

WHITE BOX READY RETAIL FOR LEASE

2031 FM 1092, Missouri City, TX 77459

- **Base Rent: \$ 1.99 SF/MO**
- **NNN: Est. \$0.50 SF/MO**
- **Avail. For Drive-Thru End Cap: +/- 1,800 SF**
- **Brand New White Box Ready**

- High traffic count on FM 1092
- Great visibility
- Ample parking
- Located in rapidly developing Missouri City
- Foot traffic from Anchor Gas/C-Station
- Three curb cuts for convenient entry and exit
- Minutes from Sugar Land, Stafford, Houston and Pearland
- Accessible to US 59/69 Freeway, State Hwy 6, Beltway 8 Toll and Hwy 90



Parvez Karedia

M - (832) 614-0222

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parvez@dncommercial.net

www.dncommercial.net

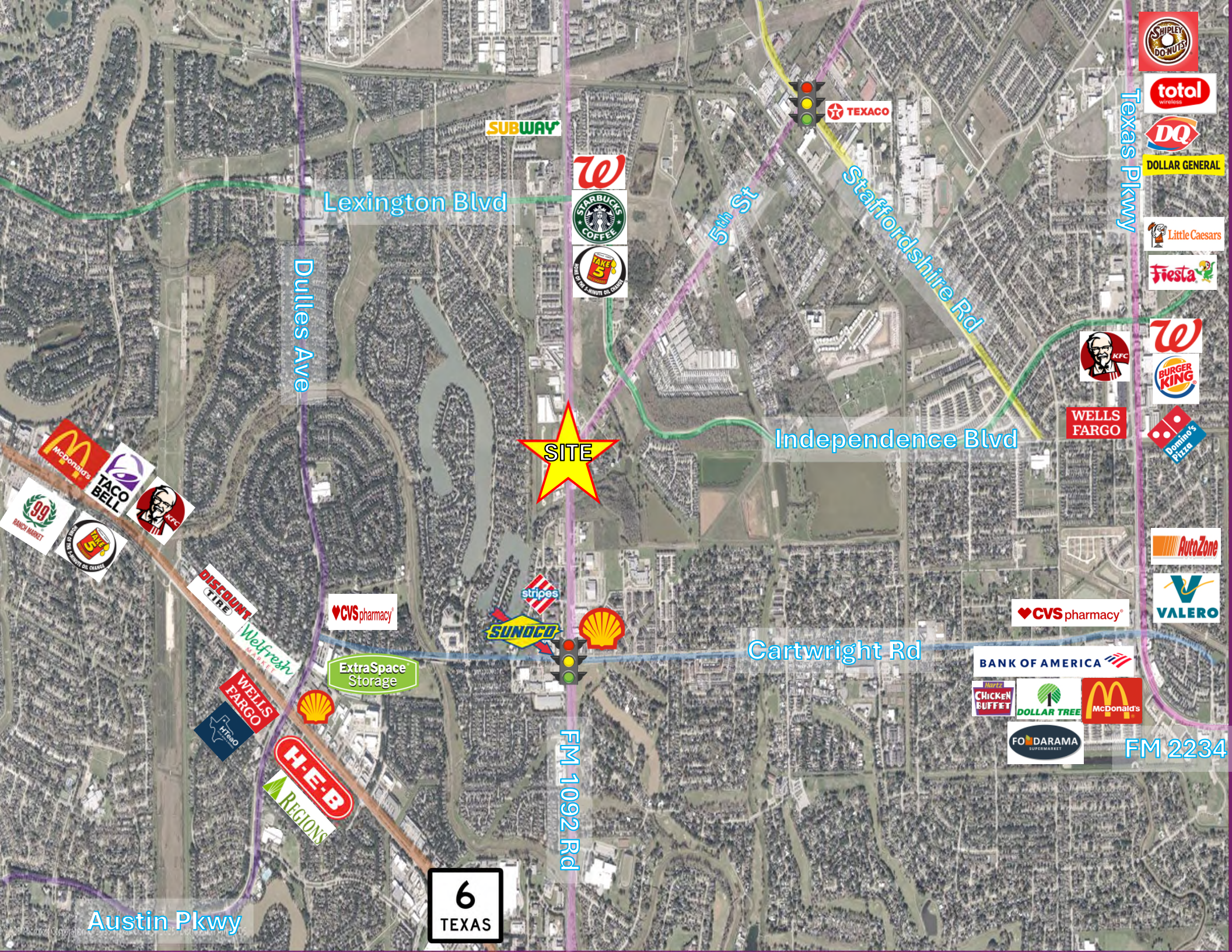


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FM 1092 Rd

SITE





Lexington Blvd

Dulles Ave

5th St

Staffordshire Rd

Texas Pkwy

Independence Blvd

Cartwright Rd

FM 1092 Rd

FM 2234



Austin Pkwy





RESERVE "B"
1.841 ACRES
MURPHY ROAD CHURCH OF CHRIST

N 87° 30' 00" E - 289.89'

PRIVATE ST x 40' W/40' ACCESS AND UTILITY EASEMENT

EXIST. SW PILEY
TO 87.70
FL 82.43 (C)
FL 85.08 (S)

EXIST. 18"

