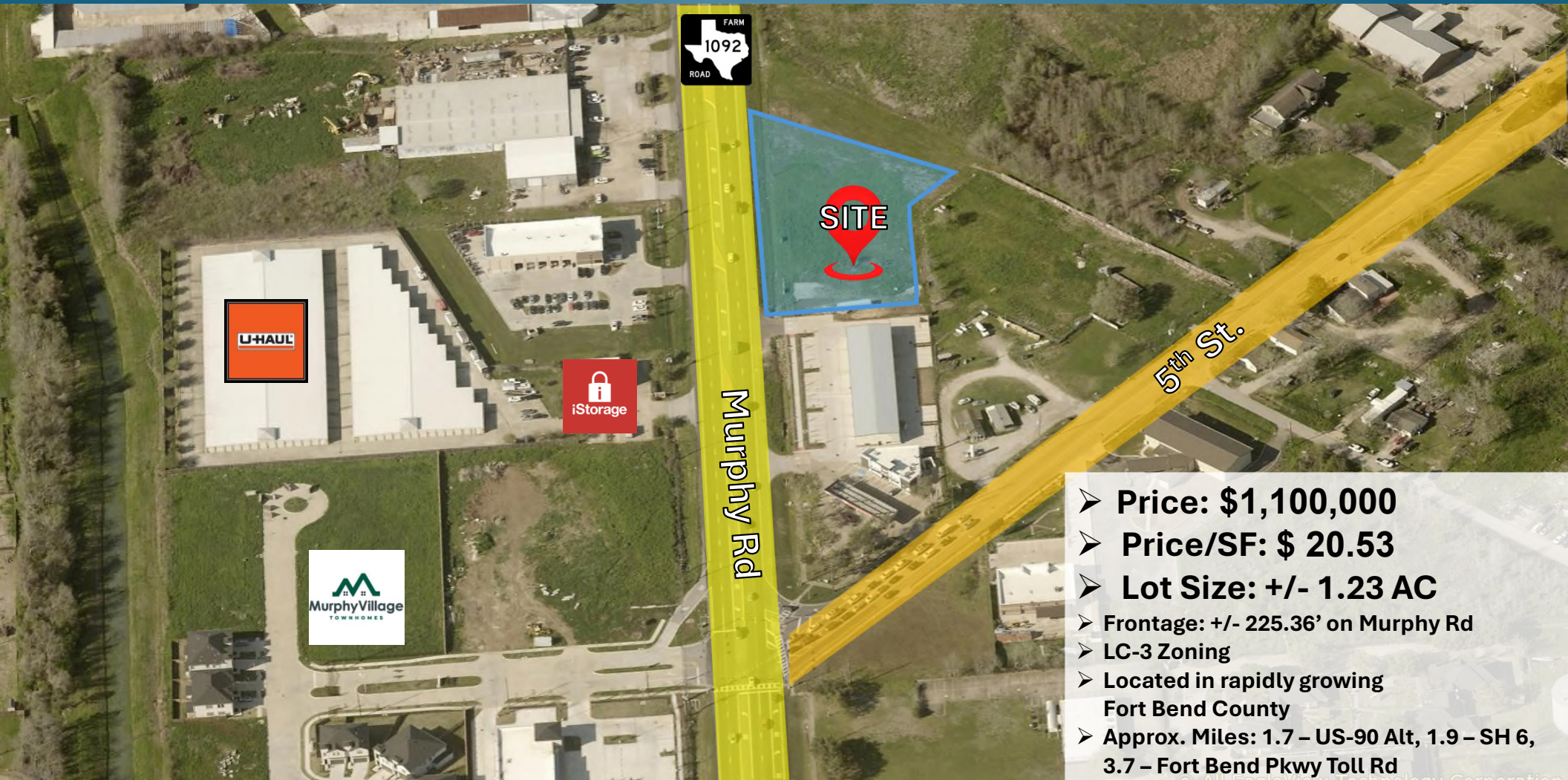


# LAND FOR SALE

1911 FM 1092 Rd, Missouri City, TX 77459



- Price: \$1,100,000
- Price/SF: \$ 20.53
- Lot Size: +/- 1.23 AC
- Frontage: +/- 225.36' on Murphy Rd
- LC-3 Zoning
- Located in rapidly growing Fort Bend County
- Approx. Miles: 1.7 – US-90 Alt, 1.9 – SH 6, 3.7 – Fort Bend Pkwy Toll Rd



**Danny Nguyen, CCIM**

M - (713) 478-2972

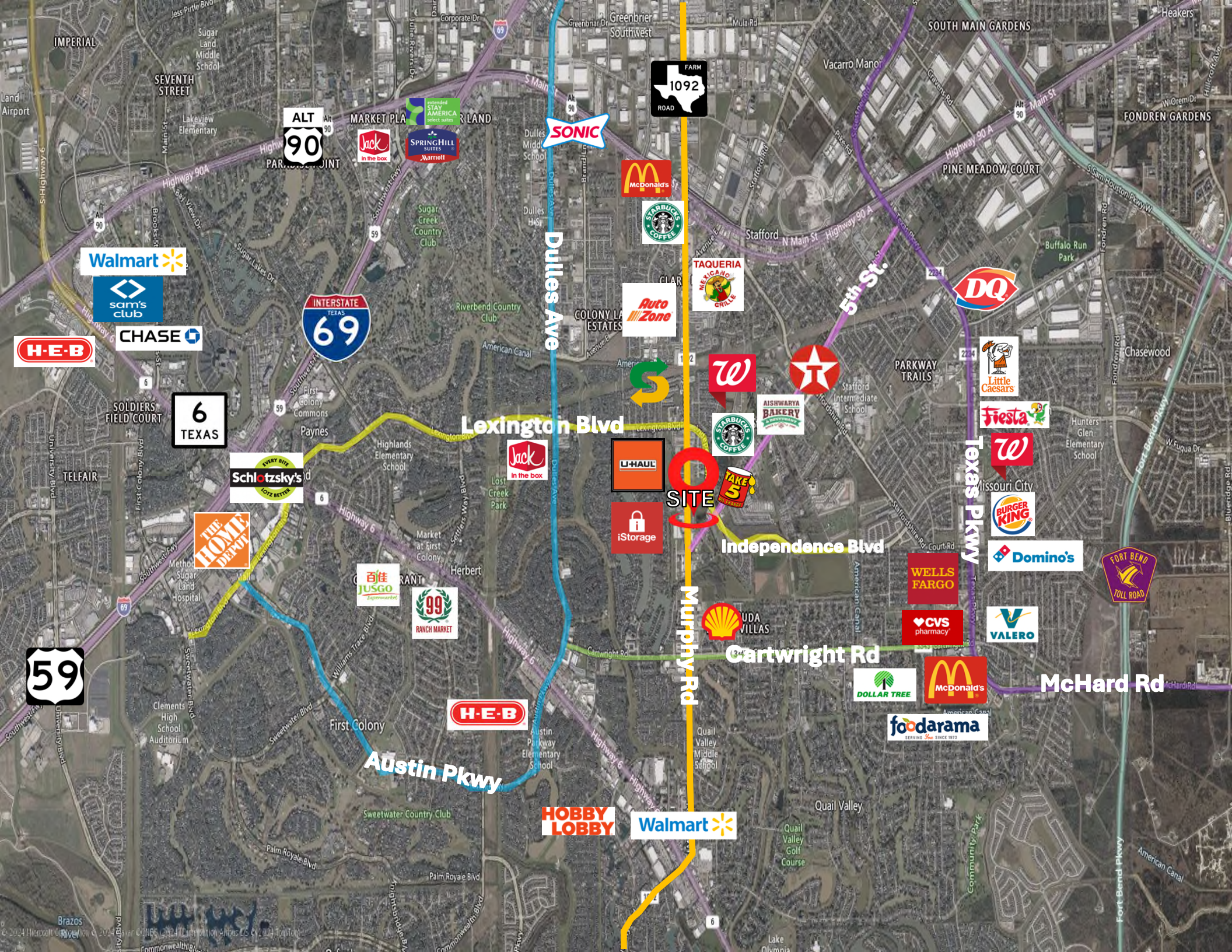
O - (713) 270-5400

dannynguyen@dncommercial.net



*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.*









FM 1092

SITE

Fifth St

- ❖ Prime Land – 1.23 Acre Land with 330 Ft Frontage on Murphy Rd (FM 1092)
- ❖ High Visibility and Accessibility
- ❖ Per Seller, opportunity for multiple uses under LC-3 zoning. Architectural plans available for a 15,400 sq ft retail strip center – ready for buyer review and City submission.
- ❖ Surrounded by new homes and active developments Permitting under the jurisdiction of Missouri City.
- ❖ Perfect for investors and developers looking to capitalize on a growing area!
- ❖ High traffic count on Murphy Road
- ❖ Seller is open to land financing or joint venture.




**Bush/IAH  
Airport**  
+/- 47 MI.



**Stafford**



**Hobby  
Airport**  
+/- 23 MI.



**Sugar Land**



**Port of  
Houston**  
+/- 24 MI.





F.M. 1092 ROAD  
(140' R.O.W.)

**LEGEND:** (ITEMS THAT MAY APPEAR ON THIS SURVEY)  
A.E.=AERIAL EASEMENT  
B.L.=BUILDING LINE  
BRS=BEARS  
C.I.R.=CAPPED IRON ROD  
C.M.=CONTROL MONUMENT  
D.E.=DRAINAGE EASEMENT  
FNC=FENCE

WOOD FENCE  
CHAIN LINK FENCE  
WROUGHT IRON FENCE  
BARBED WIRE FENCE  
SUBJECT TRACT

F.C.I.R.=FOUND CAPPED IRON ROD  
F.I.P.=FOUND IRON PIPE  
F.I.R.=FOUND IRON ROD  
GM=GAS METER  
G.B.L.=GARAGE BUILDING LINE  
IST=INSIDE SUBJECT TRACT  
OST=OUTSIDE SUBJECT TRACT  
P.R.=PLAT RECORDS

CONCRETE PAVEMENT  
COVERED AREA

U.E.=UTILITY EASEMENT  
U.T.S.=UNABLE TO SET  
R.O.W.=RIGHT-OF-WAY  
S.C.I.R.=SET CAPPED IRON ROD  
S.S.E.=SANITARY SEWER EASEMENT  
W.L.E.=WATER LINE EASEMENT

RESIDUE OF  
CALLED 0.51 AC.  
JAMES H. KEPNER  
VOL. 499, PG. 413  
F.B.C.D.R.

RESERVE "A"  
22,641 SQUARE FEET / 0.5198 ACRE  
VACANT LOT

BLOCK  
1

RESERVE "B"  
30,998 SQUARE FEET / 0.7116 ACRE  
VACANT LOT

CALLED 1.578 ACRES  
VICTOR FLORES &  
FERNANDO FLORES  
F.N. 2005155733  
F.B.C.O.R.

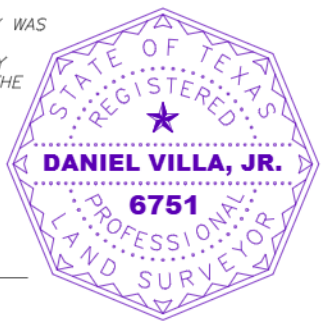
CALLED 1.578 ACRES  
VICTOR FLORES &  
FERNANDO FLORES  
F.N. 2005155733  
F.B.C.O.R.

