FOR SALE +/- 0.5156 AC
Texas Pkwy, Missouri City, TX 77489

Texas Pkwy

Lexington Blvd

SITE

Lot Size: +/- 0.5156 AC
Price: Call For Information

- High Traffic
- Signalized Corner
- Accessible to Fort Bend Toll Rd & 90
- Across from Houston Community College
- Great visibility
- Minutes to Houston, Stafford, Pearland & Sugarland

DN COMMERCIAL

Danny Nguyen, CCIM
M - (713) 478-2972
O - (713) 270-5400
dannynguyen@dncommercial.net
www.dncommercial.net

CCIM

Commercial REALTOR
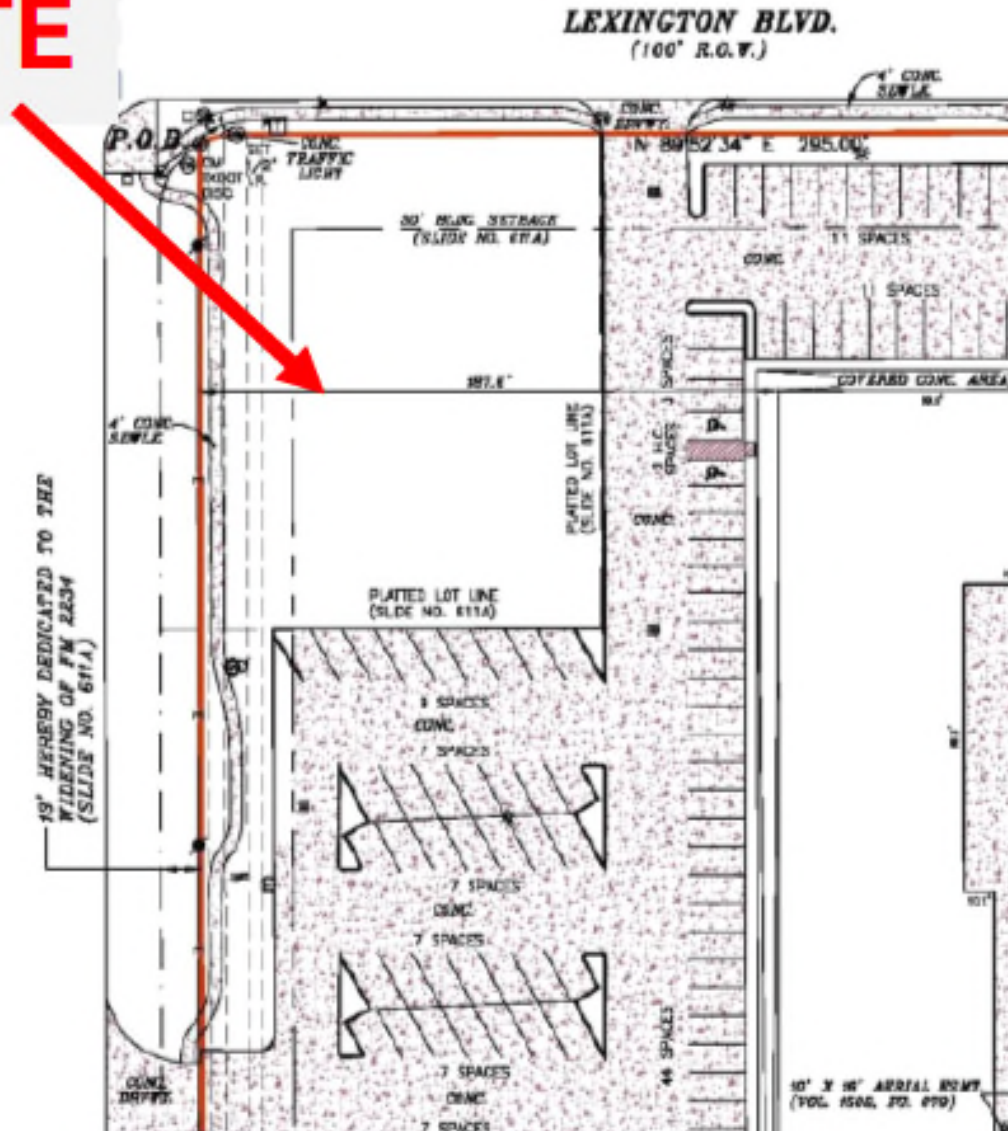
AERIAL VIEW
Texas Pkwy, Missouri City, TX 77489