PROPOSED SS MANHOLE
30"-IN TO EXISTING 12" SS
WITH EXTERNAL DROP
EXIST. FL 86.37
PROP. FL 80.754

PROP. SAMPLE WELL
FL 81.70(S)
FL 81.10(NW)
PARK USA 598-2

PROP. GREASE TRAP
1,200 GALS
FL 82.40(S)
FL 81.80(NW)
PARK USA 07-1

FL 81.30

DIST. 12" SS

30"-6" SS @ 0.75%

6"-6" SS @ 0.75%

30"-6" SS @ 0.75%

REFER TO PLUMBING
PLAN FOR CONTINUATION

SANITARY SEWER CROSSING
UNDER STORM SEWER

WATERLINE CROSSING
OVER STORM SEWER

12" x 2 1/2" HL

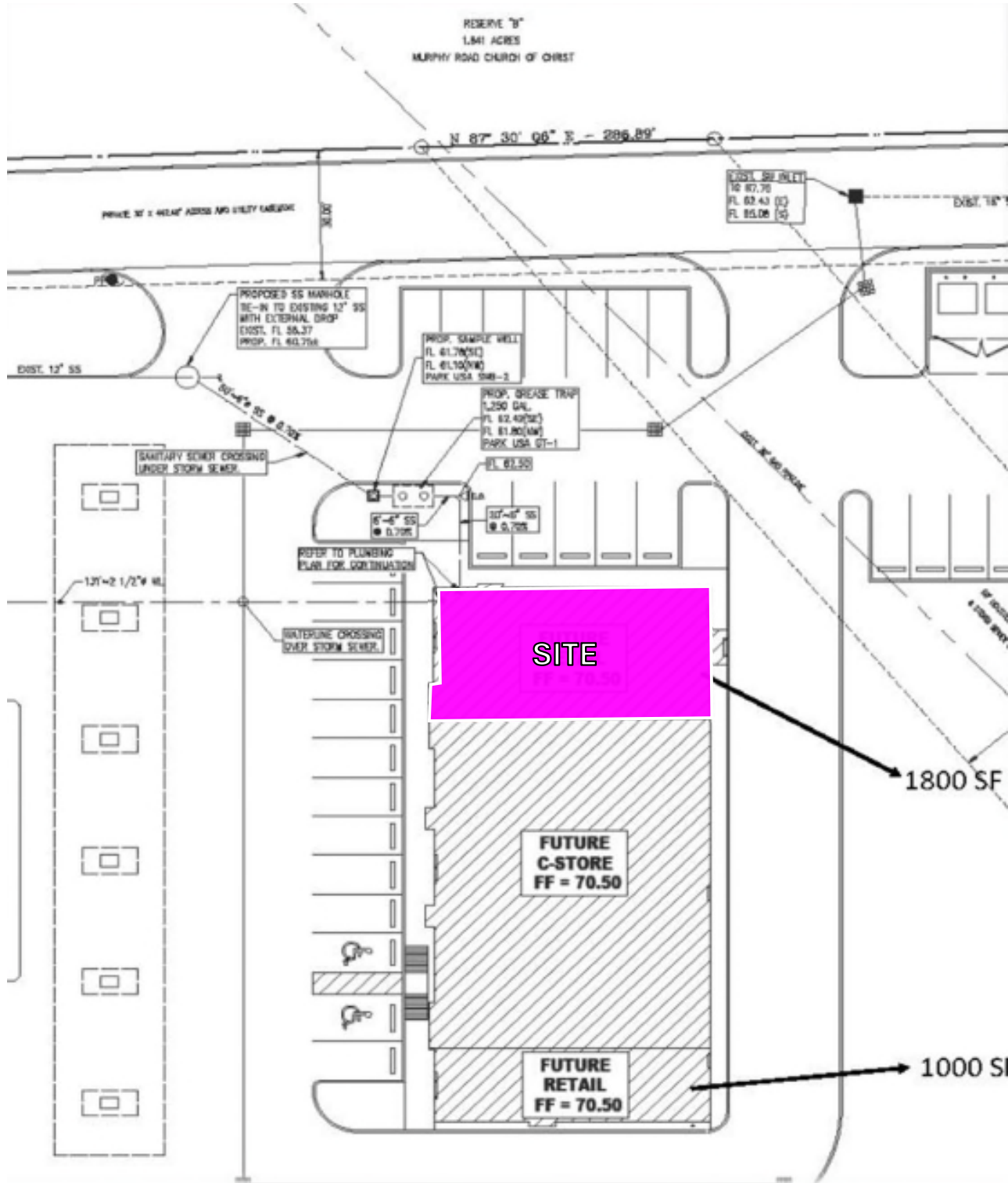
SITE

1800 SF

FUTURE
C-STORE
FF = 70.50

FUTURE
RETAIL
FF = 70.50

1000 SF



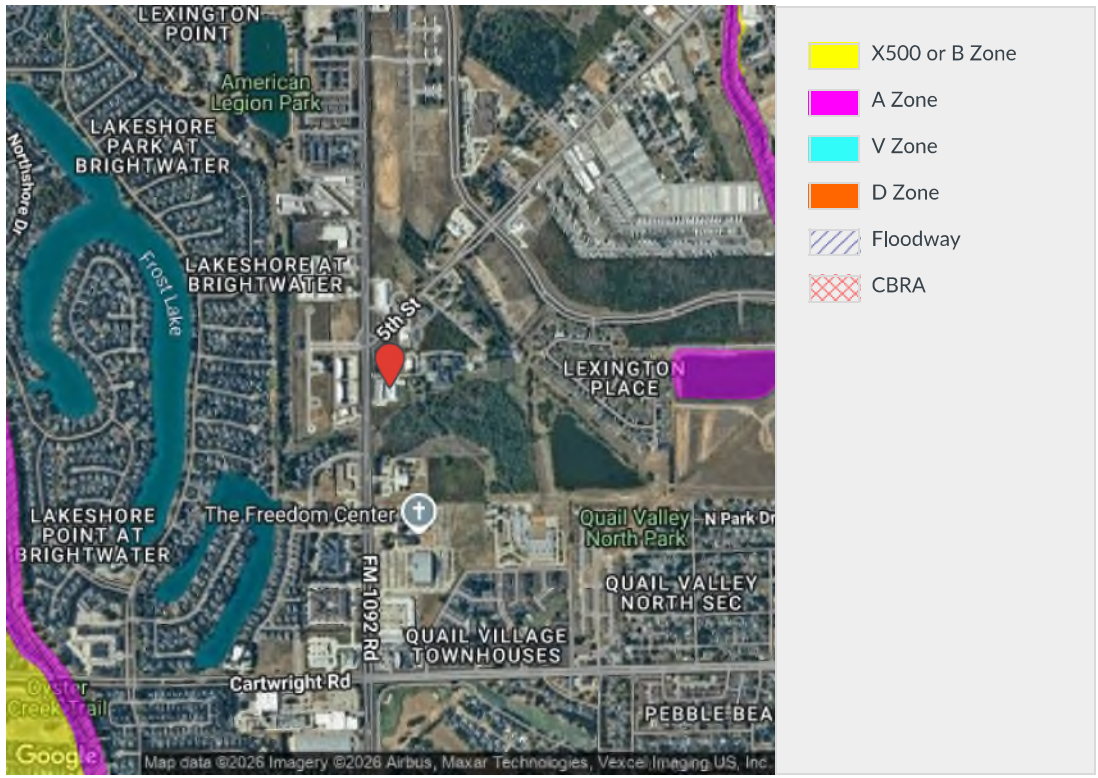
2031 FM 1092 RD MISSOURI CITY, TX 77459-1798

