

# FOR LEASE - GRAND PARK CENTER

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



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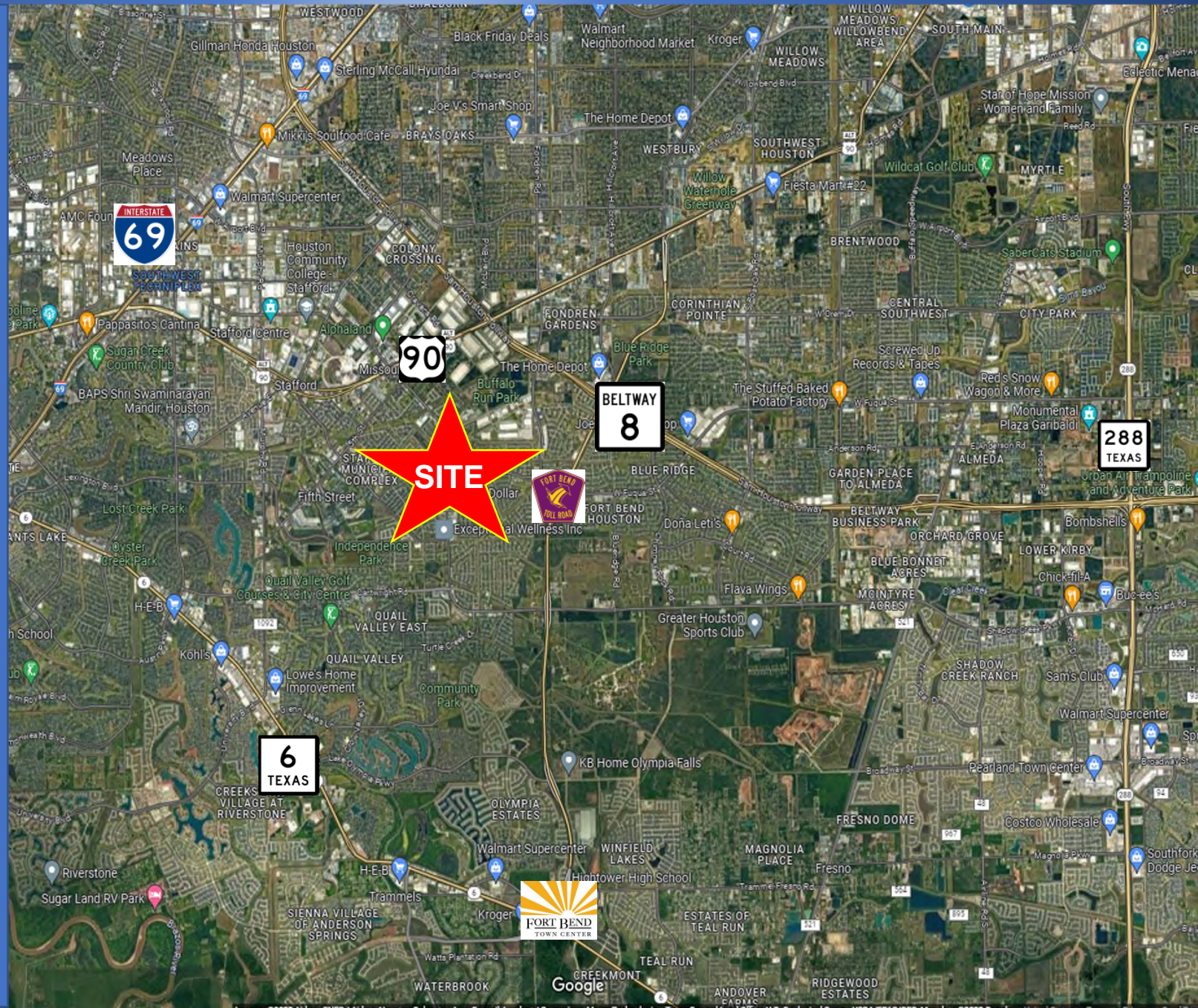
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# FOR LEASE - Grand Park Center

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

- **PRICE:** \$1.50 + NNN
- **AVAIL:** 4 Spaces, End Cap & Inline (1,500 - 4,250 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)
- Surrounded by thousands of Rooftops
- 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