SURVEY
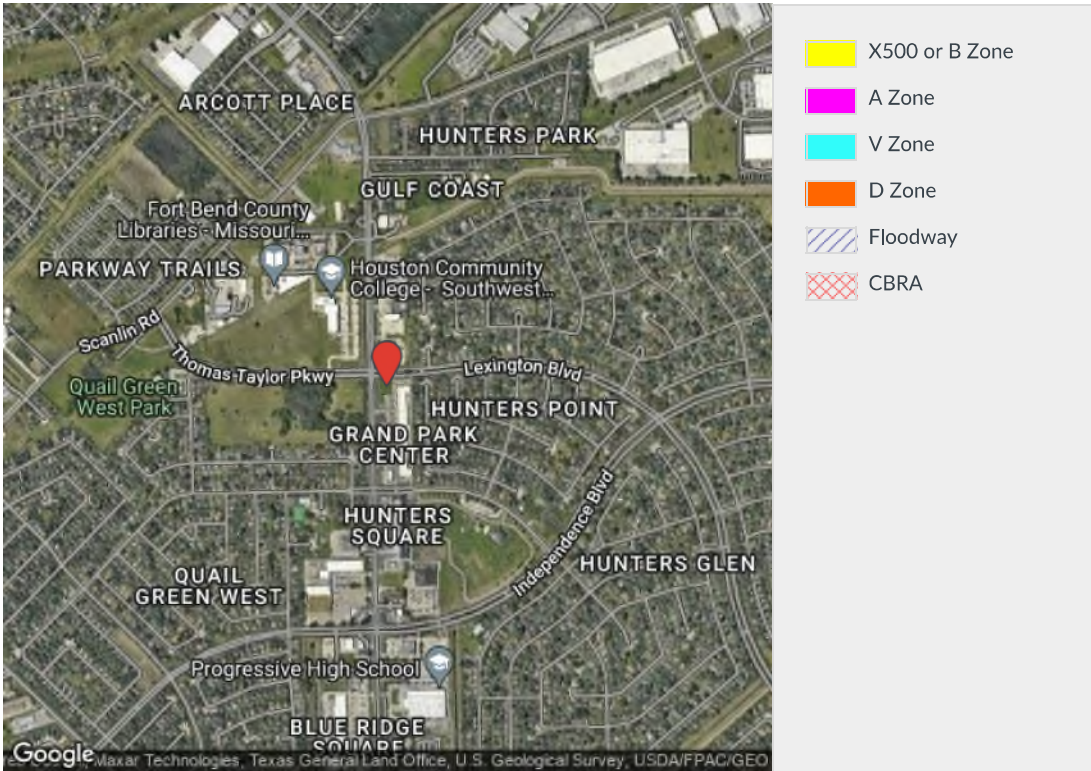## *Texas Pkwy, Missouri City, TX 77489*

1705 TEXAS PKWY MISSOURI CITY, TX 77489-2171

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

Legend:
- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA

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

CoreLogic®

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Executive Summary

1707 Texas Pkwy, Missouri City, Texas, 77489 2
1707 Texas Pkwy, Missouri City, Texas, 77489
Drive time bands: 0-5, 5-10, 10-15 minute radii

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	29,041	124,736	337,060
2020 Population	30,665	129,698	390,256
2023 Population	31,238	133,535	401,673
2028 Population	32,322	138,464	415,686
2010-2020 Annual Rate	0.55%	0.39%	1.48%
2020-2023 Annual Rate	0.57%	0.90%	0.89%
2023-2028 Annual Rate	0.68%	0.73%	0.69%
2020 Male Population	46.8%	47.6%	48.5%
2020 Female Population	53.2%	52.4%	51.5%
2020 Median Age	38.3	36.9	35.4
2023 Male Population	47.3%	48.4%	49.3%
2023 Female Population	52.7%	51.6%	50.7%
2023 Median Age	37.3	35.7	34.6

In the identified area, the current year population is 401,673. In 2020, the Census count in the area was 390,256. The rate of change since 2020 was 0.89% annually. The five-year projection for the population in the area is 415,686 representing a change of 0.69% annually from 2023 to 2028. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 34.6, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	10.2%	18.1%	23.7%
2023 Black Alone	61.6%	37.4%	26.5%
2023 American Indian/Alaska Native Alone	0.8%	1.2%	1.1%
2023 Asian Alone	4.0%	11.9%	16.6%
2023 Pacific Islander Alone	0.1%	0.0%	0.1%
2023 Other Race	13.3%	18.1%	19.1%
2023 Two or More Races	10.0%	13.3%	12.9%
2023 Hispanic Origin (Any Race)	26.7%	36.5%	36.7%

Persons of Hispanic origin represent 36.7% of the population in the identified area compared to 19.4% 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 88.9 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	66	73	91
2010 Households	9,432	41,169	118,896
2020 Households	10,103	44,418	139,641
2023 Households	10,400	46,229	144,553
2028 Households	10,857	48,507	150,488
2010-2020 Annual Rate	0.69%	0.76%	1.62%
2020-2023 Annual Rate	0.90%	1.24%	1.07%
2023-2028 Annual Rate	0.86%	0.97%	0.81%
2023 Average Household Size	3.00	2.88	2.77

The household count in this area has changed from 139,641 in 2020 to 144,553 in the current year, a change of 1.07% annually. The five-year projection of households is 150,488, a change of 0.81% annually from the current year total. Average household size is currently 2.77, compared to 2.78 in the year 2020. The number of families in the current year is 98,520 in the specified area.

