

FOR SALE

1930 Cartwright Rd. Missouri City, TX 77489



- Price: \$6,700,000
- Lot Size: +/- 10.139 AC
- Inside C09 TIRZ 1
- Includes +/- 6,041 SF, Improvement, Possible Income Producing Property



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.



Stafford Municipal Complex



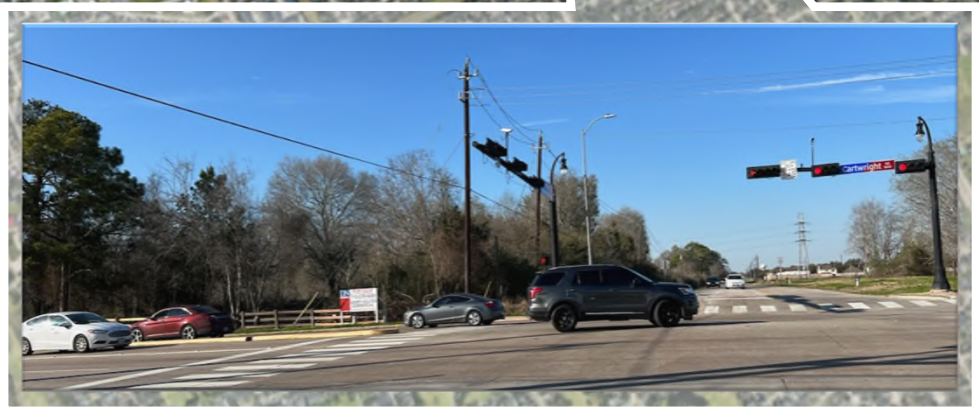
SITE



The UPS Store

Cartwright Rd

Missouri City Recreation and Tennis Center

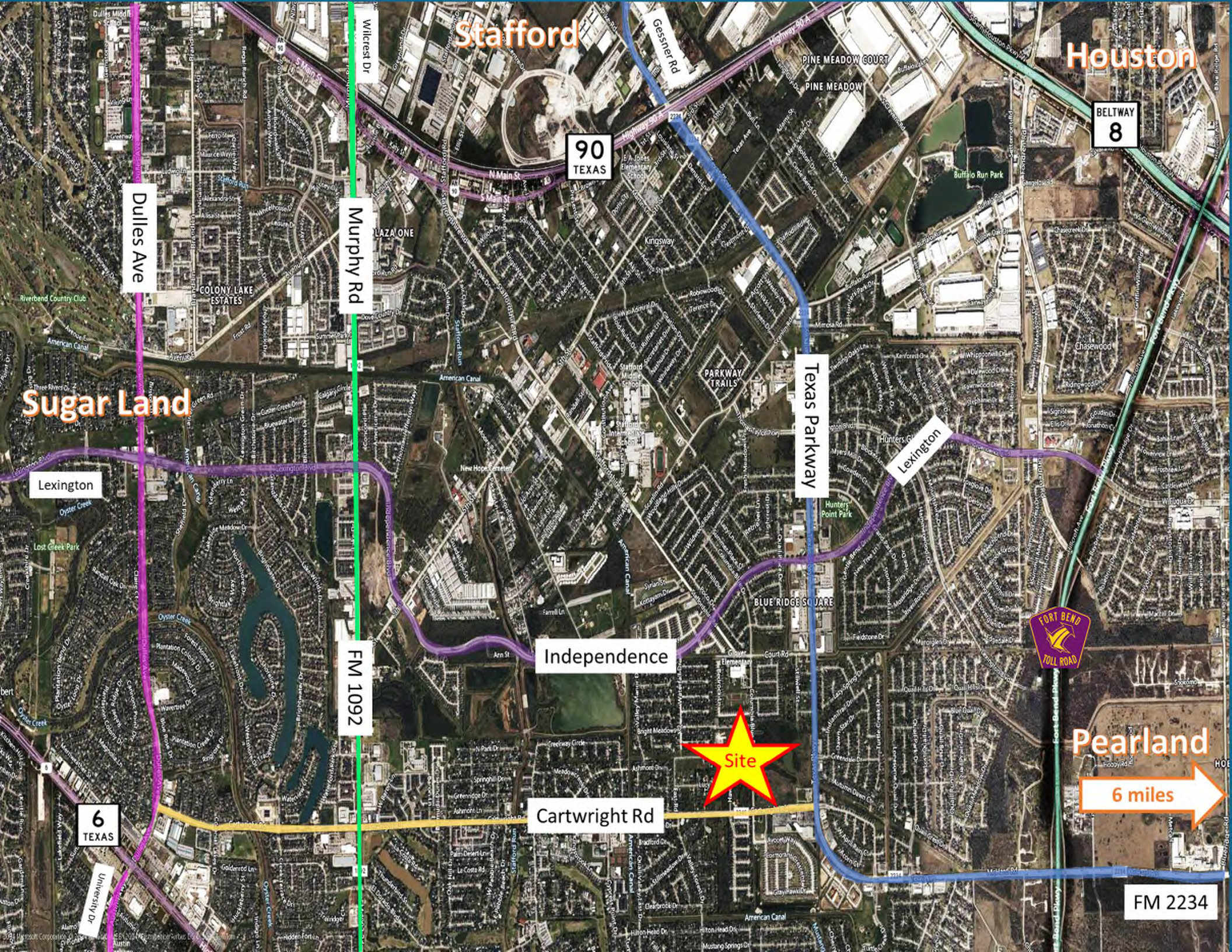


Community Park

Missouri City Fire Station 1
Police Department
Municipal Court
Workforce Solutions



