

# FOR SALE - +/- 4 AC

*Cravens Rd & Paloma Bend Dr, Missouri City, Tx 77489*

- PRICE: \$2,178,000, @\$12.50/SF
- Approx. 257.3 Ft Frontage on Cravens
- Within walking distance to Hwy 90
- Approximately:
  - \* .6 miles to Beltway 8
  - \* 20 miles to the Port of Houston
  - \* 16 miles to Downtown Houston
  - \* 5 miles to the Texas Medical Center
  - \* 9.5 miles to Houston Hobby Airport
  - \* 20.5 miles to George Bush Houston Intercontinental Airport
- Directly across the street from newly developed Cravens Crossing which is 100% Fully Leased

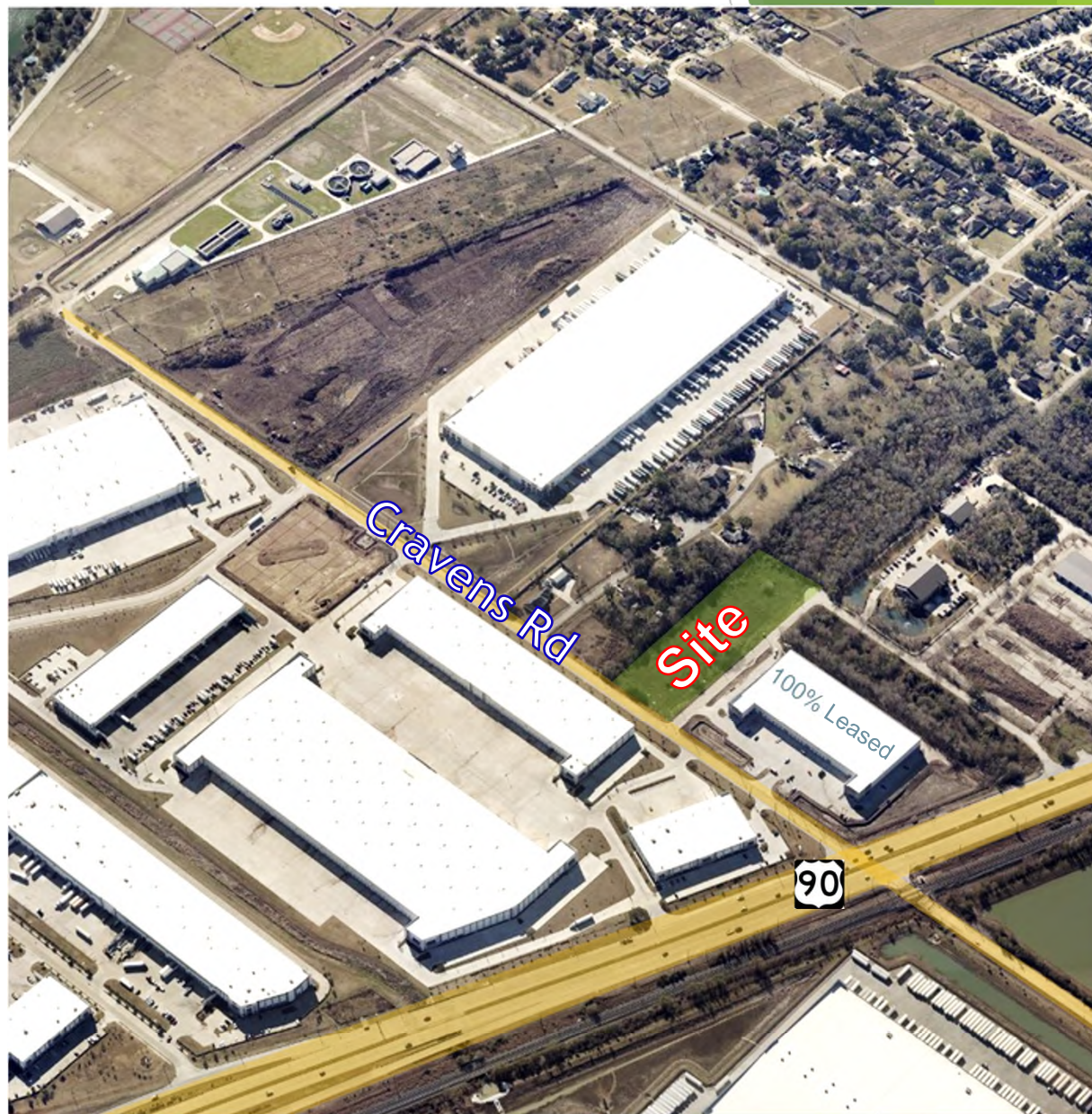
**Danny Nguyen, CCIM**

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*Cravens Rd & Paloma Bend Dr , Missouri City, Tx 77489*





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*Cravens Rd & Paloma Bend Dr, Missouri City, Tx 77489*





