

FOR SALE +/- 1.88 Acres

3610 5th St, Stafford, TX 77477



Danny Nguyen, CCIM

M - (713) 478-2972

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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.

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- PRICE: \$1,228,392 @ \$15.00/SF
- Property under City of Missouri City jurisdiction although zip code is serviced by Stafford Post Office
- 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

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The closest match to 3610 5th St Stafford TX is 3610 5TH ST STAFFORD, TX 77477-6610

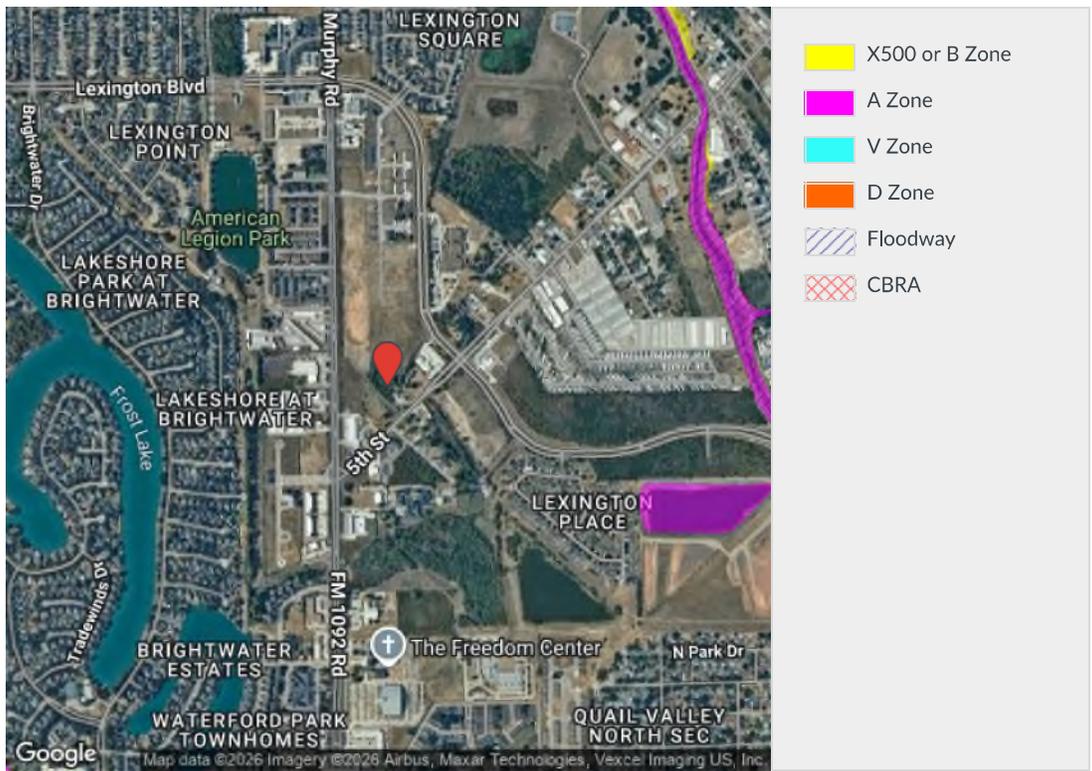
3610 5TH ST STAFFORD, TX 77477-6610

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

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





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

3610 5th St, Missouri City, Texas, 77459



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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	12,117	82,127	116,479
2020 Population	12,298	85,062	143,184
2025 Population	12,607	86,313	151,521
2030 Population	13,634	93,077	161,852
2010-2020 Annual Rate	0.15%	0.35%	2.09%
2020-2025 Annual Rate	0.47%	0.28%	1.08%
2025-2030 Annual Rate	1.58%	1.52%	1.33%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	40.4	41.5	39.7
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	20.6%	25.1%	19.9%
Black Alone	25.6%	30.6%	28.3%
American Indian Alone	0.5%	0.6%	0.7%
Asian Alone	28.6%	24.8%	30.1%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	11.3%	7.9%	10.7%
Two or More Races	13.4%	11.0%	10.3%
Hispanic Origin	26.1%	20.1%	22.8%
Diversity Index	86.5	83.9	85.0

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	3,978	28,140	40,314
2020 Total Households	4,213	29,685	49,675
2025 Total Households	4,434	30,898	54,034
2030 Total Households	4,868	33,854	58,782
2010-2020 Annual Rate	0.58%	0.54%	2.11%
2020-2025 Annual Rate	0.98%	0.77%	1.62%
2025-2030 Annual Rate	1.89%	1.84%	1.70%
2025 Average Household Size	2.81	2.79	2.80
Wealth Index	94	126	120