Approx. miles: 7 - First Colony Mall,
17 - Galleria, 14 - Texas Medical Center,
20 - Hobby Airport , 22 - Downtown Houston



Stafford

Houston

90
TEXAS

BELTWAY
8

Dulles Ave

Murphy Rd

Sugar Land

Lexington

Texas Parkway

Lexington

FM 1092

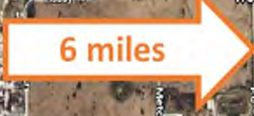
Independence

6
TEXAS

Cartwright Rd



Pearland

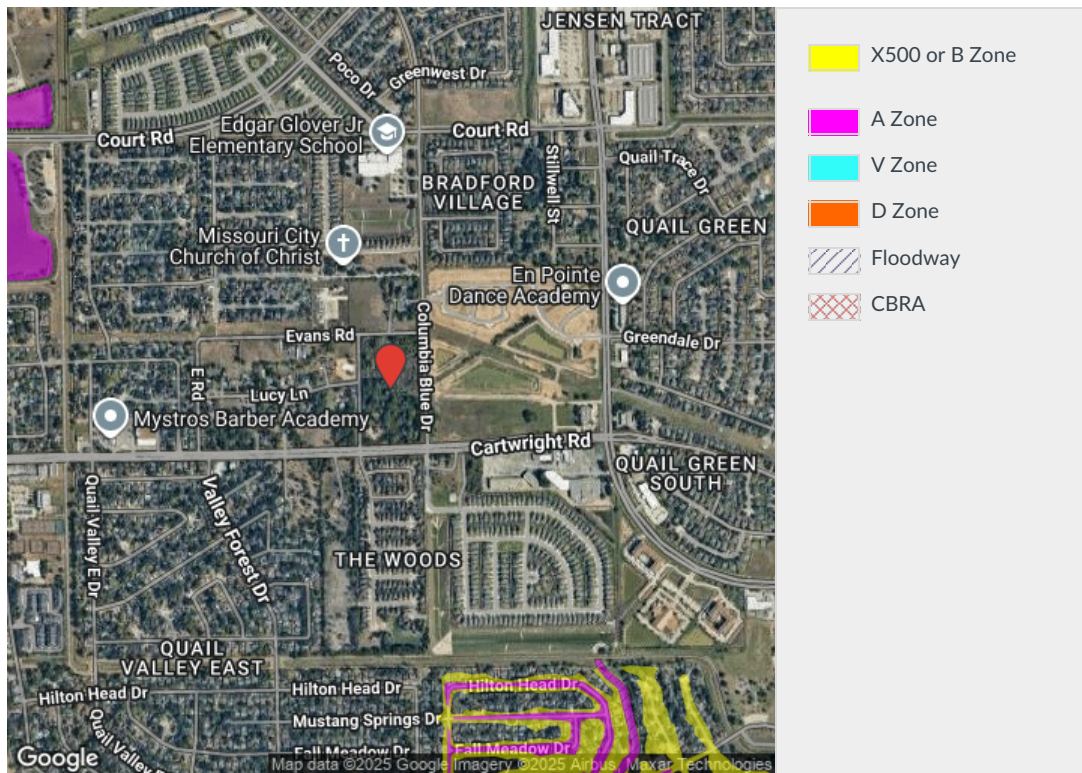


FM 2234

1930 CARTWRIGHT RD MISSOURI CITY, TX 77489-6070

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

1930 Cartwright Rd, 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 | 14,165 | 64,421 | 132,593 |
| 2020 Population | 14,650 | 68,455 | 161,824 |
| 2025 Population | 15,139 | 72,626 | 169,532 |
| 2030 Population | 16,514 | 78,585 | 181,457 |
| 2010-2020 Annual Rate | 0.34% | 0.61% | 2.01% |
| 2020-2025 Annual Rate | 0.63% | 1.13% | 0.89% |
| 2025-2030 Annual Rate | 1.75% | 1.59% | 1.37% |

| Age | | | |
|-------------------------|------|------|------|
| 2025 Median Age | 40.3 | 40.7 | 37.7 |
| U.S. median age is 39.1 | | | |

| Race and Ethnicity | | | |
|------------------------|-------|-------|-------|
| White Alone | 15.5% | 17.0% | 19.2% |
| Black Alone | 57.7% | 43.1% | 32.7% |
| American Indian Alone | 0.7% | 0.7% | 1.0% |
| Asian Alone | 4.0% | 19.0% | 21.8% |
| Pacific Islander Alone | 0.0% | 0.1% | 0.1% |
| Some Other Race Alone | 11.0% | 9.7% | 13.9% |
| Two or More Races | 11.1% | 10.5% | 11.4% |
| Hispanic Origin | 24.9% | 22.0% | 29.1% |
| Diversity Index | 76.1 | 82.2 | 86.9 |

| Households | | | |
|-----------------------------|-------|--------|--------|
| 2010 Total Households | 4,831 | 21,048 | 43,623 |
| 2020 Total Households | 5,120 | 22,896 | 54,217 |
| 2025 Total Households | 5,394 | 24,871 | 58,435 |
| 2030 Total Households | 5,974 | 27,330 | 63,695 |
| 2010-2020 Annual Rate | 0.58% | 0.85% | 2.20% |
| 2020-2025 Annual Rate | 1.00% | 1.59% | 1.44% |
| 2025-2030 Annual Rate | 2.06% | 1.90% | 1.74% |
| 2025 Average Household Size | 2.81 | 2.91 | 2.90 |
| Wealth Index | 76 | 106 | 108 |

