

+/- 3.50 ACRES LAND FOR SALE

3939 Lexington Blvd, Missouri City, TX 77459



Property Description

- Lot size: +/- 3.50 AC
- Price: \$1,829,520
- Price/SF: \$12.00
- Frontage: +/- 425' on Lexington Blvd
- Located in fast growing Fort Bend County, near traffic light intersection of FM 1092/Murphy Rd & Lexington Blvd
- Accessible to: US-90 ALT (Approx. less than 1.3 miles), I-69/US-59 (approx. less than 3.5 miles), Hwy 6 (approx. 2.5 miles), and Sam Houston Tollway (approx. 4.1 miles)
- Near Stafford Center, HCC, UPS Stafford Center, and Stafford's Grid Projects (Mixed Use)

Great for development and/or investment



Danny Nguyen, CCIM

M - (713) 478-2972

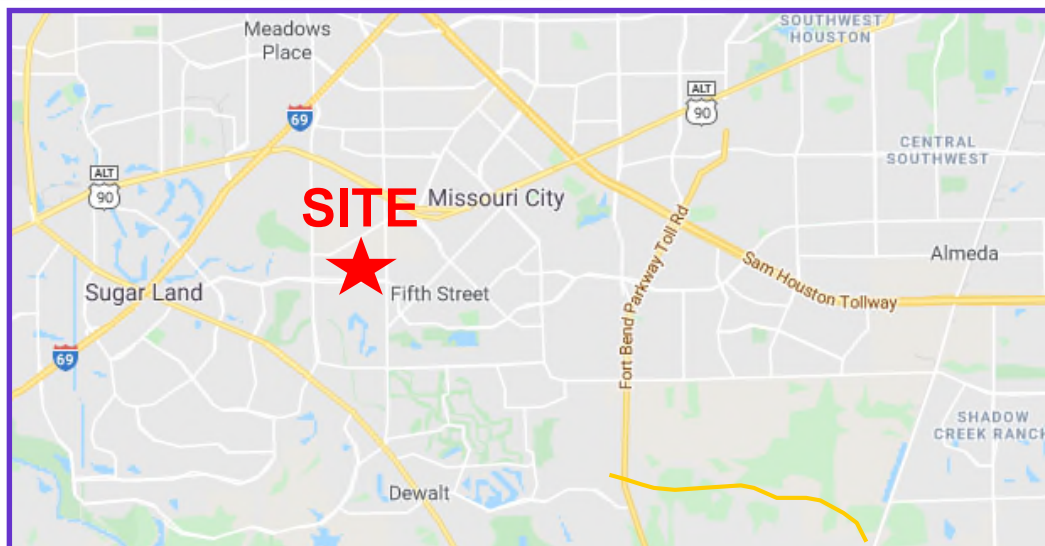
O - (713) 270-5400

dannynguyen@dncommercial.net



MAP VIEW

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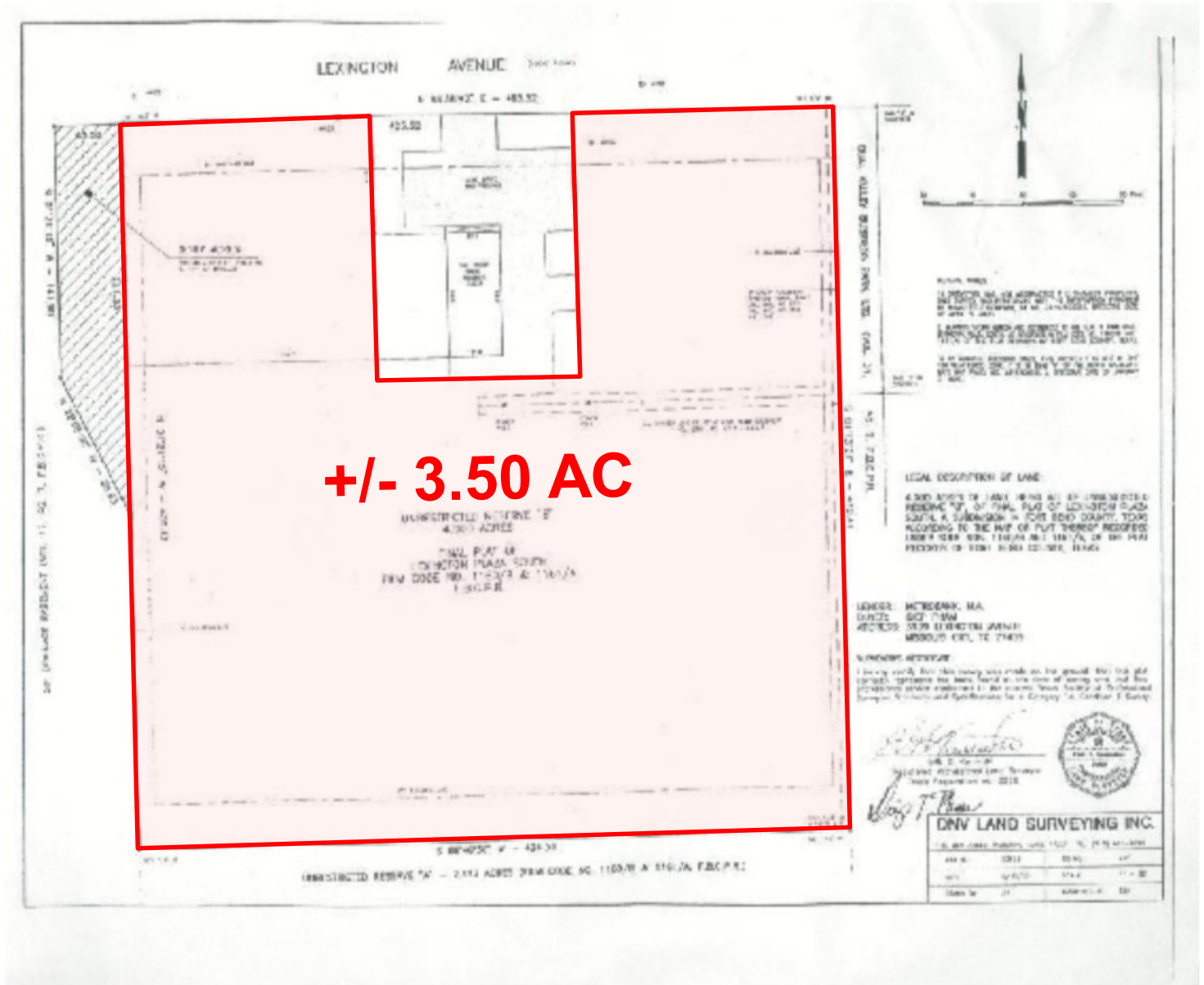
www.dncommercial.net



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.

SURVEY

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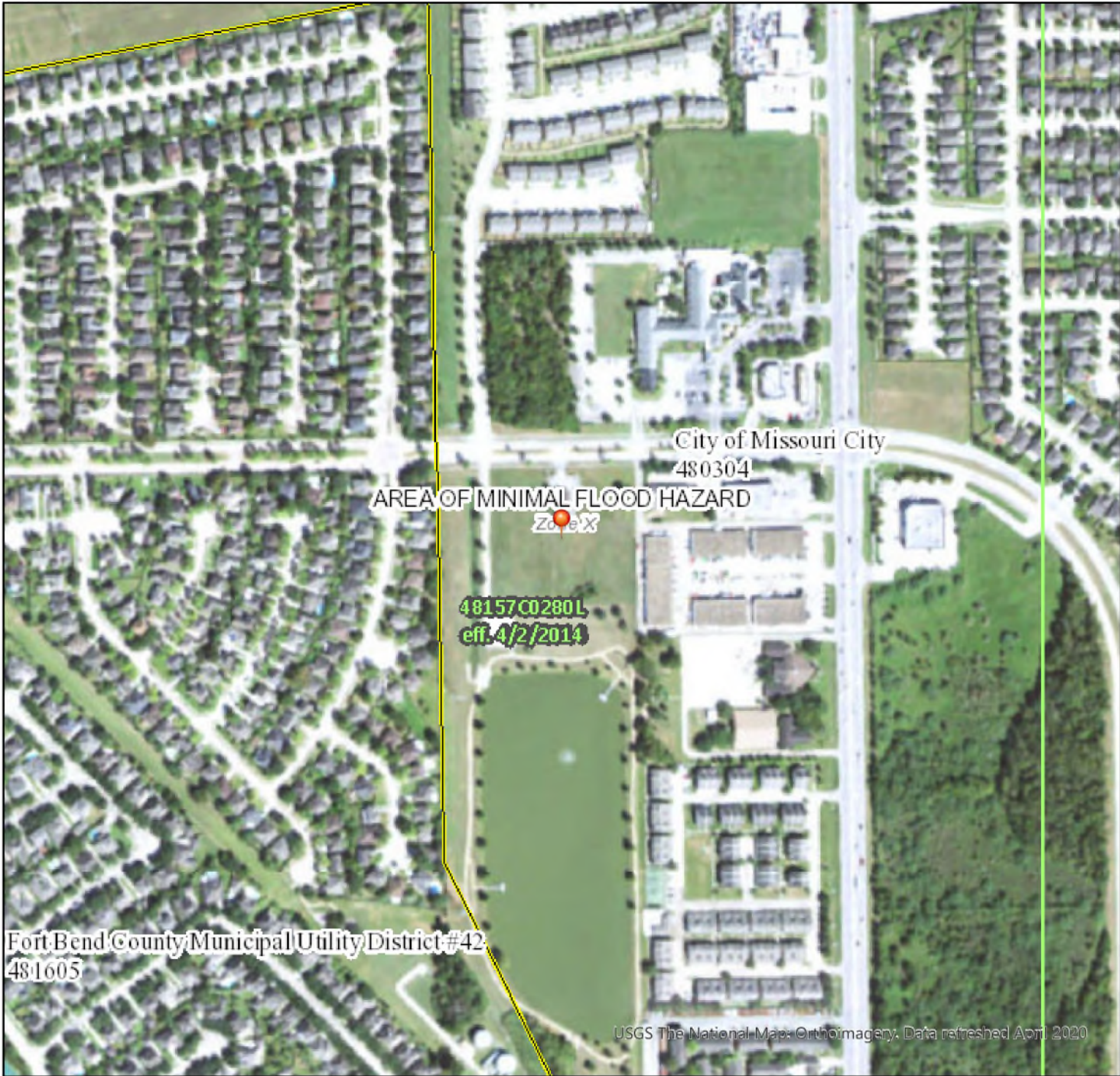


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National Flood Hazard Layer FIRMeTte



