

# FOR LEASE OFFICE/SHOPPING CENTER CONDOS

4899 Highway 6 Ste. 207C & Ste. 208C, Missouri City, TX 77459



Base Rent: \$1.50 SF/MO  
NNN: \$0.70 SF/MO EST.  
Ste. #207C: +/- 1,500 SF  
Ste. #208C: +/- 1,500 SF  
Approx. Miles: 5.4 (Sugar Land)  
5 (I-69), 5.1 (90 ALT), 4 (Stafford),  
8.7 ( Sam Houston Toll),  
5.1 (Fort Bend Toll),  
4.7 (Missouri City)



**Matthew XU**  
M - (832) 876-9225  
O - (713) 270-5400  
matthewxu@dncommercial.net  
[www.dncommercial.net](http://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.*





Ste. #207C  
+/- 1,500 SF



Ste. #208C  
+/- 1,500 SF



Ste. #207C  
+/- 1,500 SF



*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.*



Ste. #208C  
+/- 1,500 SF



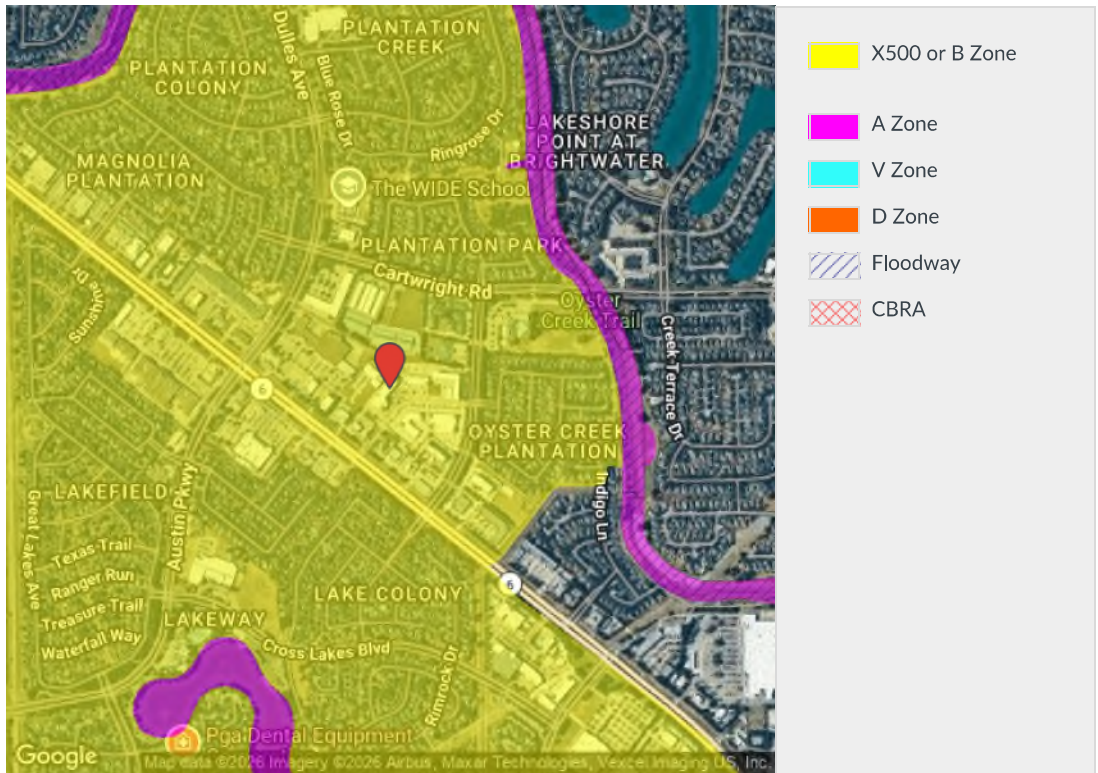
4899 HIGHWAY SIX MISSOURI CITY, TX 77459

LOCATION ACCURACY: *User-defined location*

**Flood Zone Determination Report**

**Flood Zone Determination: OUT**

COMMUNITY	481583	PANEL	0280L
PANEL DATE	April 02, 2014	MAP NUMBER	48157C0280L





# 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](http://www.floodcert.com)

# Executive Summary

Wei Foot Massage



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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	13,551	77,240	78,071
2020 Population	13,343	86,830	105,014
2025 Population	13,274	88,628	111,326
2030 Population	14,140	95,558	121,247
2010-2020 Annual Rate	-0.15%	1.18%	3.01%
2020-2025 Annual Rate	-0.10%	0.39%	1.12%
2025-2030 Annual Rate	1.27%	1.52%	1.72%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	43.7	41.2	40.6
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	29.6%	27.1%	20.4%
Black Alone	15.8%	19.8%	30.7%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	41.2%	35.0%	32.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.1%	6.5%	6.8%
Two or More Races	9.8%	11.0%	9.1%
Hispanic Origin	12.5%	18.0%	16.6%
Diversity Index	77.1	82.3	81.6

