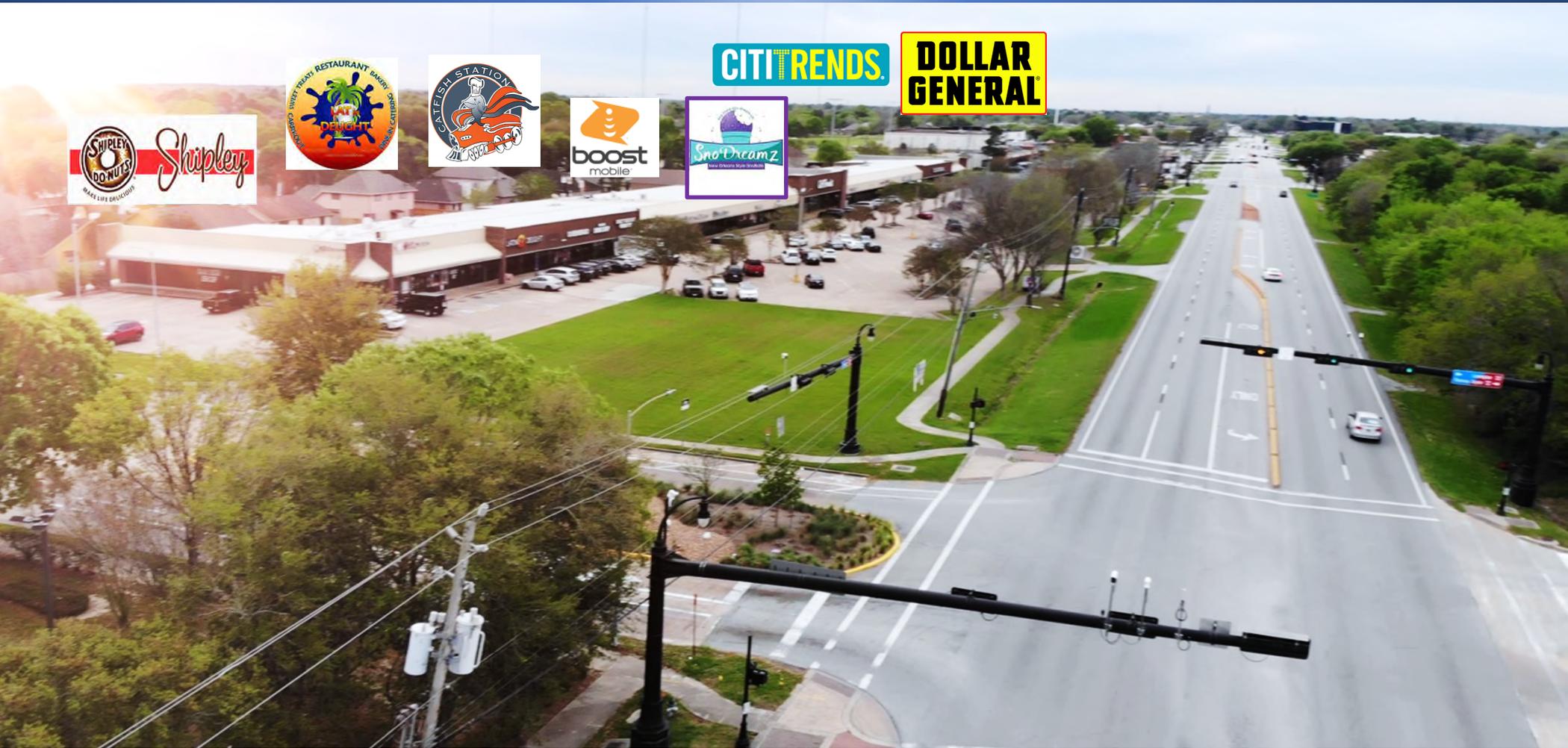


FOR LEASE - GRAND PARK CENTER

1701-1799 Texas Pkwy, Missouri City, Tx 77489



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.dncommercial.net

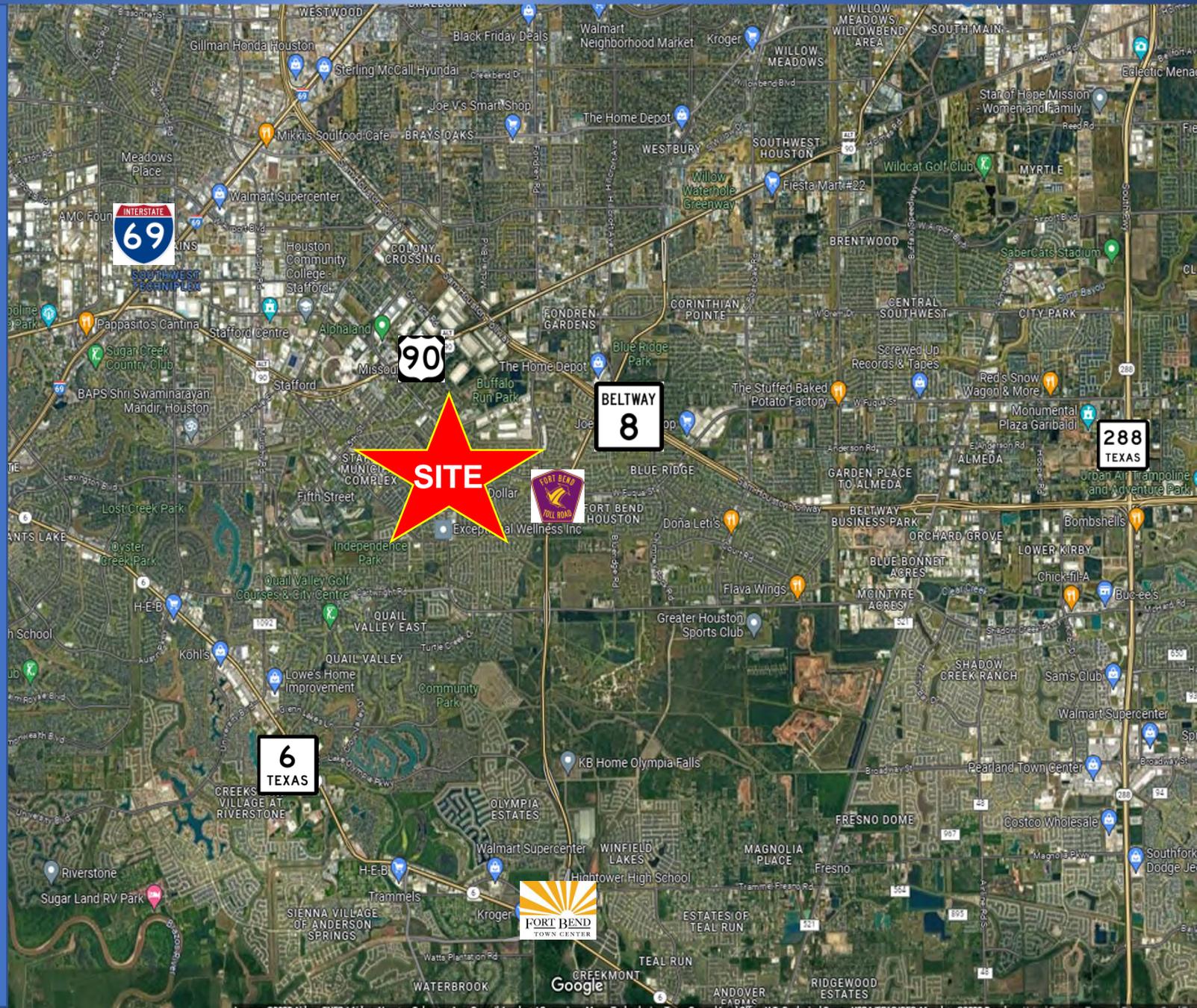


The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

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

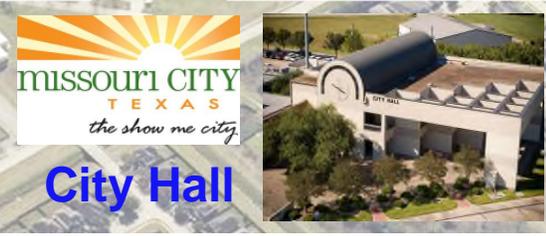


FOR LEASE - Grand Park Center

1701-1799 TEXAS PKWY, MISSOURI CITY, TX 77489

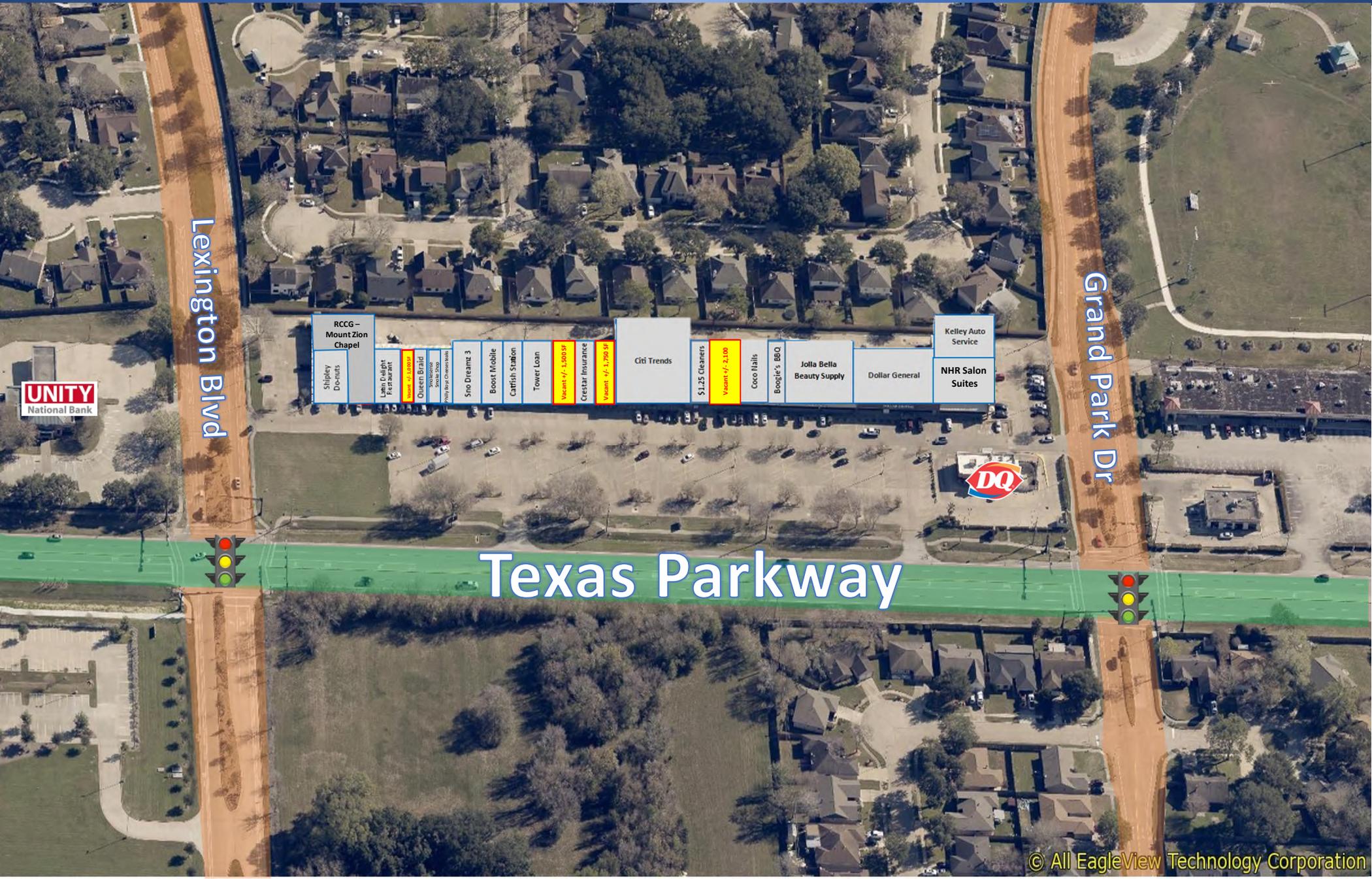


Hunter's Glen
Park



FOR LEASE - Grand Park Center

1701-1799 TEXAS PKWY, MISSOURI CITY, TX 77489



UNITY
National Bank

Lexington Blvd

Grand Park Dr

Texas Parkway

- | | | | | | | | | | | | | | | | | | | | |
|----------------|--------------------------|--------------------------|-------------|--------------|--------------|-----------------|------------|-------------------|-------------------|-------------------|-------------|-----------------|----------------|------------|--------------|---------------------------|----------------|------------------|---------------------|
| Shipley Donuts | RCCG - Mount Zion Chapel | Lain D'Alight Restaurant | Queen Braid | Sno Dreams 3 | Boost Mobile | Carfish Station | Tower Loan | Vacant - 1,500 SF | Crestar Insurance | Vacant - 1,750 SF | Citi Trends | \$1.25 Cleaners | Vacant - 2,100 | Coco Halls | Boogie's BBO | Jolla Bella Beauty Supply | Dollar General | NHR Salon Suites | Kelley Auto Service |
|----------------|--------------------------|--------------------------|-------------|--------------|--------------|-----------------|------------|-------------------|-------------------|-------------------|-------------|-----------------|----------------|------------|--------------|---------------------------|----------------|------------------|---------------------|