95°34'20"W 29°36'16"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

95°33'42"W 29°35'44"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/5/2020 at 2:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

3939 LEXINGTON BLVD MISSOURI CITY, TX 77459-2822

LOCATION ACCURACY: User-defined location

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480304	PANEL	0280L
PANEL DATE	April 02, 2014	MAP NUMBER	48157C0280L





Executive Summary

3939 Lexington Blvd, Missouri City, Texas, 77459
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.60031
Longitude: -95.56699

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	31,194	107,967	325,714
2020 Population	31,464	116,170	366,066
2023 Population	32,004	119,745	374,577
2028 Population	33,303	124,176	384,546
2010-2020 Annual Rate	0.09%	0.73%	1.17%
2020-2023 Annual Rate	0.52%	0.94%	0.71%
2023-2028 Annual Rate	0.80%	0.73%	0.53%
2023 Male Population	48.5%	48.6%	49.2%
2023 Female Population	51.5%	51.4%	50.8%
2023 Median Age	37.8	39.7	34.4

In the identified area, the current year population is 374,577. In 2020, the Census count in the area was 366,066. The rate of change since 2020 was 0.71% annually. The five-year projection for the population in the area is 384,546 representing a change of 0.53% annually from 2023 to 2028. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 34.4, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	23.5%	27.0%	20.2%
2023 Black Alone	23.7%	27.4%	26.4%
2023 American Indian/Alaska Native Alone	0.6%	0.7%	1.1%
2023 Asian Alone	31.0%	21.7%	19.2%
2023 Pacific Islander Alone	0.0%	0.1%	0.0%
2023 Other Race	9.3%	11.1%	20.2%
2023 Two or More Races	11.9%	12.0%	12.8%
2023 Hispanic Origin (Any Race)	22.4%	25.1%	37.7%

Persons of Hispanic origin represent 37.7% 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 89.1 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	100	116	91
2010 Households	10,410	38,550	107,800
2020 Households	10,836	42,071	124,006
2023 Households	11,171	43,682	127,910
2028 Households	11,714	45,739	132,394
2010-2020 Annual Rate	0.40%	0.88%	1.41%
2020-2023 Annual Rate	0.94%	1.16%	0.96%
2023-2028 Annual Rate	0.95%	0.92%	0.69%
2023 Average Household Size	2.85	2.73	2.92

The household count in this area has changed from 124,006 in 2020 to 127,910 in the current year, a change of 0.96% annually. The five-year projection of households is 132,394, a change of 0.69% annually from the current year total. Average household size is currently 2.92, compared to 2.94 in the year 2020. The number of families in the current year is 92,673 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.

October 16, 2023



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Mortgage Income			
2023 Percent of Income for Mortgage	25.1%	21.8%	27.2%
Median Household Income			
2023 Median Household Income	\$72,468	\$75,724	\$60,497
2028 Median Household Income	\$80,378	\$82,658	\$68,264
2023-2028 Annual Rate	2.09%	1.77%	2.45%
Average Household Income			
2023 Average Household Income	\$101,737	\$110,522	\$97,989
2028 Average Household Income	\$112,341	\$121,197	\$109,672
2023-2028 Annual Rate	2.00%	1.86%	2.28%
Per Capita Income			
2023 Per Capita Income	\$36,092	\$40,235	\$33,535
2028 Per Capita Income	\$40,166	\$44,552	\$37,866
2023-2028 Annual Rate	2.16%	2.06%	2.46%
GINI Index			
2023 Gini Index	40.0	39.9	44.7

Households by Income

Current median household income is \$60,497 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$68,264 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$97,989 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$109,672 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$33,535 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$37,866 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	84	99	82
2010 Total Housing Units	10,872	41,298	119,728
2010 Owner Occupied Housing Units	6,866	26,687	59,683
2010 Renter Occupied Housing Units	3,544	11,860	48,121
2010 Vacant Housing Units	462	2,748	11,928
2020 Total Housing Units	11,471	45,061	133,406
2020 Vacant Housing Units	635	2,990	9,400
2023 Total Housing Units	11,720	46,702	137,353
2023 Owner Occupied Housing Units	6,979	29,102	69,453
2023 Renter Occupied Housing Units	4,192	14,580	58,457
2023 Vacant Housing Units	549	3,020	9,443
2028 Total Housing Units	12,195	48,524	141,891
2028 Owner Occupied Housing Units	7,428	30,472	72,636
2028 Renter Occupied Housing Units	4,285	15,267	59,758
2028 Vacant Housing Units	481	2,785	9,497
Socioeconomic Status Index			
2023 Socioeconomic Status Index	47.6	48.3	41.3

Currently, 50.6% of the 137,353 housing units in the area are owner occupied; 42.6%, renter occupied; and 6.9% 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 133,406 housing units in the area and 7.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.90%. Median home value in the area is \$273,507, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.03% annually to \$317,590.

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October 16, 2023

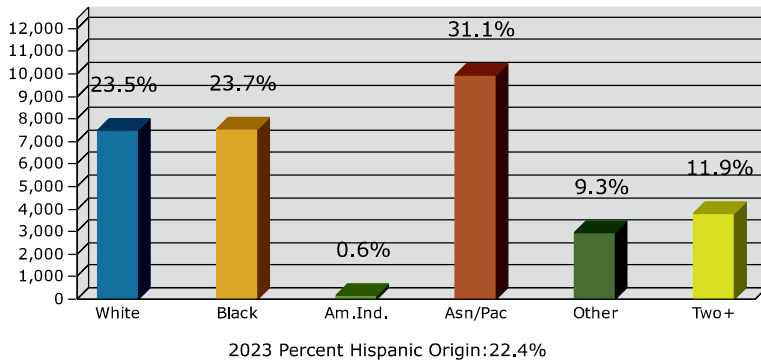


Graphic Profile

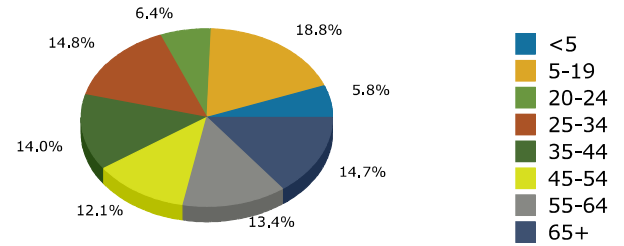
3939 Lexington Blvd, Missouri City, Texas, 77459
Drive time band: 0 - 5 minute radius

Prepared by Esri
Latitude: 29.60031
Longitude: -95.56699

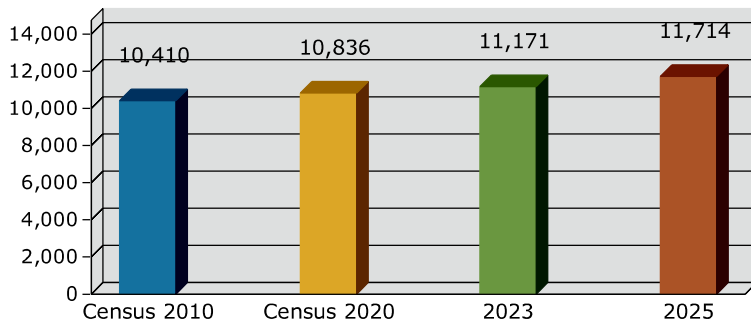
2023 Population by Race



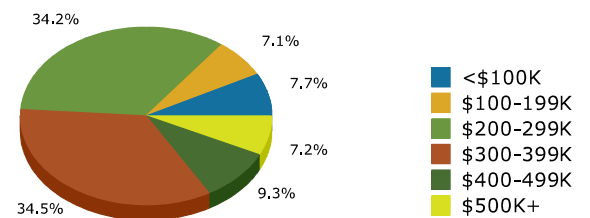
2023 Population by Age



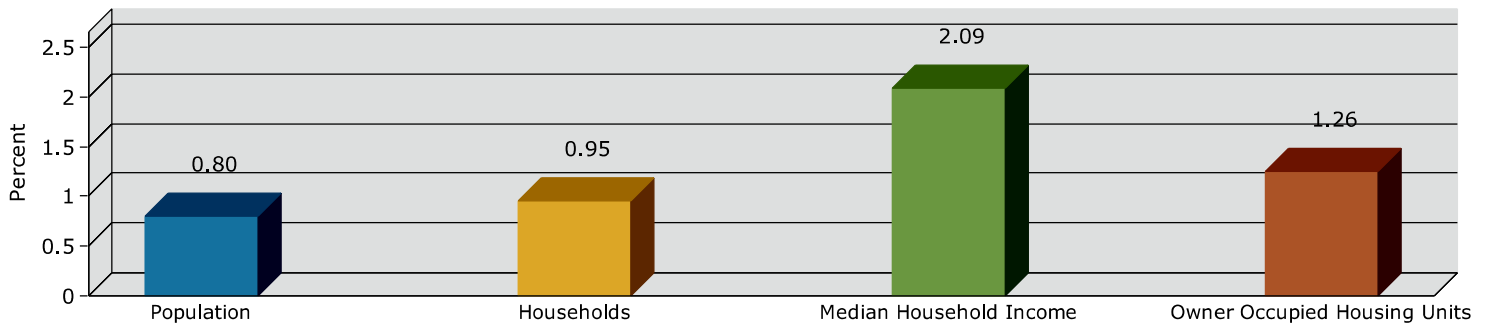
Households



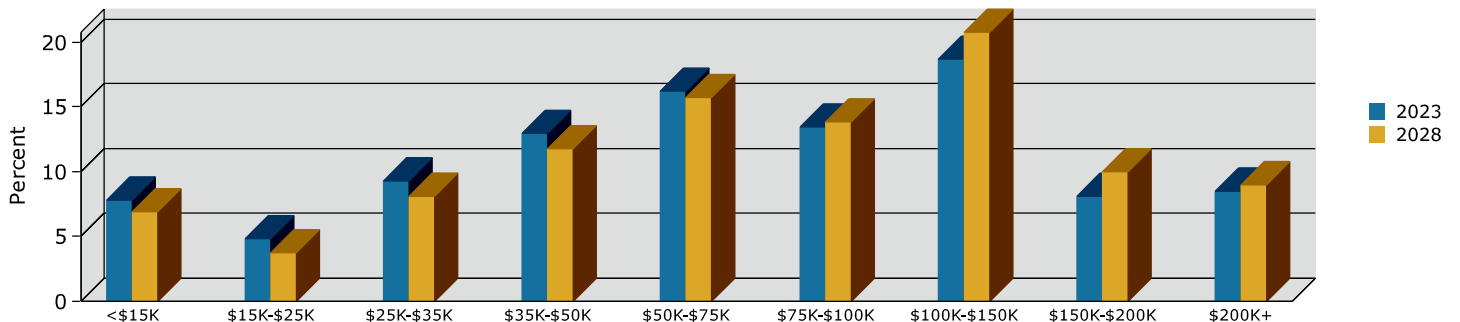
2023 Home Value



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.

