

# SHELL SPACE – FOR SALE

1911 FM 1092 Rd, Missouri City, TX 77459



- **Price: \$ 300.00 P/SF**
- **Lot Size: +/- 1.23 AC**
- **Shell Space**
- **Frontage: +/- 225.36' on Murphy Rd**
- **LC-3 Zoning**
- **Located in rapidly growing Fort Bend County**
- **Approx Miles: 3.7 (Fort Bend Pkwy Toll Rd), 1.7 (US-90 Alt), 1.9 (SH 6)**



**Danny Nguyen, CCIM**

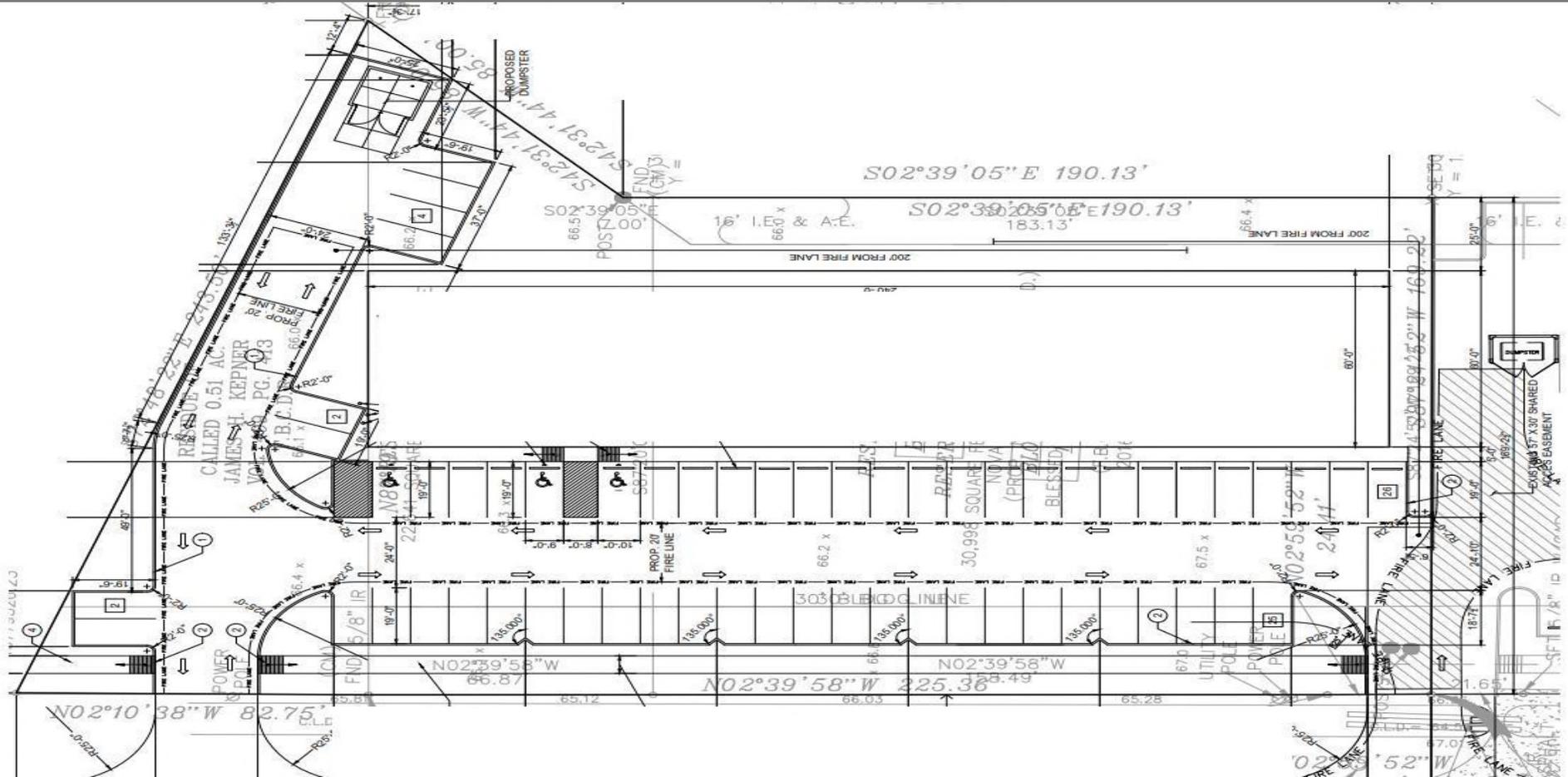
M - (713) 478-2972

O - (713) 270-5400

dannynguyen@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.*





Houston Community College - Southwest...