Texas Parkway





# FOR LEASE - Grand Park Center

1701-1799 TEXAS PKWY, MISSOURI CITY, TX 77489



UNITY  
National Bank

Lexington Blvd

Grand Park Dr

Texas Parkway

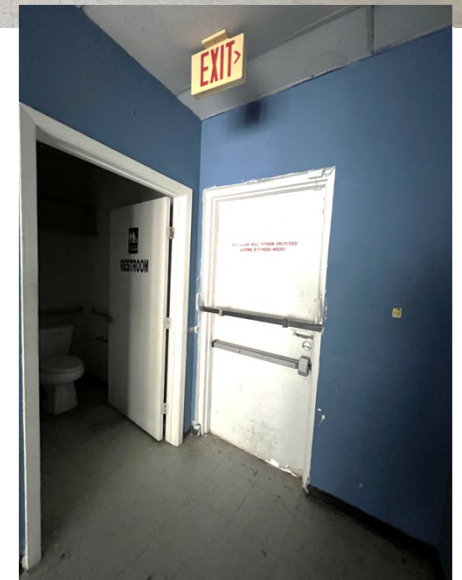


# FOR LEASE - Grand Park Center

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



1900 SF



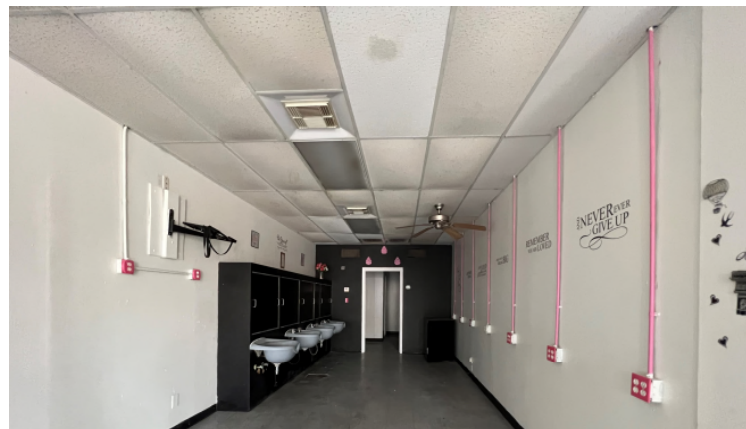
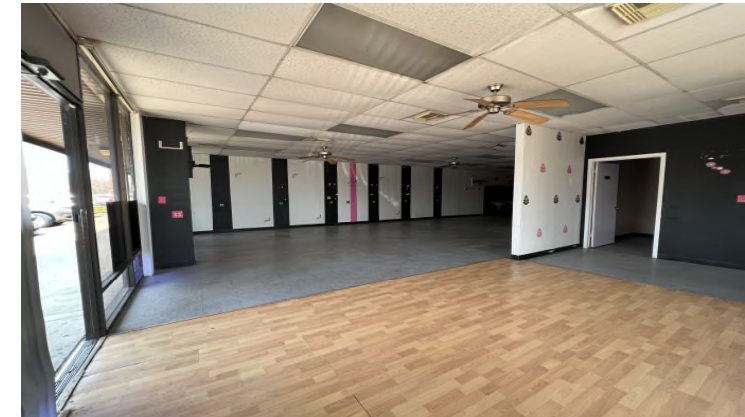


# FOR LEASE - Grand Park Center

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



1650 SF, Former Hair Salon,  
End Cap





# FOR LEASE - Grand Park Center

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



1500 SF



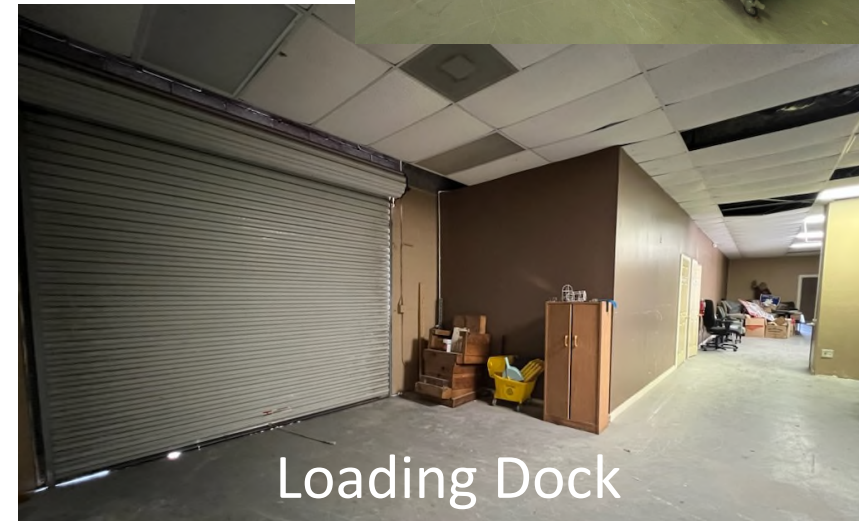


# FOR LEASE - Grand Park Center

1701-1799 TEXAS PKWY, MISSOURI CITY, TX 77489



4250 SF, Former  
Barber Shop &  
School, 2 Entrances



Loading Dock





## Executive Summary

1701 Texas Pkwy, Missouri City, Texas, 77489  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 29.60168  
Longitude: -95.52598

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Population</b>			
2010 Population	27,420	123,861	328,690
2020 Population	29,021	128,119	381,233
2023 Population	29,602	131,888	392,912
2028 Population	30,583	136,861	407,042
2010-2020 Annual Rate	0.57%	0.34%	1.49%
2020-2023 Annual Rate	0.61%	0.90%	0.93%
2023-2028 Annual Rate	0.65%	0.74%	0.71%
2023 Male Population	47.3%	48.4%	49.3%
2023 Female Population	52.7%	51.6%	50.7%
2023 Median Age	37.3	35.8	34.6

In the identified area, the current year population is 392,912. In 2020, the Census count in the area was 381,233. The rate of change since 2020 was 0.93% annually. The five-year projection for the population in the area is 407,042 representing a change of 0.71% annually from 2023 to 2028. Currently, the population is 49.3% male and 50.7% female.

### Median Age

The median age in this area is 34.6, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	10.2%	18.1%	23.6%
2023 Black Alone	62.0%	37.4%	26.5%
2023 American Indian/Alaska Native Alone	0.8%	1.2%	1.1%
2023 Asian Alone	4.0%	11.8%	16.8%
2023 Pacific Islander Alone	0.1%	0.0%	0.1%
2023 Other Race	13.1%	18.1%	19.0%
2023 Two or More Races	10.0%	13.4%	12.9%
2023 Hispanic Origin (Any Race)	26.3%	36.5%	36.6%

Persons of Hispanic origin represent 36.6% of the population in the identified area compared to 19.4% 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 88.9 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	66	72	92
2010 Households	8,927	40,933	115,941
2020 Households	9,577	43,904	136,434
2023 Households	9,849	45,692	141,416
2028 Households	10,266	47,975	147,375
2010-2020 Annual Rate	0.71%	0.70%	1.64%
2020-2023 Annual Rate	0.87%	1.24%	1.11%
2023-2028 Annual Rate	0.83%	0.98%	0.83%
2023 Average Household Size	3.00	2.88	2.77

The household count in this area has changed from 136,434 in 2020 to 141,416 in the current year, a change of 1.11% annually. The five-year projection of households is 147,375, a change of 0.83% annually from the current year total. Average household size is currently 2.77, compared to 2.78 in the year 2020. The number of families in the current year is 96,496 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.