October 16, 2023

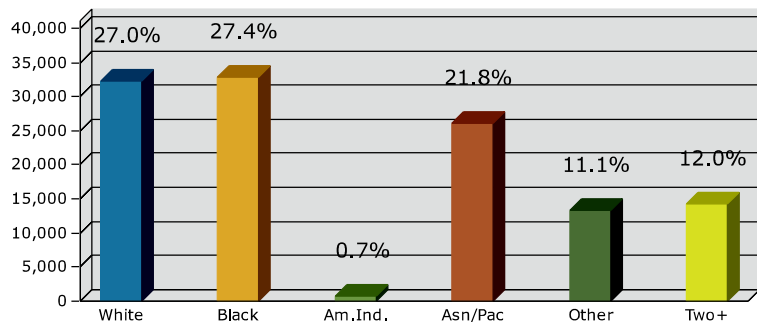


Graphic Profile

3939 Lexington Blvd, Missouri City, Texas, 77459
Drive time band: 5 - 10 minute radius

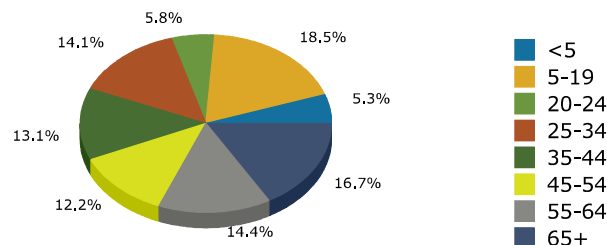
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2023 Population by Race

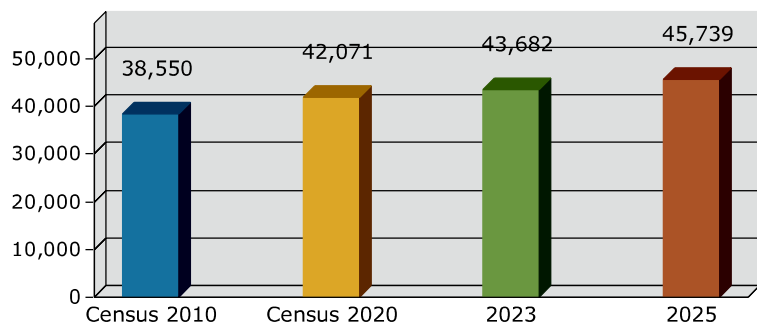


2023 Percent Hispanic Origin: 25.1%

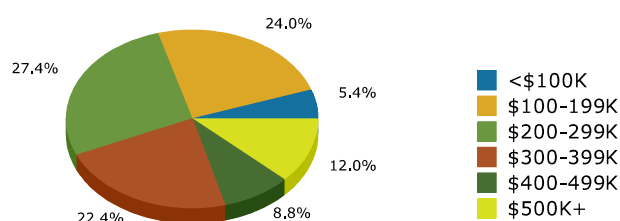
2023 Population by Age



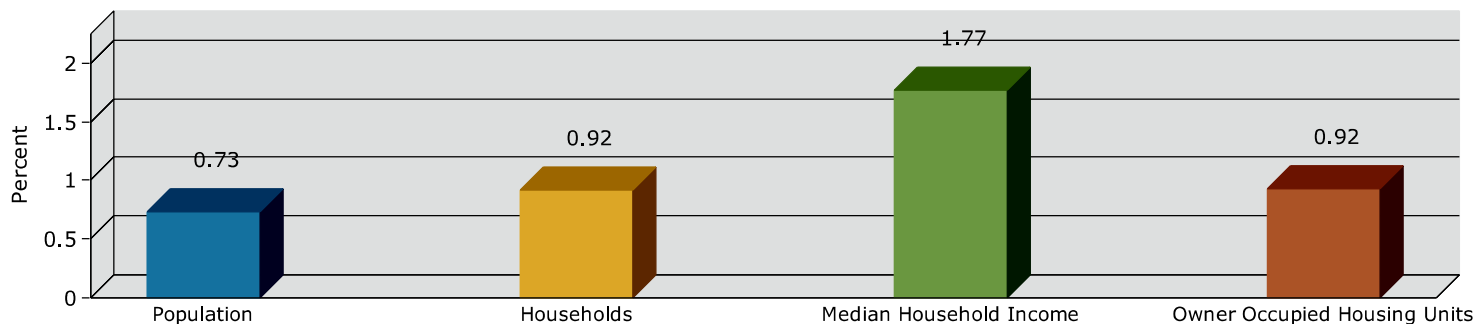
Households



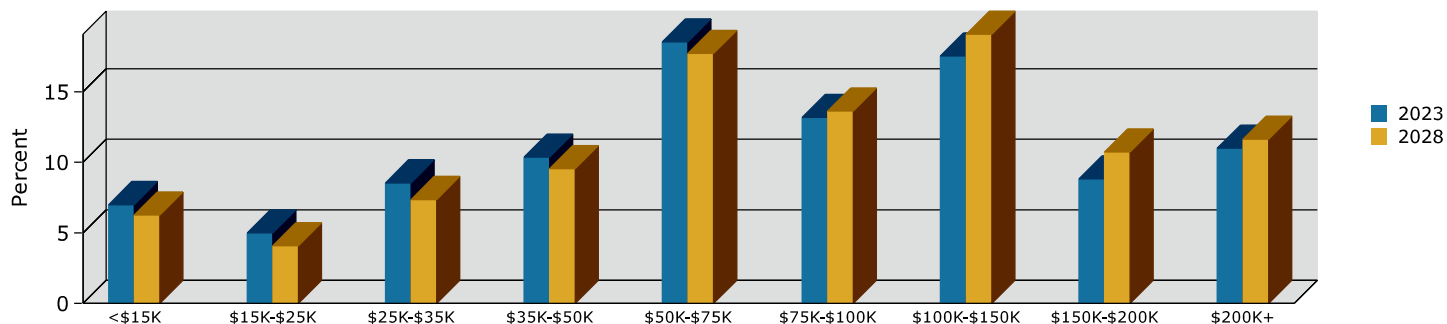
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



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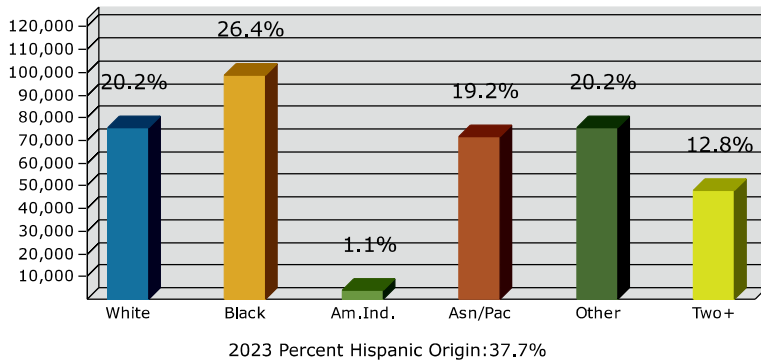


Graphic Profile

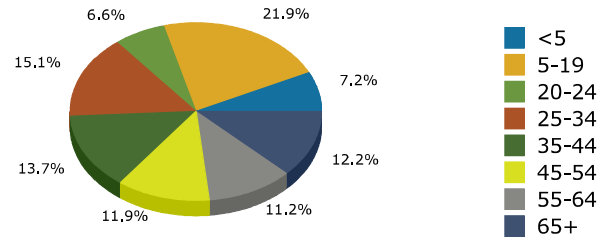
3939 Lexington Blvd, Missouri City, Texas, 77459
Drive time band: 10 - 15 minute radius

Prepared by Esri
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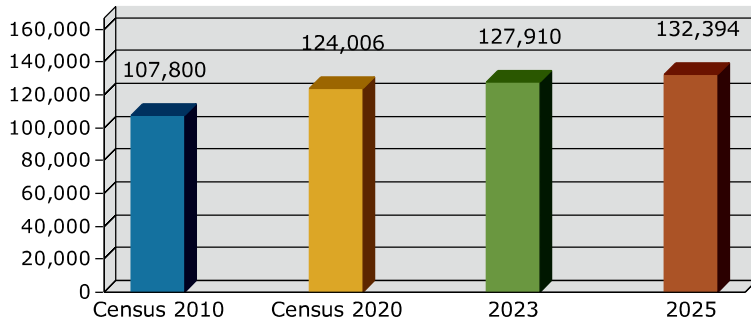
2023 Population by Race



