

2nd FLOOR OFFICE - FOR LEASE

3007 Texas Pkwy, Missouri City, TX 77489



- **Price: \$1,100 Monthly Gross**
- **AVAIL: Suite B +/- 1,250 SF**
- Private entrance and ready for immediate move-in
- Accessible via two drive cuts on Texas Pkwy
- Located near signalized corner of Texas Pkwy & Cartwright Rd
- Approx Miles: 1.3 – Fort Bend Pkwy Toll, 2.8 – US-90 Alt, 3.4 – BW 8, and 3.7 SH 6



Danny Nguyen, CCIM

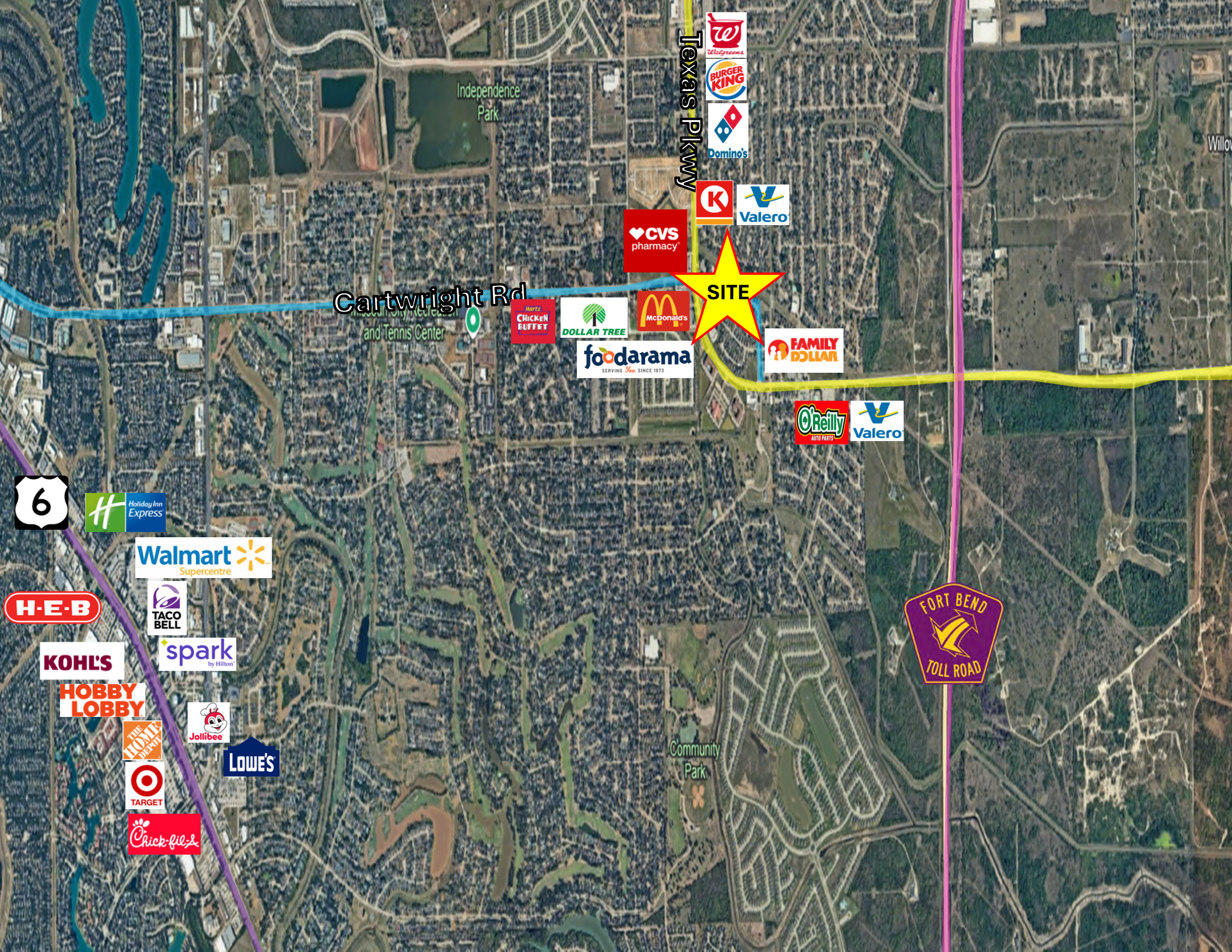
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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.



Texas Pkwy

Cartwright Rd

SITE

Independence Park

Community Recreation and Tennis Center

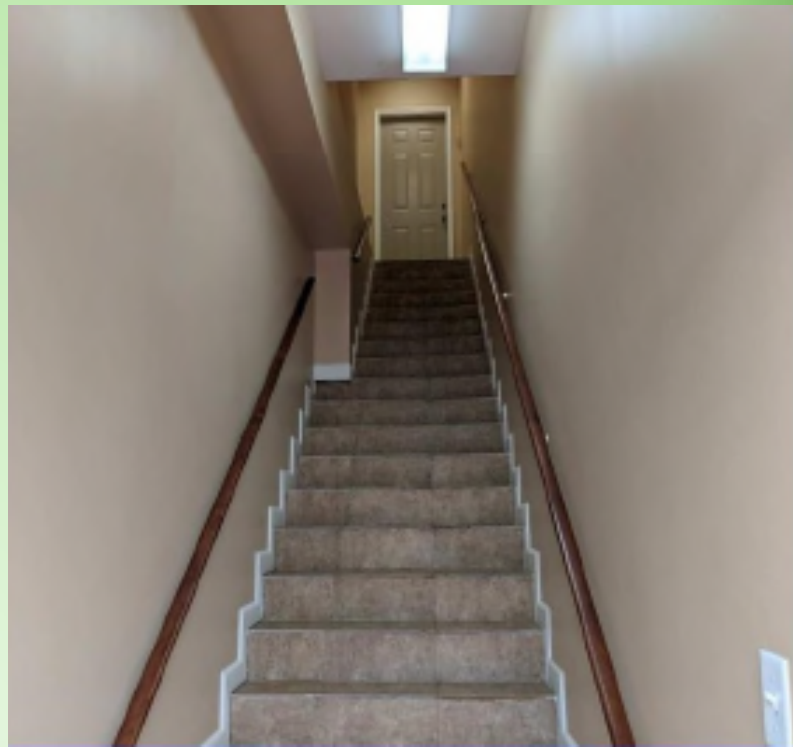
Community Park

Willow



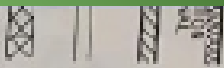


Suite B (2nd Floor)
+/- 1,250 SF





SHOUL. 34" SPACED 80
DASHING & 8" SLOTTED
END STAIRS ONLY



10' 0" (8' 11")
73.00
10' 0"

