

# FOR SALE +/- 21,780 SF

## TEXAS PKWY, MISSOURI CITY, TX 77489

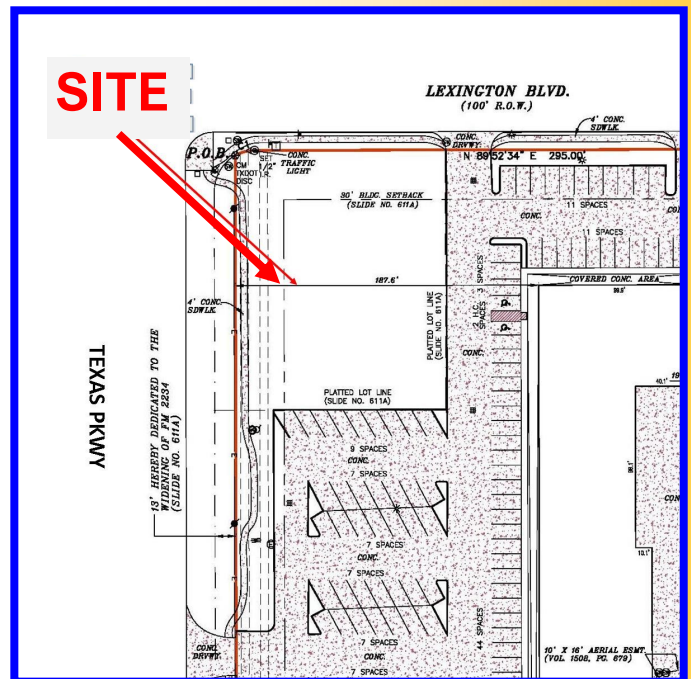


### Property Description

- Lot Size: +/- 21,780 SF
- Price: Call for price
- Price/SF: Call for price
- Located at the hard corner of Lexington Blvd & Texas Pkwy

### Property Highlights

- Accessible to Fort Bend Toll Rd & Hwy 90
- Near Houston Community College
- Excellent for mixed-use (retail, restaurant, professional, etc.)
- Ample parking
- Great visibility



**Danny Nguyen**

Broker

M - (713) 478-2972

O - (713) 270-5400

DannyNguyen@dncommercial.net

[www.DNCommercial.net](http://www.DNCommercial.net)





## Executive Summary

Texas Pkwy, Missouri City, Texas, 77489  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 29.61880  
Longitude: -95.53833

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	5,788	102,019	334,102
2020 Population	6,593	107,517	348,812
2022 Population	6,857	110,690	355,120
2027 Population	7,679	118,391	371,762
2010-2020 Annual Rate	1.31%	0.53%	0.43%
2020-2022 Annual Rate	1.76%	1.30%	0.80%
2022-2027 Annual Rate	2.29%	1.35%	0.92%
2022 Male Population	48.1%	47.7%	48.8%
2022 Female Population	51.9%	52.3%	51.2%
2022 Median Age	36.7	35.7	34.9

In the identified area, the current year population is 355,120. In 2020, the Census count in the area was 348,812. The rate of change since 2020 was 0.80% annually. The five-year projection for the population in the area is 371,762 representing a change of 0.92% annually from 2022 to 2027. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 34.9, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	19.3%	15.4%	20.7%
2022 Black Alone	35.0%	44.8%	31.2%
2022 American Indian/Alaska Native Alone	1.0%	1.0%	1.2%
2022 Asian Alone	11.8%	10.7%	12.7%
2022 Pacific Islander Alone	0.2%	0.1%	0.1%
2022 Other Race	19.0%	16.1%	20.7%
2022 Two or More Races	13.7%	12.0%	13.5%
2022 Hispanic Origin (Any Race)	38.1%	32.1%	39.2%

Persons of Hispanic origin represent 39.2% 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 88.6 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	69	69	83
2010 Households	1,845	34,849	114,870
2020 Households	2,070	37,673	122,989
2022 Households	2,152	38,976	125,647
2027 Households	2,414	41,759	131,711
2010-2020 Annual Rate	1.16%	0.78%	0.69%
2020-2022 Annual Rate	1.74%	1.52%	0.95%
2022-2027 Annual Rate	2.32%	1.39%	0.95%
2022 Average Household Size	3.18	2.83	2.82

The household count in this area has changed from 122,989 in 2020 to 125,647 in the current year, a change of 0.95% annually. The five-year projection of households is 131,711, a change of 0.95% annually from the current year total. Average household size is currently 2.82, compared to 2.83 in the year 2020. The number of families in the current year is 87,597 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.