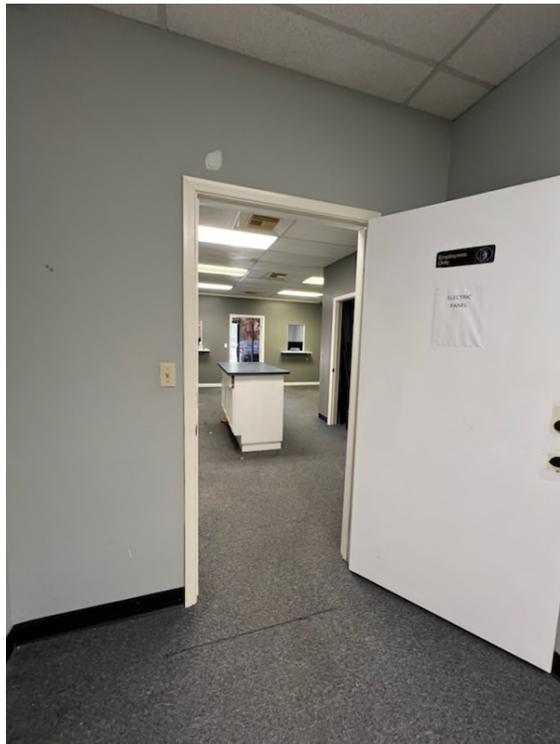


FOR LEASE - Grand Park Center

1701-1799 TEXAS PKWY, MISSOURI CITY, TX 77489



+/- 1,000 SF

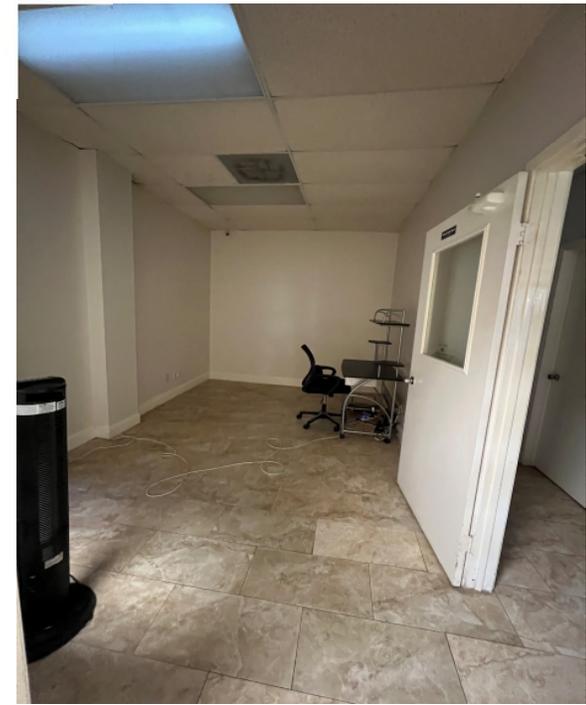


FOR LEASE - Grand Park Center

1701-1799 TEXAS PKWY, MISSOURI CITY, TX 77489



+/- 1,750

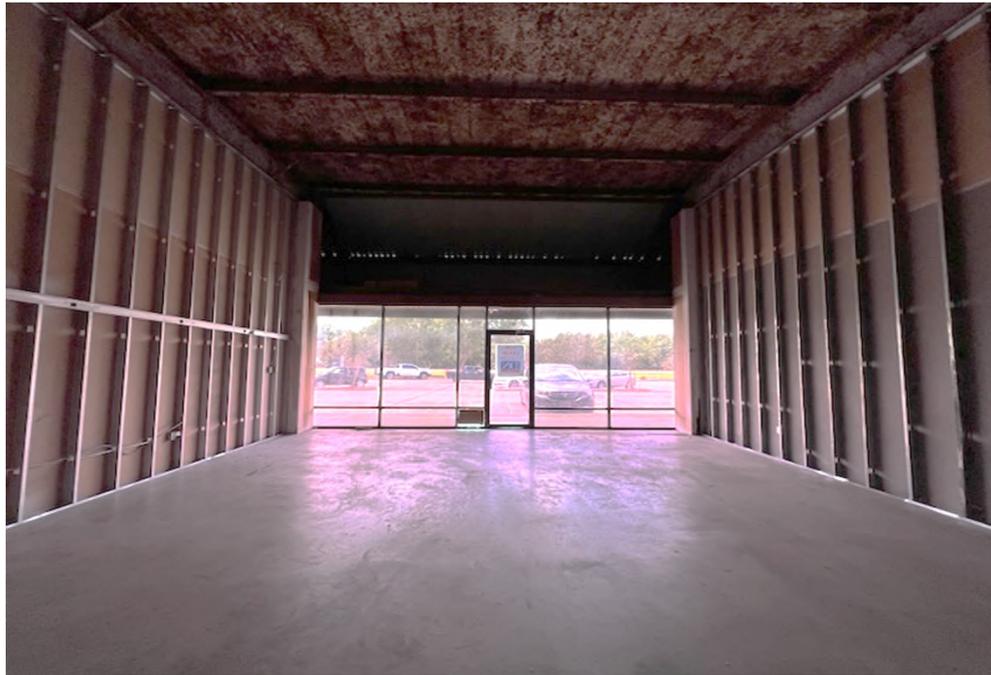


FOR LEASE - Grand Park Center

1701-1799 TEXAS PKWY, MISSOURI CITY, TX 77489



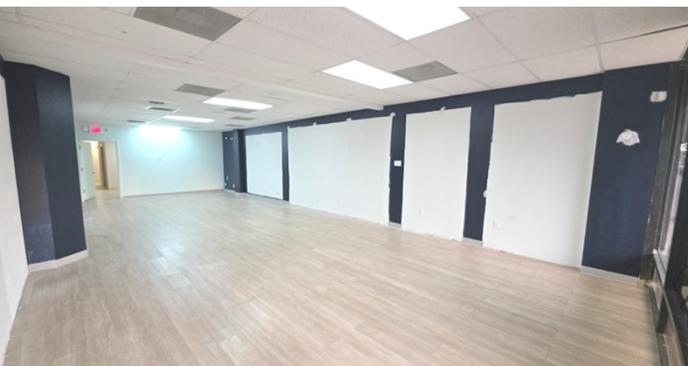
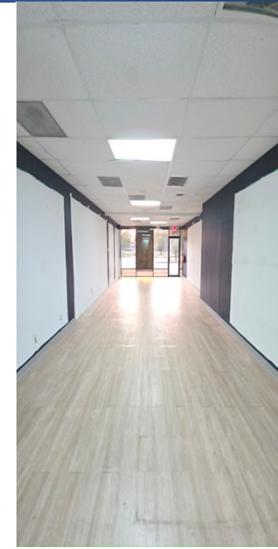
+/- 1,500 SF