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	4,528	26,805	27,130
2020 Total Households	4,656	30,256	36,367
2025 Total Households	4,738	31,583	39,712
2030 Total Households	5,125	34,533	44,091
2010-2020 Annual Rate	0.28%	1.22%	2.97%
2020-2025 Annual Rate	0.33%	0.82%	1.69%
2025-2030 Annual Rate	1.58%	1.80%	2.11%
2025 Average Household Size	2.79	2.80	2.80
Wealth Index	151	143	136

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

<b>Mortgage Income</b>	<b>0 - 1 mile</b>	<b>1 - 3 mile</b>	<b>3 - 5 mile</b>
2025 Percent of Income for Mortgage	20.6%	23.7%	23.1%
<b>Median Household Income</b>			
2025 Median Household Income	\$113,174	\$104,280	\$106,678
2030 Median Household Income	\$123,317	\$114,019	\$116,661
2025-2030 Annual Rate	1.73%	1.80%	1.81%
<b>Average Household Income</b>			
2025 Average Household Income	\$148,540	\$144,174	\$146,062
2030 Average Household Income	\$160,084	\$154,410	\$155,317
<b>Per Capita Income</b>			
2025 Per Capita Income	\$52,374	\$51,699	\$51,752
2030 Per Capita Income	\$57,288	\$56,150	\$56,084
2025-2030 Annual Rate	1.81%	1.67%	1.62%
<b>Income Equality</b>			
2025 Gini Index	41.2	44.6	43.2
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	63.4	54.1	53.4
<b>Housing Unit Summary</b>			
Housing Affordability Index	96	83	86
2010 Total Housing Units	4,617	28,002	28,661
2010 Owner Occupied Hus (%)	86.6%	75.1%	74.8%
2010 Renter Occupied Hus (%)	13.4%	24.9%	25.2%
2010 Vacant Housing Units (%)	1.9%	4.3%	5.3%
2020 Housing Units	4,867	31,956	38,719
2020 Owner Occupied HUs (%)	79.5%	71.1%	71.6%
2020 Renter Occupied HUs (%)	20.5%	28.9%	28.4%
Vacant Housing Units	4.6%	5.5%	5.9%
2025 Housing Units	4,899	33,016	42,307
Owner Occupied Housing Units	80.1%	71.7%	71.0%
Renter Occupied Housing Units	19.9%	28.3%	29.0%
Vacant Housing Units	3.3%	4.3%	6.1%
2030 Total Housing Units	5,346	36,419	47,125
2030 Owner Occupied Housing Units	4,166	25,175	31,185
2030 Renter Occupied Housing Units	958	9,358	12,906
2030 Vacant Housing Units	221	1,886	3,034

