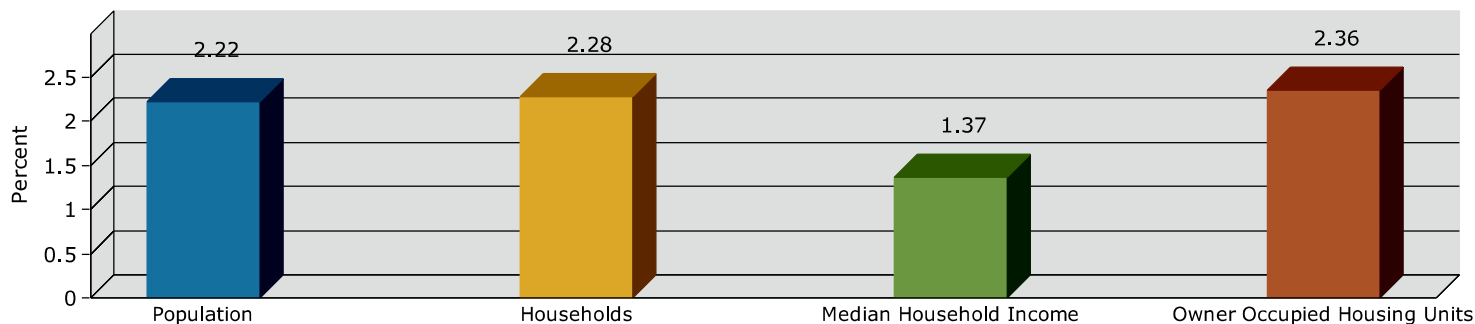
Households



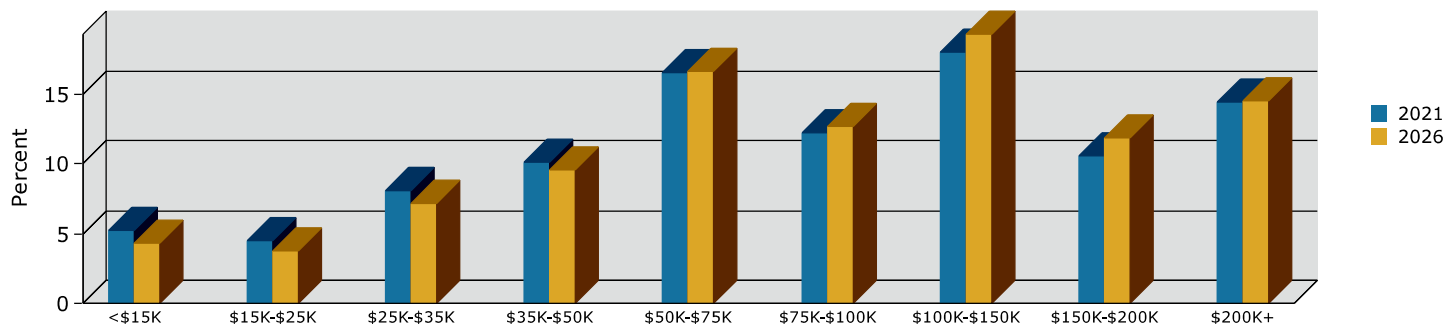
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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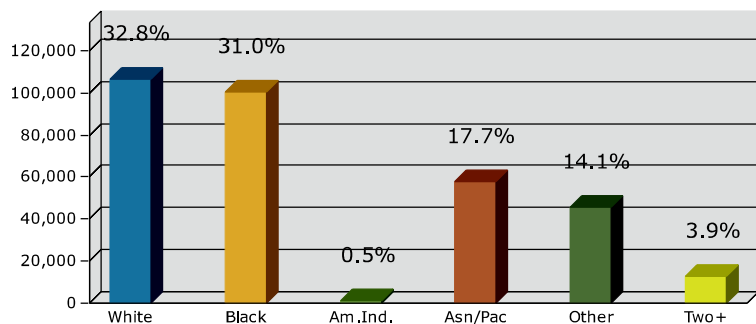


Graphic Profile

2031 FM 1092 Rd, Missouri City, Texas, 77459
Drive Time Band: 10 - 15 minute radius

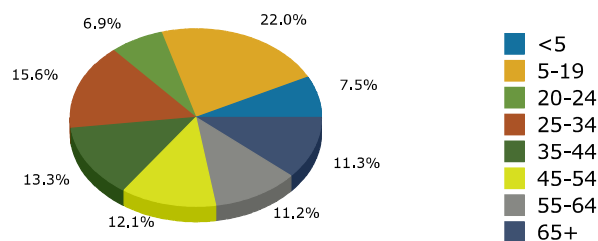
Prepared by Esri
Latitude: 29.58946
Longitude: -95.56351