FOR LEASE - Grand Park Center

1701-1799 TEXAS PKWY, MISSOURI CITY, TX 77489

+/- 2,100 SF



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

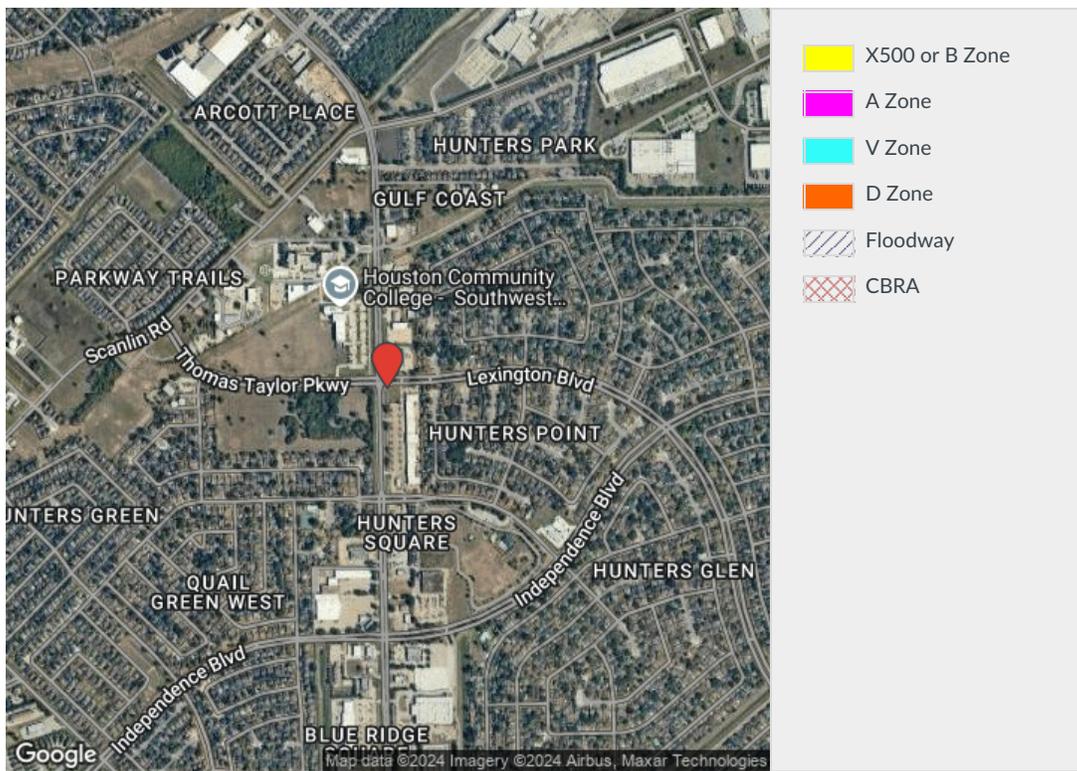
1701 TEXAS PKWY MISSOURI CITY, TX 77489-2171

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

Executive Summary

1701 Texas Pkwy, Missouri City, Texas, 77489 2

1701 Texas Pkwy, Missouri City, Texas, 77489

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



Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	13,086	74,847	179,910
2020 Population	13,782	76,547	198,409
2025 Population	13,749	80,133	202,426
2030 Population	14,656	85,921	211,493
2010-2020 Annual Rate	0.52%	0.22%	0.98%
2020-2025 Annual Rate	-0.05%	0.88%	0.38%
2025-2030 Annual Rate	1.29%	1.40%	0.88%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	39.6	39.0	37.0
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	8.6%	15.5%	19.9%
Black Alone	63.5%	46.8%	30.5%
American Indian Alone	0.8%	1.0%	1.2%
Asian Alone	4.7%	9.5%	16.4%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	12.4%	15.1%	18.7%
Two or More Races	9.9%	12.1%	13.3%
Hispanic Origin	25.8%	31.4%	36.8%
Diversity Index	72.9	83.5	88.6

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	4,117	25,096	61,462
2020 Total Households	4,439	26,335	69,392
2025 Total Households	4,546	28,491	72,723
2030 Total Households	4,924	31,083	77,354
2010-2020 Annual Rate	0.76%	0.48%	1.22%
2020-2025 Annual Rate	0.45%	1.51%	0.90%
2025-2030 Annual Rate	1.61%	1.76%	1.24%
2025 Average Household Size	3.02	2.80	2.78
Wealth Index	80	74	89

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	17.9%	21.5%	26.5%
Median Household Income			
2025 Median Household Income	\$79,208	\$72,996	\$75,444
2030 Median Household Income	\$90,335	\$80,347	\$82,596
2025-2030 Annual Rate	2.66%	1.94%	1.83%
Average Household Income			
2025 Average Household Income	\$98,241	\$93,944	\$104,023
2030 Average Household Income	\$107,631	\$103,148	\$114,303
Per Capita Income			
2025 Per Capita Income	\$32,821	\$33,471	\$37,104
2030 Per Capita Income	\$36,516	\$37,423	\$41,483
2025-2030 Annual Rate	2.16%	2.26%	2.26%
Income Equality			
2025 Gini Index	37.5	42.5	46.5
Socioeconomic Status			
2025 Socioeconomic Status Index	48.2	45.1	42.7
Housing Unit Summary			
Housing Affordability Index	108	91	75
2010 Total Housing Units	4,296	26,865	67,719
2010 Owner Occupied Hus (%)	82.2%	70.1%	59.6%
2010 Renter Occupied Hus (%)	17.8%	29.9%	40.4%
2010 Vacant Housing Units (%)	4.2%	6.6%	9.2%
2020 Housing Units	4,619	27,828	74,650
2020 Owner Occupied HUs (%)	77.4%	65.6%	55.9%
2020 Renter Occupied HUs (%)	22.6%	34.4%	44.1%
Vacant Housing Units	4.1%	5.3%	7.1%
2025 Housing Units	4,684	29,933	77,731
Owner Occupied Housing Units	77.7%	65.4%	57.2%
Renter Occupied Housing Units	22.3%	34.6%	42.8%
Vacant Housing Units	3.0%	4.8%	6.4%
2030 Total Housing Units	5,119	32,844	83,002
2030 Owner Occupied Housing Units	3,879	20,709	45,268
2030 Renter Occupied Housing Units	1,045	10,374	32,086
2030 Vacant Housing Units	195	1,761	5,648

Graphic Profile

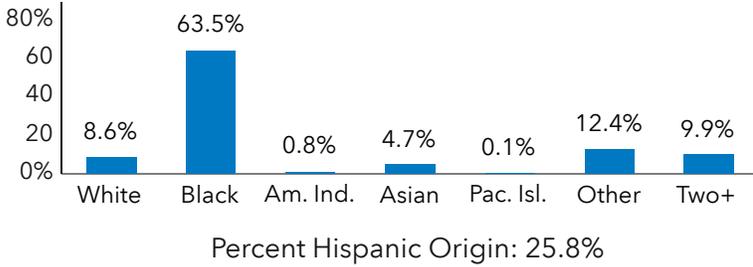
1701 Texas Pkwy, Missouri City, Texas, 77489 2

