LAND - FOR SALE

.88 AC 3443 5th St, Stafford, TX 77477

Property Description

- Price: $ 574,992.00
- $ 15.00 / SF
- +/- .88 AC
- Property under City of Missouri City jurisdiction although zip code serviced by Stafford Post Office
- Approx. 6.6 miles to Sugar Land
- Approx. 2.8 miles to Missouri City
- Approx. 20.3 miles to Houston Area and is continuing to grow.
- Accessible to Independence Blvd/Lexington Blvd and FM 1092

** Great for Development and / or Investment**

Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@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 Sale

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For Sale

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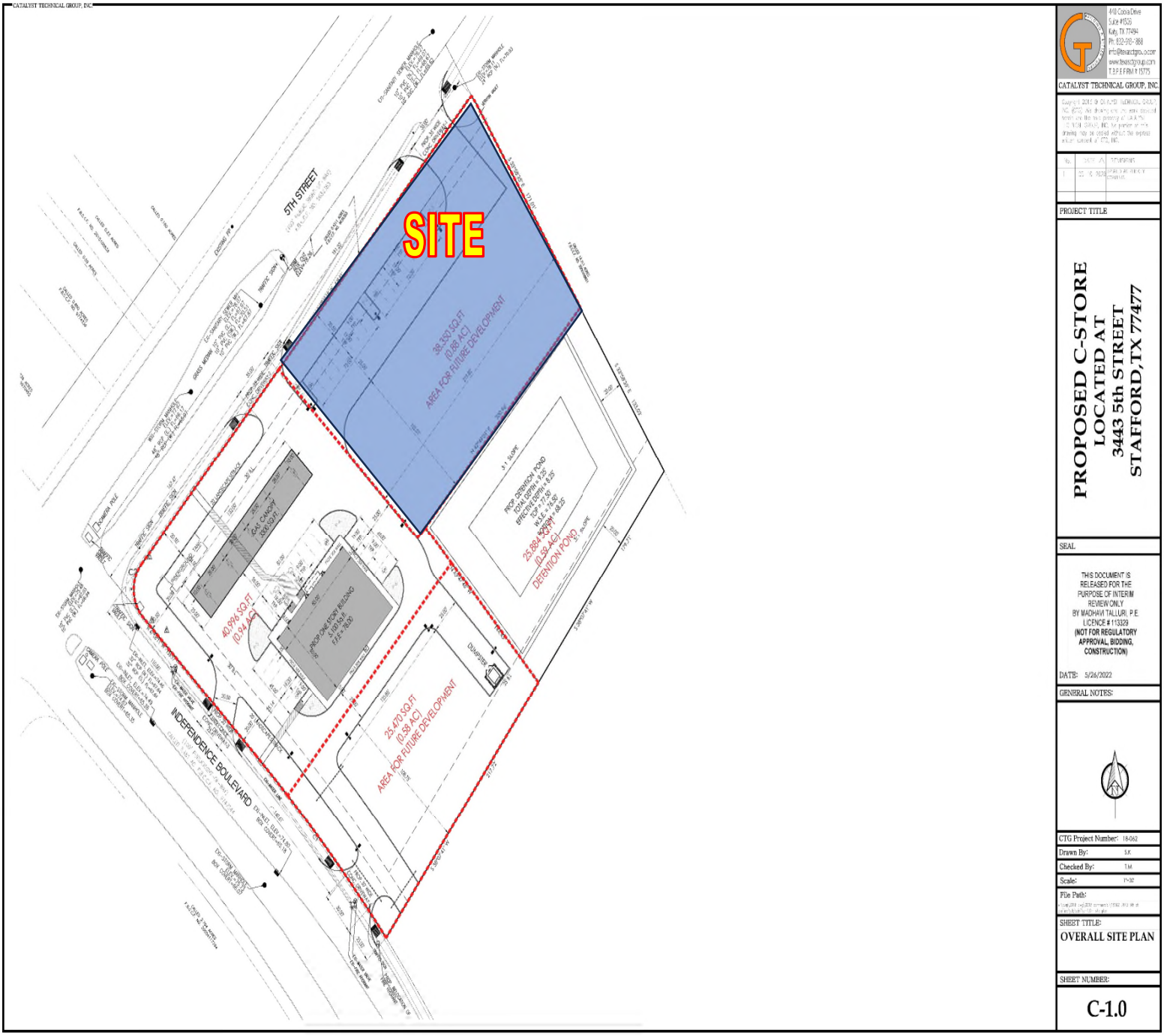

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3443 5TH ST STAFFORD, TX 77477-6605

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: OUT

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

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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

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DS_Flood_FEMA Defs_1012_01

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Executive Summary

3443 5th St, Stafford, Texas, 77477

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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	11,426	82,527	125,501
2020 Population	11,809	84,847	153,084
2025 Population	12,534	85,405	159,887
2030 Population	13,647	92,024	169,908
2010-2020 Annual Rate	0.33%	0.28%	2.01%
2020-2025 Annual Rate	1.14%	0.12%	0.83%
2025-2030 Annual Rate	1.72%	1.50%	1.22%