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	25.7%	22.0%	25.0%
Median Household Income			
2025 Median Household Income	\$80,776	\$96,723	\$91,843
2030 Median Household Income	\$88,634	\$105,004	\$102,942
2025-2030 Annual Rate	1.87%	1.66%	2.31%
Average Household Income			
2025 Average Household Income	\$108,185	\$129,012	\$131,957
2030 Average Household Income	\$117,907	\$138,630	\$142,889
Per Capita Income			
2025 Per Capita Income	\$37,631	\$46,228	\$47,107
2030 Per Capita Income	\$41,644	\$50,485	\$51,929
2025-2030 Annual Rate	2.05%	1.78%	1.97%
Income Equality			
2025 Gini Index	46.0	42.7	46.0
Socioeconomic Status			
2025 Socioeconomic Status Index	49.0	52.6	49.3
Housing Unit Summary			
Housing Affordability Index	76	89	80
2010 Total Housing Units	4,124	29,230	43,682
2010 Owner Occupied Hus (%)	78.4%	78.5%	66.7%
2010 Renter Occupied Hus (%)	21.6%	21.5%	33.3%
2010 Vacant Housing Units (%)	3.5%	3.7%	7.7%
2020 Housing Units	4,478	31,075	53,098
2020 Owner Occupied HUs (%)	70.3%	73.9%	64.9%
2020 Renter Occupied HUs (%)	29.7%	26.1%	35.1%
Vacant Housing Units	5.7%	4.7%	6.2%
2025 Housing Units	4,650	32,191	57,495
Owner Occupied Housing Units	71.4%	73.8%	64.9%
Renter Occupied Housing Units	28.6%	26.2%	35.1%
Vacant Housing Units	4.7%	4.0%	6.0%
2030 Total Housing Units	5,137	35,559	62,809
2030 Owner Occupied Housing Units	3,557	25,243	38,621
2030 Renter Occupied Housing Units	1,311	8,611	20,161
2030 Vacant Housing Units	269	1,705	4,027

