SHOPPING CENTER - FOR LEASE

2601 Cartwright Rd, Missouri City, TX 77459



Parvez Karedia
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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.

- Price: $1.25 – $2.50 SF/MO
- NNN: $0.35 SF/MO
- Available Spaces:
- +/- 27,499 SF – Shell Space
- +/- 5,325 SF – Office Space
- +/- 1,800 SF – Retail Space
- +/- 1,750 SF – Retail Space
- +/- 5,950 SF – Office/Education/Medical Space
- Frontage: +/- 692’ along Cartwright Rd
- Corner lot with dedicated signalized lights on Cartwright Rd & Meadowcreek Dr



- Newly Resurfaced Parking Lot
- Recently installed LED Canopy Lights
- Accessible via seven Curb Cuts
- Great visibility and Accessibility
- Two pylon signages
- Ample parking space and anchored by Alex’s Kitchen and UPS
- Approx Miles: 1.1 – FM 2234/Texas Pkwy, 1.2 – FM 1092/Murphy Rd, 2.3 – SH6, 2.4 – Fort Bend Pkwy Toll Rd, 3.7 – US-90 Alt, and 5.1 – US-59/I69.
- Ideal for Professional Services, banquet hall, dine-in restaurant, etc.
- Minutes to Sugar Land, Houston, Pearland, and Stafford


FM3345
DN
FOR LEASE
713-270-5400




+/- 1,800 SF
TATTOOS
SOLAR NAILS
BARBER SHOP





+/- 1,800 SF









Suite # 2601 A
+/- 27,499 SF Shell Space
w/ +/- 5,325 SF

PROPERTY INFORMATION

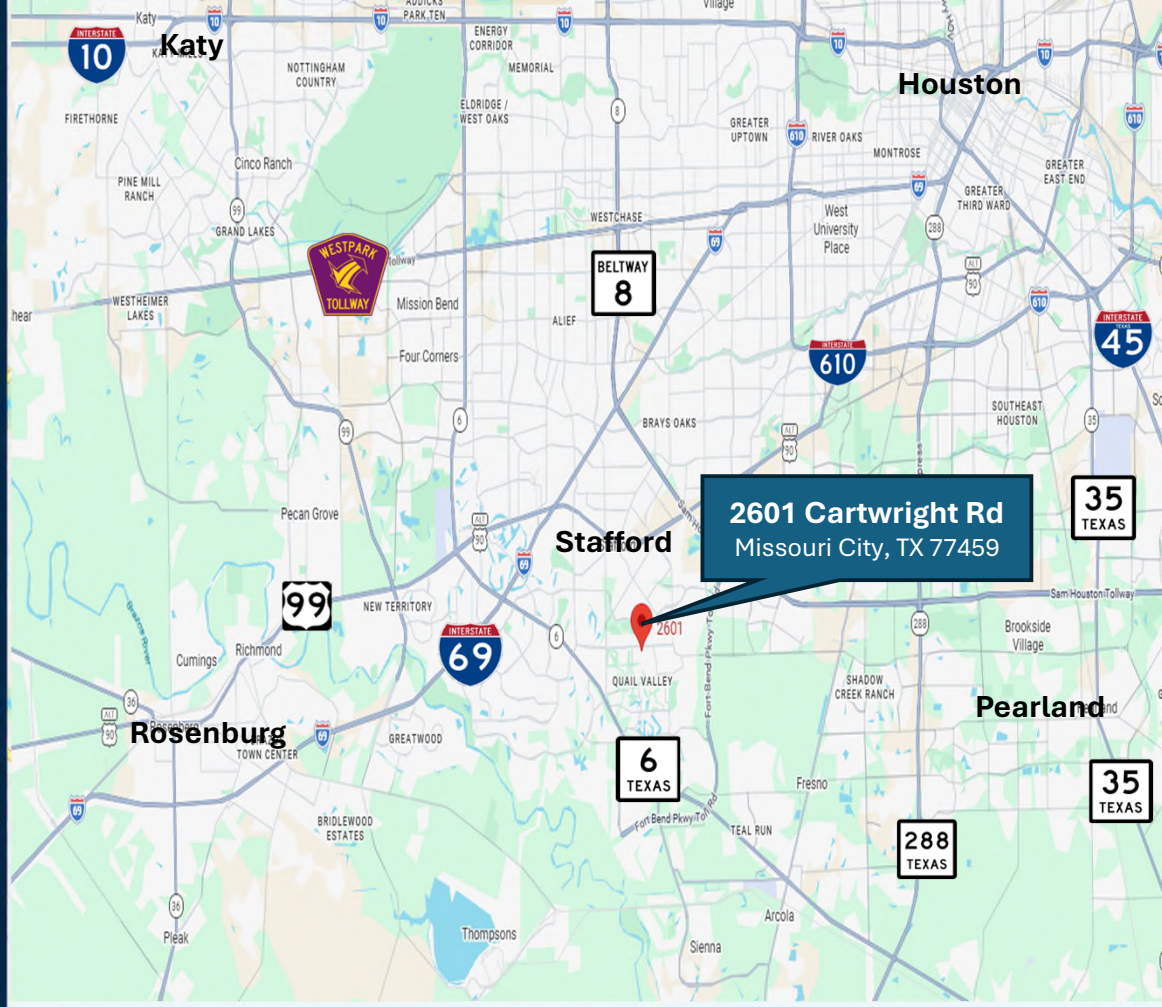
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DEMOGRAPHICS
(2024 Estimates)

	0 – 1 MILE	1 – 3 MILES	3 – 5 MILES
Population	11,945	85,616	150,873
Households	4,372	28,986	52,615
Median Household Income	$78,293	$94,432	$91,619
Average Household Income	$99,103	$123,666	$130,617
Median Age	41.0	40.3	38.6
Population Growth (2024–2029)	1.29%	1.25%	1.55%
Household Growth (2024–2029)	1.55%	1.51%	1.91%

TRAFFIC EXPOSURE
Key Nearby Traffic Counts (Average Daily Traffic)

Roadway / Location	Distance	Vehicles per Day
Cartwright Rd (W of Kingsbook Ln)	0.10 mi	21,600
Cartwright Rd (E of la Quinta Dr)	0.37 mi	24,120
Cartwright Rd (E of Valley Bend Dr)	0.35 mi	22,410
Cypress Point Dr (N of Cartwright Rd)	0.06 mi	2,620
Quail Valley East Dr (E of Cartwright Rd)	0.16 mi	21,340



FLOOD ZONE

Flood Zone Determination:

OUT

X500 or B Zone

PROPERTY LOCATION

2601 Cartwright Rd,
Missouri City, TX 77459



PRIME MISSOURI CITY LOCATION / STRONG & GROWING DEMOGRAPHICS / EXCELLENT TRAFFIC COUNTS / ESTABLISHED RESIDENTIAL TRADE AREA

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.

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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 _____