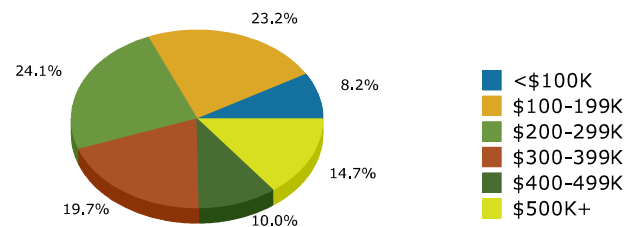
2023 Population by Age



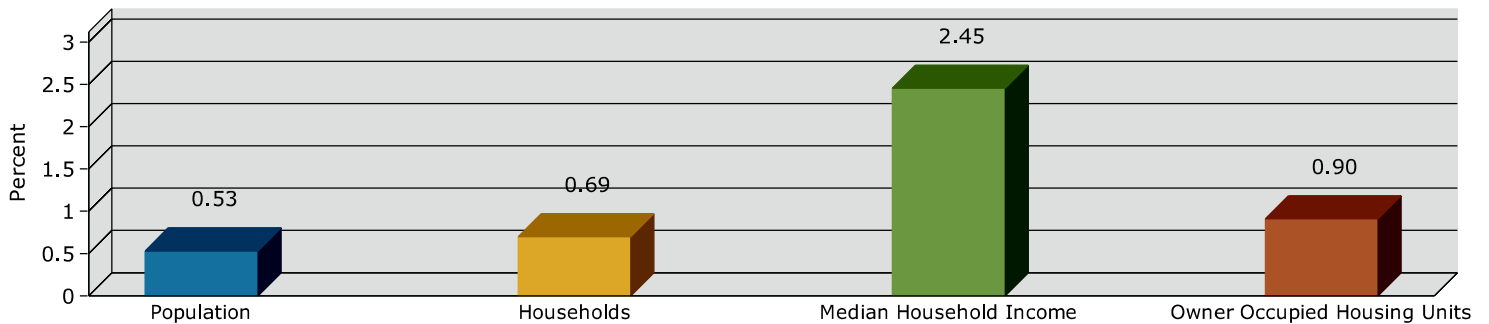
Households



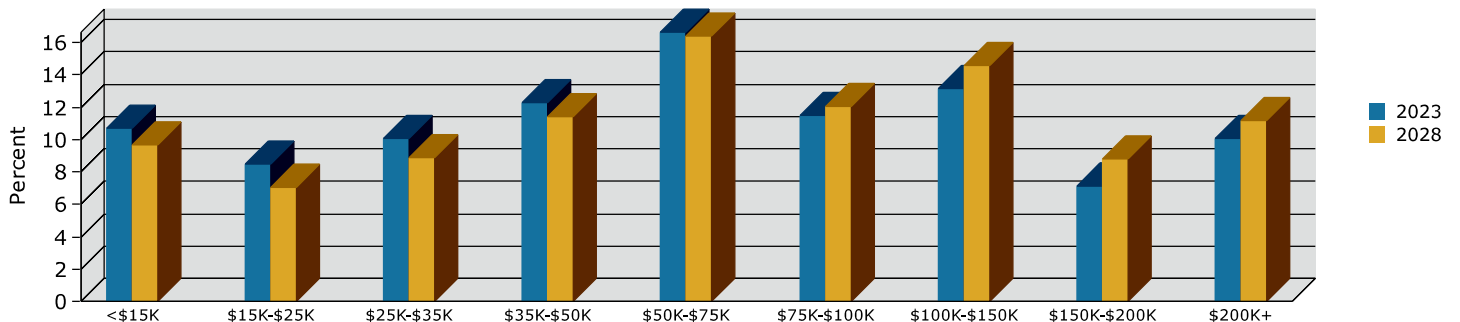
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



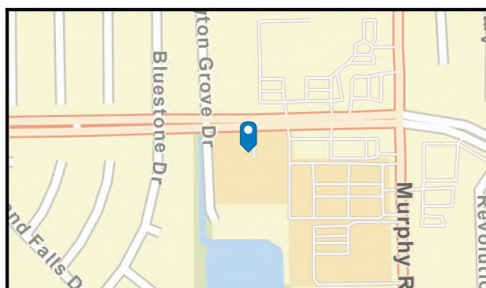
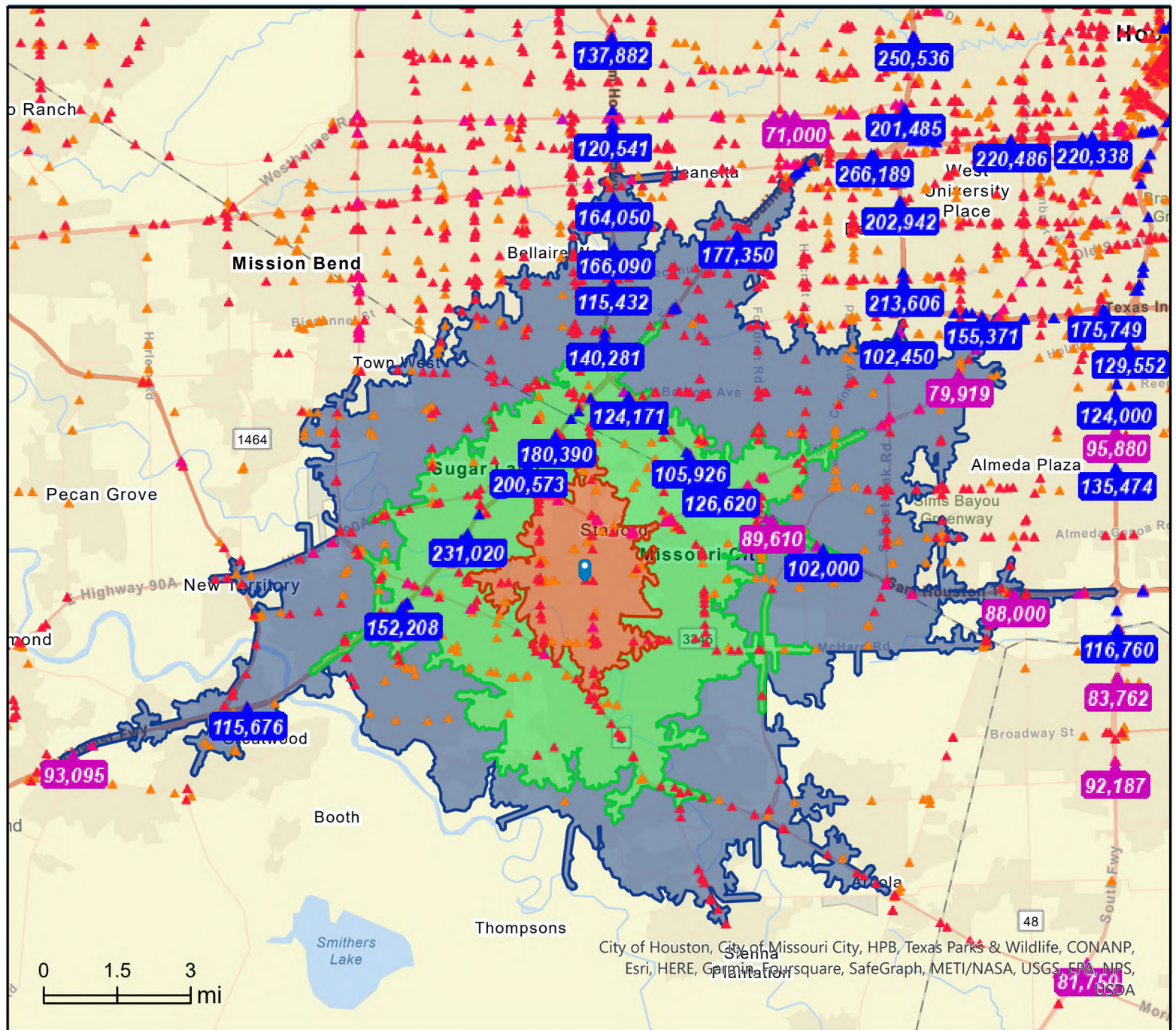
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

October 16, 2023

Traffic Count Map

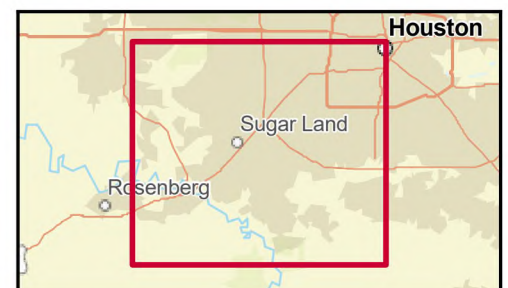
3939 Lexington Blvd, Missouri City, Texas, 77459
Drive time bands: 0-5, 5-10, 10-15 minute radii

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Latitude: 29.60031
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Average Daily Traffic Volume

- ▲ **Up to 6,000 vehicles per day**
- ▲ **6,001 - 15,000**
- ▲ **15,001 - 30,000**
- ▲ **30,001 - 50,000**
- ▲ **50,001 - 100,000**
- ▲ **More than 100,000 per day**



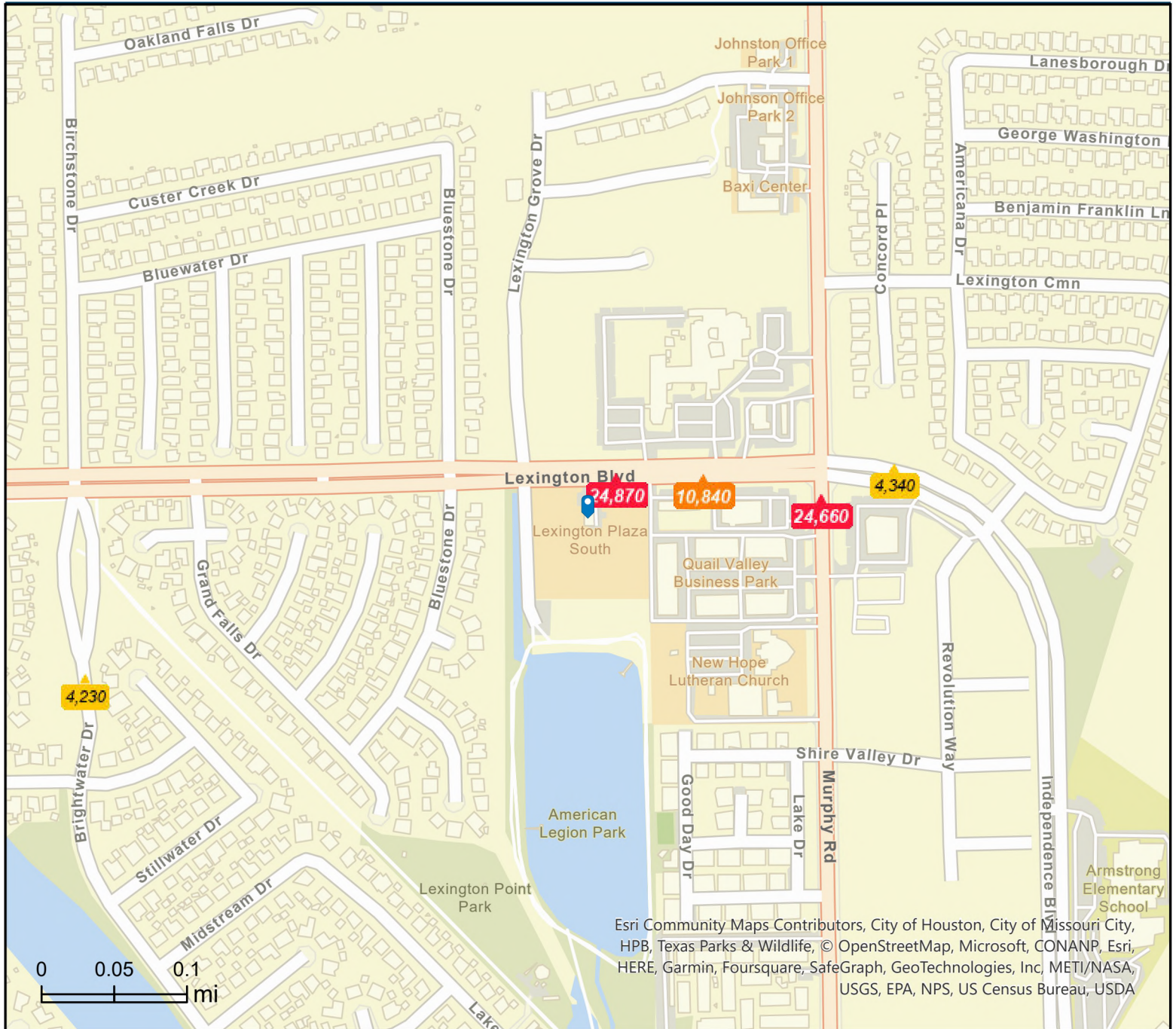
Source: ©2023 Kalibrate Technologies (Q2 2023).