1701 Texas Pkwy, Missouri City, Texas, 77489

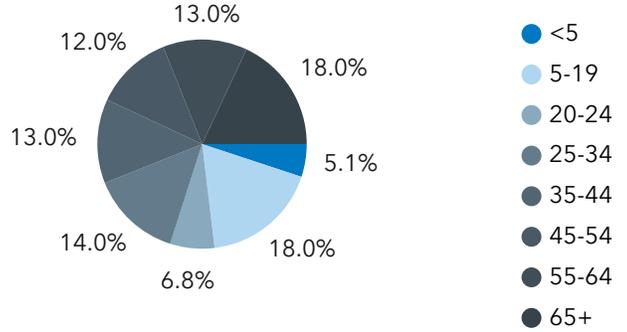
Ring band: 0 - 1 mile radius



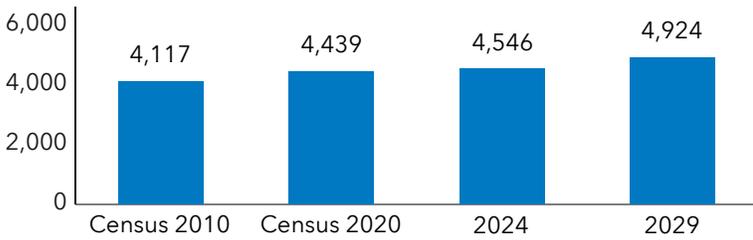
Population by Race



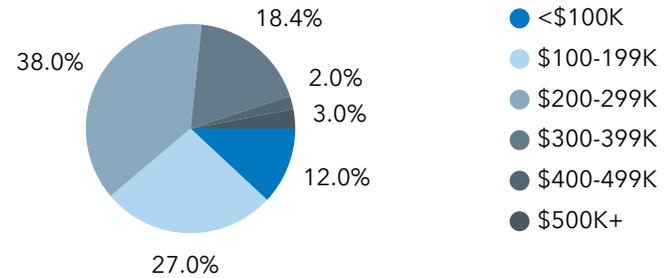
Population by Age



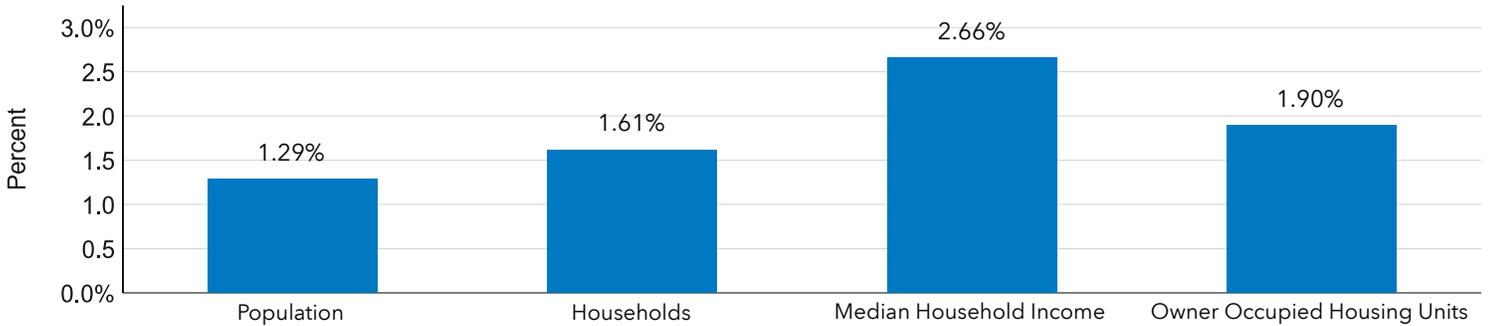
Households



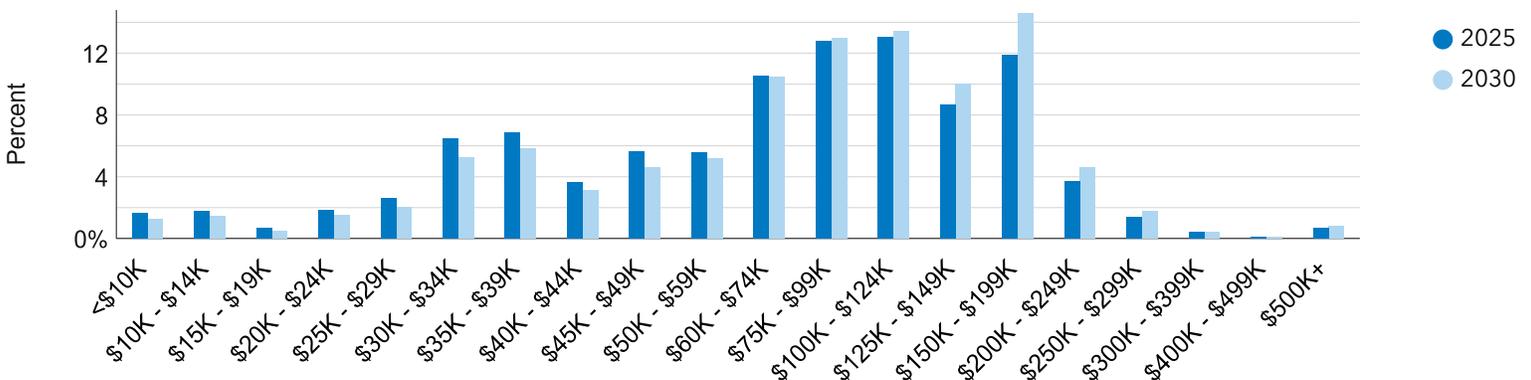
Home Value



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

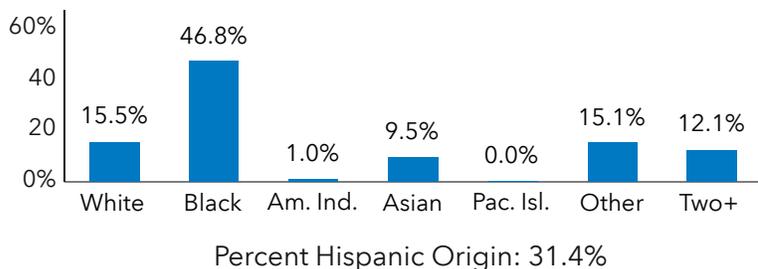
1701 Texas Pkwy, Missouri City, Texas, 77489 2

