

FOR SALE +/- 1.88 Acres

3610 5th St, Stafford, TX 77477



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.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.

FOR SALE +/- 1.88 Acres

3610 5th St, Stafford, TX 77477



- PRICE: \$1,228,392 @ \$15.00/SF
- Stafford offers tax incentive programs ***See Below****
- Approx. 164.3 Ft Frontage on 5th St
- Less than 1 Minute to FM 1092 and Independence Blvd
- Minutes to Houston, Sugar Land, Missouri City and Pearland

FOR SALE +/- 1.88 Acres

3610 5th St, Stafford, TX 77477



FOR SALE +/- 1.88 Acres

3610 5th St, Stafford, TX 77477



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.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.



Executive Summary

3610 5th St, Stafford, Texas, 77477
 Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.59309
 Longitude: -95.56263

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	34,419	109,850	296,609
2020 Population	34,735	125,340	331,157
2022 Population	36,250	129,652	337,404
2027 Population	39,943	139,328	350,175
2010-2020 Annual Rate	0.09%	1.33%	1.11%
2020-2022 Annual Rate	1.92%	1.51%	0.83%
2022-2027 Annual Rate	1.96%	1.45%	0.75%
2022 Male Population	48.4%	48.3%	49.1%
2022 Female Population	51.6%	51.7%	50.9%
2022 Median Age	38.1	39.2	33.8

In the identified area, the current year population is 337,404. In 2020, the Census count in the area was 331,157. The rate of change since 2020 was 0.83% annually. The five-year projection for the population in the area is 350,175 representing a change of 0.75% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	22.8%	25.1%	20.3%
2022 Black Alone	27.6%	29.8%	27.8%
2022 American Indian/Alaska Native Alone	0.7%	0.6%	1.2%
2022 Asian Alone	24.8%	24.0%	16.5%
2022 Pacific Islander Alone	0.1%	0.0%	0.1%
2022 Other Race	11.7%	9.5%	21.1%
2022 Two or More Races	12.4%	10.9%	13.1%
2022 Hispanic Origin (Any Race)	26.3%	21.7%	39.0%

Persons of Hispanic origin represent 39.0% 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 89.1 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	116	137	89
2010 Households	11,453	38,773	98,747
2020 Households	11,845	44,465	112,963
2022 Households	12,396	46,062	115,526
2027 Households	13,670	49,541	119,889
2010-2020 Annual Rate	0.34%	1.38%	1.35%
2020-2022 Annual Rate	2.04%	1.58%	1.00%
2022-2027 Annual Rate	1.98%	1.47%	0.74%
2022 Average Household Size	2.90	2.81	2.91

The household count in this area has changed from 112,963 in 2020 to 115,526 in the current year, a change of 1.00% annually. The five-year projection of households is 119,889, a change of 0.74% annually from the current year total. Average household size is currently 2.91, compared to 2.92 in the year 2020. The number of families in the current year is 83,144 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.



Executive Summary

3610 5th St, Stafford, Texas, 77477
 Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.59309
 Longitude: -95.56263

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2022 Percent of Income for Mortgage	16.4%	16.5%	21.4%
Median Household Income			
2022 Median Household Income	\$84,479	\$87,102	\$60,915
2027 Median Household Income	\$93,346	\$97,039	\$71,232
2022-2027 Annual Rate	2.02%	2.18%	3.18%
Average Household Income			
2022 Average Household Income	\$112,010	\$125,201	\$97,477
2027 Average Household Income	\$124,699	\$139,346	\$112,542
2022-2027 Annual Rate	2.17%	2.16%	2.92%
Per Capita Income			
2022 Per Capita Income	\$38,141	\$44,727	\$33,382
2027 Per Capita Income	\$42,477	\$49,830	\$38,542
2022-2027 Annual Rate	2.18%	2.18%	2.92%

Households by Income

Current median household income is \$60,915 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$71,232 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$97,477 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$112,542 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$33,382 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$38,542 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	125	124	100
2010 Total Housing Units	11,938	41,419	109,777
2010 Owner Occupied Housing Units	8,386	26,926	54,106
2010 Renter Occupied Housing Units	3,064	11,852	44,637
2010 Vacant Housing Units	485	2,646	11,030
2020 Total Housing Units	12,468	47,395	121,865
2020 Vacant Housing Units	623	2,930	8,902
2022 Total Housing Units	12,961	49,028	124,260
2022 Owner Occupied Housing Units	8,606	31,265	61,116
2022 Renter Occupied Housing Units	3,791	14,797	54,411
2022 Vacant Housing Units	565	2,966	8,734
2027 Total Housing Units	14,508	53,381	130,536
2027 Owner Occupied Housing Units	9,582	33,787	64,730
2027 Renter Occupied Housing Units	4,088	15,754	55,160
2027 Vacant Housing Units	838	3,840	10,647

Currently, 49.2% of the 124,260 housing units in the area are owner occupied; 43.8%, renter occupied; and 7.0% 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 121,865 housing units in the area and 7.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.87%. Median home value in the area is \$247,843, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.39% annually to \$307,174.