PROPOSED 10' 0" PVC SEPARATOR

FILES AND BOTTLEWORK IN METAL FILE CABINETS
SOME DESKS AND CHAIRS
NO COMBUSTIBLE STORAGE
NO HIGH FIRE STORAGE
TO IMPROVED STRUCTURE

THE LOCATION OF THE VAC
SEPARATOR SHALL BE IN ACCORDANCE
WITH P-1.1

BREAK ROOM
1 Hr
RATING

HVAC

10' 0" x 10' 0" x 10' 0"

RESTROOM

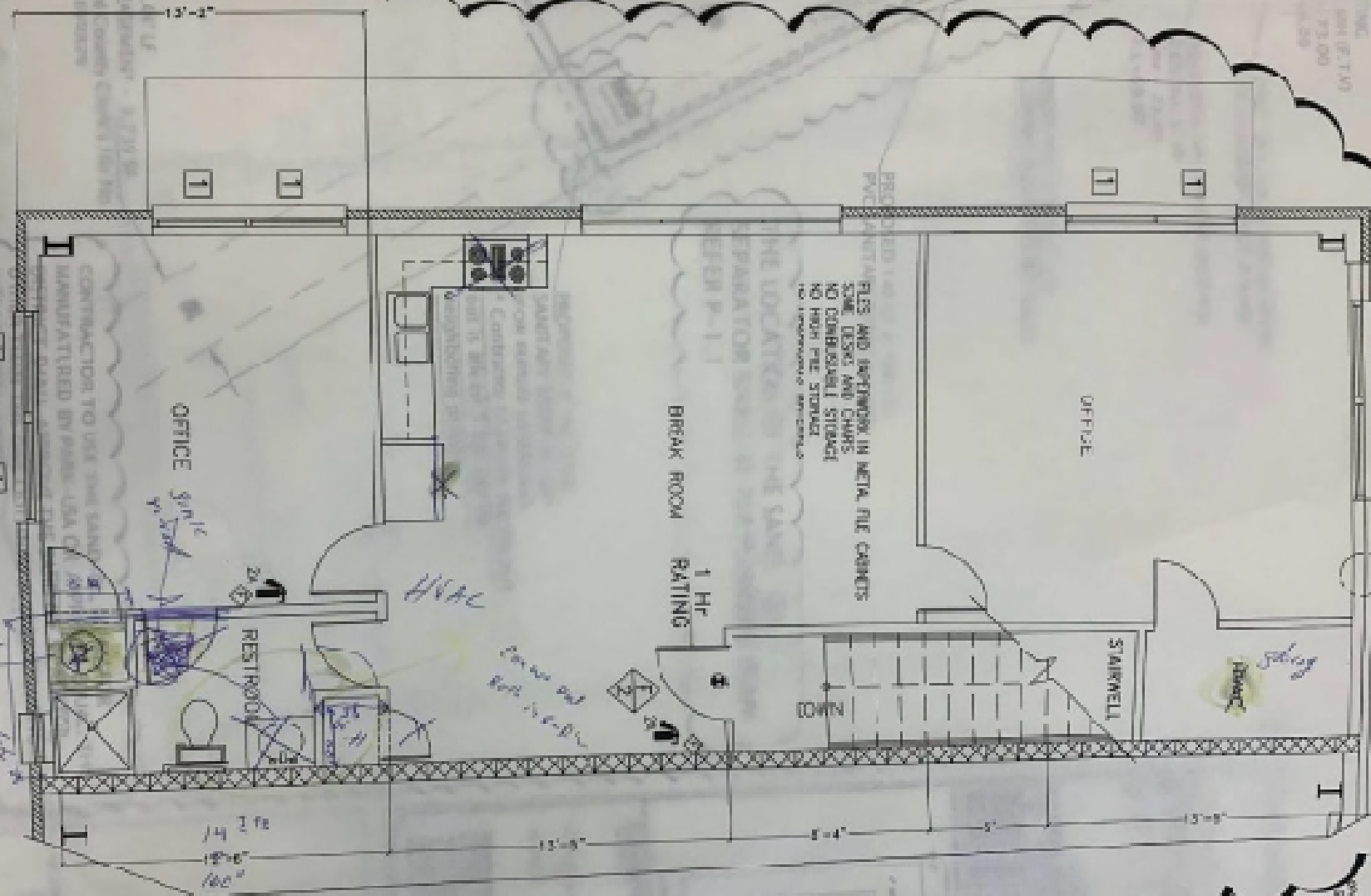
OFFICE

30' 0" x 10' 0"

CONTRACTOR TO USE THE SAME
MANUFACTURED BY BAKER USA CO.

