

# FOR LEASE - GRAND PARK CENTER

*1701-1799 Texas Pkwy, Missouri City, Tx 77489*



**Danny Nguyen, CCIM**

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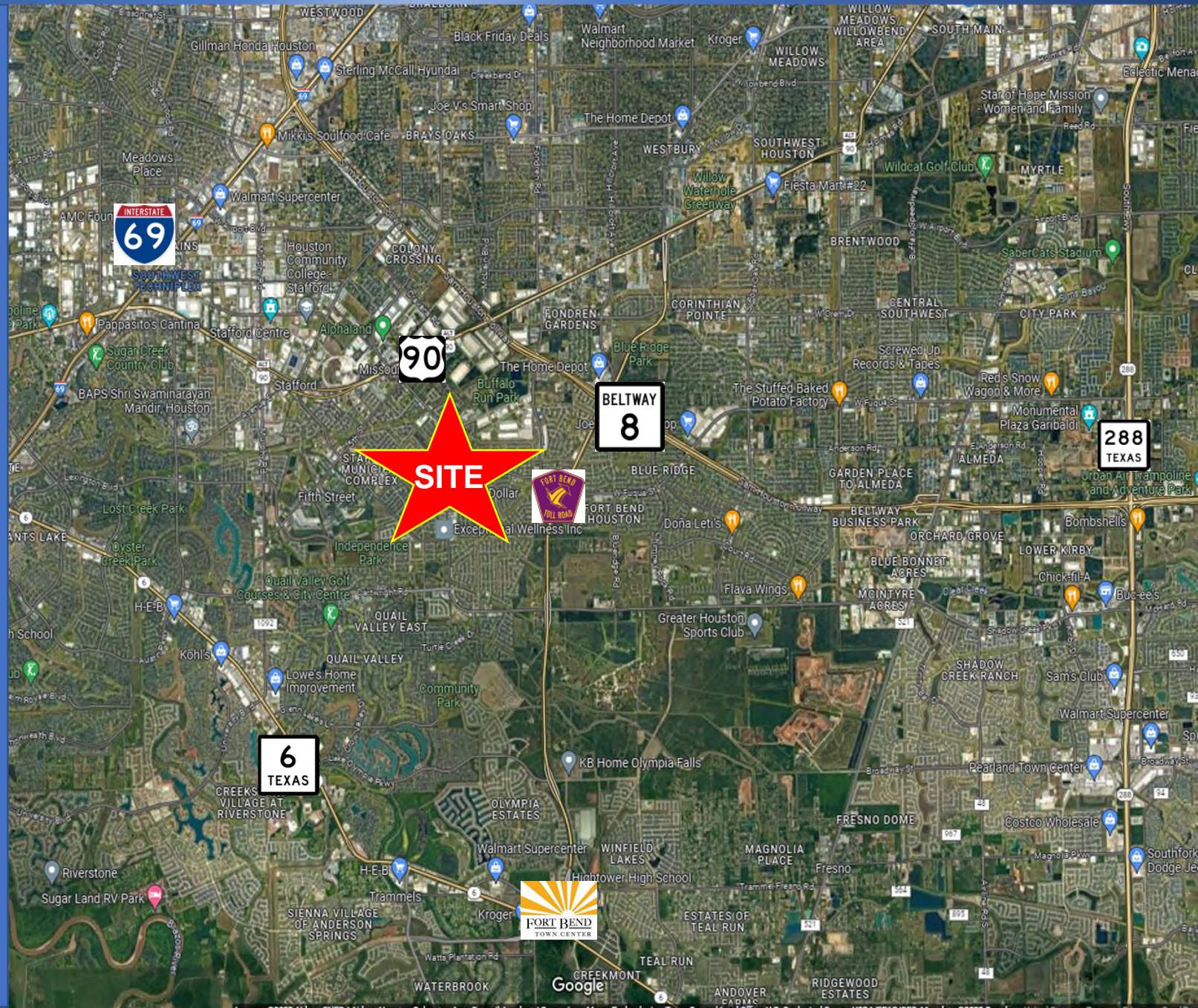
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# FOR LEASE - Grand Park Center

*1701-1799 TEXAS PKWY, MISSOURI CITY, TX 77489*

- **PRICE:** \$1.75/SF
- **NNN:** \$0.50/SF est.
- **AVAIL:** 4 Spaces, Inline (1,000 – 2,100 SF)
- Located between 2 Signalized Intersections
- More than 800 Ft of Frontage on Texas Parkway (FM 2234)
- Across from HCC (Missouri City Branch), Missouri City City Hall and Fort Bend Library (MC Branch)
- Highly populated area
- Approx. 1.5 miles to Hwy 90 & 2 miles to Beltway 8
- Minutes to Sugarland, Houston, Stafford and Pearland.
- Within 7 miles to the new Fort Bend Town Centers I, II, & III
- Approx. 13 miles to the Texas Medical Center, 15 miles to The Galleria, and 20 miles to Downtown Houston





# FOR LEASE - Grand Park Center

1701-1799 TEXAS PKWY, MISSOURI CITY, TX 77489



Hunter's Glen  
Park



City Hall





# FOR LEASE - Grand Park Center

1701-1799 TEXAS PKWY, MISSOURI CITY, TX 77489





# FOR LEASE - Grand Park Center

*1701-1799 TEXAS PKWY, MISSOURI CITY, TX 77489*



+/- 1,000 SF





# FOR LEASE - Grand Park Center

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+/- 1,750





# FOR LEASE - Grand Park Center

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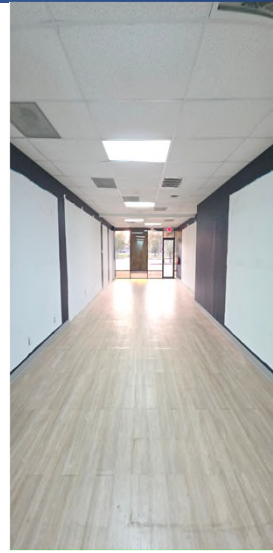
+/- 1,500 SF





# FOR LEASE - Grand Park Center

*1701-1799 TEXAS PKWY, MISSOURI CITY, TX 77489*





The closest match to 1701 Texas Parkway, Missouri City, TX is 1701 TEXAS PKWY MISSOURI CITY, TX 77489-2171