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<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	14.1%	16.4%	19.9%
<b>Median Household Income</b>			
2022 Median Household Income	\$74,776	\$62,097	\$59,270
2027 Median Household Income	\$79,240	\$71,220	\$68,516
2022-2027 Annual Rate	1.17%	2.78%	2.94%
<b>Average Household Income</b>			
2022 Average Household Income	\$87,056	\$84,861	\$88,958
2027 Average Household Income	\$98,417	\$96,842	\$102,169
2022-2027 Annual Rate	2.48%	2.68%	2.81%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$27,337	\$29,799	\$31,445
2027 Per Capita Income	\$30,957	\$34,066	\$36,165
2022-2027 Annual Rate	2.52%	2.71%	2.84%
<b>Households by Income</b>			

Current median household income is \$59,270 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$68,516 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$88,958 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$102,169 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$31,445 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$36,165 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	150	127	108
2010 Total Housing Units	1,940	38,098	127,194
2010 Owner Occupied Housing Units	1,483	21,652	63,467
2010 Renter Occupied Housing Units	361	13,196	51,403
2010 Vacant Housing Units	95	3,249	12,324
2020 Total Housing Units	2,161	40,338	132,525
2020 Vacant Housing Units	91	2,665	9,536
2022 Total Housing Units	2,232	41,724	135,088
2022 Owner Occupied Housing Units	1,775	22,197	65,162
2022 Renter Occupied Housing Units	377	16,779	60,484
2022 Vacant Housing Units	80	2,748	9,441
2027 Total Housing Units	2,539	45,202	143,365
2027 Owner Occupied Housing Units	2,001	23,953	69,492
2027 Renter Occupied Housing Units	413	17,806	62,219
2027 Vacant Housing Units	125	3,443	11,654

Currently, 48.2% of the 135,088 housing units in the area are owner occupied; 44.8%, 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 132,525 housing units in the area and 7.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.85%. Median home value in the area is \$223,401, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.57% annually to \$279,293.

**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.

September 29, 2022



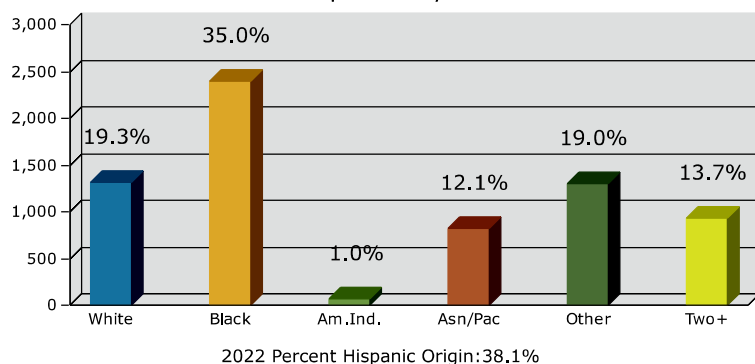


## Graphic Profile

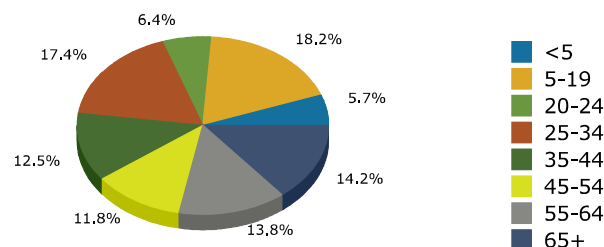
Texas Pkwy, Missouri City, Texas, 77489  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 29.61880  
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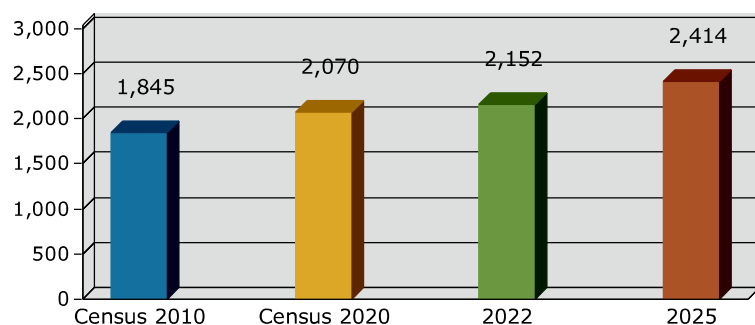
### 2022 Population by Race