## Executive Summary

1701 Texas Pkwy, Missouri City, Texas, 77489  
Drive time bands: 0-5, 5-10, 10-15 minute radii

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Latitude: 29.60168  
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	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	15.8%	22.8%	27.7%
<b>Median Household Income</b>			
2023 Median Household Income	\$66,841	\$60,254	\$62,272
2028 Median Household Income	\$73,962	\$67,418	\$70,048
2023-2028 Annual Rate	2.05%	2.27%	2.38%
<b>Average Household Income</b>			
2023 Average Household Income	\$86,651	\$84,892	\$98,390
2028 Average Household Income	\$95,827	\$95,056	\$110,059
2023-2028 Annual Rate	2.03%	2.29%	2.27%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$28,766	\$29,563	\$35,431
2028 Per Capita Income	\$32,092	\$33,502	\$39,881
2023-2028 Annual Rate	2.21%	2.53%	2.39%
<b>GINI Index</b>			
2023 Gini Index	34.2	41.3	43.9

### Households by Income

Current median household income is \$62,272 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$70,048 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$98,390 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$110,059 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$35,431 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$39,881 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	136	95	80
2010 Total Housing Units	9,347	44,786	128,614
2010 Owner Occupied Housing Units	7,164	26,388	61,317
2010 Renter Occupied Housing Units	1,764	14,547	54,616
2010 Vacant Housing Units	420	3,853	12,673
2020 Total Housing Units	9,975	47,108	148,248
2020 Vacant Housing Units	398	3,204	11,814
2023 Total Housing Units	10,200	48,913	153,461
2023 Owner Occupied Housing Units	7,603	27,409	73,648
2023 Renter Occupied Housing Units	2,246	18,283	67,768
2023 Vacant Housing Units	351	3,221	12,045
2028 Total Housing Units	10,547	51,101	159,257
2028 Owner Occupied Housing Units	7,976	28,727	77,650
2028 Renter Occupied Housing Units	2,290	19,248	69,724
2028 Vacant Housing Units	281	3,126	11,882
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	45.6	42.0	42.4

Currently, 48.0% of the 153,461 housing units in the area are owner occupied; 44.2%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 148,248 housing units in the area and 8.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.07%. Median home value in the area is \$287,411, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.36% annually to \$322,962.

**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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

September 01, 2023



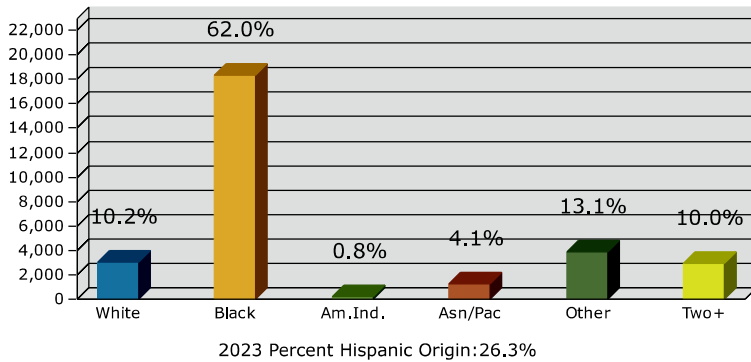


## Graphic Profile

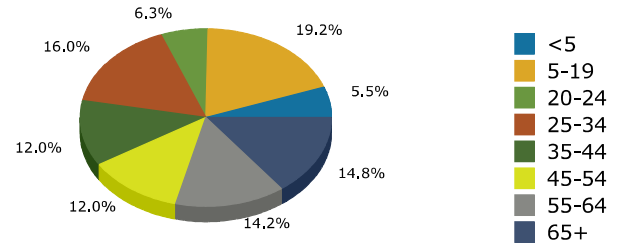
1701 Texas Pkwy, Missouri City, Texas, 77489  
Drive time band: 0 - 5 minute radius

