



Property Description

- Lot Size: +/- 1.23 AC
- Price: \$1,180,075
- Price/SF: \$22.00
- Frontage: +/- 225.36' on Murphy Rd
- LC-3 Zoning
- Located in fast growing Fort Bend County
- Approximately 1.7 miles from US-90 Alt, 1.9 miles from SH 6, 3.7 miles from US 69/59, and 4.3 miles from Fort Bend Pkwy Toll Rd



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

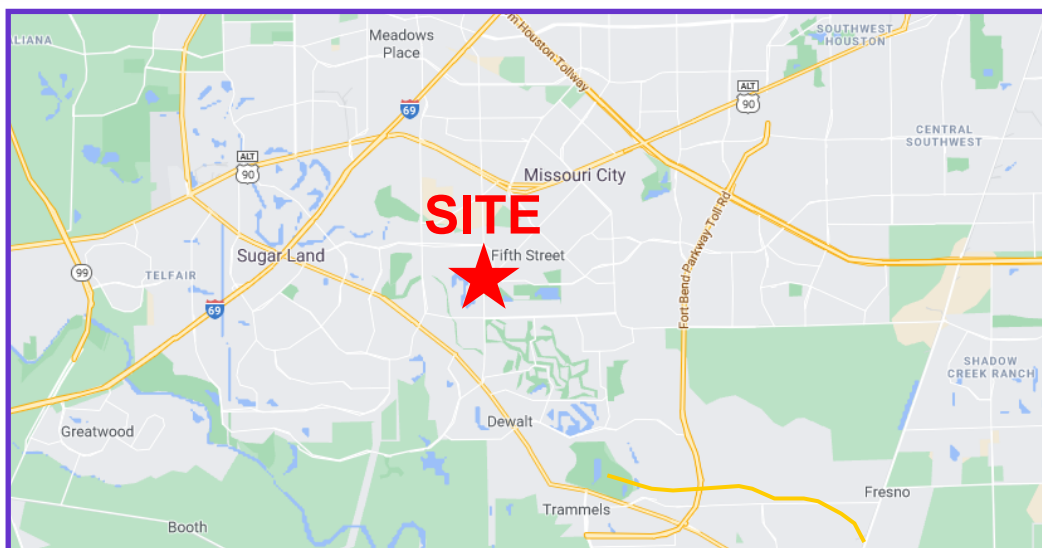
dannynguyen@dncommercial.net





For Sale

1911 FM 1092 Rd, Missouri City, TX 77459



Danny Nguyen, CCIM

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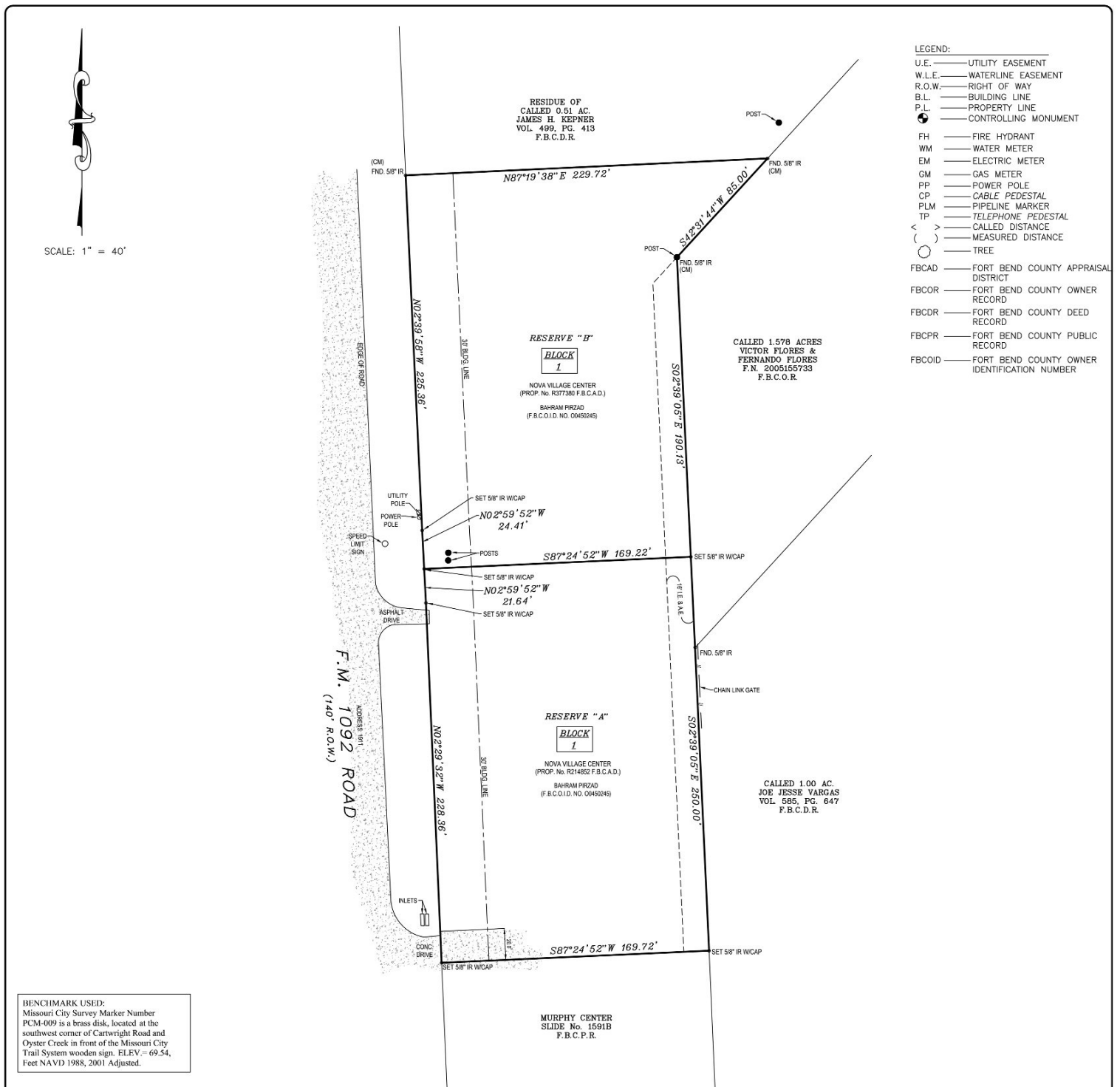
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Executive Summary

1911 FM 1092 Rd, Missouri City, Texas, 77459 2
1911 FM 1092 Rd, Missouri City, Texas, 77459
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.59340
Longitude: -95.56413

	1 mile	3 miles	5 miles
Population			
2010 Population	12,655	94,282	210,848
2020 Population	12,827	97,361	240,698
2022 Population	13,217	101,394	250,023
2027 Population	14,489	110,796	269,251
2010-2020 Annual Rate	0.14%	0.32%	1.33%
2020-2022 Annual Rate	1.34%	1.82%	1.70%
2022-2027 Annual Rate	1.85%	1.79%	1.49%
2022 Male Population	48.3%	48.3%	48.4%
2022 Female Population	51.8%	51.7%	51.6%
2022 Median Age	38.5	40.3	38.8

