

# FOR SALE +/- 8.93 Acres

*1922 Staffordshire Rd., Missouri City, TX 77489*



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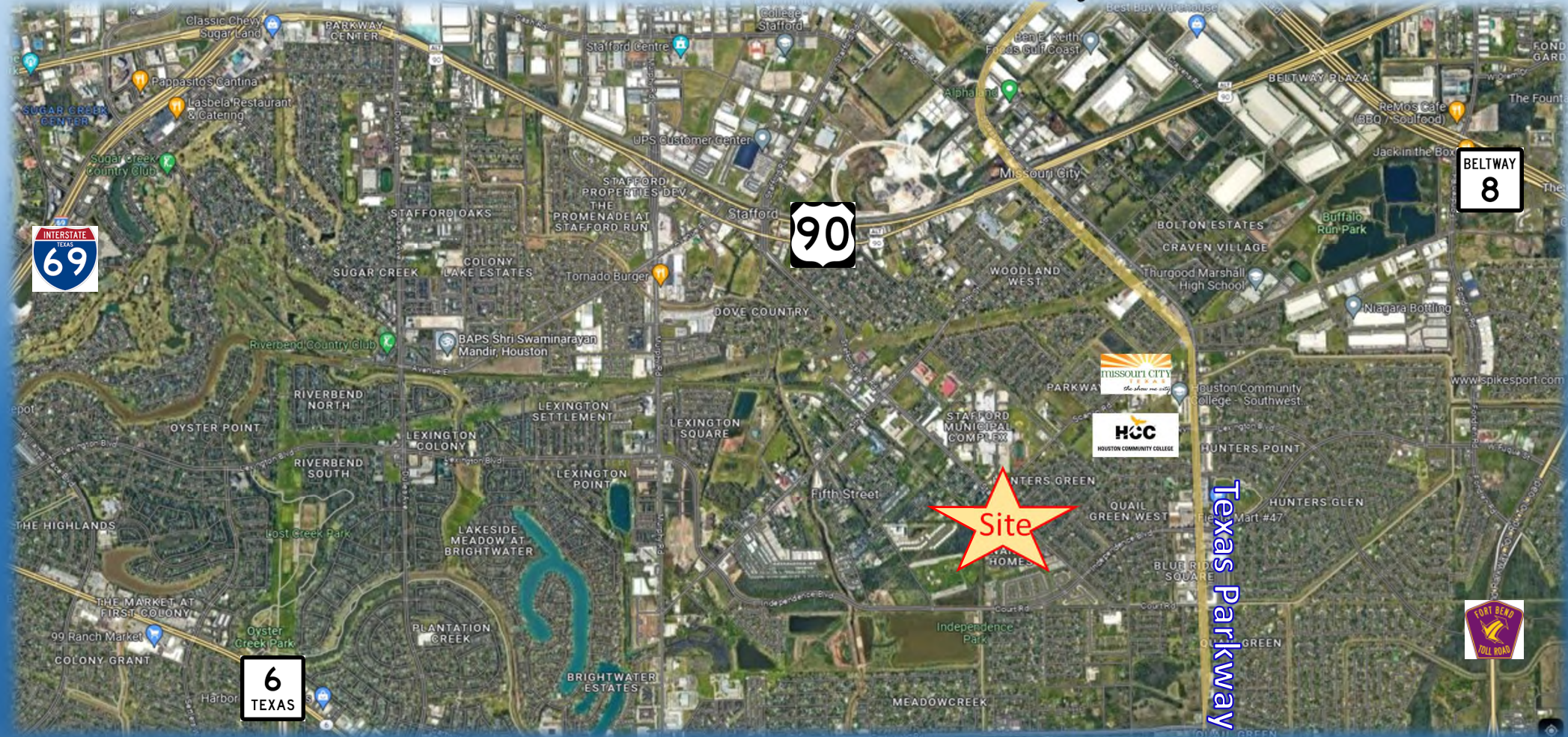


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# FOR SALE +/- 8.93 Acres

*1922 Staffordshire Rd., Missouri City, TX 77489*



- PRICE: \$2,706,000
- \$6.96/SF
- Minutes to major thoroughfares
- Across from Stafford Schools
- Utilities available through WCID#2
- Walking distance to new developments and neighborhoods
- Approx. 12 miles to NRG Stadium, 13 miles to Texas Medical Center and 21 miles to Houston Hobby Airport