Prepared by Esri  
Latitude: 29.60168  
Longitude: -95.52598

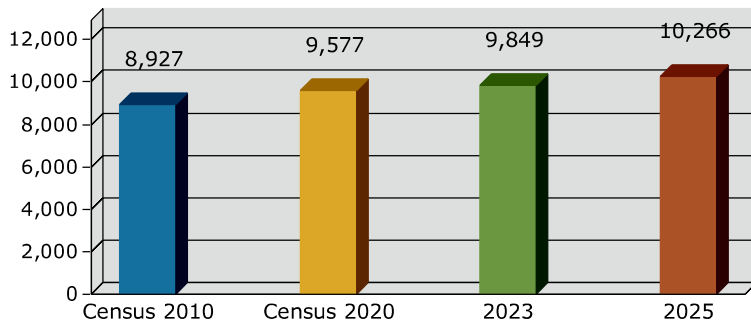
2023 Population by Race



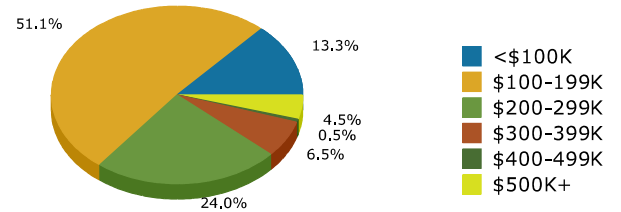
2023 Population by Age



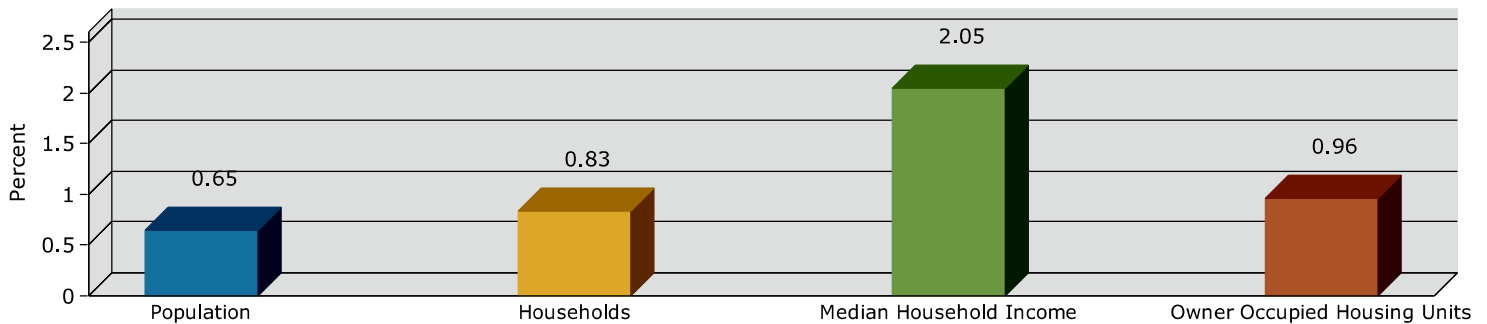
Households



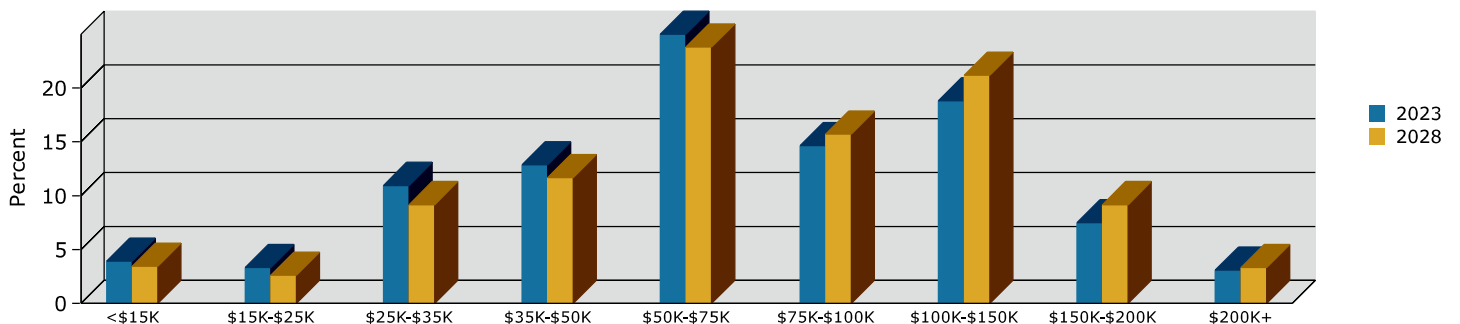
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 01, 2023



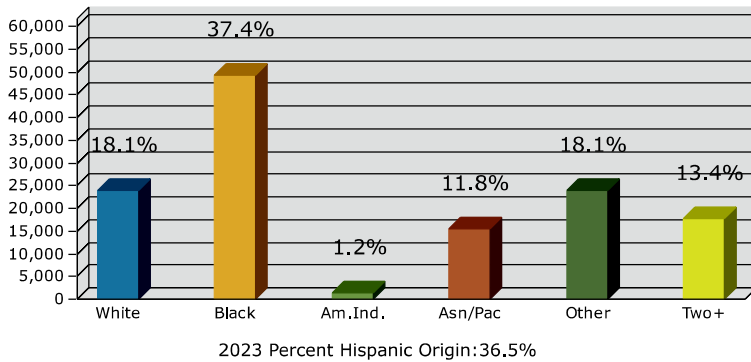


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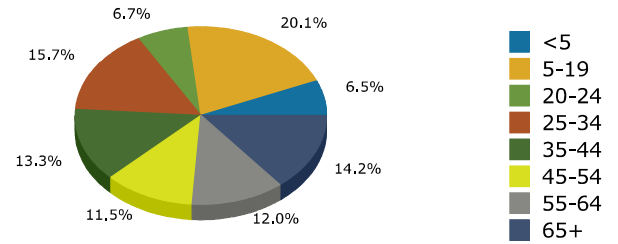
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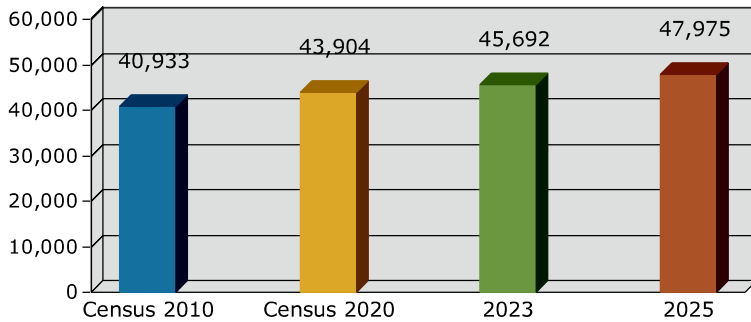
2023 Population by Race



