

FOR SALE - +/- 10.971 AC

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

- PRICE: \$4,778,967, @\$10/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

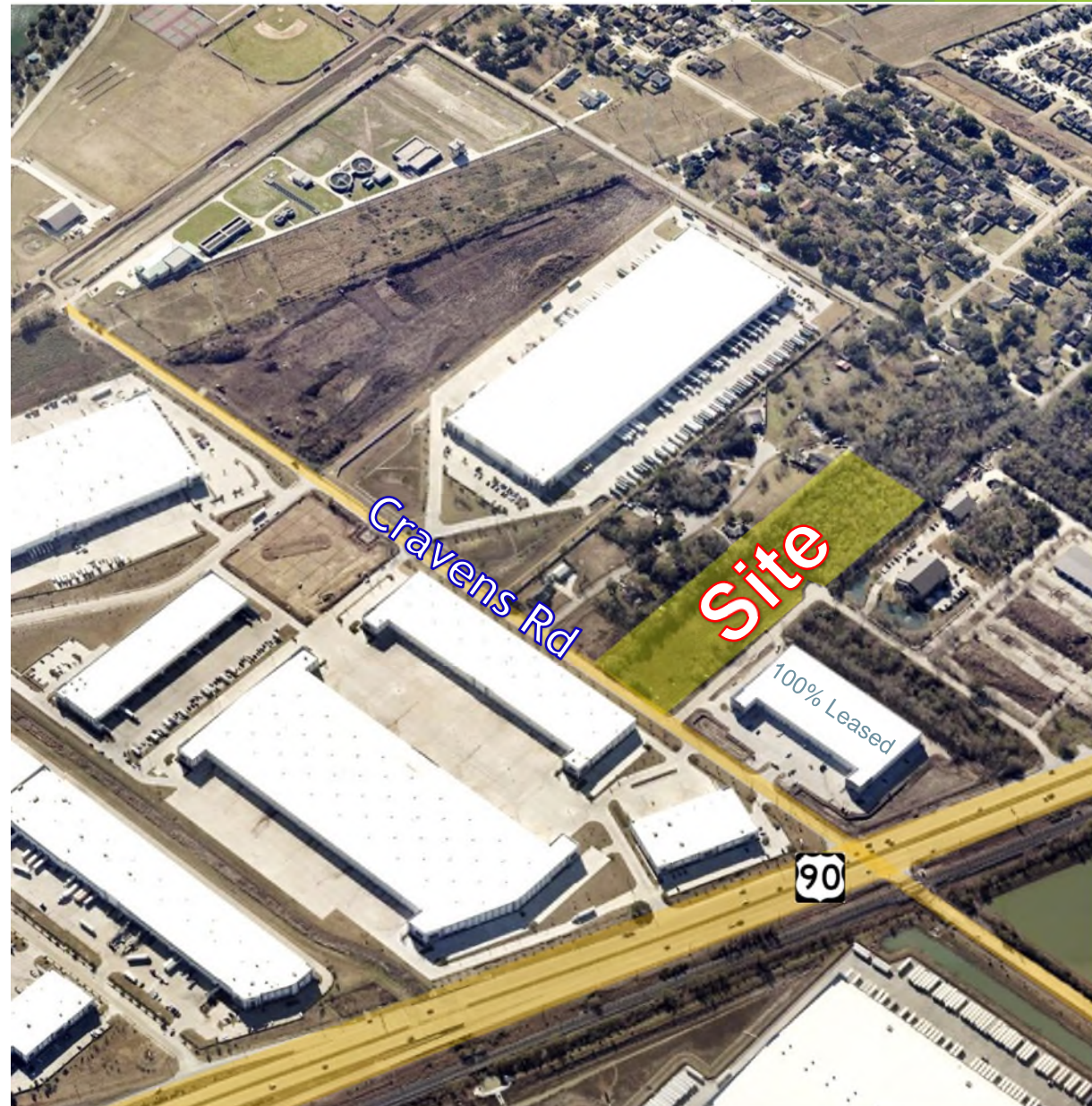
Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