2021 Population by Race

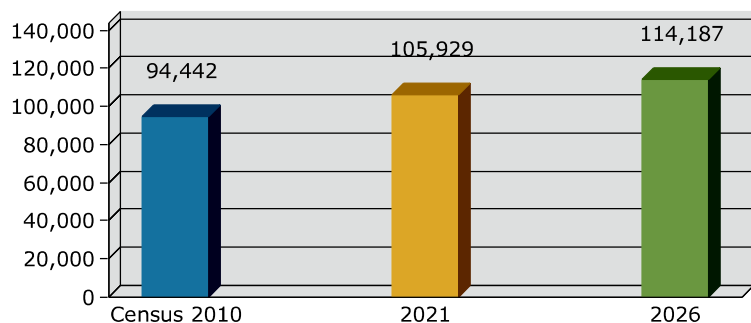


2021 Percent Hispanic Origin: 37.2%

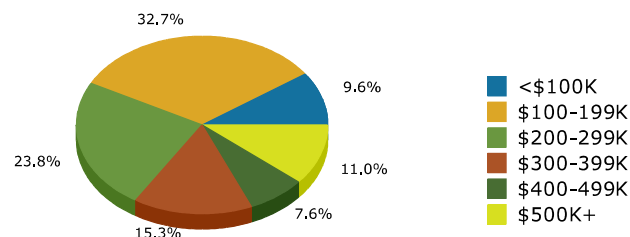
2021 Population by Age



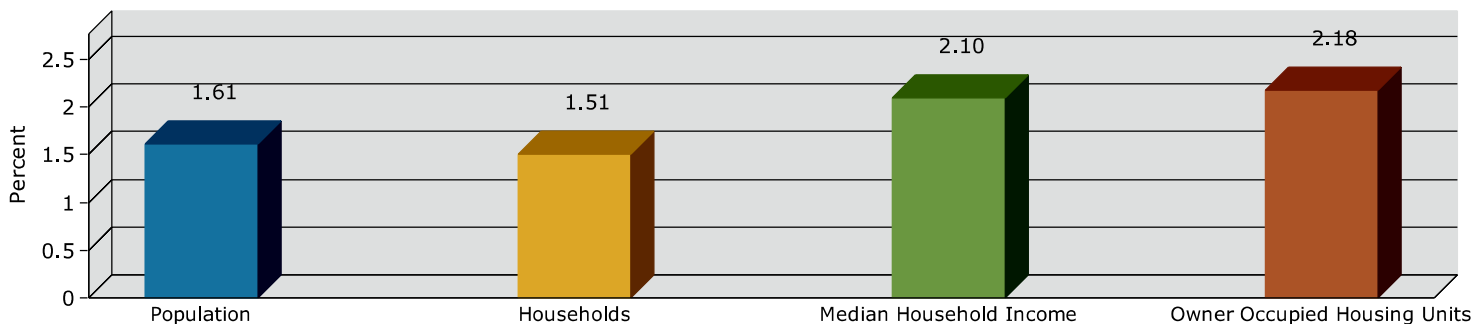
Households



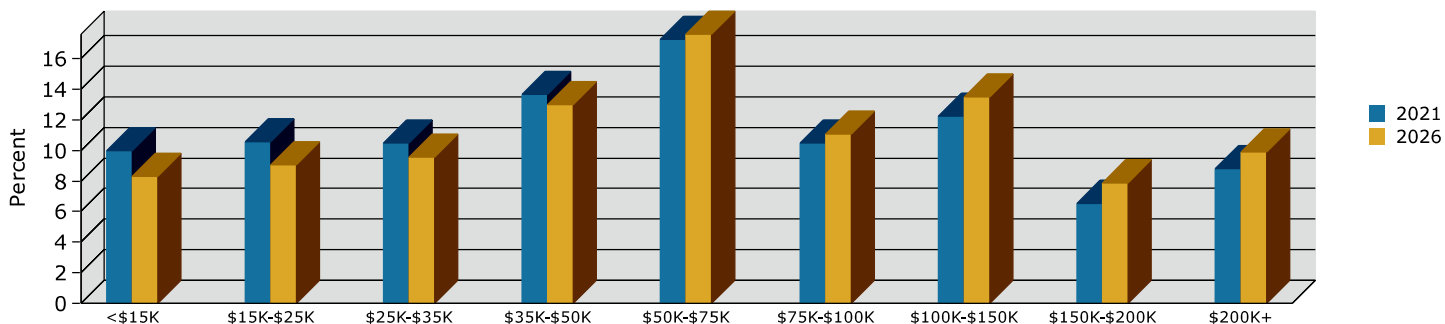
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Executive Summary

2031 FM 1092 Rd, Missouri City, Texas, 77459
Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.58946
Longitude: -95.56351

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2000 Population	22,878	92,020	251,631
2010 Population	29,107	104,646	286,938
2021 Population	31,339	127,524	324,836
2026 Population	35,064	142,306	351,798
2000-2010 Annual Rate	2.44%	1.29%	1.32%
2010-2021 Annual Rate	0.66%	1.77%	1.11%
2021-2026 Annual Rate	2.27%	2.22%	1.61%
2021 Male Population	48.2%	48.3%	49.1%
2021 Female Population	51.8%	51.7%	50.9%
2021 Median Age	38.1	39.2	33.6

In the identified area, the current year population is 324,836. In 2010, the Census count in the area was 286,938. The rate of change since 2010 was 1.11% annually. The five-year projection for the population in the area is 351,798 representing a change of 1.61% annually from 2021 to 2026. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	34.2%	33.0%	32.8%
2021 Black Alone	23.5%	30.1%	31.0%
2021 American Indian/Alaska Native Alone	0.4%	0.3%	0.5%
2021 Asian Alone	28.8%	27.0%	17.7%
2021 Pacific Islander Alone	0.1%	0.1%	0.0%
2021 Other Race	9.3%	6.0%	14.1%
2021 Two or More Races	3.6%	3.5%	3.9%
2021 Hispanic Origin (Any Race)	25.4%	17.8%	37.2%

Persons of Hispanic origin represent 37.2% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 87.5 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	126	151	92
2000 Households	7,246	30,538	85,721
2010 Households	9,648	37,009	94,442
2021 Total Households	10,513	44,758	105,929
2026 Total Households	11,798	50,088	114,187
2000-2010 Annual Rate	2.90%	1.94%	0.97%
2010-2021 Annual Rate	0.77%	1.70%	1.03%
2021-2026 Annual Rate	2.33%	2.28%	1.51%
2021 Average Household Size	2.97	2.84	3.05

The household count in this area has changed from 94,442 in 2010 to 105,929 in the current year, a change of 1.03% annually. The five-year projection of households is 114,187, a change of 1.51% annually from the current year total. Average household size is currently 3.05, compared to 3.02 in the year 2010. The number of families in the current year is 78,077 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

May 03, 2022



Executive Summary

2031 FM 1092 Rd, Missouri City, Texas, 77459
Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.58946
Longitude: -95.56351

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2021 Percent of Income for Mortgage	13.3%	13.1%	17.3%
Median Household Income			
2021 Median Household Income	\$79,183	\$84,301	\$55,806
2026 Median Household Income	\$83,993	\$90,231	\$61,923
2021-2026 Annual Rate	1.19%	1.37%	2.10%
Average Household Income			
2021 Average Household Income	\$102,986	\$118,091	\$86,941
2026 Average Household Income	\$111,220	\$126,468	\$97,609
2021-2026 Annual Rate	1.55%	1.38%	2.34%
Per Capita Income			
2021 Per Capita Income	\$34,899	\$41,481	\$28,456
2026 Per Capita Income	\$37,795	\$44,547	\$31,803
2021-2026 Annual Rate	1.61%	1.44%	2.25%