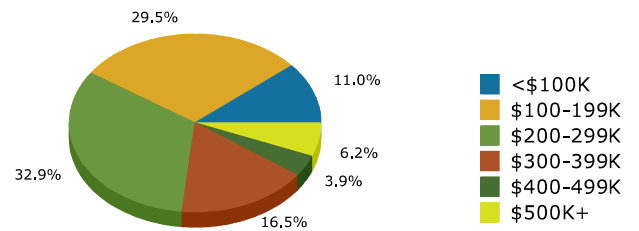
2023 Population by Age



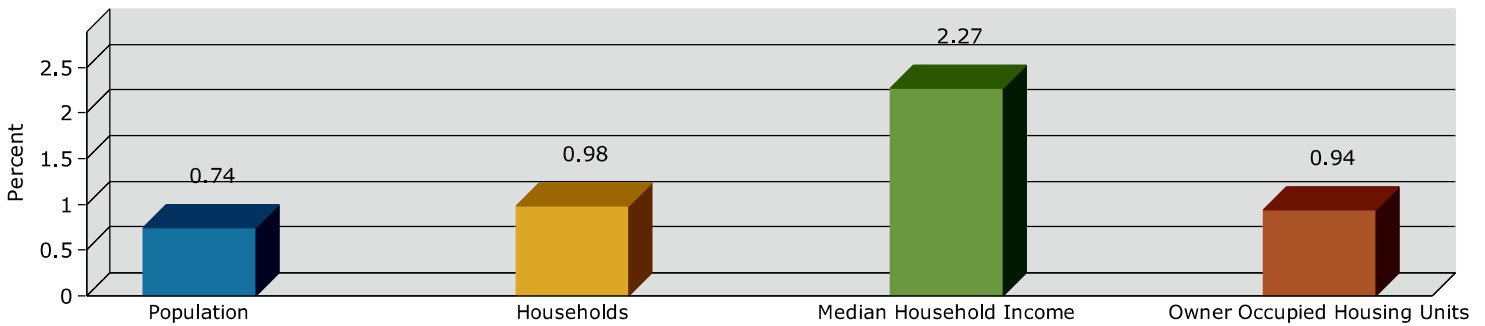
Households



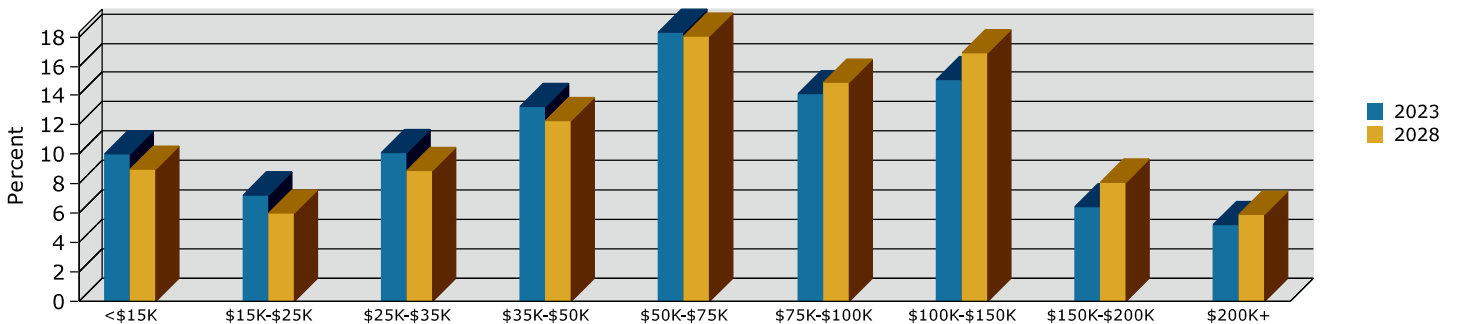
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



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September 01, 2023



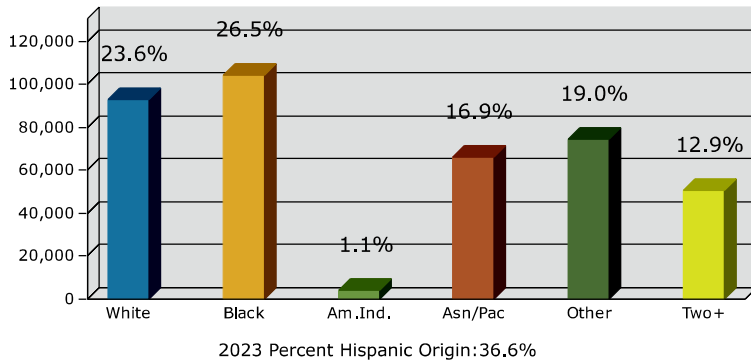


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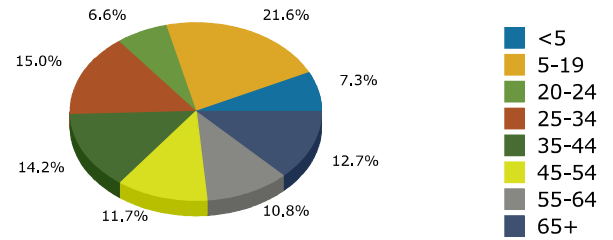
1701 Texas Pkwy, Missouri City, Texas, 77489  
Drive time band: 10 - 15 minute radius

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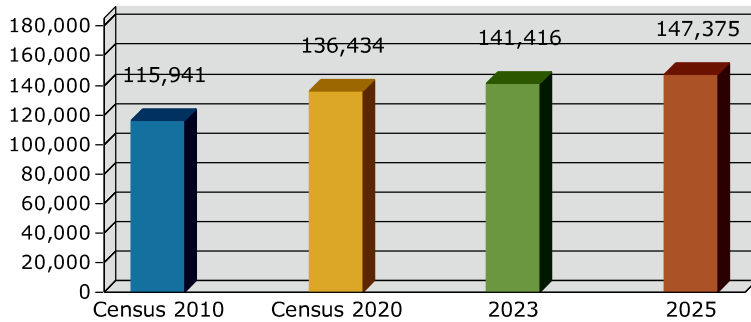
2023 Population by Race