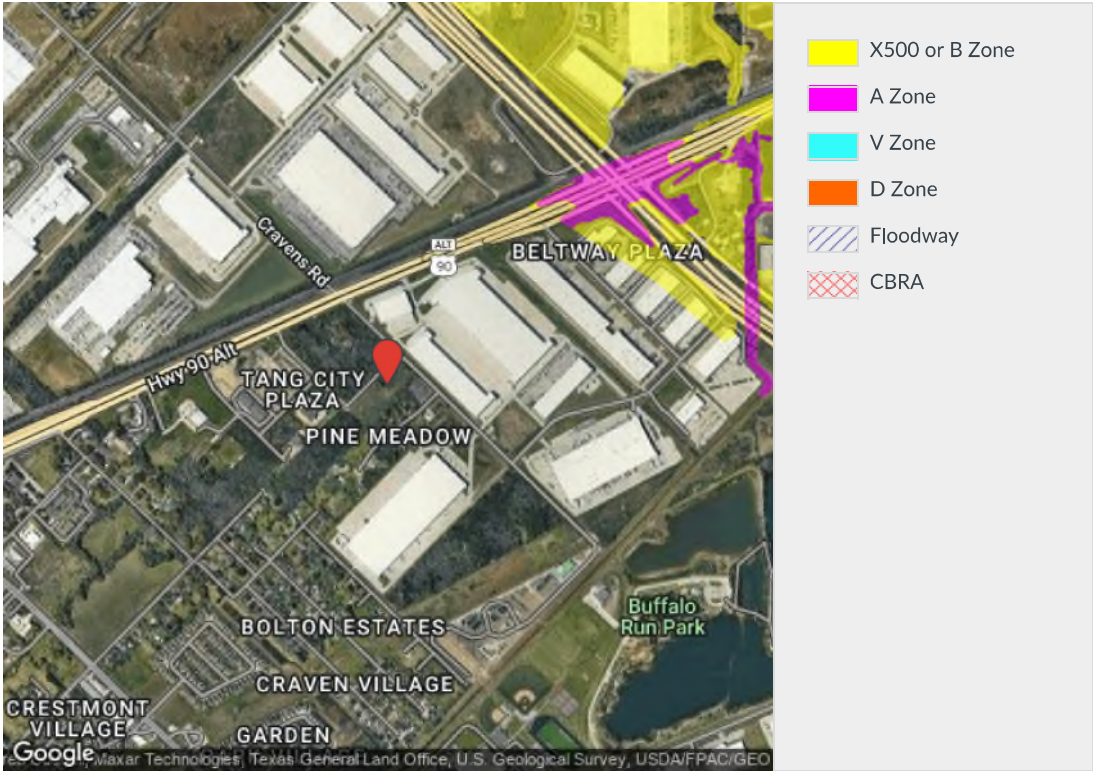
CRAVENS RD MISSOURI CITY, TX 77489-1311

LOCATION ACCURACY: User-defined location

Flood Zone Determination Report

Flood Zone Determination: **OUT**

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



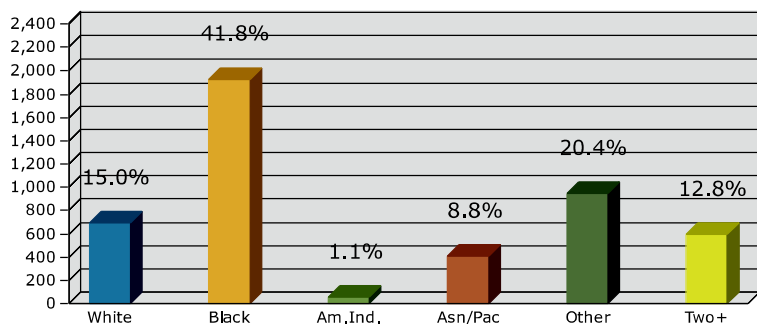


## Graphic Profile

150-198 Chang-an Dr, Missouri City, Texas, 77489  
Ring Band: 0 - 1 mile radius

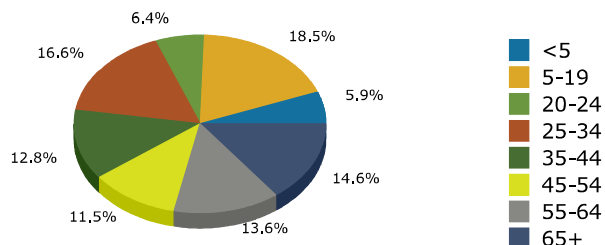
Prepared by Esri  
Latitude: 29.62120  
Longitude: -95.52455