BEFORE 1 INSTALL 1

Storage



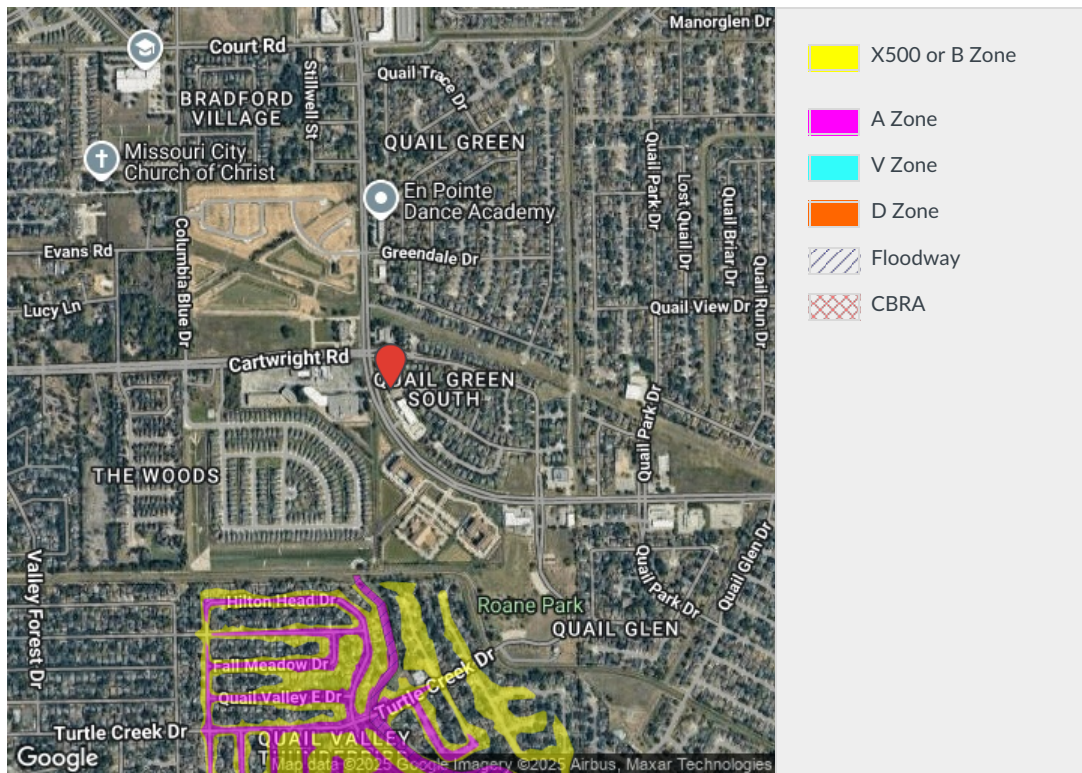
ING WATER CONSERVATION NOTES

WATER SAVING MEASURES
RECOMMENDED BY THE ENGINEER

3007 TEXAS PKWY MISSOURI CITY, TX 77489-5242

LOCATION ACCURACY: 📍 Excellent**Flood Zone Determination Report****Flood Zone Determination: OUT**

COMMUNITY	480304	PANEL	0285M
PANEL DATE	January 29, 2021	MAP NUMBER	48157C0285M





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1-A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1-V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

Executive Summary

3007 Texas Pkwy, Missouri City, Texas, 77489



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	13,978	60,273	140,645
2020 Population	14,239	65,219	168,069
2025 Population	14,583	70,339	174,472
2030 Population	15,916	76,408	186,535
2010-2020 Annual Rate	0.19%	0.79%	1.80%
2020-2025 Annual Rate	0.46%	1.45%	0.71%
2025-2030 Annual Rate	1.76%	1.67%	1.35%

Age			
2025 Median Age	40.5	40.5	37.1
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	11.6%	16.6%	18.4%
Black Alone	65.1%	46.0%	33.0%
American Indian Alone	0.6%	0.8%	1.0%
Asian Alone	3.3%	14.3%	20.8%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	10.0%	11.2%	15.1%
Two or More Races	9.5%	11.0%	11.6%
Hispanic Origin	21.9%	24.7%	30.8%
Diversity Index	69.9	82.1	87.2

Households			
2010 Total Households	4,545	19,938	45,517
2020 Total Households	4,751	22,103	55,627
2025 Total Households	4,997	24,324	59,535
2030 Total Households	5,540	26,834	64,839
2010-2020 Annual Rate	0.44%	1.04%	2.03%
2020-2025 Annual Rate	0.97%	1.84%	1.30%
2025-2030 Annual Rate	2.08%	1.98%	1.72%
2025 Average Household Size	2.92	2.88	2.93
Wealth Index	75	99	104

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	18.0%	21.3%	24.0%
Median Household Income			
2025 Median Household Income	\$78,886	\$87,008	\$86,147
2030 Median Household Income	\$84,520	\$96,692	\$95,794
2025-2030 Annual Rate	1.39%	2.13%	2.15%
Average Household Income			
2025 Average Household Income	\$94,634	\$110,198	\$119,719
2030 Average Household Income	\$102,100	\$119,907	\$131,340
Per Capita Income			
2025 Per Capita Income	\$32,755	\$38,240	\$40,807
2030 Per Capita Income	\$35,895	\$42,285	\$45,594
2025-2030 Annual Rate	1.85%	2.03%	2.24%
Income Equality			
2025 Gini Index	33.9	41.8	45.1
Socioeconomic Status			
2025 Socioeconomic Status Index	49.3	48.8	45.8
Housing Unit Summary			
Housing Affordability Index	106	91	83
2010 Total Housing Units	4,809	20,914	49,188
2010 Owner Occupied Hus (%)	82.9%	81.2%	67.8%
2010 Renter Occupied Hus (%)	17.1%	18.8%	32.1%
2010 Vacant Housing Units (%)	5.5%	4.7%	7.5%
2020 Housing Units	4,984	23,135	58,961
2020 Owner Occupied HUs (%)	77.2%	76.9%	64.4%
2020 Renter Occupied HUs (%)	22.8%	23.1%	35.6%
Vacant Housing Units	4.5%	4.5%	5.6%
2025 Housing Units	5,178	25,223	63,254
Owner Occupied Housing Units	78.2%	77.7%	64.4%
Renter Occupied Housing Units	21.8%	22.3%	35.6%
Vacant Housing Units	3.5%	3.6%	5.9%
2030 Total Housing Units	5,793	28,066	69,133
2030 Owner Occupied Housing Units	4,398	21,167	41,856
2030 Renter Occupied Housing Units	1,142	5,666	22,984
2030 Vacant Housing Units	253	1,232	4,294