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.

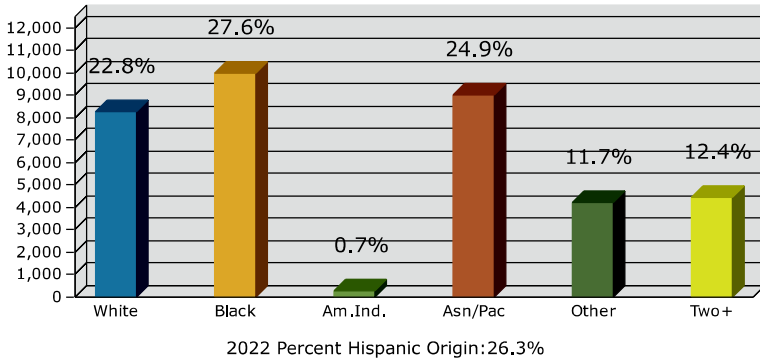


Graphic Profile

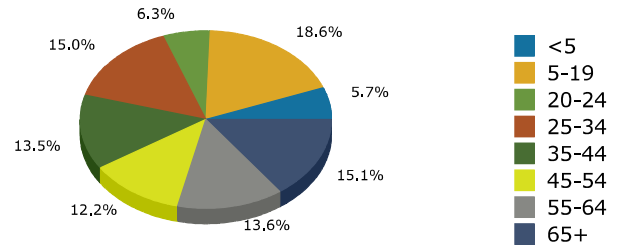
3610 5th St, Stafford, Texas, 77477
 Drive Time Band: 0 - 5 minute radius