2022 Population by Race

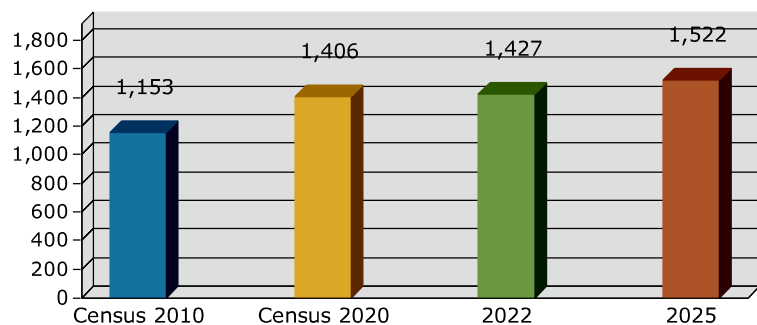


2022 Percent Hispanic Origin: 38.7%

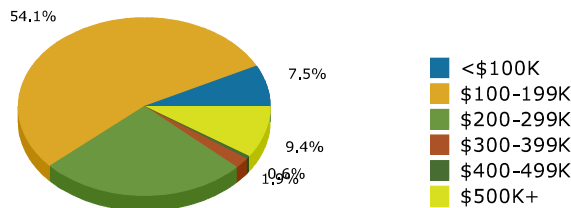
2022 Population by Age



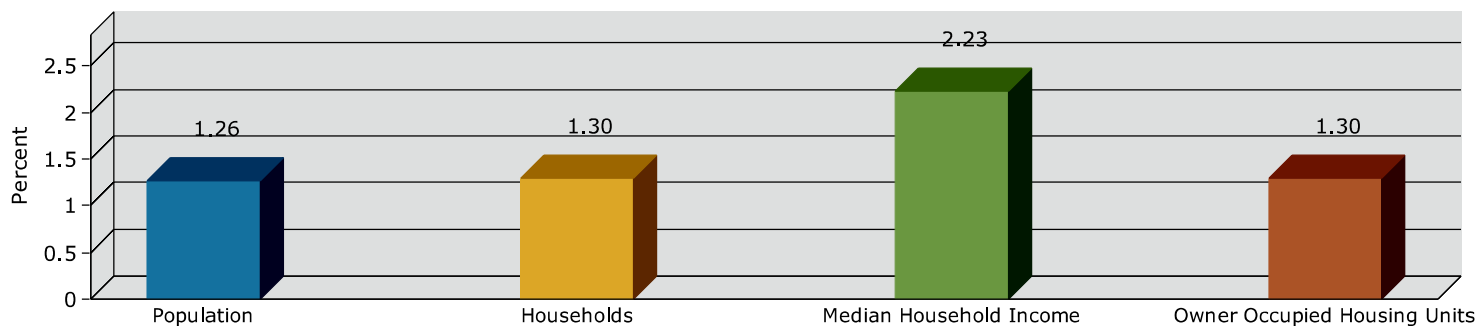
Households



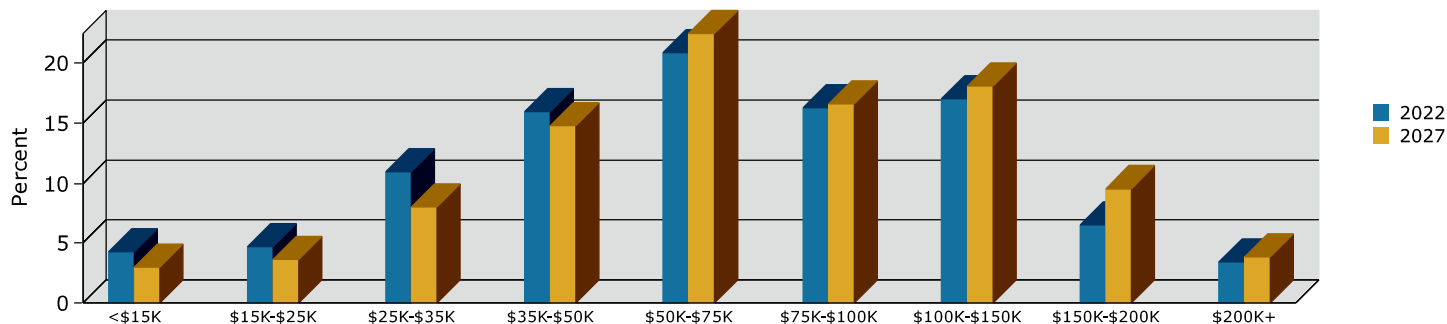
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

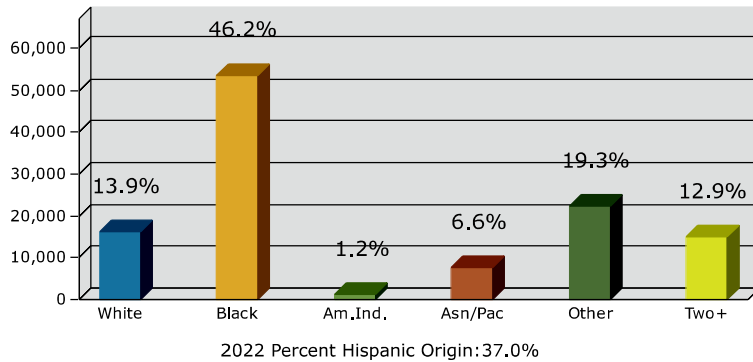


## Graphic Profile

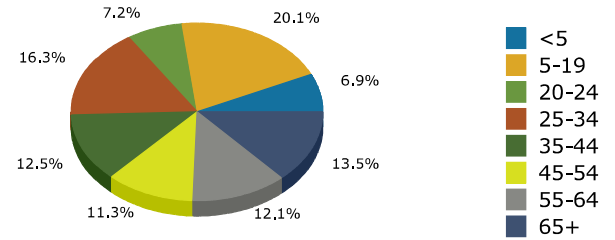
150-198 Chang-an Dr, Missouri City, Texas, 77489  
Ring Band: 1 - 3 mile radius