1701 Texas Pkwy, Missouri City, Texas, 77489

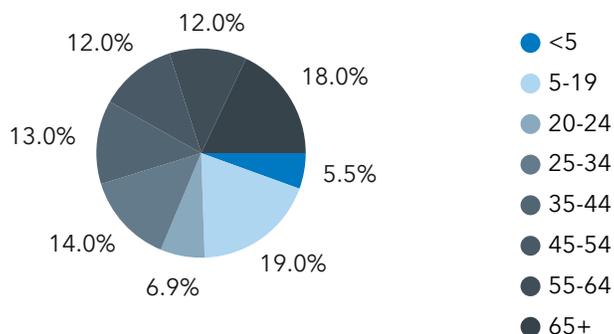
Ring band: 1 - 3 mile radius



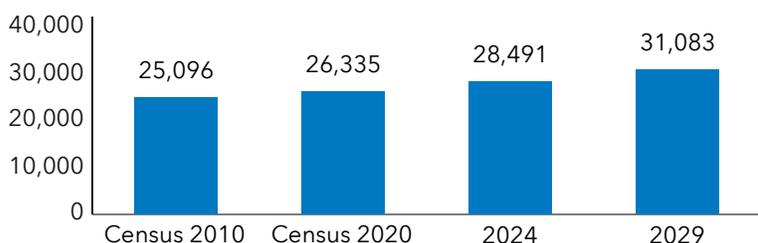
Population by Race



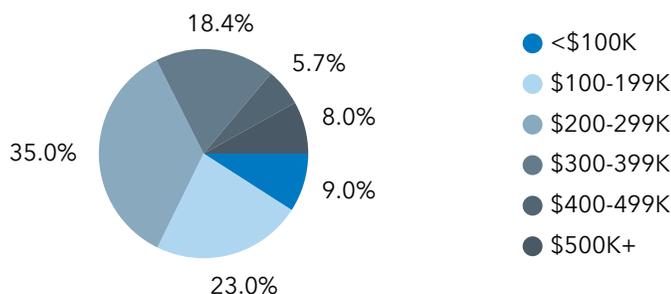
Population by Age



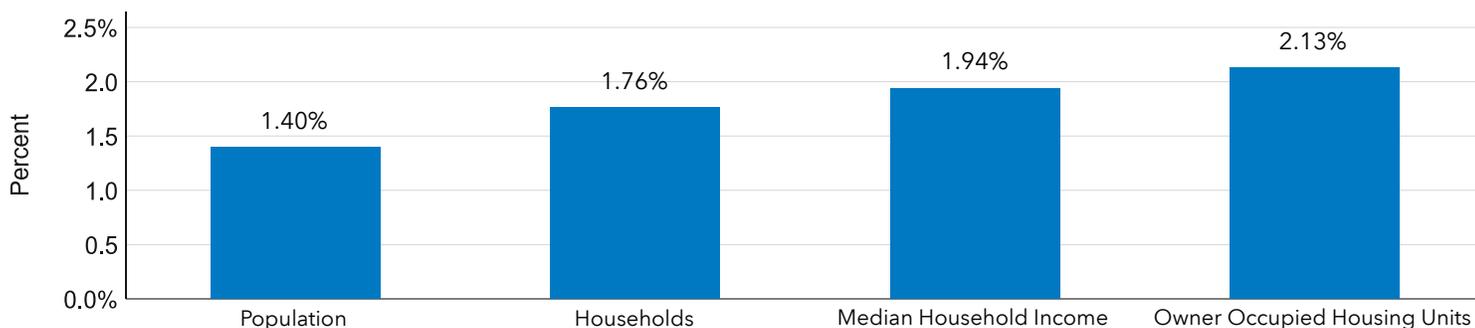
Households



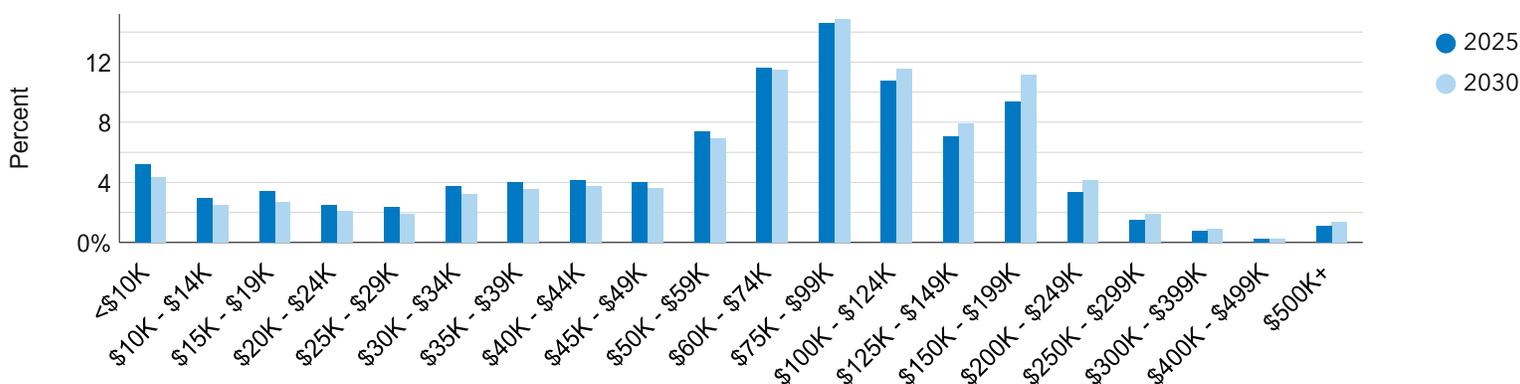
Home Value



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.

Graphic Profile

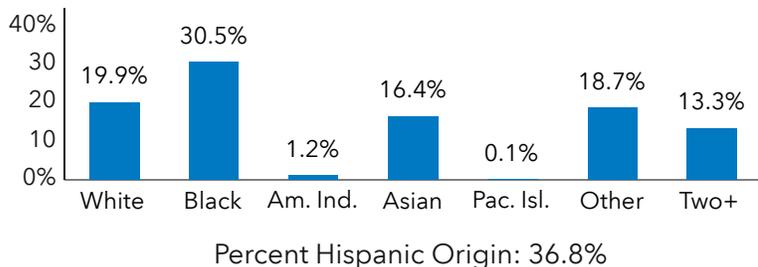
1701 Texas Pkwy, Missouri City, Texas, 77489 2

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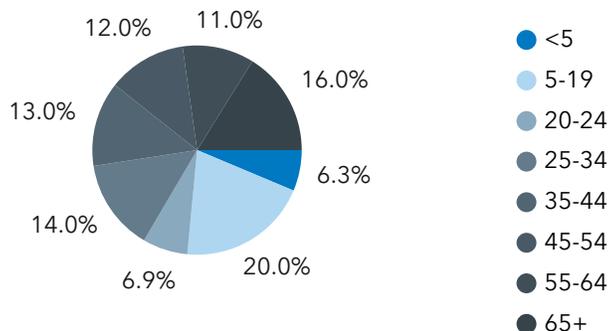
Ring band: 3 - 5 mile radius