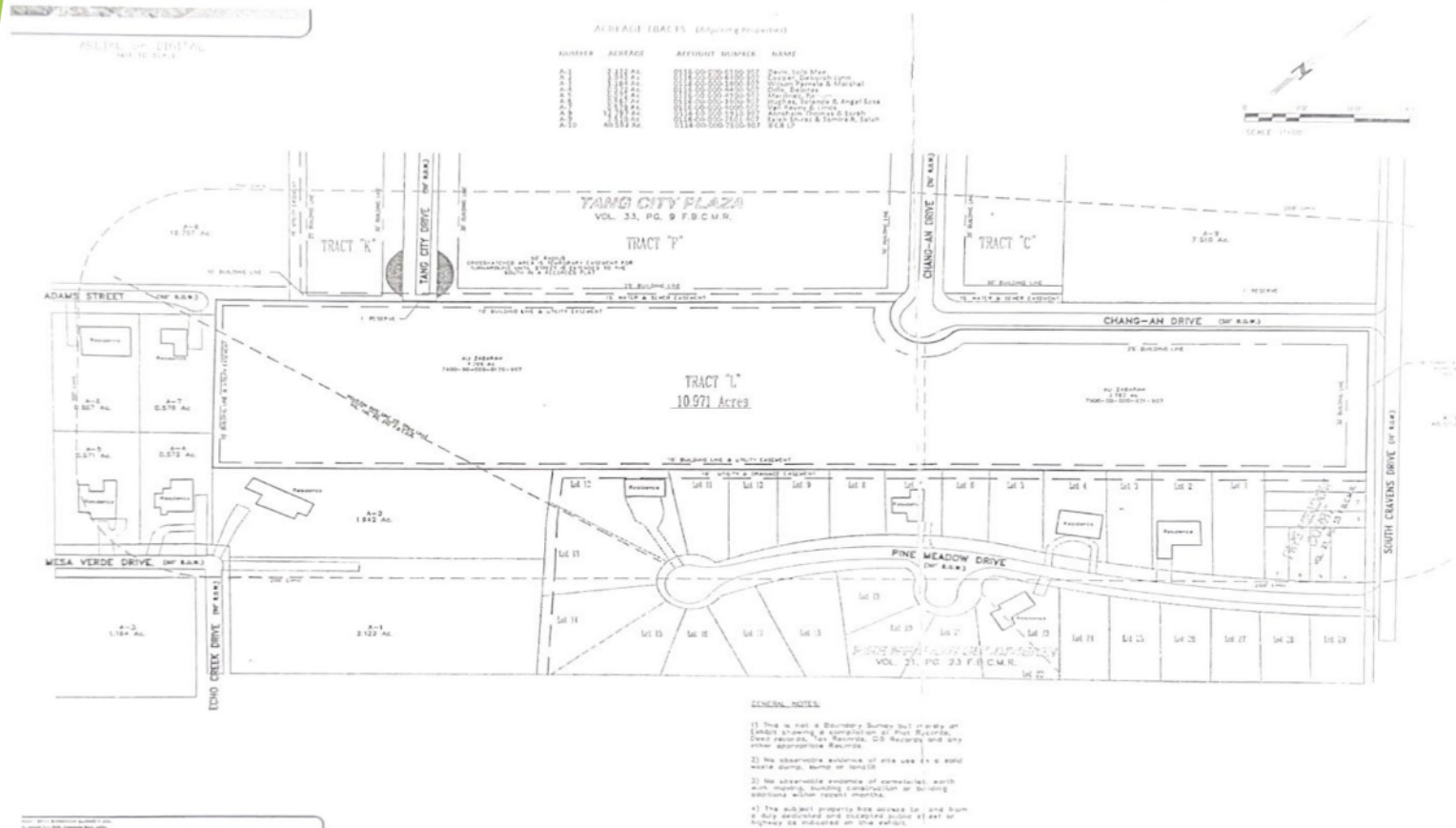
dannynguyen@dncommercial.net

www.dncommercial.net



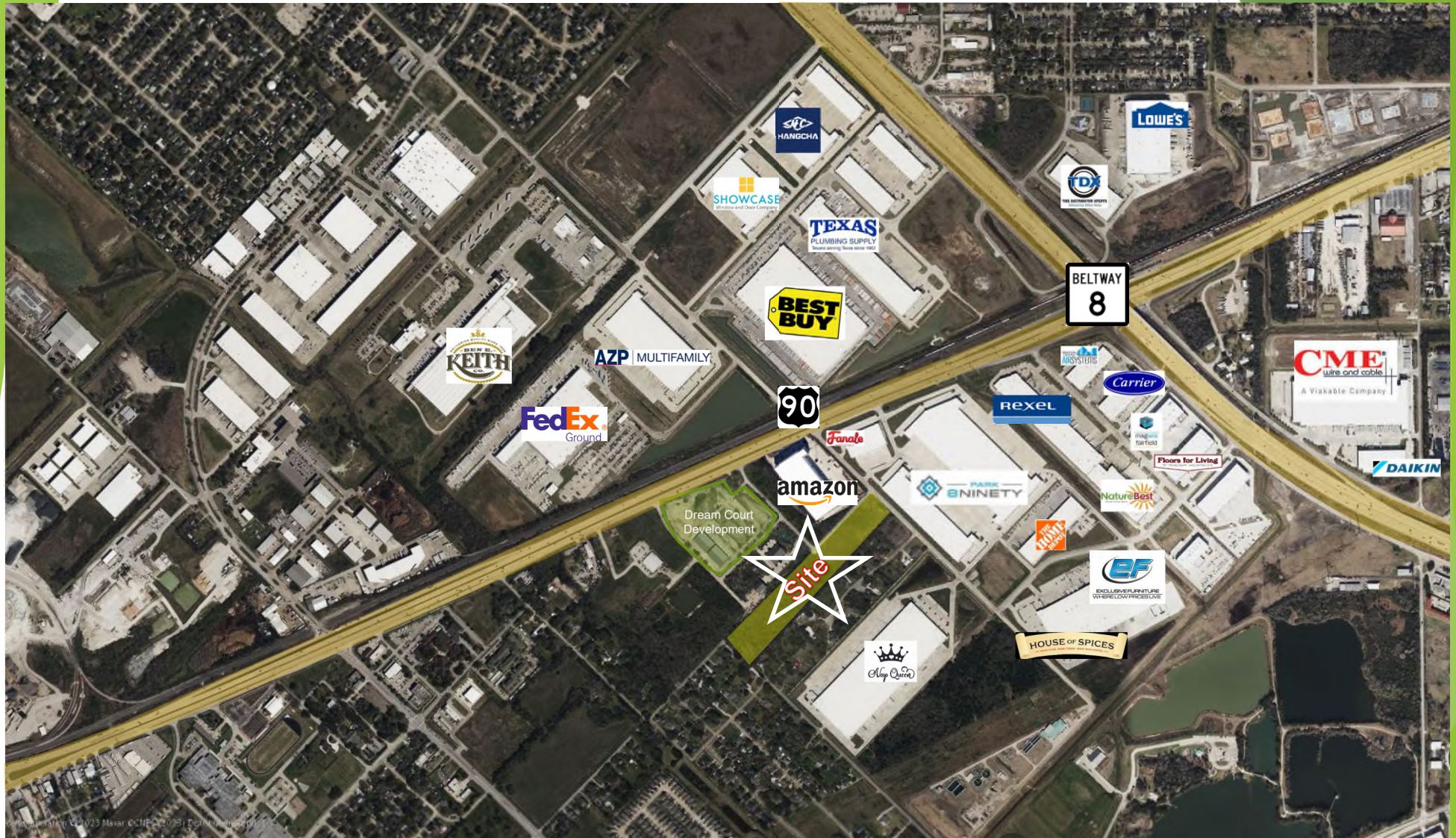
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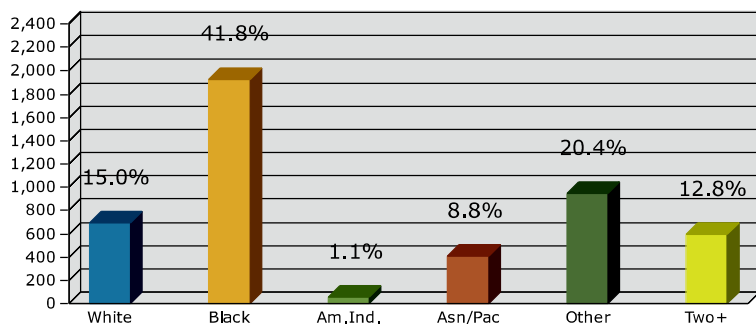