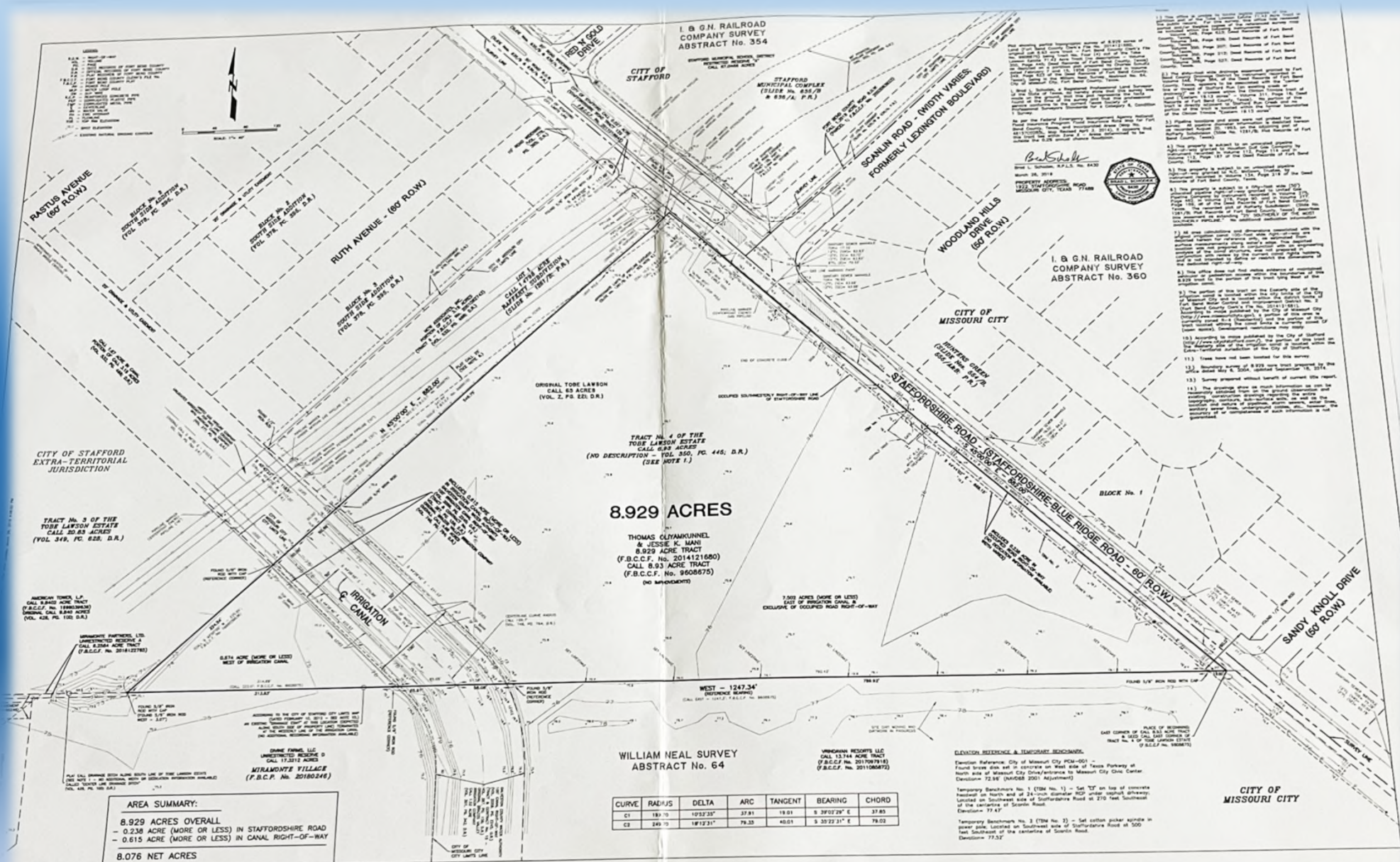
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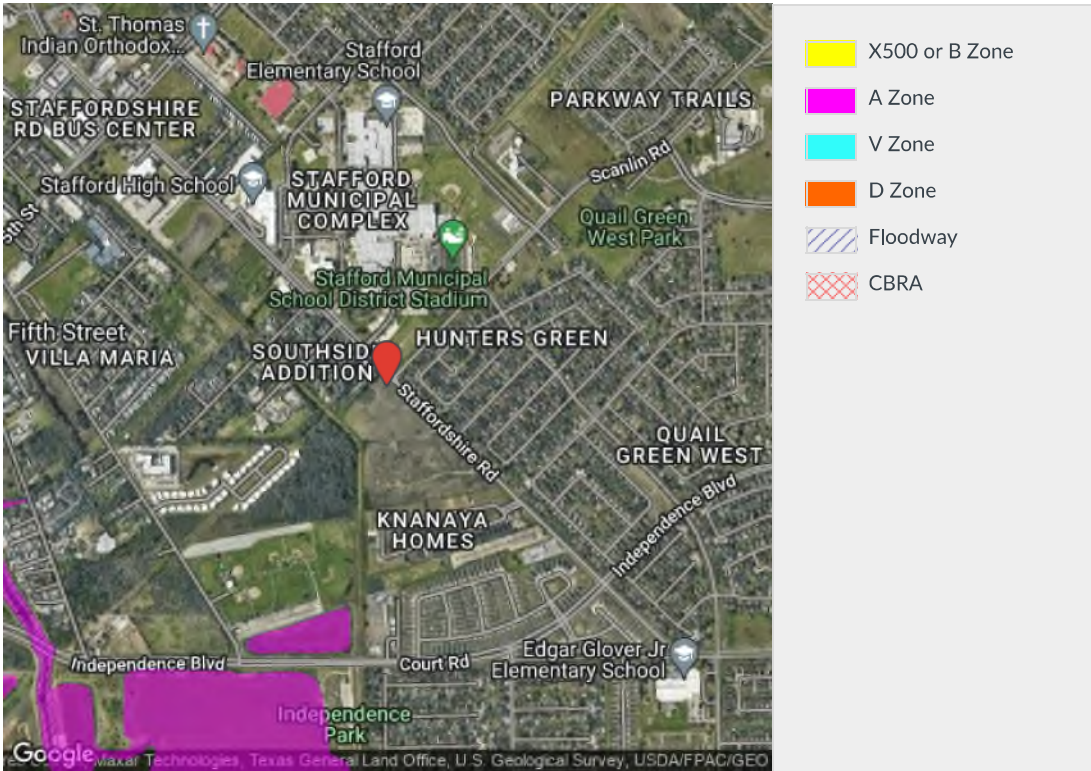
# STAFFORDSHIRE RD MISSOURI CITY, TX 77489-3011

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





## Executive Summary

Staffordshire Rd, Missouri City, Texas, 77489  
Drive Time Bands: 0-3, 3-5, 5-10 minute radii

Prepared by Esri  
Latitude: 29.59773  
Longitude: -95.54111

	0 - 3 minute	3 - 5 minute	5 - 10 minute
<b>Population</b>			
2010 Population	6,142	15,047	109,065
2020 Population	6,471	16,004	112,620
2022 Population	7,028	16,888	116,010
2027 Population	7,732	18,727	124,435
2010-2020 Annual Rate	0.52%	0.62%	0.32%
2020-2022 Annual Rate	3.74%	2.42%	1.33%
2022-2027 Annual Rate	1.93%	2.09%	1.41%
2022 Male Population	49.4%	47.5%	47.8%
2022 Female Population	50.6%	52.5%	52.2%
2022 Median Age	35.3	36.8	37.4

In the identified area, the current year population is 116,010. In 2020, the Census count in the area was 112,620. The rate of change since 2020 was 1.33% annually. The five-year projection for the population in the area is 124,435 representing a change of 1.41% annually from 2022 to 2027. Currently, the population is 47.8% male and 52.2% female.