October 16, 2023

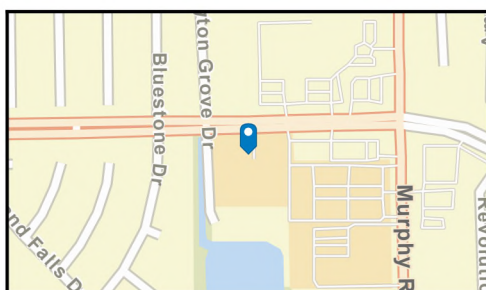
Traffic Count Map - Close Up

3939 Lexington Blvd, Missouri City, Texas, 77459
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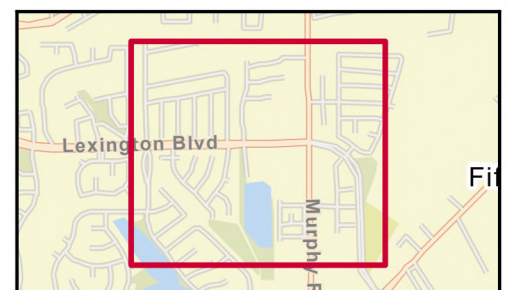
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October 16, 2023



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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	Lexington Blvd	Bluestone Dr (0.11 miles W)	2006	24,870
0.08	Lexington Blvd	FM 1092 Rd (0.08 miles E)	2006	10,840
0.16	FM 1092 Rd	Lexington Blvd (0.02 miles N)	2005	24,660
0.21	Lexington Boulevard	(0.0 miles)	2005	4,340
0.36	Brightwater Dr	Lakeside Meadow Dr (0.07 miles S)	2011	4,230
0.45	Brightwater Dr	Mooring Point Ct (0.02 miles NW)	2006	1,782
0.47	Lakeside Meadow Dr	Northshore Dr (0.05 miles W)	2006	2,009
0.49	Summer Park Dr	Murphy Rd (0.25 miles E)	2009	640
0.56	Lakeside Meadow Dr	Northshore Dr (0.05 miles E)	2006	612
0.59	Dove Country Dr	Murphy Rd (0.07 miles W)	2011	2,140
0.61	Lexington Blvd	Laurel Green Rd (0.04 miles W)	2011	12,390
0.64	5th St	Rothwell St (0.05 miles NE)	2011	6,560
0.66	5th Street	Rothwell St (0.05 miles NE)	2019	11,003
0.66	Lexington Boulevard	Lexington Blvd (0.02 miles NE)	2019	10,827
0.68	Murphy Road	Stafford Run (0.04 miles N)	2019	25,654
0.70	Avenue E	Leisure Ln (0.07 miles SW)	2011	9,480
0.71	Avenue E	N Marathon Way (0.04 miles N)	2019	11,431
0.71	Sheffield Dr	Liverpool Ct (0.03 miles S)	2011	660
0.72	FM 1092 Rd	5th St (0.04 miles N)	2005	28,210
0.81	Lexington Blvd	Dulles Ave (0.09 miles W)	2011	12,890
0.83	Avenue E	Shady Dale Dr (0.03 miles SW)	2011	10,490
0.84	Brand Ln	Allisa St (0.41 miles N)	2011	4,160
0.86	Avenue E	Shady Dale Dr (0.07 miles SW)	2019	12,101
0.86		(0.0 miles)	2003	14,643
0.91	Avenue E	Dulles Ave (0.1 miles W)	2011	9,320
0.91	Dulles Ave	Lexington Blvd (0.04 miles N)	2011	17,370
0.92	Dulles Ave	Lexington Blvd (0.03 miles S)	2008	32,150
0.94	FM 1092 Rd	Waterford Village Blvd (0.06 miles S)	2003	60,908
0.94	Willow Dr	Fair Oak Dr (0.01 miles NE)	2011	1,510
0.95	Avenue E	Dulles Ave (0.06 miles W)	2019	12,338

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).

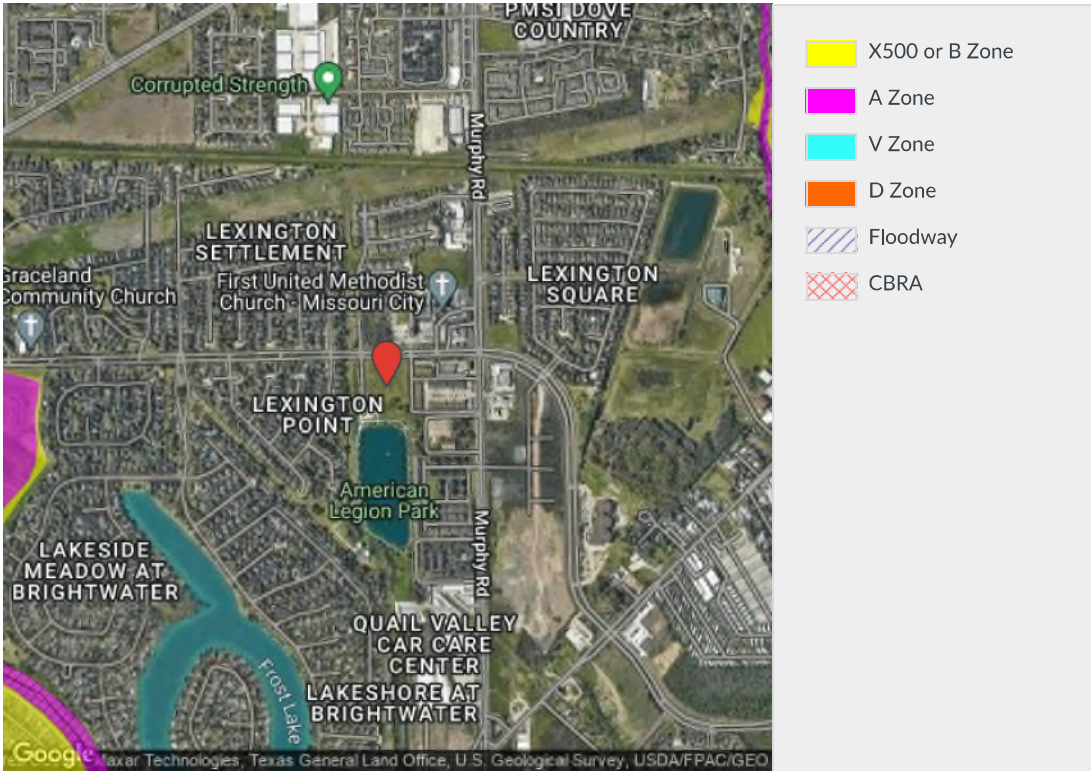
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LOCATION ACCURACY: User-defined location

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Flood Zone Determination: **OUT**

COMMUNITY	480304	PANEL	0280L
PANEL DATE	April 02, 2014	MAP NUMBER	48157C0280L





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Race and Ethnicity

2023 White Alone	23.5%	27.0%	20.2%
2023 Black Alone	23.7%	27.4%	26.4%
2023 American Indian/Alaska Native Alone	0.6%	0.7%	1.1%
2023 Asian Alone	31.0%	21.7%	19.2%
2023 Pacific Islander Alone	0.0%	0.1%	0.0%
2023 Other Race	9.3%	11.1%	20.2%
2023 Two or More Races	11.9%	12.0%	12.8%
2023 Hispanic Origin (Any Race)	22.4%	25.1%	37.7%

Persons of Hispanic origin represent 37.7% 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 89.1 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	100	116	91
2010 Households	10,410	38,550	107,800
2020 Households	10,836	42,071	124,006
2023 Households	11,171	43,682	127,910
2028 Households	11,714	45,739	132,394
2010-2020 Annual Rate	0.40%	0.88%	1.41%
2020-2023 Annual Rate	0.94%	1.16%	0.96%
2023-2028 Annual Rate	0.95%	0.92%	0.69%
2023 Average Household Size	2.85	2.73	2.92

The household count in this area has changed from 124,006 in 2020 to 127,910 in the current year, a change of 0.96% annually. The five-year projection of households is 132,394, a change of 0.69% annually from the current year total. Average household size is currently 2.92, compared to 2.94 in the year 2020. The number of families in the current year is 92,673 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.

October 16, 2023



Executive Summary

3939 Lexington Blvd, Missouri City, Texas, 77459
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.60031
Longitude: -95.56699

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2023 Percent of Income for Mortgage	25.1%	21.8%	27.2%
Median Household Income			
2023 Median Household Income	\$72,468	\$75,724	\$60,497
2028 Median Household Income	\$80,378	\$82,658	\$68,264
2023-2028 Annual Rate	2.09%	1.77%	2.45%
Average Household Income			
2023 Average Household Income	\$101,737	\$110,522	\$97,989
2028 Average Household Income	\$112,341	\$121,197	\$109,672
2023-2028 Annual Rate	2.00%	1.86%	2.28%
Per Capita Income			
2023 Per Capita Income	\$36,092	\$40,235	\$33,535
2028 Per Capita Income	\$40,166	\$44,552	\$37,866
2023-2028 Annual Rate	2.16%	2.06%	2.46%
GINI Index			
2023 Gini Index	40.0	39.9	44.7

Households by Income

Current median household income is \$60,497 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$68,264 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$97,989 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$109,672 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$33,535 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$37,866 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	84	99	82
2010 Total Housing Units	10,872	41,298	119,728
2010 Owner Occupied Housing Units	6,866	26,687	59,683
2010 Renter Occupied Housing Units	3,544	11,860	48,121
2010 Vacant Housing Units	462	2,748	11,928
2020 Total Housing Units	11,471	45,061	133,406
2020 Vacant Housing Units	635	2,990	9,400
2023 Total Housing Units	11,720	46,702	137,353
2023 Owner Occupied Housing Units	6,979	29,102	69,453
2023 Renter Occupied Housing Units	4,192	14,580	58,457
2023 Vacant Housing Units	549	3,020	9,443
2028 Total Housing Units	12,195	48,524	141,891
2028 Owner Occupied Housing Units	7,428	30,472	72,636
2028 Renter Occupied Housing Units	4,285	15,267	59,758
2028 Vacant Housing Units	481	2,785	9,497
Socioeconomic Status Index			
2023 Socioeconomic Status Index	47.6	48.3	41.3

Currently, 50.6% of the 137,353 housing units in the area are owner occupied; 42.6%, renter occupied; and 6.9% 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 133,406 housing units in the area and 7.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.90%. Median home value in the area is \$273,507, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.03% annually to \$317,590.