Prepared by Esri
 Latitude: 29.59309
 Longitude: -95.56263

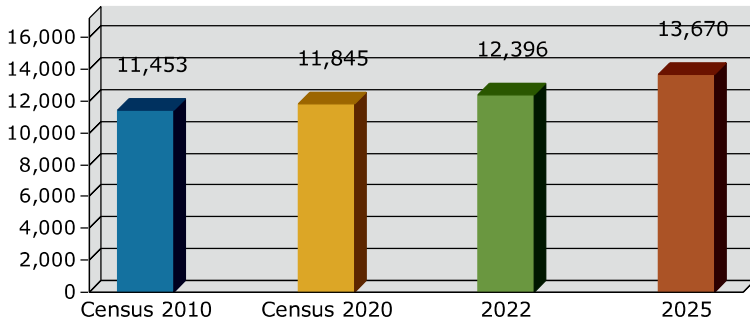
2022 Population by Race



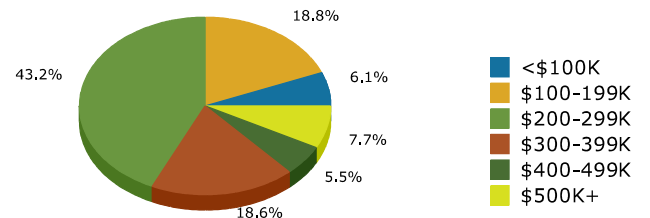
2022 Population by Age



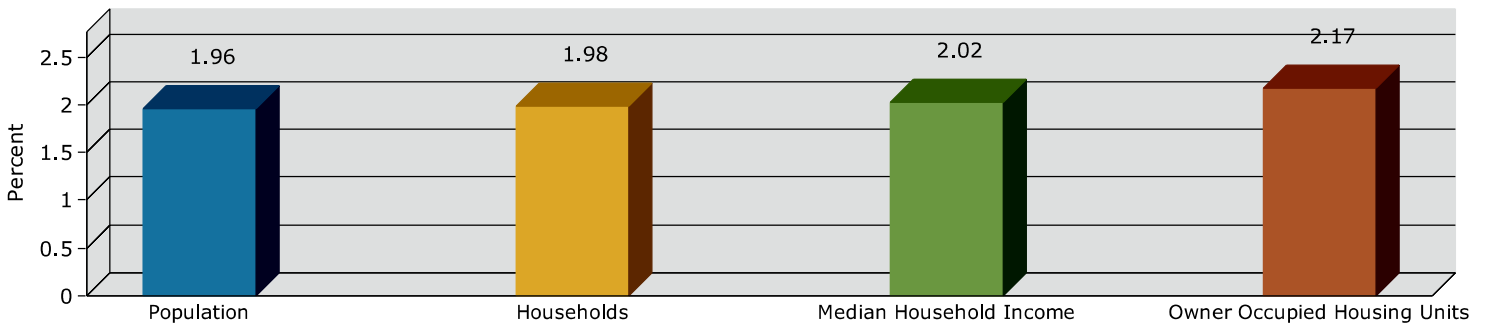
Households



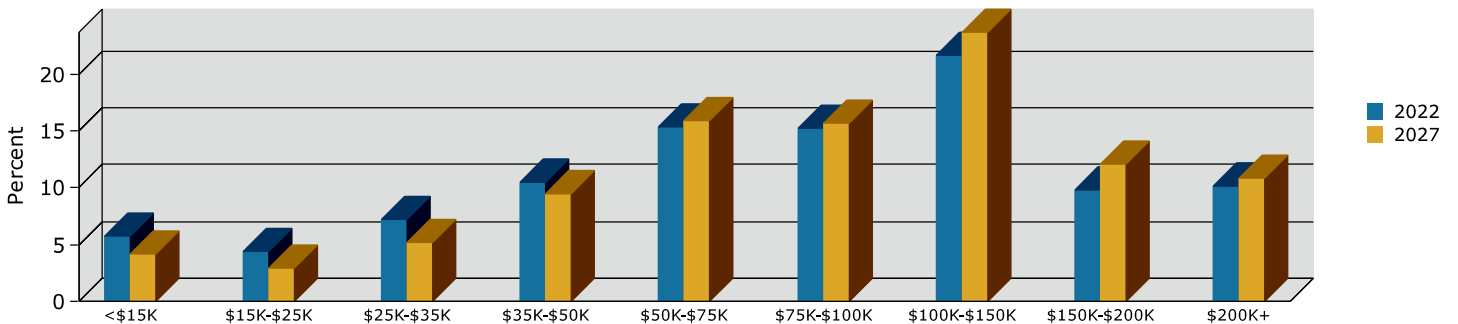
2022 Home Value



2022-2027 Annual Growth Rate