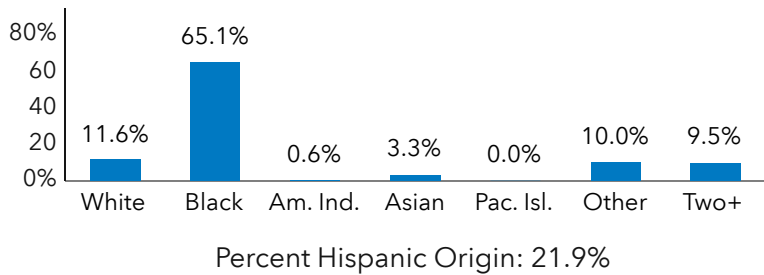
Graphic Profile

3007 Texas Pkwy, Missouri City, Texas, 77489

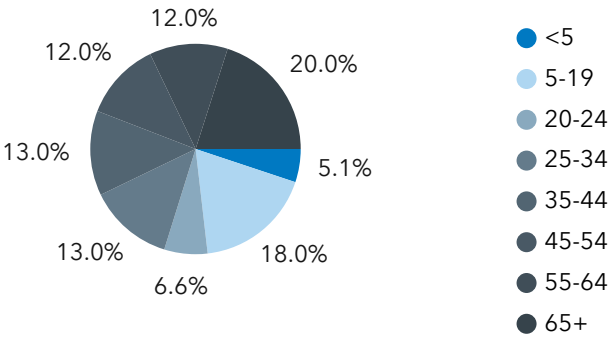


Ring band: 0 - 1 mile radius

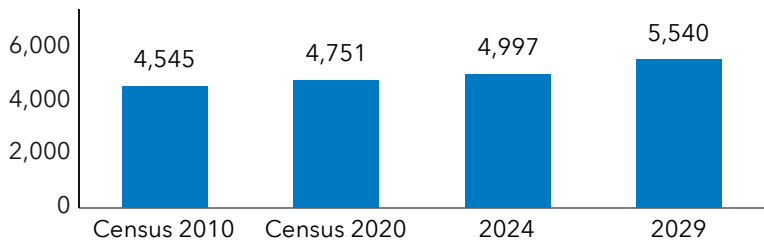
Population by Race



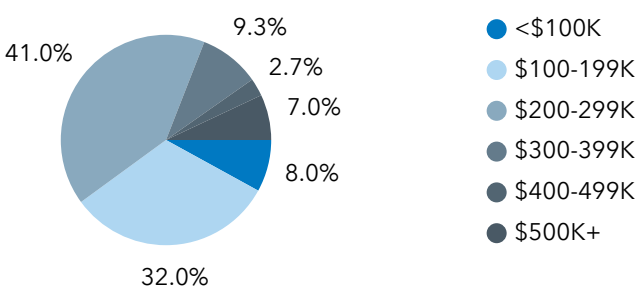
Population by Age



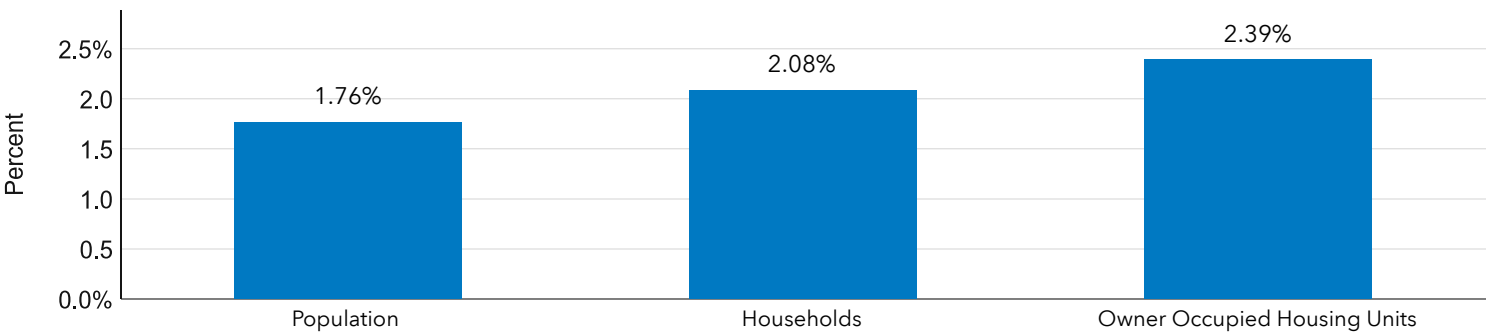
Households



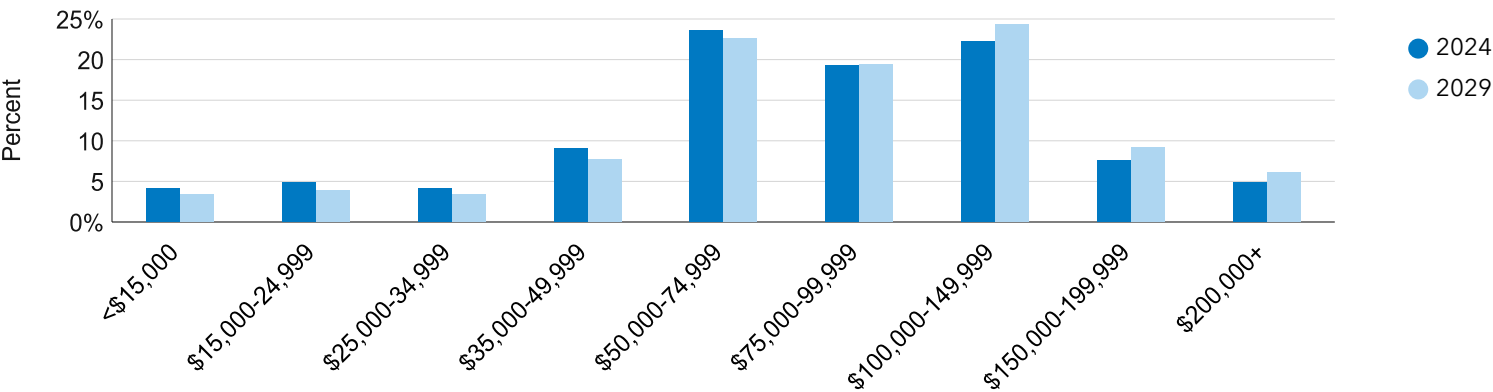
Home Value



2024-2029 Annual Growth Rate