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.

October 16, 2023

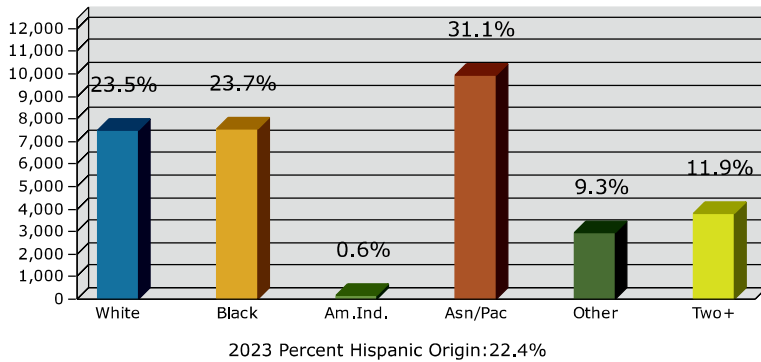


Graphic Profile

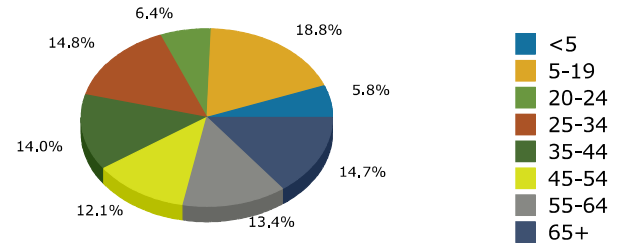
3939 Lexington Blvd, Missouri City, Texas, 77459
Drive time band: 0 - 5 minute radius

Prepared by Esri
Latitude: 29.60031
Longitude: -95.56699

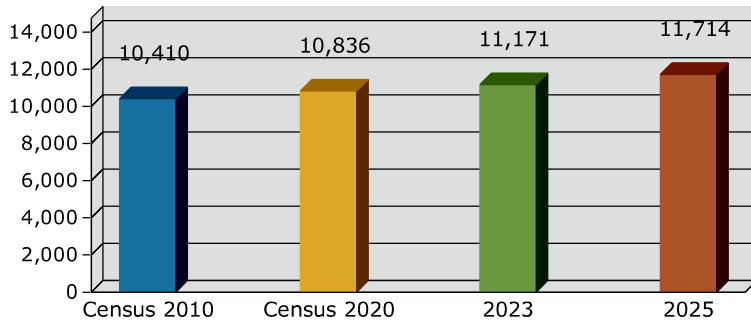
2023 Population by Race



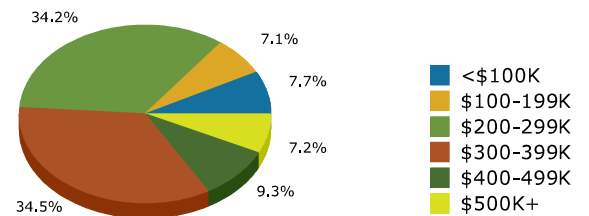
2023 Population by Age



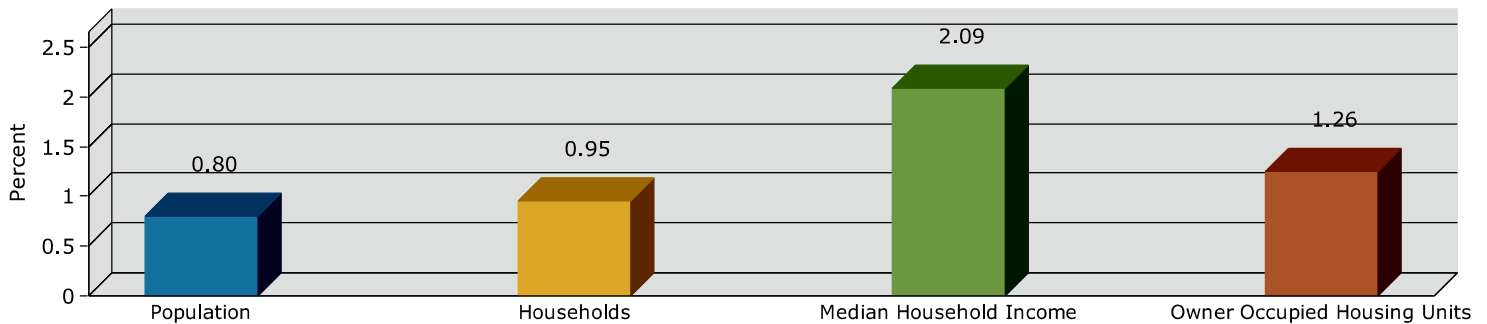
Households



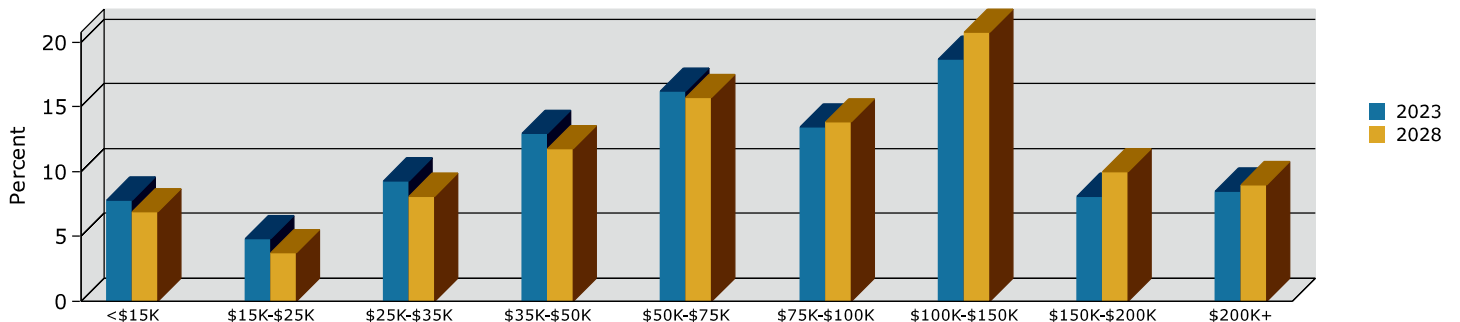
2023 Home Value



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.

October 16, 2023

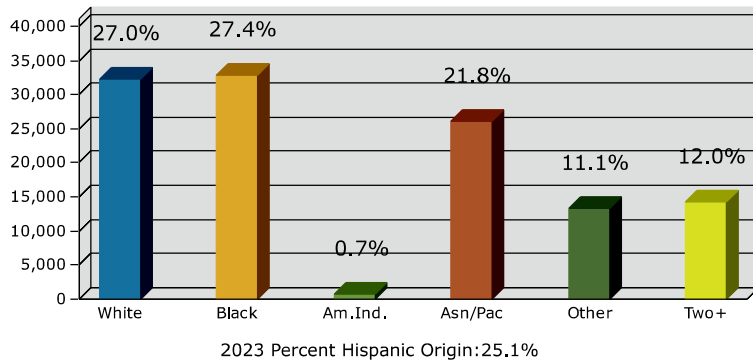


Graphic Profile

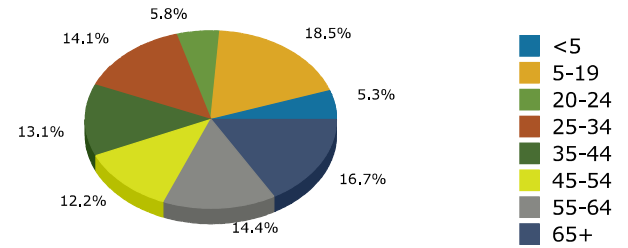
3939 Lexington Blvd, Missouri City, Texas, 77459
Drive time band: 5 - 10 minute radius

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Latitude: 29.60031
Longitude: -95.56699