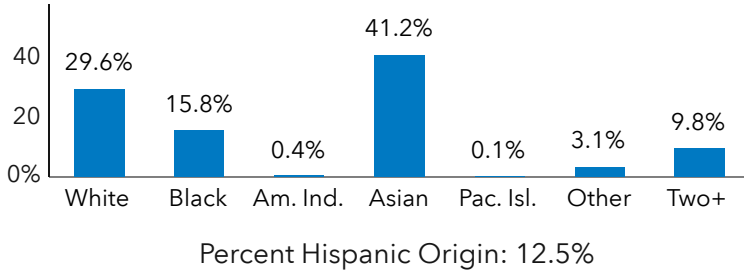
# Graphic Profile

Wei Foot Massage

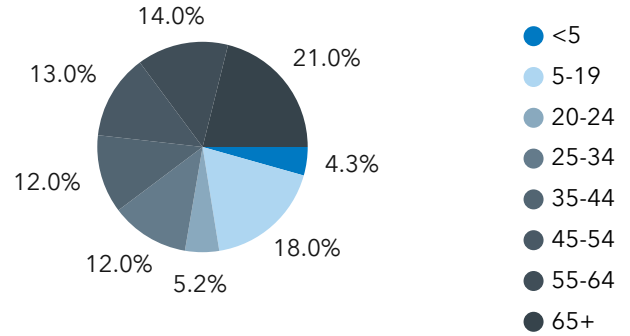


Ring band: 0 - 1 mile radius

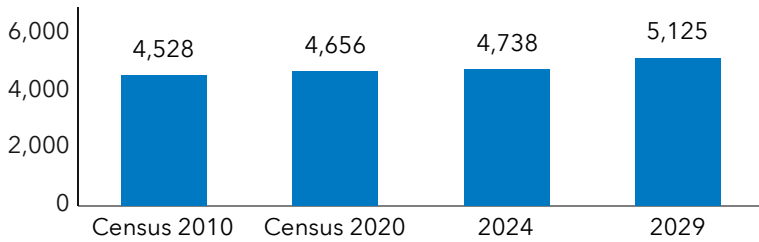
## Population by Race



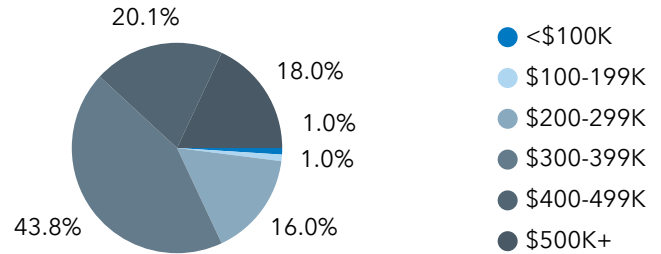
## Population by Age



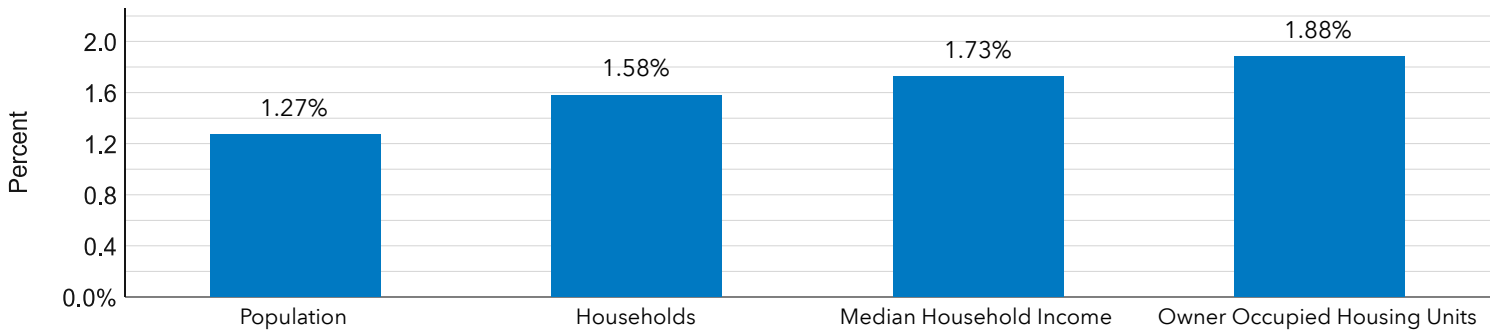
## Households



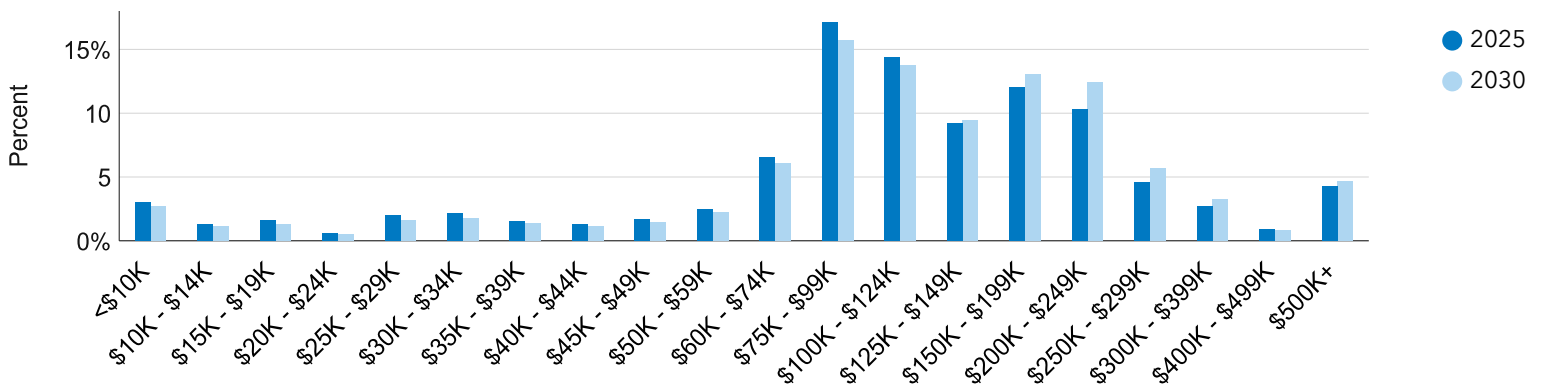