Stafford High School

Lexington Blvd



Texas Pkwy



5th St.  
Fifth Street



Lost Creek Park



Murphy Rd



Independence Blvd



Oyster Creek Park



Independence Park



Cartwright Rd

Altitude Trampoline Park - Sugar Land

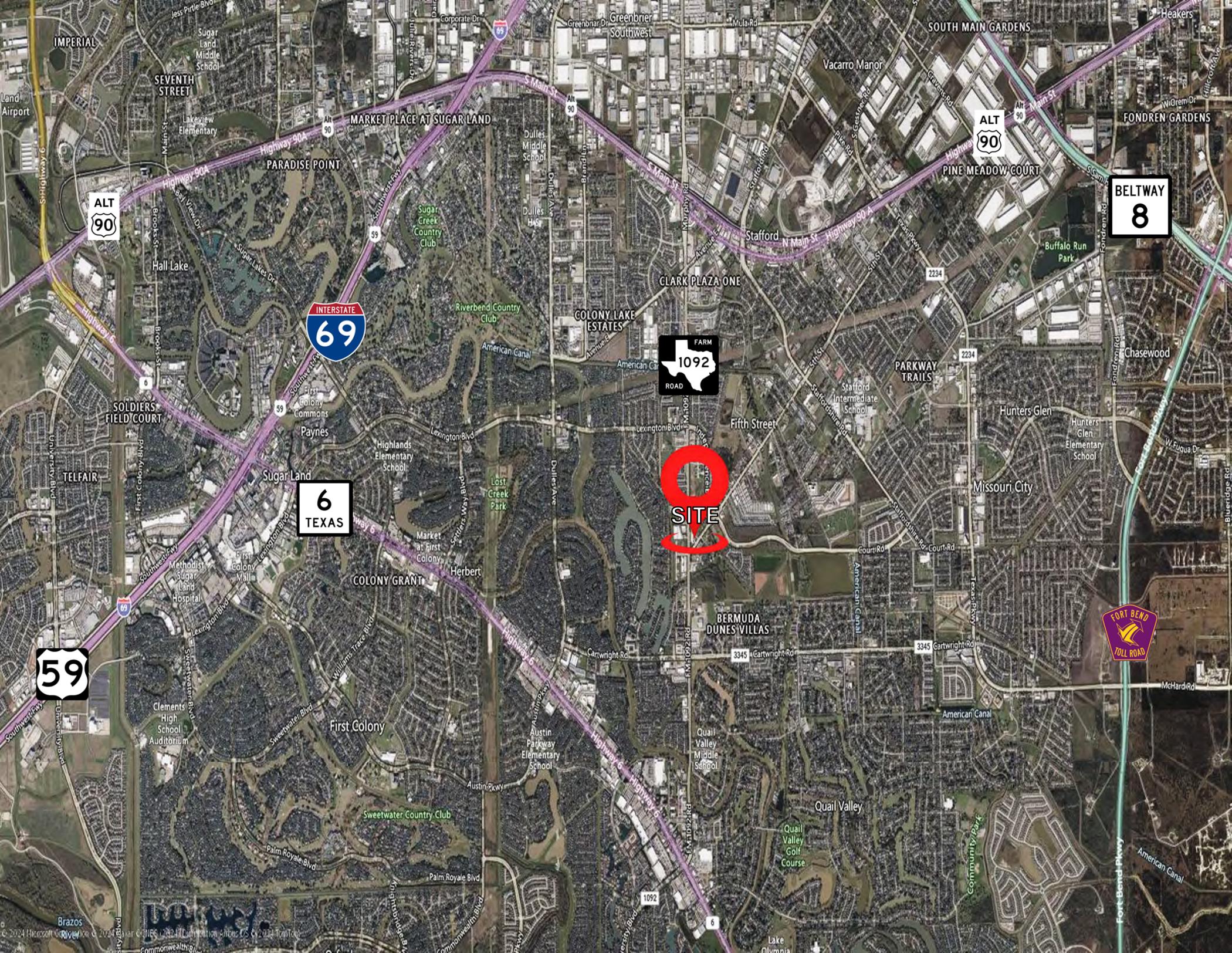
Missouri Recreation and Tennis Center



FM 1092



Fifth St



**LEGEND:** (ITEMS THAT MAY APPEAR ON THIS SURVEY)

A.E.=AERIAL EASEMENT  
 B.L.=BUILDING LINE  
 BRS=BEARS  
 C.I.R.=CAPPED IRON ROD  
 C.M.=CONTROL MONUMENT  
 D.E.=DRAINAGE EASEMENT  
 FNC=FENCE

/// WOOD FENCE  
 ○ CHAIN LINK FENCE  
 □ WROUGHT IRON FENCE  
 x BARBED WIRE FENCE  
 — SUBJECT TRACT

F.C.I.R.=FOUND CAPPED IRON ROD  
 F.I.P.=FOUND IRON PIPE  
 F.I.R.=FOUND IRON ROD  
 GM=GAS METER  
 G.B.L.=GARAGE BUILDING LINE  
 IST=INSIDE SUBJECT TRACT  
 OST=OUTSIDE SUBJECT TRACT  
 P.R.=PLAT RECORDS

CONCRETE PAVEMENT  
 COVERED AREA

U.E.=UTILITY EASEMENT  
 U.T.S.=UNABLE TO SET  
 R.O.W.=RIGHT-OF-WAY  
 S.C.I.R.=SET CAPPED IRON ROD  
 S.S.E.=SANITARY SEWER EASEMENT  
 W.L.E.=WATER LINE EASEMENT

RESIDUE OF  
 CALLED 0.51 AC.  
 JAMES H. KEPNER  
 VOL. 499, PG. 413  
 F.B.C.D.R.

RESERVE "A"  
 22,641 SQUARE FEET / 0.5198 ACRE  
 VACANT LOT

CALLED 1.578 ACRES  
 VICTOR FLORES &  
 FERNANDO FLORES  
 F.N. 2005155733  
 F.B.C.O.R.

RESERVE "B"  
 30,998 SQUARE FEET / 0.7116 ACRE  
 VACANT LOT

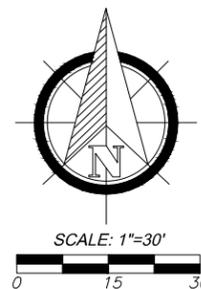
CALLED 1.578 ACRES  
 VICTOR FLORES &  
 FERNANDO FLORES  
 F.N. 2005155733  
 F.B.C.O.R.

BLOCK  
 1

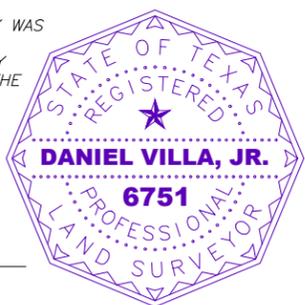
RESERVE "B"  
 NOVA VILLAGE  
 (PLAT NO. 2008035447  
 F.B.C.P.R.)

**NOTES:**

1. BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY.
2. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



TX ENGINEERING FIRM NO. F-22322  
 TX SURVEYING FIRM NO. 10194609  
 8118 FRY ROAD, SUITE 402  
 CYPRESS, TEXAS 77433  
 281.213.2517

**BOUNDARY SURVEY**

OF RESERVE "A" & "B", BLOCK 1 OF ZAINEB SHOPPING CENTER, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF FILE UNDER PLAT NO. 20210076 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

ADDRESS: 1911 FM 1092 ROAD, MISSOURI CITY, TEXAS 77459

JOB NO.: D2112-002  
 DATE: 1/19/2022  
 FOR: HUSSIAN SHOAB  
 GF NO.: --  
 PURCHASER: --

DRAFTED BY: JZ

DANIEL VILLA, JR.  
 REGISTRATION NO. 6751

F.M. 1092 ROAD  
 (140' R.O.W.)

N02°59'52"W 24.40'  
 S.C.I.R. 1/2"  
 F.I.R. 5/8" (CM)  
 N02°39'58"W 158.49'  
 S.C.I.R. 1/2"  
 F.I.P. 5/8" (CM)  
 N02°39'58"W 66.87'  
 S.C.I.R. 1/2"  
 N02°10'38"W 82.75'  
 S.C.I.R. 1/2"

30' B.L.  
 30' B.L.