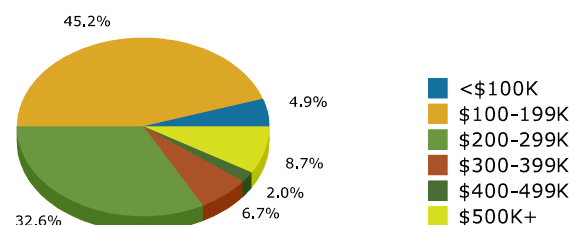
### 2022 Population by Age



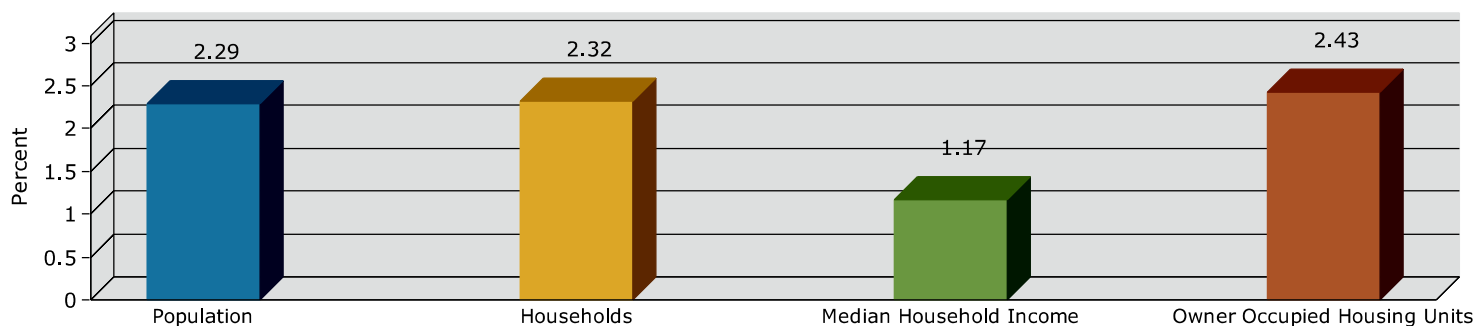
### Households



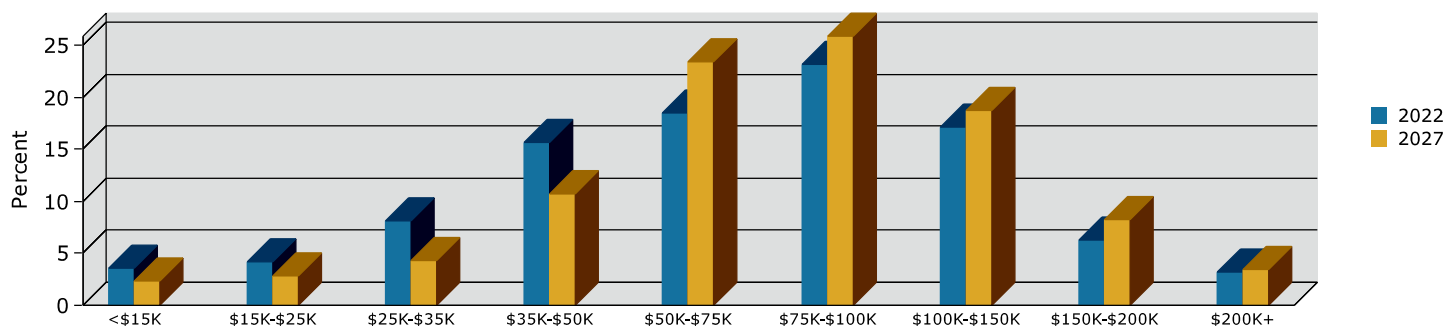
### 2022 Home Value



### 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.

September 29, 2022

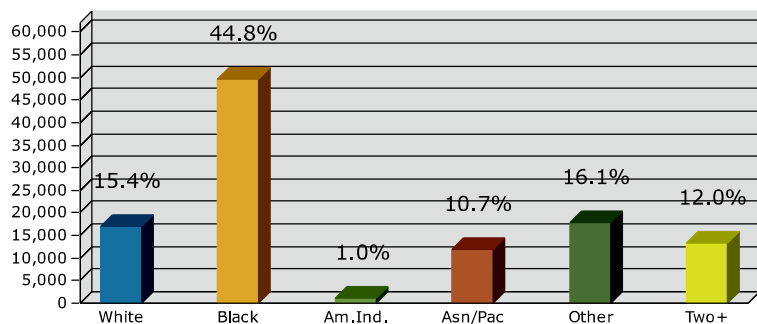


## Graphic Profile

Texas Pkwy, Missouri City, Texas, 77489  
Ring: 3 mile radius

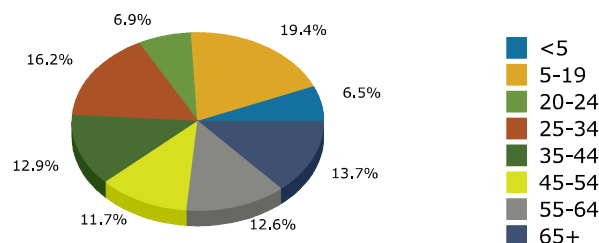
Prepared by Esri  
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### 2022 Population by Race