Households by Income

Current median household income is \$55,806 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$61,923 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$86,941 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$97,609 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$28,456 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$31,803 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	142	146	114
2000 Total Housing Units	7,468	31,693	91,532
2000 Owner Occupied Housing Units	5,848	23,316	42,654
2000 Renter Occupied Housing Units	1,398	7,221	43,068
2000 Vacant Housing Units	222	1,156	5,810
2010 Total Housing Units	10,056	39,056	105,692
2010 Owner Occupied Housing Units	7,140	26,232	51,349
2010 Renter Occupied Housing Units	2,508	10,777	43,093
2010 Vacant Housing Units	408	2,047	11,250
2021 Total Housing Units	10,792	46,775	117,156
2021 Owner Occupied Housing Units	7,766	32,038	58,372
2021 Renter Occupied Housing Units	2,747	12,720	47,556
2021 Vacant Housing Units	279	2,017	11,227
2026 Total Housing Units	12,179	52,159	125,897
2026 Owner Occupied Housing Units	8,734	35,994	65,007
2026 Renter Occupied Housing Units	3,064	14,094	49,180
2026 Vacant Housing Units	381	2,071	11,710

Currently, 49.8% of the 117,156 housing units in the area are owner occupied; 40.6%, renter occupied; and 9.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 105,692 housing units in the area - 48.6% owner occupied, 40.8% renter occupied, and 10.6% vacant. The annual rate of change in housing units since 2010 is 4.68%. Median home value in the area is \$230,313, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.32% annually to \$284,567.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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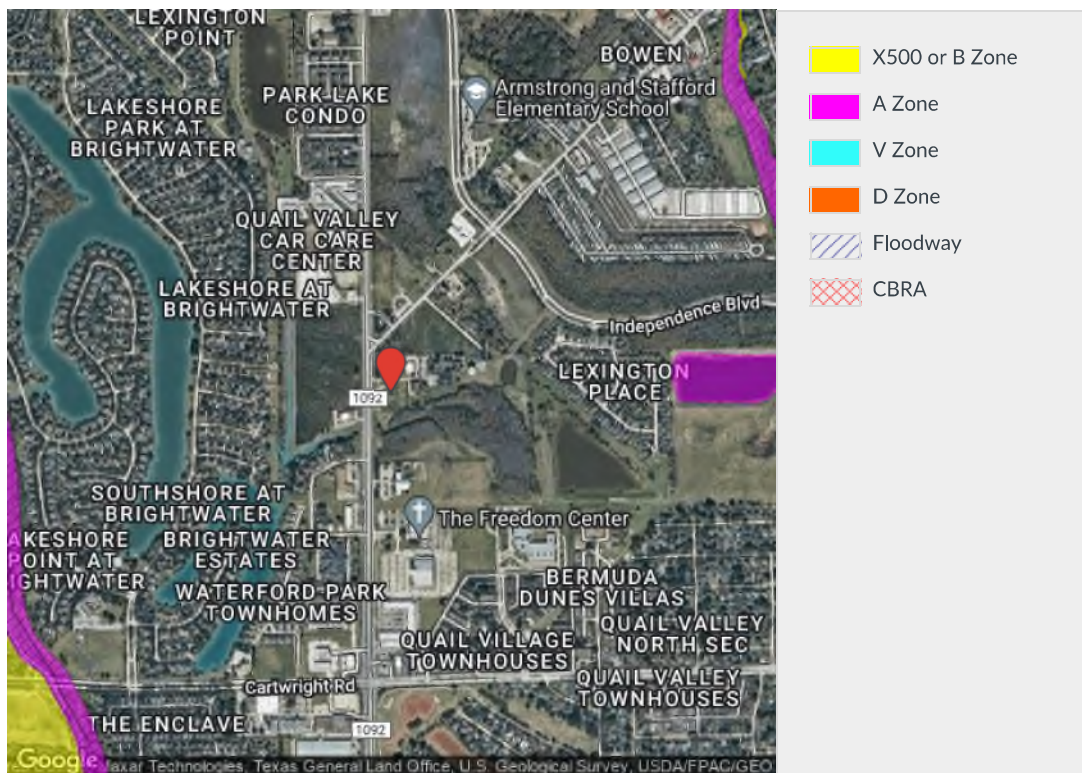
2031 FM 1092 RD MISSOURI CITY, TX 77459-1798