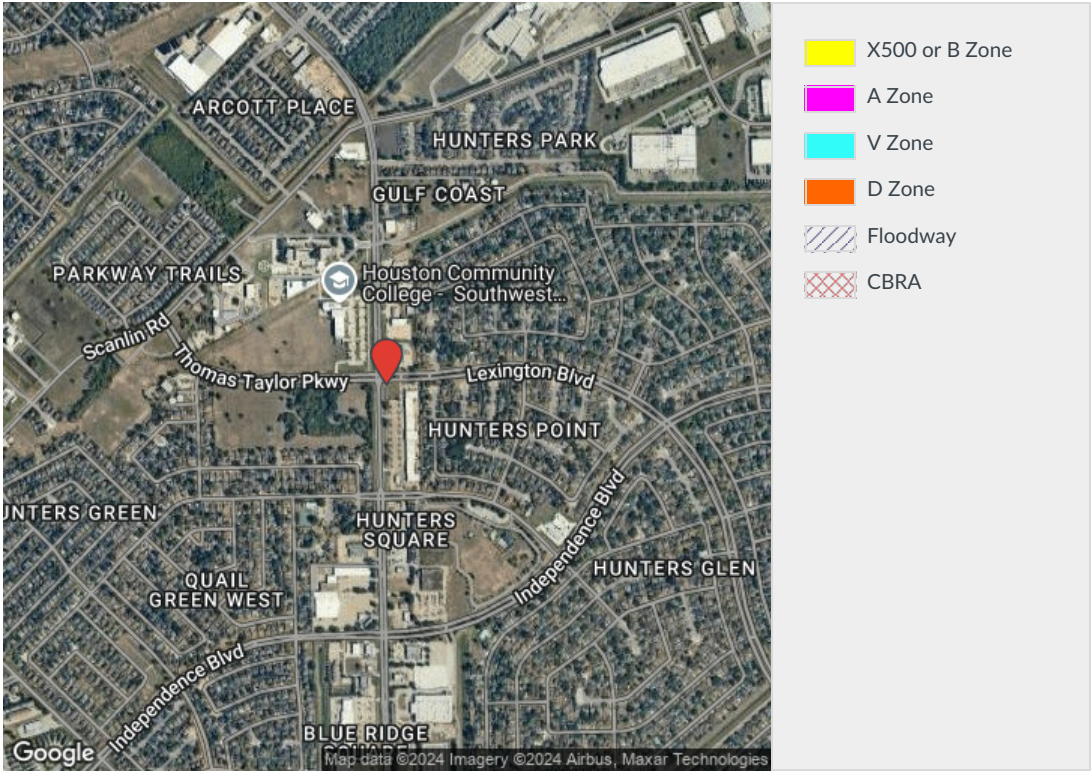
1701 TEXAS PKWY MISSOURI CITY, TX 77489-2171

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

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







# 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)



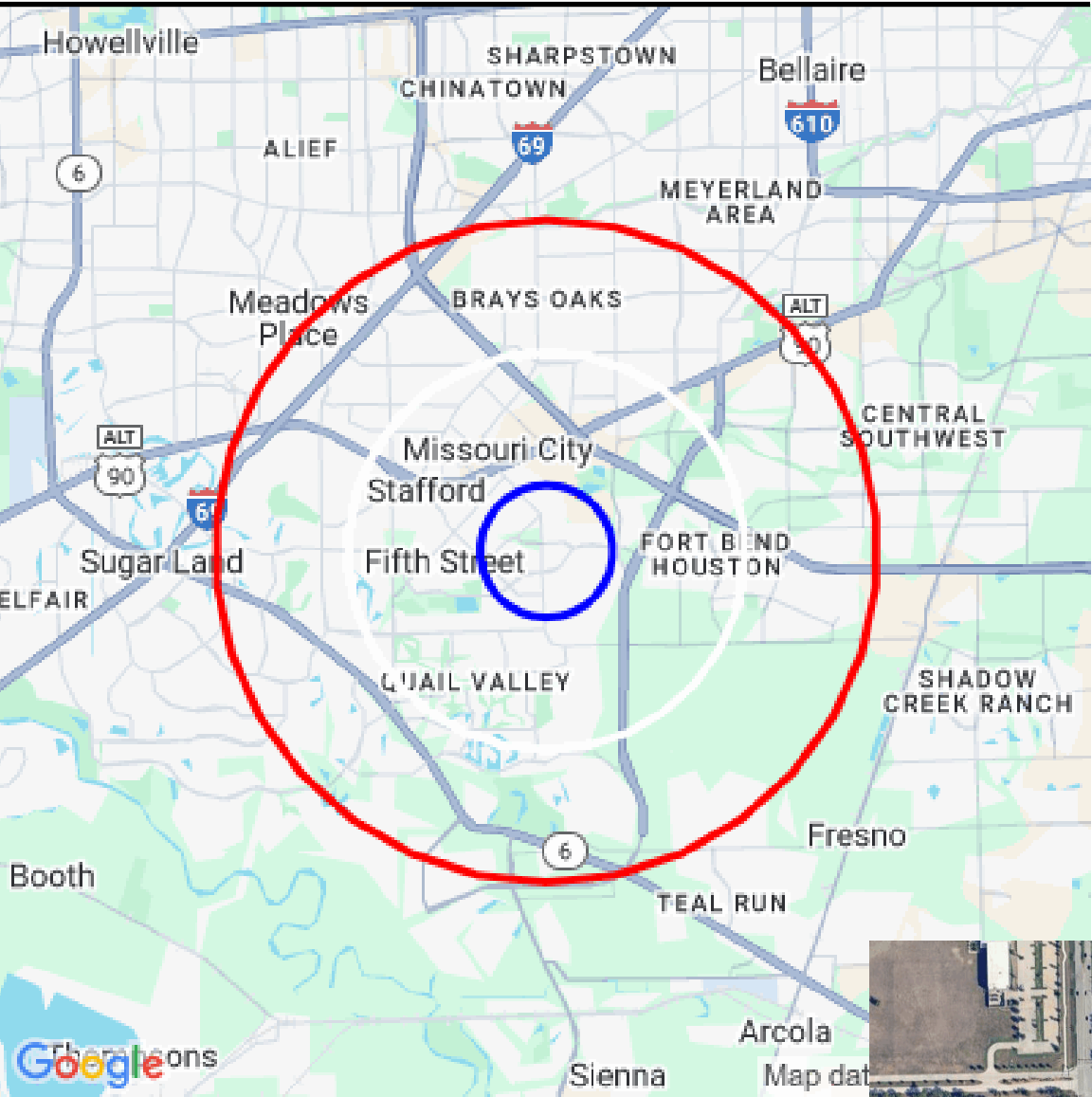
# 1701 - 1799 Texas Parkway, Missouri City



Danny Nguyen Commercial

9999 Bellaire Blvd, Ste 909 Houston, TX 77036 | 713-270-5400

## Demographic Report



## 1701 - 1799 Texas Parkway, Missouri City

### Population

Distance	Male	Female	Total
1- Mile	6,837	7,384	14,221
3- Mile	41,753	44,362	86,115
5- Mile	128,757	137,096	265,853