Graphic Profile

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

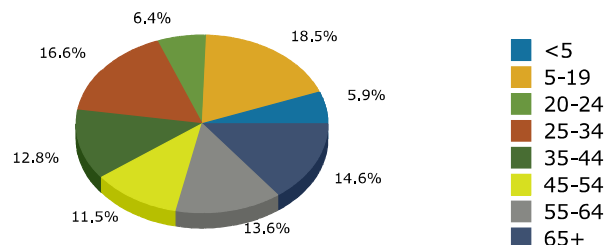
Prepared by Esri
Latitude: 29.62120
Longitude: -95.52455

2022 Population by Race

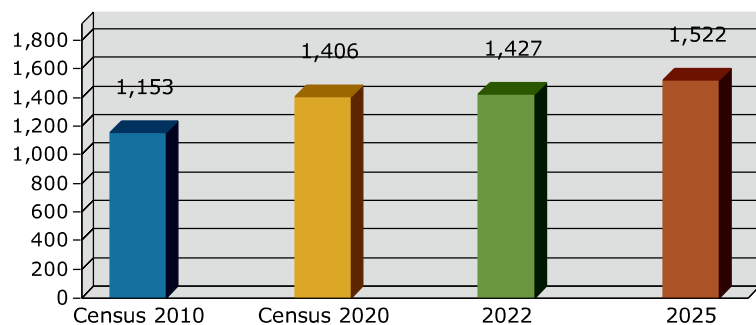


2022 Percent Hispanic Origin: 38.7%

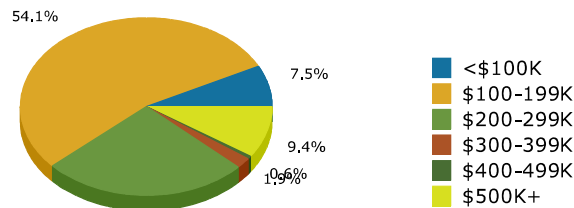
2022 Population by Age



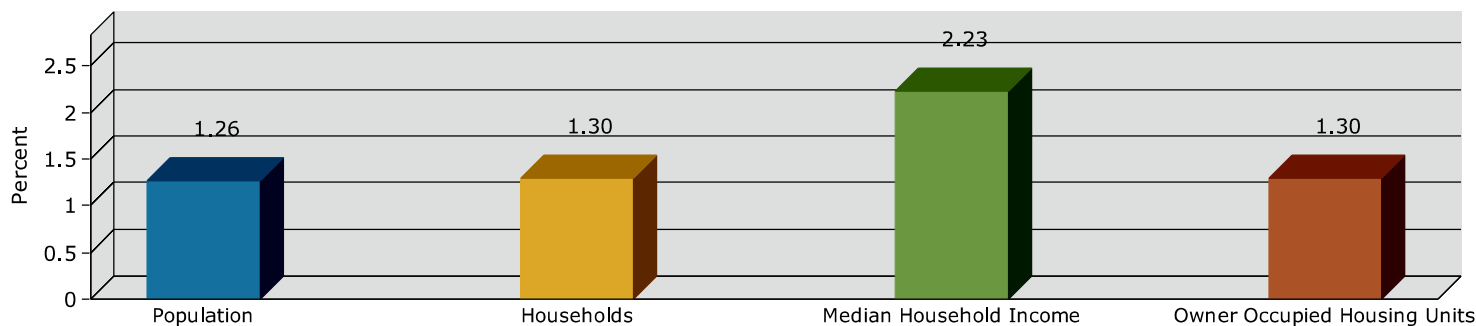
Households



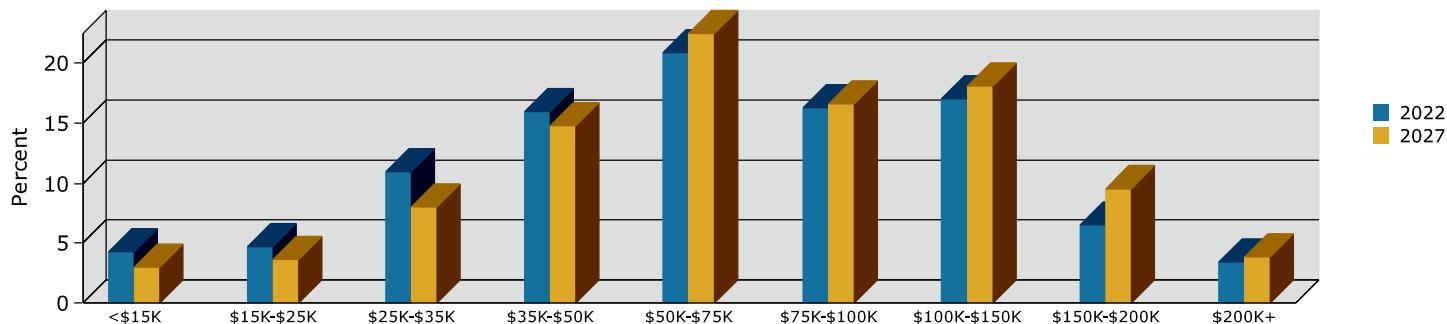
2022 Home Value



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.

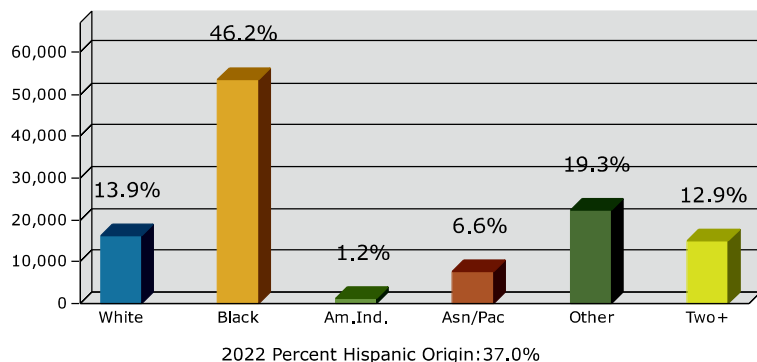


Graphic Profile

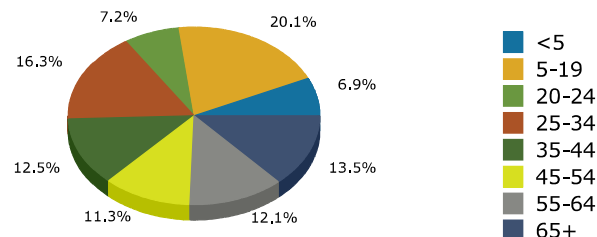
150-198 Chang-an Dr, Missouri City, Texas, 77489
Ring Band: 1 - 3 mile radius