Age			
2025 Median Age	39.2	41.6	39.1
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	19.6%	24.6%	19.9%
Black Alone	26.0%	32.6%	29.2%
American Indian Alone	0.7%	0.6%	0.8%
Asian Alone	23.6%	23.9%	28.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	14.9%	7.6%	11.6%
Two or More Races	15.1%	10.7%	10.5%
Hispanic Origin	33.0%	19.6%	24.2%
Diversity Index	88.5	83.5	85.5

Households			
2010 Total Households	3,728	28,224	43,589
2020 Total Households	4,039	29,570	53,511
2025 Total Households	4,380	30,575	57,359
2030 Total Households	4,838	33,487	62,061
2010-2020 Annual Rate	0.80%	0.47%	2.07%
2020-2025 Annual Rate	1.56%	0.64%	1.33%
2025-2030 Annual Rate	2.01%	1.84%	1.59%
2025 Average Household Size	2.83	2.78	2.78
Wealth Index	83	125	114

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	25.8%	21.8%	26.2%
Median Household Income			
2025 Median Household Income	$73,116	$96,493	$86,500
2030 Median Household Income	$81,693	$104,579	$97,375
2025-2030 Annual Rate	2.24%	1.62%	2.40%
Average Household Income			
2025 Average Household Income	$101,039	$127,578	$125,962
2030 Average Household Income	$111,070	$136,916	$137,025
Per Capita Income			
2025 Per Capita Income	$35,106	$45,689	$45,241
2030 Per Capita Income	$39,177	$49,869	$50,080
2025-2030 Annual Rate	2.22%	1.77%	2.05%
Income Equality			
2025 Gini Index	47.9	42.1	47.1
Socioeconomic Status			
2025 Socioeconomic Status Index	46.8	52.5	47.6
Housing Unit Summary			
Housing Affordability Index	75	90	76
2010 Total Housing Units	3,900	29,272	47,578
2010 Owner Occupied Hus (%)	75.3%	79.2%	63.3%
2010 Renter Occupied Hus (%)	24.7%	20.8%	36.7%
2010 Vacant Housing Units (%)	4.4%	3.6%	8.4%
2020 Housing Units	4,308	30,877	57,430
2020 Owner Occupied HUs (%)	67.1%	74.3%	61.2%
2020 Renter Occupied HUs (%)	32.9%	25.6%	38.8%
Vacant Housing Units	5.8%	4.6%	6.6%
2025 Housing Units	4,615	31,756	61,212
Owner Occupied Housing Units	67.6%	74.3%	62.0%
Renter Occupied Housing Units	32.4%	25.7%	38.0%
Vacant Housing Units	5.1%	3.7%	6.3%
2030 Total Housing Units	5,129	35,045	66,523
2030 Owner Occupied Housing Units	3,358	25,094	39,142
2030 Renter Occupied Housing Units	1,480	8,393	22,919
2030 Vacant Housing Units	291	1,558	4,462

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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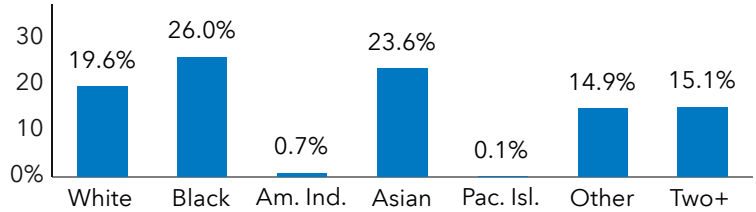
Graphic Profile