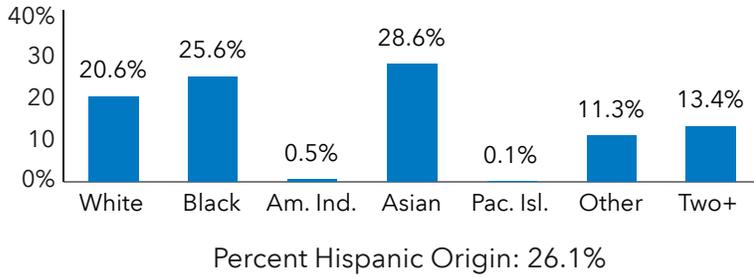
Graphic Profile

3610 5th St, Missouri City, Texas, 77459

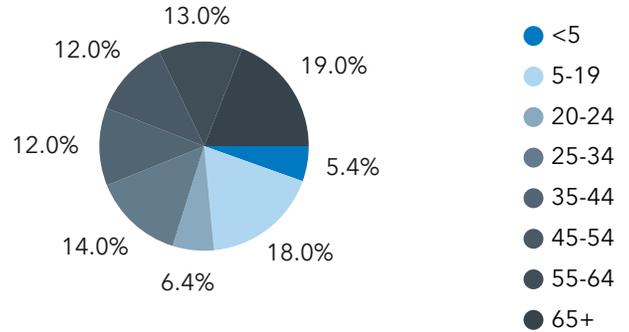


Ring band: 0 - 1 mile radius

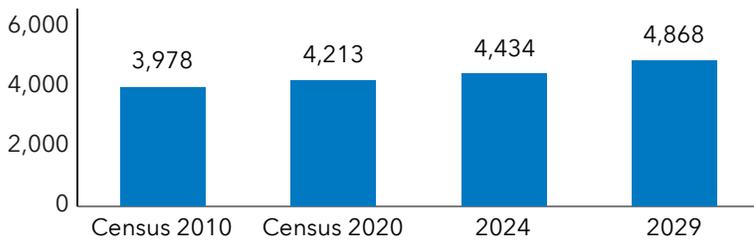
Population by Race



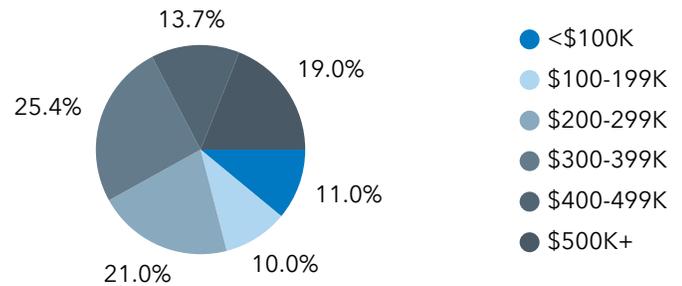
Population by Age



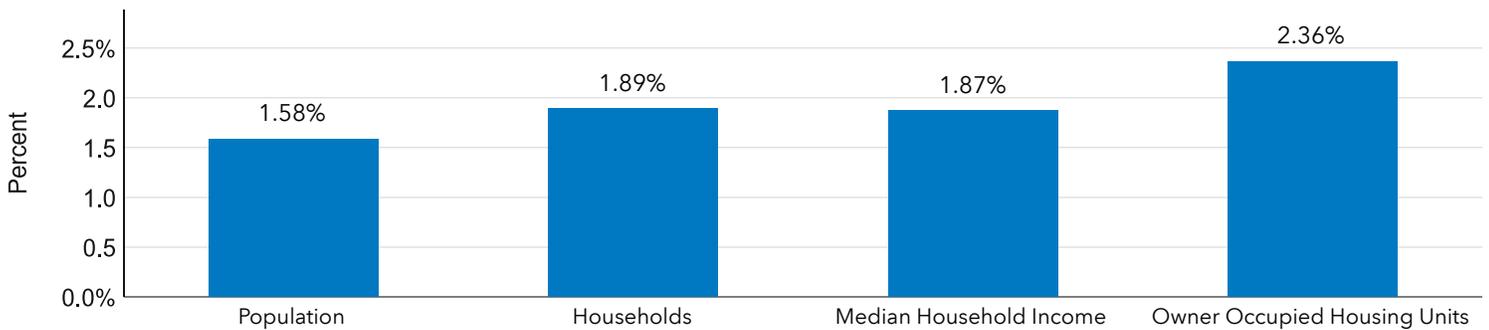
Households



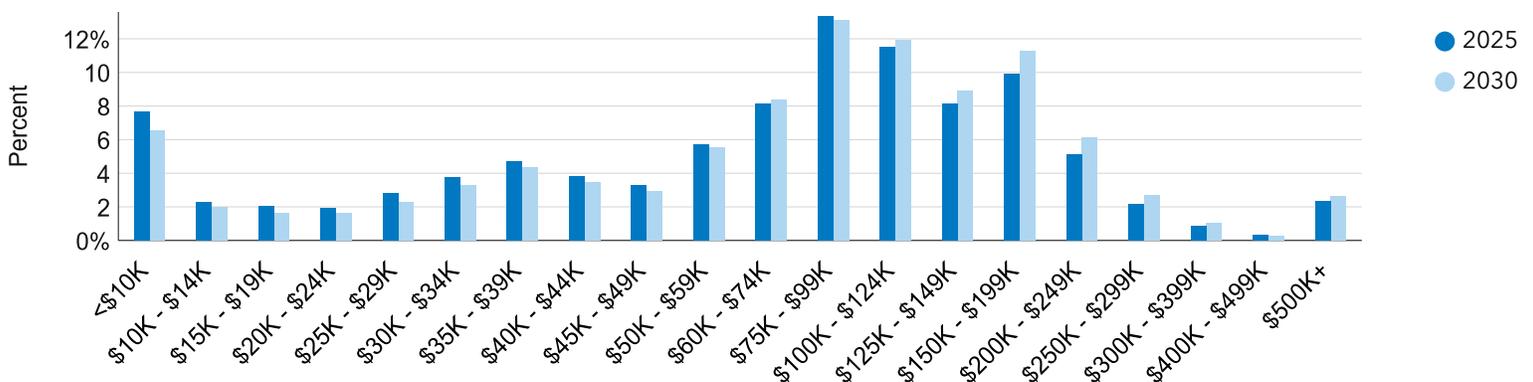
Home Value



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.