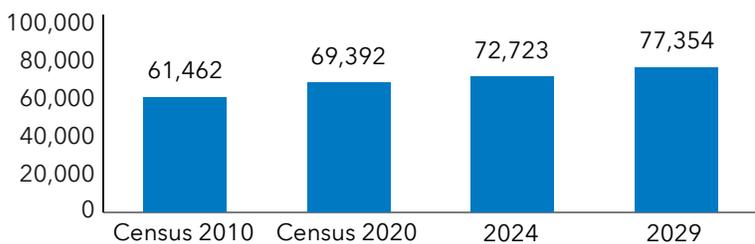
Population by Race



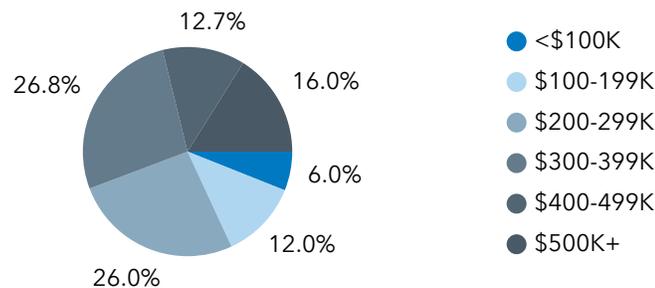
Population by Age



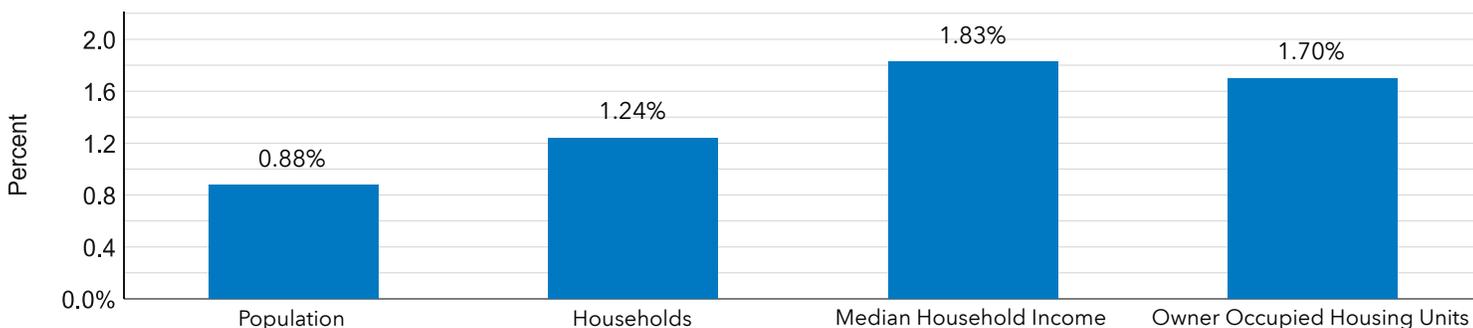
Households



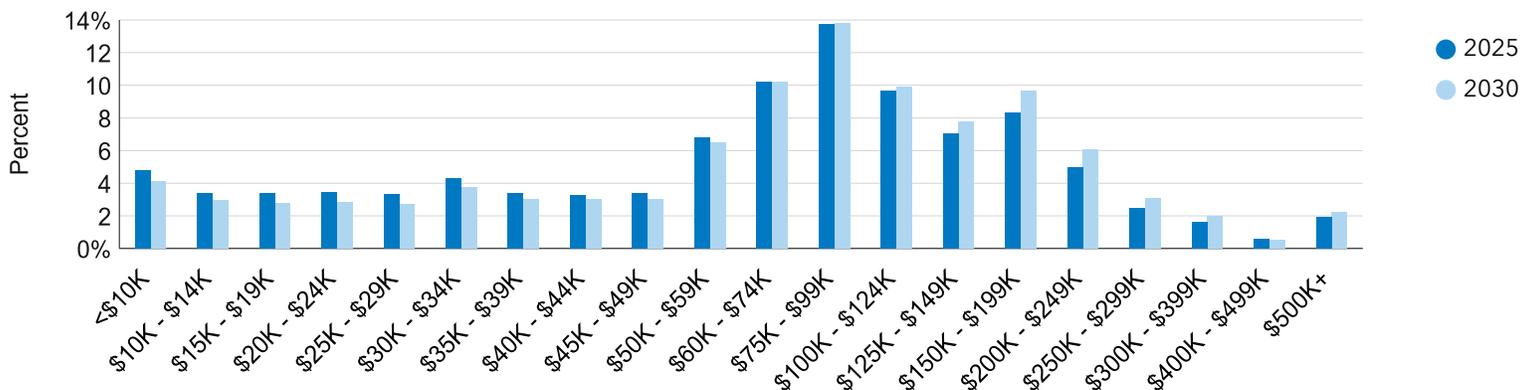
Home Value



2024-2029 Annual Growth Rate



Household Income

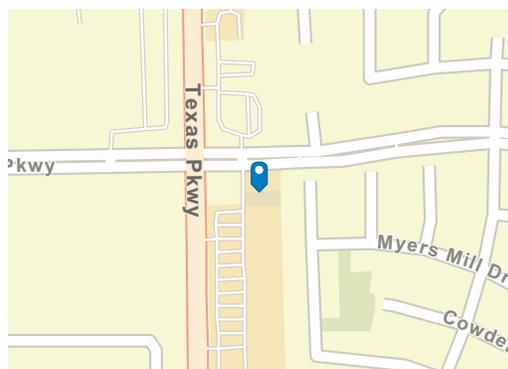


Traffic Count Map - Close Up

1701 Texas Pkwy, Missouri City, Texas, 77489 2

1701 Texas Pkwy, Missouri City, Texas, 77489

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



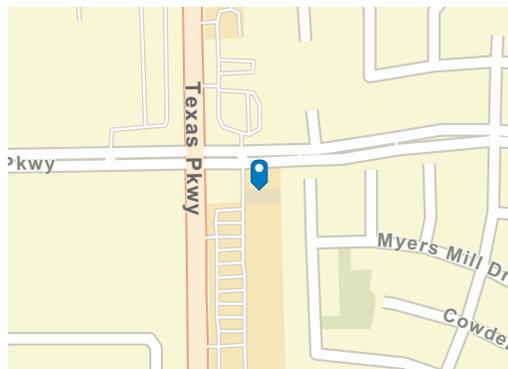
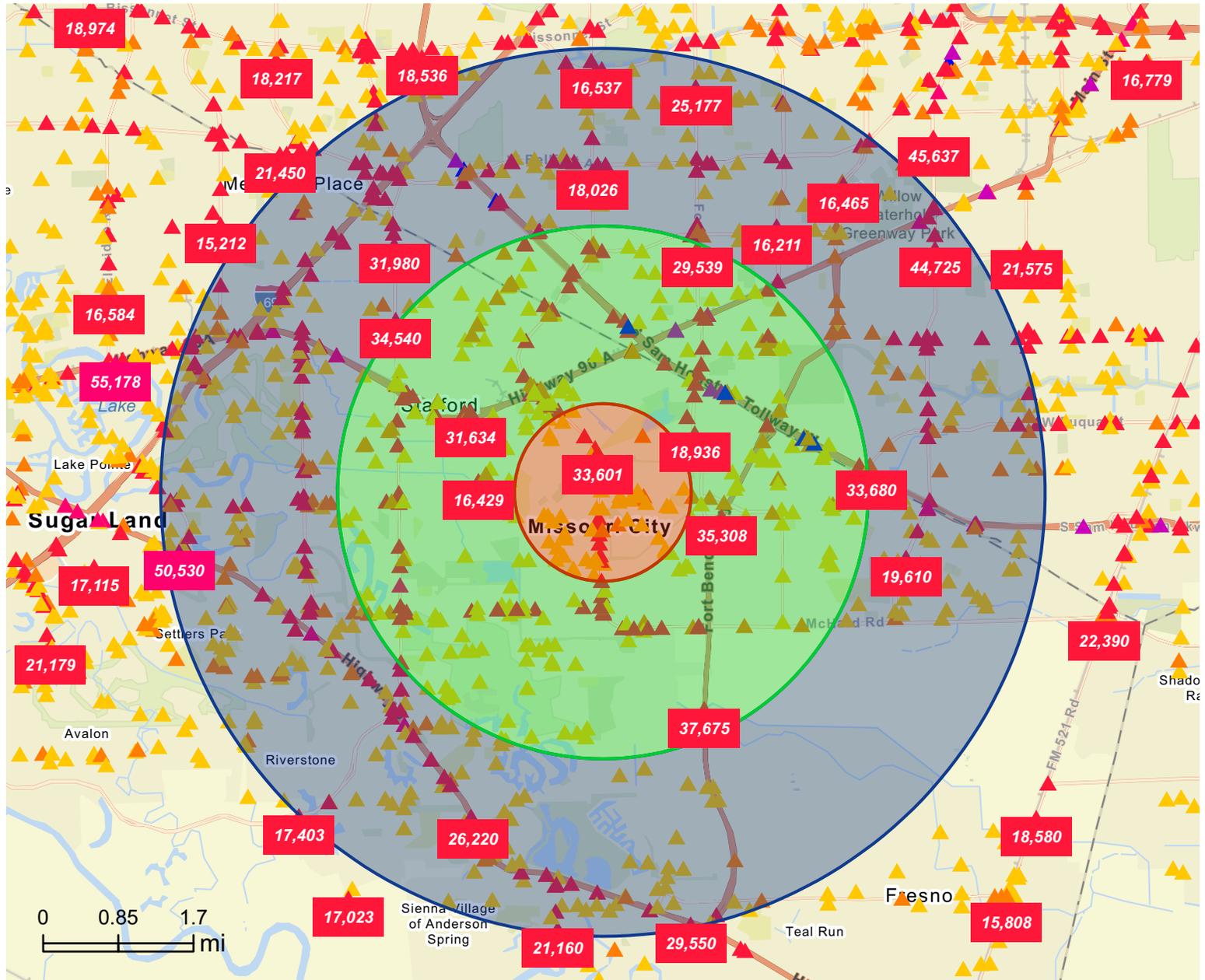
Source: Traffic Counts (2025)

Traffic Count Map

1701 Texas Pkwy, Missouri City, Texas, 77489 2

1701 Texas Pkwy, Missouri City, Texas, 77489

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

1701 Texas Pkwy, Missouri City, Texas, 77489 2

1701 Texas Pkwy, Missouri City, Texas, 77489

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



Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.00	Lexington Blvd	Texas Pkwy	2011	4,280
0.20	Kenforest Dr	Ashmore Dr	2011	2,050
0.20	Grand Park Dr	Texas Pkwy	2011	3,330
0.20	Grand Park Dr	Texas Pkwy	2011	2,980
0.20	Pine Hollow Dr	Blocker Ln	2009	828
0.20	Pine Hollow Dr	Cowden Ct	2008	700
0.30	Missouri City Dr		2005	8,300
0.30	Texas Pkwy	Grand PkDr	2004	41,124
0.30	Blocker Ln	Cliffdale Dr	2011	310
0.40	Texas Pkwy	Independence Blvd	2005	19,130
0.40	Independence Blvd	Grand PkDr	2011	8,330
0.40	Whispering Pine Ct	Lexington Blvd	2011	640
0.40	Grand Park Dr	Independence Blvd	2011	3,870
0.40	Lexington Blvd	Independence Blvd	2005	4,110
0.40	Independence Blvd	Lexington Blvd	2006	9,616
0.40	Independence Boulevard	Texas Pkwy	2019	9,448
0.40	Texas Pkwy	Mimosa Rd	2018	33,601