Prepared by Esri
Latitude: 29.62120
Longitude: -95.52455

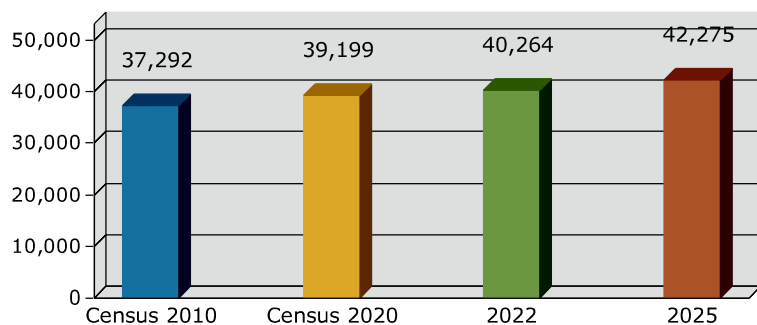
2022 Population by Race



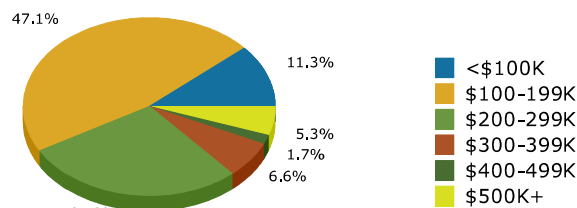
2022 Population by Age



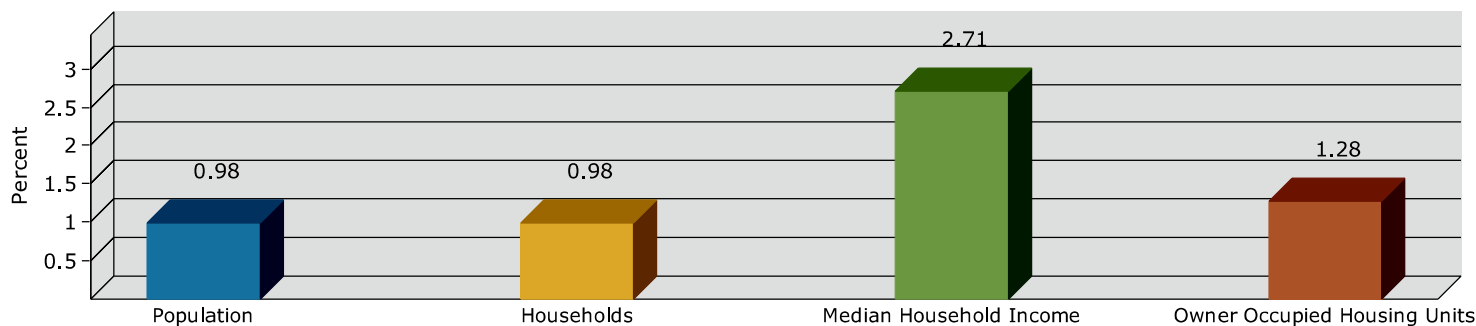
Households



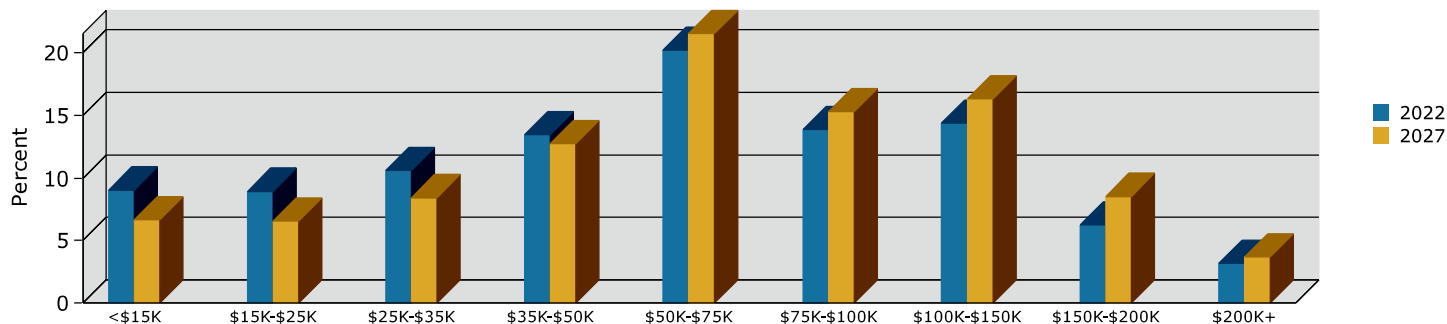
2022 Home Value



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.

May 30, 2023

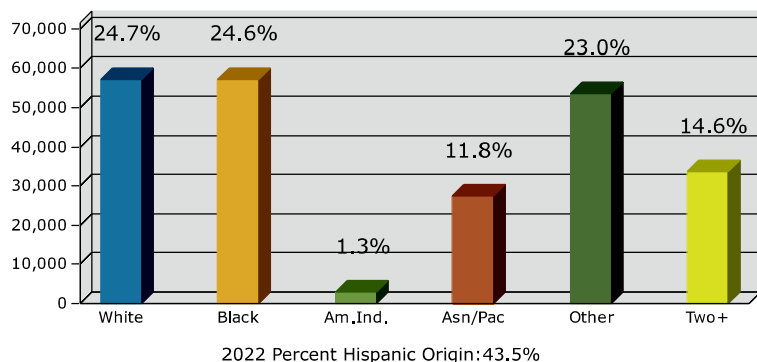


Graphic Profile

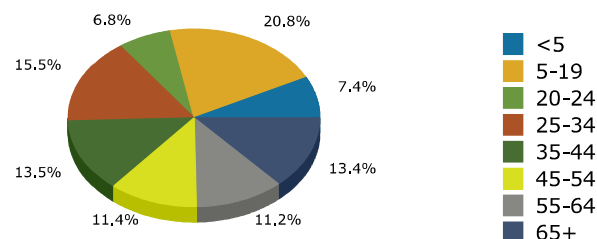
150-198 Chang-an Dr, Missouri City, Texas, 77489
Ring Band: 3 - 5 mile radius