Prepared by Esri  
Latitude: 29.62120  
Longitude: -95.52455

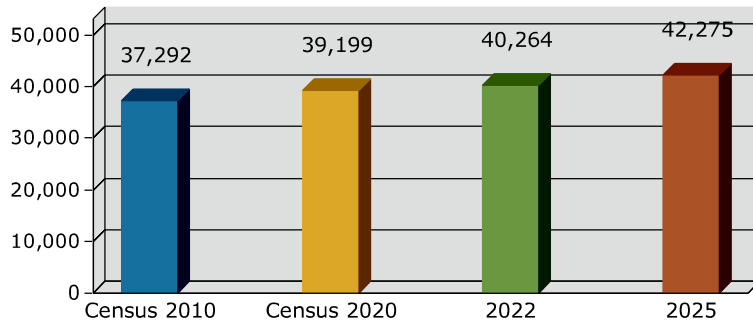
2022 Population by Race



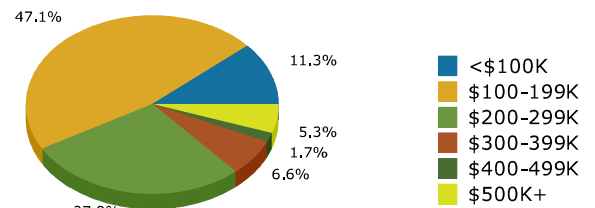
2022 Population by Age



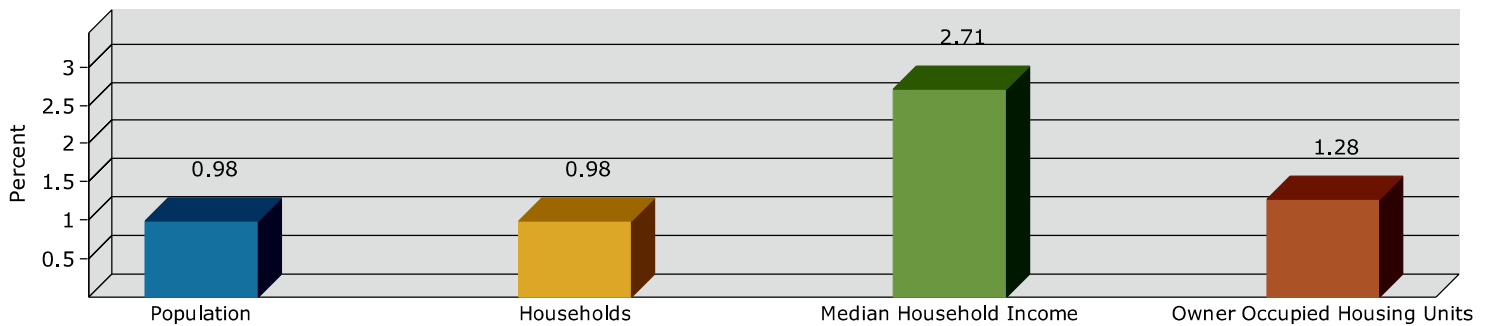
Households



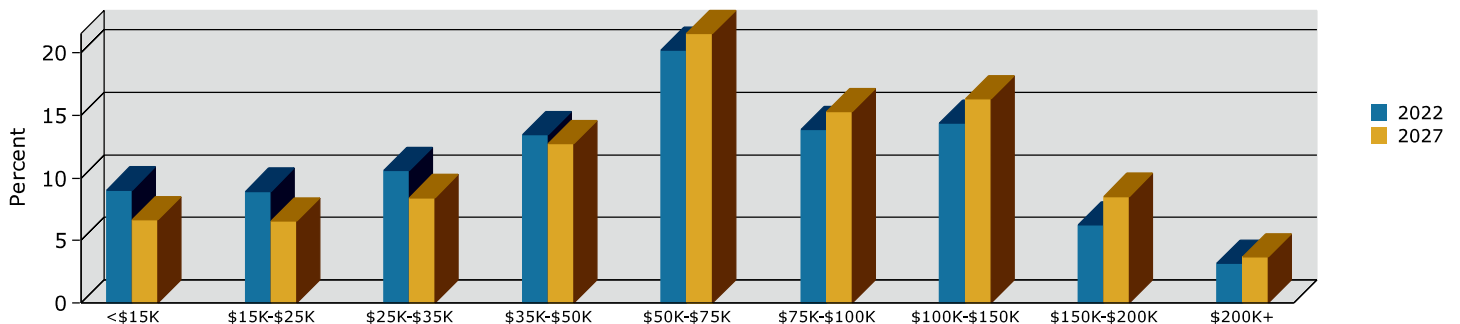
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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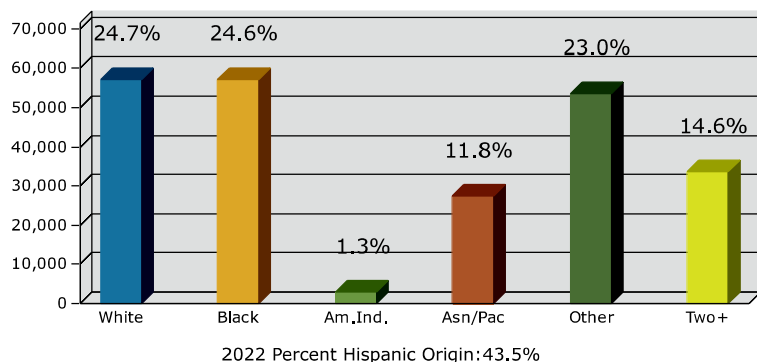