January 11, 2024

Executive Summary

1707 Texas Pkwy, Missouri City, Texas, 77489 2
1707 Texas Pkwy, Missouri City, Texas, 77489
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.60216
Longitude: -95.52649

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2023 Percent of Income for Mortgage	15.8%	22.9%	27.9%
Median Household Income			
2023 Median Household Income	$66,553	$60,556	$61,776
2028 Median Household Income	$73,602	$67,821	$69,473
2023-2028 Annual Rate	2.03%	2.29%	2.38%
Average Household Income			
2023 Average Household Income	$86,320	$85,386	$97,704
2028 Average Household Income	$95,447	$95,670	$109,297
2023-2028 Annual Rate	2.03%	2.30%	2.27%
Per Capita Income			
2023 Per Capita Income	$28,671	$29,713	$35,201
2028 Per Capita Income	$31,987	$33,692	$39,626
2023-2028 Annual Rate	2.21%	2.55%	2.40%
GINI Index			
2023 Gini Index	34.3	41.3	44.0

Households by Income

Current median household income is $61,776 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $69,473 in five years, compared to $82,410 for all U.S. households

Current average household income is $97,704 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $109,297 in five years, compared to $122,048 for all U.S. households

Current per capita income is $35,201 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $39,626 in five years, compared to $47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	136	95	79
2010 Total Housing Units	9,893	45,135	131,931
2010 Owner Occupied Housing Units	7,541	26,539	62,936
2010 Renter Occupied Housing Units	1,892	14,631	55,954
2010 Vacant Housing Units	461	3,966	13,035
2020 Total Housing Units	10,527	47,669	151,744
2020 Owner Occupied Housing Units	7,567	26,360	68,951
2020 Renter Occupied Housing Units	2,536	18,058	70,690
2020 Vacant Housing Units	438	3,068	12,327
2023 Total Housing Units	10,763	49,513	156,872
2023 Owner Occupied Housing Units	7,979	27,814	74,915
2023 Renter Occupied Housing Units	2,421	18,415	69,638
2023 Vacant Housing Units	363	3,284	12,319
2028 Total Housing Units	11,145	51,699	162,677
2028 Owner Occupied Housing Units	8,384	29,140	78,930
2028 Renter Occupied Housing Units	2,473	19,367	71,557
2028 Vacant Housing Units	288	3,192	12,189
Socioeconomic Status Index			
2023 Socioeconomic Status Index	45.5	42.0	42.3

Currently, 47.8% of the 156,872 housing units in the area are owner occupied; 44.4%, renter occupied; and 7.9% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 151,744 housing units in the area and 8.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.03%. Median home value in the area is $287,140, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 2.38% annually to $323,024.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.
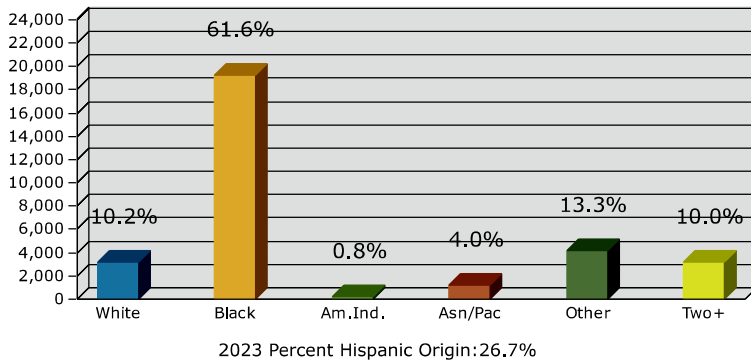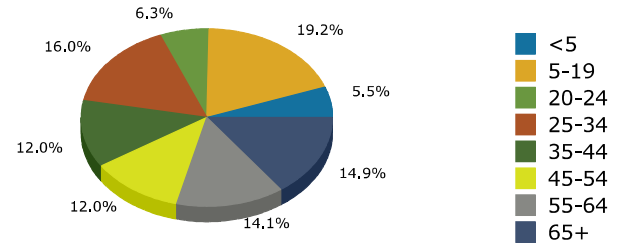
Graphic Profile

1707 Texas Pkwy, Missouri City, Texas, 77489 2
1707 Texas Pkwy, Missouri City, Texas, 77489
Drive time band: 0 - 5 minute radius