Household Income



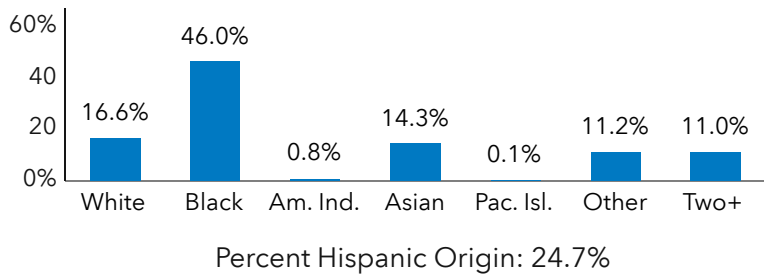
Graphic Profile

3007 Texas Pkwy, Missouri City, Texas, 77489

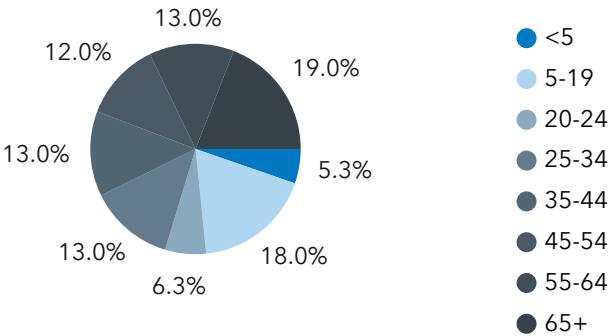


Ring band: 1 - 3 mile radius

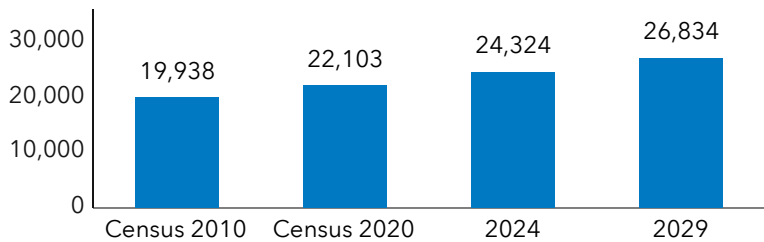
Population by Race



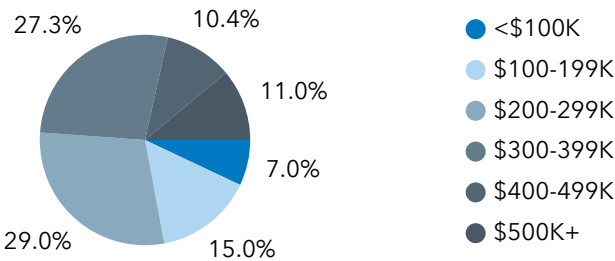
Population by Age



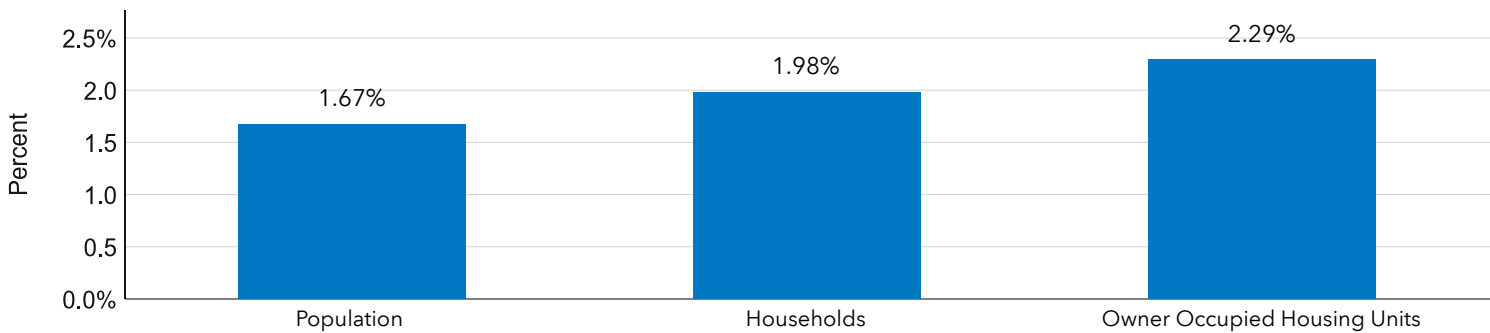
Households



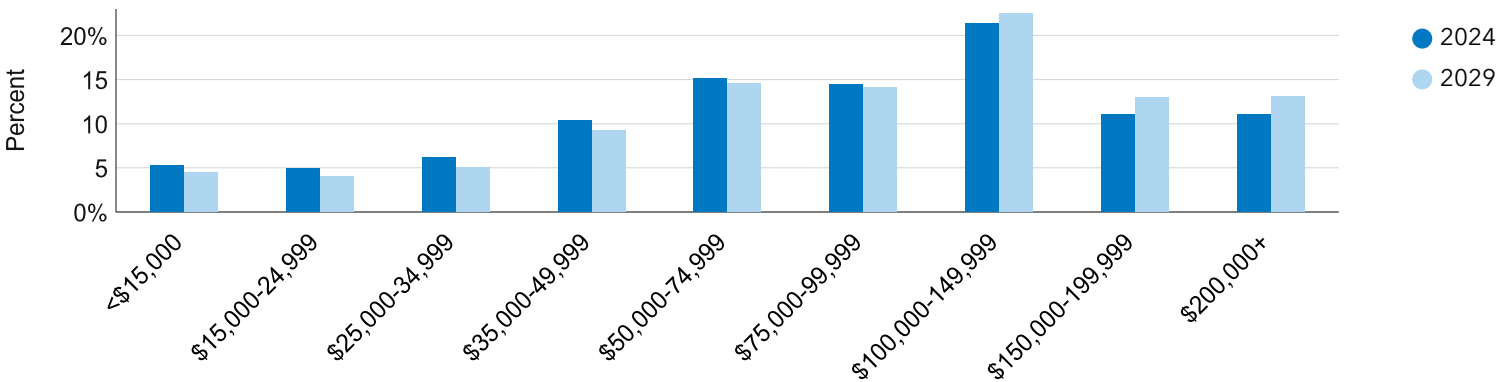