Prepared by Esri
Latitude: 29.62120
Longitude: -95.52455

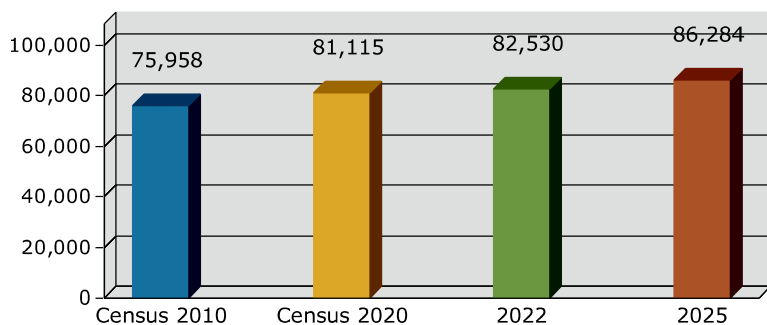
2022 Population by Race



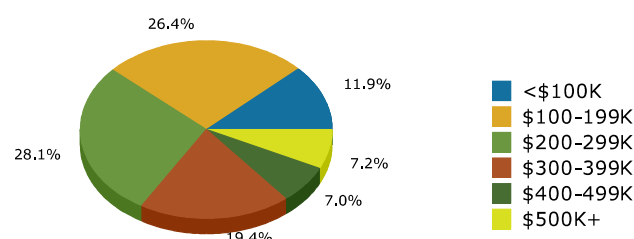
2022 Population by Age



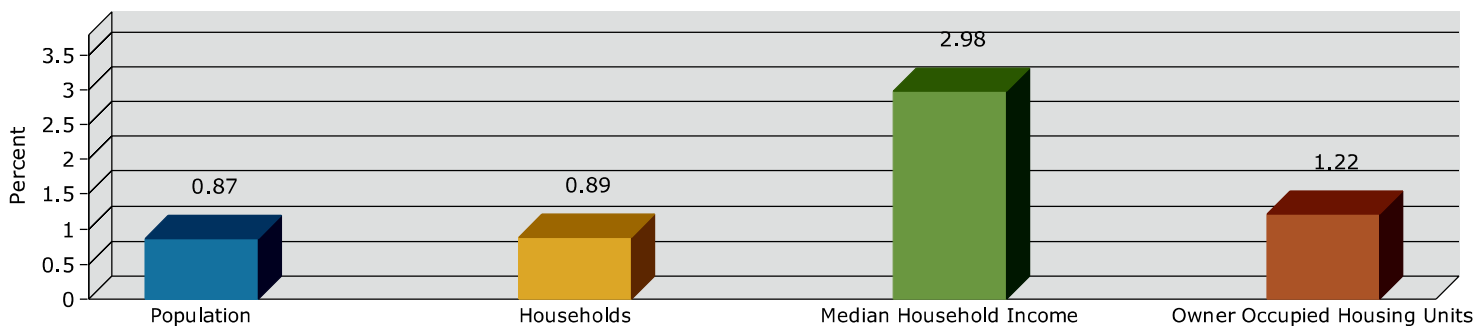
Households



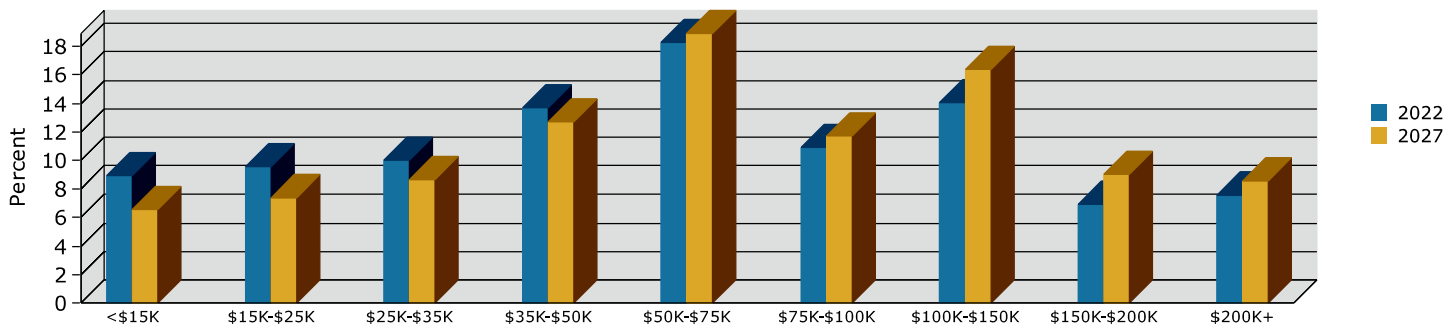
2022 Home Value



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.