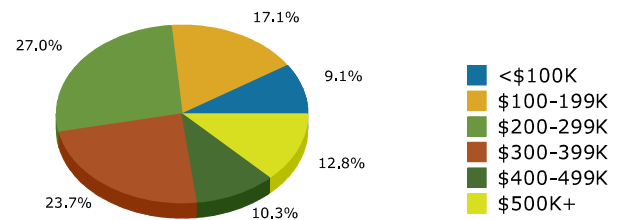
2023 Population by Age



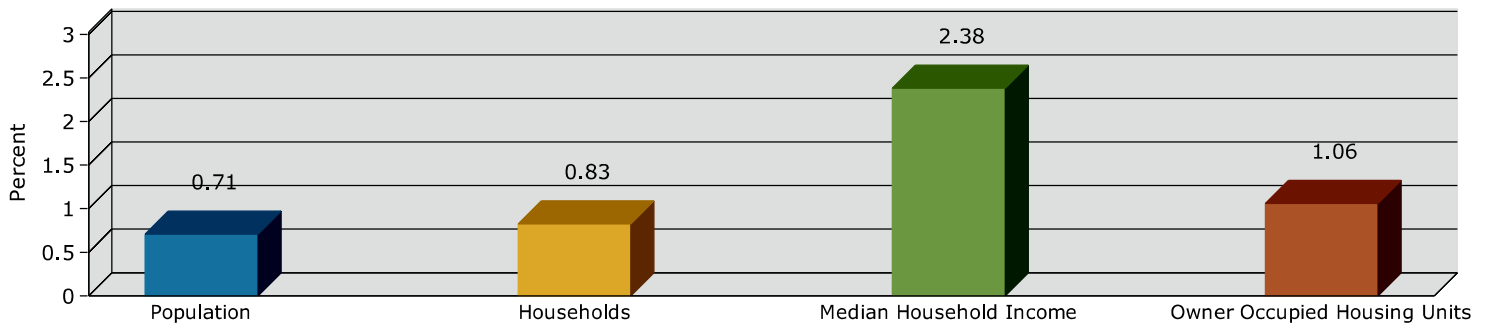
Households



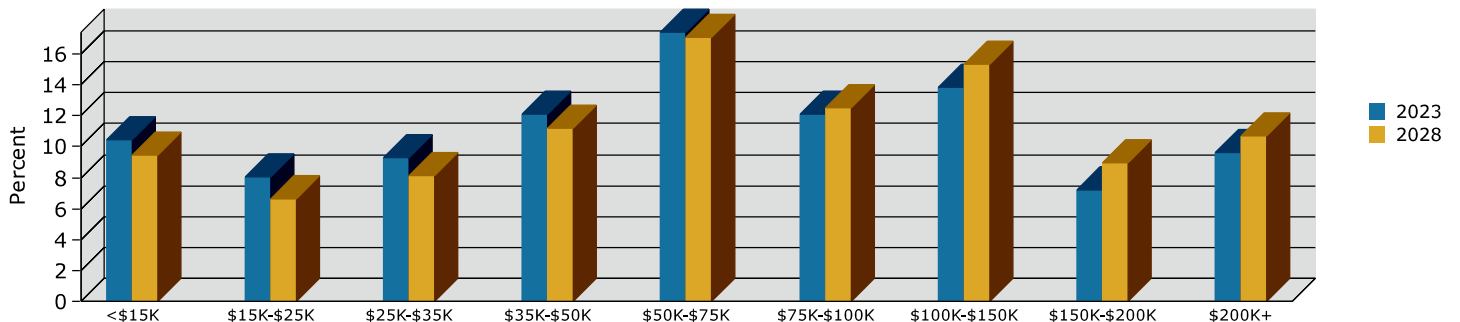
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