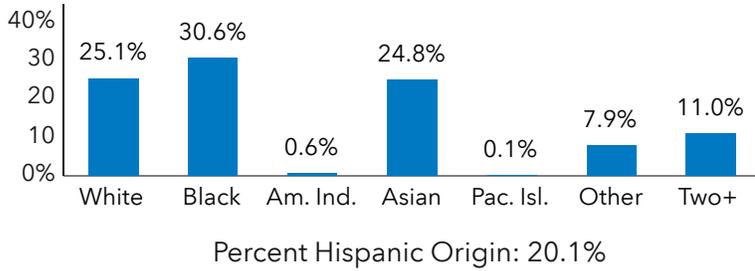
Graphic Profile

3610 5th St, Missouri City, Texas, 77459

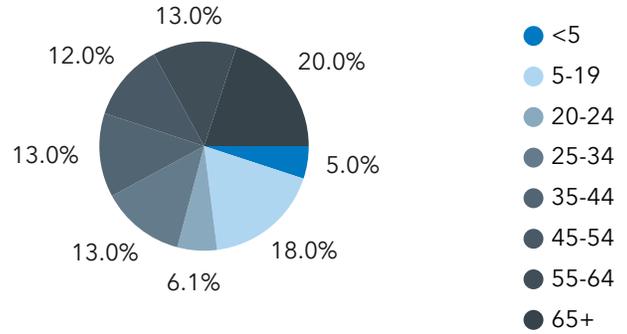


Ring band: 1 - 3 mile radius

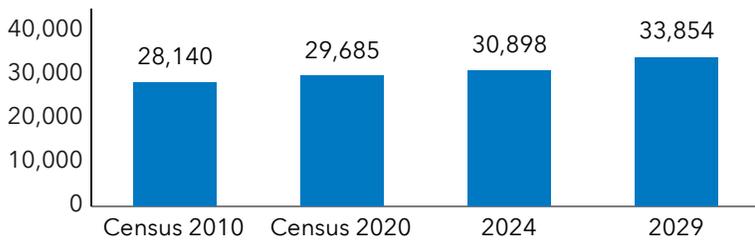
Population by Race



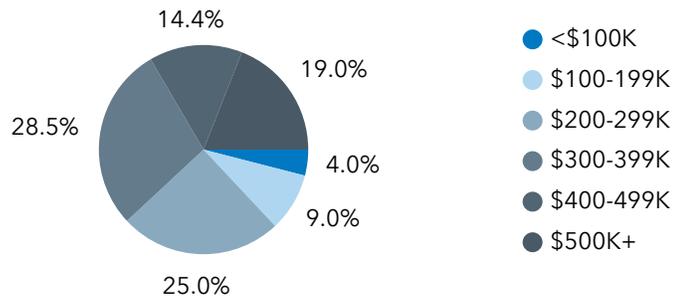
Population by Age



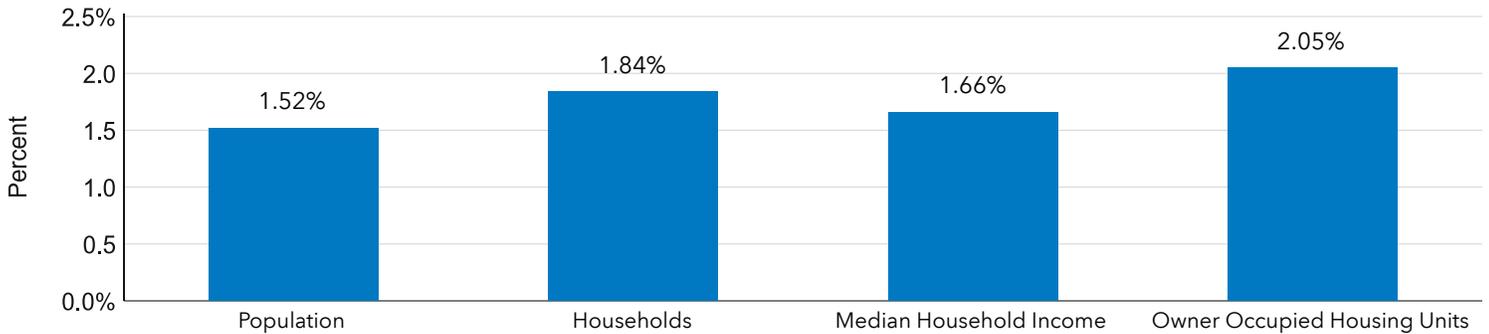
Households



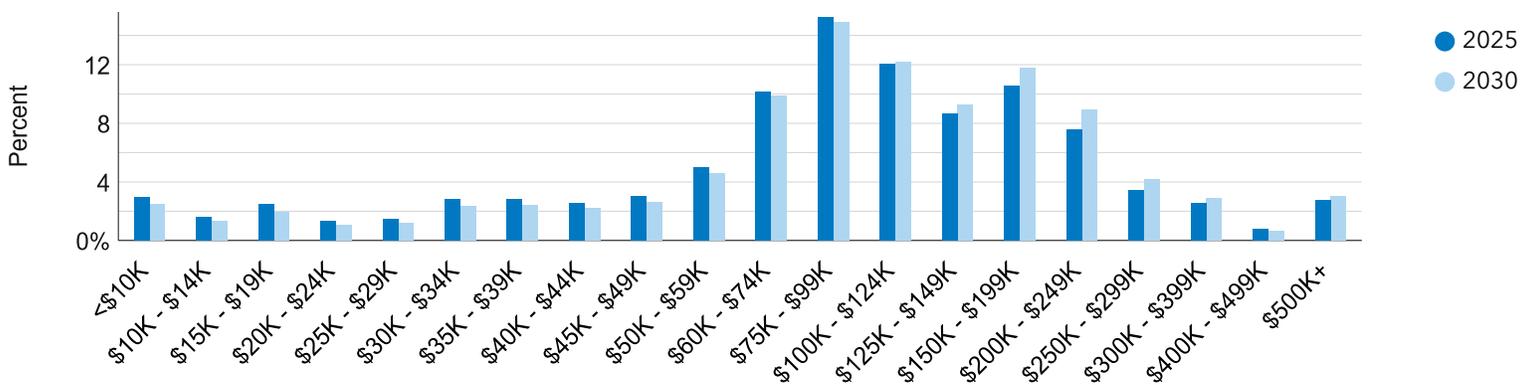
Home Value



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.