3443 5th St, Stafford, Texas, 77477

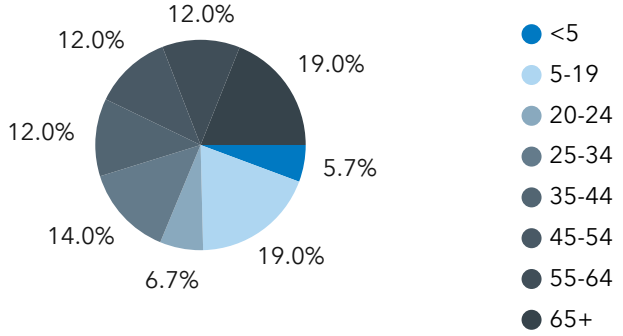
Ring band: 0 - 1 mile radius

Population by Race

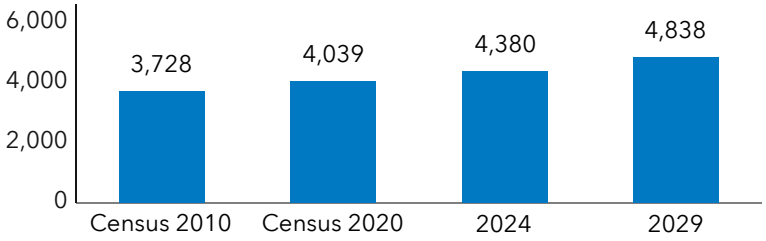


Percent Hispanic Origin: 33.0%

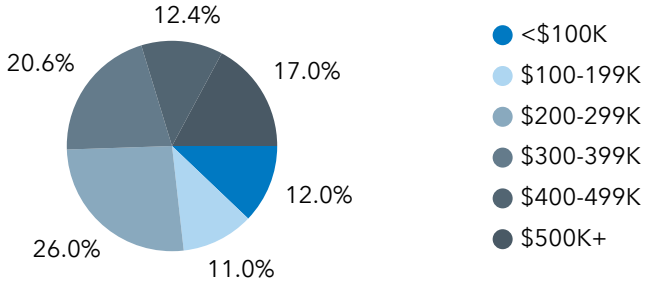
Population by Age



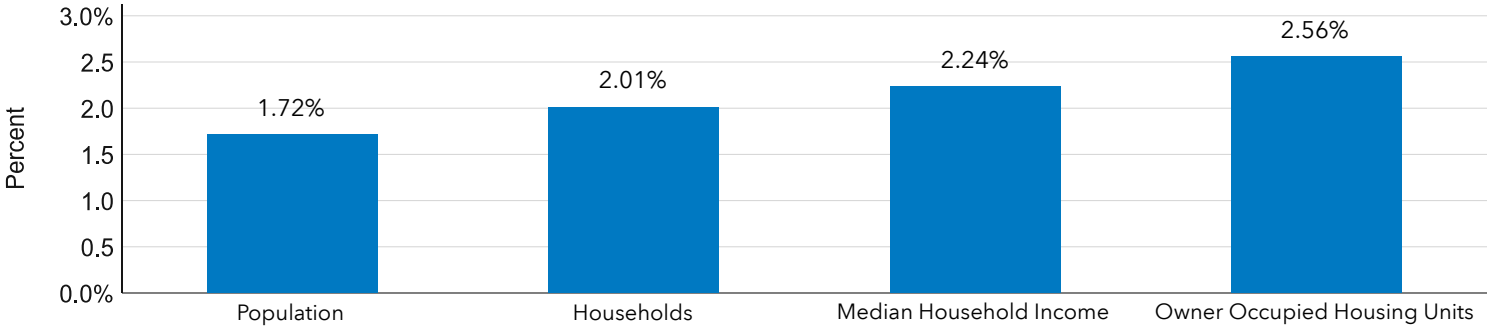
Households



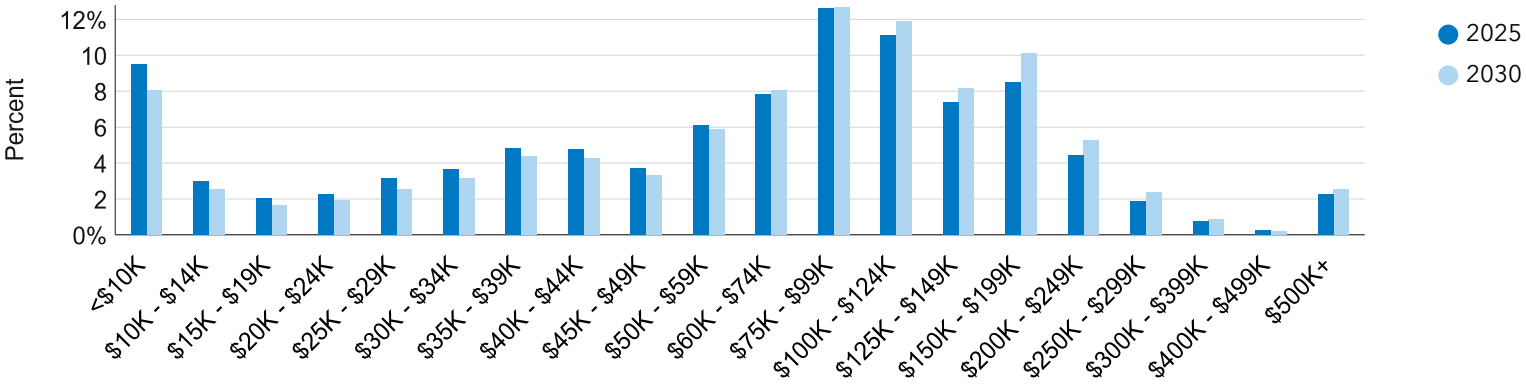
Home Value



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.

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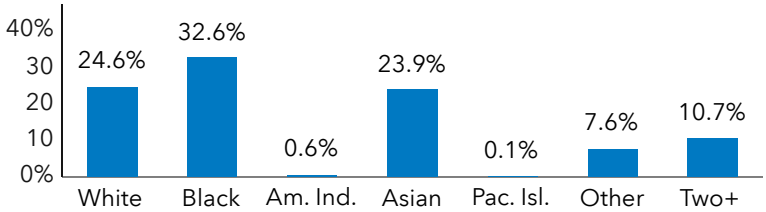
Graphic Profile