**NOTES:**

- BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY.
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



TX ENGINEERING FIRM NO. F-22322  
TX SURVEYING FIRM NO. 10194609  
8118 FRY ROAD, SUITE 402  
CYPRESS, TEXAS 77433  
281.213.2517

**BOUNDARY SURVEY**

OF RESERVE "A" & "B", BLOCK 1 OF ZAINEB SHOPPING CENTER, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF FILE UNDER PLAT NO. 20210076 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

ADDRESS: 1911 FM 1092 ROAD, MISSOURI CITY, TEXAS 77459

JOB NO.: D2112-002  
DATE: 1/19/2022  
FOR: HUSSIAN SHOAB  
GF NO.: --  
PURCHASER: --

DRAFTED BY: JZ



RESIDENTIAL ZONING QUICK REFERENCE GUIDE

City of Missouri City, Texas  
Development Services Department  
January 2019

District	R	R-1	R-1A	R-2	R-3	R-4	R-5	R-6	MF-1	MF-2	MH	SD
Uses	SF dwellings, home occupations, SUP (as approved by CC)	SF dwellings, home occupations, SUP (as approved by CC)	Any uses permitted in an R-1 home occupations, SUP (as approved by CC)	SF dwellings, home occupations, SUP (as approved by CC)	Two-family dwellings (duplexes), any use permitted in an R-2 SF residential district, SUP (as approved by CC)	Patio or cluster SF dwellings, any use permitted in an R-2 or R-3 district, common open space, SUP (as approved by CC)	SF attached and non-attached town-houses, any use permitted in R-2, R-3 or R-4 districts, SUP (as approved by CC)	Condominiums, any use permitted in R-2, R-3, R-4 or R-5 districts, SUP (as approved by CC)	MF residential dwellings, any use permitted in R-2, R-3, R-4, R-5 or R-6 districts, SUP (as approved by CC)	MF residential dwellings, any use permitted in R-2, R-3, R-4, R-5 or R-6 districts, SUP (as approved by CC)	Manufactured housing, any use permitted in R-2, R-3, R-4 or R-5 districts, SUP (as approved by CC)	Agriculture (excluding commercial feedlots and slaughterhouses and auction barns), SF dwellings, public facilities, home occupations, SUP (as approved by CC)
Max. Height	3½ stories or 45 feet	2½ stories or 35 feet	2½ stories or 35 feet	2½ stories or 35 feet	2½ stories or 35 feet	2½ stories or 35 feet	3 stories or 45 feet	3 stories or 45 feet	2 stories or 35 feet	3 stories or 45 feet	35 feet	3½ stories or 45 feet
Min. Front Yard	35 feet, or 20 feet on a cul-de-sac	25 feet, or 35 feet on major thoroughfare, or 15 feet on cul-de-sac	25 feet, or 35 feet on major thoroughfare, or 15 feet on cul-de-sac	25 feet, or 35 feet on major thoroughfare, or 15 feet on cul-de-sac	25 feet, or 35 feet on major thoroughfare, or 15 feet on cul-de-sac	10 feet on corner lots, 0 to 10 feet on interior lots	25 feet, or 35 feet on major thoroughfare	15 feet	15 feet	15 feet	15 feet from street, or 10 feet from private drive	25 feet, or 35 feet when adjacent to major thoroughfare
Min. Side Yard	10 feet for interior lots, 15 feet for street side of corner lots	5 feet for interior lots, 10 feet for street side of corner lots	5 feet for interior lots, 10 feet for street side of corner lots	5 feet for interior lots, 10 feet for street side of corner lots	5 feet for interior lots, 10 feet for street side of corner lots	0 feet when adjoining lot with 10 foot side yard, 20 feet on major thoroughfares	5 feet for detached, 10 feet from plat boundaries, 10-20 feet from street	5 feet	5 feet	5 feet	10 feet, provided min. 40 feet between manufactured homes, 25 feet from district boundary	10 feet, or 15 feet when adjacent to street
Min. Rear Yard	25 feet, 8 feet for detached garages	25 feet, 8 feet for detached garages	25 feet, 8 feet for detached garages	15 feet, 8 feet for detached garages	15 feet, 8 feet for detached garages	20 feet, or 10 feet when adjacent to common open space	20 feet, or 10 feet when adjacent to common open space	10 feet	10 feet	10 feet	10 feet, or 25 feet from district boundary	25 feet
Min. Lot Size	1 acre	9,000 sq. ft.	7,200 sq. ft.	5,000 sq. ft.	6,000 sq. ft. for two-family, 5,000 sq. ft. for SF	2,800 sq. ft.	1,800 sq. ft.	-	-	-	3,600 sq. ft.	-
Min. Lot Width	100 feet	65 feet	60 feet	50 feet	75 feet for two-family, 50 feet for SF	40 feet	23 feet (80% of platted lots must be 25 ft.)	-	-	-	45 feet; Min. depth 80 feet	-
Max. Density/ *Other	-	-	-	-	10 dwelling units per gross platted acre	6 dwelling units per gross platted acre	10 dwelling units per gross platted acre	15 dwelling units per net platted acre	15 dwelling units per net platted acre, 15 dwelling units per building	20 dwelling units per gross platted acre, 24 dwelling units per building	*No manufactured homes within 25 feet of MH district boundary	-

Note: This list is not intended to be comprehensive. For further information, please consult the Missouri City Zoning Ordinance.



NONRESIDENTIAL ZONING QUICK REFERENCE GUIDE

City of Missouri City, Texas  
Development Services Department  
January 2019

District	LC	LC-O	LC-1	LC-2	LC-3	LC-4	BP	I	CF
Uses	1. Accounting firms; Architectural firms; 3. Brokerage offices; 4. Engineering firms; 5. Child-care centers not located in a shopping center or an integrated business development; 6. Dental offices, dental laboratories; 7. Law firms; 8. Medical offices; 9. Real estate offices; 10. Insurance offices; 11. Travel agencies; 12. Consultant services office; 13. SUP (as approved by CC).	1. Accounting, auditing, tax and bookkeeping services; 2. Adjustment and collection services; 3. Advertising services; 4. Business associations; 5. Consumer and mercantile credit reporting; 6. Child-care centers not located in a shopping center or an integrated business development; 7. Engineering, architectural and planning services; 8. Insurance carriers, agents, brokers and related services; 9. Legal services; 10. Security and commodity brokers, dealers; 11. Currency exchanges and services; 12. Stenographic, duplicating and mailing services; 13. Telephone answering service; 14. Title abstractors and appraisers; 15. Travel arranging and ticket services; 16. Libraries; 17. Museums; 18. Park, playground; 19. Medical and dental laboratory; 20. Medical and dental clinics; 21. Limited service postal facility; 22. Office buildings; 23. Retail (no more than 25% of GFA, no exterior access or signage); 24. SUP (as approved by CC).	1. Art, music and dance studios; 2. Bakeries, retail sales only; 3. Barber and beauty shops; 4. Book, stationery stores and newsstands; 5. Cleaning, pressing and laundry collections; 6. Custom dressmaking, millinery and tailor shops; 7. Child-care centers not located in a shopping center or an integrated business development; 8. Drugstores; 9. Florist and gift shops. 10. Neighborhood convenience center (no fuel sales); 11. Professional offices; 12. Real estate and sales offices; 13. Non-package liquor stores; 14. Savings and loan; 15. Specialty shops; 16. SUP (as approved by CC); 17. SF dwelling for owner/operator of retail establishment.	1. Any use permitted in LC-1 district; 2. Carwash; 3. Bank; 4. Candy, confectionery retail store; 5. Commercial indoor recreational; 6. Copying, photography, duplicating services; 7. Delicatessen; 8. Grocery store, meat market; 9. Health and physical fitness centers; 10. Jewelry stores, optical goods; 11. Indoor game parlors; 12. Package liquor store; 13. Office building; 14. Photographic shop and studio; 15. Restaurant, cafeteria or café; 16. Radio, television, electronic sales and service; 17. Sporting goods including gun sales and repair; 18. Furniture stores; 19. Tailor, clothing or weaving apparel shops; 20. Dog/cat veterinary; 21. Musical instrument sales/service; 22. SUP (as approved by CC).	1. Any use permitted in LC-2 district; 2. Bakery, candy manufacturing; 3. Electrical and gas appliances supply, sales, repair, installation; 4. Furniture showroom/warehouse; 5. Gasoline service station; 6. Job printing; 7. Lounges; 8. Medical care facilities, hospital and medical, surgical or dental laboratories; 9. Motels, hotels; 10. Motorcycles sales and service (indoor); 11. Pawnshops; 12. Plumbing and heating appliances, repairs and installation services; 13. Retail stores; 14. Tires, batteries, auto accessory uses and repairs; 15. Variety, department/discount stores; 16. SUP (as approved by CC).	1. Any use permitted in LC-3 district; 2. Automobile parking lots; 3. Automobile and trailer sales and service; 4. Boat sales and service; 5. Building material sales, storage yards; 6. Frozen food lockers for individual or family use; 7. Garages, storage only; 8. Mini warehouses; 9. Nursery yards and buildings for retail sales; 10. Portable buildings outdoor sales; 11. SUP (as approved by CC).	1. Child-care centers not located in a shopping center or an integrated business development; 2. Any commercial or industrial use except junk or salvage yards which satisfies all other BP district standards.	1. Child-care centers not located in a shopping center or an integrated business development; 2. Any industrial and/or commercial use which satisfies the development site plan requirements and performance standards.	Existing public parks, open space, government facilities, public recreation facilities, semipublic lands and facilities; An SUP may be required to extend or enlarge such uses (See Section 15.2 for uses requiring an SUP).
Max. Height	1 story or 25 feet	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district	2 stories or 35 feet	2 stories or 35 feet	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district	No limit	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district	No limit, except limited to 40 feet when adjacent to a residential district	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district
Min. Front Yard	30 feet	30 feet, or equal to average height of buildings exceeding 2½ stories (up to 100 feet)	30 feet	30 feet	30 feet	30 feet	60 feet	25 feet	30 feet
Min. Side Yard	20 feet, or 30 feet when abutting a street	30 feet when abutting a street	15 feet, or 30 feet when abutting a street	30 feet when abutting a street, 15 feet when abutting a residential district	30 feet when abutting a street or residential district	30 feet when abutting a street or residential district	30 feet	10 feet, or 30 feet when abutting another district	15 feet, or 30 feet when abutting a street
Min. Rear Yard	25 feet	30 feet	15 feet	20 feet	25 feet	25 feet	30 feet	10 feet, or 30 feet when abutting another district	15 feet

Note: This list is not intended to be comprehensive. For further information, please consult the Missouri City Zoning Ordinance.



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, BLESSED CONSTRUCTION, LLC. acting by and through Hussian Shoaib, President, and \_\_\_\_\_ Secretary, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 1.231 acres tract described in the above and foregoing map of ZAINEB SHOPPING CENTER, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions, and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners does hereby acknowledge the receipt for the "Order for Regulation of Outdoor Lighting in the unincorporated Areas of Fort Bend County, Texas" and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXTRACTIONS MADE HEREIN.

IN TESTIMONY WHEREOF, the Blessed Construction, LLC., has caused these presents to be signed by Hussein Kasmani, its president, thereunto authorized, attested by its Secretary, this 28th day of July, 2020.