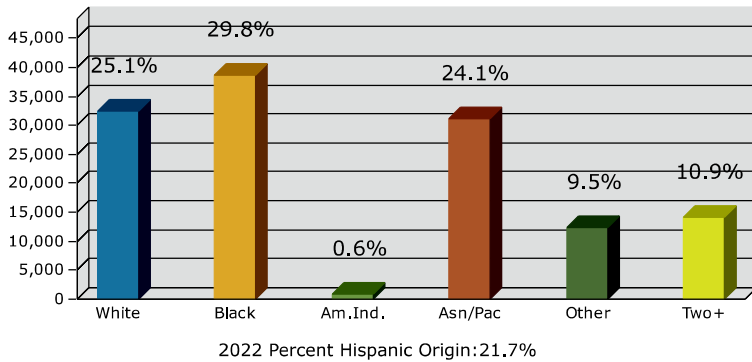


Household Income

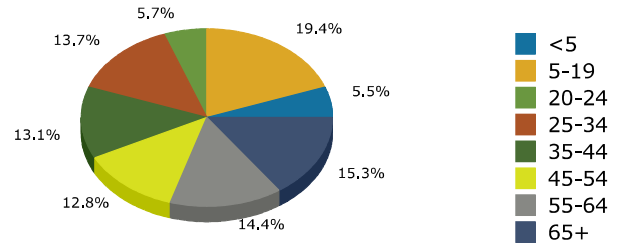


Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

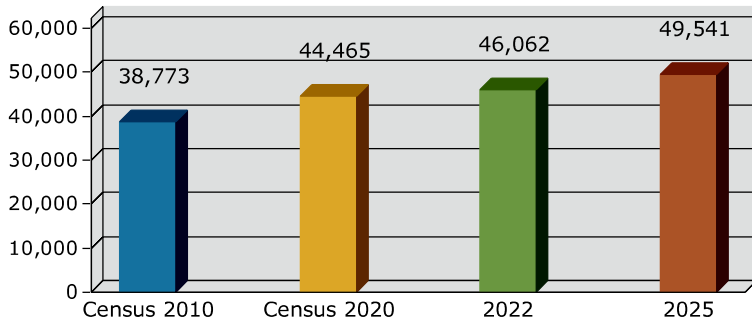
2022 Population by Race



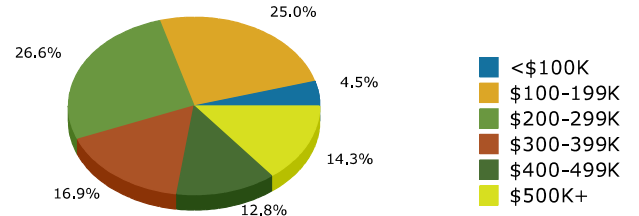
2022 Population by Age



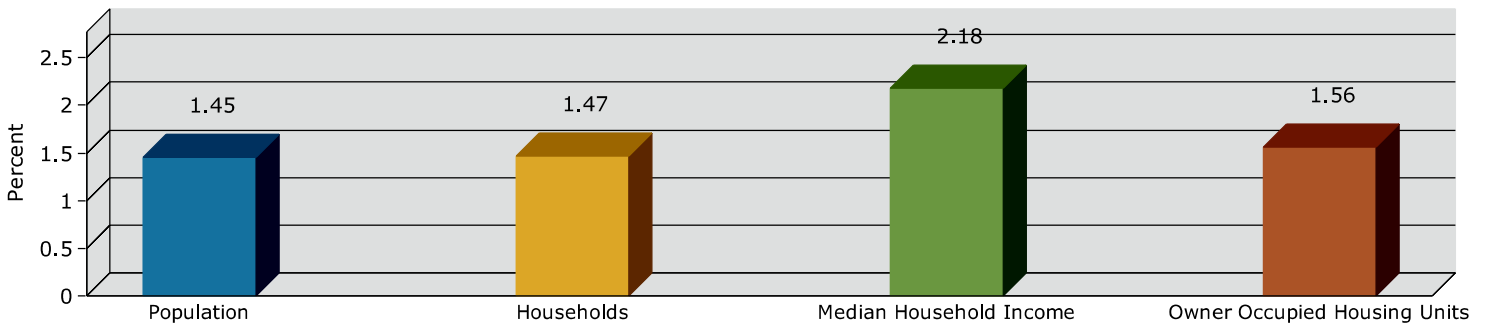