In the identified area, the current year population is 250,023. In 2020, the Census count in the area was 240,698. The rate of change since 2020 was 1.70% annually. The five-year projection for the population in the area is 269,251 representing a change of 1.49% annually from 2022 to 2027. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 38.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	22.5%	27.5%	24.3%
2022 Black Alone	24.9%	28.2%	27.5%
2022 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2022 Asian Alone	28.0%	23.5%	26.8%
2022 Pacific Islander Alone	0.1%	0.1%	0.0%
2022 Other Race	11.3%	8.9%	10.0%
2022 Two or More Races	12.8%	11.2%	10.8%
2022 Hispanic Origin (Any Race)	25.3%	21.4%	22.2%

Persons of Hispanic origin represent 22.2% 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 85.1 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	130	143	140
2010 Households	4,132	32,342	72,496
2020 Households	4,370	34,147	83,698
2022 Households	4,496	35,558	87,020
2027 Households	4,913	38,881	93,794
2010-2020 Annual Rate	0.56%	0.54%	1.45%
2020-2022 Annual Rate	1.27%	1.82%	1.74%
2022-2027 Annual Rate	1.79%	1.80%	1.51%
2022 Average Household Size	2.91	2.84	2.87

The household count in this area has changed from 83,698 in 2020 to 87,020 in the current year, a change of 1.74% annually. The five-year projection of households is 93,794, a change of 1.51% annually from the current year total. Average household size is currently 2.87, compared to 2.87 in the year 2020. The number of families in the current year is 66,590 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.