Home Value



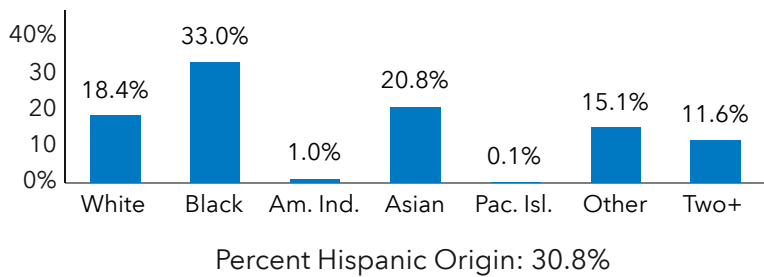
2024-2029 Annual Growth Rate



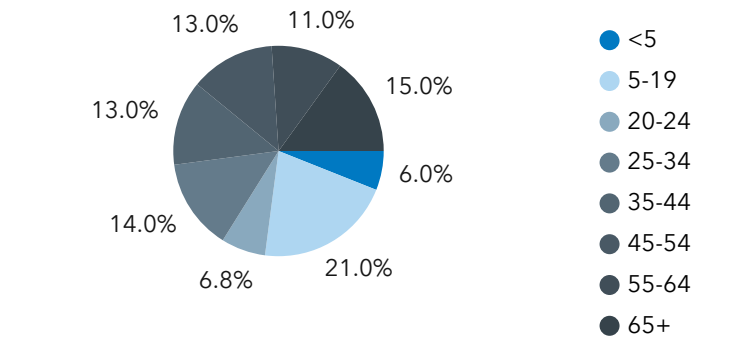
Household Income



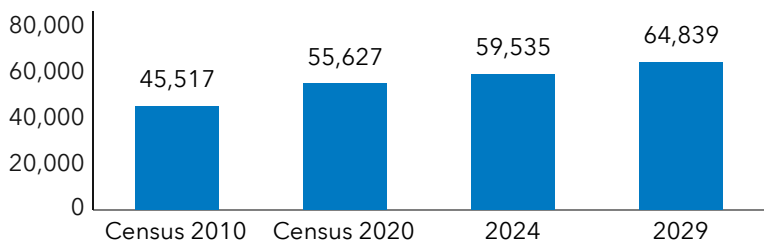
Population by Race



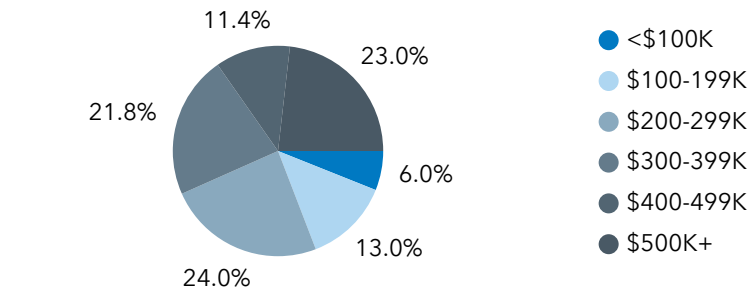
Population by Age



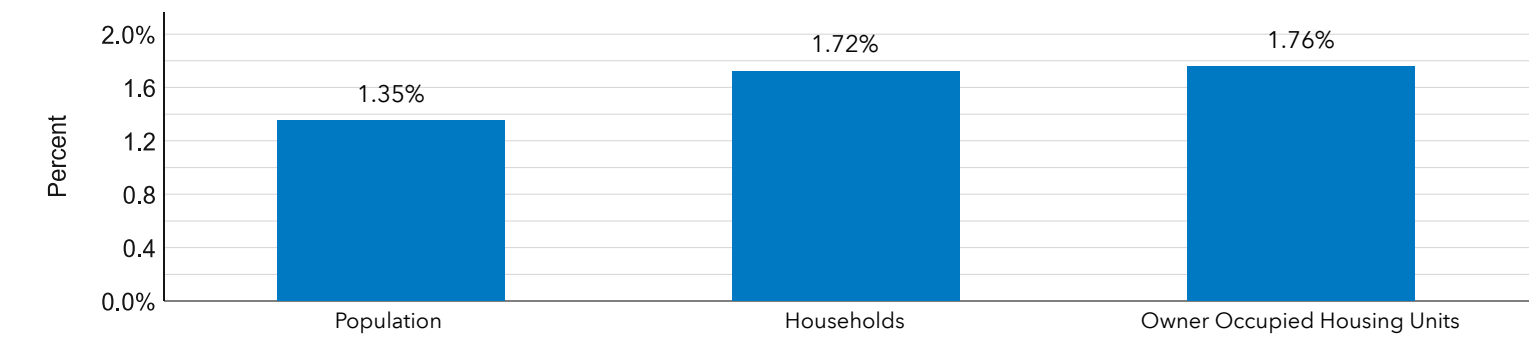
Households



Home Value



2024-2029 Annual Growth Rate



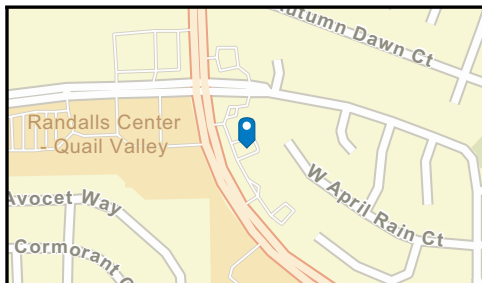