## Home Value



## 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.

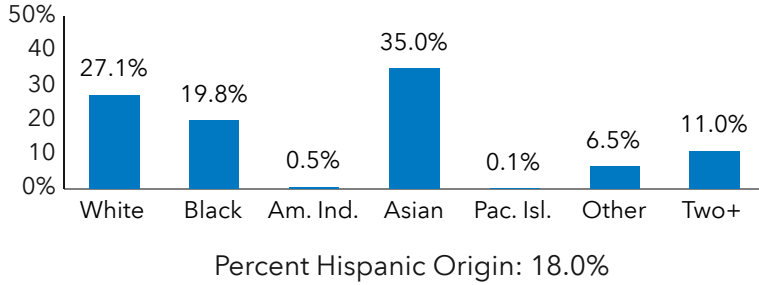
# Graphic Profile

Wei Foot Massage

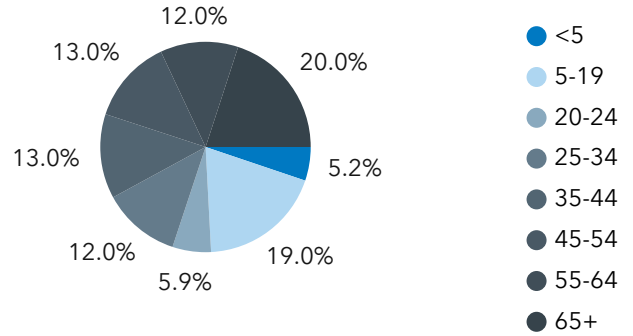


Ring band: 1 - 3 mile radius

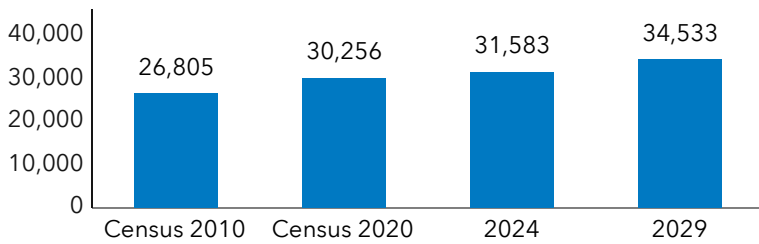
## Population by Race



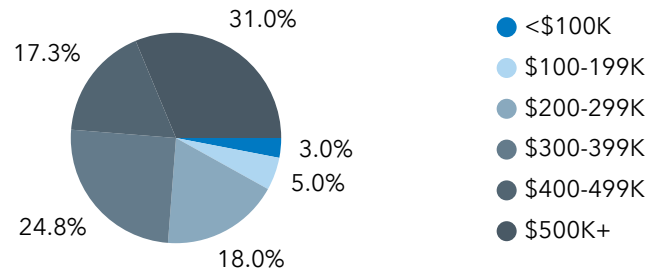