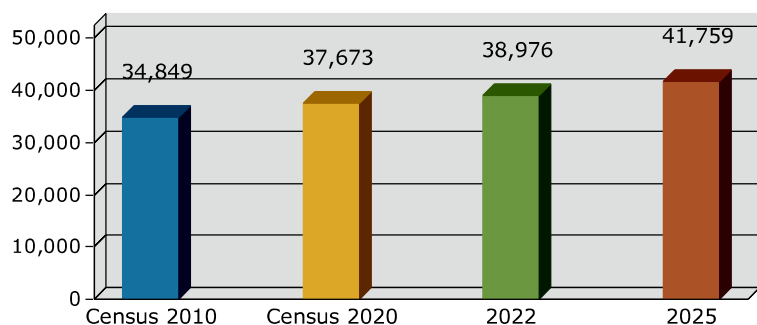


2022 Percent Hispanic Origin: 32.1%

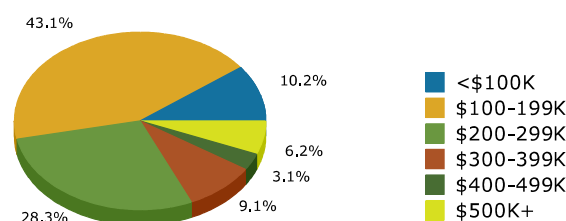
### 2022 Population by Age



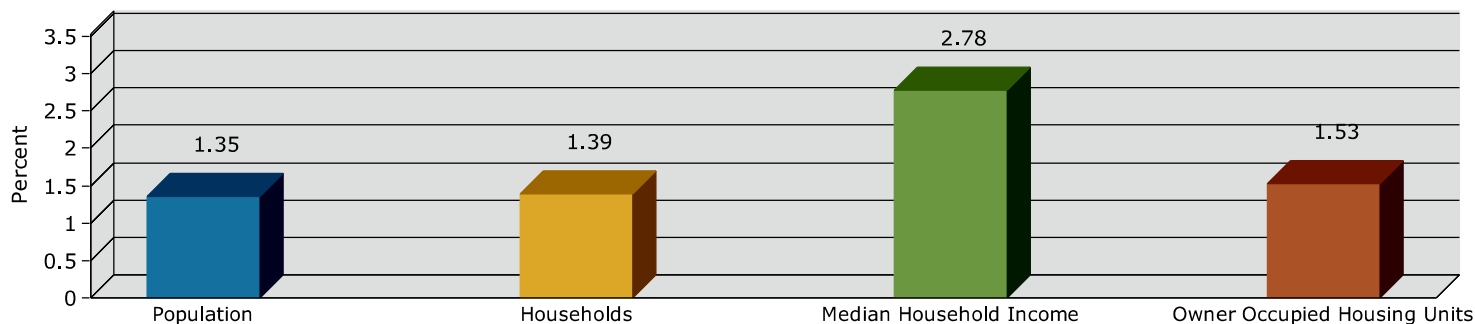
### Households



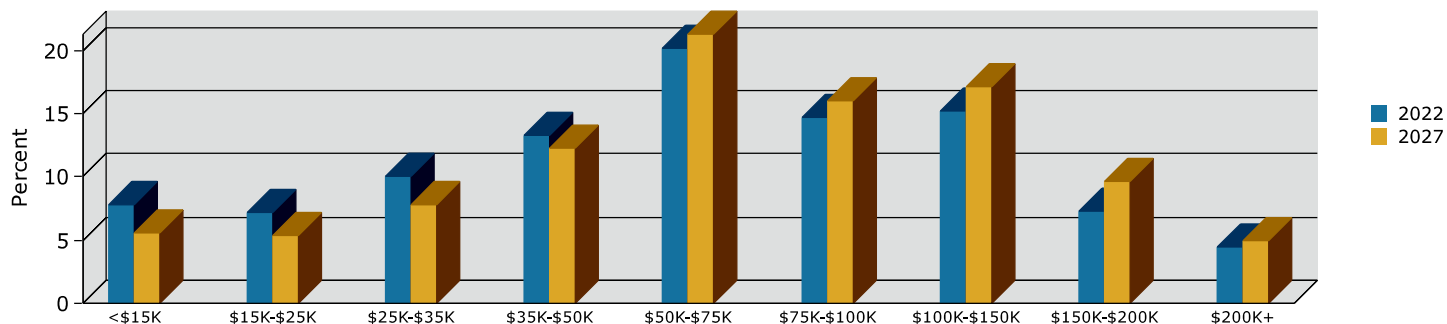
### 2022 Home Value



### 2022-2027 Annual Growth Rate



### Household