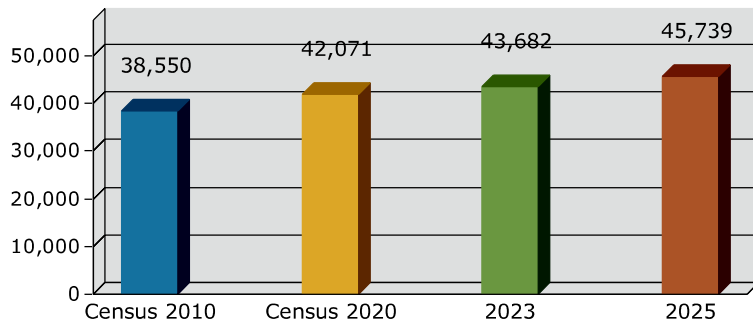
2023 Population by Race



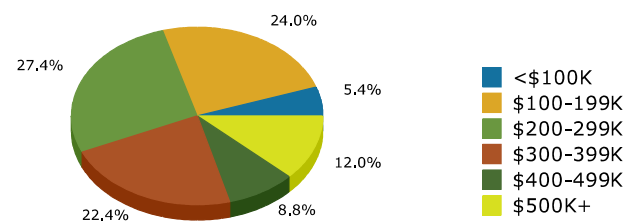
2023 Population by Age



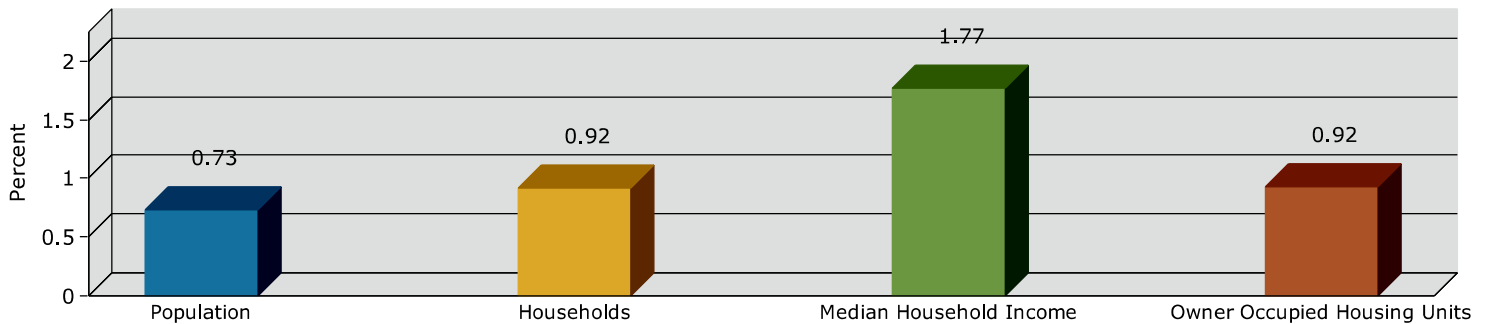
Households



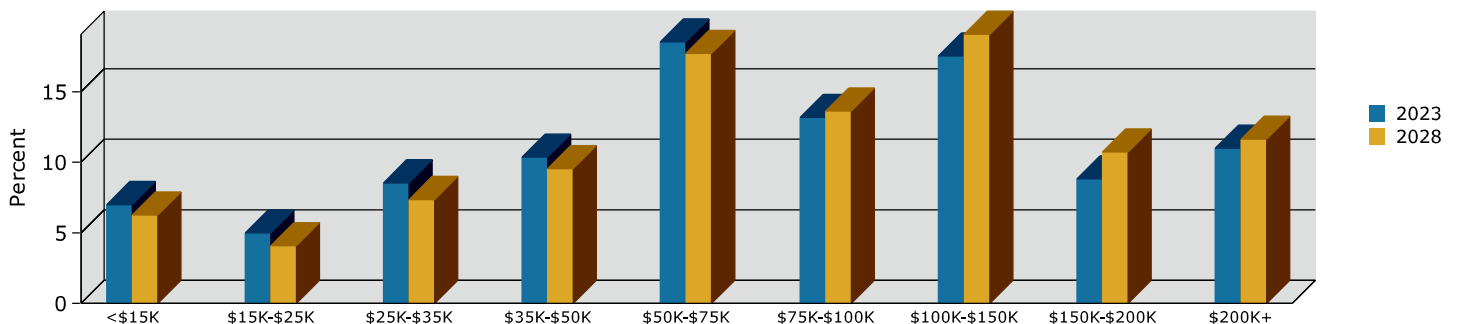
2023 Home Value



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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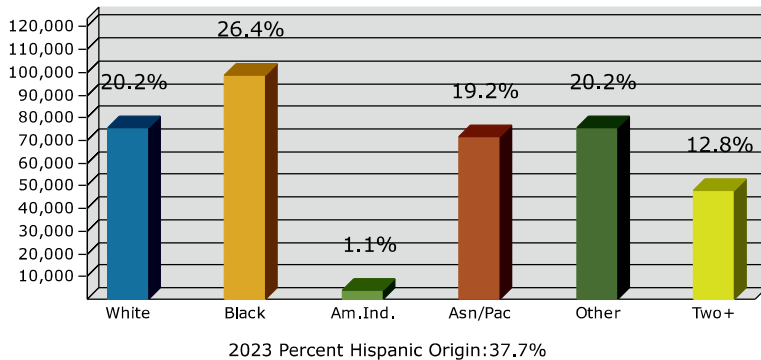


Graphic Profile

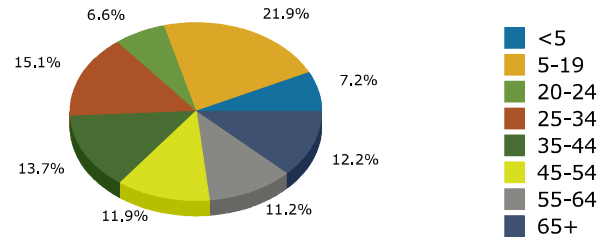
3939 Lexington Blvd, Missouri City, Texas, 77459
Drive time band: 10 - 15 minute radius

Prepared by Esri
Latitude: 29.60031
Longitude: -95.56699

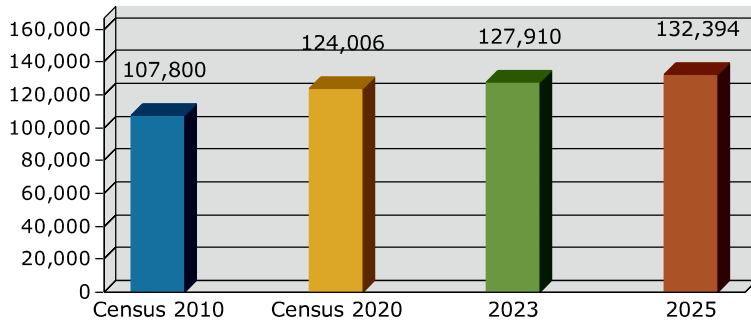
2023 Population by Race



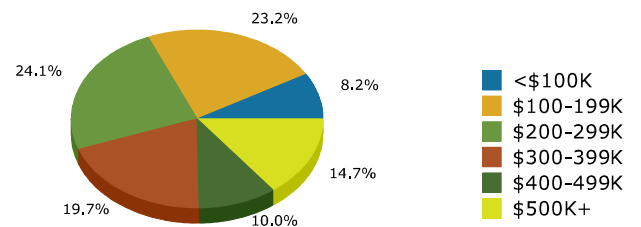
2023 Population by Age



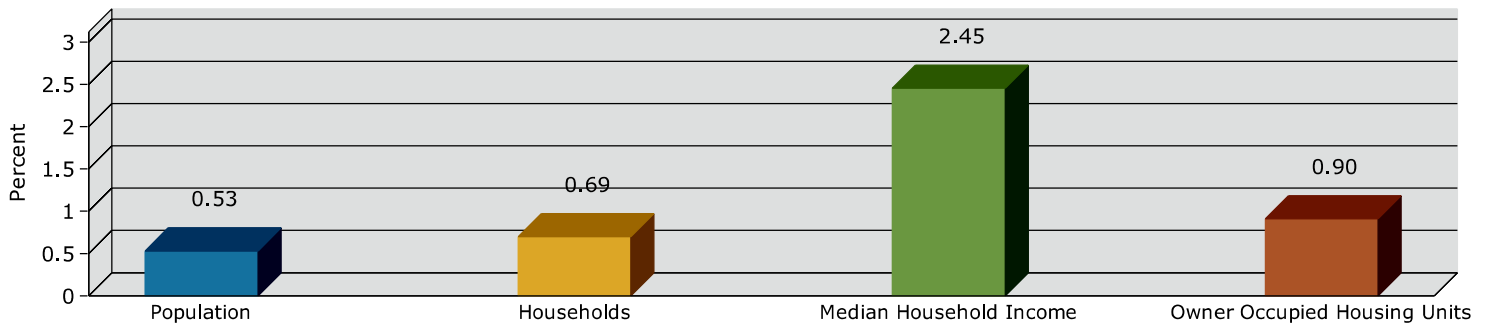
Households



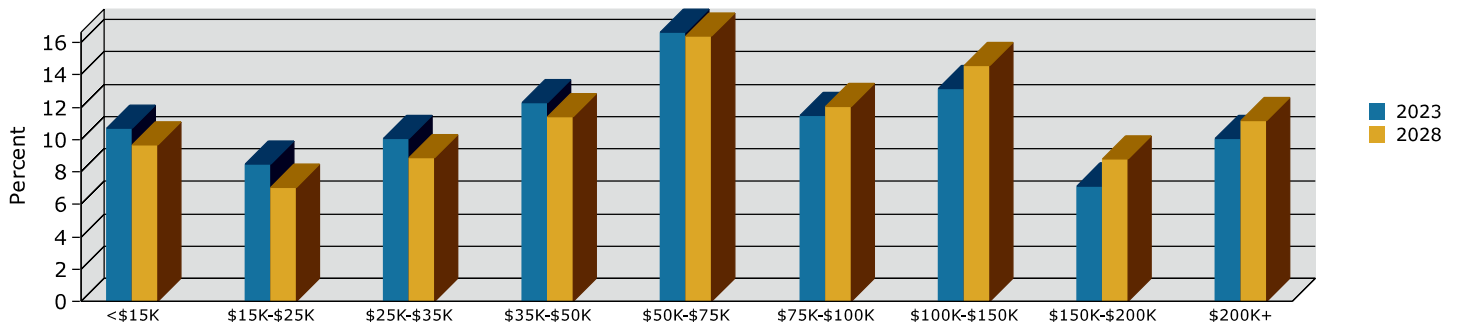
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



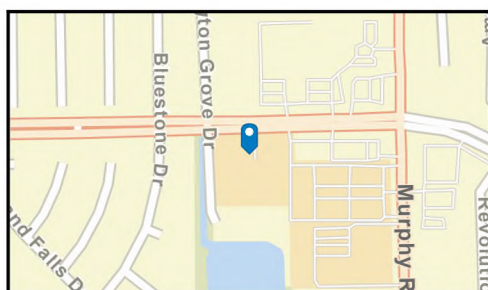
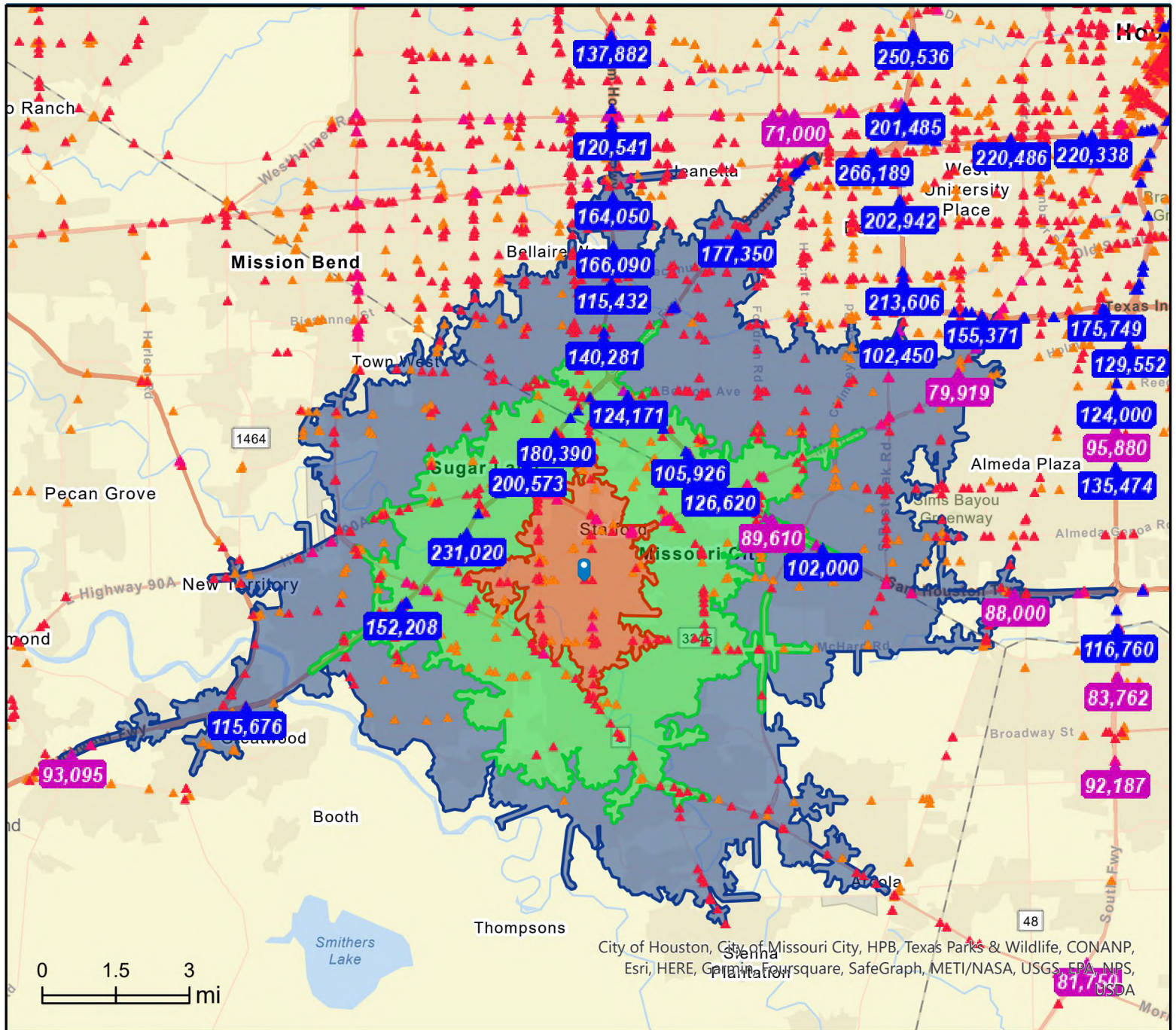
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