0.40	Independence Blvd	Quail Pl Dr	2011	4,040
0.40	Texas Parkway	Buffalo Run	2022	28,664
0.40	Scanlin Rd	Texas Pkwy	2011	2,980
0.50	Independence Blvd	Lexington Blvd	2014	12,422
0.50	Texas Pkwy	Independence Blvd	2005	23,930
0.50	Lexington Blvd	Independence Blvd	2011	5,490
0.50	Texas Pkwy	Scanlin Rd	2013	29,195
0.50	Grand Park Dr	Lazy Ln	2006	1,799
0.60	Blue Diamond Dr	Tiny Tree Dr	2011	490
0.60	Texas Pkwy	Independence Blvd	2011	28,010
0.60	Columbia Blue Dr	Independence Blvd	2011	1,610

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
0.70	Columbia Blue Dr	Wildwood Ridge Dr	2006	2,356
0.70	Independence Blvd	Columbia Blue Dr	2007	1,412
0.70	Columbia Blue Dr	Village PkDr	2006	2,262
0.70	Texas Pkwy	Arcott Ln	2004	28,174
0.70	Texas Pkwy	Ct Rd	2005	23,260
0.70	Sandy Knoll Dr	Columbia Blue Dr	2006	351
0.70	Foxglove Dr	Foxborough Ln	2014	540
0.80	Court Rd	Stillwell Rd	2011	4,970
0.80	Texas Pkwy	Ct Rd	2005	23,340
0.80	Court Rd	Stillwell Rd	2001	3,820
0.80	Foxglove Dr	Huntington Dr	2014	448
0.80	Stillwell Rd	Ct Rd	2009	123
0.80	Buffalo Run	Willow Wisp Dr	2014	8,300
0.80	Quail Trace Dr	Indian TrlCt	2011	1,280
0.80	Independence Blvd	Poco Dr	2005	964
0.80	Lexington Blvd	Glenford Ct	2011	4,520
0.80	Staffordshire Rd	Independence Blvd	2011	2,640
0.80	Staffordshire Rd	Ct Rd	2007	4,524
0.80	Kirkwood Dr	Adams Ave	2006	1,040
0.90	Adams Ave	Kirkwood Dr	2011	1,600
0.90	Hollyridge Dr	Lynnwood Dr	2011	1,200
0.90	Columbia Blue Dr	Rhodes Ln	2001	2,960



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.

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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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IABS 1-0 Date

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