### Median Age

The median age in this area is 37.4, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	11.8%	14.4%	20.0%
2022 Black Alone	48.6%	50.7%	39.2%
2022 American Indian/Alaska Native Alone	1.1%	0.8%	0.9%
2022 Asian Alone	7.2%	6.6%	15.9%
2022 Pacific Islander Alone	0.1%	0.1%	0.0%
2022 Other Race	18.2%	15.3%	12.9%
2022 Two or More Races	13.0%	12.0%	11.1%
2022 Hispanic Origin (Any Race)	37.0%	31.3%	26.8%

Persons of Hispanic origin represent 26.8% of the population in the identified area compared to 19.0% 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 84.9 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	68	72	103
2010 Households	1,852	4,719	37,648
2020 Households	2,018	5,131	40,055
2022 Households	2,184	5,437	41,405
2027 Households	2,402	6,026	44,541
2010-2020 Annual Rate	0.86%	0.84%	0.62%
2020-2022 Annual Rate	3.58%	2.61%	1.48%
2022-2027 Annual Rate	1.92%	2.08%	1.47%
2022 Average Household Size	3.22	3.10	2.79

The household count in this area has changed from 40,055 in 2020 to 41,405 in the current year, a change of 1.48% annually. The five-year projection of households is 44,541, a change of 1.47% annually from the current year total. Average household size is currently 2.79, compared to 2.80 in the year 2020. The number of families in the current year is 30,391 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.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

May 02, 2023



## Executive Summary

Staffordshire Rd, Missouri City, Texas, 77489  
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	0 - 3 minute	3 - 5 minute	5 - 10 minute
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	13.0%	13.4%	16.5%
<b>Median Household Income</b>			
2022 Median Household Income	\$75,826	\$72,010	\$73,192
2027 Median Household Income	\$81,238	\$78,762	\$81,546
2022-2027 Annual Rate	1.39%	1.81%	2.19%
<b>Average Household Income</b>			
2022 Average Household Income	\$90,047	\$88,286	\$102,487
2027 Average Household Income	\$100,453	\$98,297	\$115,548
2022-2027 Annual Rate	2.21%	2.17%	2.43%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$28,787	\$28,914	\$36,468
2027 Per Capita Income	\$32,145	\$32,228	\$41,222
2022-2027 Annual Rate	2.23%	2.19%	2.48%
<b>Households by Income</b>			

Current median household income is \$73,192 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$81,546 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$102,487 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$115,548 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$36,468 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$41,222 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	161	154	126
2010 Total Housing Units	1,941	5,016	40,352
2010 Owner Occupied Housing Units	1,492	3,761	25,322
2010 Renter Occupied Housing Units	360	958	12,329
2010 Vacant Housing Units	89	297	2,704
2020 Total Housing Units	2,103	5,428	42,652
2020 Vacant Housing Units	85	297	2,597
2022 Total Housing Units	2,263	5,712	44,019
2022 Owner Occupied Housing Units	1,502	4,245	25,984
2022 Renter Occupied Housing Units	682	1,192	15,421
2022 Vacant Housing Units	79	275	2,614
2027 Total Housing Units	2,528	6,428	47,870
2027 Owner Occupied Housing Units	1,685	4,725	28,052
2027 Renter Occupied Housing Units	717	1,301	16,489
2027 Vacant Housing Units	126	402	3,329

Currently, 59.0% of the 44,019 housing units in the area are owner occupied; 35.0%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 42,652 housing units in the area and 6.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.41%. Median home value in the area is \$228,535, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.18% annually to \$280,431.

**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.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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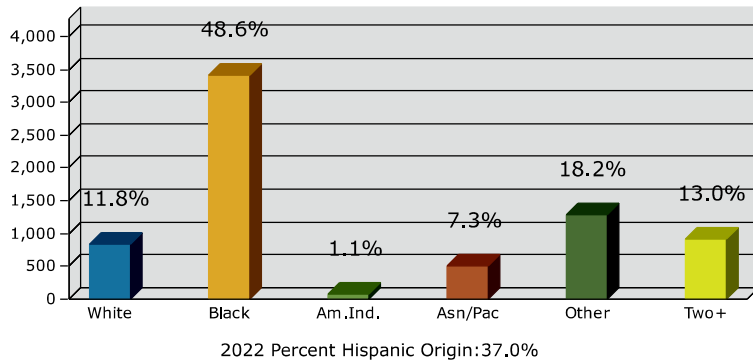


# Graphic Profile

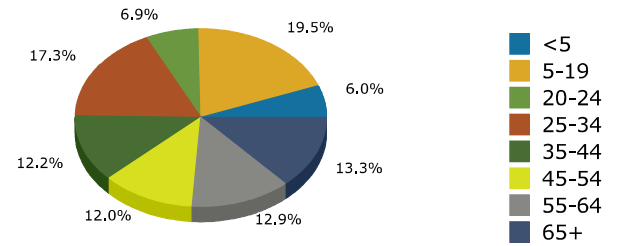
Staffordshire Rd, Missouri City, Texas, 77489  
Drive Time Band: 0 - 3 minute radius