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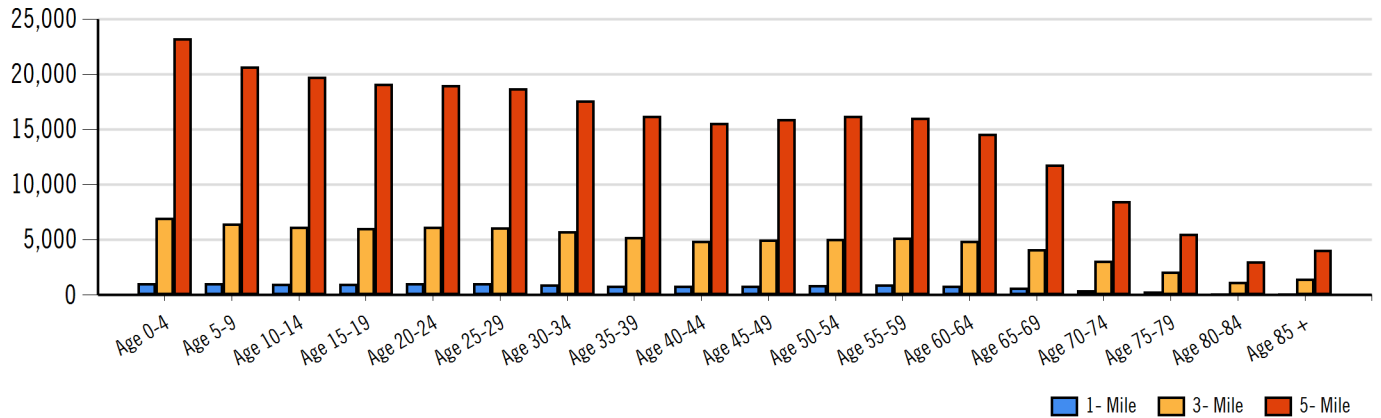
# 1701 - 1799 Texas Parkway, Missouri City



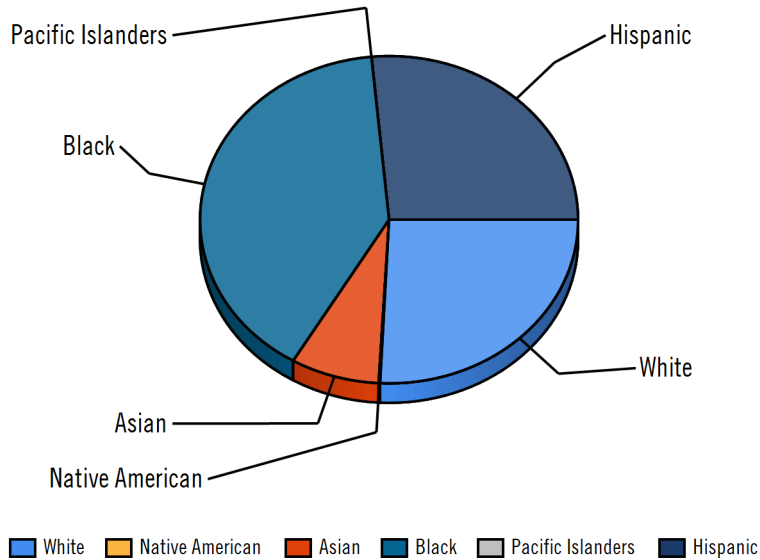
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## Population by Distance and Age (2020)



## Ethnicity within 5 miles



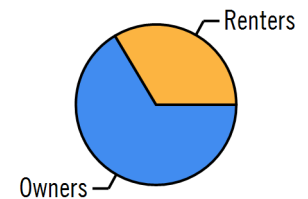
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	7,258	451	3.32 %
3-Mile	43,257	2,269	3.67 %
5-Mile	131,651	6,557	4.10 %



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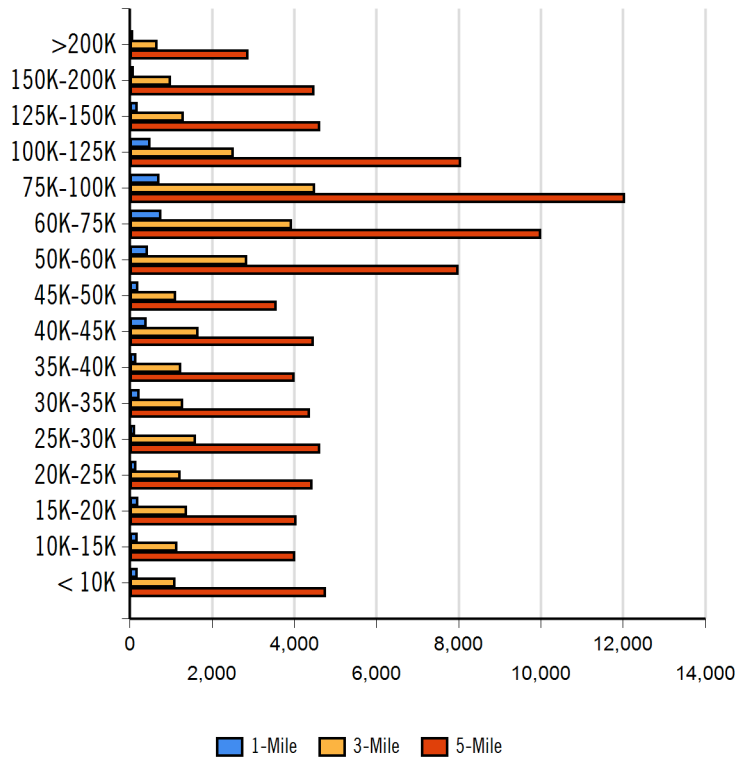
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	10	100	462	715	238	977	679	90	712	1,834	421	287	410
3-Mile	97	710	3,441	3,298	1,270	5,526	3,640	518	4,864	10,515	2,595	1,781	3,194
5-Mile	335	2,501	10,043	10,014	4,065	16,231	8,613	1,784	15,364	31,866	9,578	4,821	10,745

## Household Income



Radius	Median Household Income
1-Mile	\$61,945.75
3-Mile	\$61,309.00
5-Mile	\$64,289.57

Radius	Average Household Income
1-Mile	\$70,878.50
3-Mile	\$69,481.19
5-Mile	\$69,719.60

Radius	Aggregate Household Income
1-Mile	\$303,442,068.24
3-Mile	\$1,960,479,621.03
5-Mile	\$6,275,058,858.79

## Education

	1-Mile	3-mile	5-mile
Pop > 25	8,981	54,241	163,984
High School Grad	1,854	10,610	29,401
Some College	2,347	15,005	38,028
Associates	833	3,207	9,619
Bachelors	1,737	12,741	37,973
Masters	546	3,362	12,761
Prof. Degree	98	657	3,777
Doctorate	57	333	1,759

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	10 %	21 %	39 %
Teen's	61 %	77 %	91 %
Expensive Homes	0 %	0 %	8 %
Mobile Homes	4 %	26 %	18 %
New Homes	64 %	61 %	90 %
New Households	40 %	53 %	75 %
Military Households	0 %	8 %	8 %
Households with 4+ Cars	59 %	85 %	81 %
Public Transportation Users	37 %	28 %	65 %
Young Wealthy Households	66 %	81 %	116 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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# 1701 - 1799 Texas Parkway, Missouri City