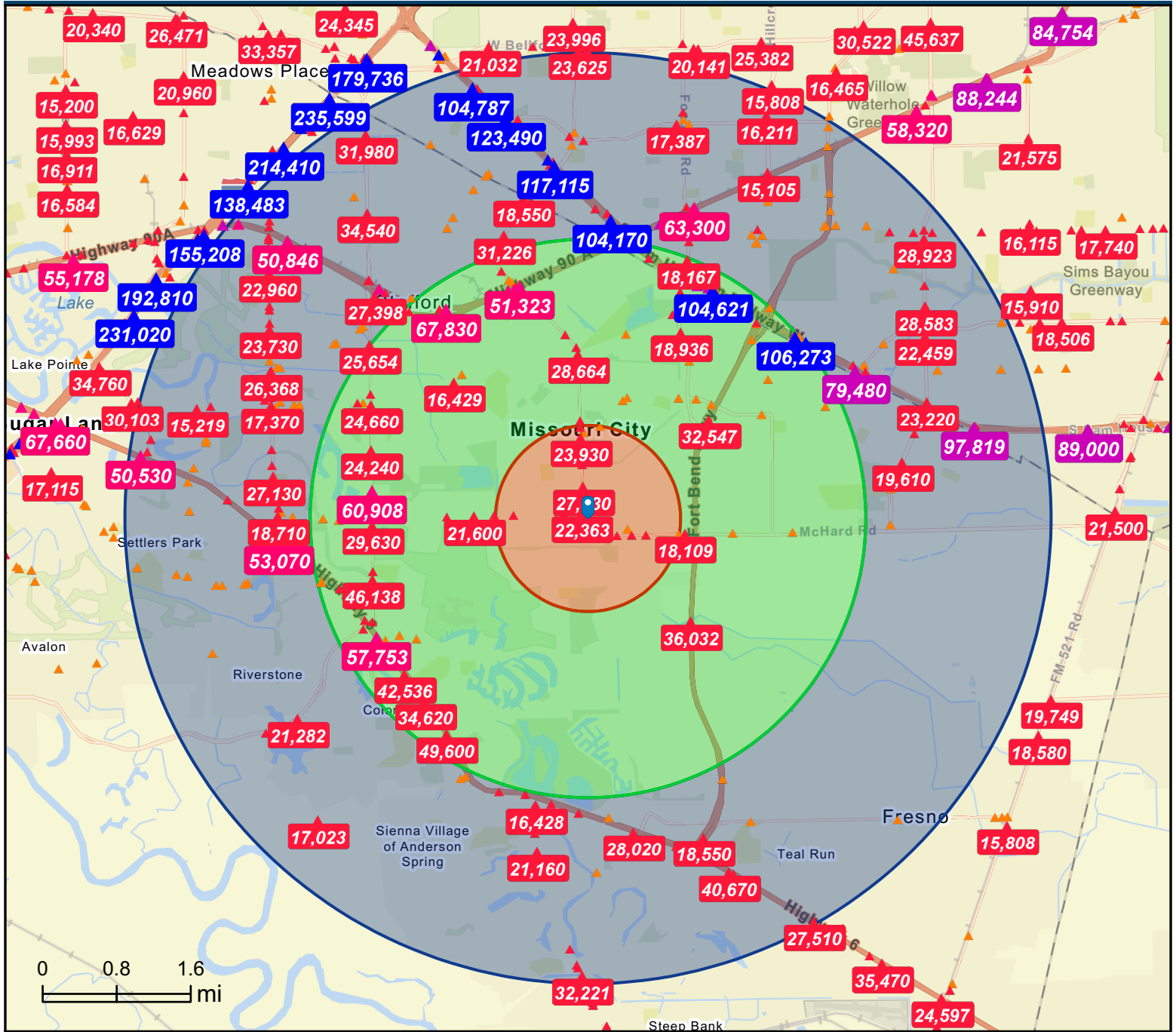
Household Income



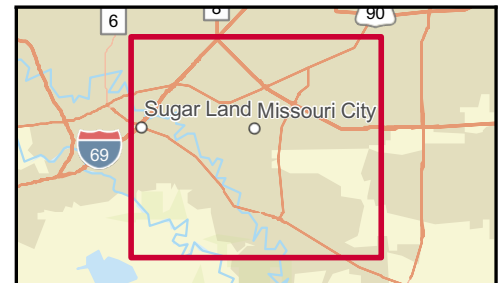
Traffic Count Map

3007 Texas Pkwy, Missouri City, Texas, 77489
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.58271
Longitude: -95.52537



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: ©2025 Kalibrate Technologies (Q1 2025).

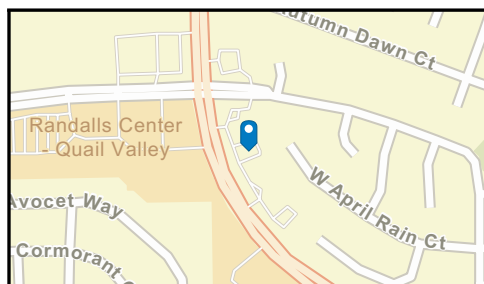
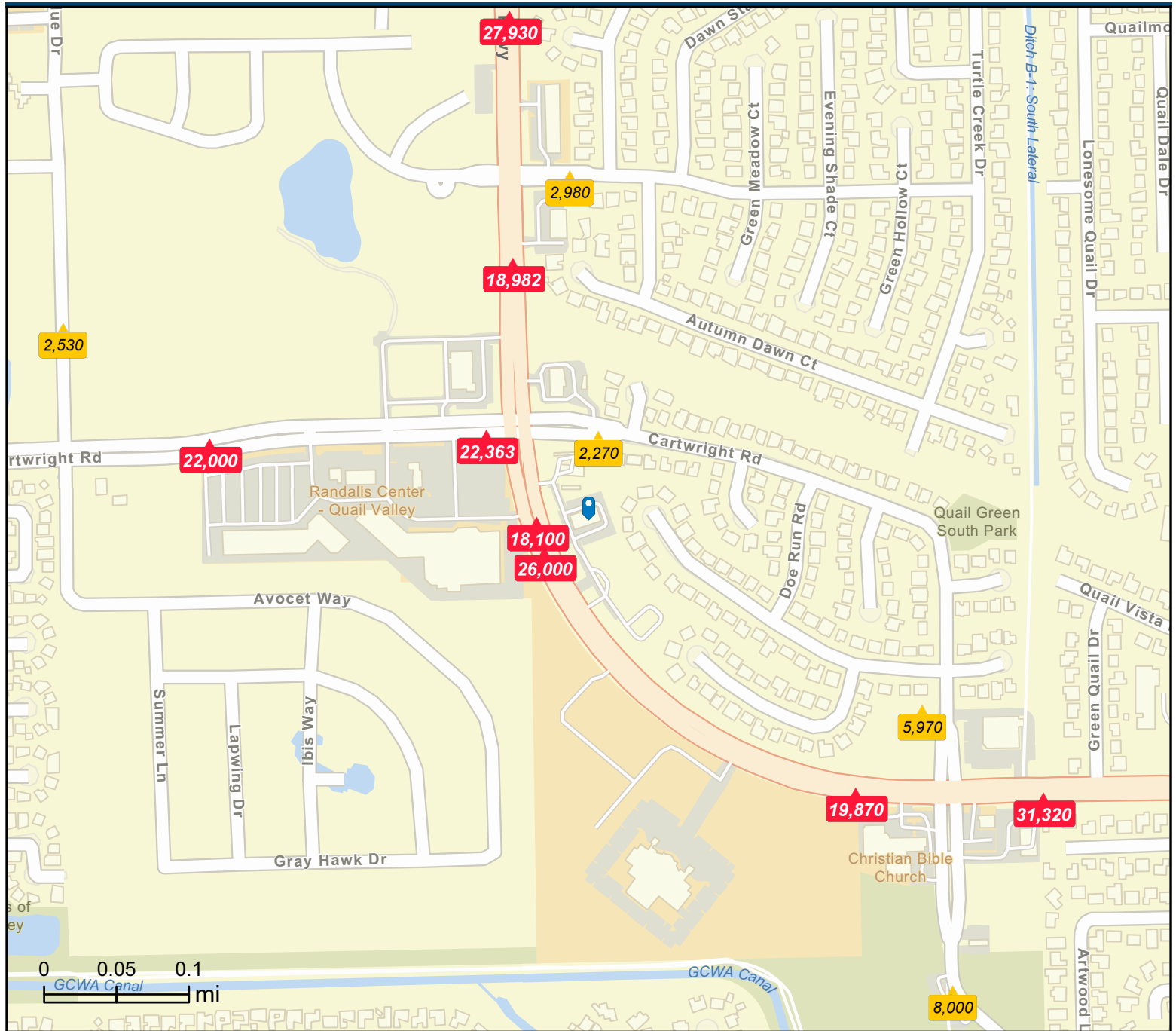
July 22, 2025