S87°20'02"W 169.41'

S87°24'52"W 169.22'

S02°39'05"E 7.00'  
 S.C.I.R. 1/2"  
 F.I.R. 3/4" (CM)  
 16' U.E.  
 5'6"X16' A.E.  
 16' U.E.  
 S02°39'05"E 183.13'  
 F.I.R. 5/8" (CM)  
 16' U.E.  
 5'X20' A.E.

S42°31'44"W 85.00'  
 S.C.I.R. 1/2"

S72°48'22"E 243.50'

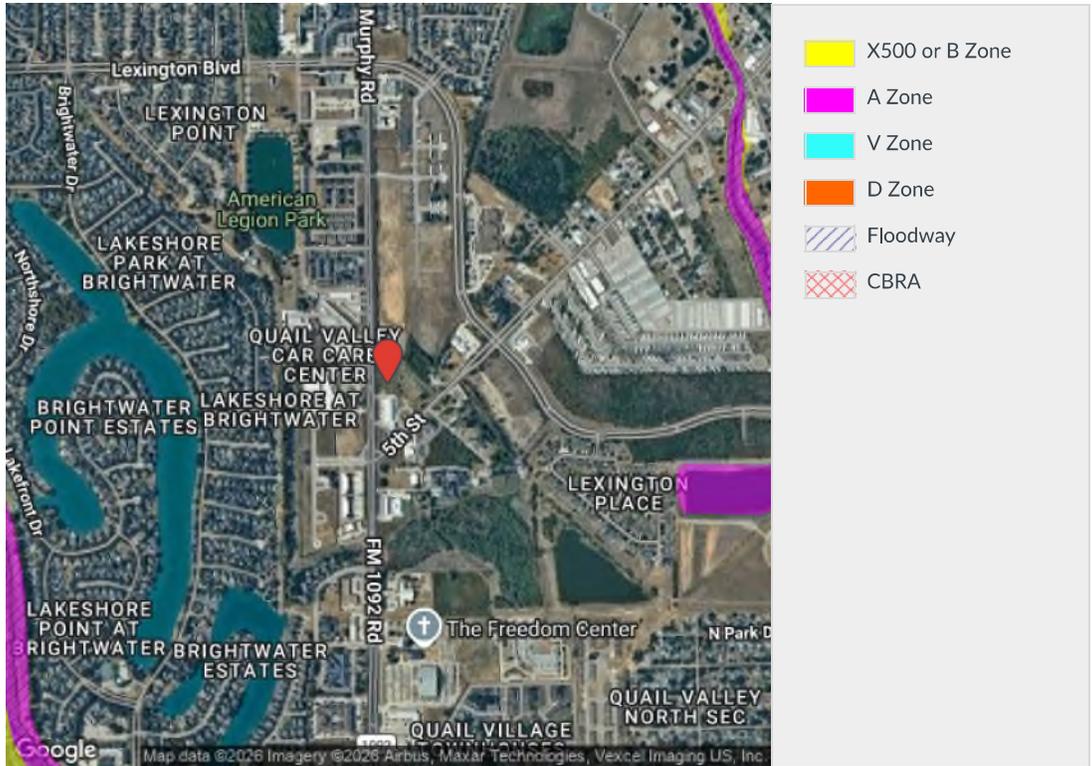
1911 FM 1092 RD MISSOURI CITY, TX 77459-1703

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](http://www.floodcert.com)

# Executive Summary

1911 FM 1092, Stafford, Texas, 77477



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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	11,921	81,856	115,834
2020 Population	12,172	84,743	142,894
2025 Population	12,462	86,045	151,192
2030 Population	13,461	92,779	161,658
2010-2020 Annual Rate	0.21%	0.35%	2.12%
2020-2025 Annual Rate	0.45%	0.29%	1.08%
2025-2030 Annual Rate	1.55%	1.52%	1.35%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	41.0	41.4	39.8
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	21.1%	25.3%	19.9%
Black Alone	24.3%	30.2%	27.8%
American Indian Alone	0.5%	0.6%	0.7%
Asian Alone	30.9%	24.8%	30.7%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	10.4%	7.9%	10.5%
Two or More Races	12.8%	11.1%	10.3%
Hispanic Origin	24.4%	20.4%	22.5%
Diversity Index	85.7	84.1	84.8

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	3,885	28,059	40,174
2020 Total Households	4,143	29,577	49,687
2025 Total Households	4,357	30,809	54,027
2030 Total Households	4,779	33,751	58,834
2010-2020 Annual Rate	0.65%	0.53%	2.15%
2020-2025 Annual Rate	0.96%	0.78%	1.61%
2025-2030 Annual Rate	1.87%	1.84%	1.72%
2025 Average Household Size	2.83	2.78	2.79
Wealth Index	101	126	122

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

<b>Mortgage Income</b>	<b>0 - 1 mile</b>	<b>1 - 3 mile</b>	<b>3 - 5 mile</b>
2025 Percent of Income for Mortgage	24.4%	22.2%	24.9%
<b>Median Household Income</b>			
2025 Median Household Income	\$86,723	\$96,089	\$93,203
2030 Median Household Income	\$95,820	\$104,509	\$104,130
2025-2030 Annual Rate	2.02%	1.69%	2.24%
<b>Average Household Income</b>			
2025 Average Household Income	\$114,005	\$128,710	\$133,665
2030 Average Household Income	\$124,206	\$138,321	\$144,517
<b>Per Capita Income</b>			
2025 Per Capita Income	\$39,428	\$46,196	\$47,501
2030 Per Capita Income	\$43,620	\$50,450	\$52,300
2025-2030 Annual Rate	2.04%	1.78%	1.94%
<b>Income Equality</b>			
2025 Gini Index	45.3	42.9	45.9
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	50.9	52.5	49.5
<b>Housing Unit Summary</b>			
Housing Affordability Index	80	88	80
2010 Total Housing Units	4,037	29,158	43,331
2010 Owner Occupied Hus (%)	83.3%	77.9%	67.2%
2010 Renter Occupied Hus (%)	16.7%	22.1%	32.8%
2010 Vacant Housing Units (%)	3.8%	3.8%	7.3%
2020 Housing Units	4,409	30,979	53,090
2020 Owner Occupied HUs (%)	74.2%	73.4%	65.6%
2020 Renter Occupied HUs (%)	25.9%	26.6%	34.4%
Vacant Housing Units	5.5%	4.7%	6.2%
2025 Housing Units	4,576	32,106	57,471
Owner Occupied Housing Units	75.1%	73.4%	65.5%
Renter Occupied Housing Units	24.9%	26.6%	34.5%
Vacant Housing Units	4.8%	4.0%	6.0%
2030 Total Housing Units	5,052	35,462	62,843
2030 Owner Occupied Housing Units	3,665	25,022	38,984
2030 Renter Occupied Housing Units	1,114	8,729	19,850
2030 Vacant Housing Units	273	1,711	4,009