## Graphic Profile

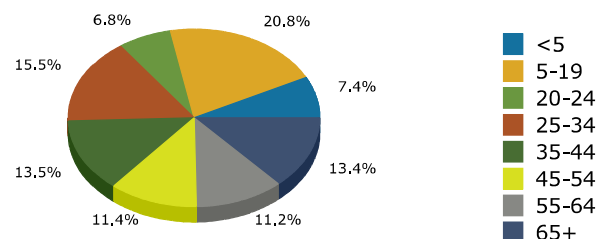
150-198 Chang-an Dr, Missouri City, Texas, 77489  
Ring Band: 3 - 5 mile radius

Prepared by Esri  
Latitude: 29.62120  
Longitude: -95.52455

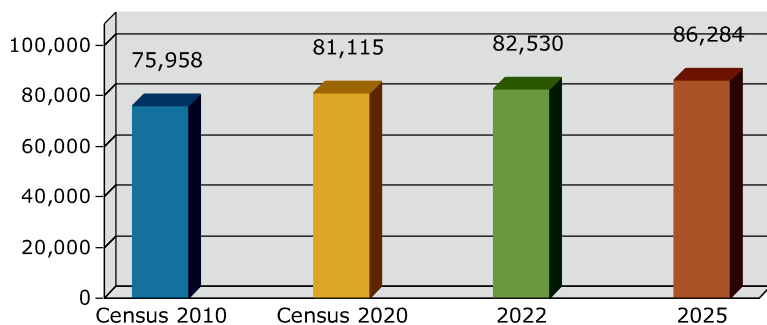
2022 Population by Race



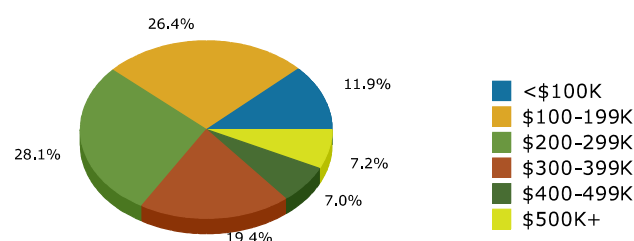