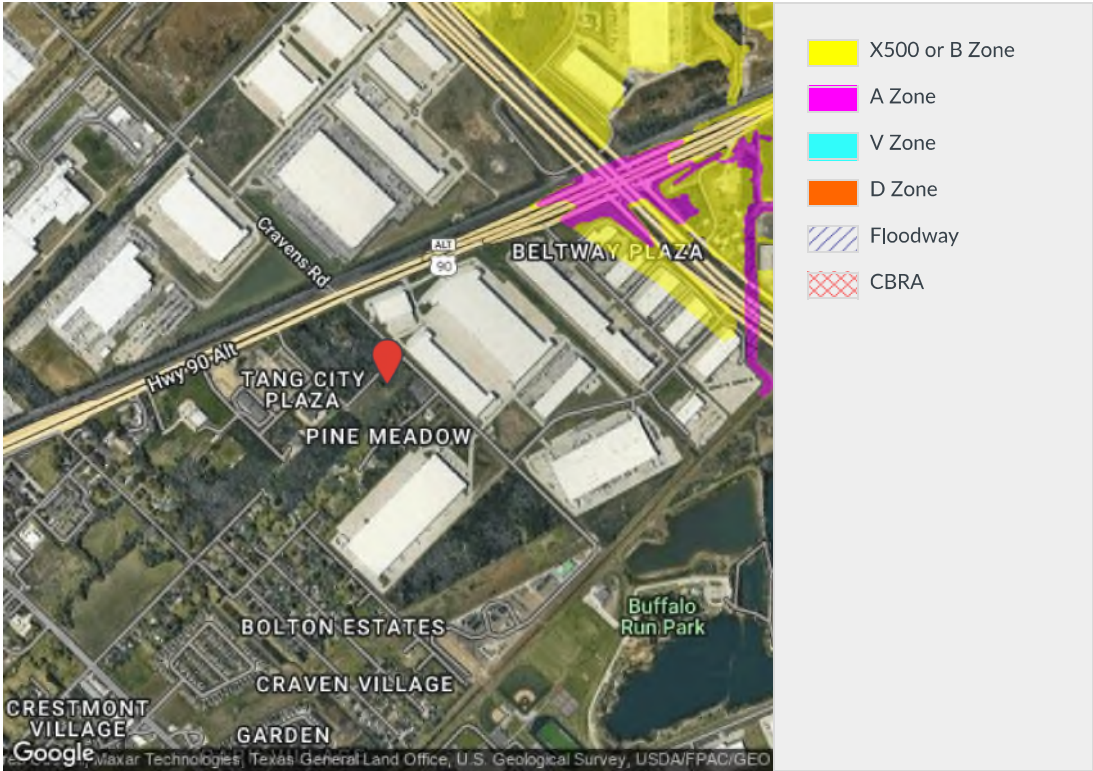
CRAVENS RD MISSOURI CITY, TX 77489-1311

LOCATION ACCURACY: User-defined location

Flood Zone Determination Report

Flood Zone Determination: **OUT**

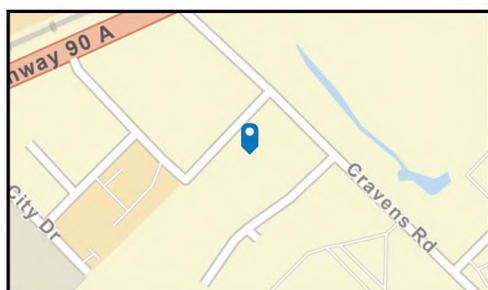
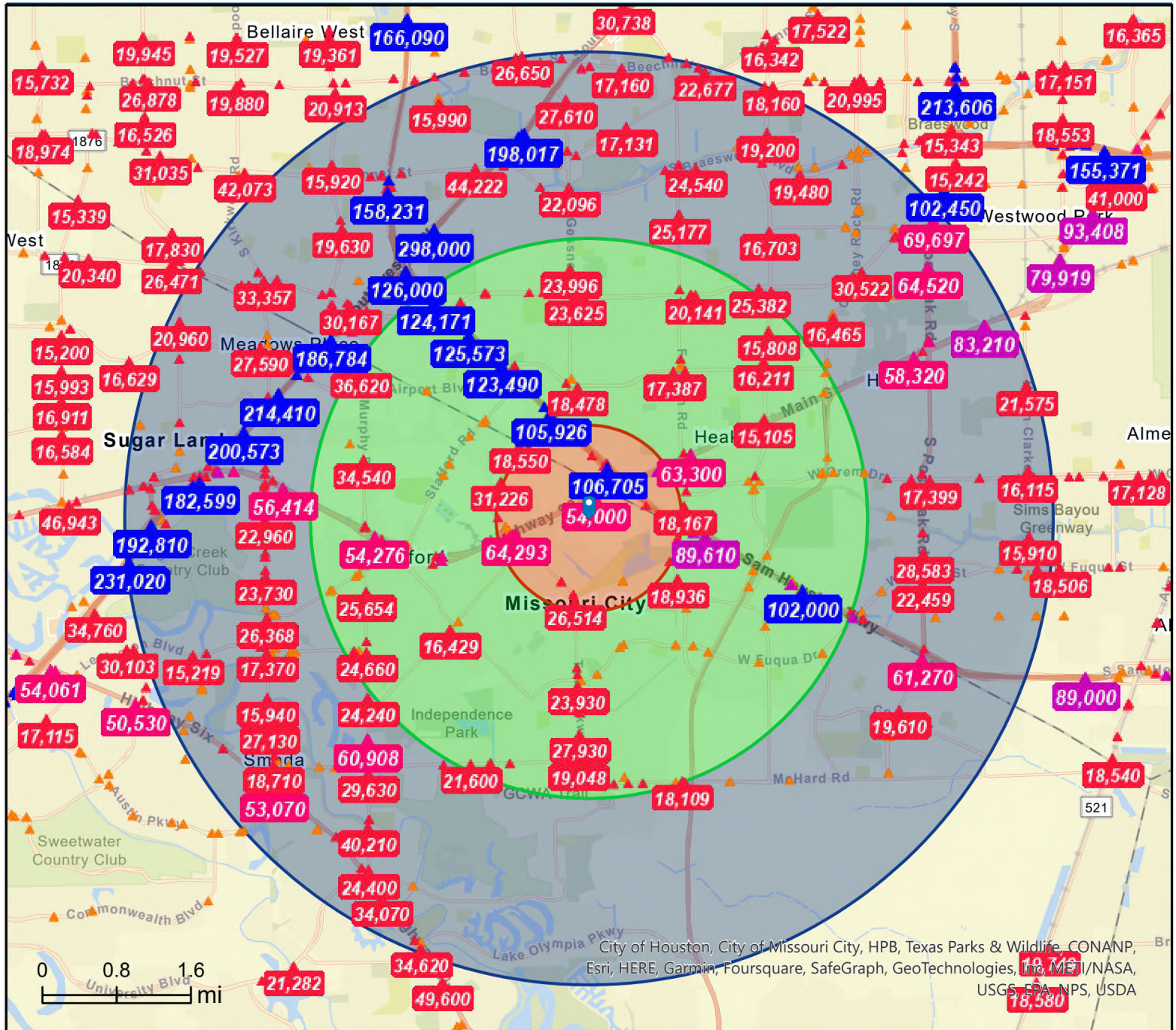
COMMUNITY	480304	PANEL	0285M
PANEL DATE	January 29, 2021	MAP NUMBER	48157C0285M