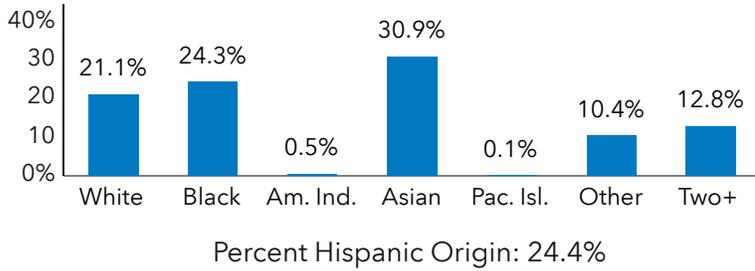
# Graphic Profile

1911 FM 1092, Stafford, Texas, 77477

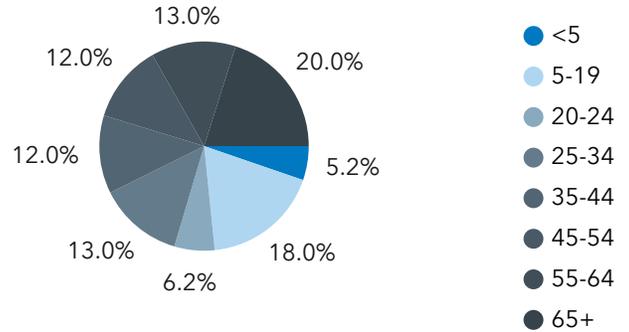


Ring band: 0 - 1 mile radius

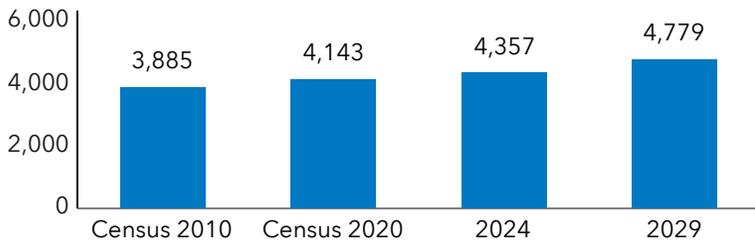
## Population by Race



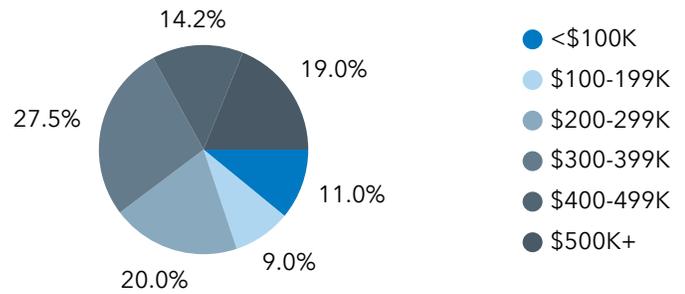
## Population by Age



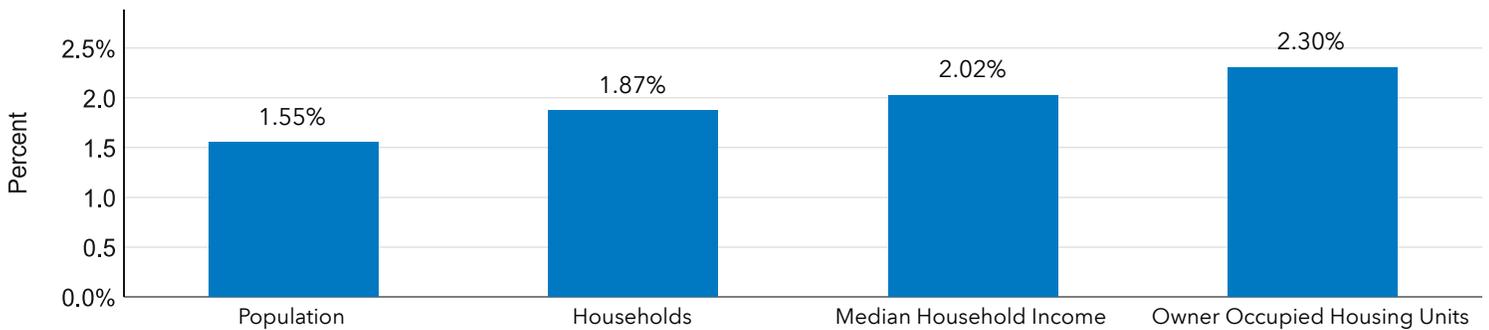
## Households



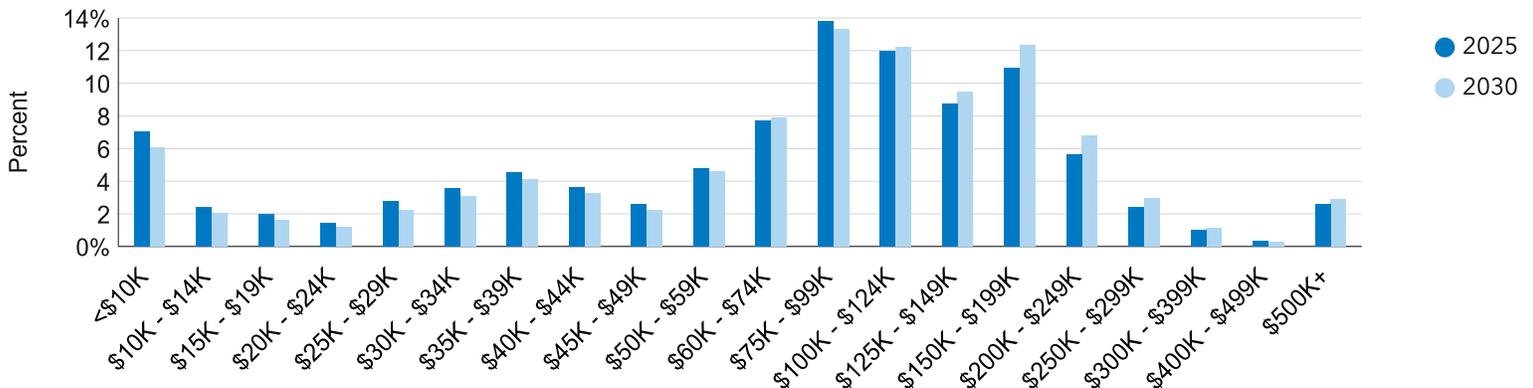
## Home Value



## 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.

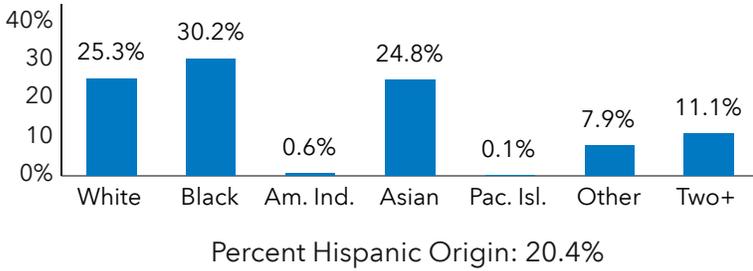
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1911 FM 1092, Stafford, Texas, 77477