Households



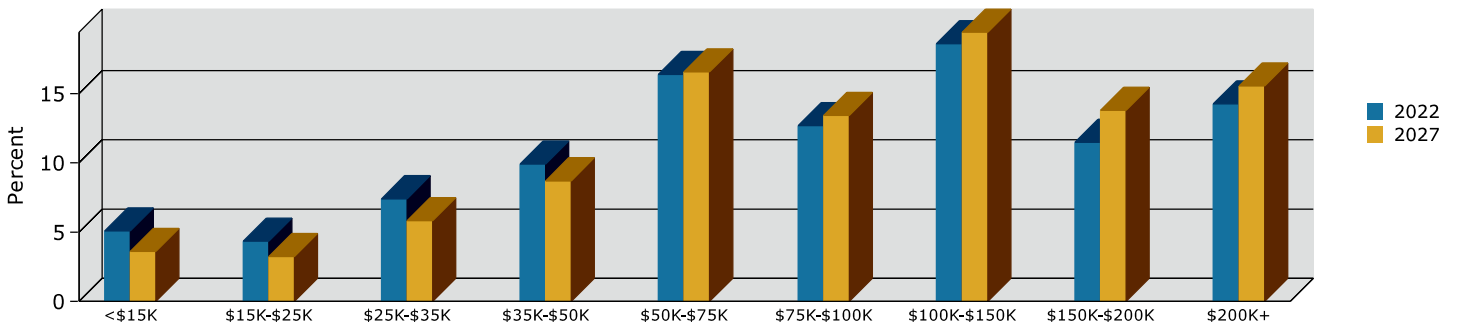
2022 Home Value



2022-2027 Annual Growth Rate

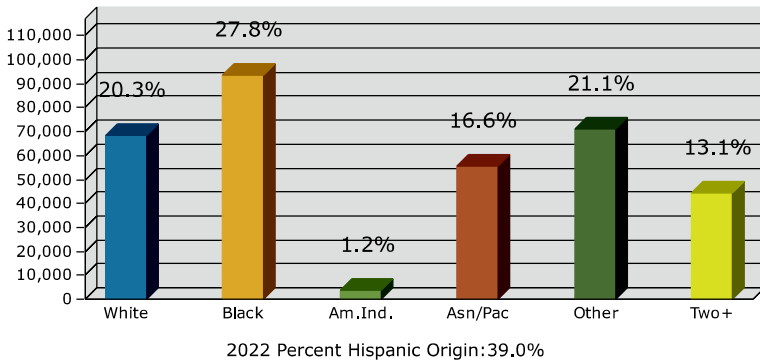


Household Income

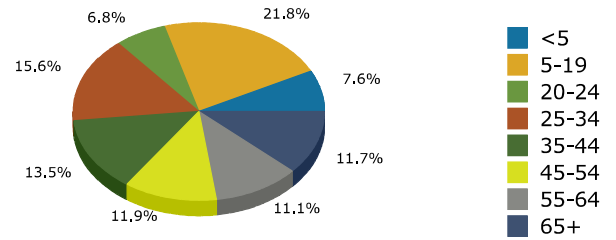


Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

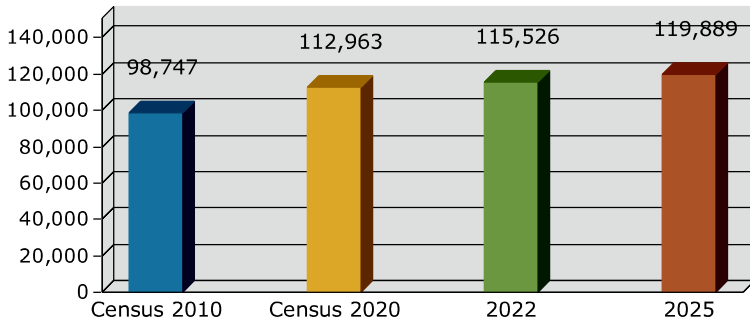