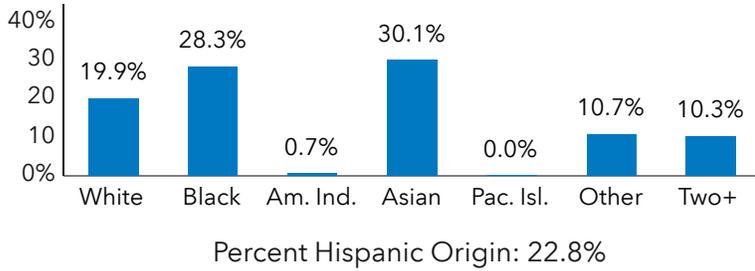
Graphic Profile

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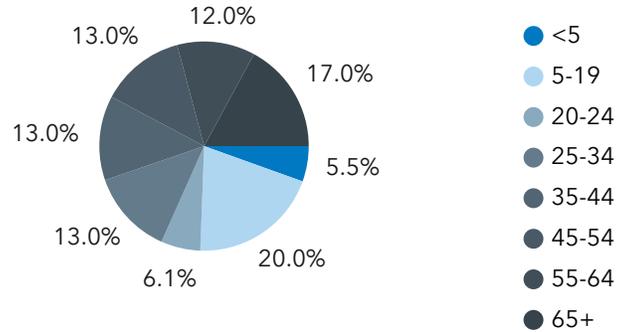