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

2031 FM 1092 Rd, 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 | 12,198 | 80,979 | 107,747 |
| 2020 Population | 12,394 | 84,449 | 136,128 |
| 2025 Population | 12,601 | 85,560 | 146,102 |
| 2030 Population | 13,582 | 91,990 | 157,481 |
| 2010-2020 Annual Rate | 0.16% | 0.42% | 2.37% |
| 2020-2025 Annual Rate | 0.32% | 0.25% | 1.36% |
| 2025-2030 Annual Rate | 1.51% | 1.46% | 1.51% |

| Age | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|-------------------------|------------|------------|------------|
| 2025 Median Age | 42.0 | 41.3 | 40.0 |
| U.S. median age is 39.1 | | | |

| Race and Ethnicity | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|------------------------|------------|------------|------------|
| White Alone | 22.9% | 24.8% | 20.1% |
| Black Alone | 24.1% | 29.6% | 28.6% |
| American Indian Alone | 0.4% | 0.6% | 0.6% |
| Asian Alone | 30.3% | 26.4% | 30.5% |
| Pacific Islander Alone | 0.1% | 0.1% | 0.0% |
| Some Other Race Alone | 9.6% | 7.6% | 10.0% |
| Two or More Races | 12.6% | 10.9% | 10.2% |
| Hispanic Origin | 23.1% | 19.8% | 21.7% |
| Diversity Index | 85.3 | 83.8 | 84.5 |

| Households | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|-----------------------------|------------|------------|------------|
| 2010 Total Households | 4,028 | 27,686 | 37,401 |
| 2020 Total Households | 4,277 | 29,359 | 47,461 |
| 2025 Total Households | 4,472 | 30,411 | 52,414 |
| 2030 Total Households | 4,895 | 33,186 | 57,578 |
| 2010-2020 Annual Rate | 0.60% | 0.59% | 2.41% |
| 2020-2025 Annual Rate | 0.85% | 0.67% | 1.91% |
| 2025-2030 Annual Rate | 1.82% | 1.76% | 1.90% |
| 2025 Average Household Size | 2.79 | 2.80 | 2.78 |
| Wealth Index | 110 | 128 | 124 |

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 | 23.7% | 22.2% | 24.4% |
| Median Household Income | | | |
| 2025 Median Household Income | \$91,396 | \$97,553 | \$96,216 |
| 2030 Median Household Income | \$100,305 | \$106,192 | \$106,668 |
| 2025-2030 Annual Rate | 1.88% | 1.71% | 2.08% |
| Average Household Income | | | |
| 2025 Average Household Income | \$117,876 | \$130,757 | \$136,092 |
| 2030 Average Household Income | \$127,686 | \$140,777 | \$146,549 |
| Per Capita Income | | | |
| 2025 Per Capita Income | \$41,790 | \$46,349 | \$48,562 |
| 2030 Per Capita Income | \$45,974 | \$50,653 | \$53,283 |
| 2025-2030 Annual Rate | 1.93% | 1.79% | 1.87% |
| Income Equality | | | |
| 2025 Gini Index | 43.8 | 43.1 | 45.3 |
| Socioeconomic Status | | | |
| 2025 Socioeconomic Status Index | 53.0 | 52.6 | 50.3 |
| Housing Unit Summary | | | |
| Housing Affordability Index | 82 | 88 | 82 |
| 2010 Total Housing Units | 4,149 | 28,845 | 39,930 |
| 2010 Owner Occupied Hus (%) | 85.6% | 78.0% | 68.8% |
| 2010 Renter Occupied Hus (%) | 14.4% | 21.9% | 31.2% |
| 2010 Vacant Housing Units (%) | 2.9% | 4.0% | 6.3% |
| 2020 Housing Units | 4,496 | 30,820 | 50,572 |
| 2020 Owner Occupied HUs (%) | 77.0% | 73.7% | 66.4% |
| 2020 Renter Occupied HUs (%) | 23.1% | 26.3% | 33.6% |
| Vacant Housing Units | 5.0% | 4.7% | 6.1% |
| 2025 Housing Units | 4,649 | 31,620 | 55,764 |
| Owner Occupied Housing Units | 77.8% | 74.1% | 66.3% |
| Renter Occupied Housing Units | 22.2% | 25.9% | 33.7% |
| Vacant Housing Units | 3.8% | 3.8% | 6.0% |
| 2030 Total Housing Units | 5,123 | 34,825 | 61,472 |
| 2030 Owner Occupied Housing Units | 3,879 | 24,977 | 38,354 |
| 2030 Renter Occupied Housing Units | 1,016 | 8,208 | 19,224 |
| 2030 Vacant Housing Units | 228 | 1,639 | 3,894 |