## Population by Age



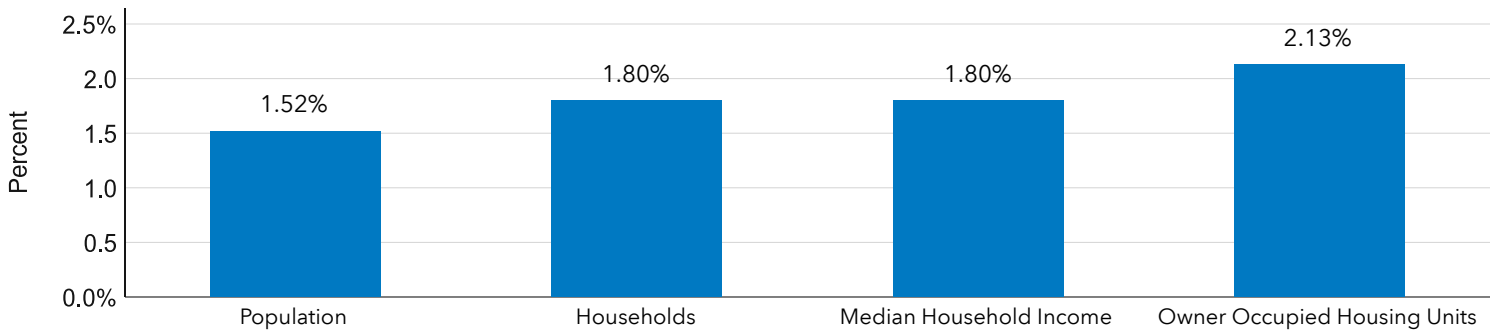
## Households



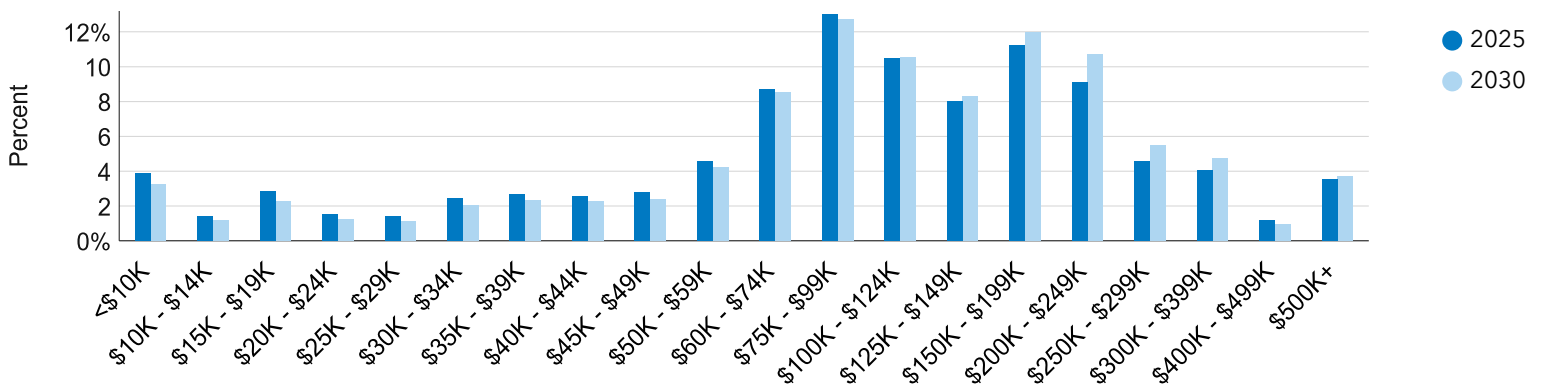
## Home Value



## 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.

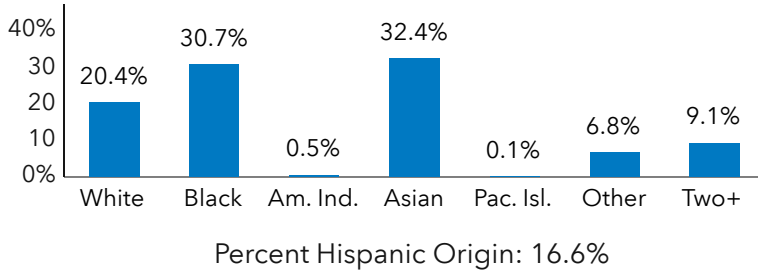
# Graphic Profile

Wei Foot Massage

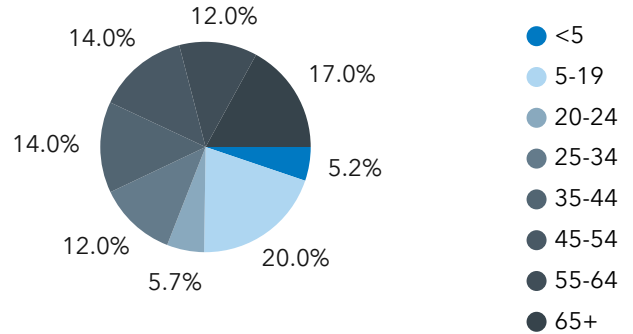


Ring band: 3 - 5 mile radius

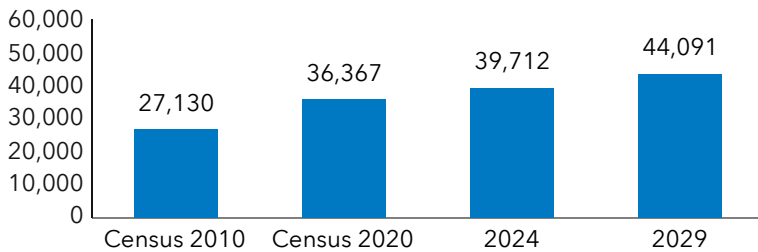