Income



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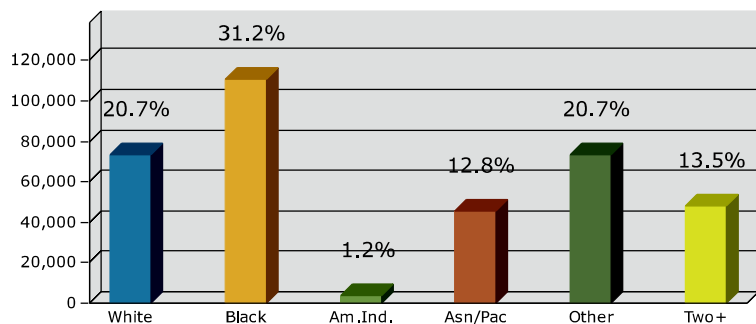


## Graphic Profile

Texas Pkwy, Missouri City, Texas, 77489  
Ring: 5 mile radius

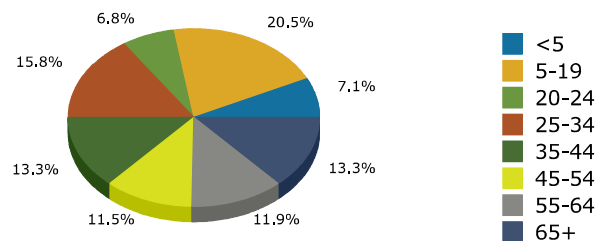
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### 2022 Population by Race