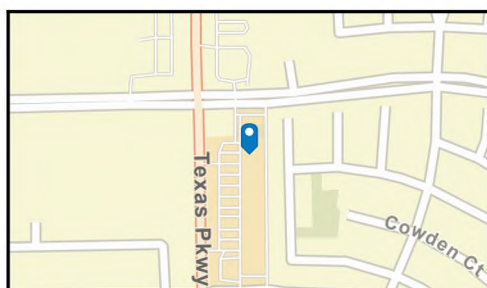
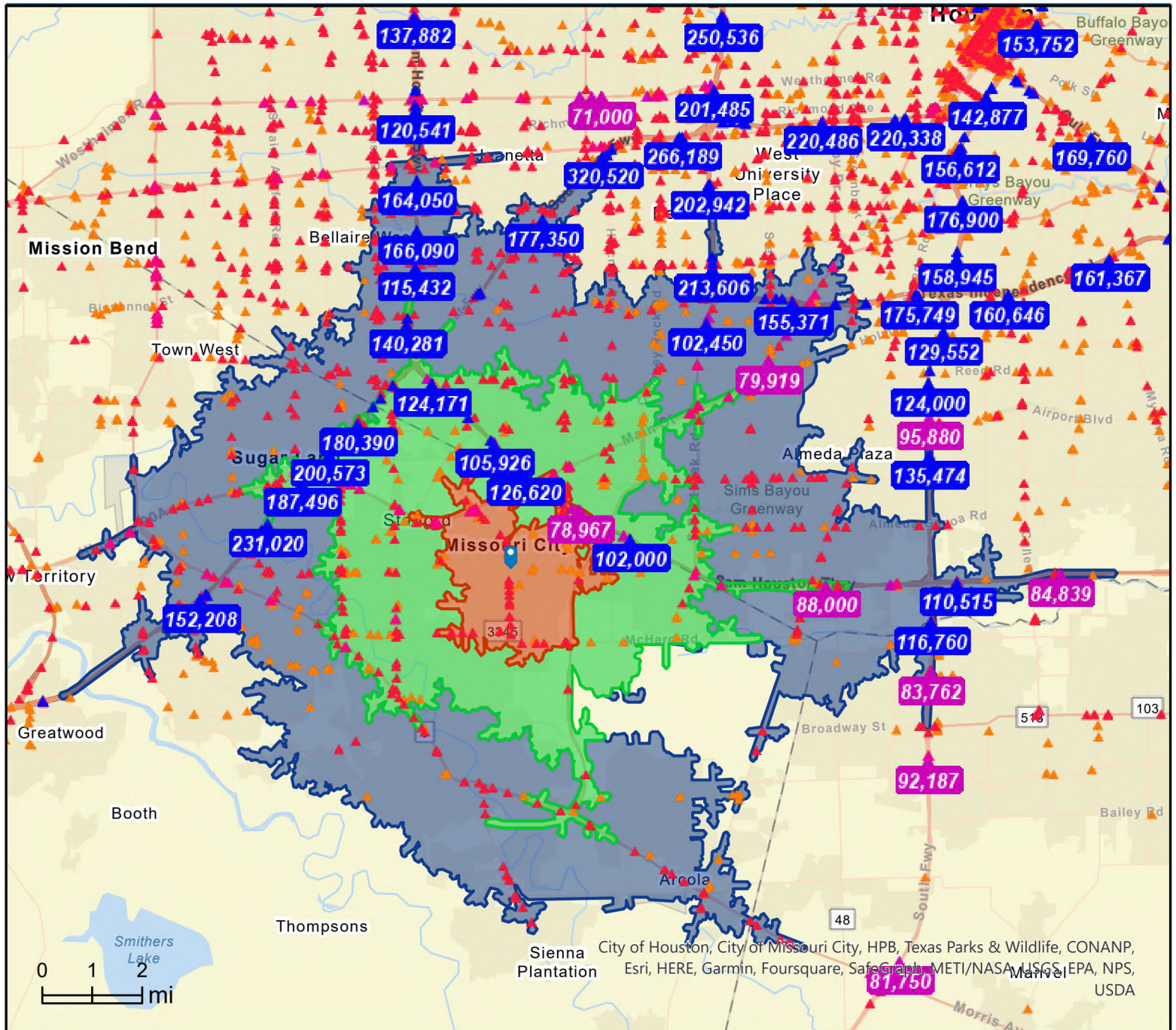
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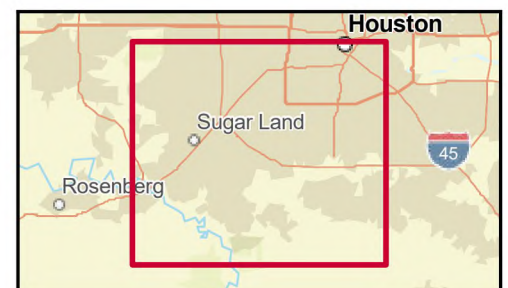
# Traffic Count Map

1701 Texas Pkwy, Missouri City, Texas, 77489  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
 Latitude: 29.60168  
 Longitude: -95.52598



- 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: ©2023 Kalibrate Technologies (Q2 2023).