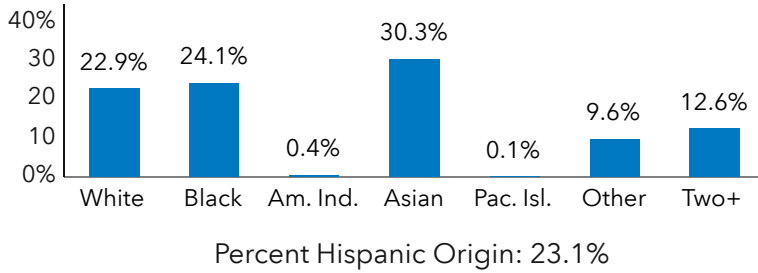
Graphic Profile

2031 FM 1092 Rd, Missouri City, Texas, 77459

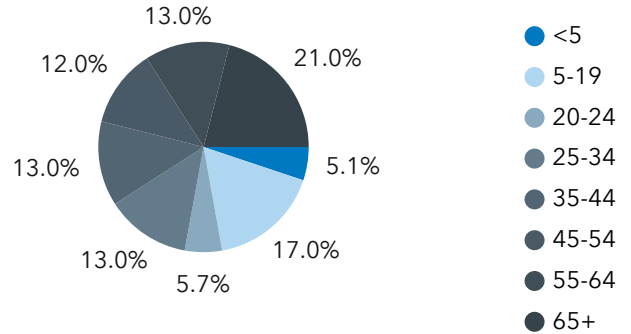


Ring band: 0 - 1 mile radius

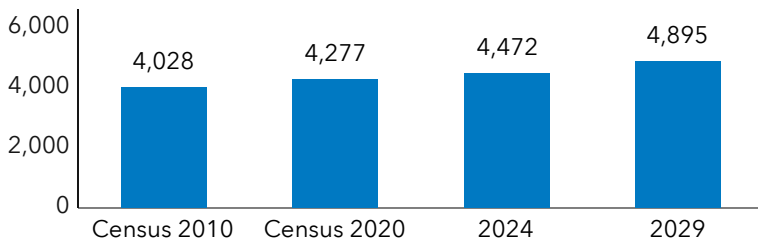
Population by Race



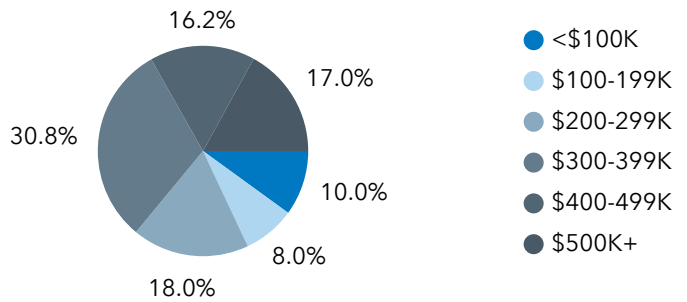
Population by Age



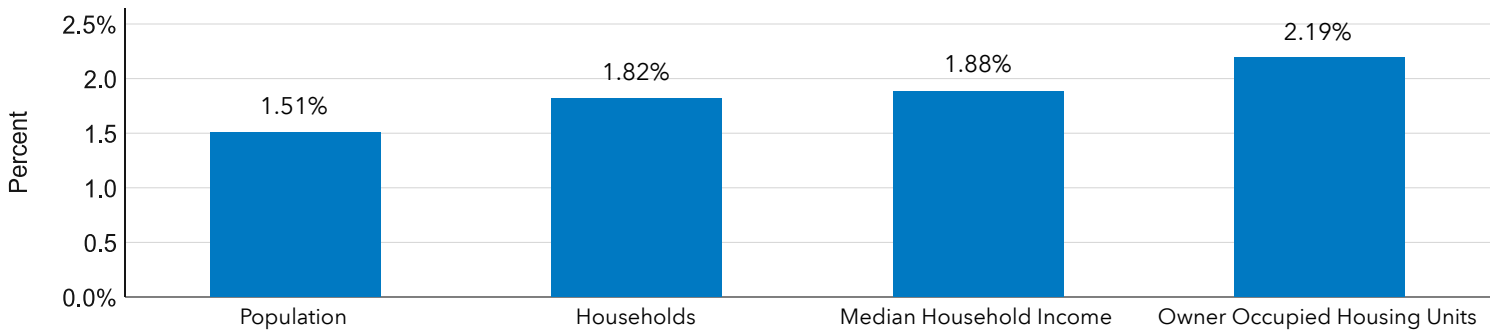
Households



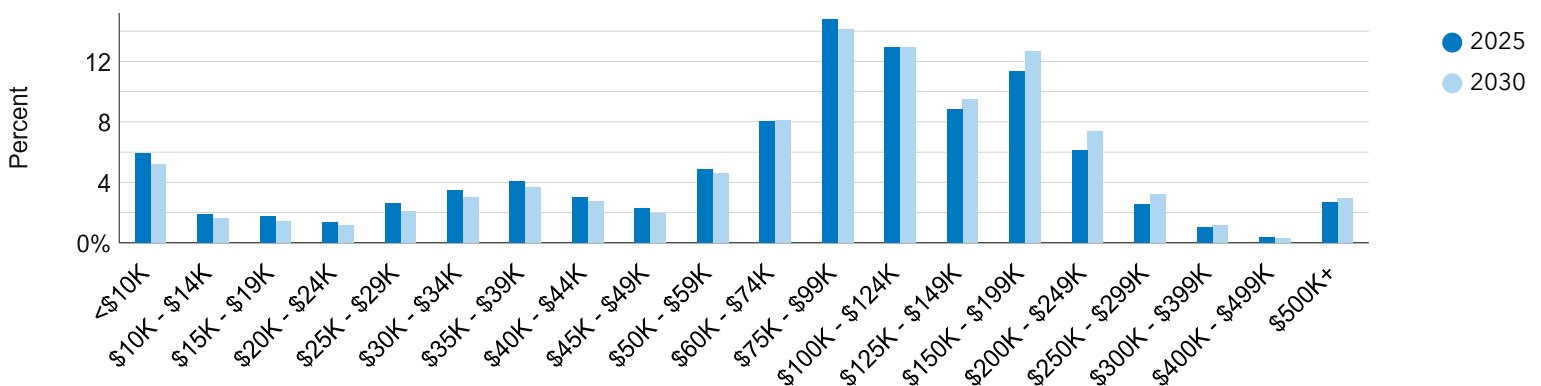
Home Value



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.