Hussian Shoaib, **PRESIDENT**

\_\_\_\_\_, **SECRETARY**

BEFORE ME, the undersigned authority, on this day personally appeared Hussian Shoaib AND \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed (add for corporations, "and in the capacity therein and herein stated, and as the act and deed of said corporation.")

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this  
**28th** day of July, 2020.

Notary Public in and for the State of Texas

My Commission expires:

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intersecting drainage artery or parent stream or any other area or subdivision within the watershed.

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock \_\_\_\_\_m., in Plat No. \_\_\_\_\_ of the Plat Records of said county.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard  
Clerk of the County of Fort Bend County

By: \_\_\_\_\_  
Deputy

RESERVE TABLE		
RESERVE	USE	SIZE
"A"	COMMERCIAL	22,841 SQ FT / 0.5198 ACRE
"B"	COMMERCIAL	30,988 SQ FT / 0.7116 ACRE

LEGEND	
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
F.B.C.C.F.#	FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
R.O.W.	RIGHT OF WAY
BLDG LINE	BUILDING LINE

NOTES:

1.) COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83 AND WERE DERIVED BY THE POST-PROCESSING OF STATIC GPS OBSERVATIONS USING THE NATIONAL GEODETIC SURVEY (NGS) OPUS UTILITY (ONLINE POSITIONING USER SERVICE).

2.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATED SANITARY SEWER EASEMENT; A.E. INDICATED AERIAL EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; L & S.E. INDICATES LANDSCAPE AND SIDEWALK EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; W.L.E. WATER MAIN EASEMENT.

3.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999999857895.

4.) ALL BEARINGS ARE BASED ON NOVA VILLAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER PLAT NO. NO 20080056 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

5.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

6.) THE TOP OF ALL FLOOR SLABS CONSTRUCTED HEREAFTER SHALL BE A MINIMUM OF 69.50 FEET ABOVE MEAN SEA LEVEL. IN ADDITION, THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

7.) THE DRAINAGE SYSTEM FOR THE SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

8.) THIS PROPERTY LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT AND THE CITY OF MISSOURI CITY.

9.) THERE ARE NO EXISTING AND PROPOSED PIEPLINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

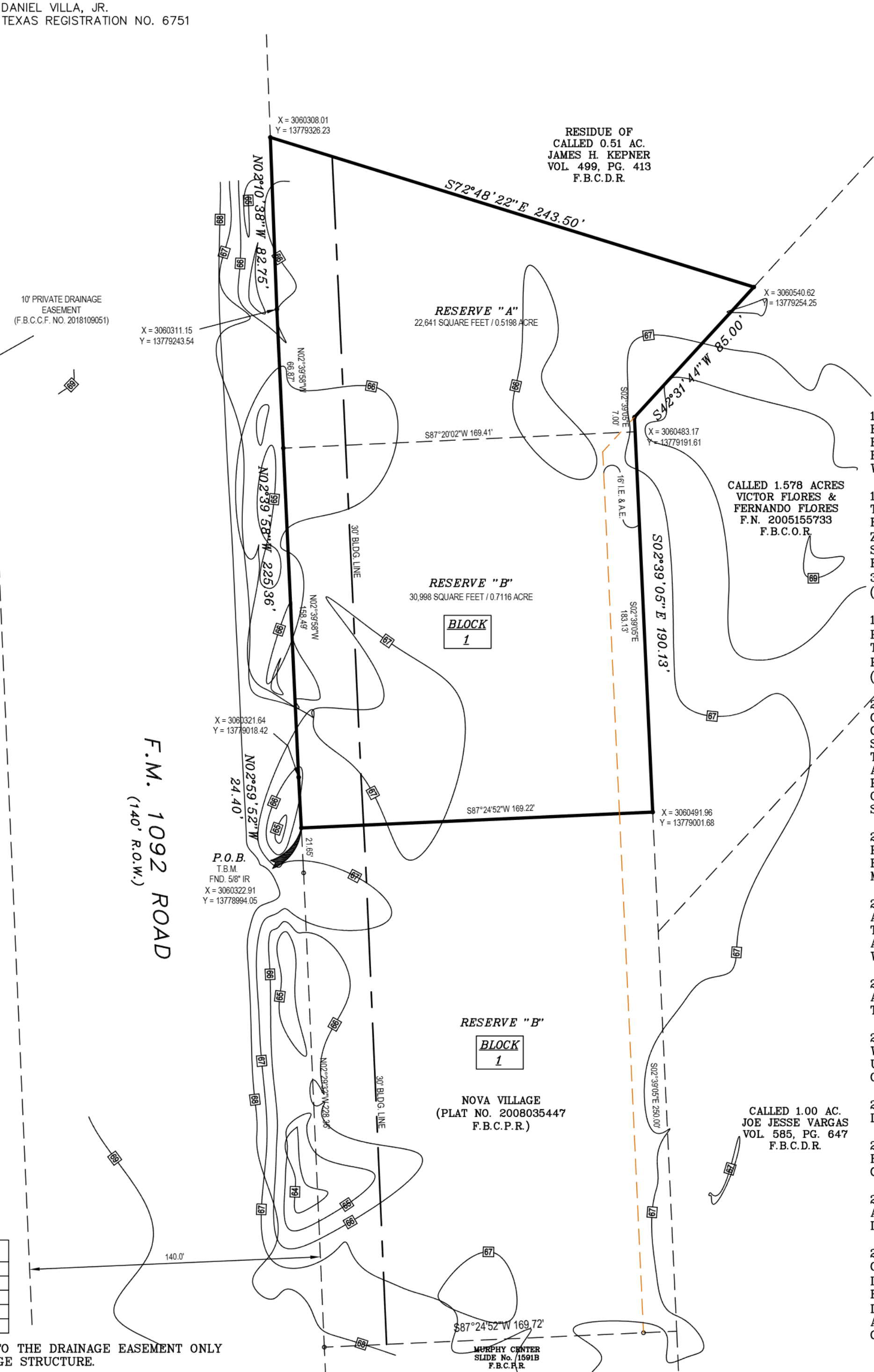
10.) CROSS ACCESS SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF MISSOURI CITY, REQUIREMENTS.

11.) THE PLATTED AREA IS LOCATED WITHIN ZONE "X", OUTSIDE THE 500-YEAR FLOOD PLAIN, BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 48157C0165L, EFFECTIVE APRIL 2, 2014.

DANIEL VILLA, JR.  
TEXAS REGISTRATION NO. 6751

10' PRIVATE DRAINAGE  
EASEMENT  
(F.B.C.C.F. NO. 2018109051)

F.M. 1092 ROAD  
(140' R.O.W.)



5.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

6.) THE TOP OF ALL FLOOR SLABS CONSTRUCTED HEREAFTER SHALL BE A MINIMUM OF 69.50 FEET ABOVE MEAN SEA LEVEL. IN ADDITION, THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

7.) THE DRAINAGE SYSTEM FOR THE SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

8.) THIS PROPERTY LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT AND THE CITY OF MISSOURI CITY.

9.) THERE ARE NO EXISTING AND PROPOSED PIEPLINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

10.) CROSS ACCESS SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF MISSOURI CITY, REQUIREMENTS.

11.) THE PLATTED AREA IS LOCATED WITHIN ZONE "X", OUTSIDE THE 500-YEAR FLOOD PLAIN, BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 48157C0165L, EFFECTIVE APRIL 2, 2014.

I, \_\_\_\_\_ a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County, Texas.

T.B.P.E. FIRM # \_\_\_\_\_



GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

17.) ALL EXISTING AND PROPOSED PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN. BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER.

18.) THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES; AND THE ZAINEB HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(14) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).

19.) BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER NO. PCM-001, BEING A 4" BRASS DISK SET IN CONCRETE, LOCATED AT THE NORTH WESTERN CORNER OF THE INTERSECTION OF TEXAS PARKWAY (FM 2234) AND MISSOURI CITY DRIVE. ELEVATION= 72.96' (NAVD 1988, 2001 ADJUSTMENT)

20.) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.

21.) PRIOR TO THE BEGINNING OF THE ONE YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHTS-OF-WAYS WILL BE MONUMENTED.

22.) IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL AND NOT BE BLOCKED BY GATES, WALLS OR FENCES.

23.) SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF MISSOURI CITY, TEXAS.

24.) DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

25.) ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF ANY PROPOSED WATER LINE.

26.) ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

27.) REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

28.) THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

12.) ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(d) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

13.) THIS PROPERTY LIES ENTIRELY WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE CODE NO. 2.

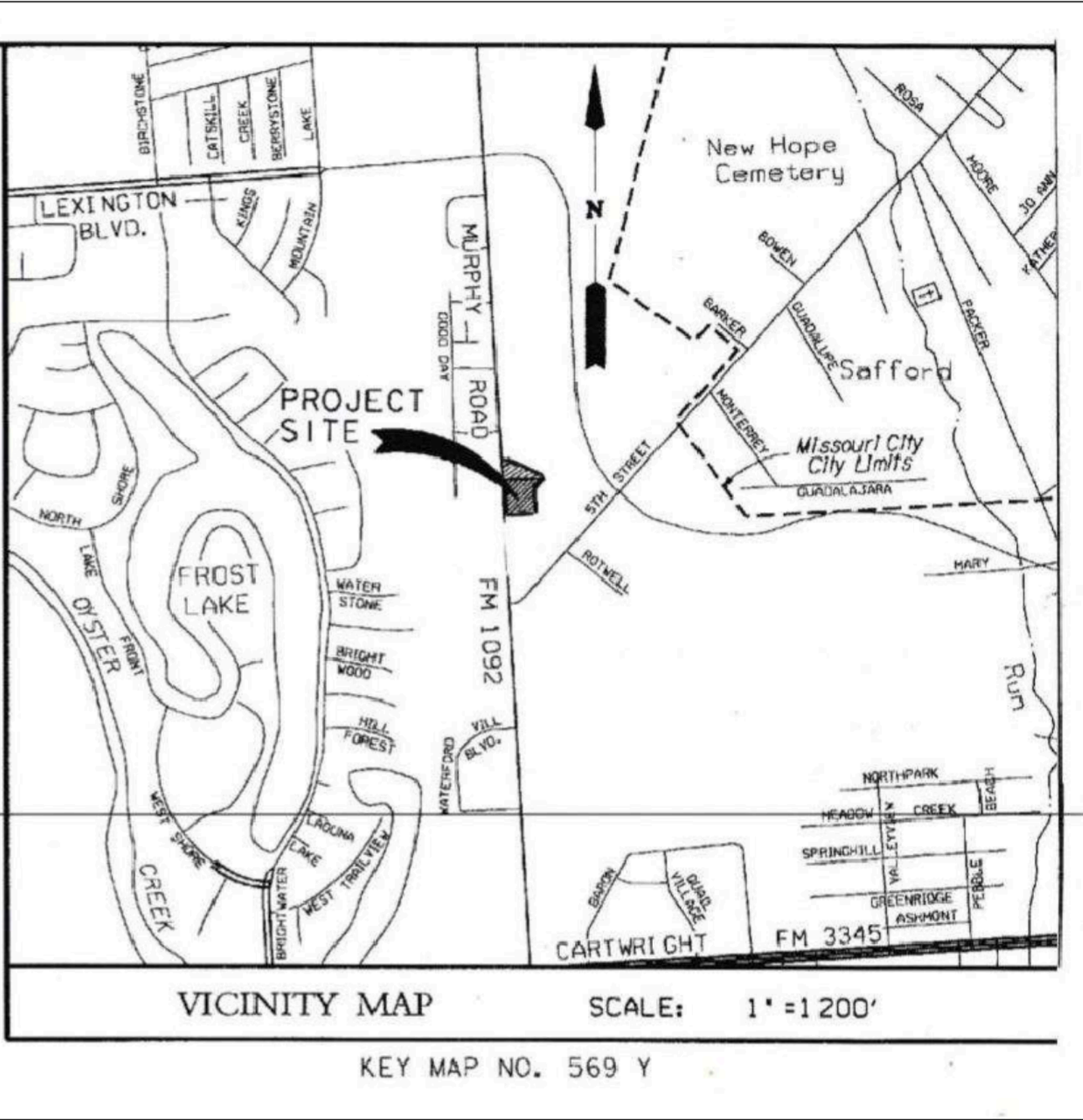
14.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

15.) ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.