Executive Summary

1911 FM 1092 Rd, Missouri City, Texas, 77459 2
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Rings: 1, 3, 5 mile radii

Prepared by Esri
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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	15.7%	15.6%	16.4%
Median Household Income			
2022 Median Household Income	\$90,381	\$91,111	\$89,661
2027 Median Household Income	\$100,890	\$100,507	\$99,342
2022-2027 Annual Rate	2.22%	1.98%	2.07%
Average Household Income			
2022 Average Household Income	\$118,802	\$125,943	\$128,806
2027 Average Household Income	\$131,708	\$138,853	\$143,313
2022-2027 Annual Rate	2.08%	1.97%	2.16%
Per Capita Income			
2022 Per Capita Income	\$39,812	\$44,209	\$44,698
2027 Per Capita Income	\$44,053	\$48,784	\$49,773
2022-2027 Annual Rate	2.05%	1.99%	2.17%
Households by Income			

Current median household income is \$89,661 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$99,342 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$128,806 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$143,313 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$44,698 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$49,773 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	127	132	125
2010 Total Housing Units	4,272	33,639	76,915
2010 Owner Occupied Housing Units	3,249	24,918	52,404
2010 Renter Occupied Housing Units	882	7,424	20,092
2010 Vacant Housing Units	140	1,297	4,419
2020 Total Housing Units	4,636	35,906	88,778
2020 Vacant Housing Units	266	1,759	5,080
2022 Total Housing Units	4,742	37,249	92,002
2022 Owner Occupied Housing Units	3,241	26,137	61,077
2022 Renter Occupied Housing Units	1,254	9,421	25,943
2022 Vacant Housing Units	246	1,691	4,982
2027 Total Housing Units	5,266	41,272	100,414
2027 Owner Occupied Housing Units	3,574	28,657	66,202
2027 Renter Occupied Housing Units	1,339	10,224	27,593
2027 Vacant Housing Units	353	2,391	6,620

Currently, 66.4% of the 92,002 housing units in the area are owner occupied; 28.2%, renter occupied; and 5.4% 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 88,778 housing units in the area and 5.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.60%. Median home value in the area is \$279,602, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.23% annually to \$327,694.

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.

September 29, 2022

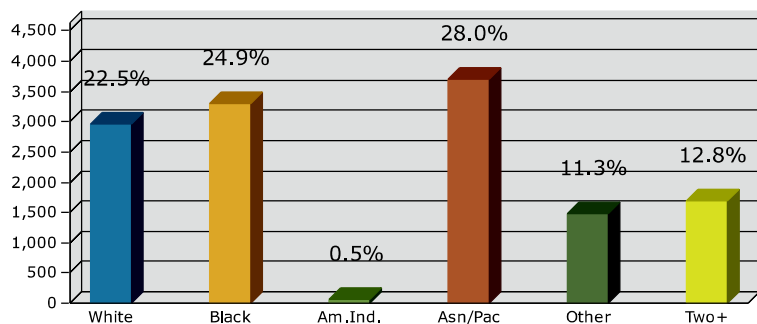


Graphic Profile

1911 FM 1092 Rd, Missouri City, Texas, 77459 2
1911 FM 1092 Rd, Missouri City, Texas, 77459
Ring: 1 mile radius

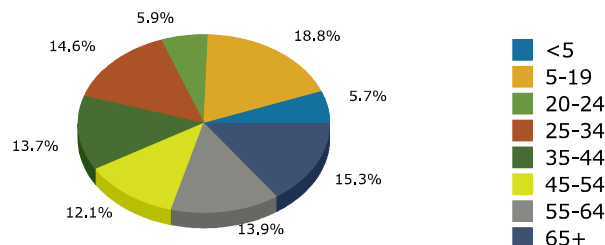
Prepared by Esri
Latitude: 29.59340
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2022 Population by Race