## Population by Race



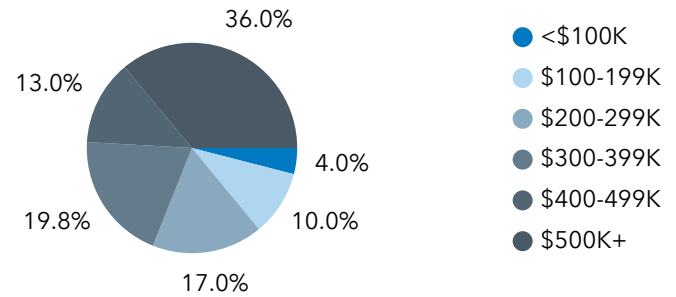
## Population by Age



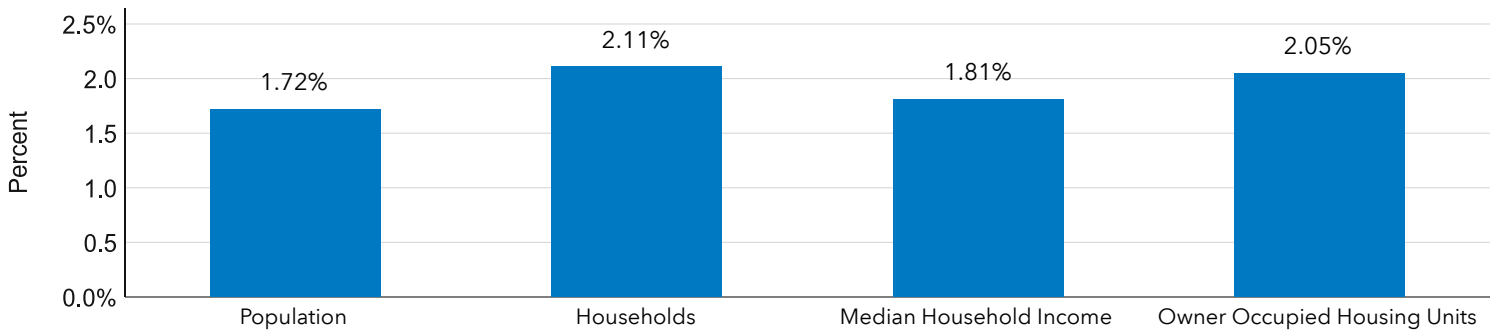
## Households



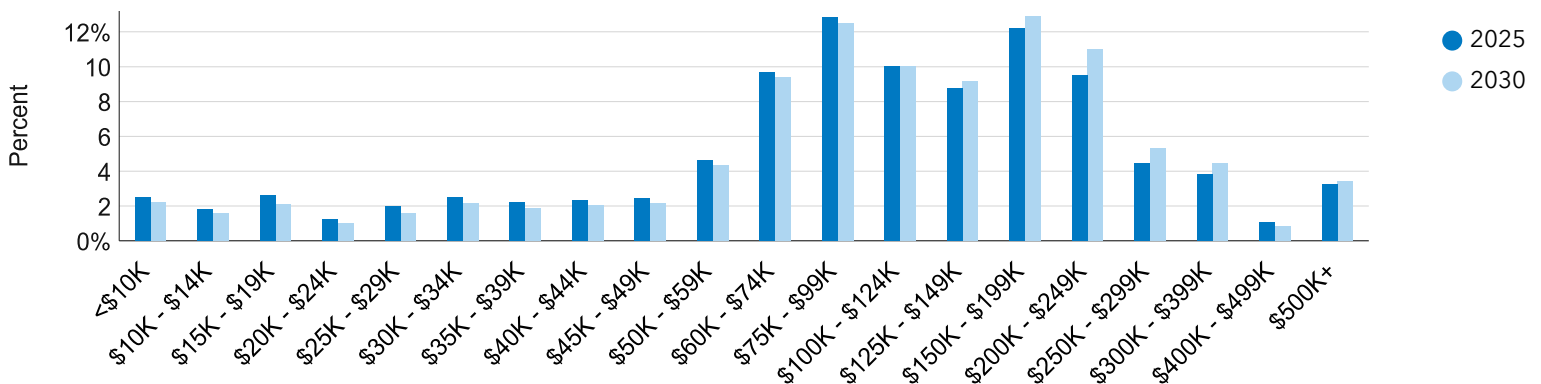
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income



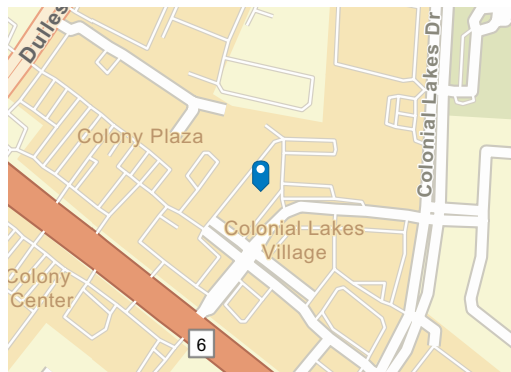
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