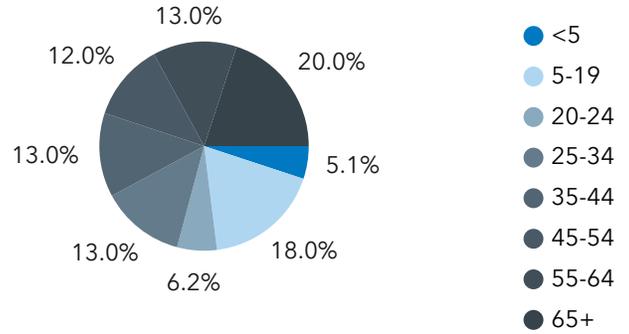


Ring band: 1 - 3 mile radius

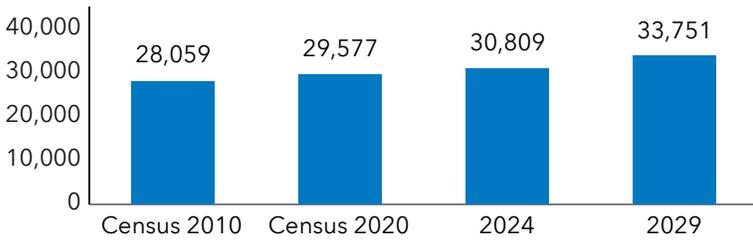
## Population by Race



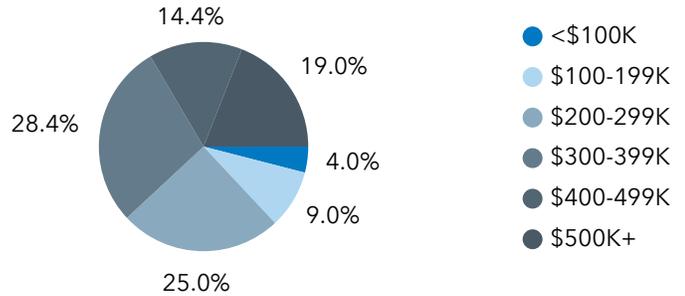
## Population by Age



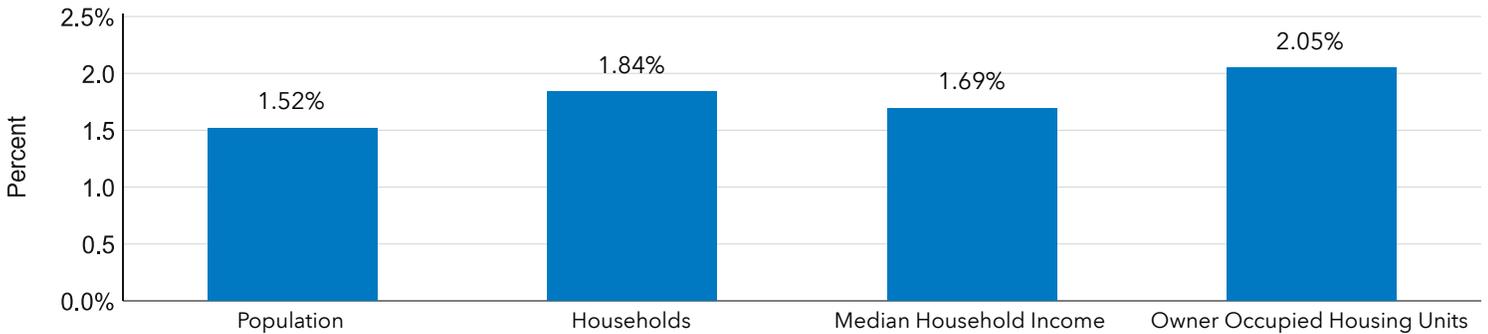
## Households



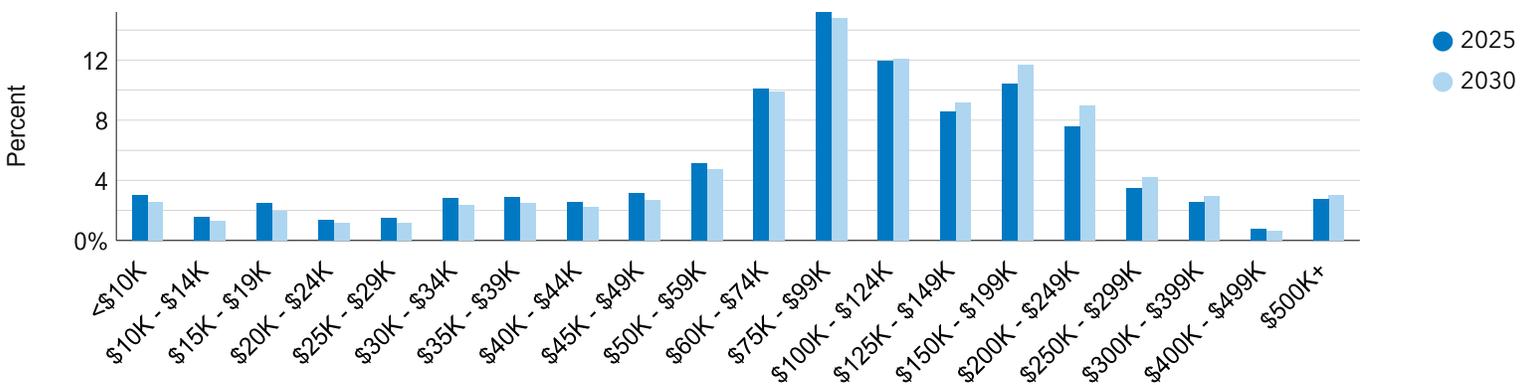
## Home Value



## 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.

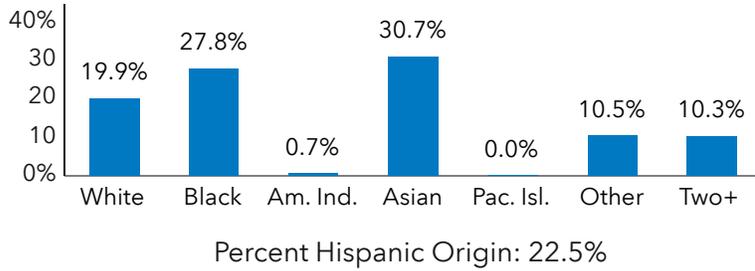