3443 5th St, Stafford, Texas, 77477

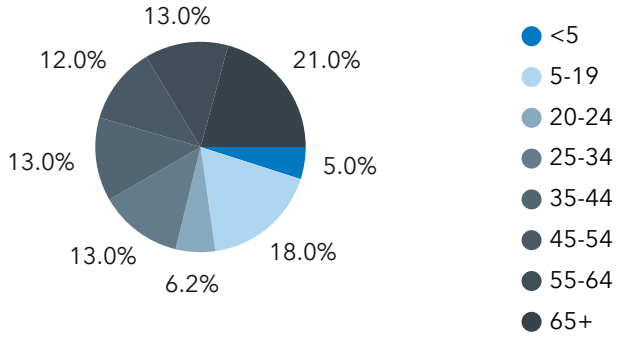
Ring band: 1 - 3 mile radius

Population by Race

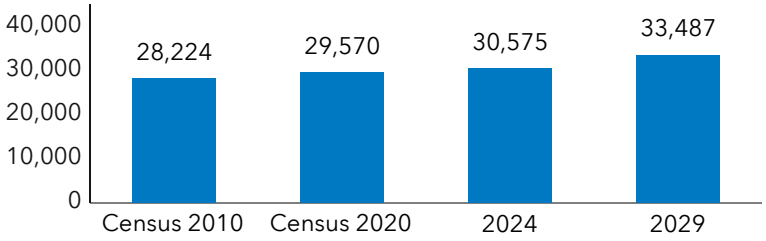


Percent Hispanic Origin: 19.6%

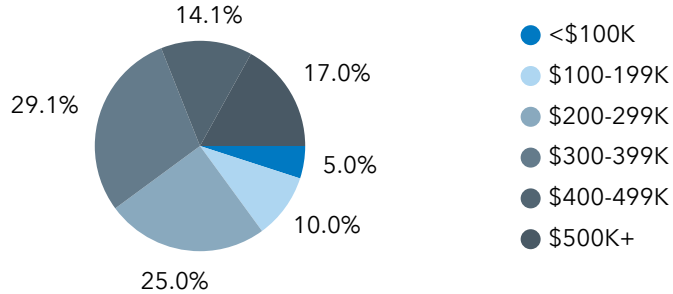
Population by Age



Households



Home Value



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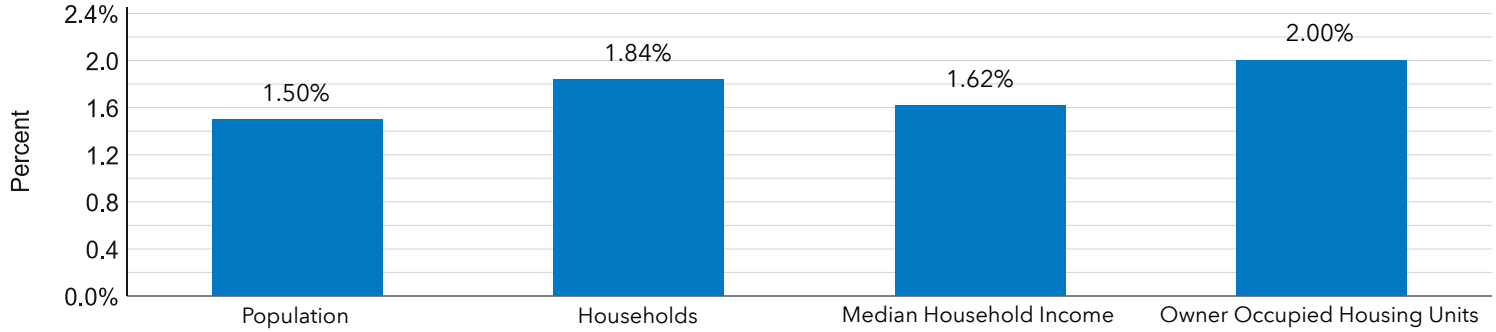
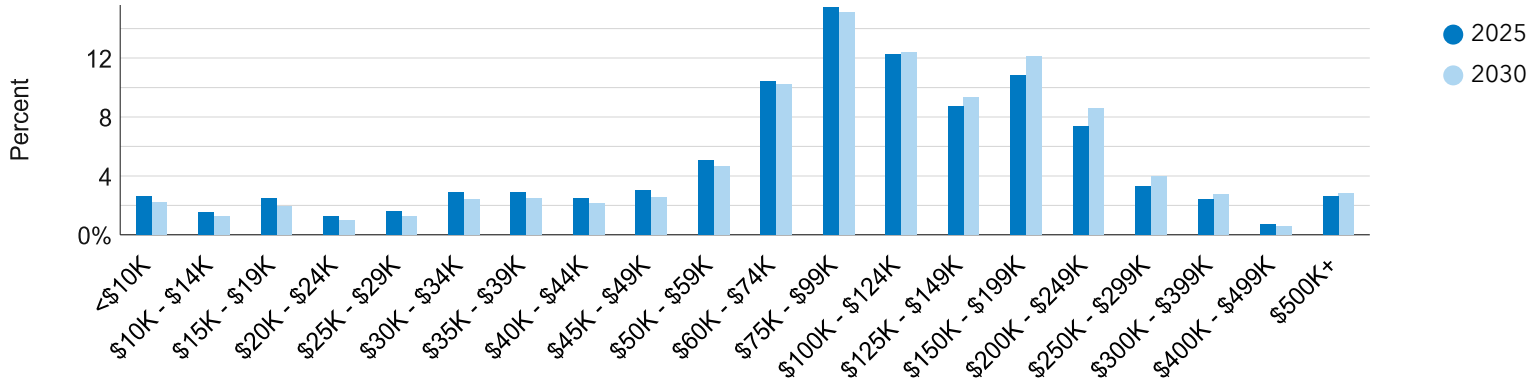


Household Income



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.