Prepared by Esri  
Latitude: 29.59773  
Longitude: -95.54111

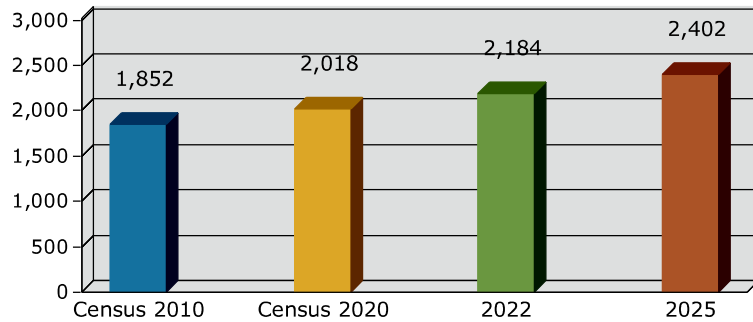
2022 Population by Race



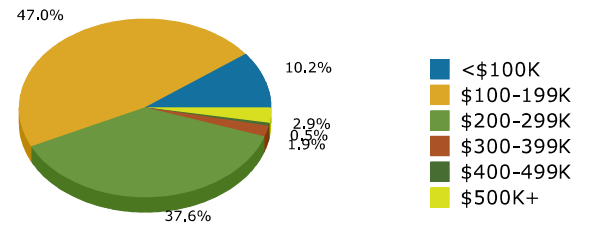
2022 Population by Age



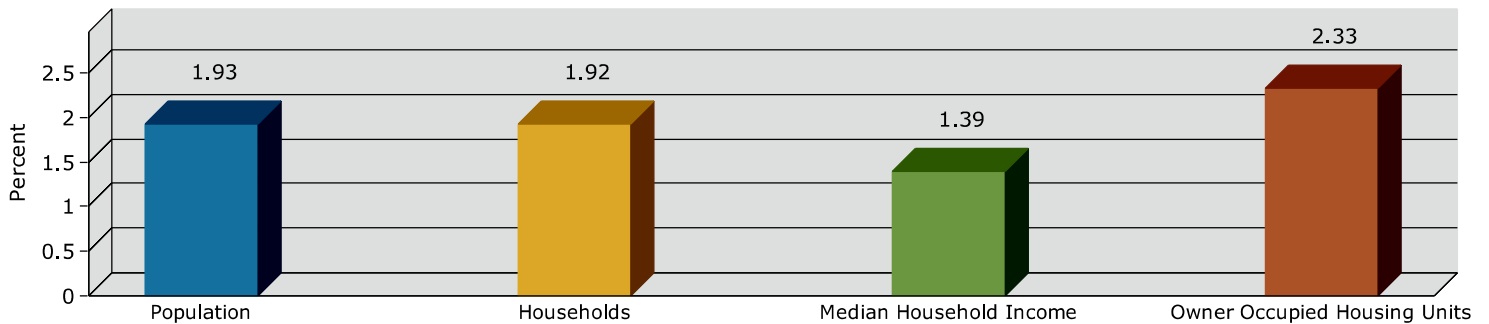
Households



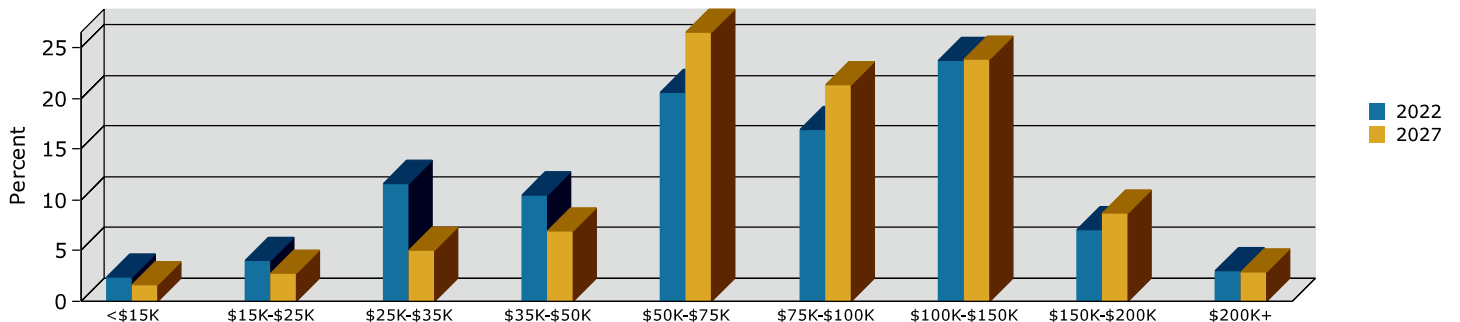
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



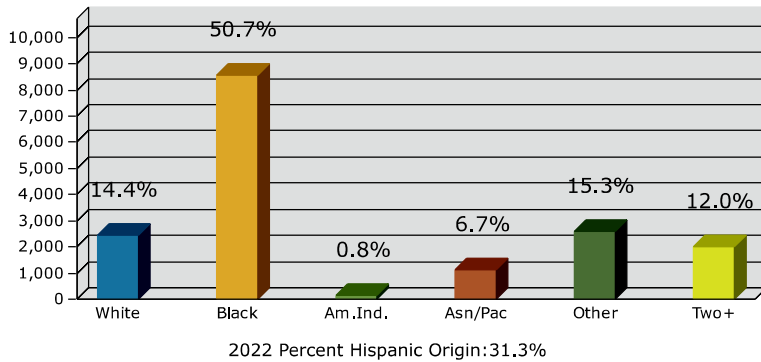


## Graphic Profile

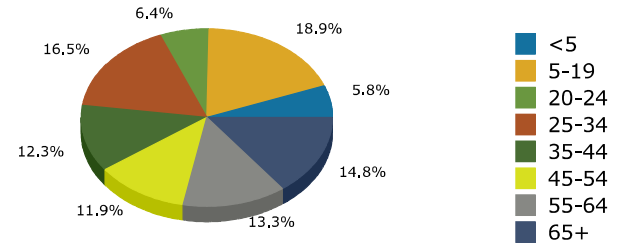
Staffordshire Rd, Missouri City, Texas, 77489  
Drive Time Band: 3 - 5 minute radius