2022 Population by Race



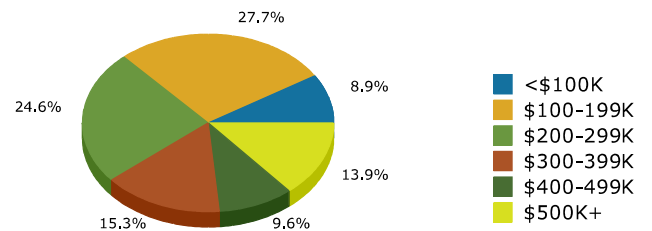
2022 Population by Age



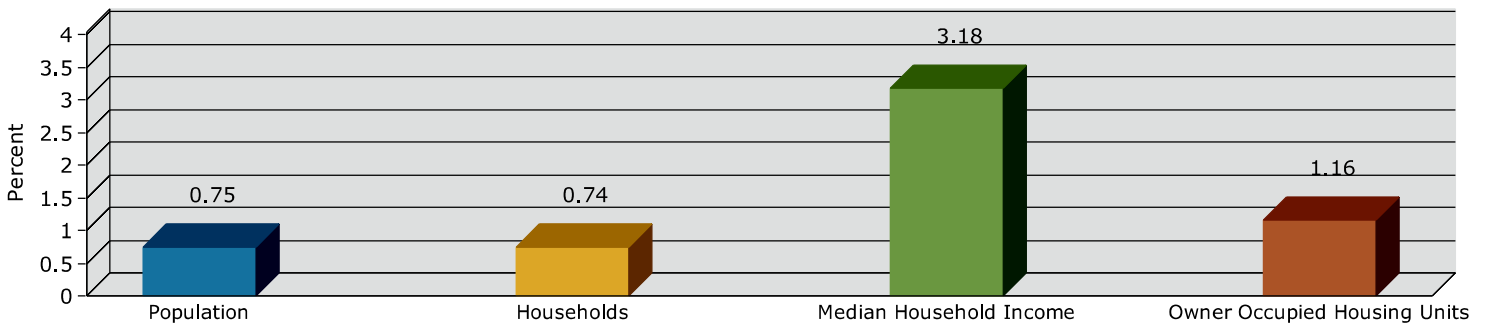
Households



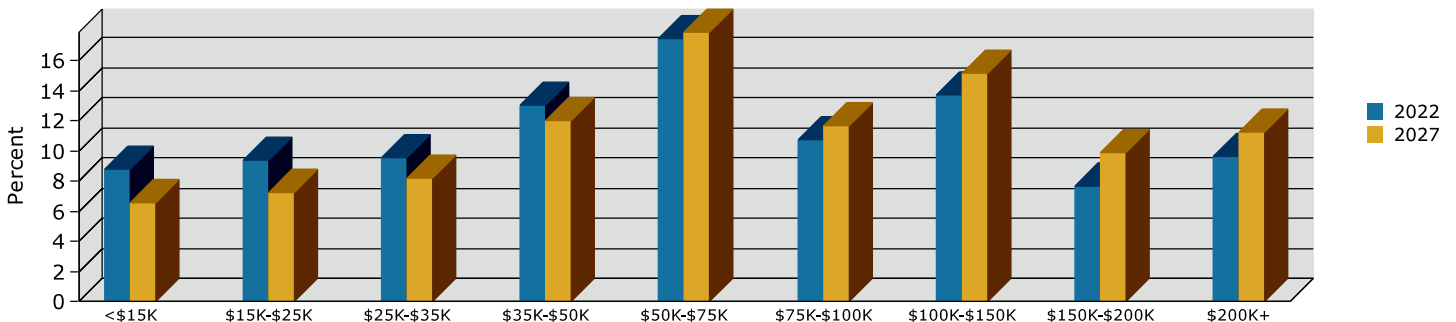
2022 Home Value



2022-2027 Annual Growth Rate



Household Income

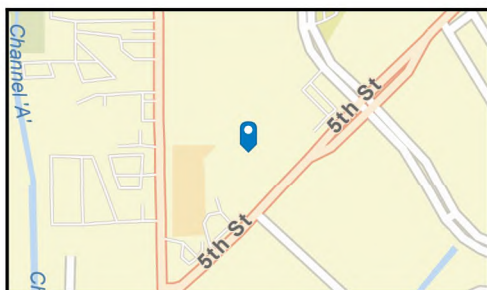
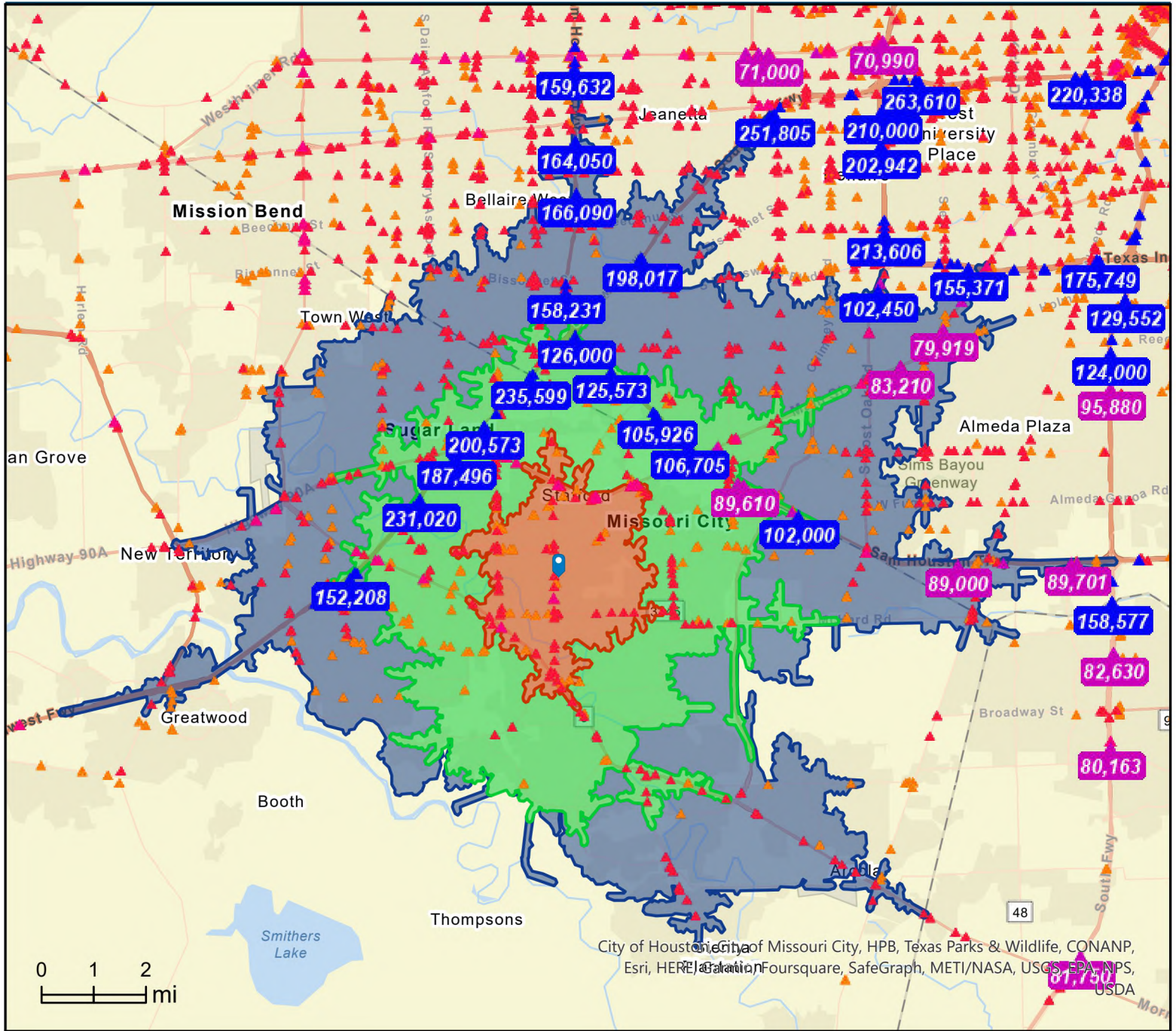


Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

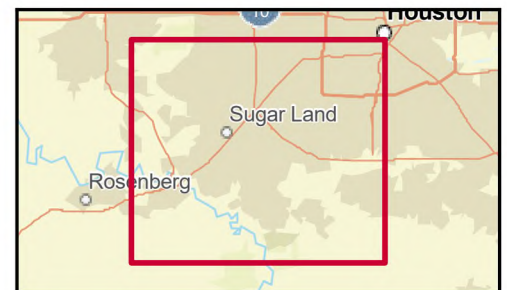
Traffic Count Map

3610 5th St, Stafford, Texas, 77477
 Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.59309
 Longitude: -95.56263



- 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



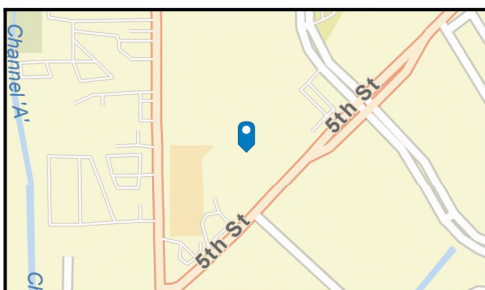
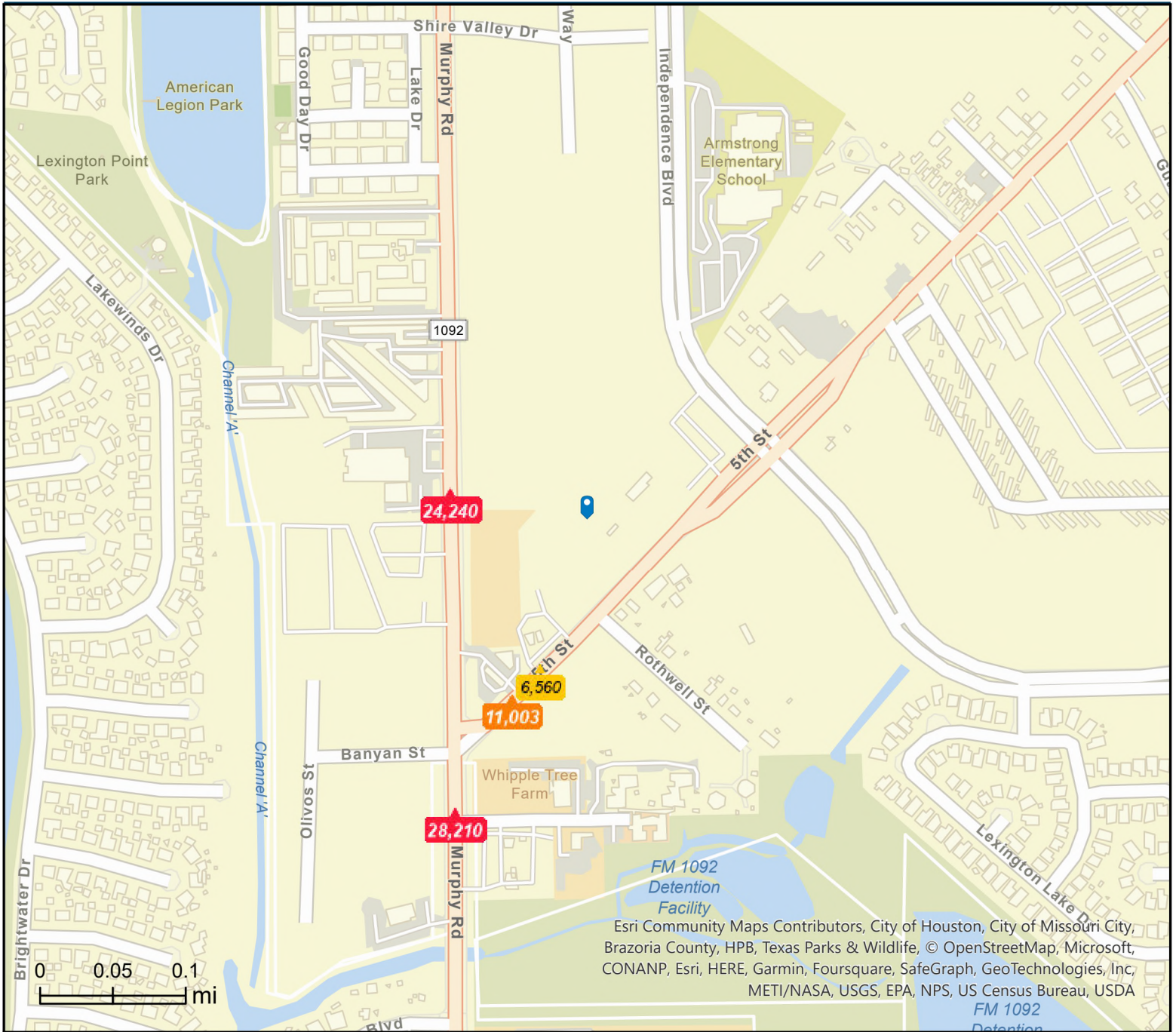
Source: ©2022 Kalibrate Technologies (Q3 2022).