Prepared by Esri
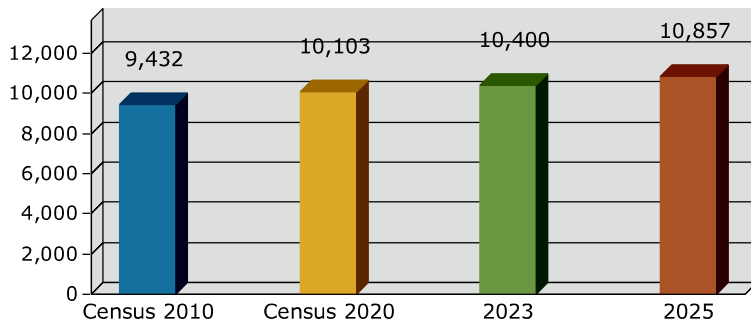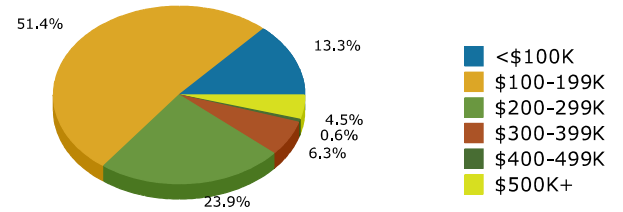Latitude: 29.60216
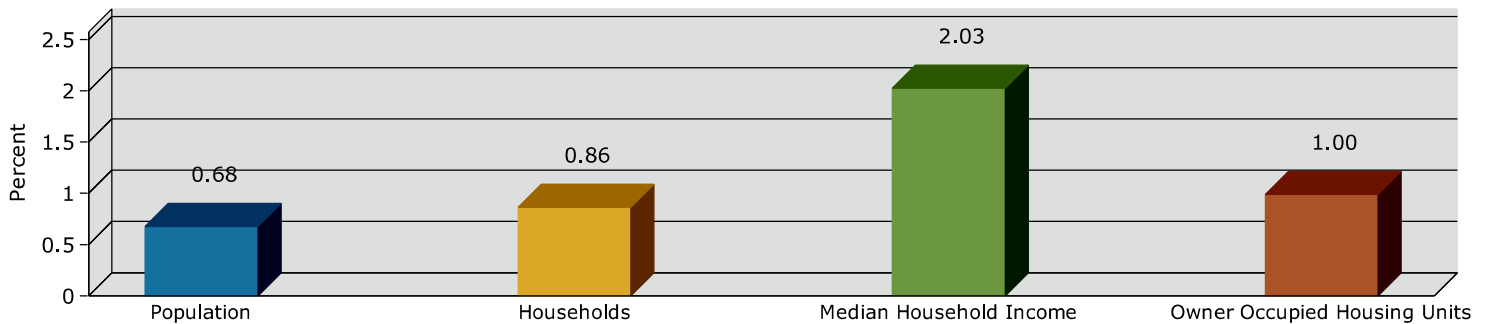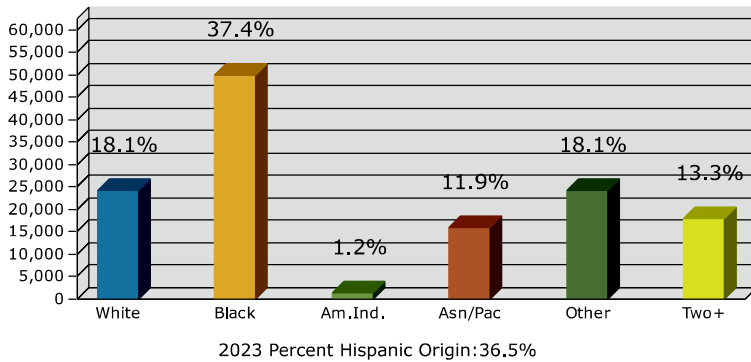Longitude: -95.52649

2023 Population by Race

- White: 10.2%
- Black: 61.6%
- Am.Ind.: 0.8%
- Asn/Pac: 4.0%
- Other: 13.3%
- Two+: 10.0%

2023 Percent Hispanic Origin: 26.7%

2023 Population by Age

- <5: 5.5%
- 5-19: 19.2%
- 20-24: 6.3%
- 25-34: 16.0%
- 35-44: 12.0%
- 45-54: 12.0%
- 55-64: 14.1%
- 65+: 14.9%

Households

- Census 2010: 9,432
- Census 2020: 10,103
- 2023: 10,400
- 2025: 10,857

2023 Home Value

- <$100K: 13.3%
- $100-199K: 51.4%
- $200-299K: 23.9%
- $300-399K: 6.3%
- $400-499K: 0.6%
- $500K+: 4.5%

2023-2028 Annual Growth Rate

- Population: 0.68
- Households: 0.86
- Median Household Income: 2.03
- Owner Occupied Housing Units: 1.00

Household Income

Legend: 2023, 2028

Categories: <$15K, $15K-$25K, $25K-$35K, $35K-$50K, $50K-$75K, $75K-$100K, $100K-$150K, $150K-$200K, $200K+