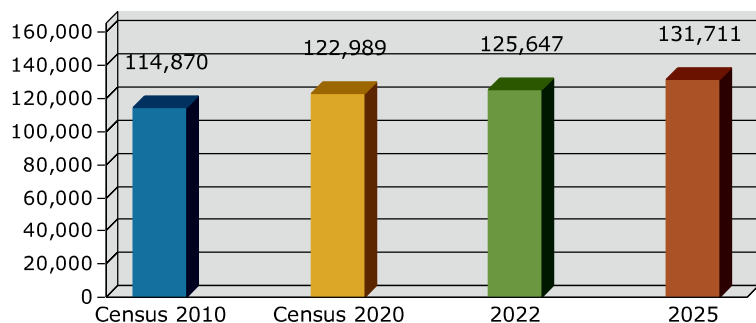


2022 Percent Hispanic Origin: 39.2%

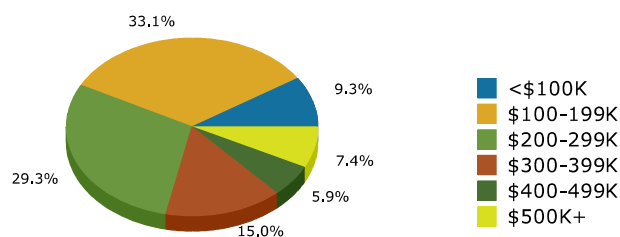
### 2022 Population by Age



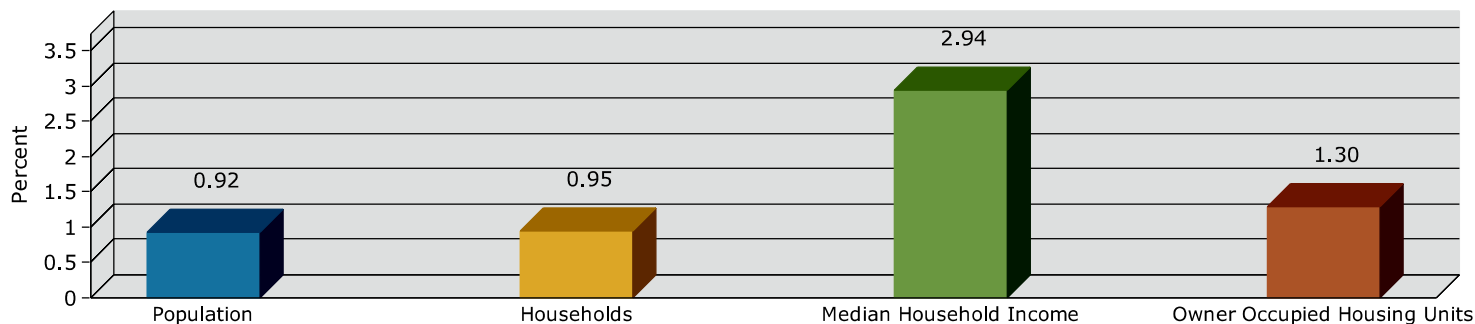
### Households



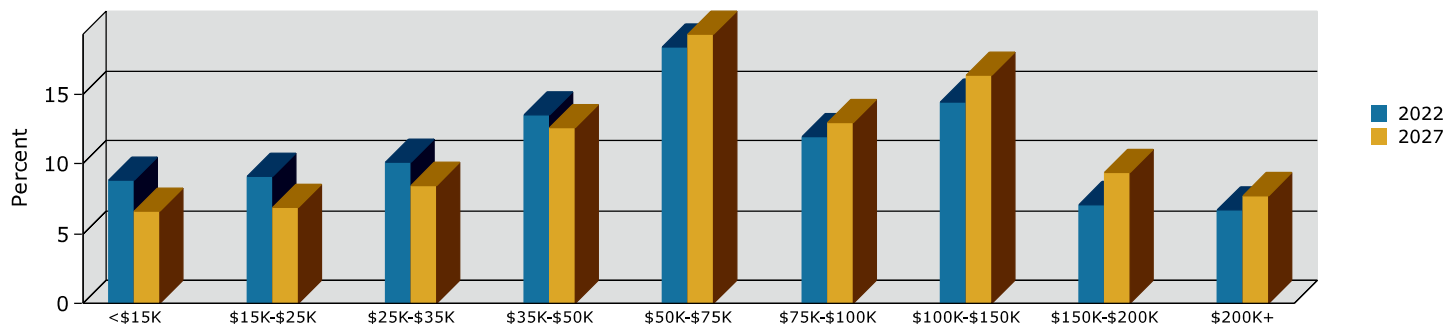
### 2022 Home Value



### 2022-2027 Annual Growth Rate



### Household Income



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September 29, 2022