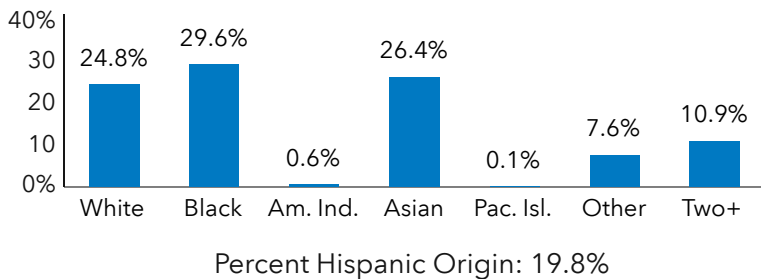
Graphic Profile

2031 FM 1092 Rd, Missouri City, Texas, 77459

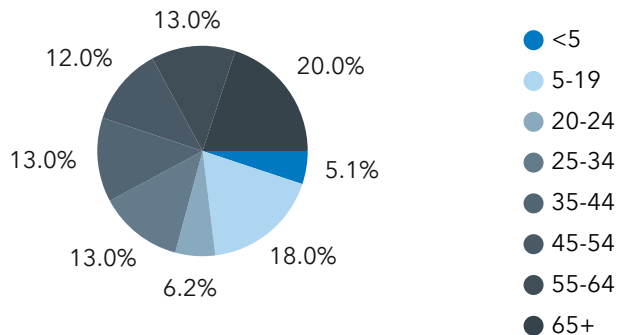


Ring band: 1 - 3 mile radius

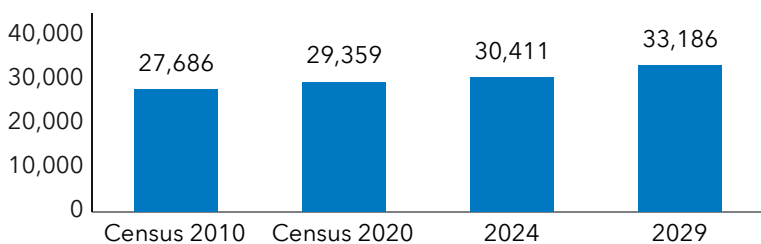
Population by Race



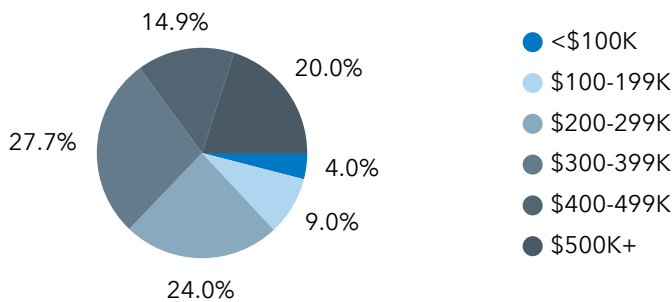
Population by Age



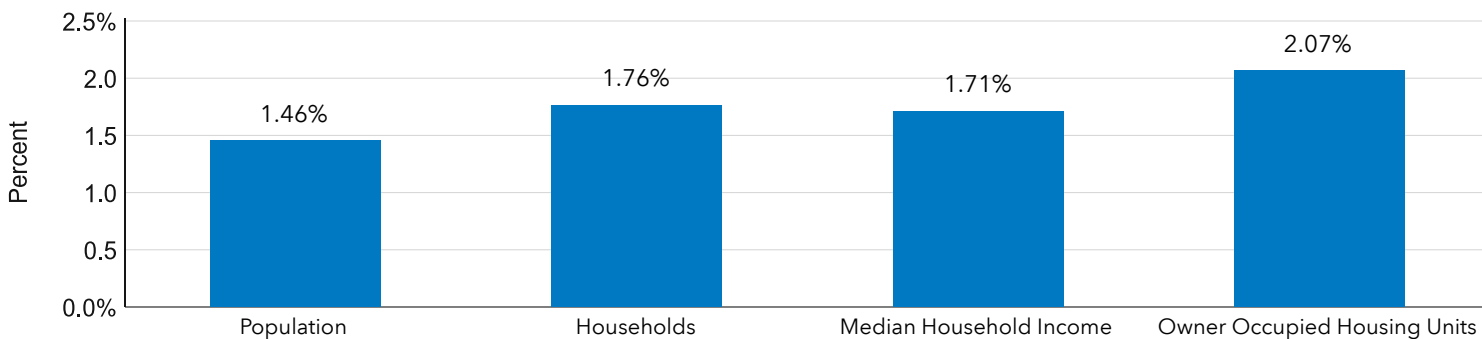
Households



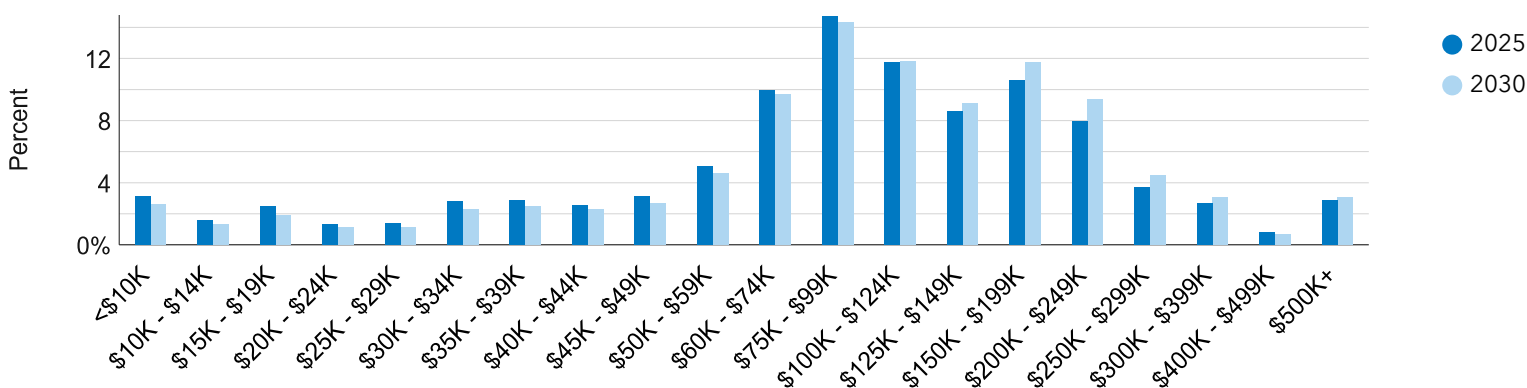
Home Value



2024-2029 Annual Growth Rate



Household Income



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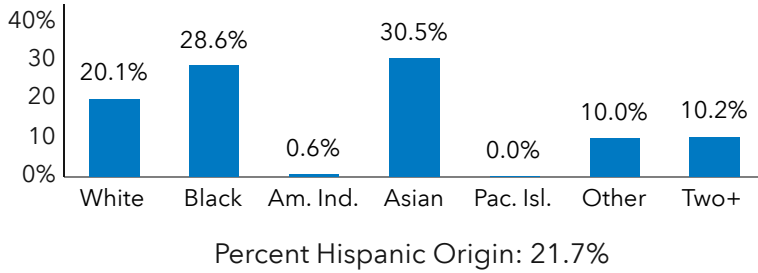
Graphic Profile