16.) ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) AS PER SECTION 3.C.(13) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).

PREPARED BY:  
**REPLAT SPECIALISTS**  
10422 BLACK SANDS DRIVE  
HOUSTON, TEXAS 77095  
PHONE: (281) 855-8495 FAX: (832) 262-4563

SURVEYED BY:  
**DANIEL VILLA, JR., P.E., R.P.L.S.**  
CIVIL ENGINEERING & LAND SURVEYING  
19315 HAYS SPRING DRIVE  
CYPRESS, TEXAS 77433



I, Daniel Villa, Jr., do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the (owner or subdivider) owns or has a legal interest in. (In those instances where the owner or subdivider owns or has a legal interest in any adjacent property, this paragraph must be modified to reflect the extent of such ownership and a boundary description of the land involved must be provided.)

DANIEL VILLA, JR.  
TEXAS REGISTRATION NO. 6751

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of ZAINEB SHOPPING CENTER in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City, as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
Sonya Brown-Marshall, Chairman

OR

By: \_\_\_\_\_  
Timothy R. Haney, Vice Chairman

## ZAINEB SHOPPING CENTER

A SUBDIVISION OF 1.231 ACRES (53,638 SQUARE FEET) OF LAND SITUATED IN THE WILLIAM NEAL 1/4 LEAGUE, ABSTRACT NO. 64, BEING A REPLAT OF NOVA VILLAGE CENTER, RECORDED IN PLAT NO. 2008035447, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

TWO (2) UNRESTRICTED RESERVES AND (1) ONE BLOCK

REASON FOR REPLAT:

TO CREATE TWO RESERVES AND ONE BLOCK

SCALE: 1"= 40' DATE 05/14/2020

OWNER:

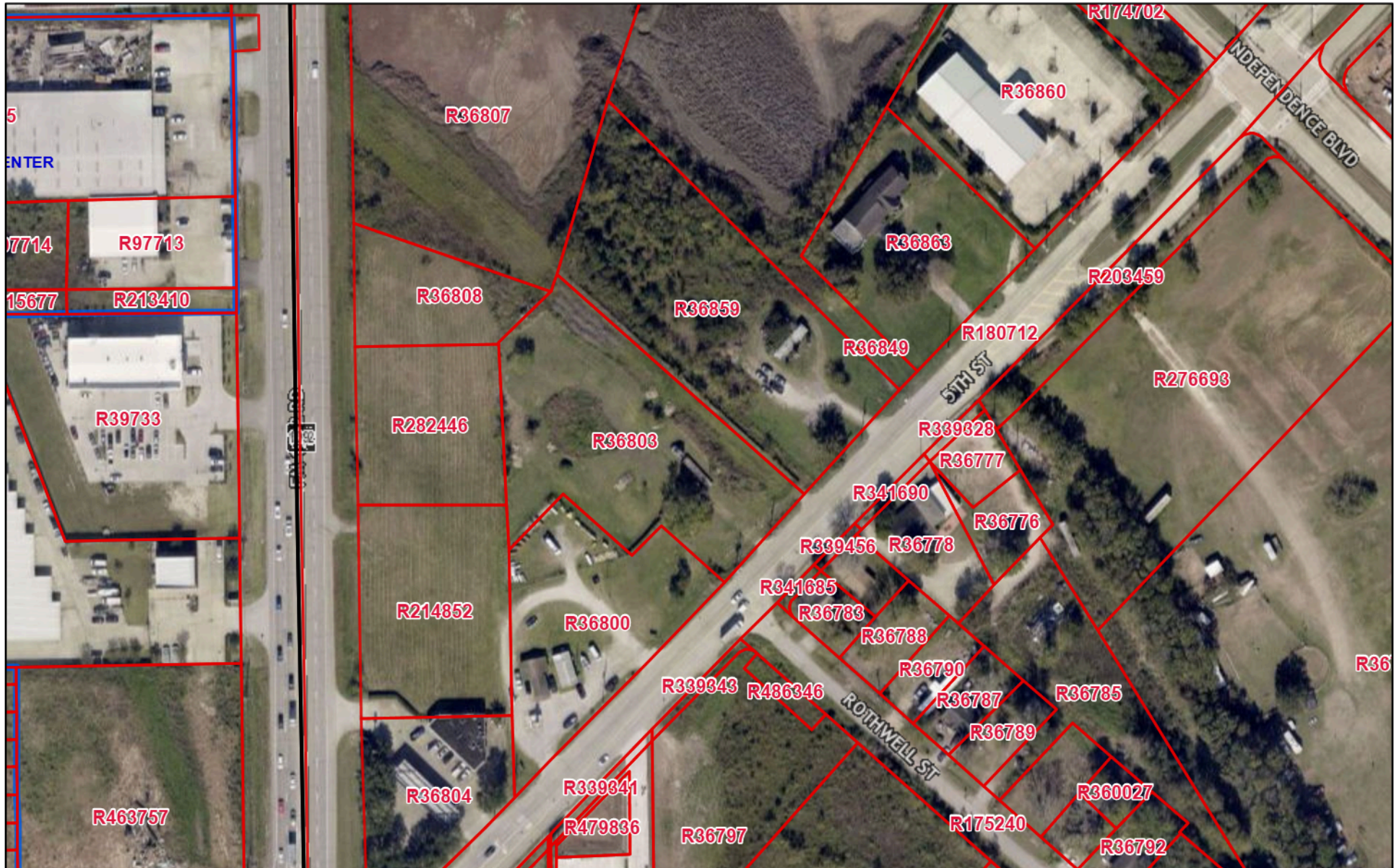
BLESSED CONSTRUCTION, LLC.

4519 PARKWATER COVE COURT,

SUGAR LAND, TEXAS 77479

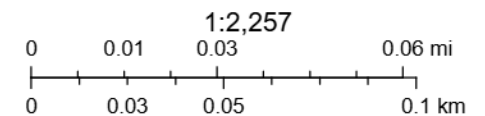


# Fort Bend CAD Web Map



5/19/2022, 3:08:14 PM

- |              |                                  |            |           |
|--------------|----------------------------------|------------|-----------|
| Parcels      | City Limits                      | Highways   | US HWY    |
| Abstracts    | Flood Hazard Area                | FM ROAD    | STATE HWY |
| Subdivisions | X - Area of Minimal Flood Hazard | INTERSTATE | TOLL RD   |



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, FBC GIS

Fort Bend County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



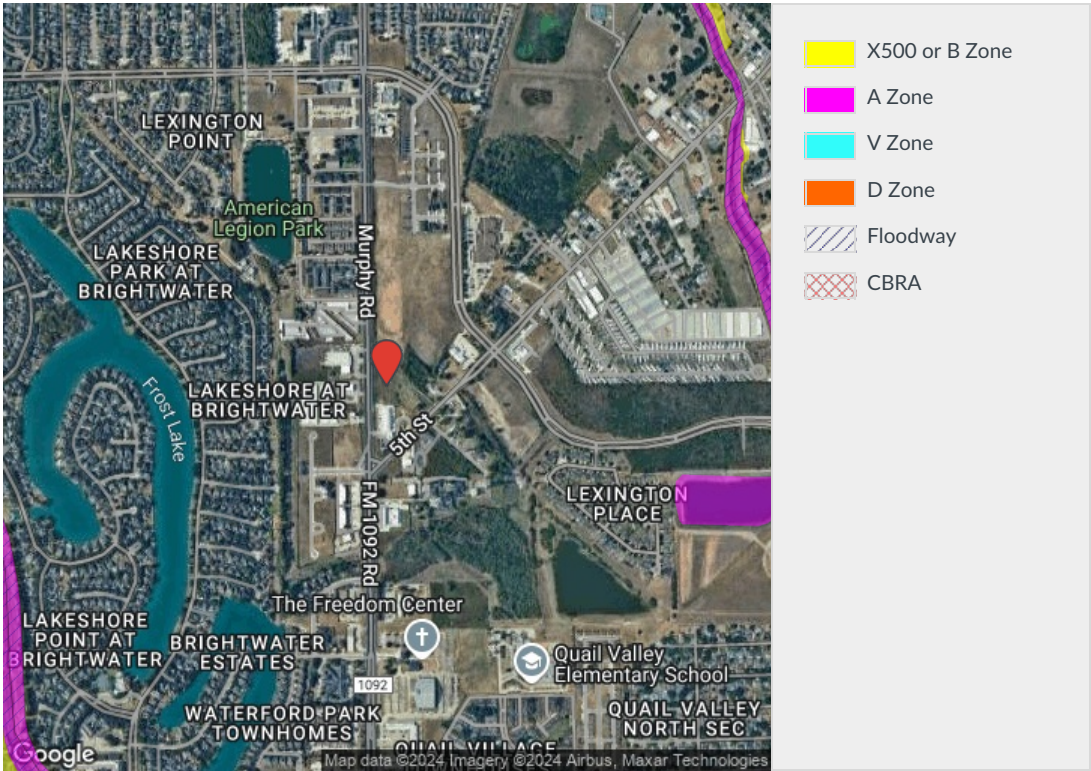
1911 FM 1092 RD MISSOURI CITY, TX 77459-1703

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480304	PANEL	0280L
PANEL DATE	April 02, 2014	MAP NUMBER	48157C0280L