# Traffic Count Map

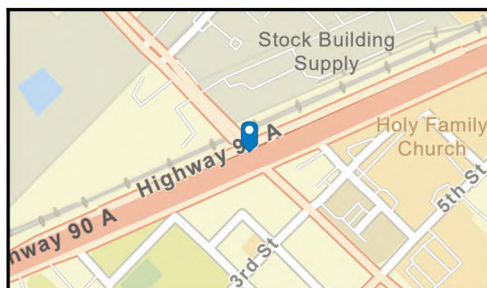
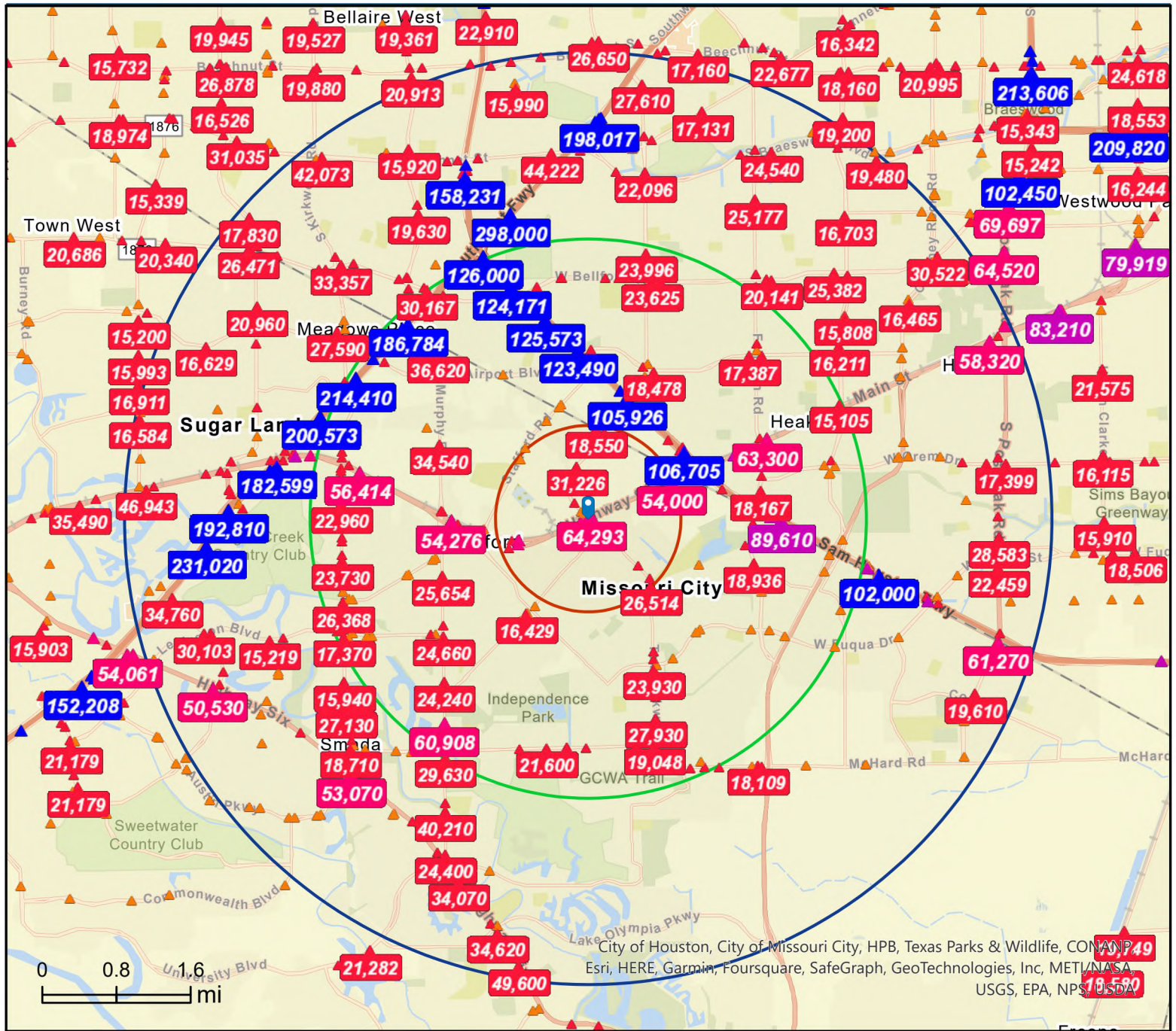
Texas Pkwy, Missouri City, Texas, 77489

Rings: 1, 3, 5 mile radii

Prepared by Esri

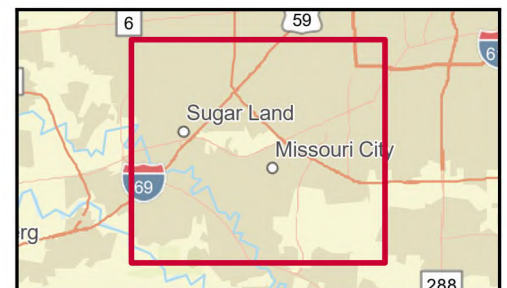
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## Average Daily Traffic Volume

- ▲ 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 (Q1 2022).