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

1707 Texas Pkwy, Missouri City, Texas, 77489 2
1707 Texas Pkwy, Missouri City, Texas, 77489
Drive time band: 5 - 10 minute radius

2023 Population by Race

White: 18.1%
Black: 37.4%
Am.Ind.: 1.2%
Asn/Pac: 11.9%
Other: 18.1%
Two+: 13.3%

2023 Percent Hispanic Origin: 36.5%

2023 Population by Age

- <5: 6.5%
- 5-19: 20.1%
- 20-24: 6.7%
- 25-34: 15.8%
- 35-44: 13.3%
- 45-54: 11.5%
- 55-64: 12.0%
- 65+: 14.1%

Households

- Census 2010: 41,169
- Census 2020: 44,418
- 2023: 46,229
- 2025: 48,507

2023 Home Value

- <$100K: 10.9%
- $100-199K: 28.8%
- $200-299K: 33.2%
- $300-399K: 17.2%
- $400-499K: 3.9%
- $500K+: 6.0%

2023-2028 Annual Growth Rate

- Population: 0.73
- Households: 0.97
- Median Household Income: 2.29
- Owner Occupied Housing Units: 0.94

Household Income

Legend: 2023, 2028

Categories: <$15K, $15K-$25K, $25K-$35K, $35K-$50K, $50K-$75K, $75K-$100K, $100K-$150K, $150K-$200K, $200K+
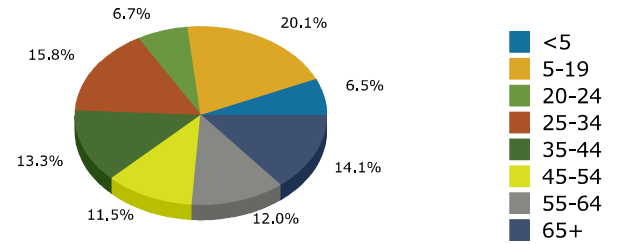
January 11, 2024

1707 Texas Pkwy, Missouri City, Texas, 77489 2
1707 Texas Pkwy, Missouri City, Texas, 77489
Drive time band: 10 - 15 minute radius

Prepared by Esri
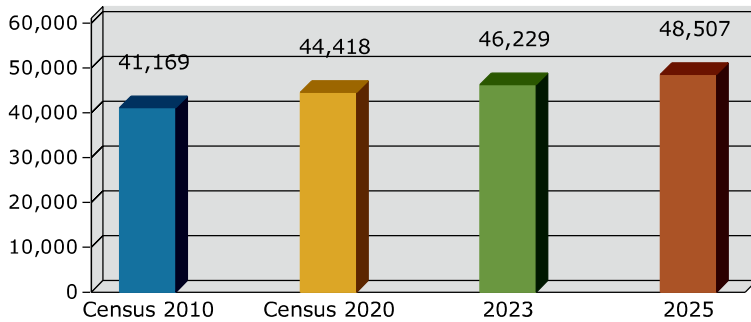Latitude: 29.60216
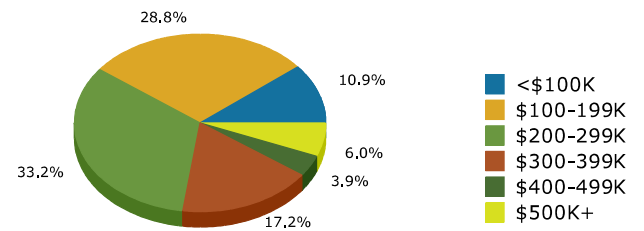Longitude: -95.52649

2023 Population by Race

- White: 23.7%
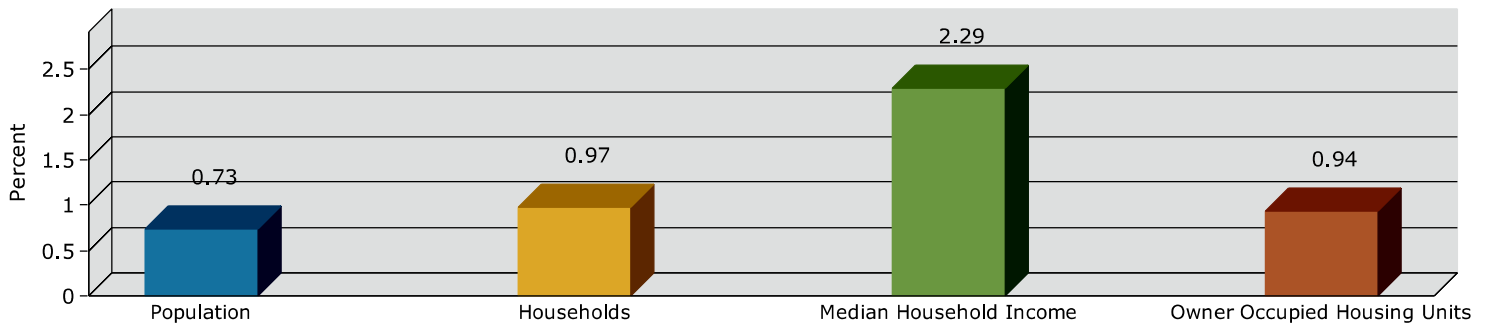- Black: 26.5%
- Am.Ind.: 1.1%
- Asn/Pac: 16.7%
- Other: 19.1%
- Two+: 12.9%