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

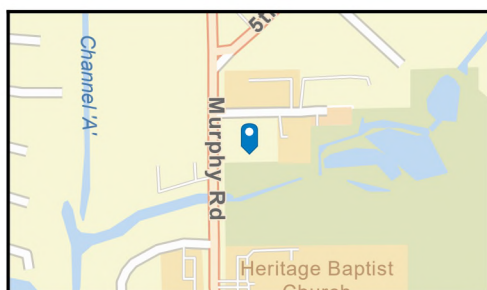
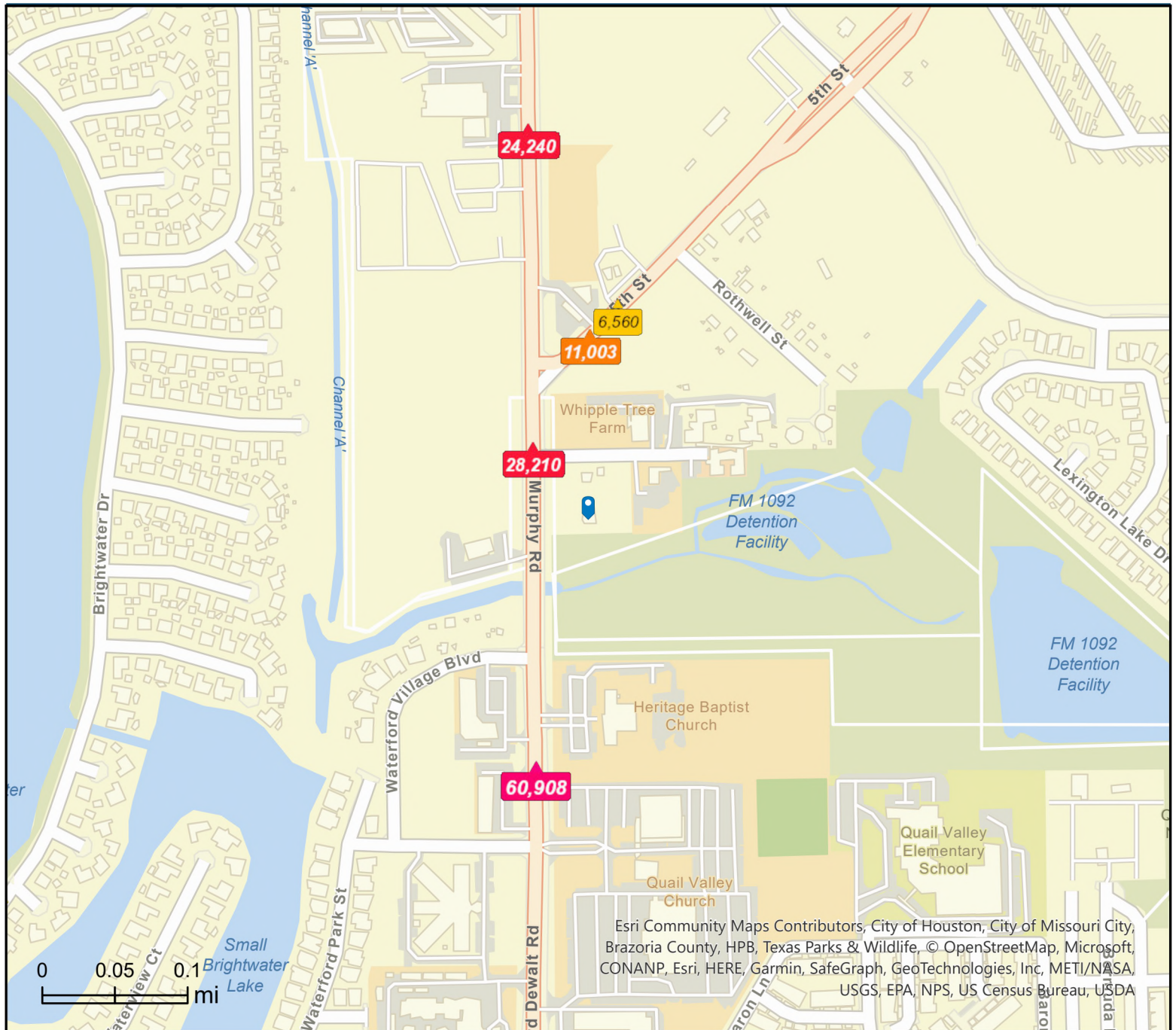
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PANEL DATE	April 02, 2014	MAP NUMBER	48157C0280L



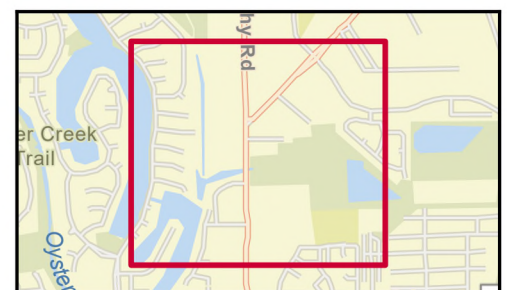
Traffic Count Map - Close Up

2031 FM 1092 Rd, Missouri City, Texas, 77459
Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.58946
Longitude: -95.56351



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

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Demographic and Income Profile

2031 FM 1092 Rd, Missouri City, Texas, 77459
Drive Time Band: 0 - 5 minute radius

Prepared by Esri
Latitude: 29.58946
Longitude: -95.56351

Summary	Census 2010		2021		2026	
Population	29,107		31,339		35,064	
Households	9,648		10,513		11,798	
Families	7,625		8,161		9,122	
Average Household Size	3.00		2.97		2.96	
Owner Occupied Housing Units	7,140		7,766		8,734	
Renter Occupied Housing Units	2,508		2,747		3,064	
Median Age	36.2		38.1		39.3	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	2.27%		1.54%		0.71%	
Households	2.33%		1.53%		0.71%	
Families	2.25%		1.49%		0.64%	
Owner HHs	2.38%		1.79%		0.91%	
Median Household Income	1.19%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			744	7.1%	684	5.8%
\$15,000 - \$24,999			536	5.1%	530	4.5%
\$25,000 - \$34,999			843	8.0%	826	7.0%
\$35,000 - \$49,999			1,196	11.4%	1,230	10.4%
\$50,000 - \$74,999			1,615	15.4%	1,864	15.8%
\$75,000 - \$99,999			1,512	14.4%	1,773	15.0%
\$100,000 - \$149,999			2,073	19.7%	2,470	20.9%
\$150,000 - \$199,999			922	8.8%	1,193	10.1%
\$200,000+			1,073	10.2%	1,226	10.4%
Median Household Income			\$79,183		\$83,993	
Average Household Income			\$102,986		\$111,220	
Per Capita Income			\$34,899		\$37,795	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,860	6.4%	1,804	5.8%	2,024	5.8%
5 - 9	2,010	6.9%	1,890	6.0%	2,069	5.9%
10 - 14	2,269	7.8%	1,984	6.3%	2,208	6.3%
15 - 19	2,372	8.1%	1,943	6.2%	2,066	5.9%
20 - 24	1,815	6.2%	1,989	6.3%	1,903	5.4%
25 - 34	3,779	13.0%	4,652	14.8%	4,920	14.0%
35 - 44	3,996	13.7%	4,231	13.5%	5,244	15.0%
45 - 54	4,694	16.1%	3,850	12.3%	4,242	12.1%
55 - 64	3,658	12.6%	4,344	13.9%	4,310	12.3%
65 - 74	1,586	5.4%	3,068	9.8%	3,732	10.6%
75 - 84	769	2.6%	1,203	3.8%	1,880	5.4%
85+	299	1.0%	382	1.2%	467	1.3%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,796	40.5%	10,726	34.2%	11,125	31.7%
Black Alone	6,972	24.0%	7,373	23.5%	8,173	23.3%
American Indian Alone	132	0.5%	139	0.4%	155	0.4%
Asian Alone	6,898	23.7%	9,027	28.8%	11,075	31.6%
Pacific Islander Alone	21	0.1%	28	0.1%	29	0.1%
Some Other Race Alone	2,395	8.2%	2,926	9.3%	3,267	9.3%
Two or More Races	893	3.1%	1,121	3.6%	1,240	3.5%
Hispanic Origin (Any Race)	6,859	23.6%	7,965	25.4%	9,064	25.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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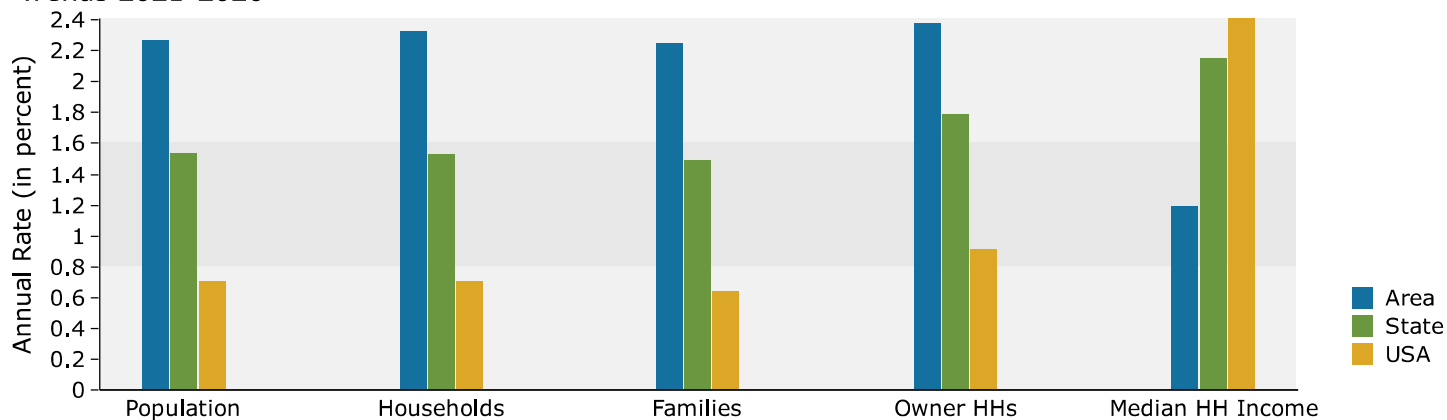