| Mortgage Income | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|-------------------------------------|------------|------------|------------|
| 2025 Percent of Income for Mortgage | 20.2% | 21.4% | 24.2% |
| Median Household Income | | | |
| 2025 Median Household Income | \$77,559 | \$90,997 | \$87,436 |
| 2030 Median Household Income | \$83,937 | \$100,476 | \$97,551 |
| 2025-2030 Annual Rate | 1.59% | 2.00% | 2.21% |
| Average Household Income | | | |
| 2025 Average Household Income | \$95,049 | \$114,938 | \$122,855 |
| 2030 Average Household Income | \$103,650 | \$124,286 | \$134,460 |
| Per Capita Income | | | |
| 2025 Per Capita Income | \$33,583 | \$39,528 | \$42,387 |
| 2030 Per Capita Income | \$37,162 | \$43,419 | \$47,240 |
| 2025-2030 Annual Rate | 2.05% | 1.90% | 2.19% |
| Income Equality | | | |
| 2025 Gini Index | 38.2 | 41.3 | 45.6 |
| Socioeconomic Status | | | |
| 2025 Socioeconomic Status Index | 50.6 | 49.6 | 46.5 |
| Housing Unit Summary | | | |
| Housing Affordability Index | 95 | 91 | 82 |
| 2010 Total Housing Units | 5,085 | 22,041 | 47,141 |
| 2010 Owner Occupied Hus (%) | 82.9% | 80.4% | 68.4% |
| 2010 Renter Occupied Hus (%) | 17.1% | 19.6% | 31.6% |
| 2010 Vacant Housing Units (%) | 5.0% | 4.5% | 7.5% |
| 2020 Housing Units | 5,316 | 24,035 | 57,480 |
| 2020 Owner Occupied HUs (%) | 76.9% | 76.7% | 64.9% |
| 2020 Renter Occupied HUs (%) | 23.1% | 23.3% | 35.1% |
| Vacant Housing Units | 4.3% | 4.5% | 5.7% |
| 2025 Housing Units | 5,555 | 25,834 | 61,923 |
| Owner Occupied Housing Units | 78.0% | 77.5% | 65.1% |
| Renter Occupied Housing Units | 22.0% | 22.5% | 34.9% |
| Vacant Housing Units | 2.9% | 3.7% | 5.6% |
| 2030 Total Housing Units | 6,209 | 28,636 | 67,770 |
| 2030 Owner Occupied Housing Units | 4,733 | 21,489 | 41,628 |
| 2030 Renter Occupied Housing Units | 1,241 | 5,841 | 22,068 |
| 2030 Vacant Housing Units | 235 | 1,306 | 4,075 |