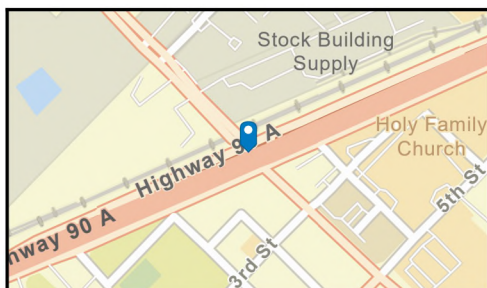
September 29, 2022



# Traffic Count Map - Close Up

Texas Pkwy, Missouri City, Texas, 77489  
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- 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 (Q1 2022).

September 29, 2022



The closest match to TEXAS PKWY, MISSOURI CITY, TX 77489 is TEXAS PKWY MISSOURI CITY, TX 77489

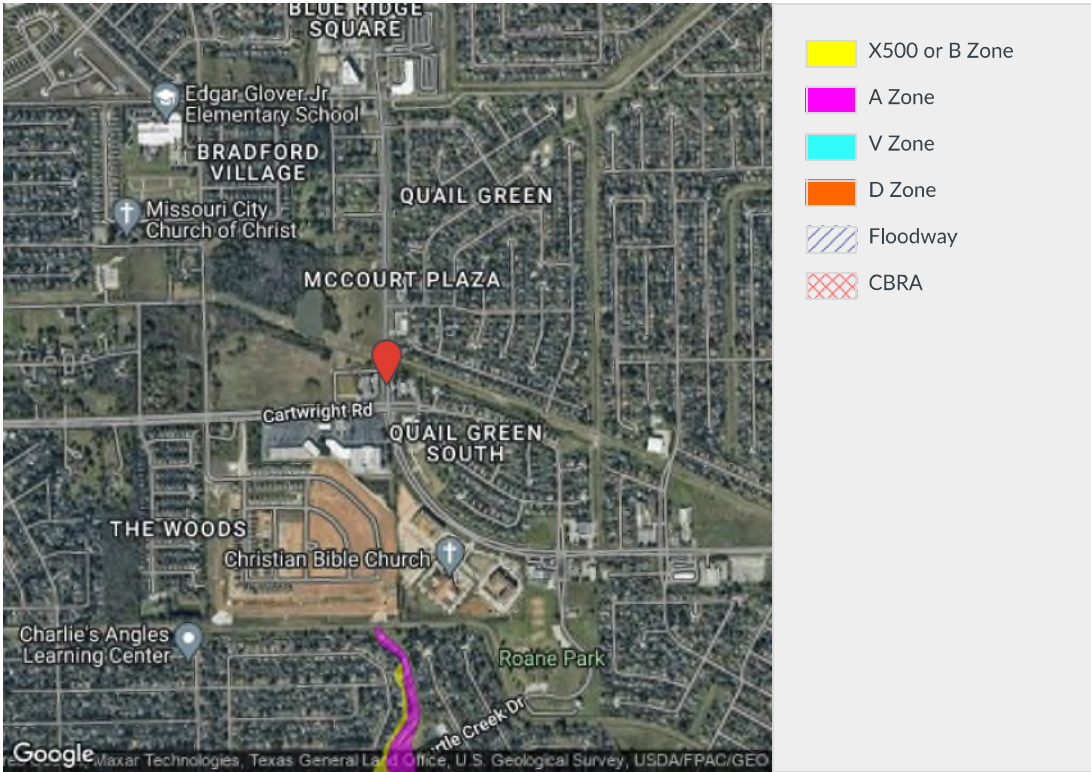
TEXAS PKWY MISSOURI CITY, TX 77489

LOCATION ACCURACY: Fair

Flood Zone Determination Report

Flood Zone Determination: OUT

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





## 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 coincidental 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.

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

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date