2022 Population by Age



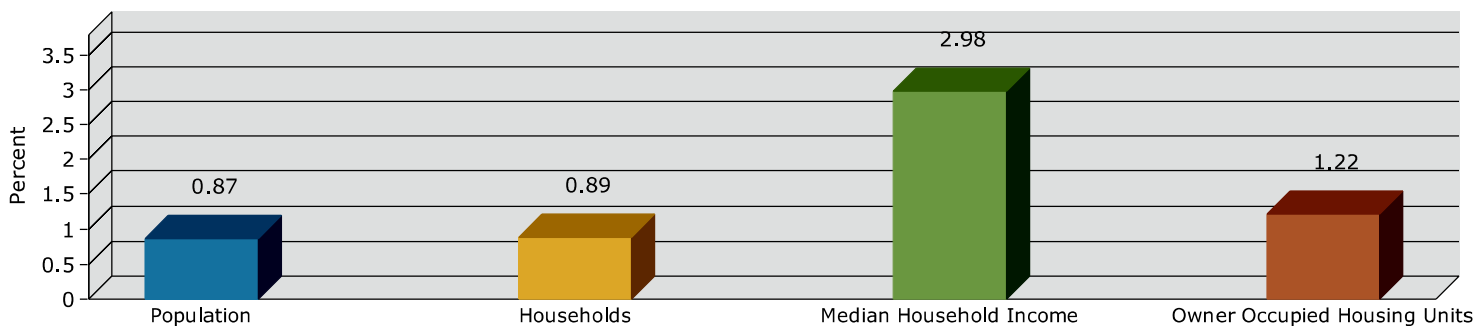
Households



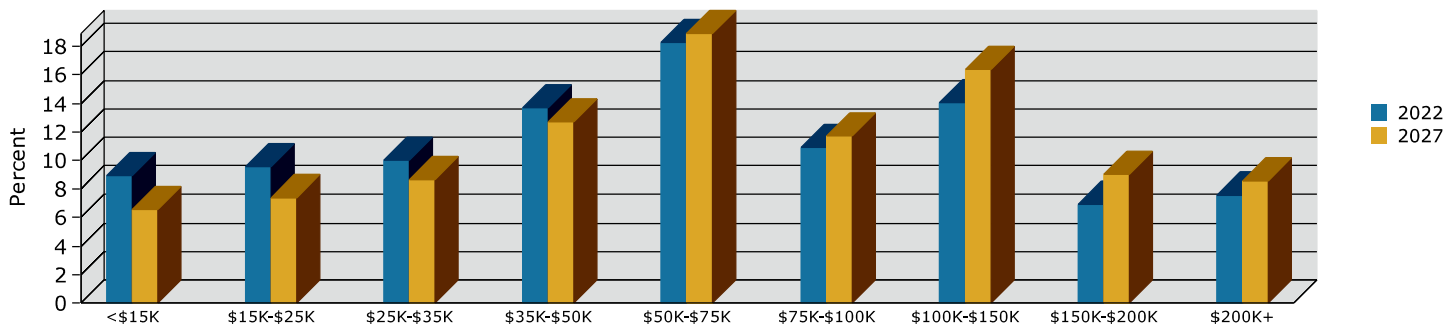
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



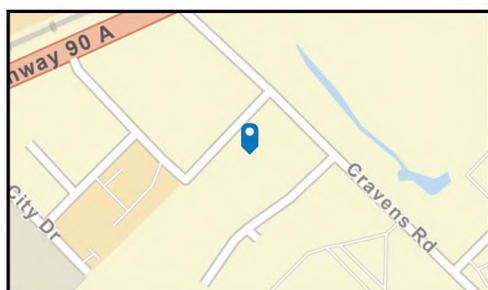
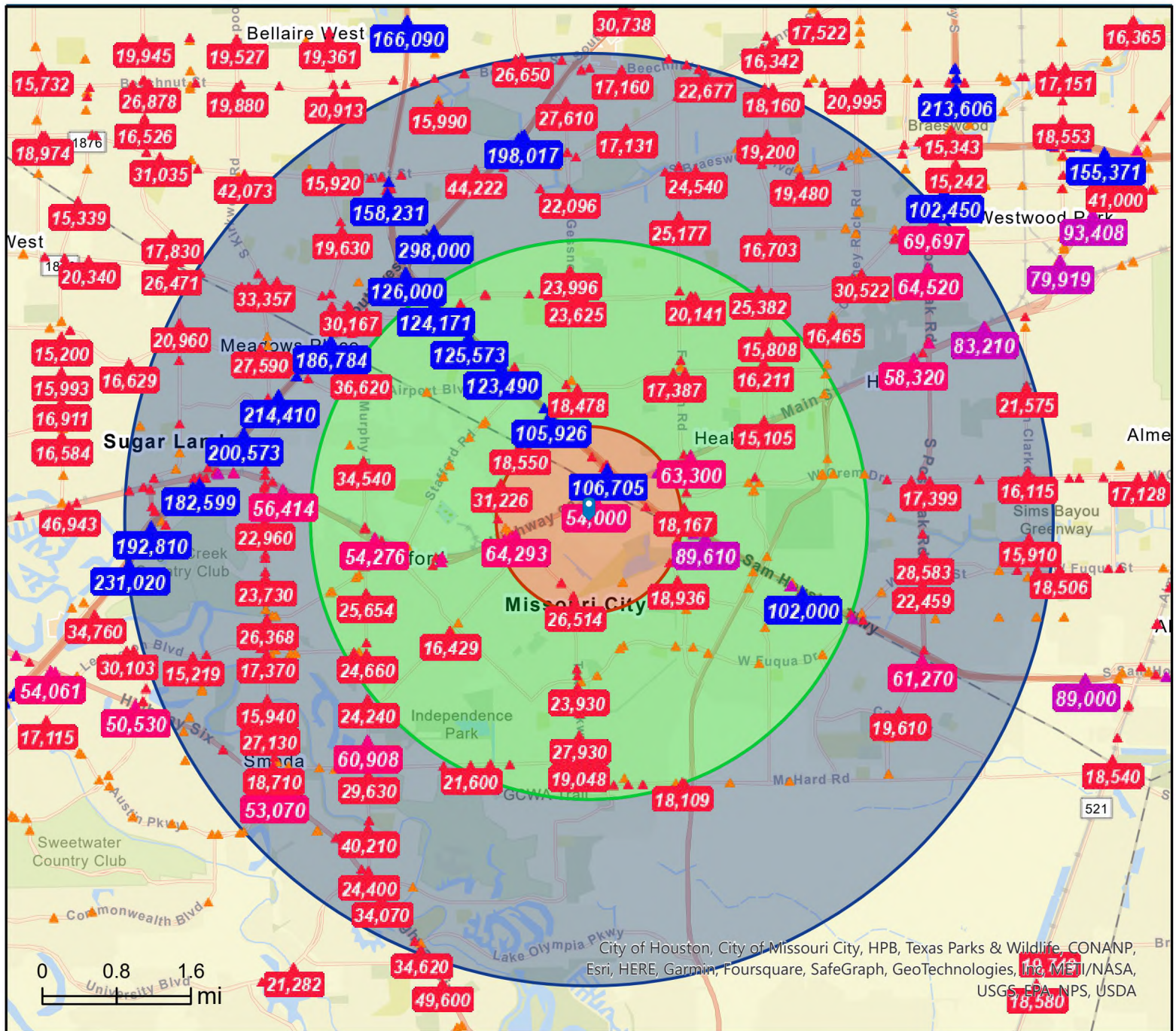
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