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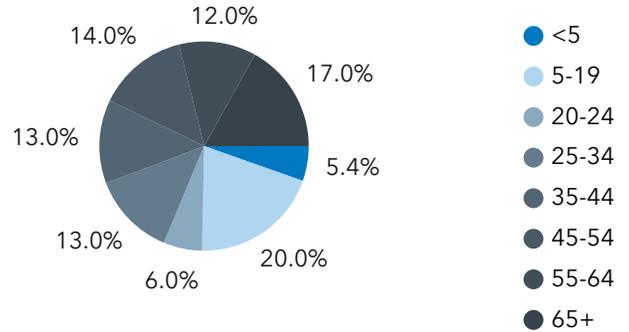


Ring band: 3 - 5 mile radius

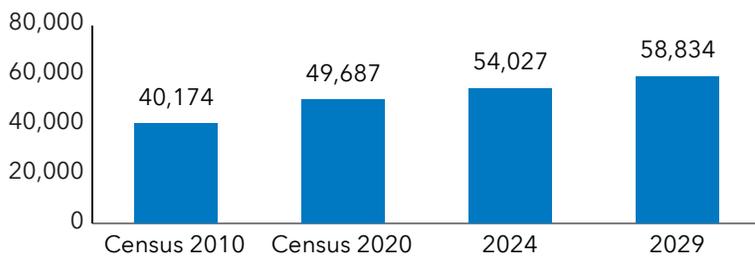
## Population by Race



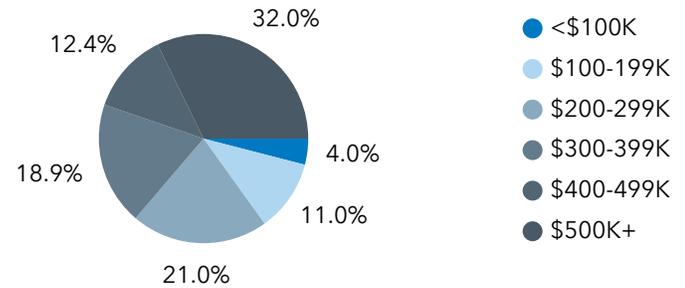
## Population by Age



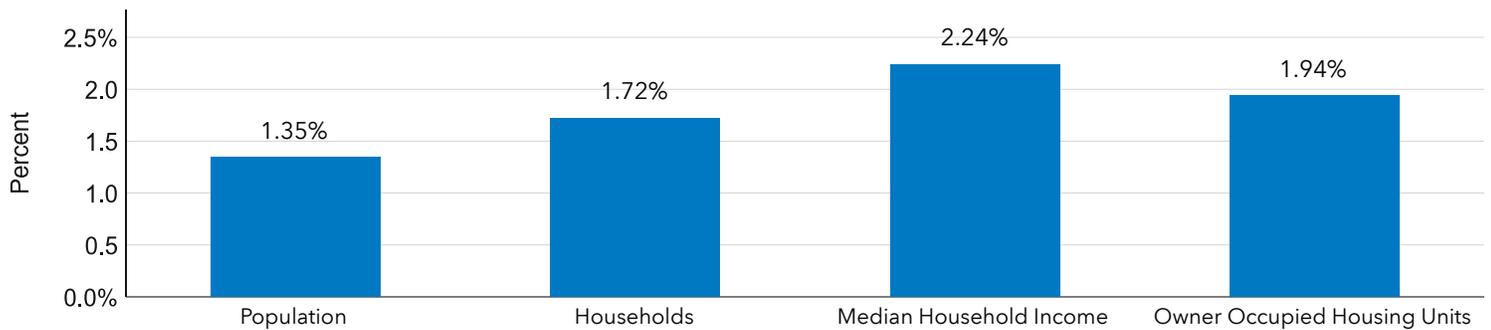
## Households



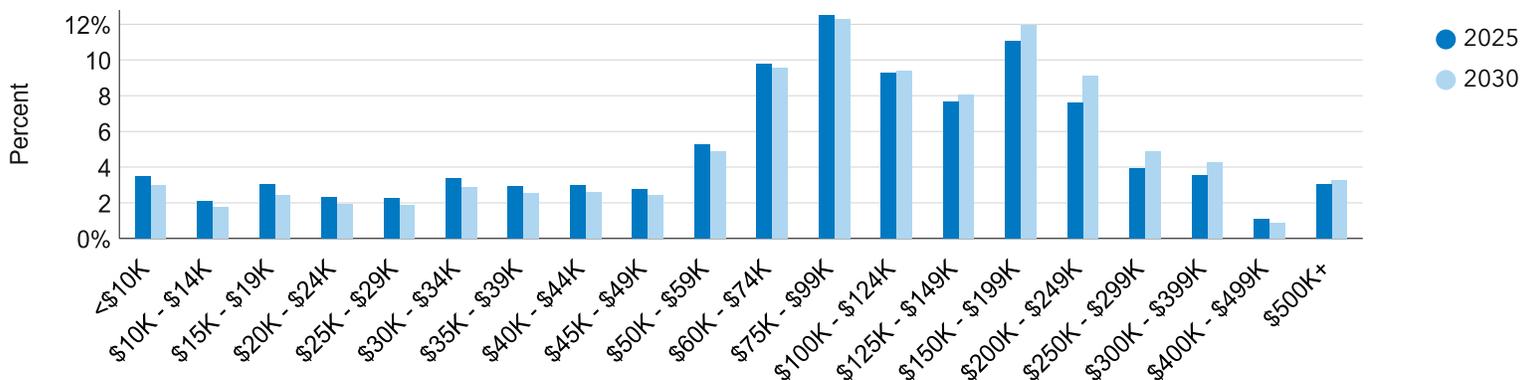
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income