Ring band: 3 - 5 mile radius

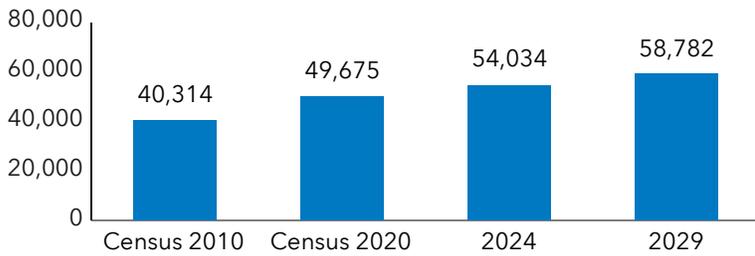
Population by Race



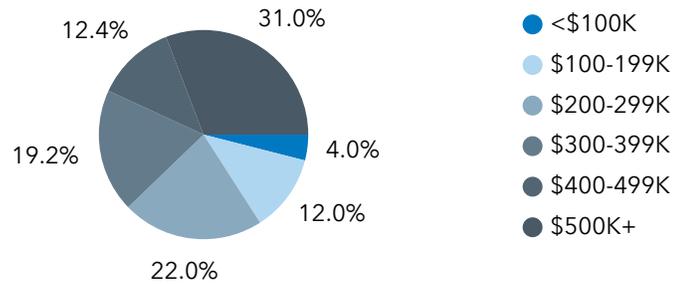
Population by Age



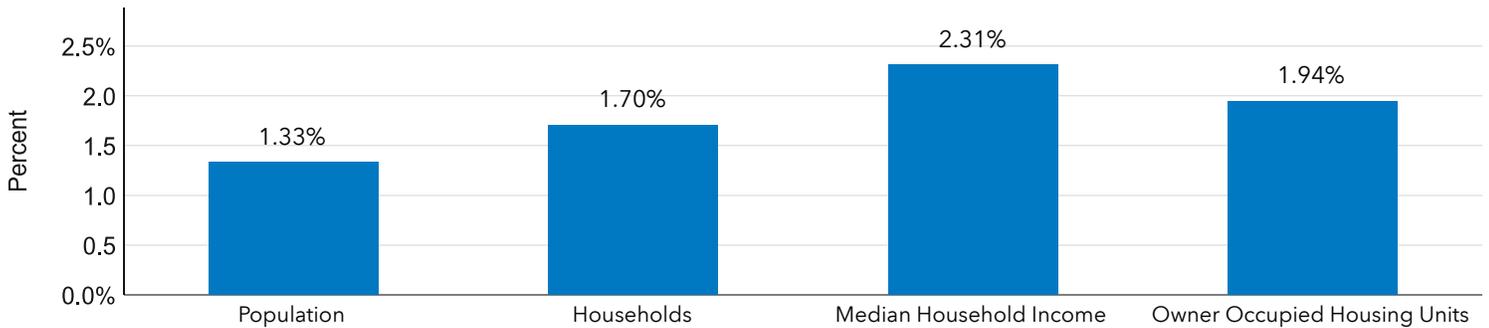
Households



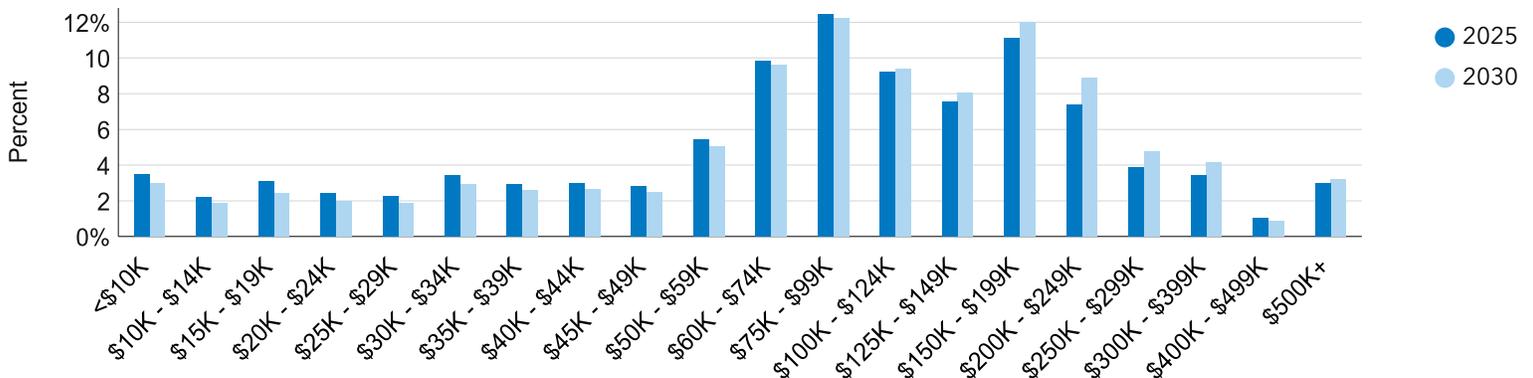
Home Value



2024-2029 Annual Growth Rate



Household Income



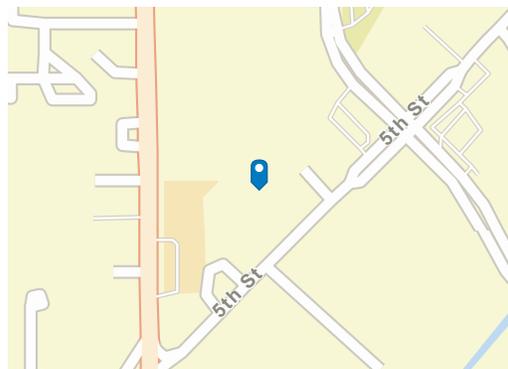
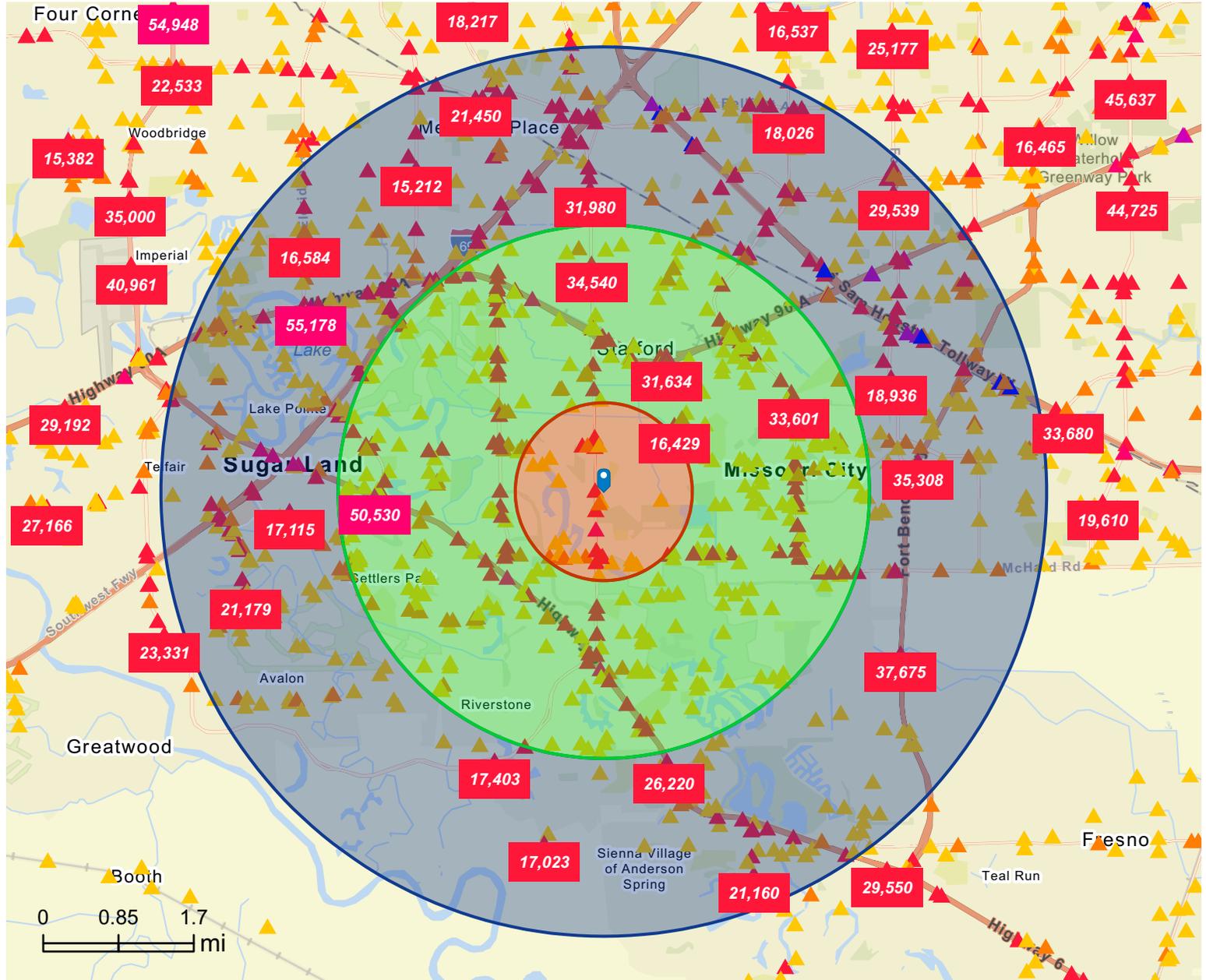
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map