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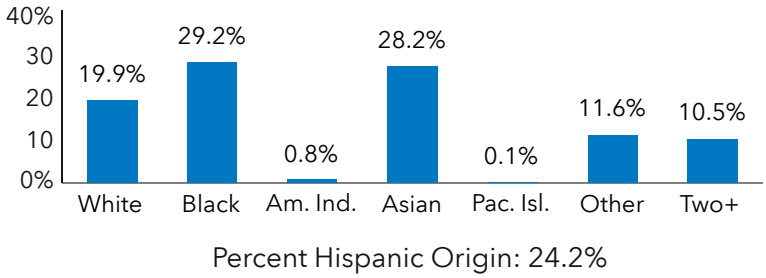
Graphic Profile

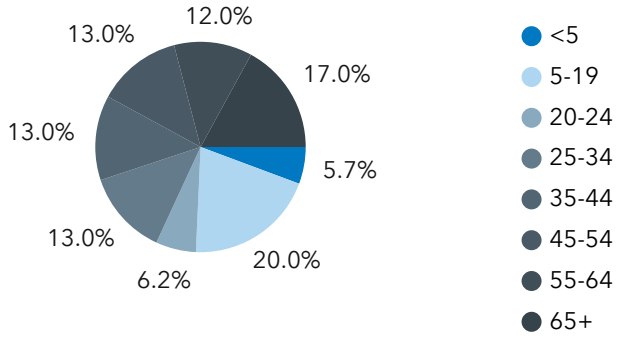
3443 5th St, Stafford, Texas, 77477

Ring band: 3 - 5 mile radius

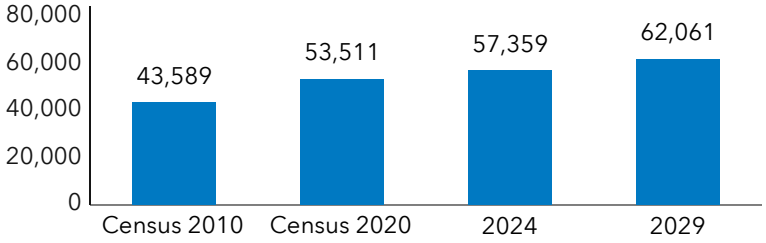
Population by Race



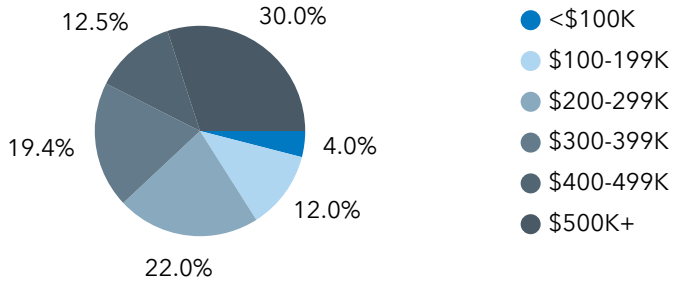
Population by Age