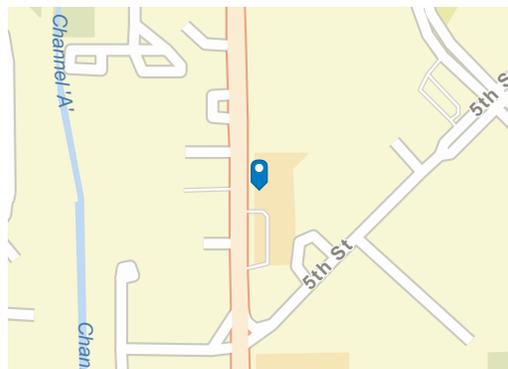
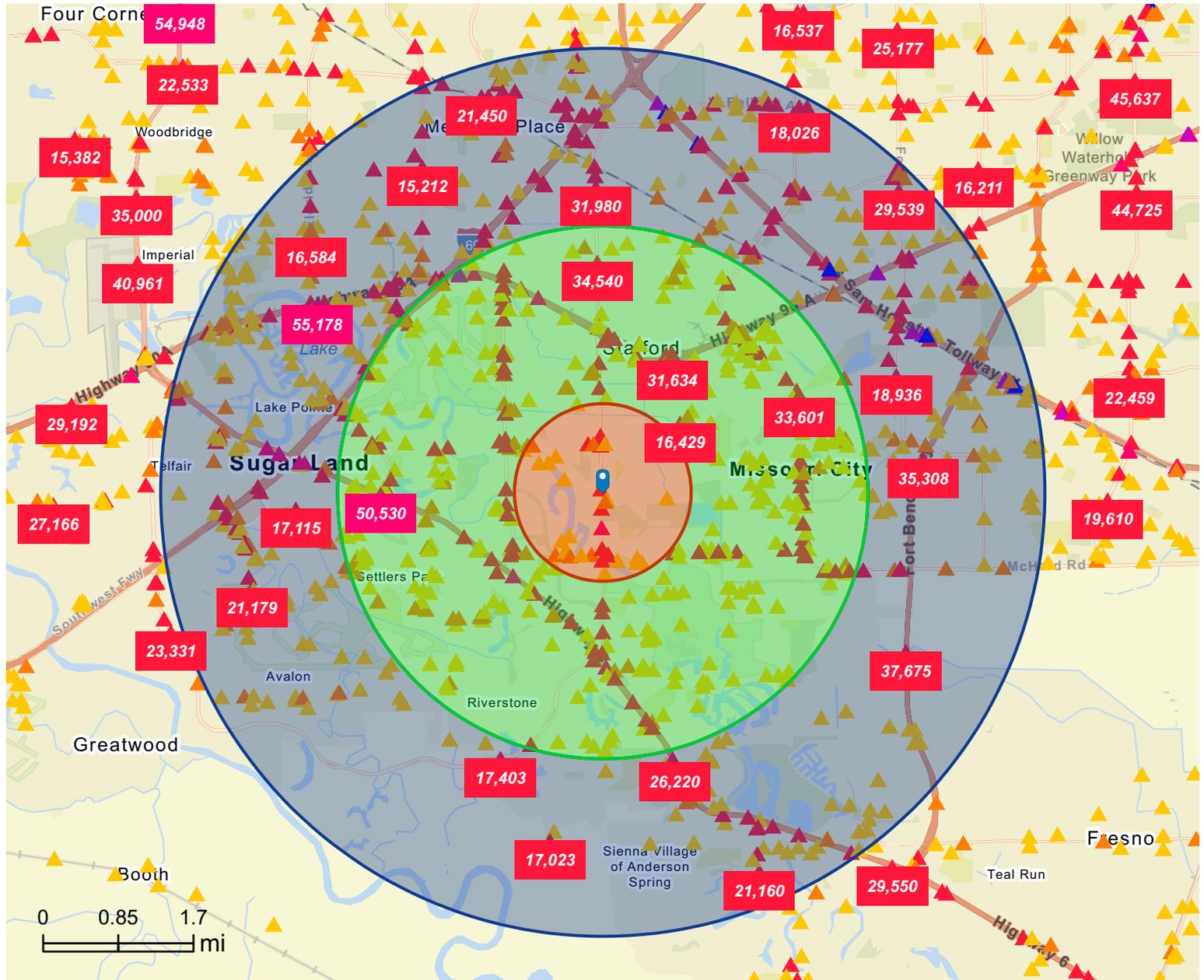
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