Demographic and Income Profile

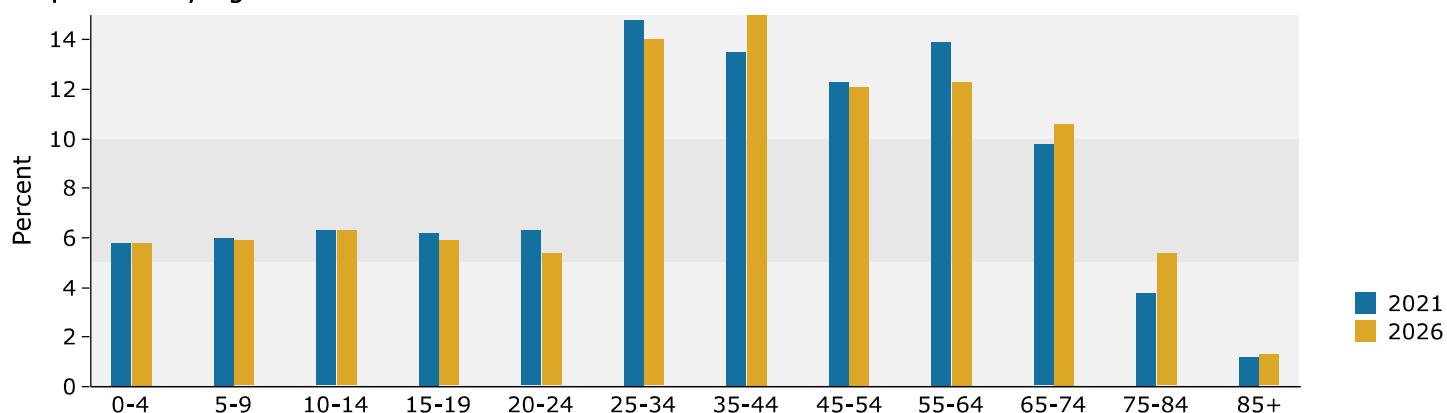
2031 FM 1092 Rd, Missouri City, Texas, 77459
Drive Time Band: 0 - 5 minute radius

Prepared by Esri
Latitude: 29.58946
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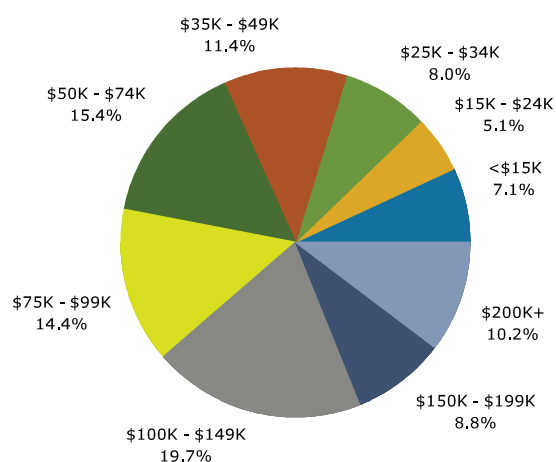
Trends 2021-2026



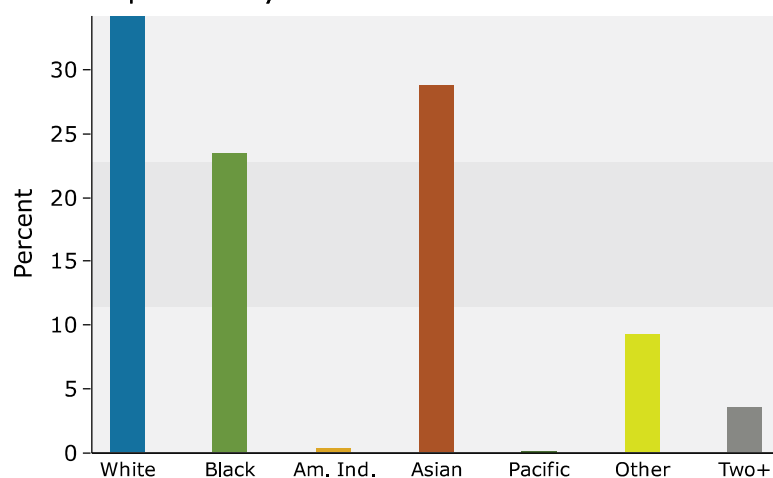
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 25.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