# 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.

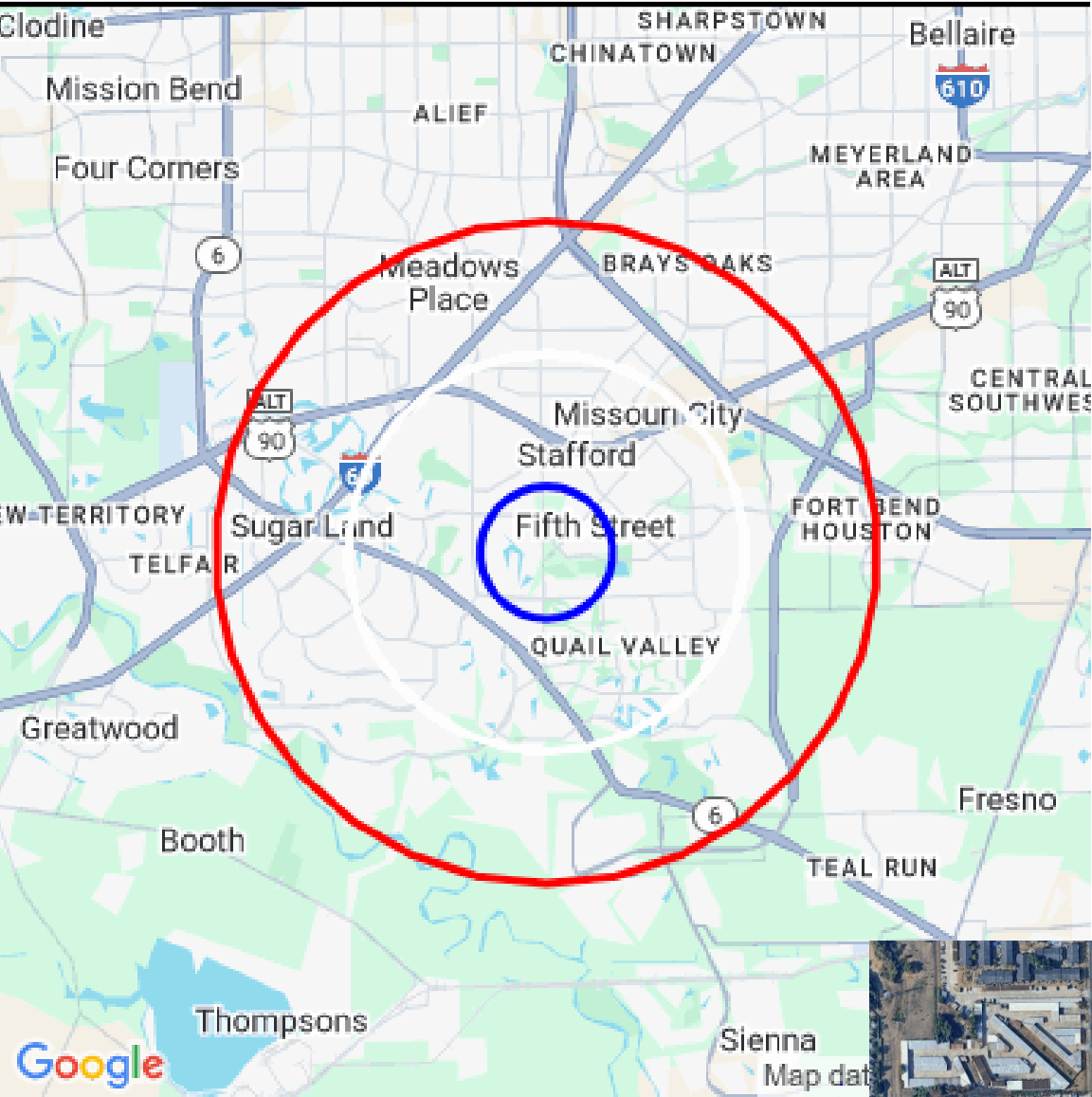
FOR MORE INFORMATION, PLEASE CALL 800.447.1772  
OR VISIT [www.floodcert.com](http://www.floodcert.com)



# 1.23 Acres 1911 FM 1092 Rd



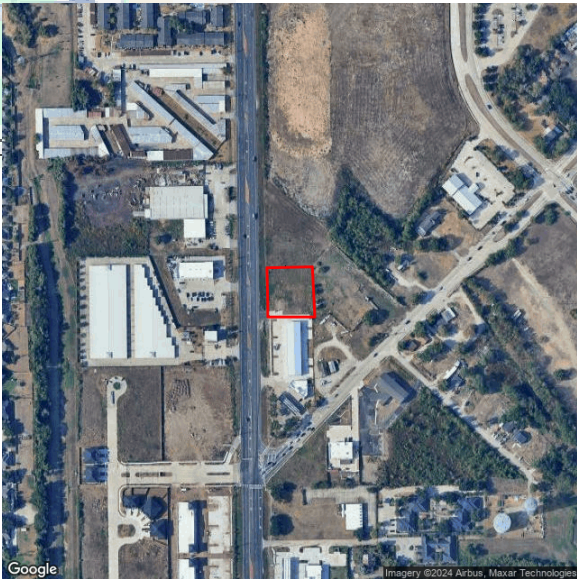
## Demographic Report



## 1.23 Acres 1911 FM 1092 Rd

### Population

Distance	Male	Female	Total
1- Mile	5,195	5,215	10,410
3- Mile	49,458	51,929	101,387
5- Mile	106,171	111,404	217,575



Danny Nguyen, CCIM  
info@dncommercial.net  
713-270-5400

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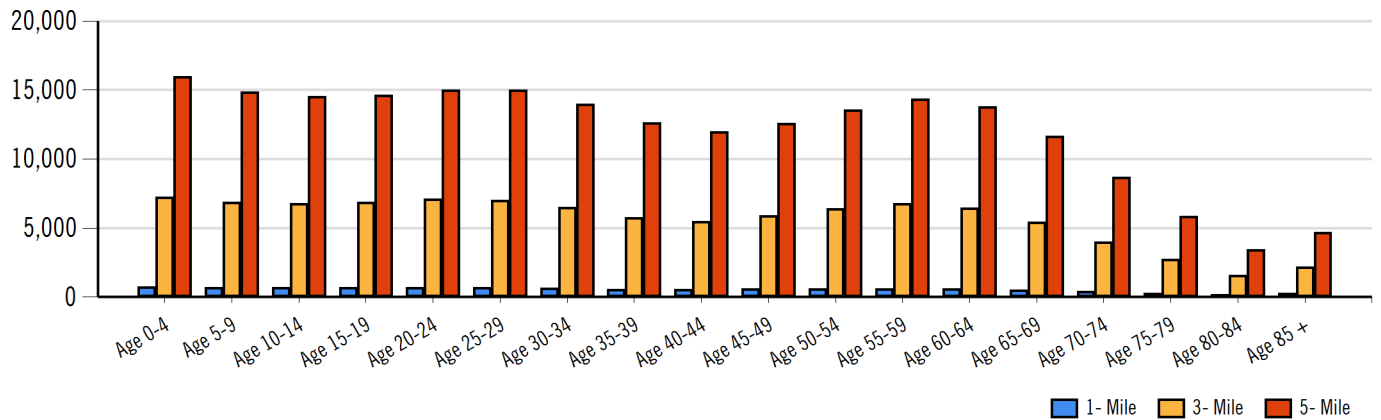
# 1.23 Acres 1911 FM 1092 Rd



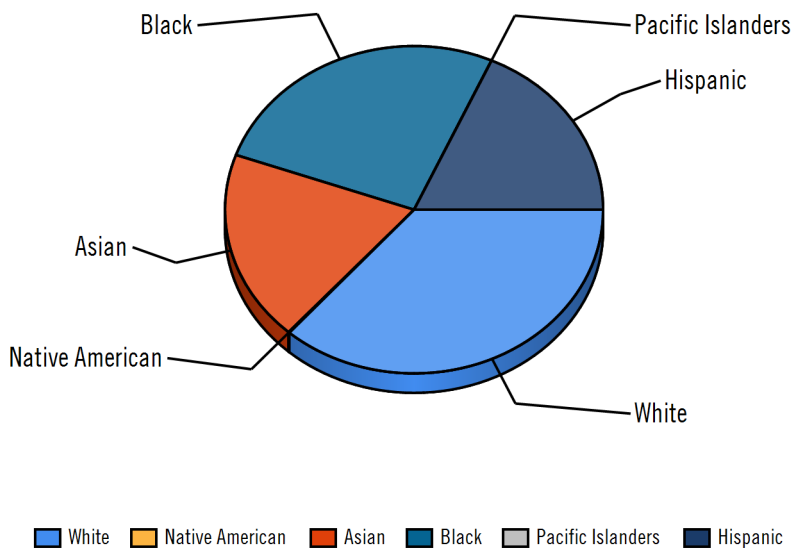
Danny Nguyen Commercial

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## Population by Distance and Age (2020)



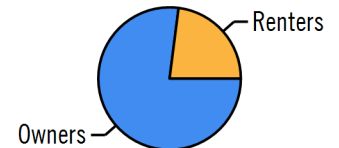
## Ethnicity within 5 miles



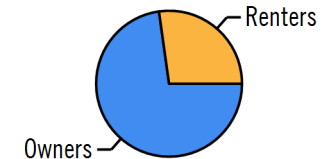
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	5,403	209	1.46 %
3-Mile	52,621	1,863	2.65 %
5-Mile	110,796	4,361	3.18 %



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# 1.23 Acres 1911 FM 1092 Rd



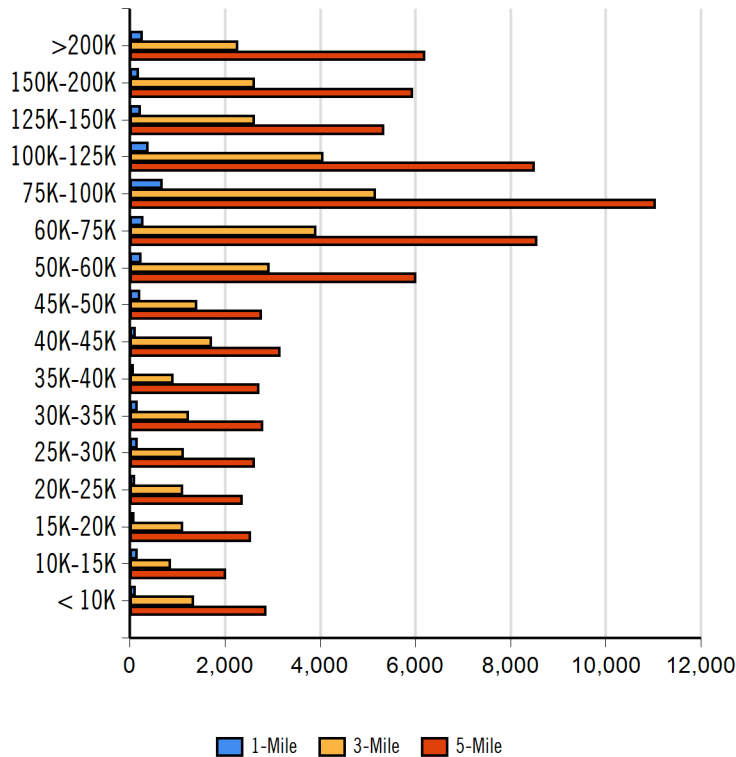
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	208	462	357	175	629	176	112	564	1,301	341	302	469
3-Mile	95	1,589	2,782	4,431	1,831	6,543	2,740	700	6,748	13,604	3,155	1,736	3,997
5-Mile	301	3,343	6,334	9,071	3,997	13,223	6,485	1,628	14,795	27,475	6,856	3,929	7,830

## Household Income



Radius	Median Household Income
1-Mile	\$77,529.10
3-Mile	\$90,394.46
5-Mile	\$84,977.43

Radius	Average Household Income
1-Mile	\$82,675.90
3-Mile	\$94,221.98
5-Mile	\$88,481.18

Radius	Aggregate Household Income
1-Mile	\$309,782,448.17
3-Mile	\$3,053,691,558.76
5-Mile	\$6,809,320,524.58

## Education

	1-Mile	3-mile	5-mile
Pop > 25	6,856	66,427	142,452
High School Grad	769	9,441	20,528
Some College	1,226	15,090	31,159
Associates	241	4,302	9,072
Bachelors	3,192	21,335	44,034
Masters	681	6,819	15,280
Prof. Degree	184	1,752	4,314
Doctorate	57	506	1,433