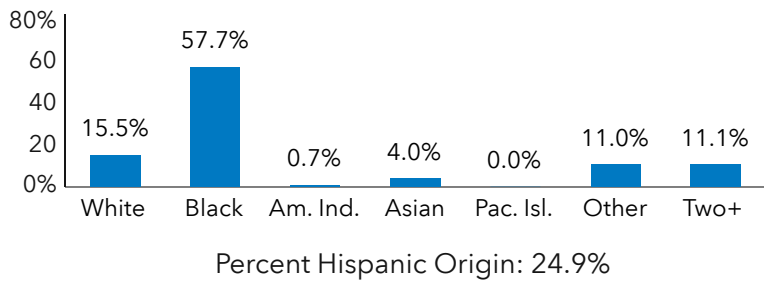
Graphic Profile

1930 Cartwright Rd, Missouri City, Texas, 77489

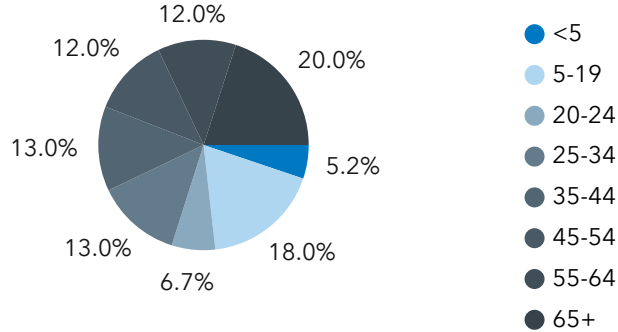


Ring band: 0 - 1 mile radius

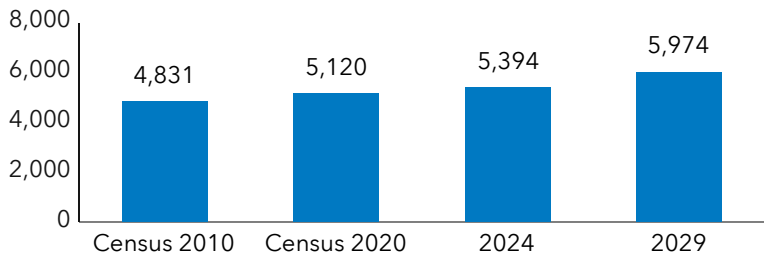
Population by Race



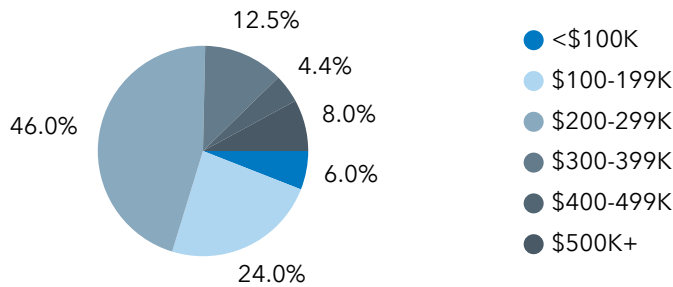
Population by Age



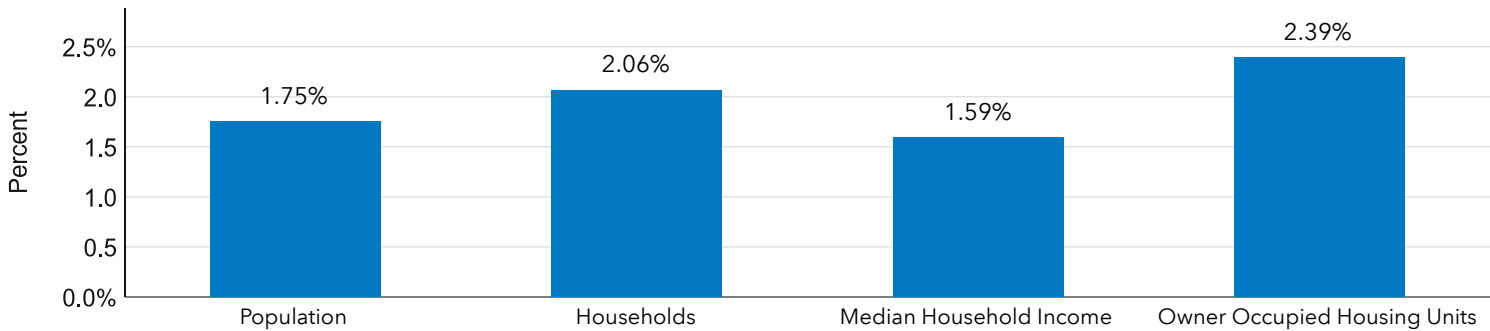
Households



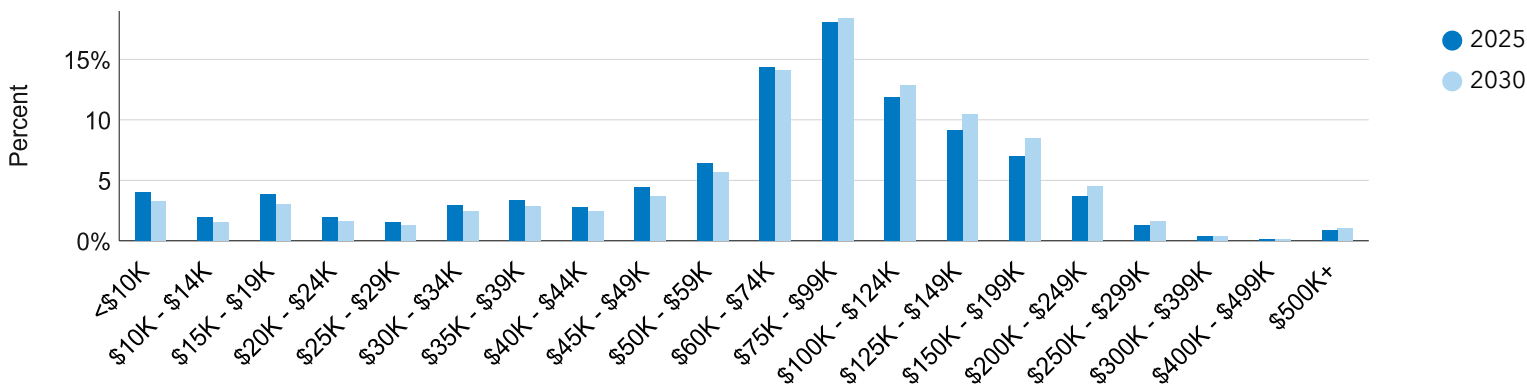
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

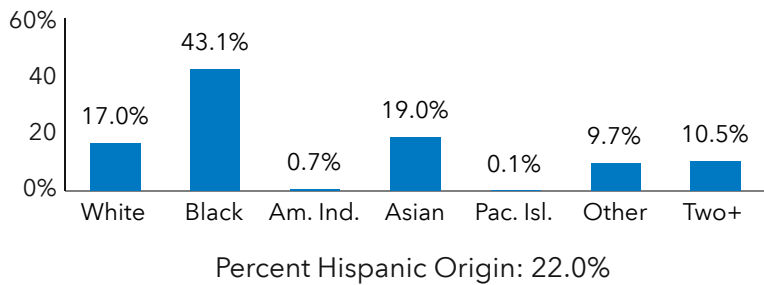
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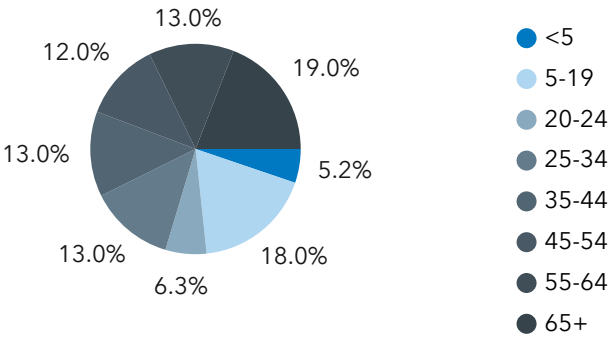