May 03, 2022



Demographic and Income Profile

2031 FM 1092 Rd, Missouri City, Texas, 77459
Drive Time Band: 5 - 10 minute radius

Prepared by Esri
Latitude: 29.58946
Longitude: -95.56351

Summary	Census 2010		2021		2026	
Population	104,646		127,524		142,306	
Households	37,009		44,758		50,088	
Families	28,312		34,388		38,379	
Average Household Size	2.82		2.84		2.84	
Owner Occupied Housing Units	26,232		32,038		35,994	
Renter Occupied Housing Units	10,777		12,720		14,094	
Median Age	37.4		39.2		40.0	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	2.22%		1.54%		0.71%	
Households	2.28%		1.53%		0.71%	
Families	2.22%		1.49%		0.64%	
Owner HHs	2.36%		1.79%		0.91%	
Median Household Income	1.37%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			2,360	5.3%	2,155	4.3%
\$15,000 - \$24,999			2,008	4.5%	1,869	3.7%
\$25,000 - \$34,999			3,644	8.1%	3,612	7.2%
\$35,000 - \$49,999			4,523	10.1%	4,809	9.6%
\$50,000 - \$74,999			7,441	16.6%	8,335	16.6%
\$75,000 - \$99,999			5,501	12.3%	6,361	12.7%
\$100,000 - \$149,999			8,101	18.1%	9,689	19.3%
\$150,000 - \$199,999			4,726	10.6%	5,952	11.9%
\$200,000+			6,454	14.4%	7,307	14.6%
Median Household Income			\$84,301		\$90,231	
Average Household Income			\$118,091		\$126,468	
Per Capita Income			\$41,481		\$44,547	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,383	6.1%	7,045	5.5%	7,936	5.6%
5 - 9	7,197	6.9%	7,678	6.0%	8,300	5.8%
10 - 14	8,069	7.7%	8,632	6.8%	9,193	6.5%
15 - 19	7,937	7.6%	8,320	6.5%	8,747	6.1%
20 - 24	6,294	6.0%	7,312	5.7%	7,410	5.2%
25 - 34	13,166	12.6%	17,659	13.8%	18,997	13.3%
35 - 44	14,165	13.5%	16,282	12.8%	20,110	14.1%
45 - 54	17,131	16.4%	16,545	13.0%	17,672	12.4%
55 - 64	14,872	14.2%	18,769	14.7%	18,712	13.1%
65 - 74	5,982	5.7%	13,372	10.5%	16,007	11.2%
75 - 84	2,566	2.5%	4,601	3.6%	7,497	5.3%
85+	884	0.8%	1,311	1.0%	1,725	1.2%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	41,544	39.7%	42,135	33.0%	42,583	29.9%
Black Alone	33,758	32.3%	38,344	30.1%	42,838	30.1%
American Indian Alone	397	0.4%	434	0.3%	482	0.3%
Asian Alone	19,686	18.8%	34,418	27.0%	42,869	30.1%
Pacific Islander Alone	50	0.0%	65	0.1%	68	0.0%
Some Other Race Alone	6,170	5.9%	7,715	6.0%	8,546	6.0%
Two or More Races	3,042	2.9%	4,414	3.5%	4,920	3.5%
Hispanic Origin (Any Race)	18,282	17.5%	22,708	17.8%	25,641	18.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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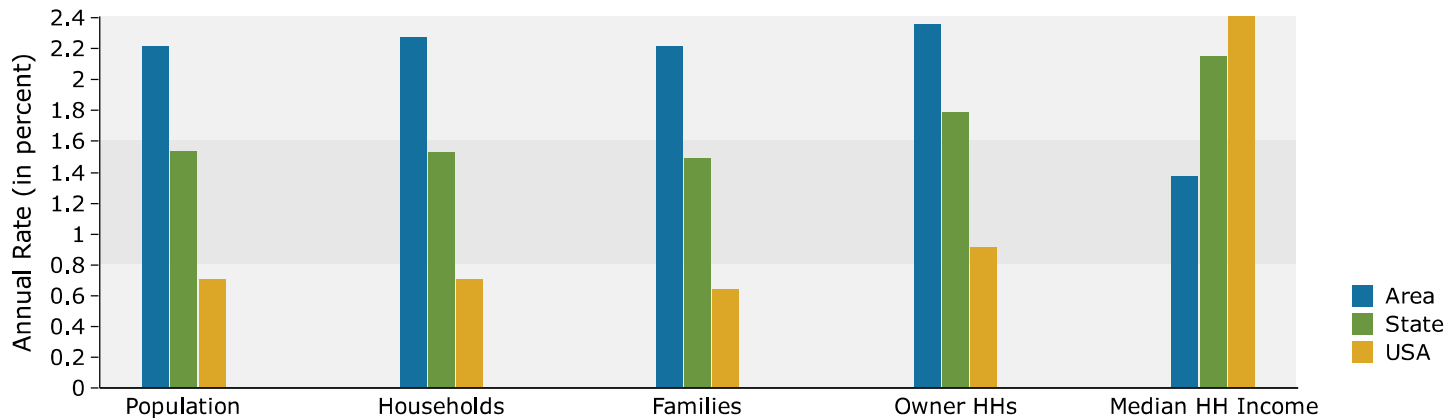


Demographic and Income Profile

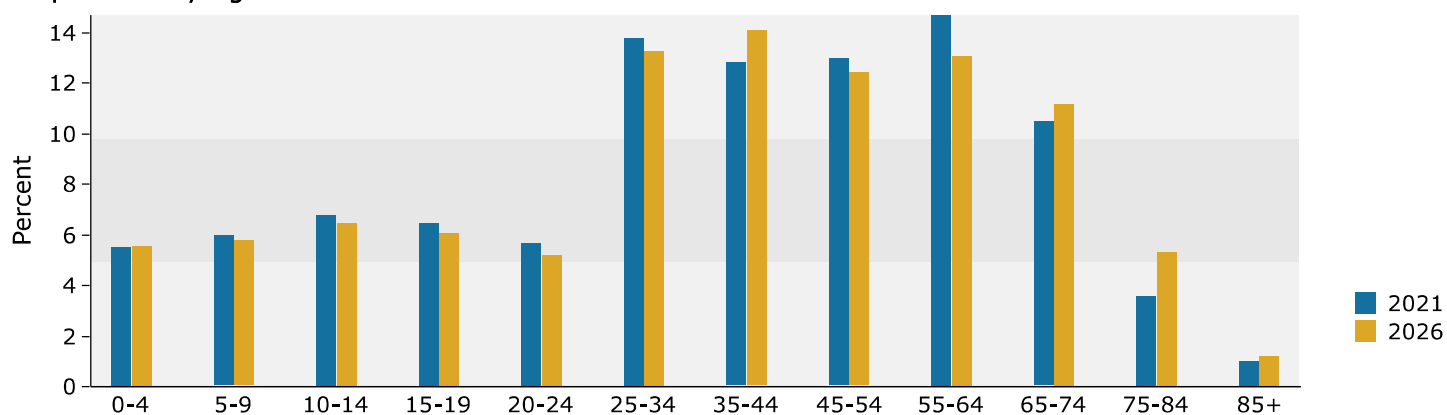
2031 FM 1092 Rd, Missouri City, Texas, 77459
Drive Time Band: 5 - 10 minute radius