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	5 %	20 %	29 %
Teen's	40 %	77 %	82 %
Expensive Homes	8 %	13 %	15 %
Mobile Homes	25 %	30 %	20 %
New Homes	36 %	120 %	121 %
New Households	36 %	67 %	79 %
Military Households	10 %	13 %	9 %
Households with 4+ Cars	36 %	83 %	83 %
Public Transportation Users	17 %	25 %	33 %
Young Wealthy Households	202 %	164 %	184 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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# 1.23 Acres 1911 FM 1092 Rd



Danny Nguyen Commercial

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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	183,774,815		1,867,925,437		4,134,318,523	
<b>Average annual household</b>	52,998		57,292		55,043	
<b>Food</b>	6,837	12.90 %	7,322	12.78 %	7,065	12.84 %
Food at home	4,366		4,577		4,451	
Cereals and bakery products	620		651		633	
Cereals and cereal products	222		232		227	
Bakery products	397		418		406	
Meats poultry fish and eggs	865		907		887	
Beef	198		209		203	
Pork	156		159		157	
Poultry	164		172		169	
Fish and seafood	144		153		149	
Eggs	70		72		71	
Dairy products	445		472		455	
Fruits and vegetables	889		936		909	
Fresh fruits	129		137		133	
Processed vegetables	166		173		169	
Sugar and other sweets	160		166		161	
Fats and oils	138		144		140	
Miscellaneous foods	821		856		832	
Nonalcoholic beverages	367		378		370	
Food away from home	2,470		2,744		2,614	
Alcoholic beverages	387		435		412	
<b>Housing</b>	18,770	35.42 %	19,988	34.89 %	19,378	35.21 %
Shelter	11,376		12,157		11,773	
Owned dwellings	6,931		7,559		7,204	
Mortgage interest and charges	3,564		3,905		3,699	
Property taxes	2,341		2,567		2,445	
Maintenance repairs	1,024		1,087		1,059	
Rented dwellings	3,480		3,447		3,486	
Other lodging	965		1,149		1,082	
Utilities fuels	4,287		4,432		4,344	
Natural gas	413		430		418	
Electricity	1,686		1,728		1,707	
Fuel oil	161		174		169	
Telephone services	1,340		1,383		1,353	
Water and other public services	685		714		695	
<b>Household operations</b>	1,315	2.48 %	1,441	2.52 %	1,379	2.51 %
Personal services	397		443		419	
Other household expenses	918		997		959	
Housekeeping supplies	632		680		658	
Laundry and cleaning supplies	169		176		171	
Other household products	372		402		388	
Postage and stationery	90		101		98	
Household furnishings	1,158		1,277		1,221	
Household textiles	84		95		91	
Furniture	271		319		303	
Floor coverings	30		36		35	
Major appliances	138		138		136	
Small appliances	95		106		103	
Miscellaneous	537		580		552	
<b>Apparel and services</b>	1,484	2.80 %	1,600	2.79 %	1,534	2.79 %
Men and boys	296		325		308	
Men 16 and over	251		274		259	
Boys 2 to 15	45		51		49	
Women and girls	507		555		536	



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# 1.23 Acres 1911 FM 1092 Rd



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Women 16 and over	433	482	464
Girls 2 to 15	74	72	72
Children under 2	94	97	96

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	183,774,815		1,867,925,437		4,134,318,523	
<b>Average annual household</b>	52,998		57,292		55,043	
<b>Transportation</b>	7,222	13.63 %	7,699	13.44 %	7,407	13.46 %
Vehicle purchases	1,727		1,880		1,777	
Cars and trucks new	887		979		920	
Cars and trucks used	794		855		814	
Gasoline and motor oil	2,223		2,299		2,240	
Other vehicle expenses	2,723		2,880		2,784	
Vehicle finance charges	186		198		190	
Maintenance and repairs	948		1,018		979	
Vehicle insurance	1,238		1,282		1,252	
Vehicle rental leases	350		381		362	
Public transportation	547		638		604	
<b>Health care</b>	3,933	7.42 %	4,142	7.23 %	4,006	7.28 %
Health insurance	2,564		2,681		2,605	
Medical services	837		900		859	
Drugs	401		419		405	
Medical supplies	130		141		135	
<b>Entertainment</b>	3,130	5.91 %	3,353	5.85 %	3,210	5.83 %
Fees and admissions	641		739		691	
Television radios	1,070		1,099		1,074	
Pets toys	1,131		1,220		1,167	
Personal care products	684		746		715	
Reading	56		64		61	
Education	1,487		1,790		1,687	
Tobacco products	389		383		384	
<b>Miscellaneous</b>	849	1.60 %	932	1.63 %	896	1.63 %
<b>Cash contributions</b>	1,384		1,460		1,408	
<b>Personal insurance</b>	6,380		7,373		6,875	
Life and other personal insurance	177		196		186	
Pensions and Social Security	6,202		7,176		6,688	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	8,561	6,354	34.62 %	1,421	6,840	6,721	1,840	427
3-Mile	2020	45,349	34,227	31.01 %	7,414	36,509	36,096	9,253	3,106
5-Mile	2020	94,524	71,940	30.14 %	17,872	73,266	68,947	25,577	7,689
1-Mile	2023	9,623	6,354	51.31 %	1,597	7,688	7,462	2,161	302
3-Mile	2023	50,875	34,227	46.99 %	8,322	40,946	39,929	10,946	2,131
5-Mile	2023	104,637	71,940	43.91 %	19,707	81,201	75,736	28,901	7,039



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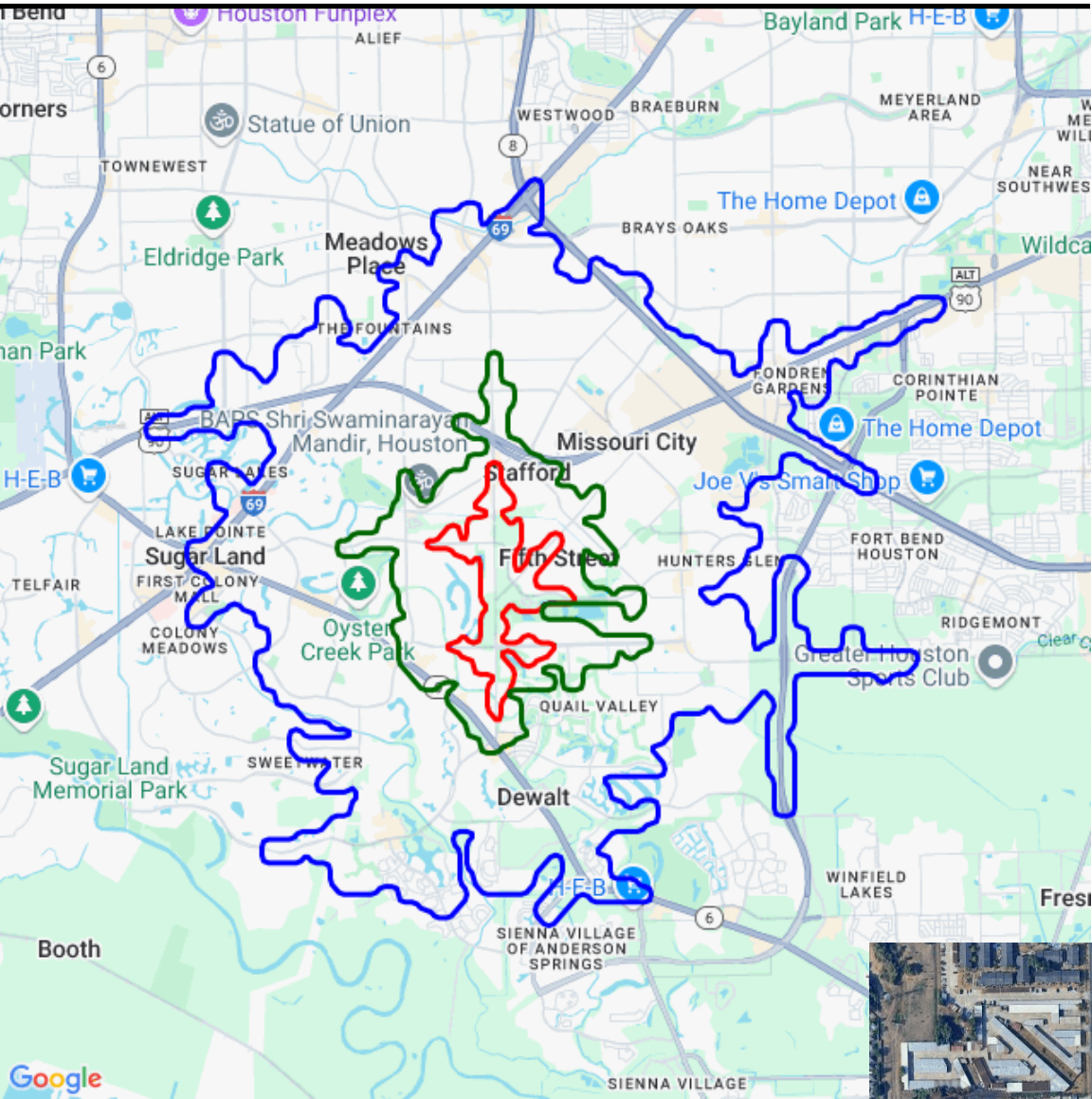
# 1.23 Acres 1911 FM 1092 Rd



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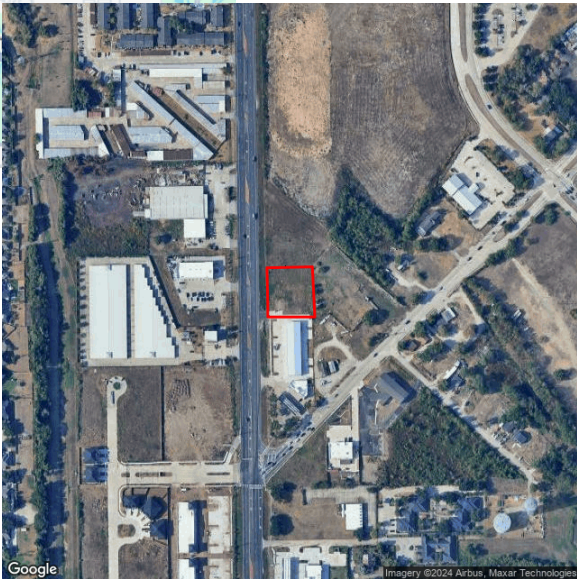
## Demographic Report



## 1.23 Acres 1911 FM 1092 Rd

### Population

Distance	Male	Female	Total
3- Minute	4,167	4,234	8,402
5- Minute	19,723	20,384	40,107
10 Minute	81,647	85,293	166,940