# Traffic Count Map

150-198 Chang-an Dr, Missouri City, Texas, 77489  
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
 Latitude: 29.62120  
 Longitude: -95.52455



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



Source: ©2022 Kalibrate Technologies (Q3 2022).

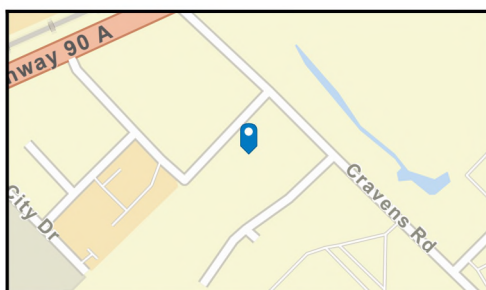
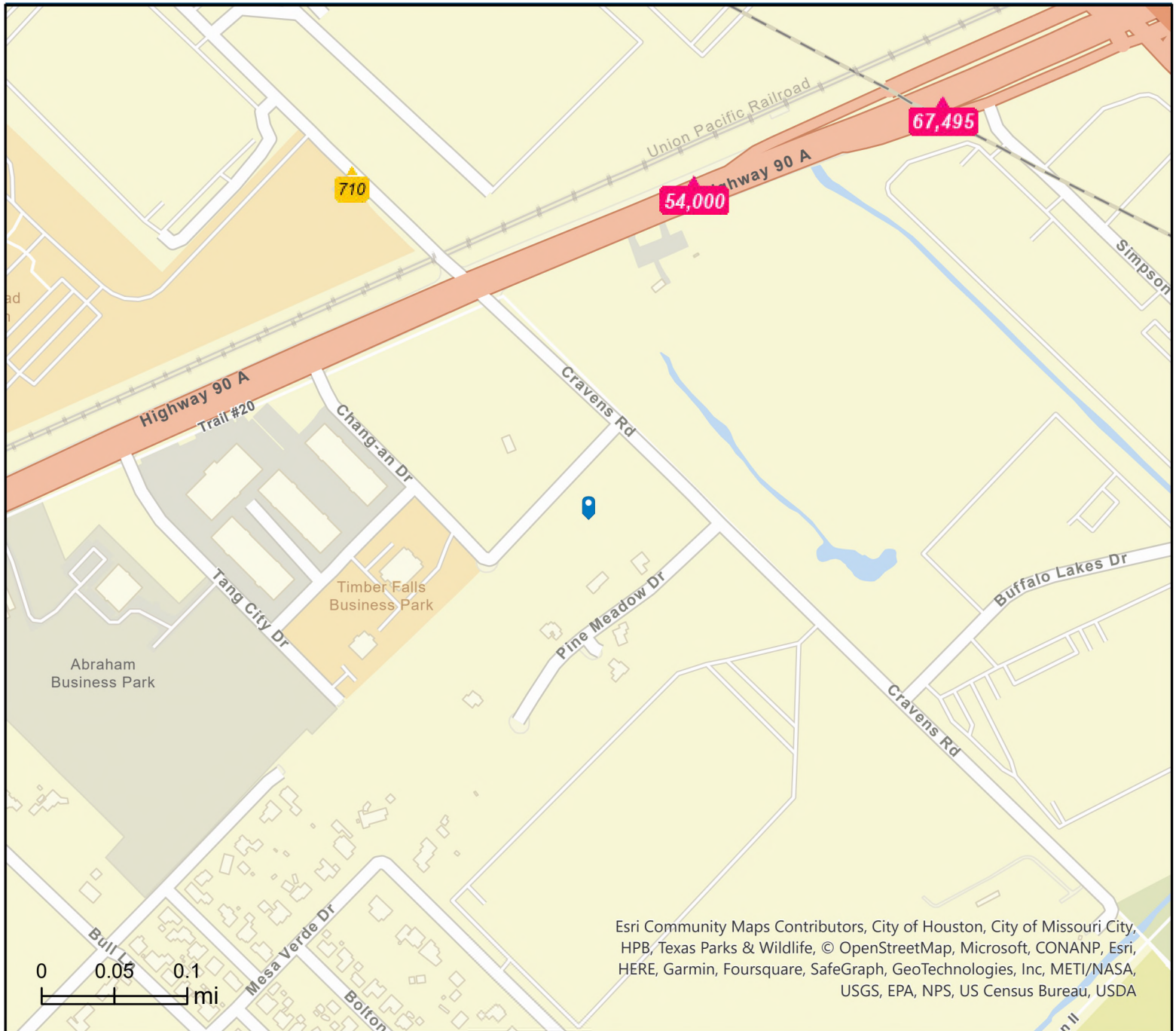
May 30, 2023