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



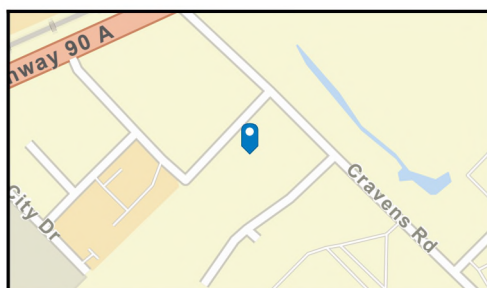
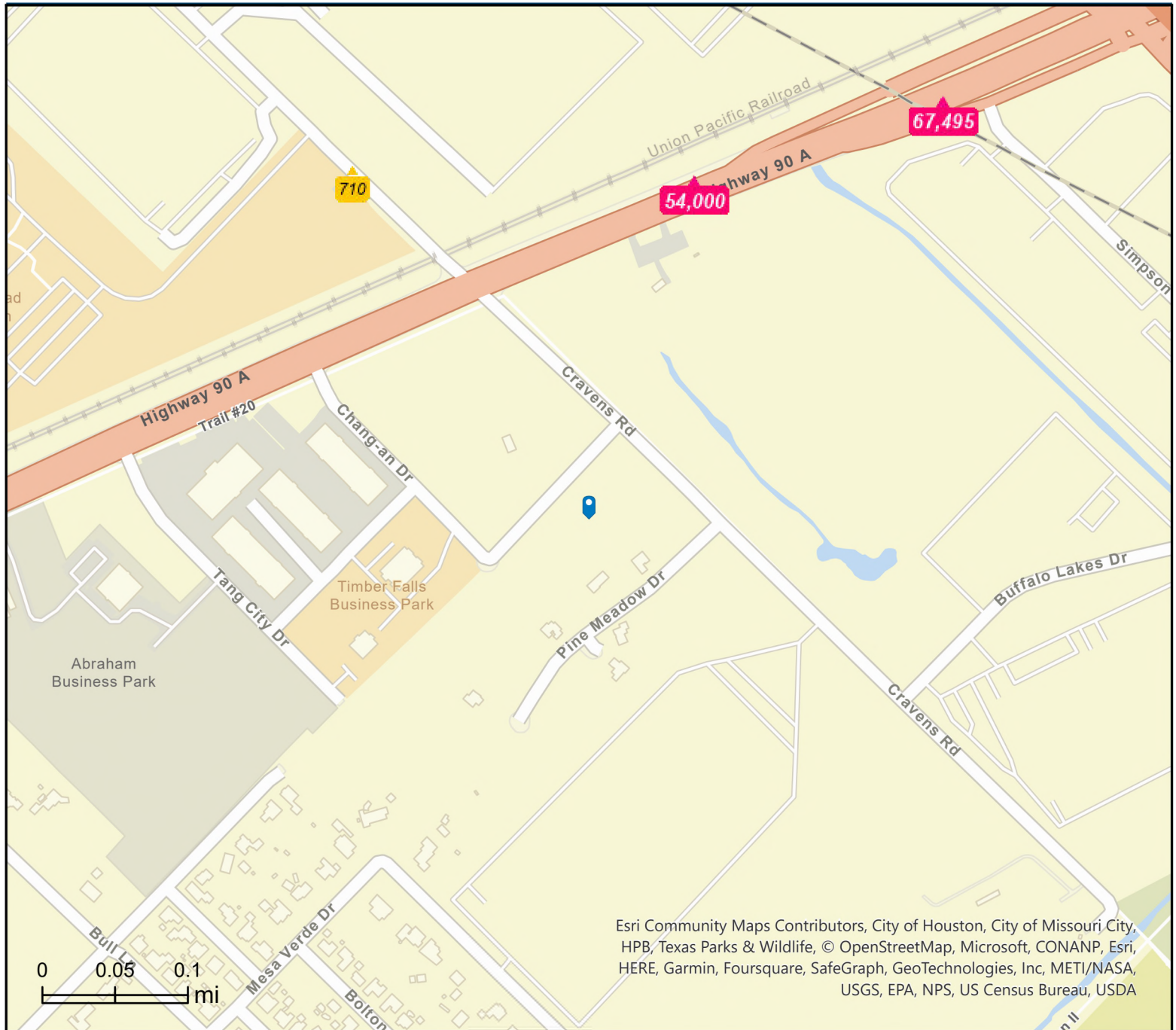
Source: ©2022 Kalibrate Technologies (Q3 2022).

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
 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



Executive Summary

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

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
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

150-198 Chang-an Dr, Missouri City, Texas, 77489
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Prepared by Esri
Latitude: 29.62120
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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2022 Percent of Income for Mortgage	14.8%	17.0%	21.5%
Median Household Income			
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%
Average Household Income			
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%
Per Capita Income			
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%
Households by Income			

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

Housing			
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