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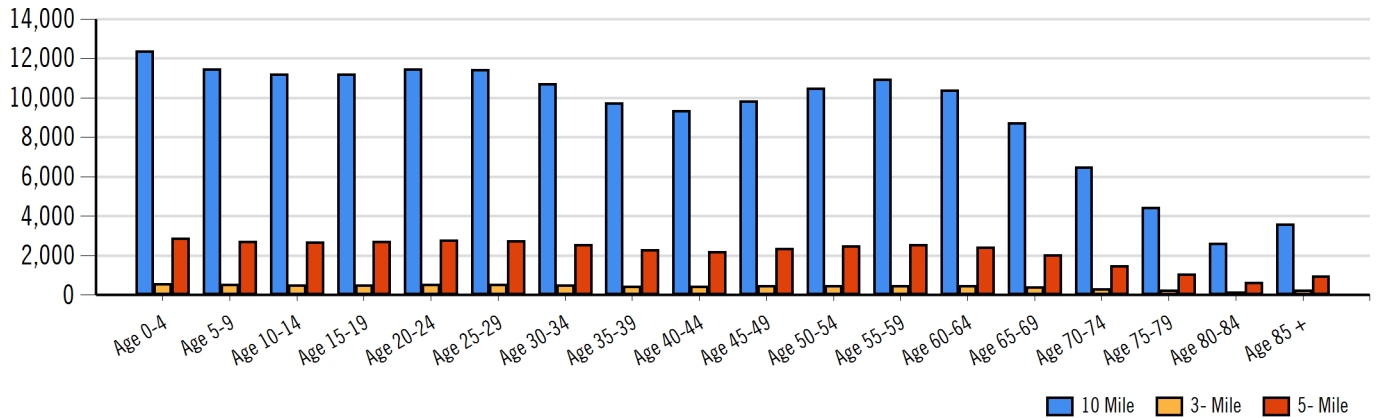
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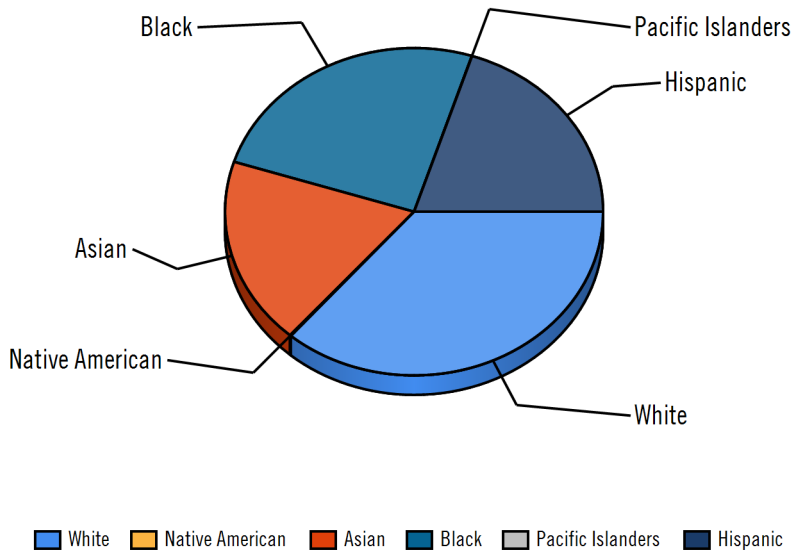
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## Population by Distance and Age (2020)



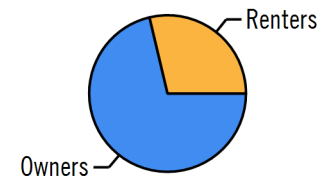
## Ethnicity within 5 Minute



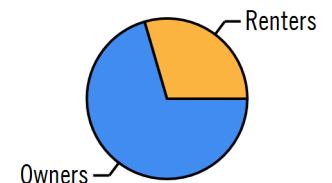
## Home Ownership 3 Minute



## Home Ownership 5 Minute



## Home Ownership 10 Minute



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	4,405	171	1.11 %
5-Minute	21,011	702	1.82 %
10-Minute	85,390	3,317	2.49 %



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# 1.23 Acres 1911 FM 1092 Rd



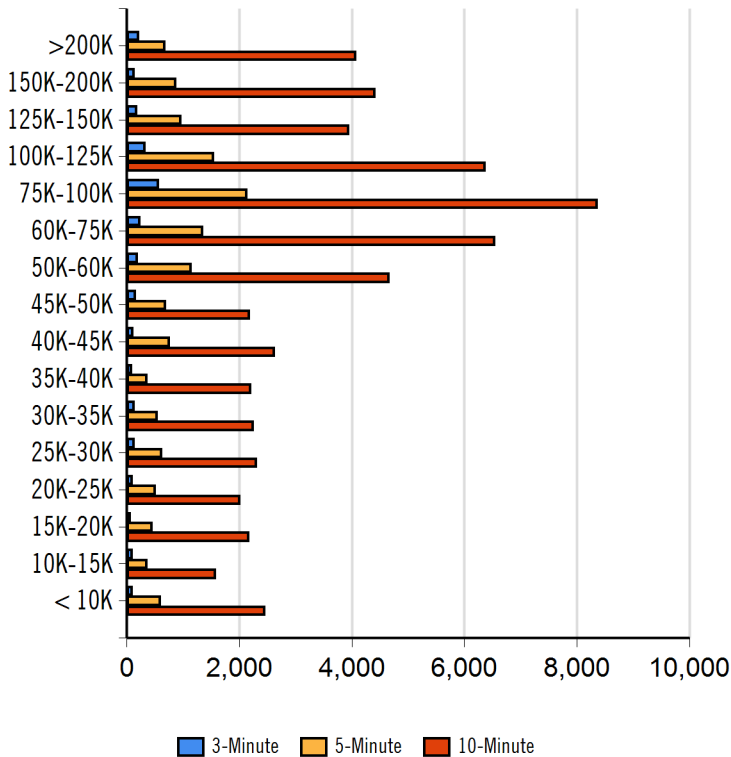
Danny Nguyen Commercial

9999 Bellaire Blvd, Ste 909 Houston, TX 77036 | 713-270-5400

## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	2	175	366	308	139	489	143	91	459	1,069	255	263	390
5-Minute	24	689	1,262	1,580	682	2,775	943	267	2,349	5,574	1,242	777	1,875
10-Minute	210	2,491	5,329	7,008	3,032	10,197	4,682	1,204	11,228	20,827	5,772	3,054	6,245

## Household Income



### Radius Median Household Income

Radius	Median Household Income
3-Minute	\$70,078.64
10-Minute	\$78,177.76
5-Minute	\$87,368.19

### Radius Average Household Income

Radius	Average Household Income
3-Minute	\$78,150.64
10-Minute	\$82,366.82
5-Minute	\$92,336.26

### Radius Aggregate Household Income

Radius	Aggregate Household Income
3-Minute	\$252,898,169.93
5-Minute	\$1,123,840,146.64
10-Minute	\$5,045,041,017.65

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	5,595	26,164	109,070
High School Grad	656	3,566	16,016
Some College	1,113	6,110	23,695
Associates	243	1,232	6,951
Bachelors	2,418	9,233	33,088
Masters	576	2,698	11,052
Prof. Degree	150	559	3,066
Doctorate	48	135	1,030

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	7 %	12 %	26 %
Teen's	29 %	54 %	65 %
Expensive Homes	6 %	18 %	11 %
Mobile Homes	16 %	27 %	19 %
New Homes	28 %	80 %	92 %
New Households	25 %	49 %	63 %
Military Households	7 %	13 %	9 %
Households with 4+ Cars	26 %	52 %	63 %
Public Transportation Users	12 %	16 %	28 %
Young Wealthy Households	130 %	182 %	149 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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# 1.23 Acres 1911 FM 1092 Rd



Danny Nguyen Commercial

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## Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	152,127,300		711,441,553		3,119,850,868	
<b>Average annual household</b>	51,319		56,412		53,011	
<b>Food</b>	6,645	12.95 %	7,231	12.82 %	6,827	12.88 %
Food at home	4,269		4,538		4,341	
Cereals and bakery products	607		645		618	
Cereals and cereal products	218		230		221	
Bakery products	388		414		396	
Meats poultry fish and eggs	852		900		866	
Beef	195		207		197	
Pork	154		159		154	
Poultry	162		170		165	
Fish and seafood	140		151		144	
Eggs	69		72		70	
Dairy products	432		467		442	
Fruits and vegetables	868		927		886	
Fresh fruits	126		135		130	
Processed vegetables	164		171		166	
Sugar and other sweets	156		166		158	
Fats and oils	135		143		137	
Miscellaneous foods	801		850		812	
Nonalcoholic beverages	361		377		363	
Food away from home	2,376		2,693		2,486	
Alcoholic beverages	370		426		391	
<b>Housing</b>	18,322	35.70 %	19,716	34.95 %	18,816	35.49 %
Shelter	11,102		11,975		11,412	
Owned dwellings	6,667		7,416		6,913	
Mortgage interest and charges	3,402		3,833		3,540	
Property taxes	2,252		2,513		2,336	
Maintenance repairs	1,012		1,069		1,036	
Rented dwellings	3,514		3,456		3,495	
Other lodging	920		1,102		1,004	
Utilities fuels	4,223		4,397		4,277	
Natural gas	404		428		407	
Electricity	1,671		1,716		1,690	
Fuel oil	158		170		164	
Telephone services	1,318		1,373		1,333	
Water and other public services	671		709		681	
<b>Household operations</b>	1,269	2.47 %	1,419	2.52 %	1,321	2.49 %
Personal services	378		439		397	
Other household expenses	891		979		923	
Housekeeping supplies	616		669		634	
Laundry and cleaning supplies	165		175		167	
Other household products	361		396		372	
Postage and stationery	89		98		94	
Household furnishings	1,110		1,253		1,170	
Household textiles	80		92		87	
Furniture	257		308		282	
Floor coverings	29		34		32	
Major appliances	137		136		138	
Small appliances	93		103		98	
Miscellaneous	511		577		530	
<b>Apparel and services</b>	1,430	2.79 %	1,598	2.83 %	1,463	2.76 %
Men and boys	279		322		290	
Men 16 and over	236		271		244	
Boys 2 to 15	43		50		46	
Women and girls	495		547		514	



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Women 16 and over	421	472	442
Girls 2 to 15	73	74	72
Children under 2	93	97	93

## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	152,127,300		711,441,553		3,119,850,868	
<b>Average annual household</b>	51,319		56,412		53,011	
<b>Transportation</b>	6,994	13.63 %	7,616	13.50 %	7,176	13.54 %
Vehicle purchases	1,640		1,854		1,701	
Cars and trucks new	846		954		876	
Cars and trucks used	752		855		783	
Gasoline and motor oil	2,179		2,287		2,201	
Other vehicle expenses	2,651		2,854		2,708	
Vehicle finance charges	180		195		185	
Maintenance and repairs	919		1,005		946	
Vehicle insurance	1,215		1,276		1,229	
Vehicle rental leases	335		377		346	
Public transportation	523		619		564	
<b>Health care</b>	3,838	7.48 %	4,089	7.25 %	3,911	7.38 %
Health insurance	2,514		2,650		2,550	
Medical services	806		883		833	
Drugs	391		416		396	
Medical supplies	126		138		131	
<b>Entertainment</b>	3,019	5.88 %	3,321	5.89 %	3,102	5.85 %
Fees and admissions	605		720		645	
Television radios	1,051		1,094		1,059	
Pets toys	1,091		1,208		1,126	
Personal care products	659		733		687	
Reading	55		62		58	
Education	1,414		1,724		1,545	
Tobacco products	391		383		387	
<b>Miscellaneous</b>	831	1.62 %	908	1.61 %	859	1.62 %
<b>Cash contributions</b>	1,352		1,429		1,372	
<b>Personal insurance</b>	5,993		7,170		6,409	
Life and other personal insurance	169		193		179	
Pensions and Social Security	5,823		6,977		6,229	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	2,905	2,197	101.78 %	574	2,229	2,298	607	220
5-Minute	2020	13,797	10,238	478.70 %	2,492	10,808	9,962	3,834	724
10-Minute	2020	59,343	45,230	1,946.74 %	11,548	45,489	42,280	17,063	4,989
3-Minute	2023	3,249	2,197	152.15 %	642	2,495	2,541	708	158
5-Minute	2023	15,460	10,238	709.88 %	2,789	12,114	11,046	4,414	595
10-Minute	2023	65,951	45,230	2,871.47 %	12,809	50,588	46,578	19,373	4,367