2023 Percent Hispanic Origin: 36.7%

2023 Population by Age

- <5
- 5-19
- 20-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

21.6%, 7.3%, 12.7%, 10.8%, 11.7%, 14.2%, 15.0%, 6.6%

Households

- Census 2010: 118,896
- Census 2020: 139,641
- 2023: 144,553
- 2025: 150,488

2023 Home Value

- <$100K: 9.1%
- $100-199K: 17.4%
- $200-299K: 26.8%
- $300-399K: 23.6%
- $400-499K: 10.4%
- $500K+: 12.7%

2023-2028 Annual Growth Rate

- Population: 0.69
- Households: 0.81
- Median Household Income: 2.38
- Owner Occupied Housing Units: 1.05

Household Income

- 2023
- 2028

Income brackets: <$15K, $15K-$25K, $25K-$35K, $35K-$50K, $50K-$75K, $75K-$100K, $100K-$150K, $150K-$200K, $200K+

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.
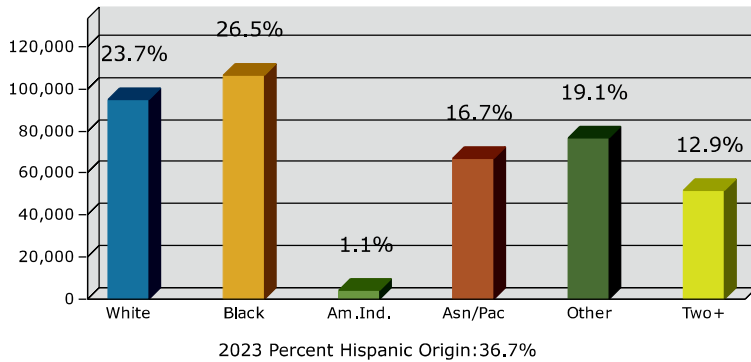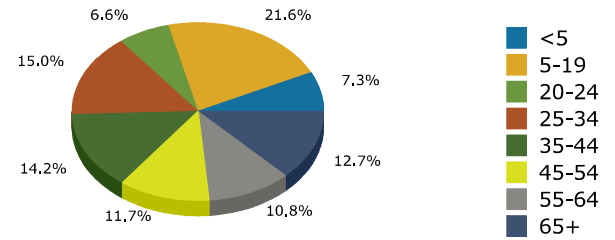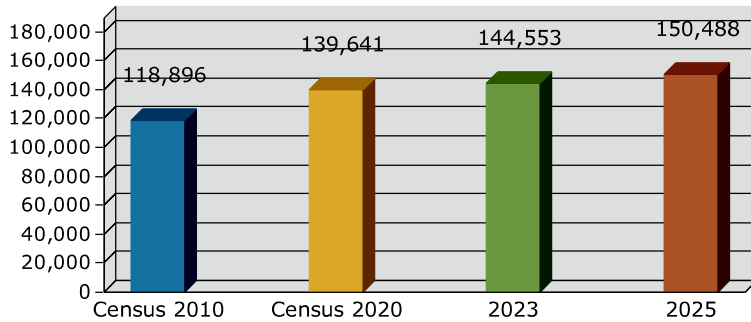
January 11, 2024

Traffic Count Map

1707 Texas Pkwy, Missouri City, Texas, 77489 2
1707 Texas Pkwy, Missouri City, Texas, 77489
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.60216
Longitude: -95.52649