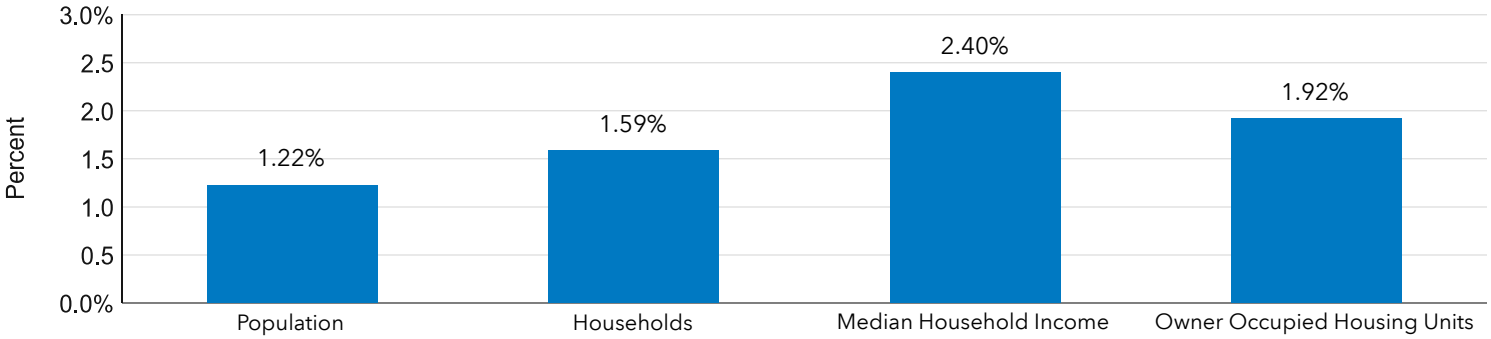
Households



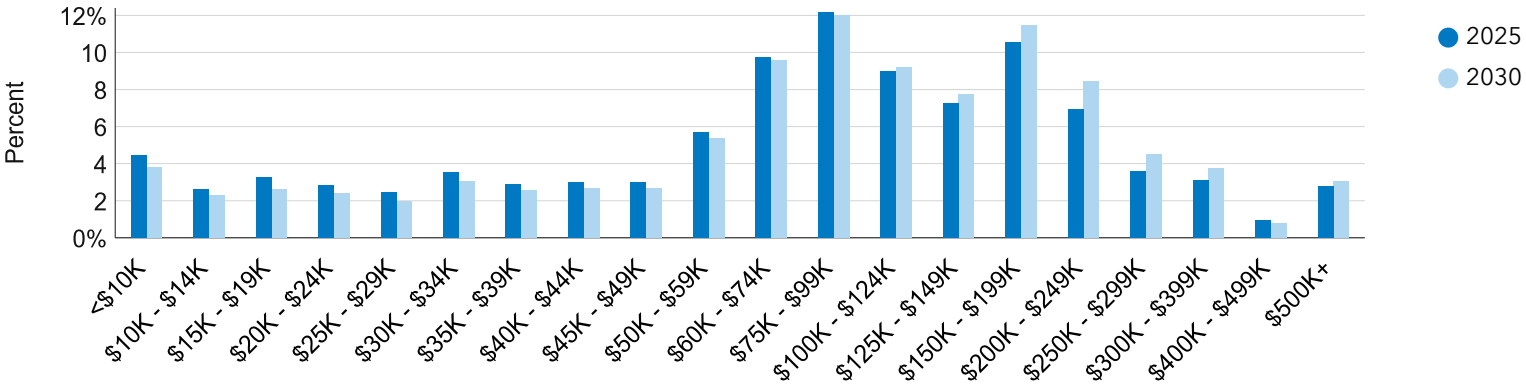
Home Value



2024-2029 Annual Growth Rate



Household Income



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

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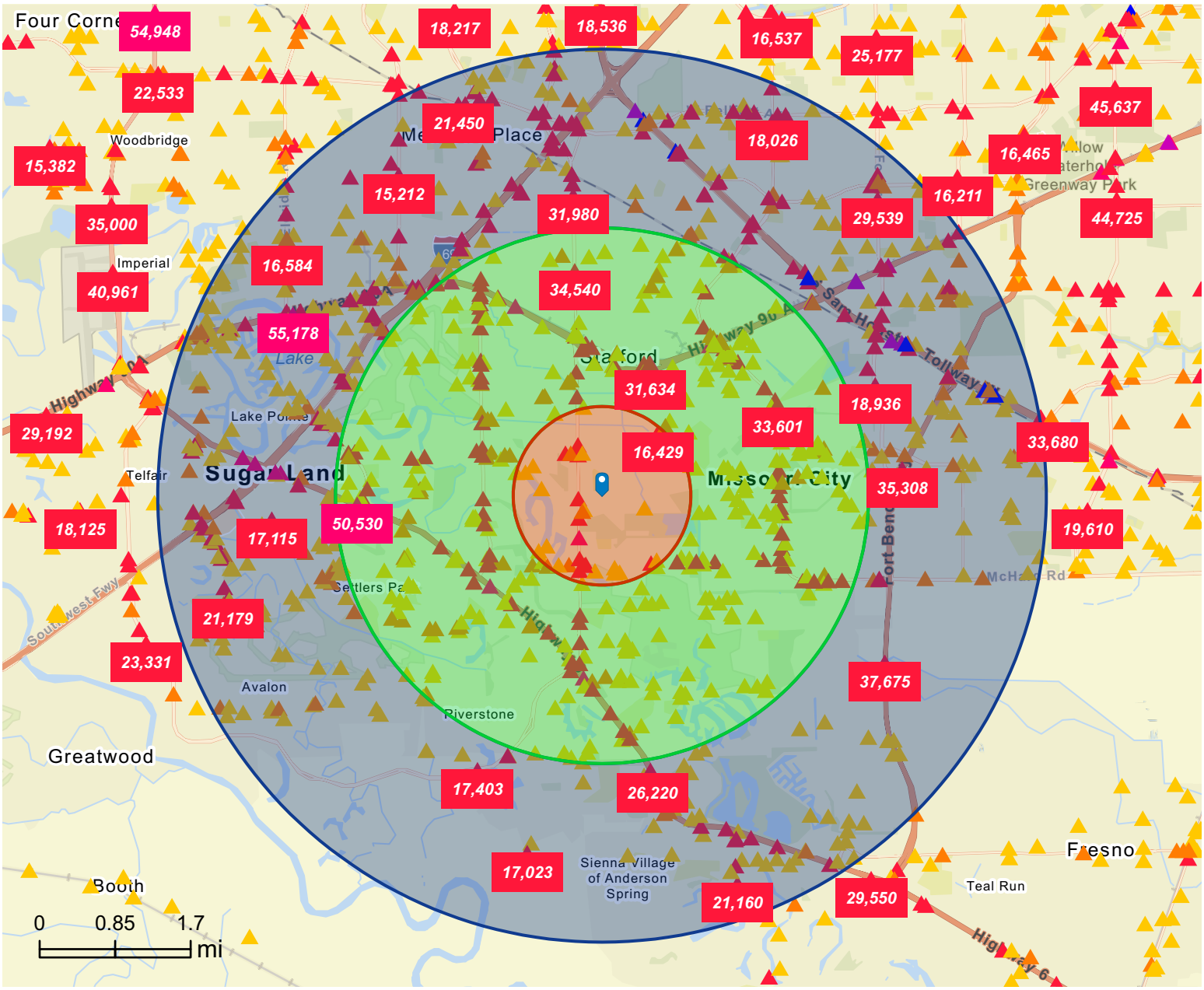
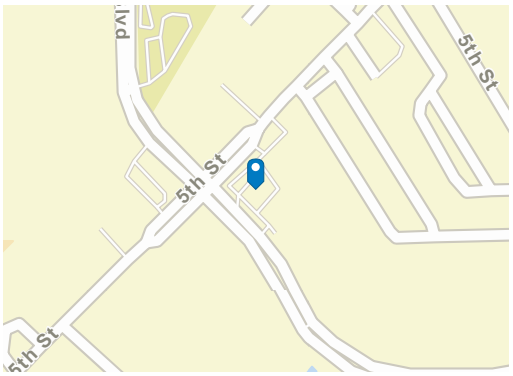
Traffic Count Map