Prepared by Esri
Latitude: 29.58946
Longitude: -95.56351

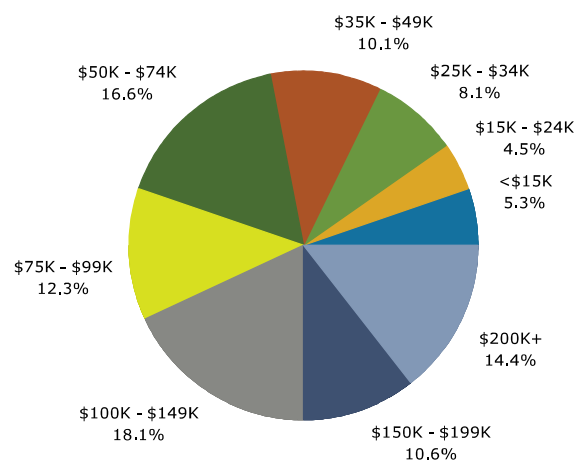
Trends 2021-2026



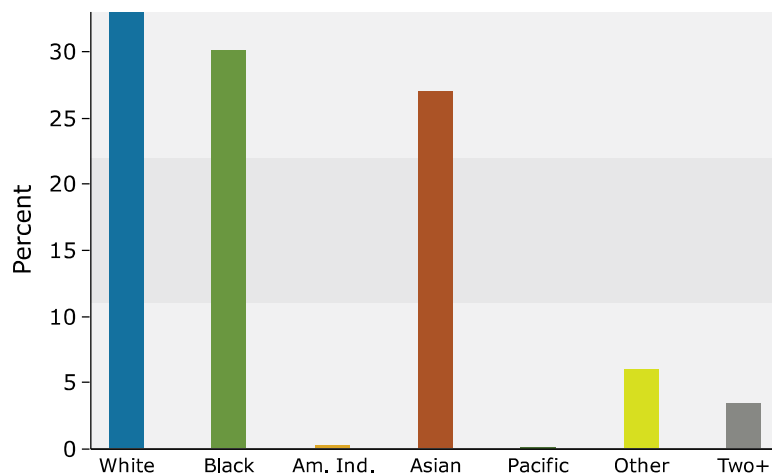
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 17.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Demographic and Income Profile

2031 FM 1092 Rd, Missouri City, Texas, 77459
Drive Time Band: 10 - 15 minute radius

Prepared by Esri
Latitude: 29.58946
Longitude: -95.56351

Summary	Census 2010		2021		2026	
Population	286,938		324,836		351,798	
Households	94,442		105,929		114,187	
Families	69,391		78,077		84,652	
Average Household Size	3.02		3.05		3.07	
Owner Occupied Housing Units	51,349		58,372		65,007	
Renter Occupied Housing Units	43,093		47,556		49,180	
Median Age	32.1		33.6		34.2	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.61%		1.54%		0.71%	
Households	1.51%		1.53%		0.71%	
Families	1.63%		1.49%		0.64%	
Owner HHs	2.18%		1.79%		0.91%	
Median Household Income	2.10%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			10,534	9.9%	9,503	8.3%
\$15,000 - \$24,999			11,179	10.6%	10,352	9.1%
\$25,000 - \$34,999			11,137	10.5%	10,919	9.6%
\$35,000 - \$49,999			14,453	13.6%	14,840	13.0%
\$50,000 - \$74,999			18,325	17.3%	20,121	17.6%
\$75,000 - \$99,999			11,070	10.5%	12,684	11.1%
\$100,000 - \$149,999			12,971	12.2%	15,470	13.5%
\$150,000 - \$199,999			6,928	6.5%	8,988	7.9%
\$200,000+			9,331	8.8%	11,309	9.9%
Median Household Income			\$55,806		\$61,923	
Average Household Income			\$86,941		\$97,609	
Per Capita Income			\$28,456		\$31,803	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	24,412	8.5%	24,503	7.5%	26,953	7.7%
5 - 9	23,619	8.2%	24,470	7.5%	26,023	7.4%
10 - 14	22,764	7.9%	24,386	7.5%	25,620	7.3%
15 - 19	22,234	7.7%	22,670	7.0%	23,922	6.8%
20 - 24	20,292	7.1%	22,507	6.9%	22,958	6.5%
25 - 34	42,387	14.8%	50,575	15.6%	54,852	15.6%
35 - 44	41,375	14.4%	43,270	13.3%	49,712	14.1%
45 - 54	39,803	13.9%	39,355	12.1%	41,100	11.7%
55 - 64	28,753	10.0%	36,489	11.2%	36,138	10.3%
65 - 74	12,744	4.4%	24,073	7.4%	27,654	7.9%
75 - 84	6,215	2.2%	9,436	2.9%	13,253	3.8%
85+	2,340	0.8%	3,101	1.0%	3,613	1.0%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	104,906	36.6%	106,573	32.8%	110,505	31.4%
Black Alone	91,387	31.8%	100,786	31.0%	107,116	30.4%
American Indian Alone	1,555	0.5%	1,493	0.5%	1,568	0.4%
Asian Alone	39,497	13.8%	57,445	17.7%	69,986	19.9%
Pacific Islander Alone	137	0.0%	145	0.0%	145	0.0%
Some Other Race Alone	39,388	13.7%	45,747	14.1%	48,667	13.8%
Two or More Races	10,068	3.5%	12,647	3.9%	13,811	3.9%
Hispanic Origin (Any Race)	105,841	36.9%	120,909	37.2%	130,887	37.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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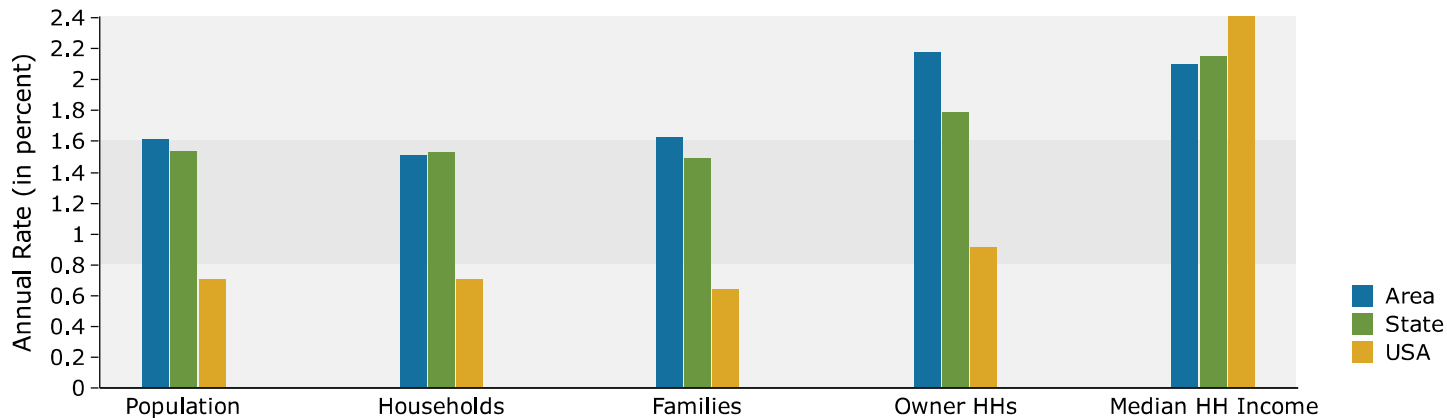