# Traffic Count Map - Close Up

Wei Foot Massage

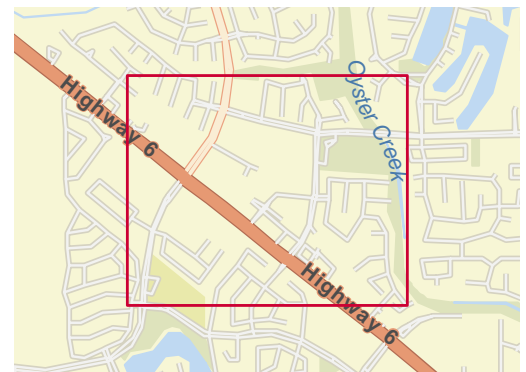


Ring bands: 0-1, 1-3, 3-5 mile radii



## 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



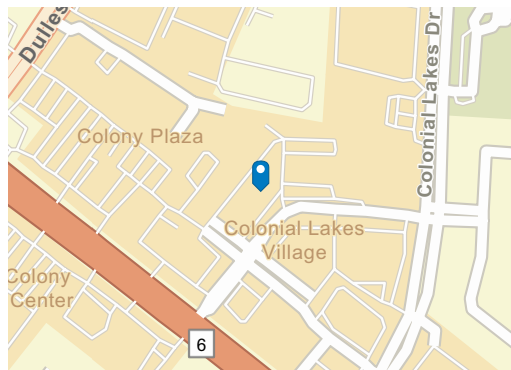
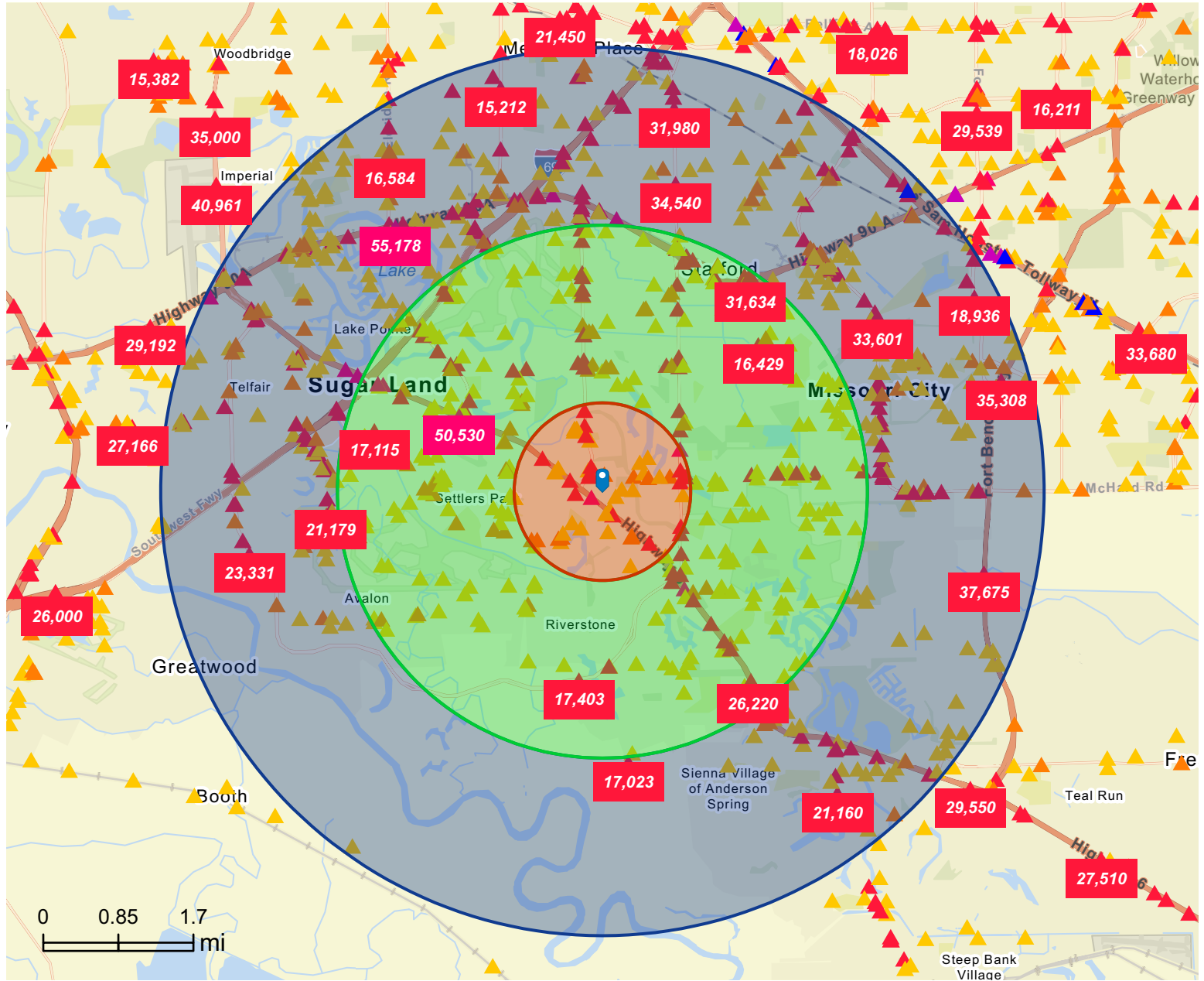
Source: Traffic Counts (2025)