Ring band: 1 - 3 mile radius

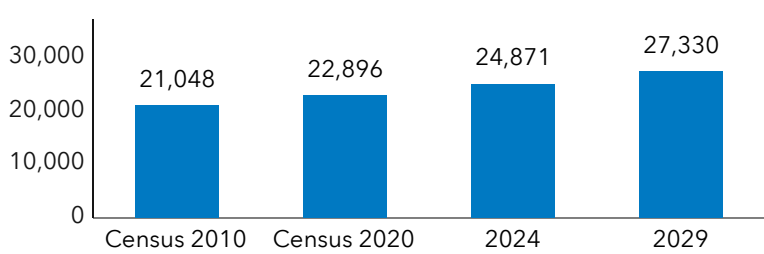
Population by Race



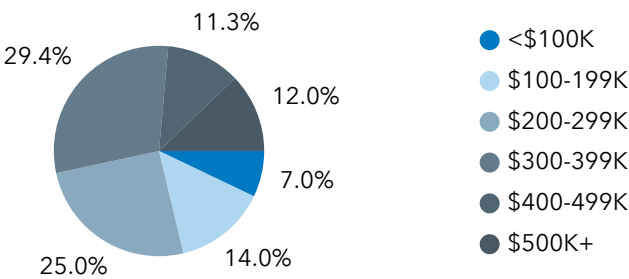
Population by Age



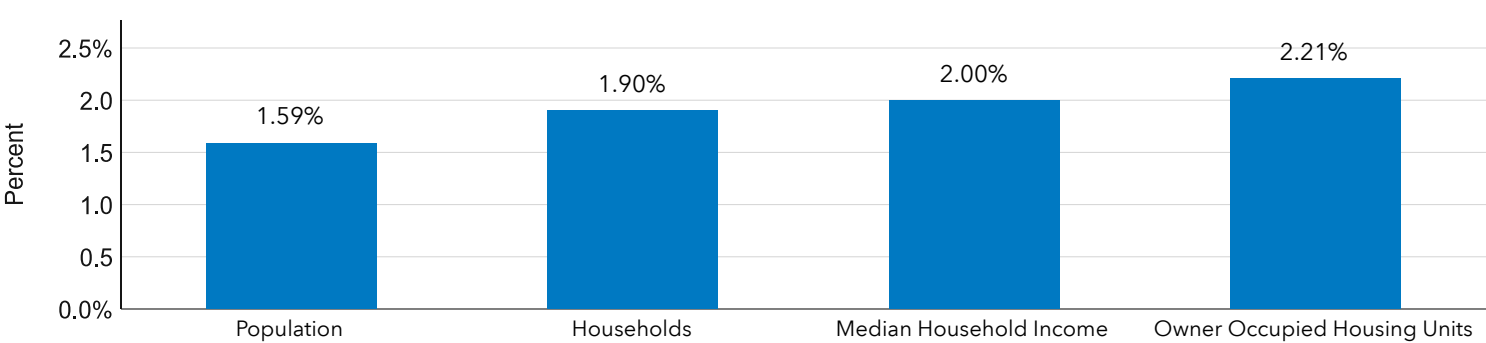
Households



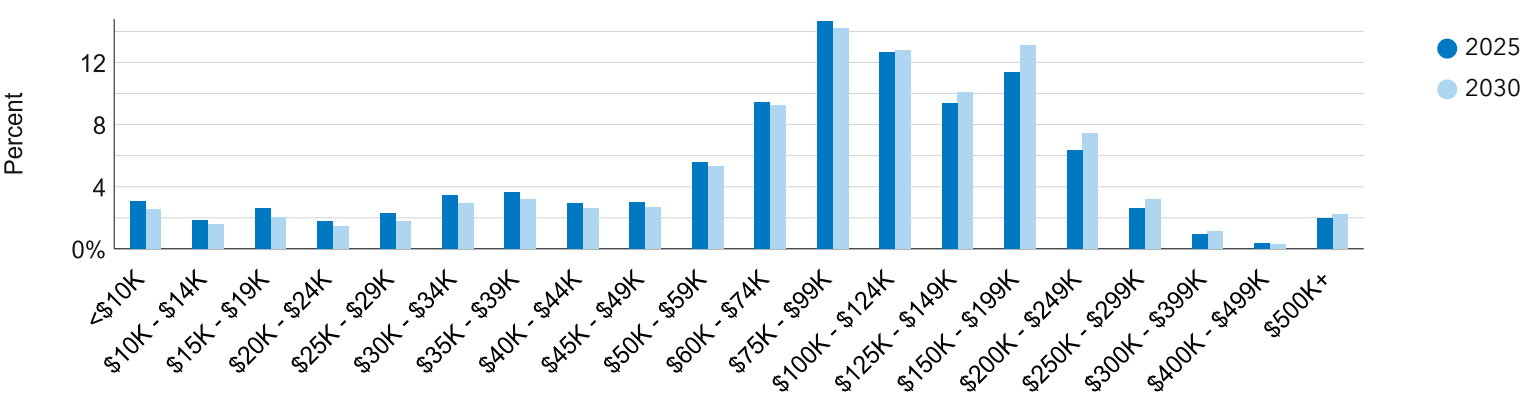
Home Value



2024-2029 Annual Growth Rate



Household Income



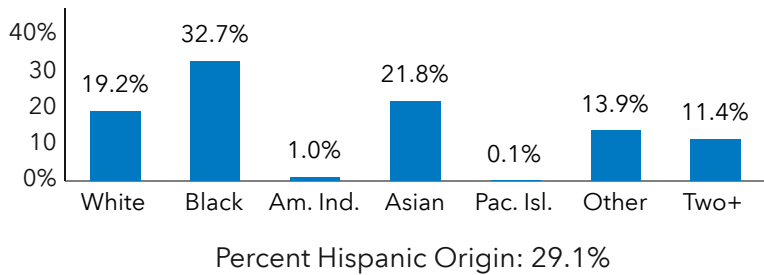
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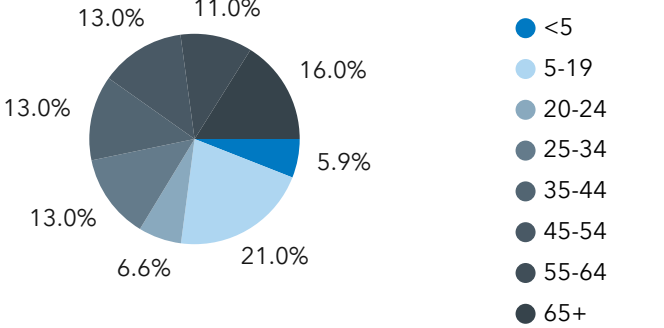