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	211,886,039		1,348,412,878		4,269,650,807	
<b>Average annual household</b>	48,230		47,945		48,362	
<b>Food</b>	6,228	12.91 %	6,211	12.95 %	6,294	13.01 %
Food at home	4,078		4,066		4,096	
Cereals and bakery products	578		577		582	
Cereals and cereal products	208		207		209	
Bakery products	370		370		373	
Meats poultry fish and eggs	814		815		823	
Beef	182		184		187	
Pork	151		149		149	
Poultry	154		155		157	
Fish and seafood	132		132		135	
Eggs	68		67		67	
Dairy products	406		405		411	
Fruits and vegetables	834		825		832	
Fresh fruits	126		122		122	
Processed vegetables	161		159		159	
Sugar and other sweets	149		149		150	
Fats and oils	130		129		129	
Miscellaneous foods	766		763		767	
Nonalcoholic beverages	349		349		350	
Food away from home	2,150		2,145		2,197	
Alcoholic beverages	345		341		344	
<b>Housing</b>	17,585	36.46 %	17,455	36.41 %	17,522	36.23 %
Shelter	10,609		10,527		10,587	
Owned dwellings	6,310		6,204		6,222	
Mortgage interest and charges	3,261		3,153		3,155	
Property taxes	2,076		2,073		2,088	
Maintenance repairs	972		976		978	
Rented dwellings	3,536		3,521		3,522	
Other lodging	761		802		843	
Utilities fuels	4,201		4,144		4,109	
Natural gas	389		385		384	
Electricity	1,678		1,661		1,647	
Fuel oil	152		153		153	
Telephone services	1,323		1,295		1,278	
Water and other public services	658		649		645	
<b>Household operations</b>	1,164	2.41 %	1,172	2.44 %	1,187	2.45 %
Personal services	329		335		343	
Other household expenses	835		836		843	
Housekeeping supplies	561		575		587	
Laundry and cleaning supplies	156		157		159	
Other household products	327		336		342	
Postage and stationery	77		81		86	
Household furnishings	1,048		1,034		1,050	
Household textiles	76		75		78	
Furniture	226		231		240	
Floor coverings	29		27		28	
Major appliances	156		144		136	
Small appliances	81		85		88	
Miscellaneous	477		470		477	
<b>Apparel and services</b>	1,227	2.54 %	1,269	2.65 %	1,316	2.72 %
Men and boys	234		244		254	
Men 16 and over	199		206		213	
Boys 2 to 15	34		37		41	
Women and girls	442		452		469	



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**Moody's**  
ANALYTICS

Catylist

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Women 16 and over	366	377	396
Girls 2 to 15	75	74	72
Children under 2	82	86	89

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	211,886,039		1,348,412,878		4,269,650,807	
<b>Average annual household</b>	48,230		47,945		48,362	
<b>Transportation</b>	6,714	13.92 %	6,593	13.75 %	6,602	13.65 %
Vehicle purchases	1,509		1,480		1,507	
Cars and trucks new	756		743		760	
Cars and trucks used	707		694		708	
Gasoline and motor oil	2,180		2,122		2,099	
Other vehicle expenses	2,580		2,539		2,516	
Vehicle finance charges	185		177		171	
Maintenance and repairs	881		865		870	
Vehicle insurance	1,209		1,193		1,164	
Vehicle rental leases	304		303		309	
Public transportation	444		452		479	
<b>Health care</b>	3,733	7.74 %	3,692	7.70 %	3,666	7.58 %
Health insurance	2,443		2,430		2,412	
Medical services	782		766		760	
Drugs	388		376		372	
Medical supplies	118		119		120	
<b>Entertainment</b>	2,870	5.95 %	2,831	5.90 %	2,836	5.86 %
Fees and admissions	522		521		542	
Television radios	1,050		1,033		1,017	
Pets toys	1,014		1,013		1,025	
Personal care products	623		617		625	
Reading	48		51		53	
Education	1,040		1,152		1,271	
Tobacco products	393		395		392	
<b>Miscellaneous</b>	794	1.65 %	784	1.64 %	783	1.62 %
<b>Cash contributions</b>	1,346		1,320		1,283	
<b>Personal insurance</b>	5,279		5,227		5,370	
Life and other personal insurance	169		163		162	
Pensions and Social Security	5,110		5,064		5,208	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	8,609	6,367	34.60 %	1,390	6,980	7,201	1,408	425
3-Mile	2020	41,635	31,202	32.62 %	8,130	31,929	28,864	12,771	3,035
5-Mile	2020	112,777	85,731	30.23 %	22,494	85,685	74,277	38,500	9,307
1-Mile	2023	9,724	6,367	51.94 %	1,571	7,883	7,983	1,741	152
3-Mile	2023	46,244	31,202	47.18 %	9,008	35,496	31,796	14,448	2,606
5-Mile	2023	123,135	85,731	41.93 %	24,369	93,790	80,919	42,216	10,067



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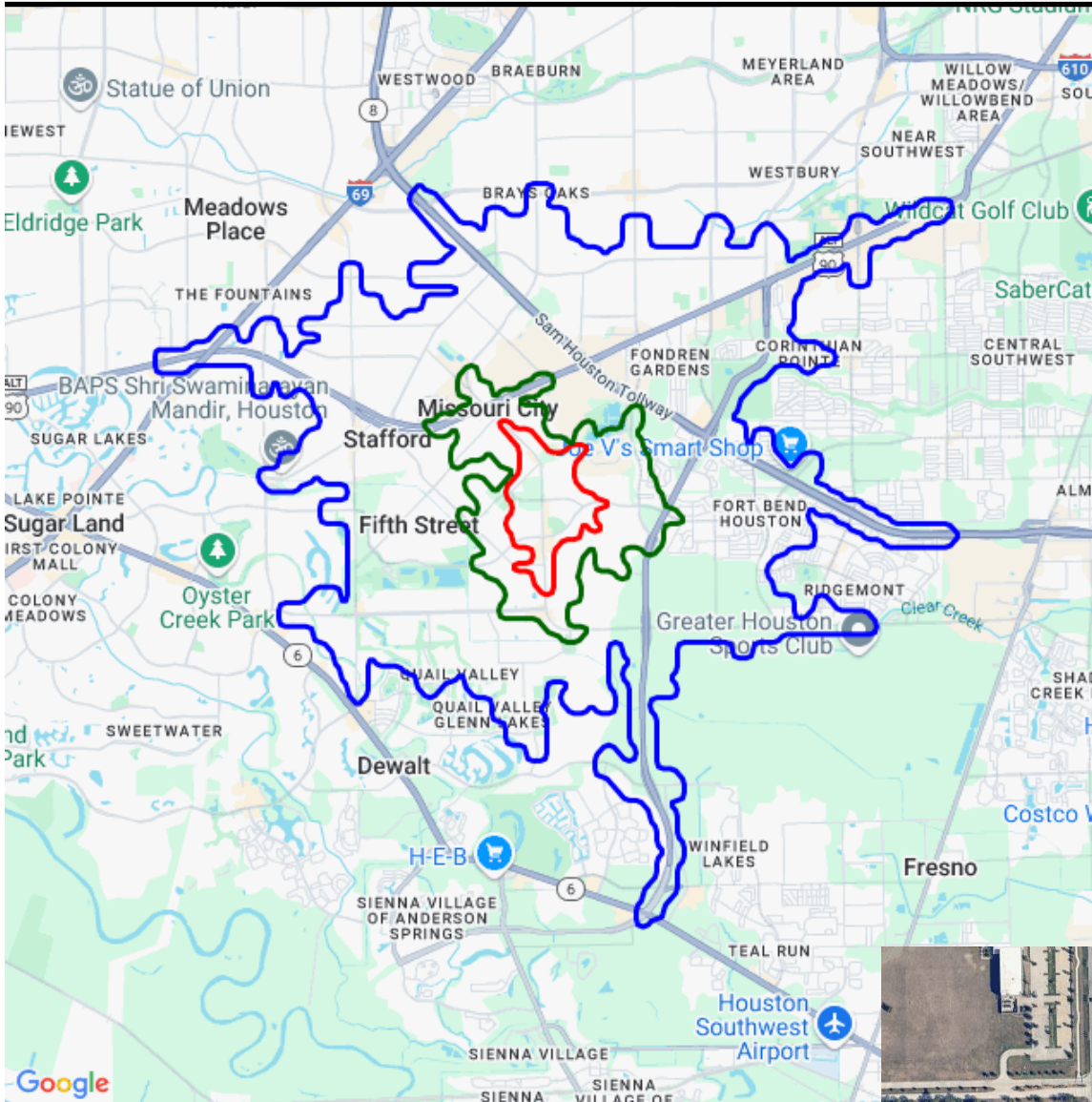
# 1701 - 1799 Texas Parkway, Missouri City