3610 5th St, Missouri City, Texas, 77459



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



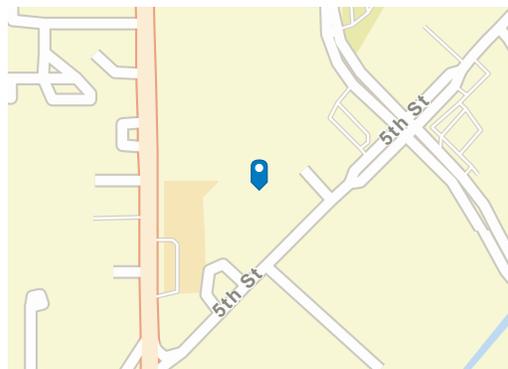
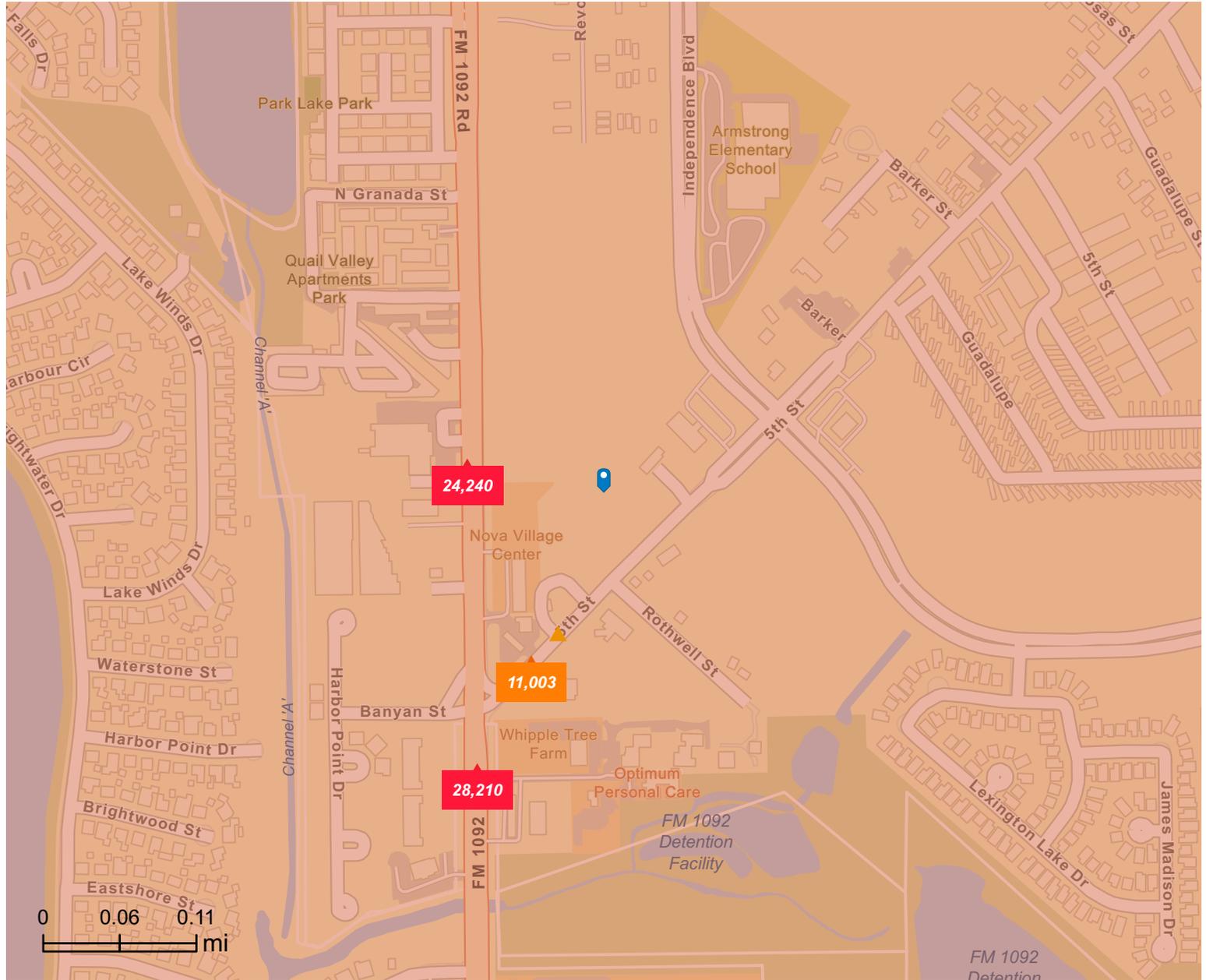
[Source:](#) Traffic Counts (2025)