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# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1911 FM 1092 Road, Missouri City, TX 77477

CITY, STATE

Missouri City, TX

POPULATION

166,940

AVG. HHSIZE

2.94

MEDIAN HH INCOME

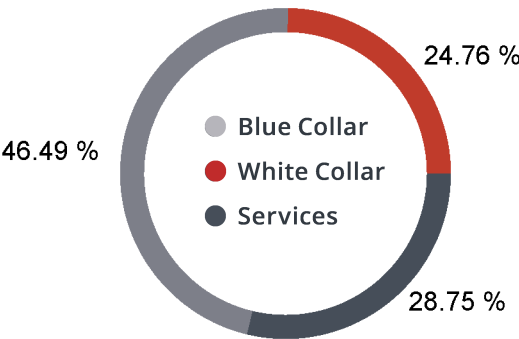
\$78,178

HOME OWNERSHIP

Renters: 17,165

Owners: 40,999

EMPLOYMENT



51.15 %

Employed

1.99 %

Unemployed

EDUCATION

High School Grad: 14.68 %

Some College: 21.72 %

Associates: 6.37 %

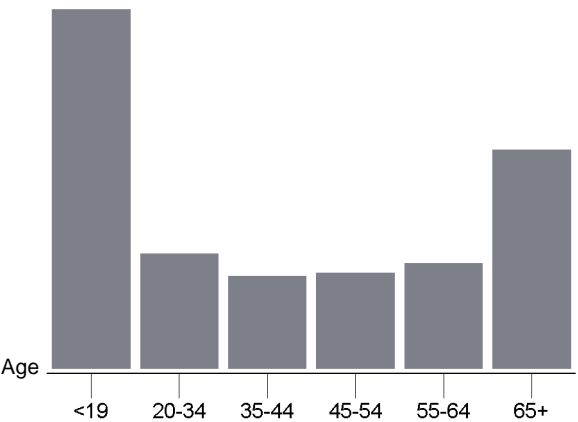
Bachelors: 51.55 %

GENDER & AGE

48.91 %



51.09 %



RACE & ETHNICITY

White: 32.79 %

Asian: 20.24 %

Native American: 0.09 %

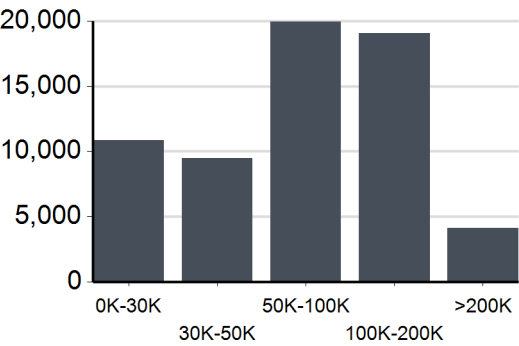
Pacific Islanders: 0.02 %

African-American: 19.27 %

Hispanic: 19.23 %

Two or More Races: 8.36 %

INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$18,816



Grocery

\$6,827



Travel

\$7,176



Entertainment

\$3,102



Electricity

\$1,690



Apparel

\$1,463



Furniture

\$282



Gas

\$407

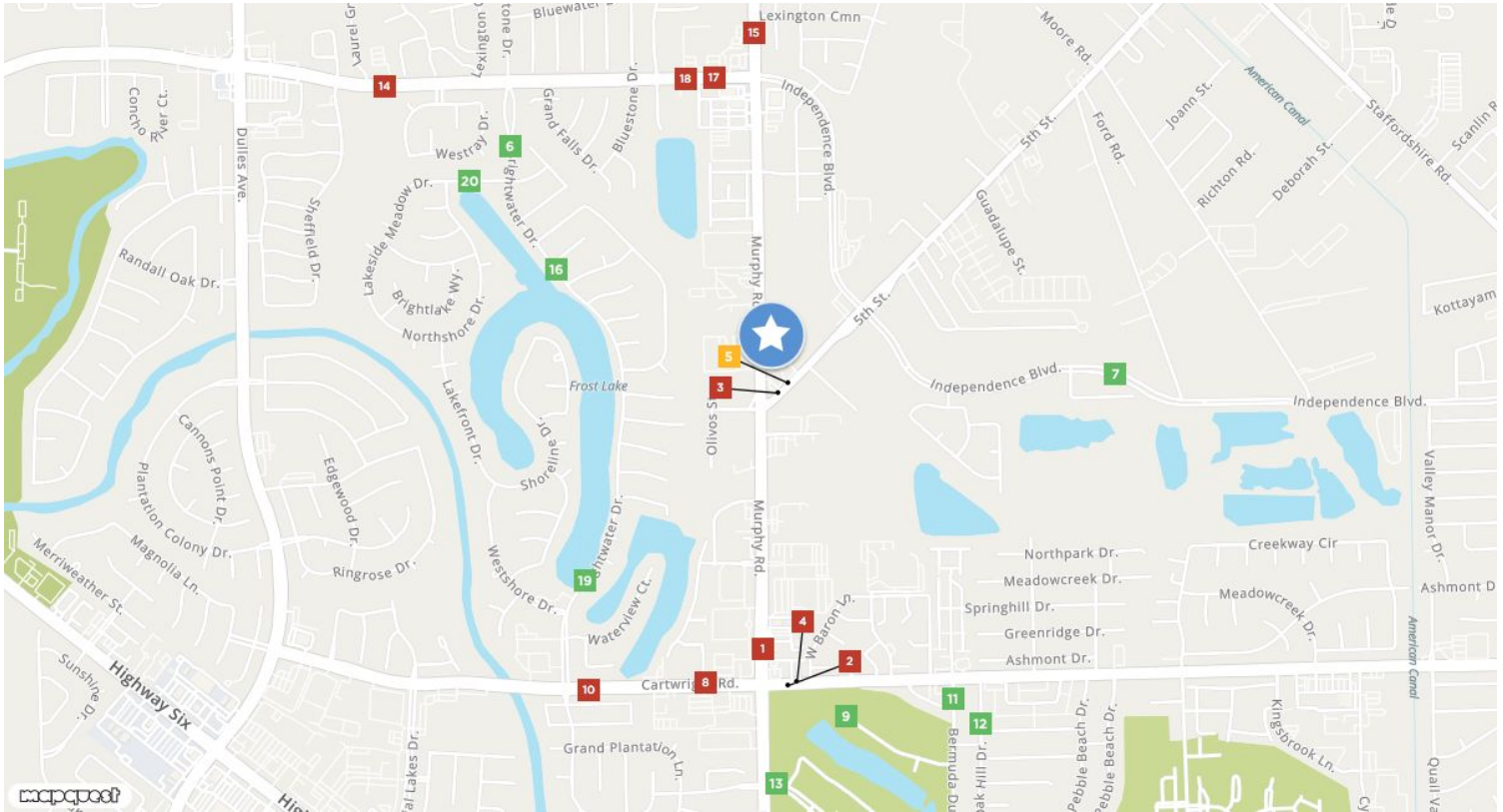
# 1.23 Acres 1911 FM 1092 Rd



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## Traffic Counts



<b>Murphy Road</b> <span>1</span> Cartwright Rd Year: 2022 42,054 Year: 2021 41,638 Year: 2020 40,181	<b>Cartwright Road</b> <span>2</span> W Baron Ln Year: 2022 25,995 Year: 2021 27,796 Year: 2020 23,447	<b>5th Street</b> <span>3</span> Rothwell St Year: 2019 11,003	<b>Cartwright Rd</b> <span>4</span> W Baron Ln Year: 2013 24,459 Year: 2011 23,000 Year: 2010 22,000	<b>5th St</b> <span>5</span> Rothwell St Year: 2011 6,560 Year: 2005 4,730 Year: 2001 7,270
<b>Brightwater Dr</b> <span>6</span> Lakeside Meadow Dr Year: 2011 4,230 Year: 2006 4,520 Year: 2001 4,710	<b>Independence Blvd</b> <span>7</span> Staffordshire Rd Year: 2011 3,160	<b>Cartwright Rd</b> <span>8</span> Waterford PkSt Year: 2011 13,950 Year: 2008 14,000 Year: 2006 31,130	<b>la Costa Rd</b> <span>9</span> Lacosta Year: 2011 150 Year: 2006 260	<b>Cartwright Rd</b> <span>10</span> Brightwater Dr Year: 2011 13,600 Year: 2006 7,680
<b>Bermuda Dunes Dr</b> <span>11</span> Palm Desert Ln Year: 2011 910 Year: 2001 780 Year: 1996 800	<b>Oak Hill Dr</b> <span>12</span> Year: 2011 870 Year: 2008 478 Year: 2006 70	<b>el Dorado Blvd</b> <span>13</span> Thunderbird St Year: 2011 2,480 Year: 1996 3,300	<b>Lexington Blvd</b> <span>14</span> Laurel Green Rd Year: 2011 12,390 Year: 2006 15,170 Year: 2005 12,824	<b>FM 1092 Rd</b> <span>15</span> Lexington Blvd Year: 2008 33,370 Year: 2005 31,997 Year: 2005 28,060
<b>Brightwater Dr</b> <span>16</span> Mooring Point Ct Year: 2006 1,782 Year: 1994 1,173	<b>Lexington Blvd</b> <span>17</span> FM 1092 Rd Year: 2006 10,840	<b>Lexington Blvd</b> <span>18</span> Bluestone Dr Year: 2006 24,870 Year: 2001 16,150 Year: 1998 14,000	<b>Brightwater Dr</b> <span>19</span> Lake Ct Year: 2006 1,558 Year: 1994 1,539	<b>Lakeside Meadow Dr</b> <span>20</span> Northshore Dr Year: 2006 2,009



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## EPA Facility Report

The following nearby properties are being monitored by the EPA as reported by ECHO (Enforcement and Compliance History Online). Facility inspection, enforcement, and compliance data are tracked under the following environmental laws:

- Clean Air Act
- Clean Water Act
- Resource Conservation and Recovery Act
- Safe Drinking Water Act

Use the Registry IDs below to reference details at: <https://www.epa.gov/enviro/frs-query-page>

<b>MURPHY FOOD STORE</b> 1925 FM 1092 RD MISSOURI CITY, TX 77459 Tracked since 4/17/2008	<b>1</b>	<b>5TH STREET MHP</b> 3411 5TH ST STAFFORD, TX 77477 3/12/2008	<b>2</b>
	<a href="#">Registry ID #110034436224</a>		<a href="#">#110033312225</a>



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## 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.

<b>DNCommercial</b>	<b>577136</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)478-2972</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 7132705400

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Independence Blvd

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