Demographic and Income Profile

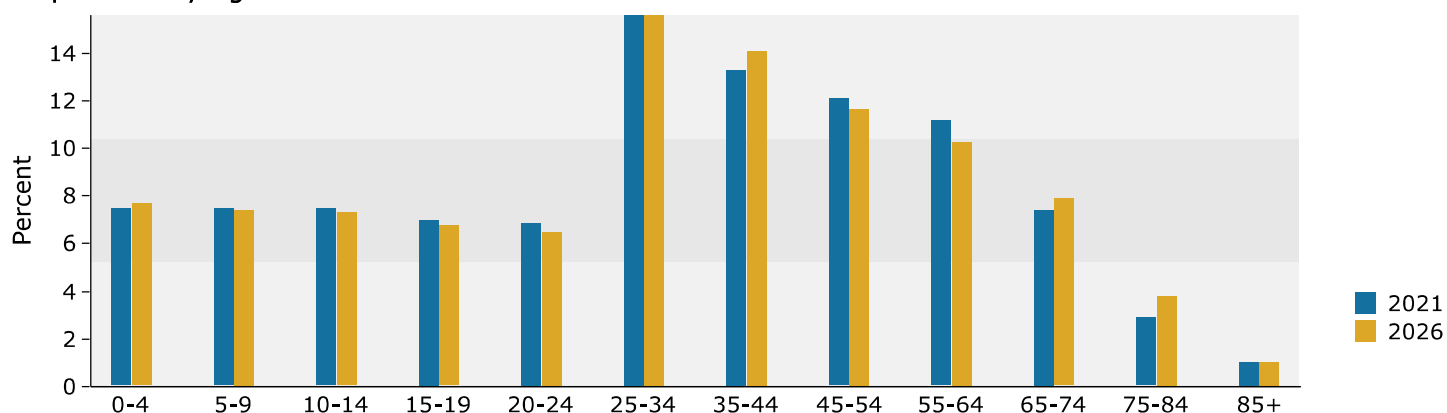
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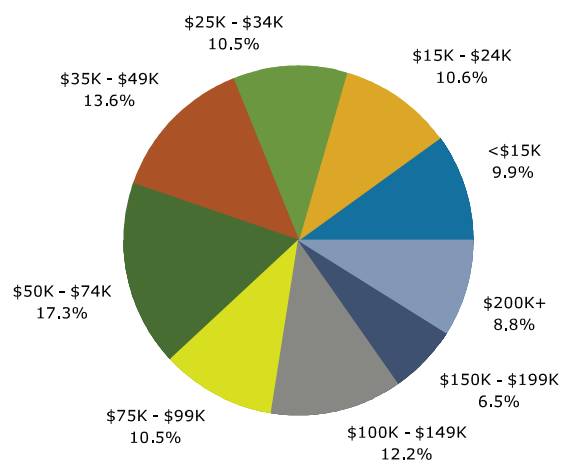
Trends 2021-2026



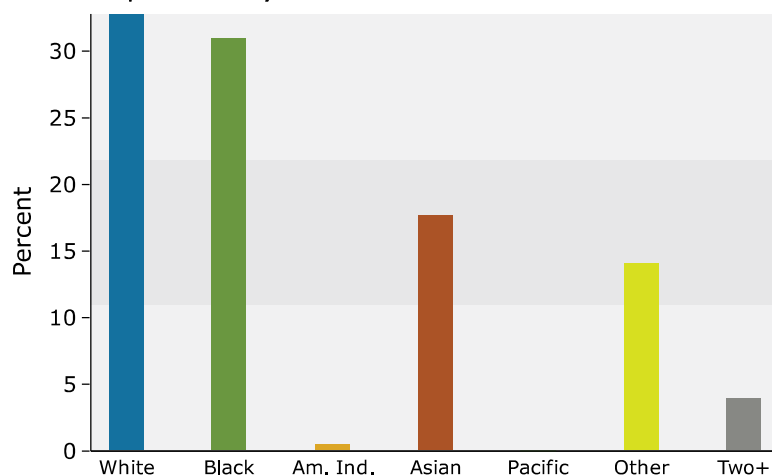
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 37.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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