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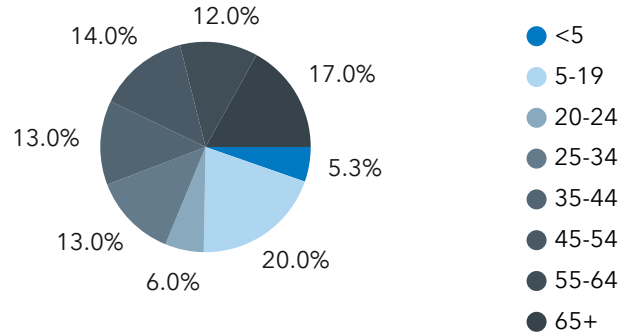


Ring band: 3 - 5 mile radius

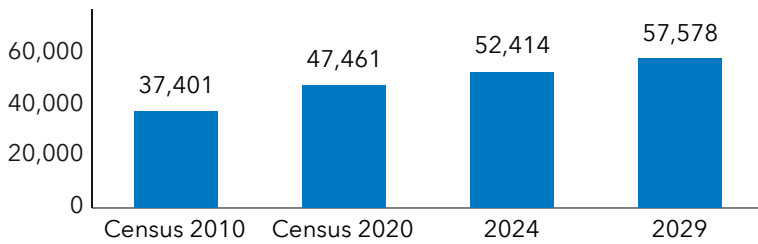
Population by Race



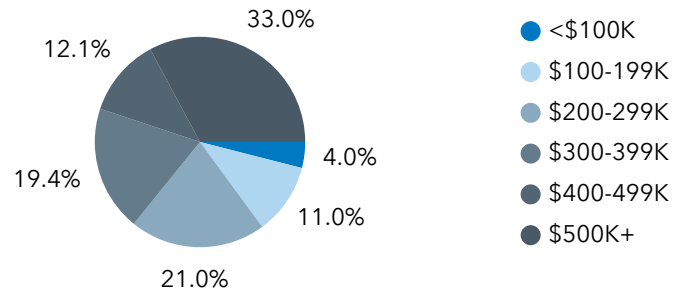
Population by Age



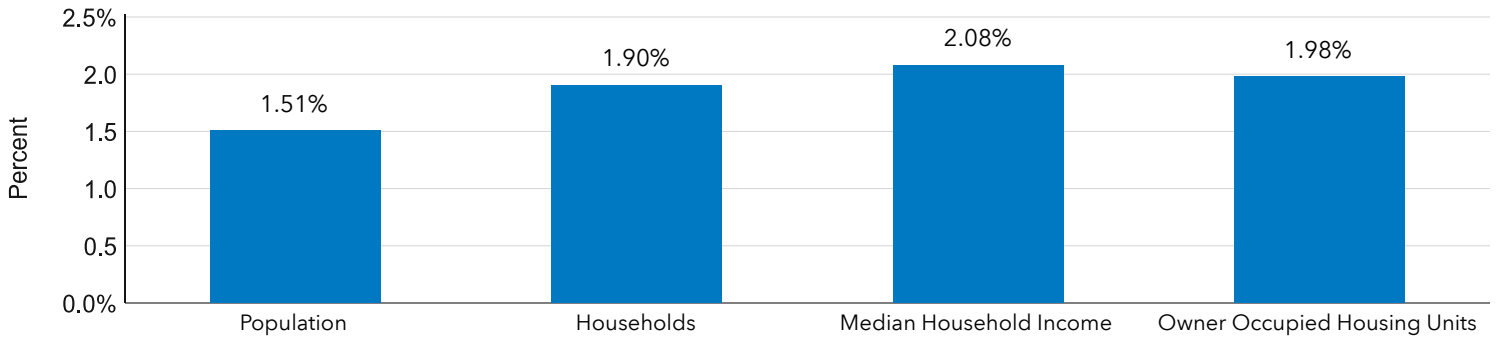
Households



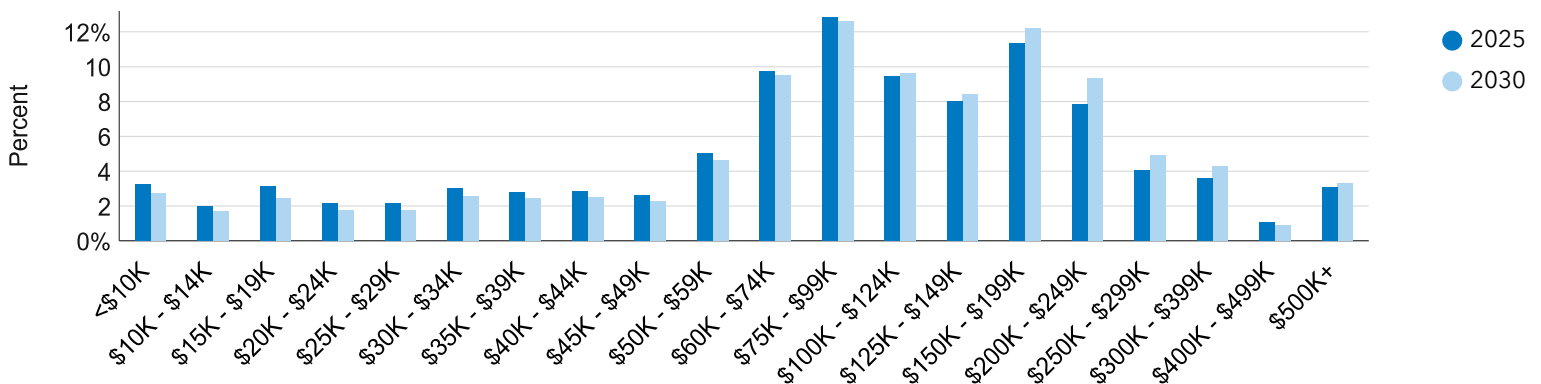
Home Value



2024-2029 Annual Growth Rate



Household Income