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## Demographic Report



## 1701 - 1799 Texas Parkway, Missouri City

### Population

Distance	Male	Female	Total
3- Minute	3,588	3,862	7,450
5- Minute	10,327	11,139	21,466
10 Minute	40,877	43,406	84,283



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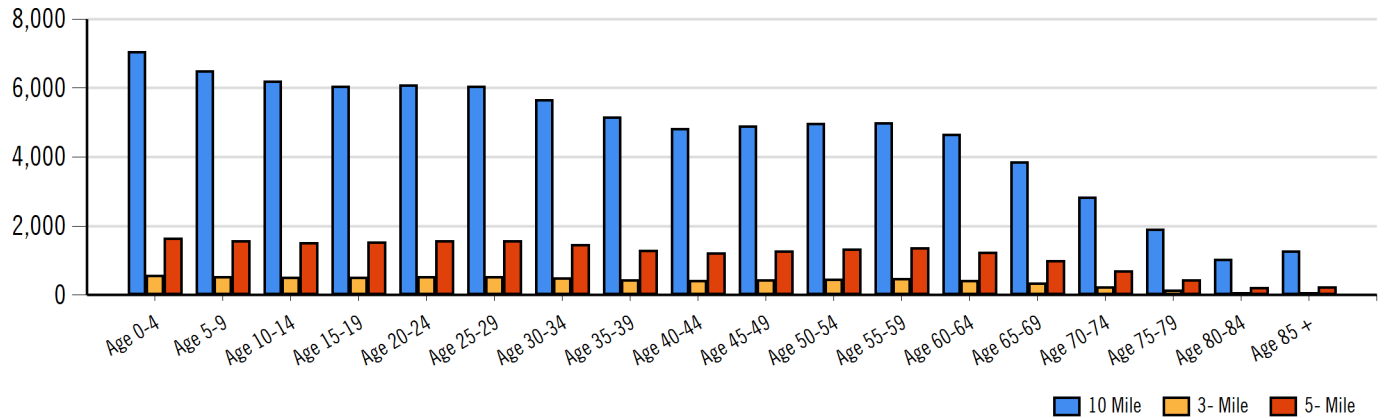
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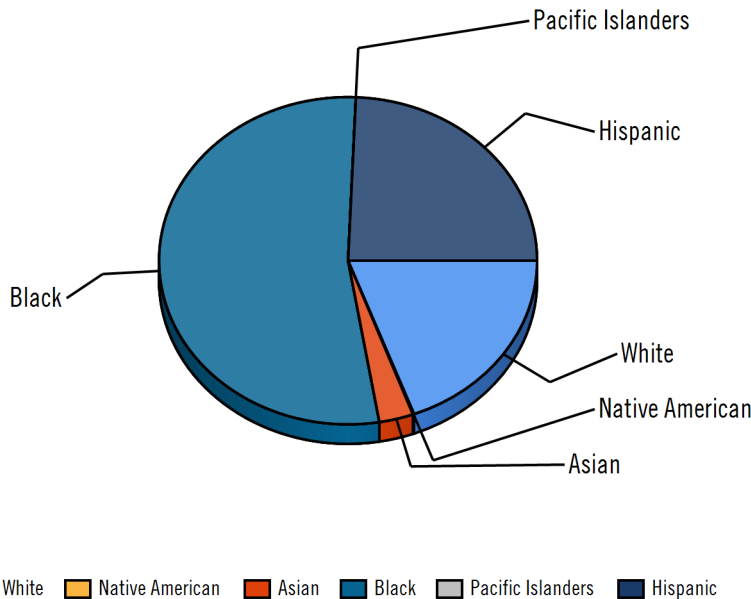
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## Population by Distance and Age (2020)



## Ethnicity within 5 Minute



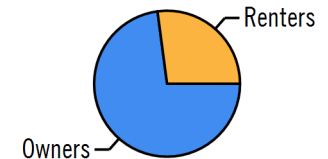
### Home Ownership 3 Minute



### Home Ownership 5 Minute



### Home Ownership 10 Minute



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	3,775	238	1.75 %
5-Minute	10,973	666	3.49 %
10-Minute	41,833	2,288	3.69 %



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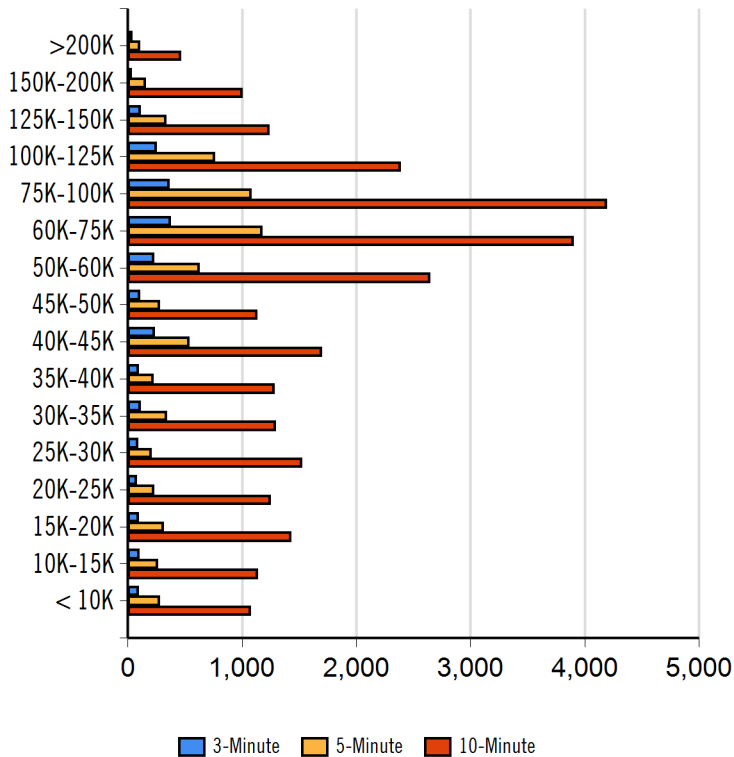
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	7	50	248	372	129	494	343	45	381	916	257	138	225
5-Minute	21	162	678	961	290	1,404	1,137	131	1,199	2,799	619	483	617
10-Minute	86	651	3,423	3,067	1,185	5,333	3,761	460	4,551	10,375	2,632	1,587	3,135