Prepared by Esri  
Latitude: 29.59773  
Longitude: -95.54111

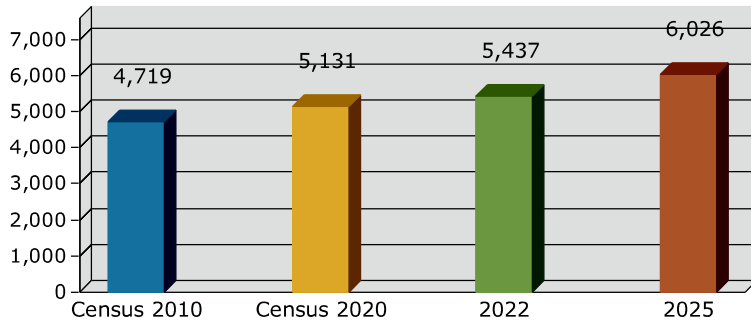
### 2022 Population by Race



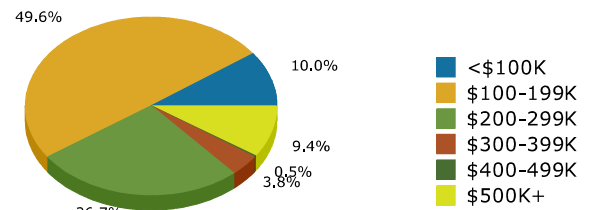
### 2022 Population by Age



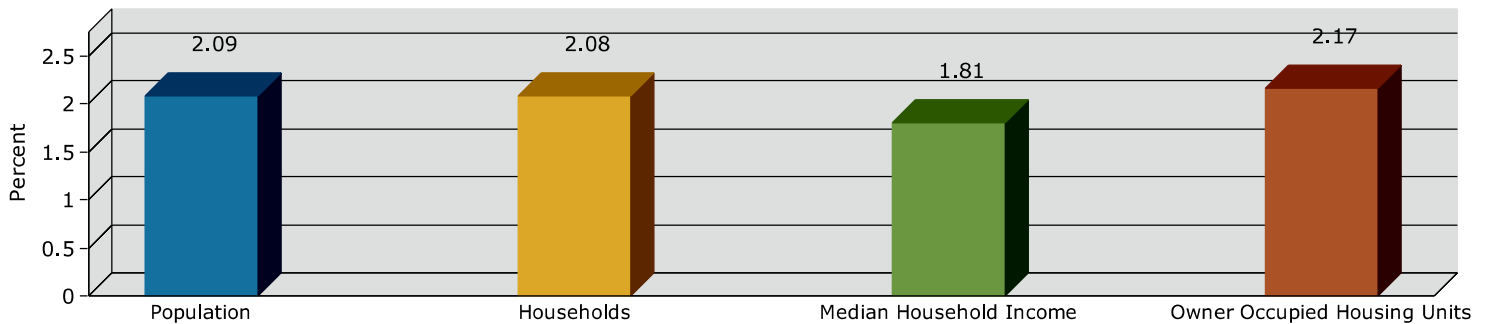
### Households



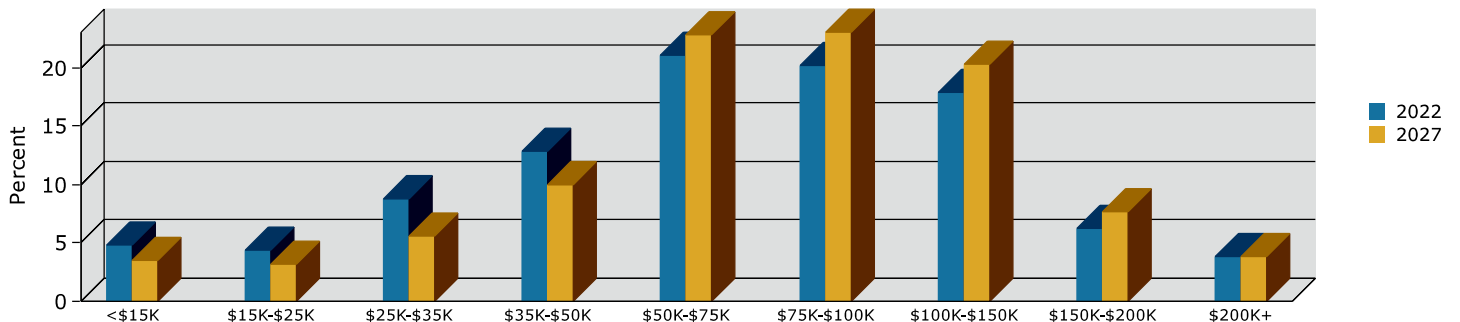
### 2022 Home Value



### 2022-2027 Annual Growth Rate



### Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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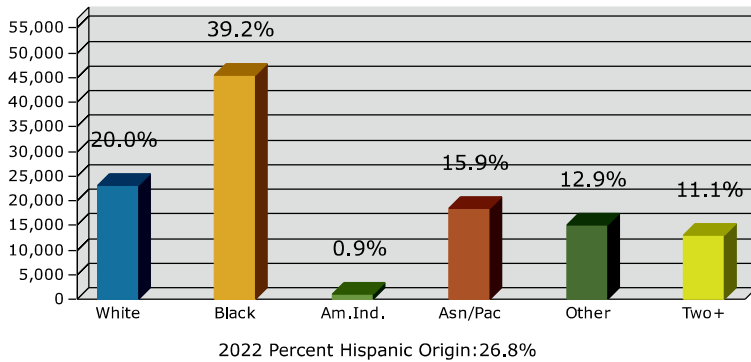


## Graphic Profile

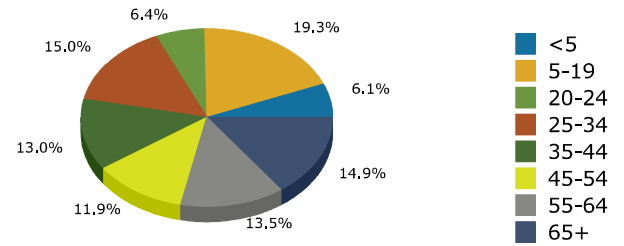
Staffordshire Rd, Missouri City, Texas, 77489  
Drive Time Band: 5 - 10 minute radius