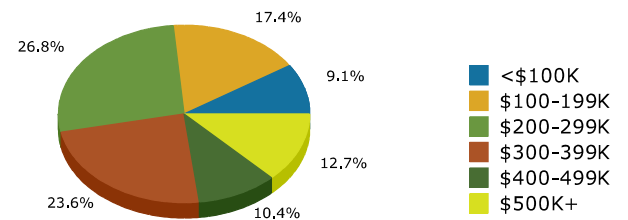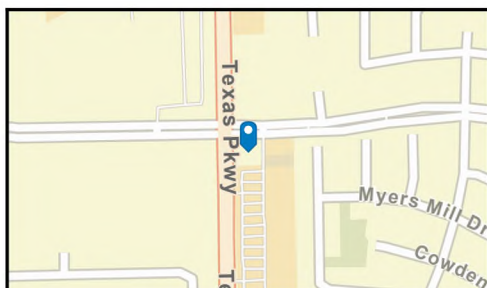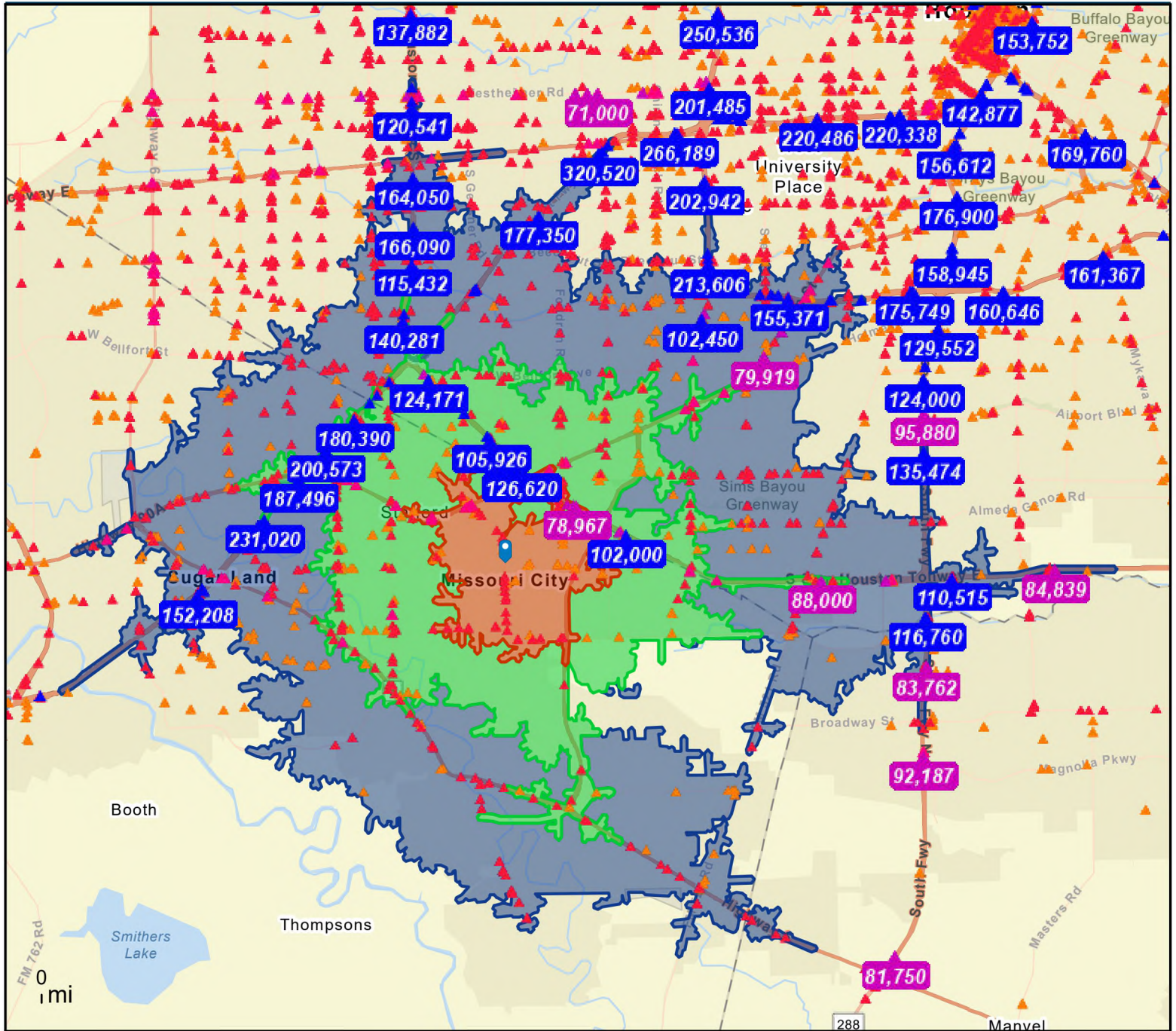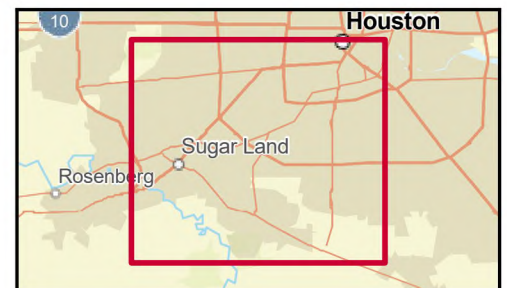Traffic count labels on map:
137,882 · 250,536 · 153,752 · 120,541 · 71,000 · 201,485 · 142,877 · 169,760 · 266,189 · 220,486 · 220,338 · 156,612 · 320,520 · 202,942 · 176,900 · 164,050 · 158,945 · 161,367 · 166,090 · 213,606 · 175,749 · 160,646 · 115,432 · 155,371 · 129,552 · 140,281 · 102,450 · 79,919 · 124,000 · 124,171 · 95,880 · 180,390 · 135,474 · 200,573 · 105,926 · 187,496 · 126,620 · 78,967 · 231,020 · 102,000 · 88,000 · 110,515 · 84,839 · 152,208 · 116,760 · 83,762 · 92,187 · 81,750