Traffic Count Map - Close Up

3610 5th St, Missouri City, Texas, 77459

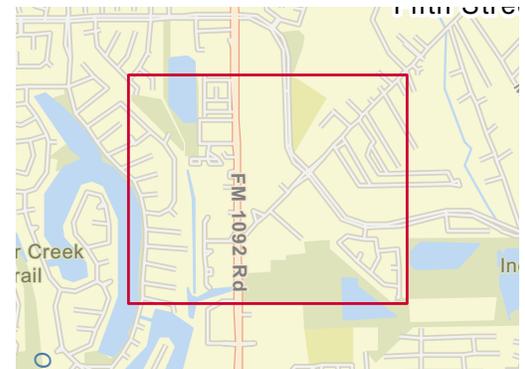


Ring bands: 0-1, 1-3, 3-5 mile radii



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Source: Traffic Counts (2025)



Traffic Count Profile

3610 5th St, Missouri City, Texas, 77459
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 29.59307
 Longitude: -95.56263

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	FM 1092 Rd	5th St (0.18 miles S)	2005	24240
0.11	5th St	Rothwell St (0.05 miles NE)	2011	6560
0.13	5th Street	Rothwell St (0.05 miles NE)	2019	11003
0.22	FM 1092 Rd	5th St (0.04 miles N)	2005	28210
0.43	FM 1092 Rd	Waterford Village Blvd (0.06 miles S)	2003	60908
0.52	FM 1092 Rd	Lexington Blvd (0.02 miles N)	2005	24660
0.53	Brightwater Dr	Mooring Point Ct (0.02 miles NW)	2006	1782
0.53		(0.0 miles)	2005	4340
0.56	Lexington Blvd	FM 1092 Rd (0.08 miles E)	2006	10840
0.58	Lexington Blvd	Bluestone Dr (0.11 miles W)	2006	24870
0.63	FM 1092 Rd	Lexington Blvd (0.09 miles S)	2008	33370
0.65	Independence Blvd	Staffordshire Rd (1.03 miles E)	2011	3160
0.66	Murphy Road	Cartwright Rd (0.12 miles S)	2022	42054
0.68	Brightwater Dr	Lake Ct (0.01 miles NE)	2006	1558
0.72	Cartwright Rd	W Baron Ln (0.03 miles E)	2013	24459
0.72	Brightwater Dr	Lakeside Meadow Dr (0.07 miles S)	2011	4230
0.73	Cartwright Road	W Baron Ln (0.05 miles E)	2022	25995
0.75	Cartwright Rd	Waterford PkSt (0.01 miles W)	2011	13950
0.76	Lakeside Meadow Dr	Northshore Dr (0.05 miles W)	2006	2009
0.79	Westshore Dr	Brightwater Dr (0.05 miles E)	2006	879
0.79	FM 1092 Rd	Cartwright Rd (0.06 miles N)	2005	29630
0.79	Cartwright Rd	Waterford PkSt (0.11 miles E)	2006	7887
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	1749
0.85	Lakeside Meadow Dr	Northshore Dr (0.05 miles E)	2006	612
0.86	Cartwright Rd	Brightwater Dr (0.04 miles W)	2011	13600
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	2480

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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