Prepared by Esri  
Latitude: 29.59773  
Longitude: -95.54111

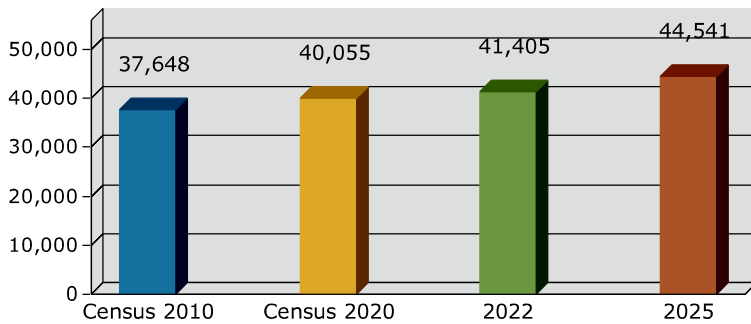
### 2022 Population by Race



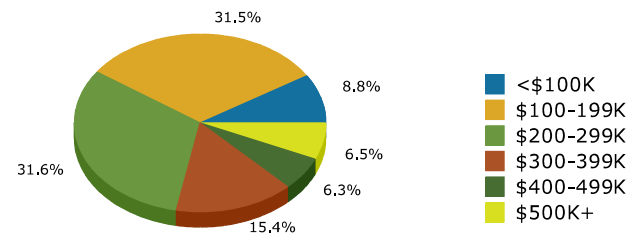
### 2022 Population by Age



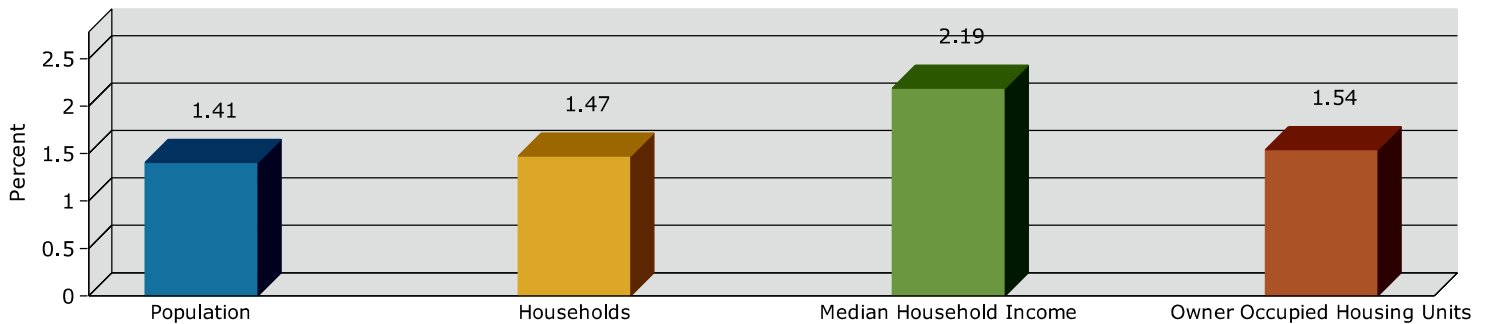
### Households



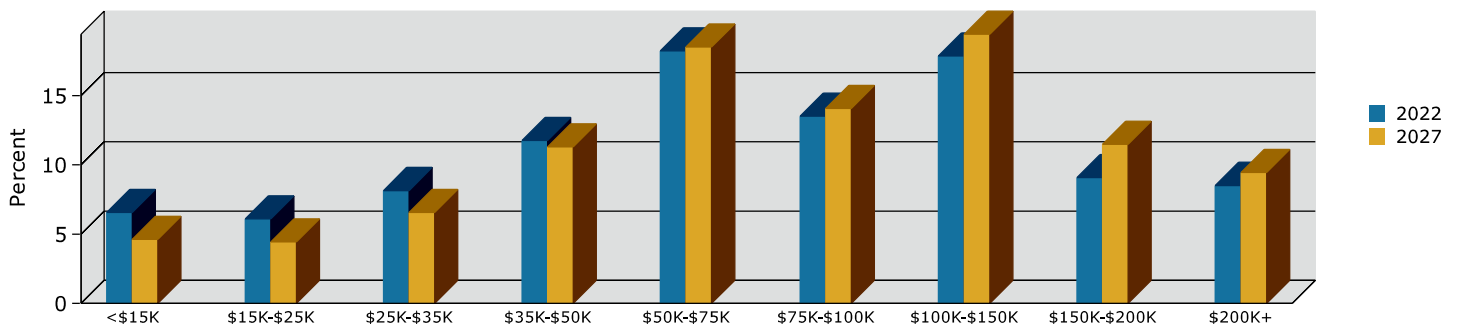
### 2022 Home Value



### 2022-2027 Annual Growth Rate



### Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