# Traffic Count Map

1911 FM 1092, Stafford, Texas, 77477



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



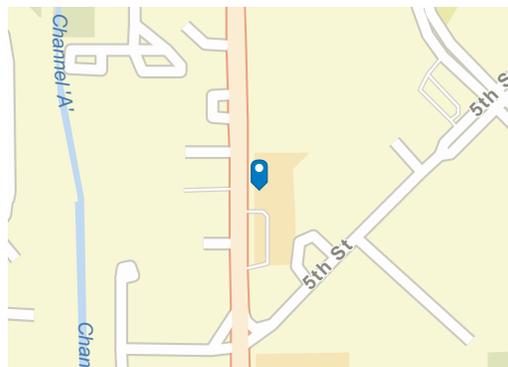
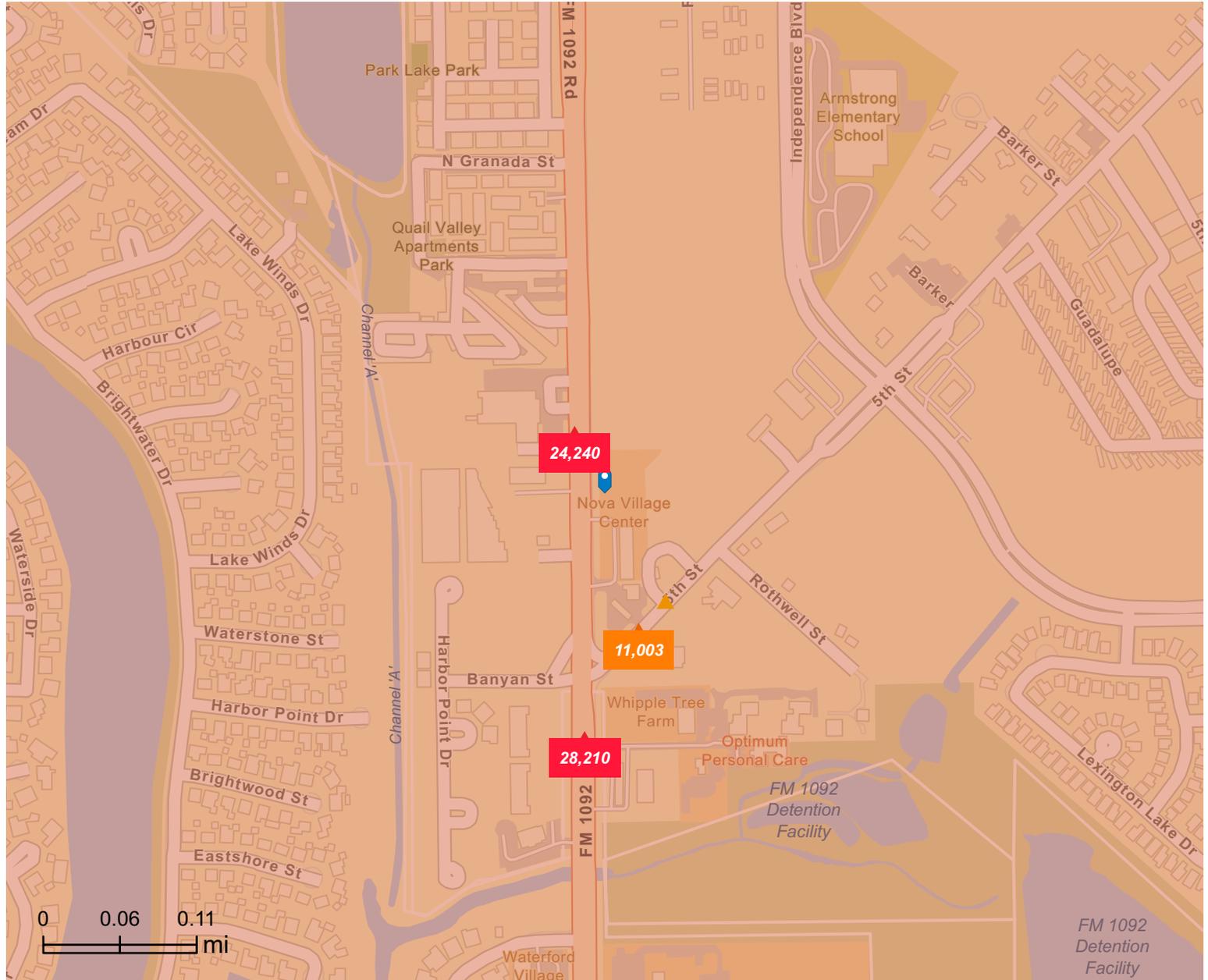
**Source:** Traffic Counts (2025)

# Traffic Count Map - Close Up

1911 FM 1092, Stafford, Texas, 77477

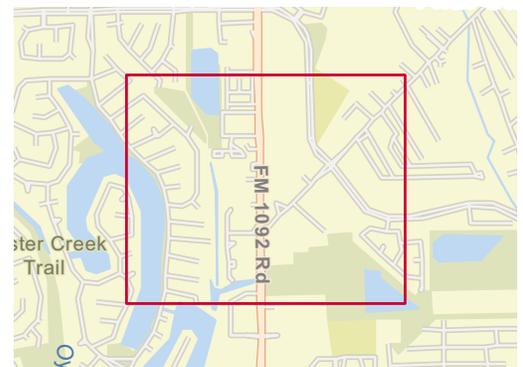


Ring bands: 0-1, 1-3, 3-5 mile radii



## 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 Profile

1911 FM 1092, Stafford, Texas, 77477  
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
 Latitude: 29.59273  
 Longitude: -95.56390

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	FM 1092 Rd	5th St (0.18 miles S)	2005	24240
0.09	5th St	Rothwell St (0.05 miles NE)	2011	6560
0.10	5th Street	Rothwell St (0.05 miles NE)	2019	11003
0.18	FM 1092 Rd	5th St (0.04 miles N)	2005	28210
0.40	FM 1092 Rd	Waterford Village Blvd (0.06 miles S)	2003	60908
0.46	Brightwater Dr	Mooring Point Ct (0.02 miles NW)	2006	1782
0.54	FM 1092 Rd	Lexington Blvd (0.02 miles N)	2005	24660
0.55		(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
0.62	Brightwater Dr	Lake Ct (0.01 miles NE)	2006	1558
0.63	Murphy Road	Cartwright Rd (0.12 miles S)	2022	42054
0.65	FM 1092 Rd	Lexington Blvd (0.09 miles S)	2008	33370
0.67	Brightwater Dr	Lakeside Meadow Dr (0.07 miles S)	2011	4230
0.70	Cartwright Rd	W Baron Ln (0.03 miles E)	2013	24459
0.70	Lakeside Meadow Dr	Northshore Dr (0.05 miles W)	2006	2009
0.71	Cartwright Road	W Baron Ln (0.05 miles E)	2022	25995
0.71	Cartwright Rd	Waterford PkSt (0.01 miles W)	2011	13950
0.72	Westshore Dr	Brightwater Dr (0.05 miles E)	2006	879
0.72	Independence Blvd	Staffordshire Rd (1.03 miles E)	2011	3160
0.74	Cartwright Rd	Waterford PkSt (0.11 miles E)	2006	7887
0.76	FM 1092 Rd	Cartwright Rd (0.06 miles N)	2005	29630
0.79	Brightwater Dr	Cartwright Rd (0.04 miles S)	2006	1749
0.79	la Costa Rd	Lacosta (0.17 miles SE)	2011	150
0.79	Lakeside Meadow Dr	Northshore Dr (0.05 miles E)	2006	612
0.80	Cartwright Rd	Brightwater Dr (0.04 miles W)	2011	13600
0.83	Bermuda Dunes Dr	Palm Desert Ln (0.02 miles S)	2011	910
0.88	Bermuda Dunes Dr	la Costa Rd (0.03 miles S)	2006	900
0.88	Cartwright Rd	Brightwater Dr (0.11 miles E)	2005	14137
0.90	Oak Hill Dr	(0.0 miles )	2011	870

**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.

<b>DNCommercial</b>	<b>577136</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)478-2972</b>
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

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