## Household Income



Radius	Median Household Income
5-Minute	\$60,097.92
10-Minute	\$60,969.80
3-Minute	\$61,945.75

Radius	Average Household Income
10-Minute	\$67,529.71
5-Minute	\$69,982.17
3-Minute	\$70,878.50

Radius	Aggregate Household Income
3-Minute	\$156,323,469.29
5-Minute	\$468,497,796.74
10-Minute	\$1,843,828,368.15

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	4,719	13,544	52,300
High School Grad	951	2,963	11,047
Some College	1,232	3,432	14,014
Associates	426	1,153	3,068
Bachelors	888	2,537	11,363
Masters	283	872	2,963
Prof. Degree	55	142	558
Doctorate	37	85	340

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	6 %	9 %	21 %
Teen's	32 %	67 %	77 %
Expensive Homes	0 %	0 %	1 %
Mobile Homes	2 %	9 %	27 %
New Homes	31 %	70 %	57 %
New Households	22 %	42 %	51 %
Military Households	0 %	12 %	9 %
Households with 4+ Cars	28 %	67 %	81 %
Public Transportation Users	20 %	37 %	34 %
Young Wealthy Households	52 %	76 %	72 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	110,627,721		324,274,610		1,290,776,912	
<b>Average annual household</b>	48,230		48,098		47,411	
<b>Food</b>	6,228	12.91 %	6,202	12.89 %	6,151	12.97 %
Food at home	4,078		4,063		4,039	
Cereals and bakery products	578		576		574	
Cereals and cereal products	208		206		206	
Bakery products	370		369		367	
Meats poultry fish and eggs	814		811		811	
Beef	182		183		183	
Pork	151		150		149	
Poultry	154		153		154	
Fish and seafood	132		130		131	
Eggs	68		67		66	
Dairy products	406		404		402	
Fruits and vegetables	834		828		819	
Fresh fruits	126		124		121	
Processed vegetables	161		160		158	
Sugar and other sweets	149		150		149	
Fats and oils	130		129		128	
Miscellaneous foods	766		763		758	
Nonalcoholic beverages	349		350		347	
Food away from home	2,150		2,139		2,111	
Alcoholic beverages	345		347		335	
<b>Housing</b>	17,585	36.46 %	17,523	36.43 %	17,318	36.53 %
Shelter	10,609		10,553		10,442	
Owned dwellings	6,310		6,262		6,130	
Mortgage interest and charges	3,261		3,223		3,113	
Property taxes	2,076		2,070		2,045	
Maintenance repairs	972		968		971	
Rented dwellings	3,536		3,519		3,530	
Other lodging	761		770		781	
Utilities fuels	4,201		4,188		4,132	
Natural gas	389		387		383	
Electricity	1,678		1,676		1,659	
Fuel oil	152		152		151	
Telephone services	1,323		1,315		1,291	
Water and other public services	658		657		645	
<b>Household operations</b>	1,164	2.41 %	1,173	2.44 %	1,155	2.44 %
Personal services	329		337		328	
Other household expenses	835		836		827	
Housekeeping supplies	561		565		570	
Laundry and cleaning supplies	156		156		156	
Other household products	327		331		332	
Postage and stationery	77		77		80	
Household furnishings	1,048		1,042		1,018	
Household textiles	76		75		73	
Furniture	226		226		225	
Floor coverings	29		27		27	
Major appliances	156		151		145	
Small appliances	81		82		84	
Miscellaneous	477		479		462	
<b>Apparel and services</b>	1,227	2.54 %	1,254	2.61 %	1,245	2.63 %
Men and boys	234		236		238	
Men 16 and over	199		201		201	
Boys 2 to 15	34		35		37	
Women and girls	442		443		446	



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**Moody's**  
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# 1701 - 1799 Texas Parkway, Missouri City



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Women 16 and over	366	367	372
Girls 2 to 15	75	76	74
Children under 2	82	84	86

## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	110,627,721		324,274,610		1,290,776,912	
<b>Average annual household</b>	48,230		48,098		47,411	
<b>Transportation</b>	6,714	13.92 %	6,669	13.87 %	6,531	13.78 %
Vehicle purchases	1,509		1,480		1,455	
Cars and trucks new	756		728		731	
Cars and trucks used	707		708		682	
Gasoline and motor oil	2,180		2,168		2,115	
Other vehicle expenses	2,580		2,581		2,518	
Vehicle finance charges	185		186		175	
Maintenance and repairs	881		871		858	
Vehicle insurance	1,209		1,220		1,186	
Vehicle rental leases	304		302		298	
Public transportation	444		439		442	
<b>Health care</b>	3,733	7.74 %	3,730	7.76 %	3,666	7.73 %
Health insurance	2,443		2,445		2,415	
Medical services	782		781		757	
Drugs	388		384		375	
Medical supplies	118		118		117	
<b>Entertainment</b>	2,870	5.95 %	2,879	5.99 %	2,799	5.90 %
Fees and admissions	522		519		509	
Television radios	1,050		1,054		1,029	
Pets toys	1,014		1,021		1,001	
Personal care products	623		620		610	
Reading	48		49		50	
Education	1,040		1,060		1,111	
Tobacco products	393		394		396	
<b>Miscellaneous</b>	794	1.65 %	788	1.64 %	779	1.64 %
<b>Cash contributions</b>	1,346		1,338		1,311	
<b>Personal insurance</b>	5,279		5,240		5,103	
Life and other personal insurance	169		171		161	
Pensions and Social Security	5,110		5,069		4,942	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	2,451	1,818	81.23 %	398	1,981	2,005	446	147
5-Minute	2020	7,064	5,223	253.53 %	1,148	5,719	5,785	1,278	347
10-Minute	2020	28,430	21,249	1,150.41 %	5,258	22,145	20,934	7,496	2,077
3-Minute	2023	2,772	1,818	122.45 %	451	2,240	2,223	548	50
5-Minute	2023	7,985	5,223	381.89 %	1,298	6,464	6,419	1,566	118
10-Minute	2023	31,657	21,249	1,662.44 %	5,837	24,683	23,078	8,579	1,635



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# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1701-1799 Texas Parkway, Missouri City, TX 77489