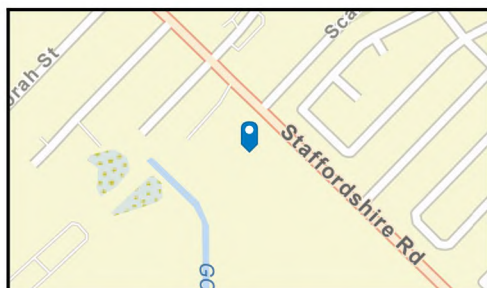
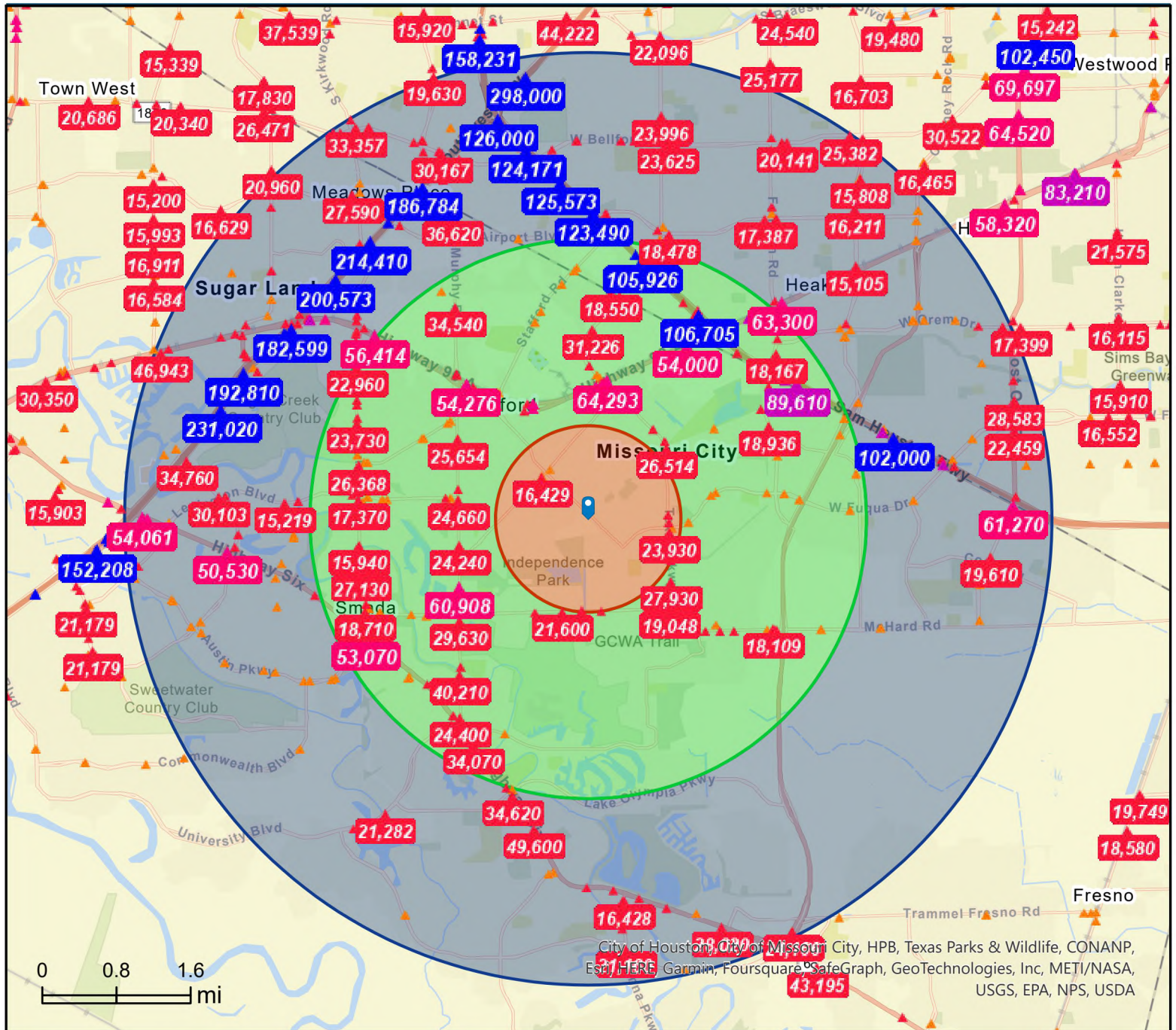
May 02, 2023



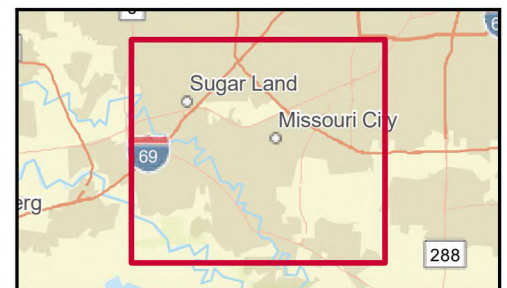
# Traffic Count Map

Staffordshire Rd, Missouri City, Texas, 77489 3  
 Staffordshire Rd, Missouri City, Texas, 77489  
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
 Latitude: 29.59747  
 Longitude: -95.54104



- 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: ©2022 Kalibrate Technologies (Q3 2022).