October 16, 2023

Traffic Count Map

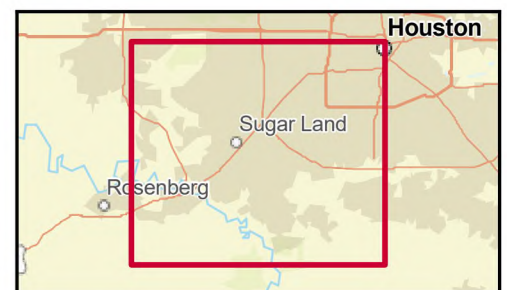
3939 Lexington Blvd, Missouri City, Texas, 77459
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.60031
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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



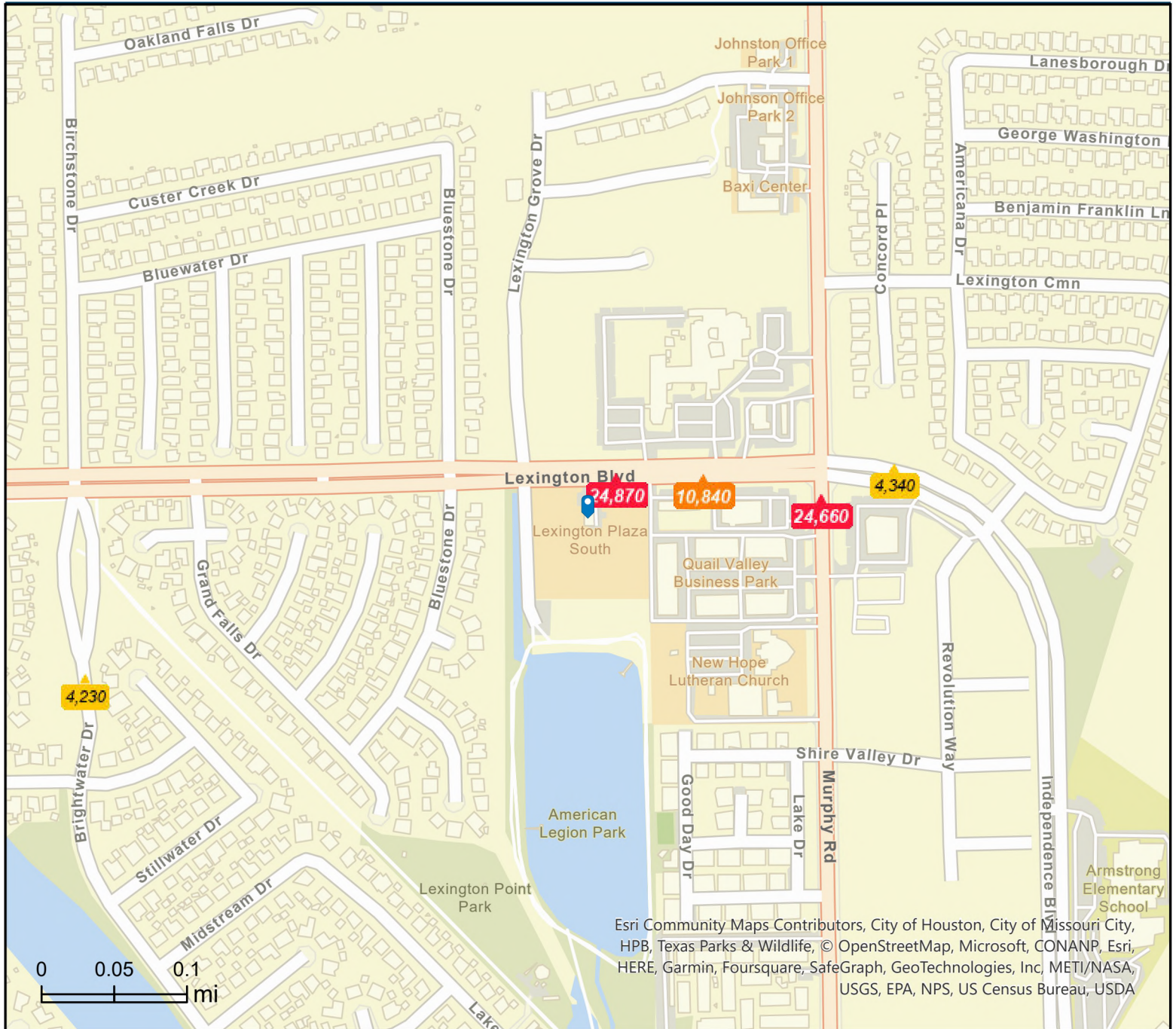
Source: ©2023 Kalibrate Technologies (Q2 2023).

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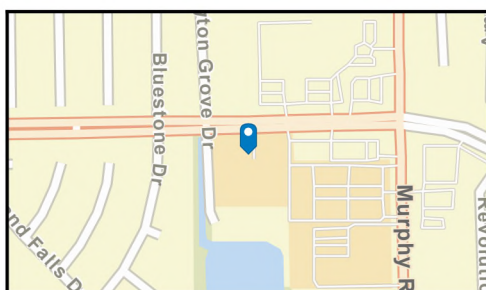
Traffic Count Map - Close Up

3939 Lexington Blvd, Missouri City, Texas, 77459
 Drive time bands: 0-5, 5-10, 10-15 minute radii

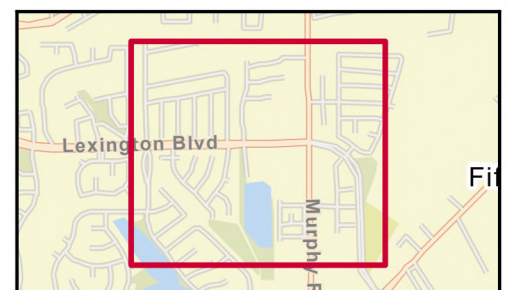
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- Average Daily Traffic Volume**
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 - ▲ 6,001 - 15,000
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 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
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October 16, 2023



Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	Lexington Blvd	Bluestone Dr (0.11 miles W)	2006	24,870
0.08	Lexington Blvd	FM 1092 Rd (0.08 miles E)	2006	10,840
0.16	FM 1092 Rd	Lexington Blvd (0.02 miles N)	2005	24,660
0.21	Lexington Boulevard	(0.0 miles)	2005	4,340
0.36	Brightwater Dr	Lakeside Meadow Dr (0.07 miles S)	2011	4,230
0.45	Brightwater Dr	Mooring Point Ct (0.02 miles NW)	2006	1,782
0.47	Lakeside Meadow Dr	Northshore Dr (0.05 miles W)	2006	2,009
0.49	Summer Park Dr	Murphy Rd (0.25 miles E)	2009	640
0.56	Lakeside Meadow Dr	Northshore Dr (0.05 miles E)	2006	612
0.59	Dove Country Dr	Murphy Rd (0.07 miles W)	2011	2,140
0.61	Lexington Blvd	Laurel Green Rd (0.04 miles W)	2011	12,390
0.64	5th St	Rothwell St (0.05 miles NE)	2011	6,560
0.66	5th Street	Rothwell St (0.05 miles NE)	2019	11,003
0.66	Lexington Boulevard	Lexington Blvd (0.02 miles NE)	2019	10,827
0.68	Murphy Road	Stafford Run (0.04 miles N)	2019	25,654
0.70	Avenue E	Leisure Ln (0.07 miles SW)	2011	9,480
0.71	Avenue E	N Marathon Way (0.04 miles N)	2019	11,431
0.71	Sheffield Dr	Liverpool Ct (0.03 miles S)	2011	660
0.72	FM 1092 Rd	5th St (0.04 miles N)	2005	28,210
0.81	Lexington Blvd	Dulles Ave (0.09 miles W)	2011	12,890
0.83	Avenue E	Shady Dale Dr (0.03 miles SW)	2011	10,490
0.84	Brand Ln	Allisa St (0.41 miles N)	2011	4,160
0.86	Avenue E	Shady Dale Dr (0.07 miles SW)	2019	12,101
0.86		(0.0 miles)	2003	14,643
0.91	Avenue E	Dulles Ave (0.1 miles W)	2011	9,320
0.91	Dulles Ave	Lexington Blvd (0.04 miles N)	2011	17,370
0.92	Dulles Ave	Lexington Blvd (0.03 miles S)	2008	32,150
0.94	FM 1092 Rd	Waterford Village Blvd (0.06 miles S)	2003	60,908
0.94	Willow Dr	Fair Oak Dr (0.01 miles NE)	2011	1,510
0.95	Avenue E	Dulles Ave (0.06 miles W)	2019	12,338

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).