3443 5th St, Stafford, Texas, 77477

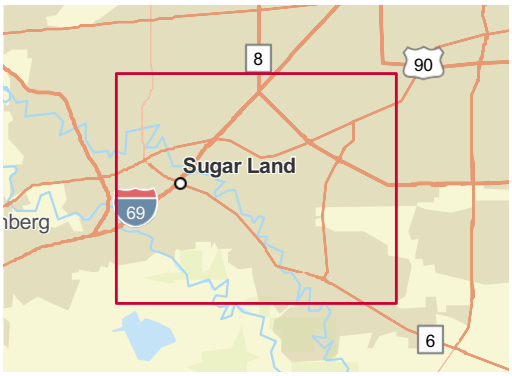
Ring bands: 0-1, 1-3, 3-5 mile radii





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)

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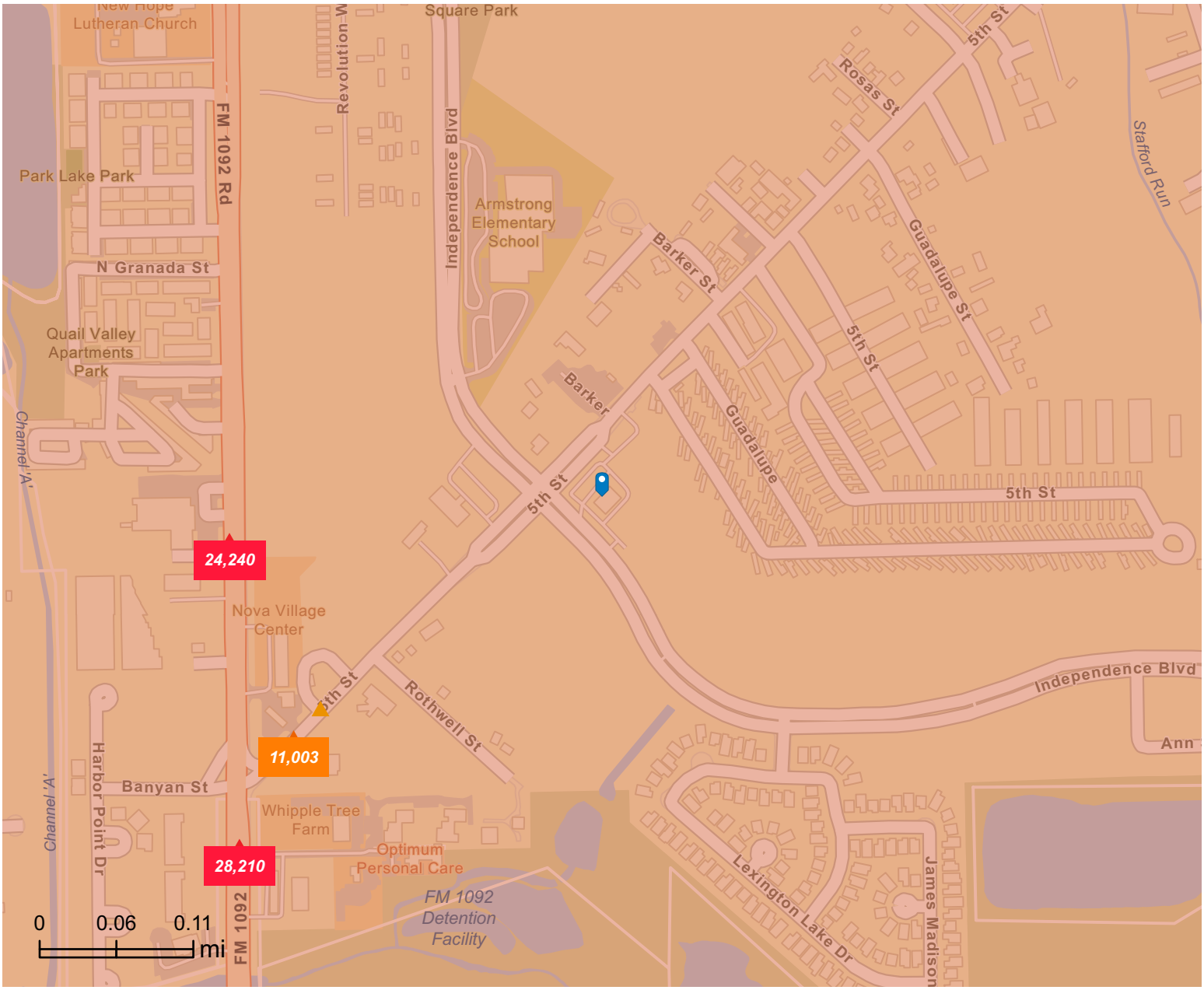
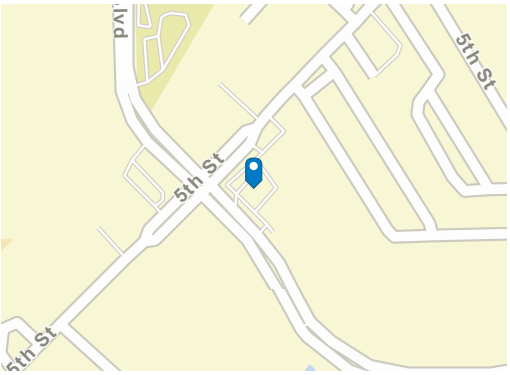
Traffic Count Map - Close Up