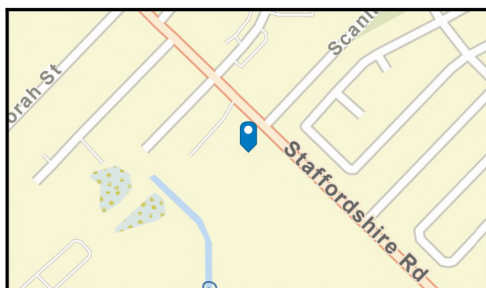
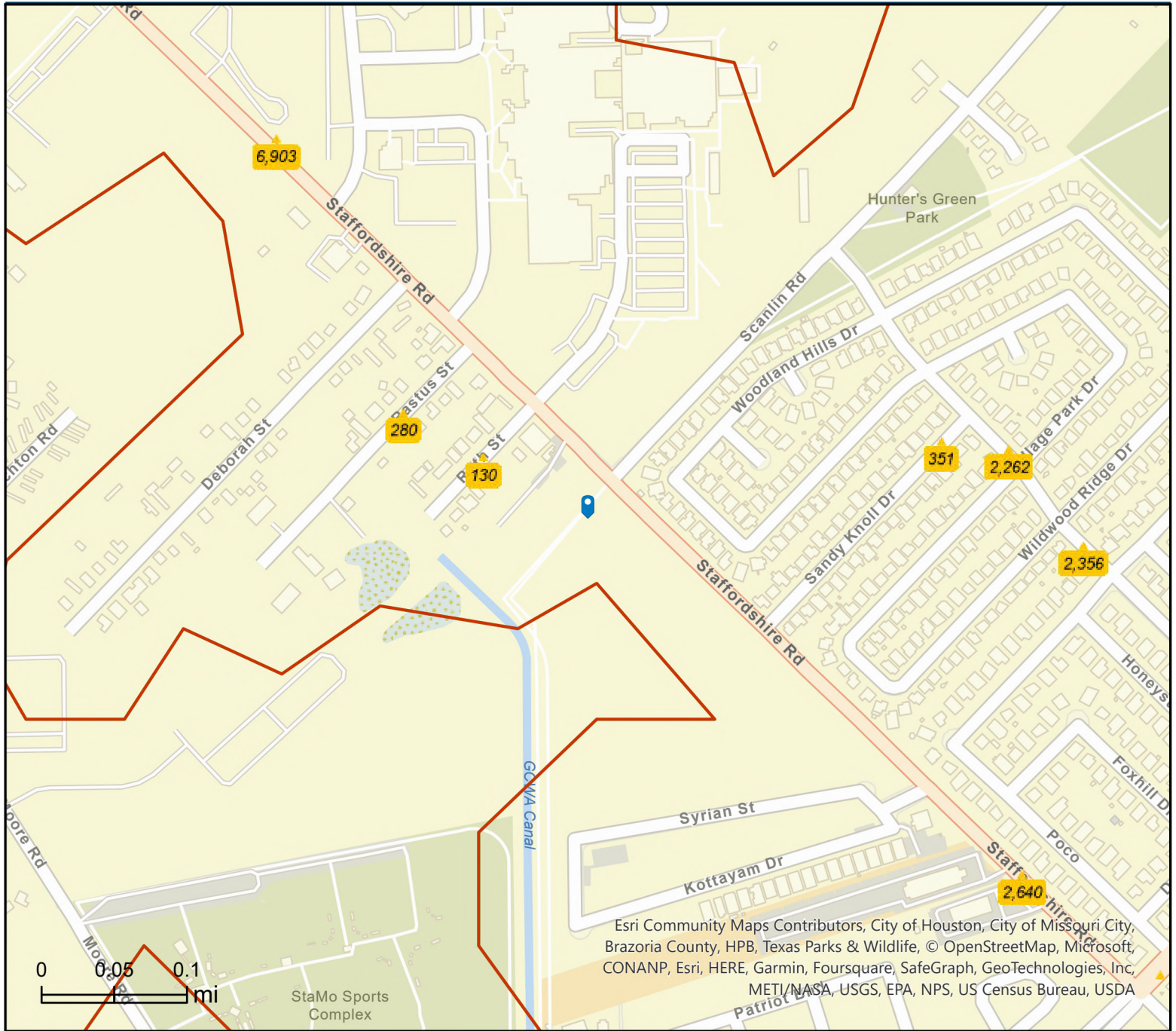
May 02, 2023



# Traffic Count Map - Close Up

Staffordshire Rd, Missouri City, Texas, 77489  
Drive Time Bands: 0-3, 3-5, 5-10 minute radii

Prepared by Esri  
Latitude: 29.59773  
Longitude: -95.54111



**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: ©2022 Kalibrate Technologies (Q3 2022).

May 02, 2023





## Traffic Count Profile

Staffordshire Rd, Missouri City, Texas, 77489  
Drive Time Bands: 0-3, 3-5, 5-10 minute radii

Prepared by Esri  
Latitude: 29.59773  
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.08	Ruth Ave	(0.0 miles )	2011	130
0.15	Rastus Ave	Staffordshire Rd (0.07 miles NE)	2011	280
0.25	Sandy Knoll Dr	Columbia Blue Dr (0.03 miles NE)	2006	351
0.29	Columbia Blue Dr	Village PkDr (0.01 miles SE)	2006	2,262
0.34	Staffordshire Rd	Constitution Ave (0.06 miles SE)	2005	6,903
0.34	Columbia Blue Dr	Wildwood Ridge Dr (0.02 miles NW)	2006	2,356
0.39	Staffordshire Rd	Independence Blvd (0.12 miles SE)	2011	2,640
0.44	Grand Park Dr	Lazy Ln (0.02 miles SW)	2006	1,799
0.46	Court Rd	Valley Manor Dr (0.04 miles E)	2011	3,470
0.46	Court Rd	Valley Manor Dr (0.07 miles W)	2005	3,228
0.48	Constitution Ave	Stafford Pride (0.09 miles NE)	2006	2,640
0.50	Independence Blvd	Poco Dr (0.02 miles NE)	2005	964
0.50	Columbia Blue Dr	Independence Blvd (0.05 miles SE)	2011	1,610
0.53	Independence Blvd	Columbia Blue Dr (0.03 miles NE)	2007	1,412
0.60	Court Rd	Staffordshire Rd (0.13 miles E)	2005	4,507
0.61	Staffordshire Rd	Ct Rd (0.07 miles SE)	2007	4,524
0.62	Staffordshire Rd	5th St (0.04 miles NW)	2011	4,680
0.66	5th Street	Staffordshire Rd (0.05 miles SW)	2019	11,439
0.66	5th St	Staffordshire Rd (0.06 miles NE)	2011	9,740
0.66	5th Street	Staffordshire Rd (0.06 miles NE)	2019	16,429
0.67	5th St	Pickett Ln (0.01 miles NE)	2005	10,024
0.68	5th St	Staffordshire Rd (0.13 miles SW)	2011	6,540
0.76	Creekway Cir	Victoria Ct (0.01 miles W)	2011	200
0.77	Independence Blvd	Staffordshire Rd (1.03 miles E)	2011	3,160
0.79	Independence Blvd	Quail Pl Dr (0.07 miles W)	2011	4,040
0.80	Columbia Blue Dr	Rhodes Ln (0.08 miles S)	2001	2,960
0.83	5th St	Center St (0.02 miles NE)	2009	4,848
0.85	Court Rd	Stillwell Rd (0.08 miles E)	2001	3,820
0.85	Grand Park Dr	Texas Pkwy (0.02 miles E)	2011	2,980
0.86	Texas Pkwy	Grand PkDr (0.11 miles N)	2004	41,124

**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 2021 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:** ©2022 Kalibrate Technologies (Q3 2022).