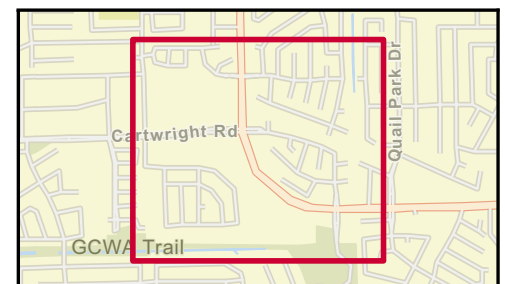
Traffic Count Map - Close Up

3007 Texas Pkwy, Missouri City, Texas, 77489
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.58271
Longitude: -95.52537



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



Source: ©2025 Kalibrate Technologies (Q1 2025).

July 22, 2025



Traffic Count Profile

3007 Texas Pkwy, Missouri City, Texas, 77489
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.58271
Longitude: -95.52537

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	Texas Pkwy	Cartwright Rd (0.06 miles N)	2005	18100
0.04	Texas Pkwy	Cartwright Rd (0.08 miles N)	2006	26000
0.06	Cartwright Rd	Fawn Ct (0.03 miles E)	2005	2270
0.09	Cartwright Road	Texas Pkwy (0.02 miles E)	2022	22363
0.18	Texas Pkwy	Greendale Dr (0.06 miles N)	2013	18982
0.24	Greendale Dr	Indian TrlDr (0.03 miles E)	2011	2980
0.26	Texas Pkwy	Turtle Creek Dr (0.06 miles E)	2011	19870
0.26	Turtle Creek Dr	W April Rain Ct (0.06 miles N)	2008	5970
0.27	Cartwright Rd	Columbia Blue Dr (0.1 miles W)	2011	22000
0.35	Texas Pkwy	Wrenway Dr (0.05 miles N)	2008	27930
0.37	Texas Pkwy	Green Quail Dr (0.04 miles E)	2008	31320
0.38	Columbia Blue Dr	Cartwright Rd (0.09 miles S)	2011	2530
0.41	Turtle Creek Dr	Texas Pkwy (0.13 miles N)	2011	8000
0.44	Stillwell Rd	Wrenway Dr (0.02 miles S)	2009	100
0.44	Quail Park Dr	Quail Vista Dr (0.04 miles N)	2001	8670
0.47	Quail Park Dr	Texas Pkwy (0.03 miles N)	2011	2500
0.51	Texas Pkwy	Quail PkDr (0.04 miles W)	2011	15230
0.54	Quail Trace Dr	Indian TrlCt (0.01 miles W)	2011	1280
0.58	Texas Pkwy	Ct Rd (0.02 miles N)	2005	23340
0.58	Stillwell Rd	Ct Rd (0.03 miles N)	2009	123
0.61	Court Rd	Stillwell Rd (0.02 miles W)	2011	4970
0.61	Columbia Blue Dr	Rhodes Ln (0.08 miles S)	2001	2960
0.63	Court Rd	Stillwell Rd (0.08 miles E)	2001	3820
0.64	Texas Pkwy	Ct Rd (0.04 miles S)	2005	23260
0.65	Texas Pkwy	Quail Glen Dr (0.03 miles E)	2011	15655
0.68	Turtle Creek Dr	Mission Valley Dr (0.03 miles E)	2011	3280
0.69	Hilton Head Dr	Valley Forest Dr (0.04 miles W)	2001	570
0.72	Valley Forest Dr	Fairgreen Dr (0.03 miles NW)	2001	3760
0.76	Hilton Head Dr	Valley Forest Dr (0.05 miles E)	2011	480
0.77	Texas Pkwy	Independence Blvd (0.15 miles N)	2011	28010

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2025 Kalibrate Technologies (Q1 2025).



Information About Brokerage Services

Texas law requires all real estate licensees 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 to sell or 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.

AS AGENT FOR BUYER/TENANT: 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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 below and retain a copy for your records.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 7132705400

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Independence Blvd

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