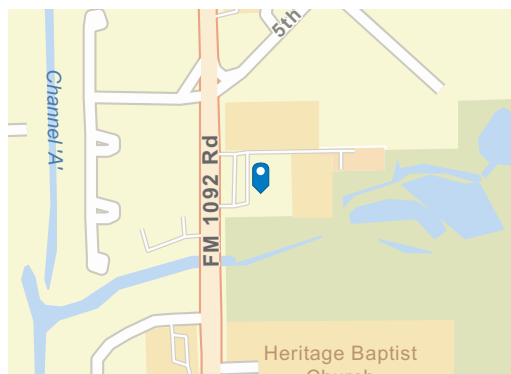
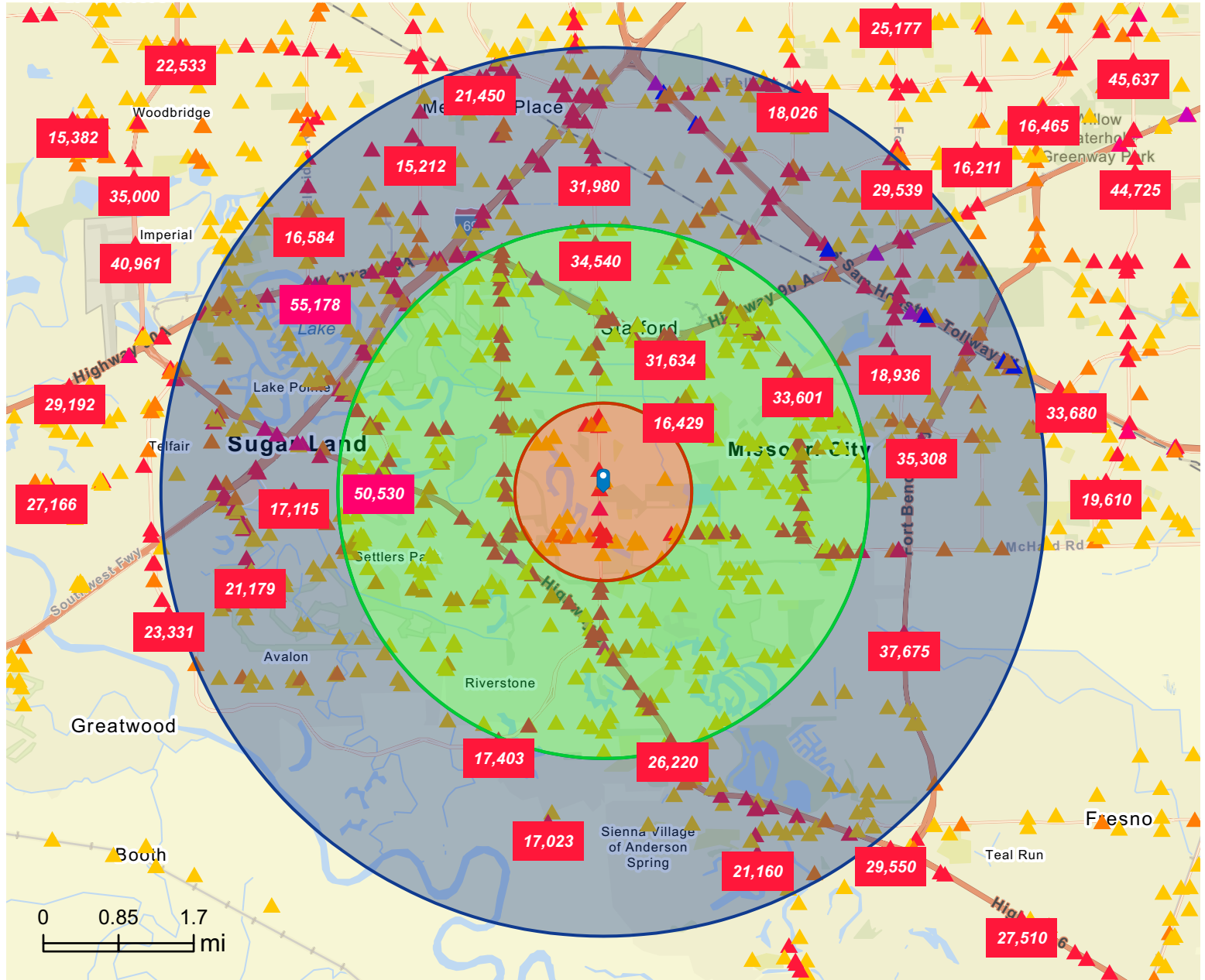
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map

2031 FM 1092 Rd, Missouri City, Texas, 77459

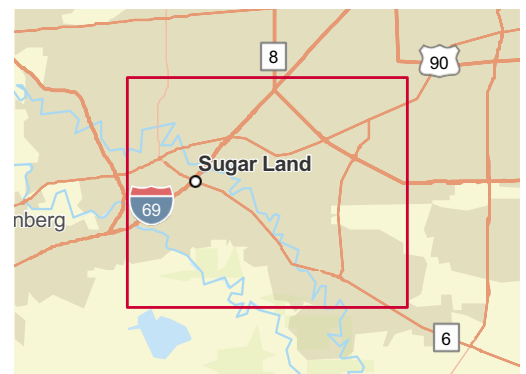


Ring bands: 0-1, 1-3, 3-5 mile radii



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



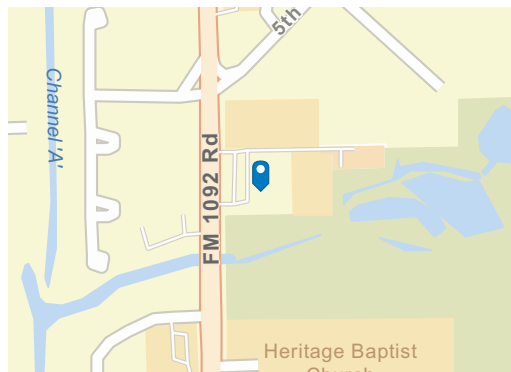
Source: Traffic Counts (2025)