Ring band: 3 - 5 mile radius

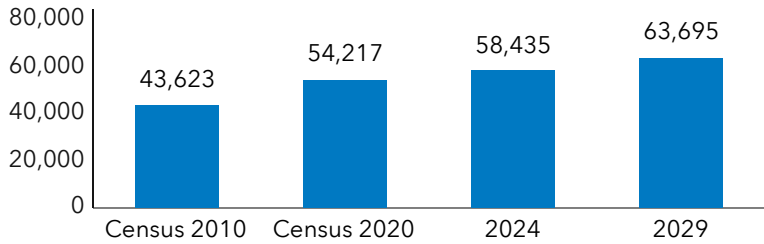
Population by Race



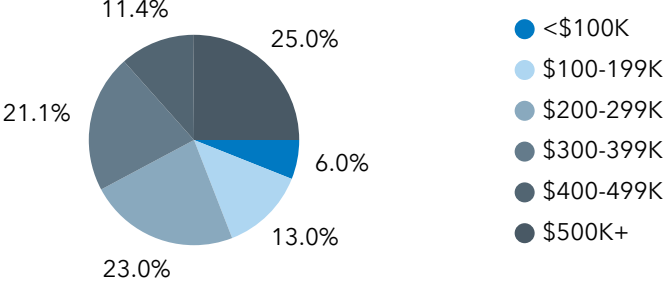
Population by Age



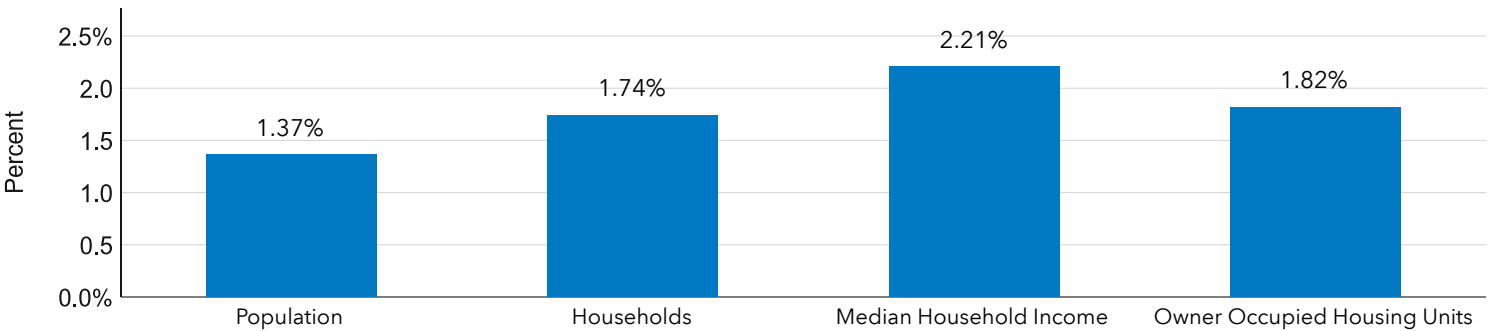