# Traffic Count Map

Wei Foot Massage

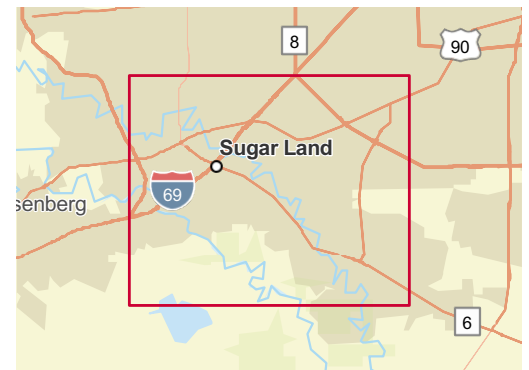


Ring bands: 0-1, 1-3, 3-5 mile radii



## 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

Wei Foot Massage



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

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.10	Alvin-Sugarland Rd	Dulles Ave	2008	53,070
0.20	Colonial Lakes Dr	Rose Bay	2006	2,648
0.20	Cartwright Rd	Connies Ct Ln	2005	12,765
0.20	Colonial Lakes Dr	Alvin-Sugarland Rd	2001	1,920
0.20	Goldenrod Ln	Pecanwood Dr	2006	501
0.20	Dulles Avenue	Cartwright Rd	2019	23,688
0.20	Lake Colony Dr	Cave Run Dr	2011	1,840
0.30	Dulles Ave	Cartwright Rd	2011	18,710
0.30	Cartwright Rd	Dulles Ave	2011	13,070
0.30	Alvin-Sugarland Rd	Colonial Lakes Dr	2005	29,612
0.30	Cartwright Rd	Plantation Trl	2007	1,080
0.30	Austin Pkwy	Alvin-Sugarland Rd	2011	17,800
0.30	Dulles Ave	Cartwright Rd	2007	19,520
0.30	Goldenrod Ln	Huckleberry St	2006	101
0.40	Alvin-Sugarland Rd	Dulles Ave	2011	47,480
0.40	Cartwright Rd	Brightwater Dr	2005	14,137
0.50	Cross Lakes Blvd	Rimrock Dr	2001	950
0.50	Cross Lakes Blvd	Double Lake Dr	2011	6,730
0.50	Cross Lakes Blvd	Austin Pkwy	2001	1,590
0.50	Brightwater Dr	Cartwright Rd	2006	1,749
0.50	Westshore Dr	Brightwater Dr	2006	879
0.50	Cartwright Rd	Brightwater Dr	2011	13,600
0.60	Frost Pass	Alvin-Sugarland Rd	2011	550
0.60	Frost Pass	Sunshine Dr	2011	1,190
0.60	Riverstone Boulevard	Alvin-Sugarland Rd	2019	10,426
0.60	Wavertree Dr	Blue Rose Dr	2008	632
0.60	Riverstone Blvd	Alvin-Sugarland Rd	2011	8,400
0.60	Brightwater Dr	Lake Ct	2006	1,558

*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.

<b>Dist (mi)</b>	<b>Street</b>	<b>Nearest Cross Steet</b>	<b>Year of Count</b>	<b>Traffic Count</b>
0.60	Lakefield Way	Waterfall Way	2011	2,116
0.70	Dulles Ave	Wavertree Dr	2007	27,130
0.70	Cartwright Rd	Waterford PkSt	2006	7,887
0.70	Lakefield Way	Lakefield Blvd	2012	12,256
0.70	Austin Pkwy	Lakefield Blvd	2012	12,547
0.70	Lakefield Blvd	Austin Pkwy	2011	2,270
0.70	Cannons Point Dr	Rebel Ridge Dr	2007	728
0.80	Rebel Ridge Dr	Cannons Point Dr	2007	345
0.80	Rebel Ridge Dr	Cannons Point Dr	2007	458
0.80	Dulles Ave	Plantation Colony Dr	2008	20,090
0.80	Alvin-Sugarland Rd	Oil Field Rd	2007	43,600
0.80	Cannons Point Dr	Rebel Ridge Dr	2007	983
0.80	Cartwright Rd	Waterford PkSt	2011	13,950
0.80		Riverstone Blvd	2022	44,566
0.90	FM 1092 Rd	Cartwright Rd	2005	29,630
0.90	Riverstone Blvd	Parkside	2006	2,554
0.90	el Dorado Blvd	Thunderbird St	2011	2,480
0.90	Austin Pkwy	Oil Field Rd	2011	12,080
0.90	Murphy Road	Cartwright Rd	2022	42,054
0.90	Dulles Ave	Randall Oak Dr	2011	15,940
0.90	Cartwright Road	W Baron Ln	2022	25,995
1.00	Austin Pkwy	Oil Field Rd	2007	9,998



## 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.

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

Regulated by the Texas Real Estate Commission

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036  
Doan Nguyen

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 7132705400 Fax: 7135838985

Independence Blvd

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 [www.lwolf.com](http://www.lwolf.com)