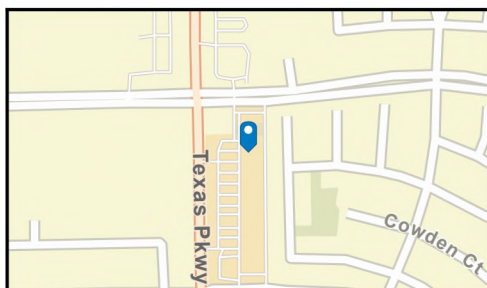
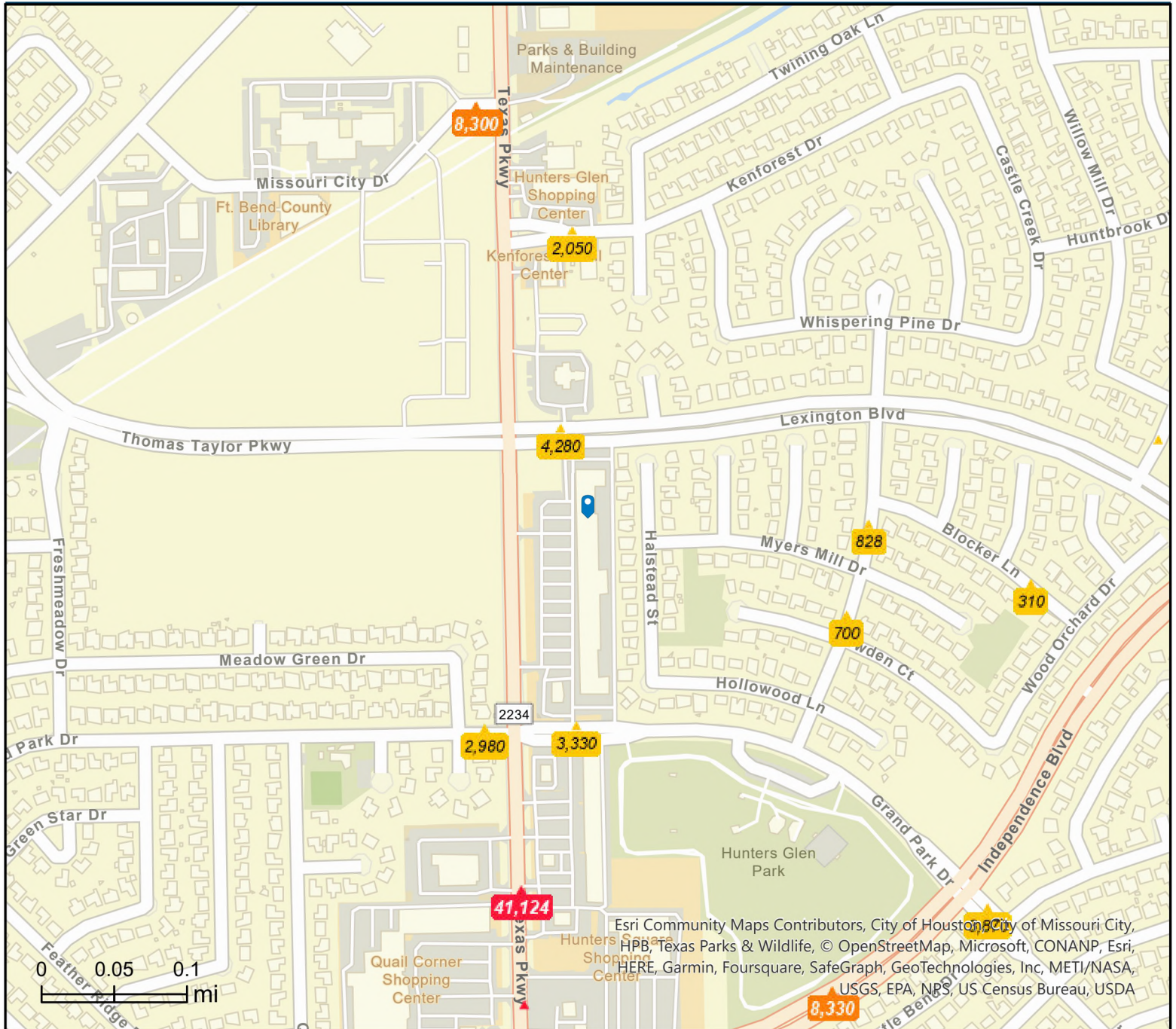
September 01, 2023



# Traffic Count Map - Close Up

1701 Texas Pkwy, Missouri City, Texas, 77489  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
 Latitude: 29.60168  
 Longitude: -95.52598



- 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: ©2023 Kalibrate Technologies (Q2 2023).

September 01, 2023





## Traffic Count Profile

1701 Texas Pkwy, Missouri City, Texas, 77489  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.06	Lexington Blvd	Texas Pkwy (0.03 miles W)	2011	4,280
0.14	Grand Park Dr	Texas Pkwy (0.04 miles W)	2011	3,330
0.16	Grand Park Dr	Texas Pkwy (0.02 miles E)	2011	2,980
0.19	Pine Hollow Dr	Cowden Ct (0.02 miles S)	2008	700
0.19	Pine Hollow Dr	Blocker Ln (0.02 miles N)	2009	828
0.20	Kenforest Dr	Ashmore Dr (0.05 miles E)	2011	2,050
0.26	Texas Pkwy	Grand PkDr (0.11 miles N)	2004	41,124
0.29	Missouri City Dr	(0.0 miles )	2005	8,300
0.31	Blocker Ln	Cliffdale Dr (0.03 miles NW)	2011	310
0.34	Texas Pkwy	Independence Blvd (0.05 miles S)	2005	19,130
0.37	Independence Blvd	Grand PkDr (0.11 miles NE)	2011	8,330
0.38	Grand Park Dr	Independence Blvd (0.01 miles NW)	2011	3,870
0.39	Independence Boulevard	Texas Pkwy (0.04 miles W)	2019	9,448
0.39	Whispering Pine Ct	Lexington Blvd (0.03 miles SW)	2011	640
0.40	Independence Blvd	Quail Pl Dr (0.07 miles W)	2011	4,040
0.41	Lexington Blvd	Independence Blvd (0.03 miles SE)	2005	4,110
0.41	Independence Blvd	Lexington Blvd (0.03 miles NE)	2006	9,616
0.44	Texas Pkwy	Independence Blvd (0.05 miles N)	2005	23,930
0.45	Texas Pkwy	Mimosa Rd (0.02 miles S)	2018	33,601
0.46	Independence Blvd	Lexington Blvd (0.02 miles SW)	2014	12,422
0.47	Texas Parkway	Green Quail Dr (0.04 miles E)	2021	29,853
0.47	Texas Parkway	Buffalo Run (0.02 miles N)	2020	26,514
0.47	Scanlin Rd	Texas Pkwy (0.07 miles NE)	2011	2,980
0.49	Lexington Blvd	Independence Blvd (0.07 miles NW)	2011	5,490
0.53	Grand Park Dr	Lazy Ln (0.02 miles SW)	2006	1,799
0.54	Texas Pkwy	Independence Blvd (0.15 miles N)	2011	28,010
0.54	Texas Pkwy	Scanlin Rd (0.02 miles SE)	2013	29,195
0.54	Blue Diamond Dr	Tiny Tree Dr (0.02 miles W)	2011	490
0.61	Columbia Blue Dr	Independence Blvd (0.05 miles SE)	2011	1,610
0.64	Columbia Blue Dr	Wildwood Ridge Dr (0.02 miles NW)	2006	2,356

**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 2023 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:** ©2023 Kalibrate Technologies (Q2 2023).



1799 TEXAS PKWY MISSOURI CITY, TX 77489-2183

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

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