CITY, STATE

Missouri City, TX

POPULATION

84,283

AVG. HHSIZE

3.06

MEDIAN HH INCOME

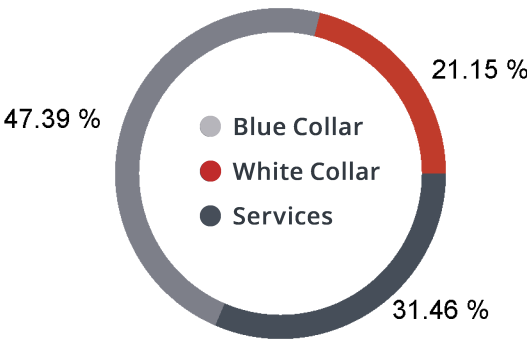
\$60,970

HOME OWNERSHIP

Renters: 7,489

Owners: 20,149

EMPLOYMENT



49.63 %

Employed

2.71 %

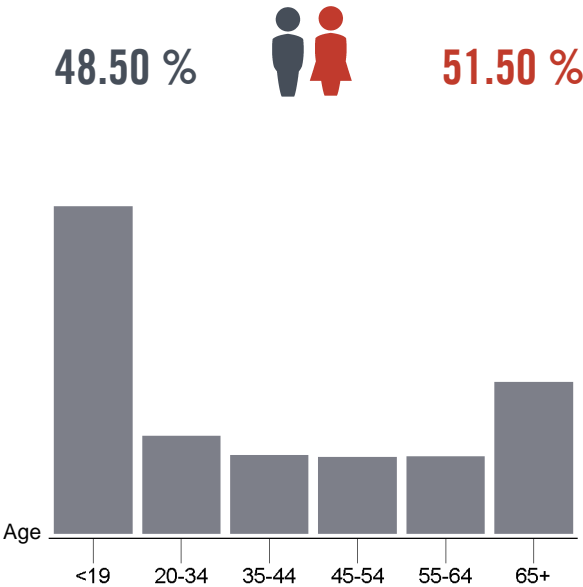
Unemployed

EDUCATION

High School Grad: 21.12 %  
Some College: 26.79 %  
Associates: 5.87 %  
Bachelors: 33.71 %

GENDER & AGE

48.50 % 51.50 %

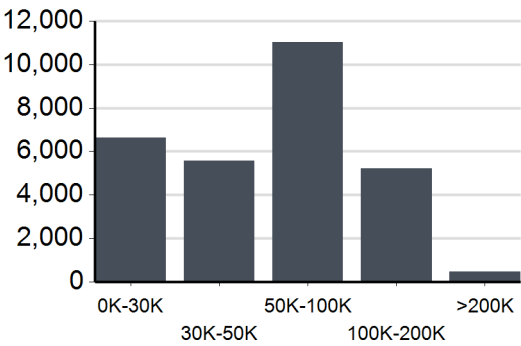


RACE & ETHNICITY

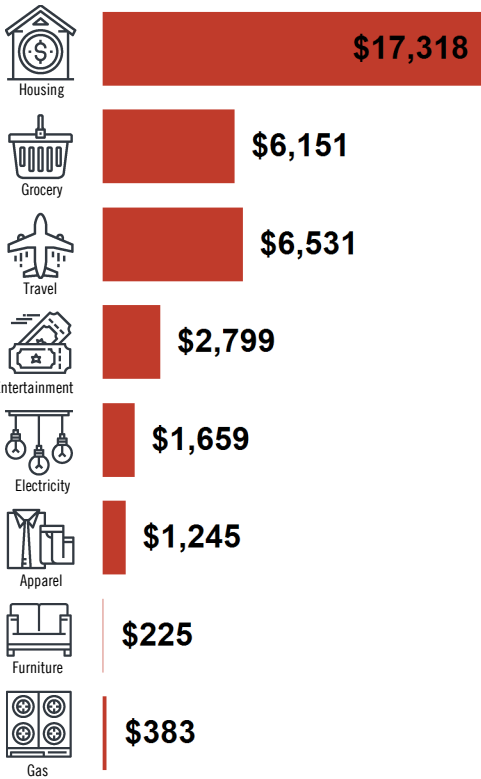
White: 12.30 %  
Asian: 2.40 %  
Native American: 0.08 %  
Pacific Islanders: 0.00 %  
African-American: 59.25 %  
Hispanic: 17.76 %  
Two or More Races: 8.21 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



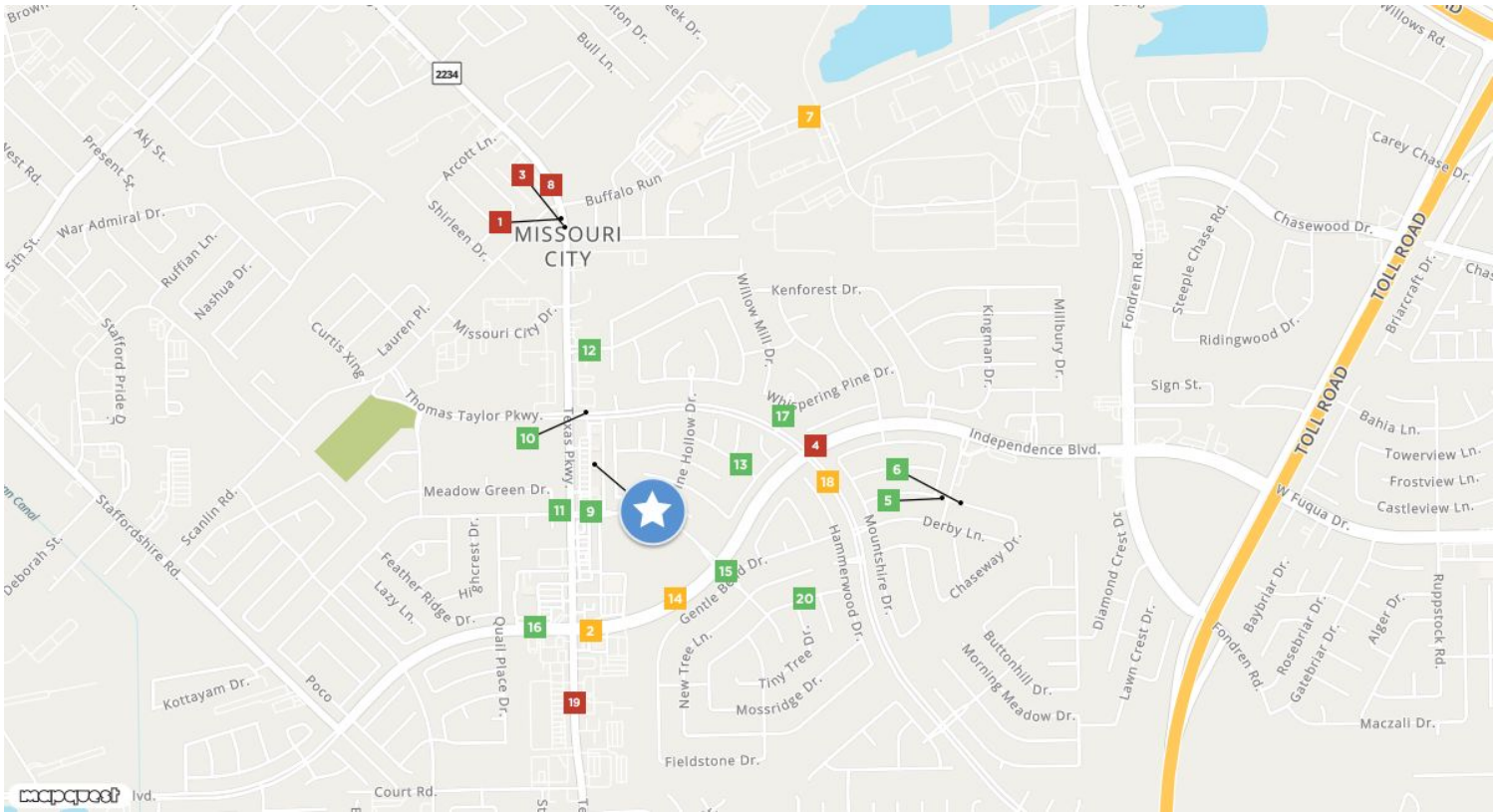
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## Traffic Counts