Households



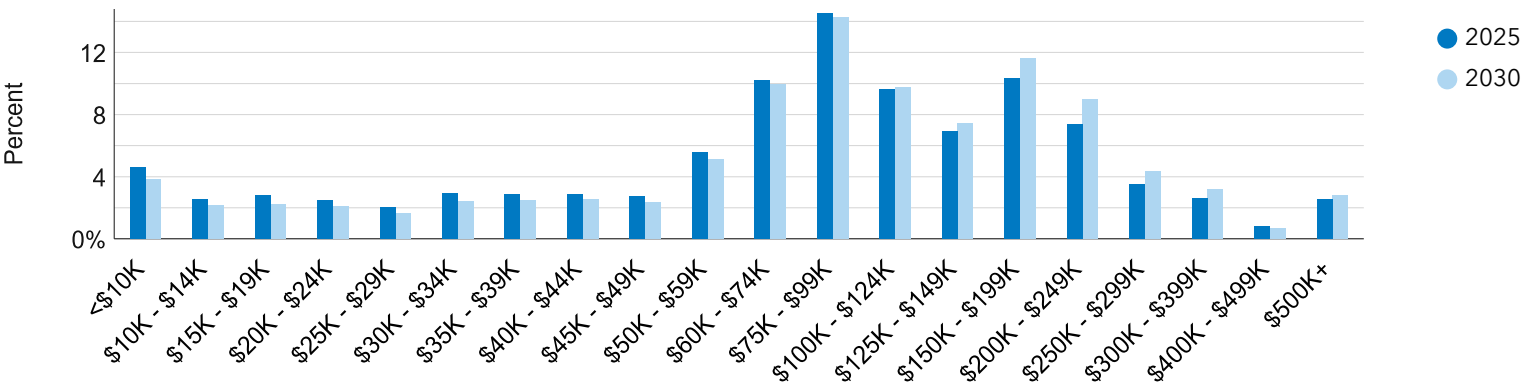
Home Value



2024-2029 Annual Growth Rate

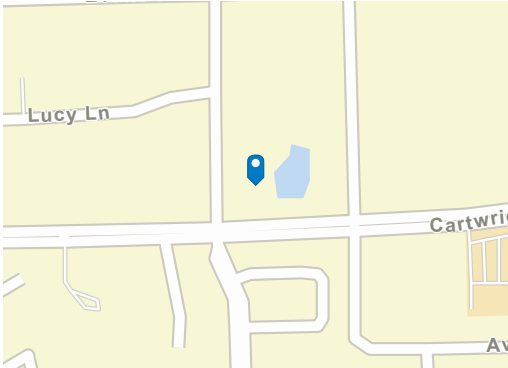
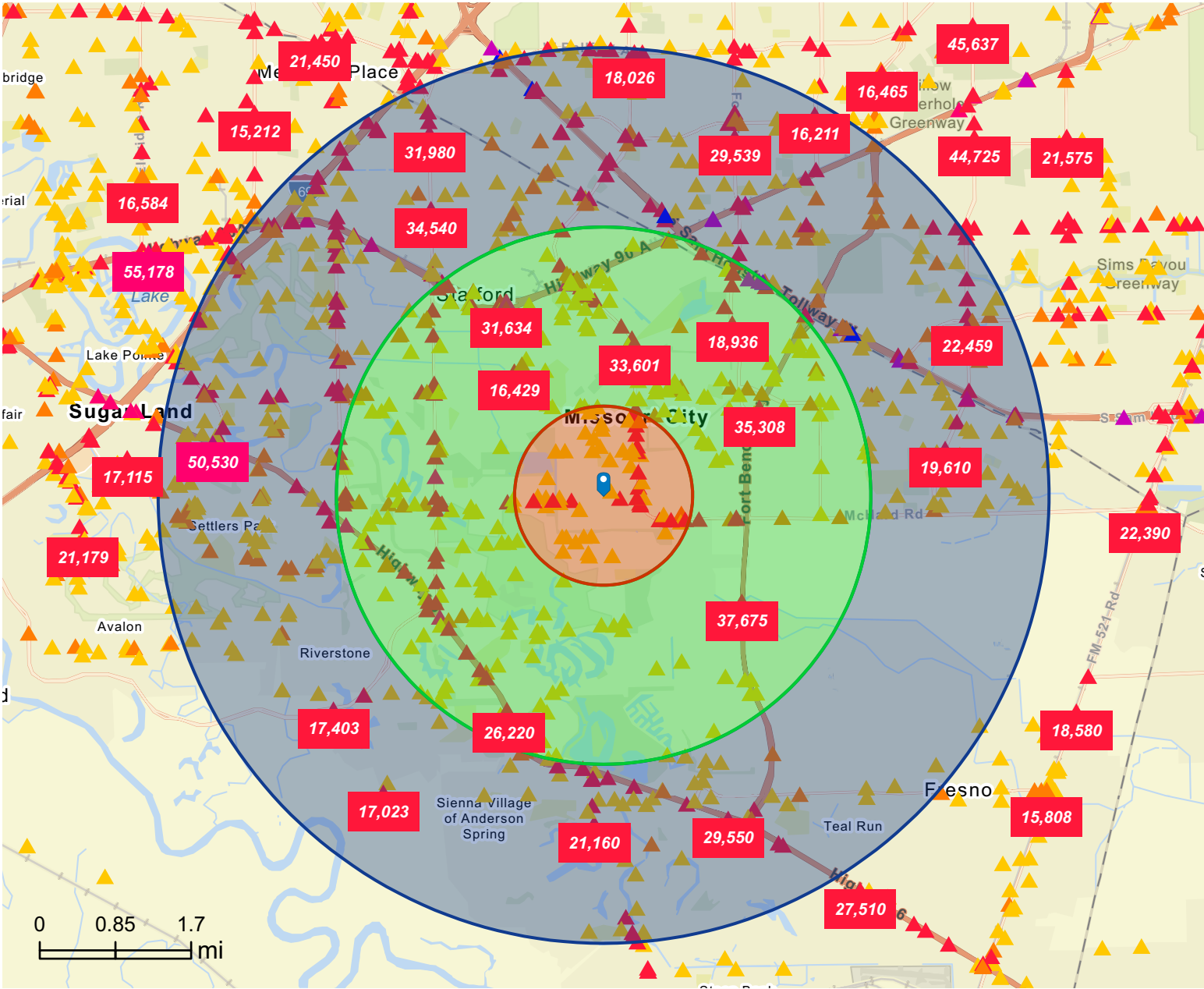