# Traffic Count Map - Close Up

150-198 Chang-an Dr, Missouri City, Texas, 77489  
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
 Latitude: 29.62120  
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**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

May 30, 2023



## Executive Summary

150-198 Chang-an Dr, Missouri City, Texas, 77489  
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
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	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2010 Population	3,696	110,350	218,616
2020 Population	4,540	113,143	228,846
2022 Population	4,609	115,818	231,735
2027 Population	4,906	121,578	241,949
2010-2020 Annual Rate	2.08%	0.25%	0.46%
2020-2022 Annual Rate	0.67%	1.04%	0.56%
2022-2027 Annual Rate	1.26%	0.98%	0.87%
2022 Male Population	47.3%	47.8%	49.3%
2022 Female Population	52.7%	52.2%	50.7%
2022 Median Age	36.9	34.6	34.7

In the identified area, the current year population is 231,735. In 2020, the Census count in the area was 228,846. The rate of change since 2020 was 0.56% annually. The five-year projection for the population in the area is 241,949 representing a change of 0.87% annually from 2022 to 2027. Currently, the population is 49.3% male and 50.7% female.

### Median Age

The median age in this area is 34.7, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	15.0%	13.9%	24.7%
2022 Black Alone	41.8%	46.2%	24.6%
2022 American Indian/Alaska Native Alone	1.1%	1.2%	1.3%
2022 Asian Alone	8.7%	6.5%	11.8%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	20.4%	19.3%	23.0%
2022 Two or More Races	12.8%	12.9%	14.6%
2022 Hispanic Origin (Any Race)	38.7%	37.0%	43.5%

Persons of Hispanic origin represent 43.5% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 89.3 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	66	58	88
2010 Households	1,153	37,292	75,958
2020 Households	1,406	39,199	81,115
2022 Households	1,427	40,264	82,530
2027 Households	1,522	42,275	86,284
2010-2020 Annual Rate	2.00%	0.50%	0.66%
2020-2022 Annual Rate	0.66%	1.20%	0.77%
2022-2027 Annual Rate	1.30%	0.98%	0.89%
2022 Average Household Size	3.23	2.87	2.79

The household count in this area has changed from 81,115 in 2020 to 82,530 in the current year, a change of 0.77% annually. The five-year projection of households is 86,284, a change of 0.89% annually from the current year total. Average household size is currently 2.79, compared to 2.81 in the year 2020. The number of families in the current year is 56,609 in the specified area.

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

**Source:** U.S. Census Bureau, Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

May 30, 2023





## Executive Summary

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	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	14.8%	17.0%	21.5%
<b>Median Household Income</b>			
2022 Median Household Income	\$64,604	\$57,535	\$58,318
2027 Median Household Income	\$72,131	\$65,763	\$67,532
2022-2027 Annual Rate	2.23%	2.71%	2.98%
<b>Average Household Income</b>			
2022 Average Household Income	\$84,319	\$77,449	\$90,986
2027 Average Household Income	\$95,551	\$89,293	\$104,420
2022-2027 Annual Rate	2.53%	2.89%	2.79%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$27,196	\$27,035	\$32,345
2027 Per Capita Income	\$30,922	\$31,194	\$37,160
2022-2027 Annual Rate	2.60%	2.90%	2.81%
<b>Households by Income</b>			

Current median household income is \$58,318 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$67,532 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$90,986 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$104,420 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$32,345 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$37,160 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	140	125	100
2010 Total Housing Units	1,210	41,008	84,461
2010 Owner Occupied Housing Units	897	21,556	40,811
2010 Renter Occupied Housing Units	256	15,737	35,143
2010 Vacant Housing Units	57	3,716	8,503
2020 Total Housing Units	1,457	42,035	87,828
2020 Vacant Housing Units	51	2,836	6,713
2022 Total Housing Units	1,475	43,159	89,101
2022 Owner Occupied Housing Units	1,110	21,493	41,440
2022 Renter Occupied Housing Units	318	18,771	41,090
2022 Vacant Housing Units	48	2,895	6,571
2027 Total Housing Units	1,593	45,850	94,299
2027 Owner Occupied Housing Units	1,184	22,902	44,024
2027 Renter Occupied Housing Units	339	19,373	42,260
2027 Vacant Housing Units	71	3,575	8,015

Currently, 46.5% of the 89,101 housing units in the area are owner occupied; 46.1%, renter occupied; and 7.4% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 87,828 housing units in the area and 7.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.64%. Median home value in the area is \$237,384, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.43% annually to \$294,904.

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

**Source:** U.S. Census Bureau, Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

May 30, 2023



## 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.

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

**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

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Independence Blvd

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 [www.lwolf.com](http://www.lwolf.com)