Map labels: Buffalo Bayou Greenway · University Place · Sims Bayou Greenway · Sam Houston Tollway · Broadway St · Missouri City · Stafford · Sugar Land · Booth · Thompsons · Smithers Lake · Manvel · Airport Blvd · Almeda Genoa Rd · Masters Rd · Magnolia Pkwy · South Fwy · 288

Inset map labels: Texas Pkwy · Myers Mill Dr · Cowden

Locator map labels: Houston · Sugar Land · Rosenberg · 10

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

January 11, 2024
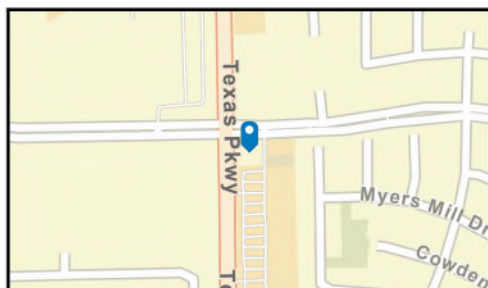
Traffic Count Map - Close Up

1707 Texas Pkwy, Missouri City, Texas, 77489 2
1707 Texas Pkwy, Missouri City, Texas, 77489
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.60216
Longitude: -95.52649

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**

Missouri City

January 11, 2024

Page 1 of 1

Traffic Count Profile

1707 Texas Pkwy, Missouri City, Texas, 77489 2
1707 Texas Pkwy, Missouri City, Texas, 77489
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.60216
Longitude: -95.52649

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	Lexington Blvd	Texas Pkwy (0.03 miles W)	2011	4,280
0.16	Kenforest Dr	Ashmore Dr (0.05 miles E)	2011	2,050
0.18	Grand Park Dr	Texas Pkwy (0.04 miles W)	2011	3,330
0.18	Grand Park Dr	Texas Pkwy (0.02 miles E)	2011	2,980
0.23	Pine Hollow Dr	Blocker Ln (0.02 miles N)	2009	828
0.23	Pine Hollow Dr	Cowden Ct (0.02 miles S)	2008	700
0.25	Missouri City Dr	(0.0 miles)	2005	8,300
0.29	Texas Pkwy	Grand PkDr (0.11 miles N)	2004	41,124
0.34	Blocker Ln	Cliffdale Dr (0.03 miles NW)	2011	310
0.37	Texas Pkwy	Independence Blvd (0.05 miles S)	2005	19,130
0.41	Independence Blvd	Grand PkDr (0.11 miles NE)	2011	8,330
0.41	Texas Pkwy	Mimosa Rd (0.02 miles S)	2018	33,601
0.42	Whispering Pine Ct	Lexington Blvd (0.03 miles SW)	2011	640
0.42	Independence Boulevard	Texas Pkwy (0.04 miles W)	2019	9,448
0.43	Independence Blvd	Quail Pl Dr (0.07 miles W)	2011	4,040
0.43	Grand Park Dr	Independence Blvd (0.01 miles NW)	2011	3,870
0.43	Scanlin Rd	Texas Pkwy (0.07 miles NE)	2011	2,980
0.43	Texas Parkway	Green Quail Dr (0.04 miles E)	2021	29,853
0.43	Texas Parkway	Buffalo Run (0.02 miles N)	2020	26,514
0.44	Lexington Blvd	Independence Blvd (0.03 miles SE)	2005	4,110
0.45	Independence Blvd	Lexington Blvd (0.03 miles NE)	2006	9,616
0.47	Texas Pkwy	Independence Blvd (0.05 miles N)	2005	23,930
0.49	Independence Blvd	Lexington Blvd (0.02 miles SW)	2014	12,422
0.51	Texas Pkwy	Scanlin Rd (0.02 miles SE)	2013	29,195
0.52	Grand Park Dr	Lazy Ln (0.02 miles SW)	2006	1,799
0.53	Lexington Blvd	Independence Blvd (0.07 miles NW)	2011	5,490
0.57	Texas Pkwy	Independence Blvd (0.15 miles N)	2011	28,010
0.59	Blue Diamond Dr	Tiny Tree Dr (0.02 miles W)	2011	490
0.61	Columbia Blue Dr	Independence Blvd (0.05 miles SE)	2011	1,610
0.63	Columbia Blue Dr	Wildwood Ridge Dr (0.02 miles NW)	2006	2,356

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 2022 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: ©2023 Kalibrate Technologies (Q3 2023).

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