February 15, 2023

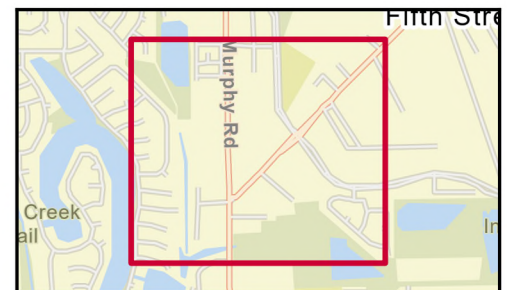
Traffic Count Map - Close Up

3610 5th St, Stafford, Texas, 77477
 Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.59309
 Longitude: -95.56263



- 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).

February 15, 2023



Traffic Count Profile

3610 5th St, Stafford, Texas, 77477
 Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.59309
 Longitude: -95.56263

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	FM 1092 Rd	5th St (0.18 miles S)	2005	24,240
0.11	5th St	Rothwell St (0.05 miles NE)	2011	6,560
0.13	5th Street	Rothwell St (0.05 miles NE)	2019	11,003
0.22	FM 1092 Rd	5th St (0.04 miles N)	2005	28,210
0.43	FM 1092 Rd	Waterford Village Blvd (0.06 miles S)	2003	60,908
0.52	FM 1092 Rd	Lexington Blvd (0.02 miles N)	2005	24,660
0.53	Brightwater Dr	Mooring Point Ct (0.02 miles NW)	2006	1,782
0.53	Lexington Boulevard	(0.0 miles)	2005	4,340
0.56	Lexington Blvd	FM 1092 Rd (0.08 miles E)	2006	10,840
0.58	Lexington Blvd	Bluestone Dr (0.11 miles W)	2006	24,870
0.63	FM 1092 Rd	Lexington Blvd (0.09 miles S)	2008	33,370
0.65	Independence Blvd	Staffordshire Rd (1.03 miles E)	2011	3,160
0.66	Murphy Road	Cartwright Rd (0.12 miles S)	2020	40,181
0.68	Brightwater Dr	Lake Ct (0.01 miles NE)	2006	1,558
0.72	Brightwater Dr	Lakeside Meadow Dr (0.07 miles S)	2011	4,230
0.72	Cartwright Rd	W Baron Ln (0.03 miles E)	2013	24,459
0.73	Cartwright Road	W Baron Ln (0.05 miles E)	2020	23,447
0.75	Cartwright Rd	Waterford PkSt (0.01 miles W)	2011	13,950
0.76	Lakeside Meadow Dr	Northshore Dr (0.05 miles W)	2006	2,009
0.79	Westshore Dr	Brightwater Dr (0.05 miles E)	2006	879
0.79	FM 1092 Rd	Cartwright Rd (0.06 miles N)	2005	29,630
0.79	Cartwright Rd	Waterford PkSt (0.11 miles E)	2006	7,887
0.80	la Costa Rd	Lacosta (0.17 miles SE)	2011	150
0.82	Bermuda Dunes Dr	Palm Desert Ln (0.02 miles S)	2011	910
0.85	Brightwater Dr	Cartwright Rd (0.04 miles S)	2006	1,749
0.85	Lakeside Meadow Dr	Northshore Dr (0.05 miles E)	2006	612
0.86	Cartwright Rd	Brightwater Dr (0.04 miles W)	2011	13,600
0.87	Bermuda Dunes Dr	la Costa Rd (0.03 miles S)	2006	900
0.89	Oak Hill Dr	(0.0 miles)	2011	870
0.93	el Dorado Blvd	Thunderbird St (0.02 miles E)	2011	2,480

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 2021 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: ©2022 Kalibrate Technologies (Q3 2022).

3610 5TH ST STAFFORD, TX 77477-6610

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

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