3443 5th St, Stafford, Texas, 77477

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





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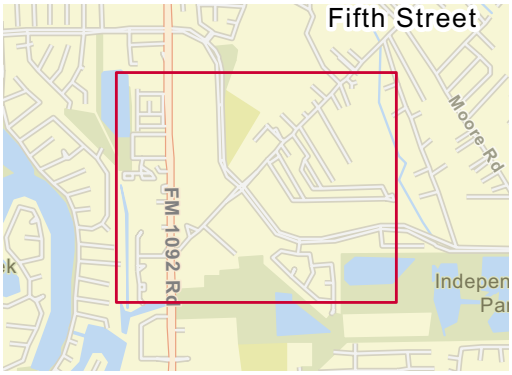

Source: Traffic Counts (2025)

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Traffic Count Profile

3443 5th St, Stafford, Texas, 77477

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

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.30	5th St	Rothwell St	2011	6,560
0.30	FM 1092 Rd	5th St	2005	24,240
0.30	5th Street	Rothwell St	2019	11,003
0.40	FM 1092 Rd	5th St	2005	28,210
0.50	Independence Blvd	Staffordshire Rd	2011	3,160
0.50	Lexington Boulevard		2005	4,340
0.50	FM 1092 Rd	Lexington Blvd	2005	24,660
0.50	FM 1092 Rd	Waterford Village Blvd	2003	60,908
0.60	Lexington Blvd	FM 1092 Rd	2006	10,840
0.60	Lexington Blvd	Bluestone Dr	2006	24,870
0.60	FM 1092 Rd	Lexington Blvd	2008	33,370
0.70	Brightwater Dr	Mooring Point Ct	2006	1,782
0.70	Murphy Road	Cartwright Rd	2022	42,054
0.80	Cartwright Rd	W Baron Ln	2013	24,459
0.80	Cartwright Road	W Baron Ln	2022	25,995
0.80	Bermuda Dunes Dr	Palm Desert Ln	2011	910
0.80	5th St	Pickett Ln	2005	10,024
0.80	Brightwater Dr	Lake Ct	2006	1,558
0.80	Brightwater Dr	Lakeside Meadow Dr	2011	4,230
0.80	la Costa Rd	Lacosta	2011	150
0.90	Cartwright Rd	Waterford PkSt	2011	13,950
0.90	FM 1092 Rd	Cartwright Rd	2005	29,630
0.90	Bermuda Dunes Dr	la Costa Rd	2006	900
0.90	Oak Hill Dr		2011	870
0.90	Lakeside Meadow Dr	Northshore Dr	2006	2,009
0.90	Cartwright Rd	Waterford PkSt	2006	7,887
0.90	Cartwright Rd	la Quinta Dr	2008	24,120
0.90	5th Street	Staffordshire Rd	2019	16,429

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.

Source: Esri

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Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.90	Westshore Dr	Brightwater Dr	2006	879
0.90	5th St	Staffordshire Rd	2011	9,740
0.90	la Quinta Dr	Ashmont Dr	2005	1,110
1.00	Brightwater Dr	Cartwright Rd	2006	1,749
1.00	Lakeside Meadow Dr	Northshore Dr	2006	612
1.00	Cartwright Rd	Brightwater Dr	2011	13,600
1.00	la Quinta Dr	Camelot Ln	2011	3,610
1.00	el Dorado Blvd	Thunderbird St	2011	2,480
1.00	Staffordshire Rd	5th St	2011	4,680
1.00	Dove Country Dr	Murphy Rd	2011	2,140
1.10	Staffordshire Rd	Constitution Ave	2005	6,903
1.10	Rastus Ave	Staffordshire Rd	2011	280
1.10	5th Street	Staffordshire Rd	2019	11,439
1.10	Summer Park Dr	Murphy Rd	2009	640
1.10	Ruth Ave		2011	130
1.10	Cartwright Rd	Brightwater Dr	2005	14,137
1.10	Court Rd	Valley Manor Dr	2011	3,470
1.10	Creekway Cir	Victoria Ct	2011	200
1.10	Cartwright Rd	Kingsbook Ln	2005	21,600
1.10	E Pebble Beach Dr	Pebble Beach Dr	2011	110
1.10	Meadowcreek Dr	Ashmont Dr	2011	1,290
1.10	Lexington Blvd	Laurel Green Rd	2011	12,390

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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
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 _____