Traffic Count Map - Close Up

2031 FM 1092 Rd, Missouri City, Texas, 77459

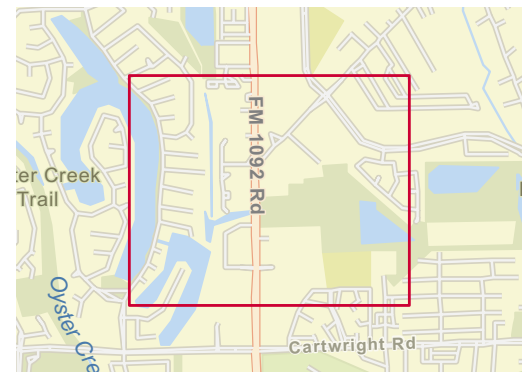


Ring bands: 0-1, 1-3, 3-5 mile radii



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 Profile

2031 FM 1092 Rd, Missouri City, Texas, 77459



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

| Dist (mi) | Street | Nearest Cross Steet | Year of Count | Traffic Count |
|-----------|---------------------|------------------------|---------------|---------------|
| 0.10 | FM 1092 Rd | 5th St | 2005 | 28,210 |
| 0.10 | 5th Street | Rothwell St | 2019 | 11,003 |
| 0.10 | 5th St | Rothwell St | 2011 | 6,560 |
| 0.20 | FM 1092 Rd | Waterford Village Blvd | 2003 | 60,908 |
| 0.30 | FM 1092 Rd | 5th St | 2005 | 24,240 |
| 0.40 | Murphy Road | Cartwright Rd | 2022 | 42,054 |
| 0.50 | Cartwright Rd | W Baron Ln | 2013 | 24,459 |
| 0.50 | Brightwater Dr | Lake Ct | 2006 | 1,558 |
| 0.50 | Cartwright Road | W Baron Ln | 2022 | 25,995 |
| 0.50 | Cartwright Rd | Waterford PkSt | 2011 | 13,950 |
| 0.50 | FM 1092 Rd | Cartwright Rd | 2005 | 29,630 |
| 0.60 | Cartwright Rd | Waterford PkSt | 2006 | 7,887 |
| 0.60 | la Costa Rd | Lacosta | 2011 | 150 |
| 0.60 | Brightwater Dr | Mooring Point Ct | 2006 | 1,782 |
| 0.60 | Westshore Dr | Brightwater Dr | 2006 | 879 |
| 0.60 | Bermuda Dunes Dr | Palm Desert Ln | 2011 | 910 |
| 0.60 | Brightwater Dr | Cartwright Rd | 2006 | 1,749 |
| 0.60 | Cartwright Rd | Brightwater Dr | 2011 | 13,600 |
| 0.70 | Bermuda Dunes Dr | la Costa Rd | 2006 | 900 |
| 0.70 | el Dorado Blvd | Thunderbird St | 2011 | 2,480 |
| 0.70 | Oak Hill Dr | | 2011 | 870 |
| 0.70 | Independence Blvd | Staffordshire Rd | 2011 | 3,160 |
| 0.70 | Cartwright Rd | Brightwater Dr | 2005 | 14,137 |
| 0.80 | FM 1092 Rd | Lexington Blvd | 2005 | 24,660 |
| 0.80 | Lexington Boulevard | | 2005 | 4,340 |
| 0.80 | Lexington Blvd | FM 1092 Rd | 2006 | 10,840 |
| 0.80 | Lexington Blvd | Bluestone Dr | 2006 | 24,870 |
| 0.80 | Brightwater Dr | Lakeside Meadow Dr | 2011 | 4,230 |

Closest locations 1-28, Table 1 of 2

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.

| Dist (mi) | Street | Nearest Cross Steet | Year of Count | Traffic Count |
|-----------|--------------------|----------------------|---------------|---------------|
| 0.80 | Lakeside Meadow Dr | Northshore Dr | 2006 | 2,009 |
| 0.90 | Goldenrod Ln | Huckleberry St | 2006 | 101 |
| 0.90 | FM 1092 Rd | Lexington Blvd | 2008 | 33,370 |
| 0.90 | Cartwright Rd | la Quinta Dr | 2008 | 24,120 |
| 0.90 | Lakeside Meadow Dr | Northshore Dr | 2006 | 612 |
| 0.90 | la Quinta Dr | Ashmont Dr | 2005 | 1,110 |
| 0.90 | Goldenrod Ln | Pecanwood Dr | 2006 | 501 |
| 1.00 | la Quinta Dr | Camelot Ln | 2011 | 3,610 |
| 1.00 | Covey Trail Dr | | 2011 | 50 |
| 1.00 | E Pebble Beach Dr | Pebble Beach Dr | 2011 | 110 |
| 1.00 | Cartwright Rd | Connies Ct Ln | 2005 | 12,765 |
| 1.00 | Colonial Lakes Dr | Rose Bay | 2006 | 2,648 |
| 1.10 | FM 1092 Rd | Palm Grove Dr | 2010 | 34,000 |
| 1.10 | Wavertree Dr | Blue Rose Dr | 2008 | 632 |
| 1.10 | el Dorado Blvd | Skyline Ct | 2014 | 2,187 |
| 1.10 | Cartwright Rd | Dulles Ave | 2011 | 13,070 |
| 1.10 | Dulles Ave | Wavertree Dr | 2007 | 27,130 |
| 1.10 | Dulles Ave | Cartwright Rd | 2007 | 19,520 |
| 1.10 | Lexington Blvd | Laurel Green Rd | 2011 | 12,390 |
| 1.10 | Dulles Ave | Plantation Colony Dr | 2008 | 20,090 |
| 1.10 | Murphy Road | Palm Grove Dr | 2022 | 46,138 |
| 1.10 | Dulles Ave | Cartwright Rd | 2011 | 18,710 |