Household Income



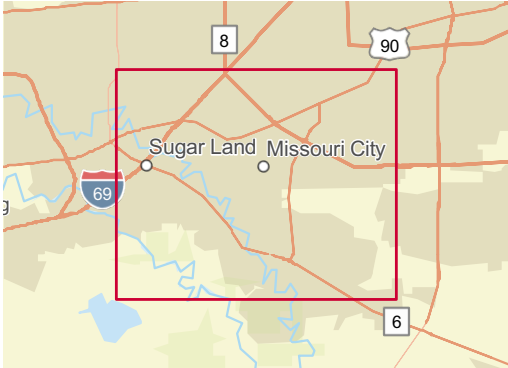
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

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



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

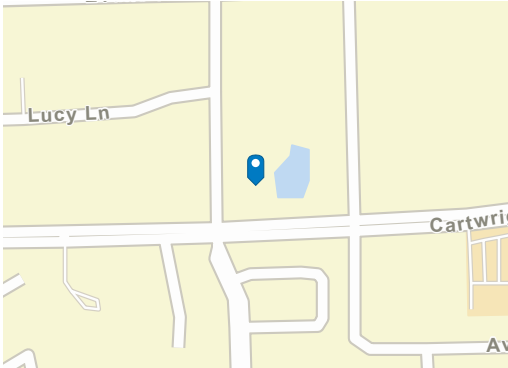


Traffic Count Map - Close Up

1930 Cartwright Rd, Missouri City, Texas, 77489



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



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)



Traffic Count Profile

1930 Cartwright Rd, Missouri City, Texas, 77489
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.58386
Longitude: -95.53274

| Distance: | Street: | Closest Cross-street: | Year of Count: | Count: |
|-----------|----------------------|-------------------------------------|----------------|--------|
| 0.10 | Columbia Blue Dr | Cartwright Rd (0.09 miles S) | 2011 | 2530 |
| 0.18 | Cartwright Rd | Columbia Blue Dr (0.1 miles W) | 2011 | 22000 |
| 0.31 | Valley Forest Dr | Fairgreen Dr (0.03 miles NW) | 2001 | 3760 |
| 0.36 | Cartwright Rd | Valley Bend Dr (0.02 miles E) | 2005 | 22410 |
| 0.37 | Cartwright Road | Texas Pkwy (0.02 miles E) | 2022 | 22363 |
| 0.40 | Texas Pkwy | Greendale Dr (0.06 miles N) | 2013 | 18982 |
| 0.41 | Columbia Blue Dr | Rhodes Ln (0.08 miles S) | 2001 | 2960 |
| 0.42 | Texas Pkwy | Cartwright Rd (0.06 miles N) | 2005 | 18100 |
| 0.42 | Texas Pkwy | Cartwright Rd (0.08 miles N) | 2006 | 26000 |
| 0.45 | Cartwright Rd | Fawn Ct (0.03 miles E) | 2005 | 2270 |
| 0.45 | Stillwell Rd | Wrenway Dr (0.02 miles S) | 2009 | 100 |
| 0.46 | Greendale Dr | Indian TrlDr (0.03 miles E) | 2011 | 2980 |
| 0.47 | Hilton Head Dr | Valley Forest Dr (0.04 miles W) | 2001 | 570 |
| 0.47 | Texas Pkwy | Wrenway Dr (0.05 miles N) | 2008 | 27930 |
| 0.49 | Quail Valley East Dr | Cartwright Rd (0.03 miles S) | 2011 | 1680 |
| 0.50 | Quail Valley East Dr | Ridgemont Dr (0.01 miles S) | 2005 | 2140 |
| 0.51 | Hilton Head Dr | Valley Forest Dr (0.05 miles E) | 2011 | 480 |
| 0.52 | Court Rd | Staffordshire Rd (0.13 miles E) | 2005 | 4507 |
| 0.56 | Staffordshire Rd | Ct Rd (0.07 miles SE) | 2007 | 4524 |
| 0.56 | Court Rd | Stillwell Rd (0.08 miles E) | 2001 | 3820 |
| 0.57 | Stillwell Rd | Ct Rd (0.03 miles N) | 2009 | 123 |
| 0.57 | Cartwright Rd | Quail Valley East Dr (0.07 miles E) | 2005 | 21340 |
| 0.60 | Hunters Glen Dr | Fall Meadow Dr (0.04 miles S) | 2011 | 150 |
| 0.61 | Court Rd | Stillwell Rd (0.02 miles W) | 2011 | 4970 |
| 0.62 | Hilton Head Dr | Fall Meadow Dr (0.01 miles W) | 2001 | 700 |
| 0.62 | Quail Trace Dr | Indian TrlCt (0.01 miles W) | 2011 | 1280 |
| 0.63 | Texas Pkwy | Ct Rd (0.02 miles N) | 2005 | 23340 |
| 0.65 | Forest Ridge Dr | Meadow WayDr (0.02 miles E) | 2006 | 1690 |
| 0.65 | Hilton Head Dr | Quail Valley East Dr (0.02 miles W) | 2011 | 160 |
| 0.65 | Cypress Point Dr | Cartwright Rd (0.05 miles N) | 2011 | 2620 |

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 2025 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 (Q3 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 Fax: 7135838985

Independence Blvd

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