<b>Texas Parkway</b> <b>1</b> Buffalo Run Year: 2022 28,664 Year: 2021 29,853 Year: 2020 26,514	<b>Independence Boulevard</b> <b>2</b> Texas Pkwy Year: 2019 9,448	<b>Texas Pkwy</b> <b>3</b> Mimosa Rd Year: 2018 33,601 Year: 2011 26,000 Year: 2010 30,000	<b>Independence Blvd</b> <b>4</b> Lexington Blvd Year: 2014 12,422 Year: 2006 13,360 Year: 1996 15,680	<b>Foxglove Dr</b> <b>5</b> Foxborough Ln Year: 2014 540
<b>Foxglove Dr</b> <b>6</b> Huntington Dr Year: 2014 448	<b>Buffalo Run</b> <b>7</b> Willow Wisp Dr Year: 2014 8,300 Year: 2005 12,490	<b>Texas Pkwy</b> <b>8</b> Scanlin Rd Year: 2013 29,195 Year: 2002 26,000 Year: 1997 25,000	<b>Grand Park Dr</b> <b>9</b> Texas Pkwy Year: 2011 3,330 Year: 2006 2,542 Year: 2001 3,150	<b>Lexington Blvd</b> <b>10</b> Texas Pkwy Year: 2011 4,280 Year: 2006 10,180 Year: 2001 5,330
<b>Grand Park Dr</b> <b>11</b> Texas Pkwy Year: 2011 2,980 Year: 2001 3,740 Year: 1996 2,600	<b>Kenforest Dr</b> <b>12</b> Ashmore Dr Year: 2011 2,050 Year: 2001 2,340	<b>Blocker Ln</b> <b>13</b> Cliffdale Dr Year: 2011 310 Year: 2006 330	<b>Independence Blvd</b> <b>14</b> Grand PkDr Year: 2011 8,330 Year: 2008 10,210 Year: 2006 21,110	<b>Grand Park Dr</b> <b>15</b> Independence Blvd Year: 2011 3,870 Year: 2001 4,160 Year: 1996 3,930
<b>Independence Blvd</b> <b>16</b> Quail Pl Dr Year: 2011 4,040 Year: 2005 5,190 Year: 2001 4,190	<b>Whispering Pine Ct</b> <b>17</b> Lexington Blvd Year: 2011 640 Year: 2006 1,350	<b>Lexington Blvd</b> <b>18</b> Independence Blvd Year: 2011 5,490 Year: 2005 6,560 Year: 2001 6,850	<b>Texas Pkwy</b> <b>19</b> Independence Blvd Year: 2011 28,010 Year: 2001 26,180 Year: 1998 25,000	<b>Blue Diamond Dr</b> <b>20</b> Tiny Tree Dr Year: 2011 490 Year: 2006 1,140



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**MOODY'S**  
 ANALYTICS

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## EPA Facility Report

The following nearby properties are being monitored by the EPA as reported by ECHO (Enforcement and Compliance History Online). Facility inspection, enforcement, and compliance data are tracked under the following environmental laws:

- Clean Air Act
- Clean Water Act
- Resource Conservation and Recovery Act
- Safe Drinking Water Act

Use the Registry IDs below to reference details at:  
<https://www.epa.gov/enviro/frs-query-page>

<b>2000 STAR CLEANER</b> 1759 TEXAS PKWY MISSOURI CITY, TX 77489 Tracked since 3/12/2008 Registry ID #110033272303	<b>1</b>	<b>PRO CLEANERS</b> 1963 TEXAS PKWY STE A MISSOURI CITY, TX 77489 4/18/2008 #110034906403	<b>2</b>	<b>SPOTLESS CLEANERS 3</b> 1550 KENFOREST DR MISSOURI CITY, TX 77489 10/22/2007 #110031378051	<b>3</b>
<b>TOUCH OF CLASS CLEANERS</b> 2124 TEXAS PKWY MISSOURI CITY, TX 77489 Tracked since 4/18/2008 Registry ID #110034973143	<b>4</b>	<b>JIFFY LUBE 690</b> 2189 TEXAS PKWY MISSOURI CITY, TX 77489 11/26/2007 #110005125293	<b>5</b>	<b>CHIEF AUTO PARTS</b> 2193 TEXAS PKWY MISSOURI CITY, TX 77489 4/16/2008 #110034252859	<b>6</b>
<b>BOULEVARD CHEVRON</b> 2196 TEXAS PKWY MISSOURI CITY, TX 77489 Tracked since 3/12/2008 Registry ID #110033457934	<b>7</b>	<b>FAMILY DOLLAR #3333</b> 2190 TEXAS PKWY MISSOURI CITY, TX 77489 2/26/2015 #110063679782	<b>8</b>	<b>WAL-MART STORES INC</b> 1555 INDEPENDENCE BLVD MISSOURI CITY, TX 77489 11/26/2007 #110005098697	<b>9</b>
<b>CHEVRON USA INC</b> 9202 INDEPENDENCE BLVD MISSOURI CITY, TX 77489 Tracked since 11/26/2007 Registry ID #110008164592	<b>10</b>	<b>QUAIL VALLEY MARINE</b> 1522 TEXAS PARKWAY MISSOURI CITY, TX 77459 11/26/2007 #110017283633	<b>11</b>	<b>FORT BEND COUNTY MUD 26</b> 1812 FRESH MEADOW DR MISSOURI CITY, TX 77489 4/2/2008 #110033994774	<b>12</b>
<b>BLUE RIDGE WEST MUD MS4</b> WITHIN BLUE RIDGE WEST HOUSTON, TX 77046 Tracked since 5/26/2009 Registry ID #110038515988	<b>13</b>	<b>PARKWAY TRAILS SUBDIVISION</b> ON SCANLIN ROAD 0.5 MILES SOUTHWEST OF TEXAS DARTON MISSOURI CITY, TX 77459 1/22/2009 #110037869893	<b>14</b>	<b>BLUE RIDGE WEST MUD WWTP</b> 1.2 M SE OF INTERSE SETTEGAST RD AND FM 22244 HOUSTON, TX 00000 8/18/2015 #110064610023	<b>15</b>



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## 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

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036  
Doan Nguyen

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

IABS 1-0 Date

Phone: 7132705400 Fax: 7135838985

Independence Blvd

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