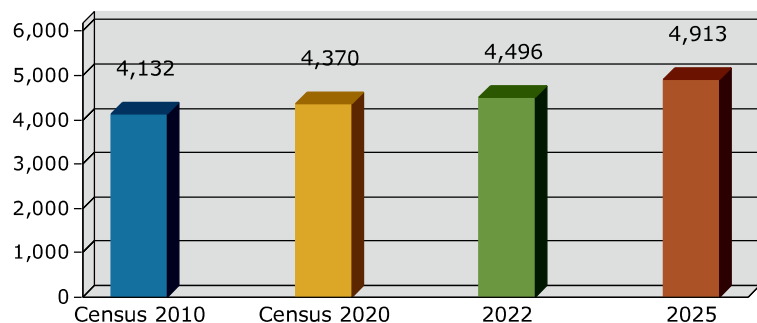


2022 Percent Hispanic Origin: 25.3%

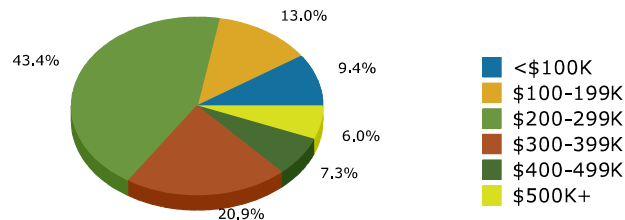
2022 Population by Age



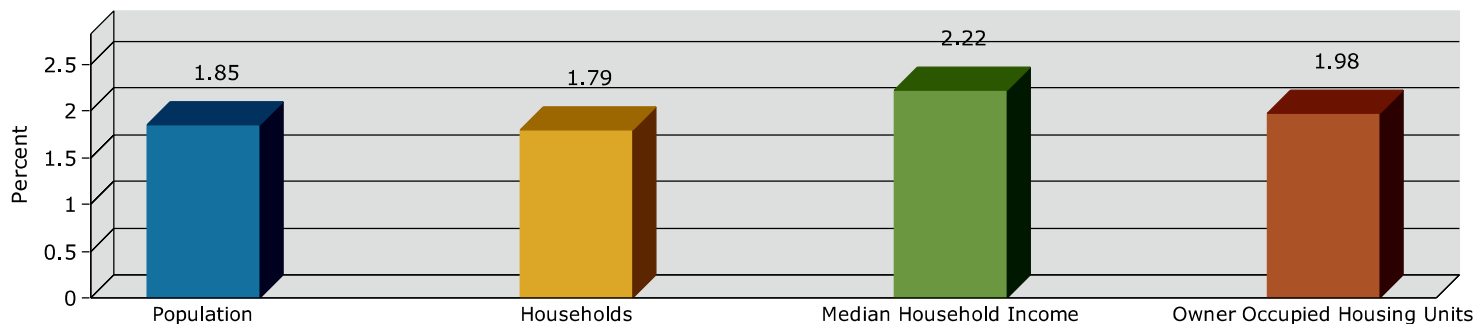
Households



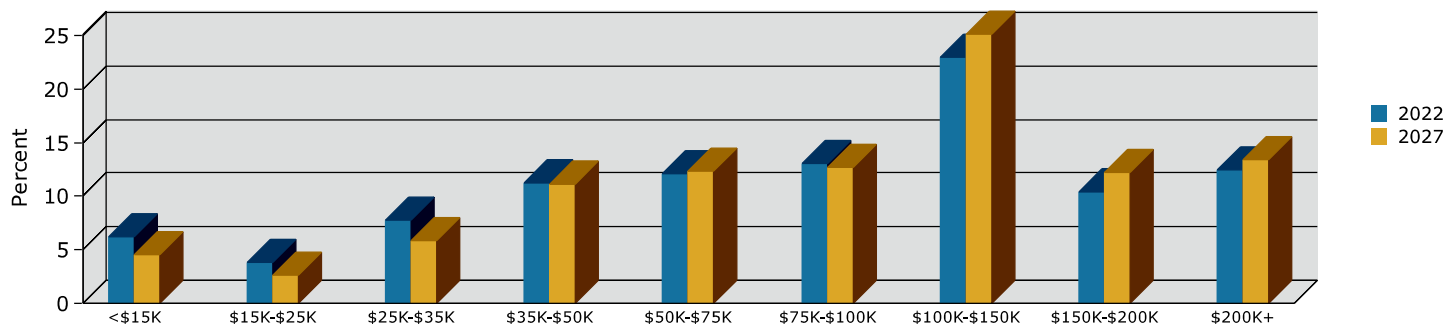
2022 Home Value



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.

September 29, 2022

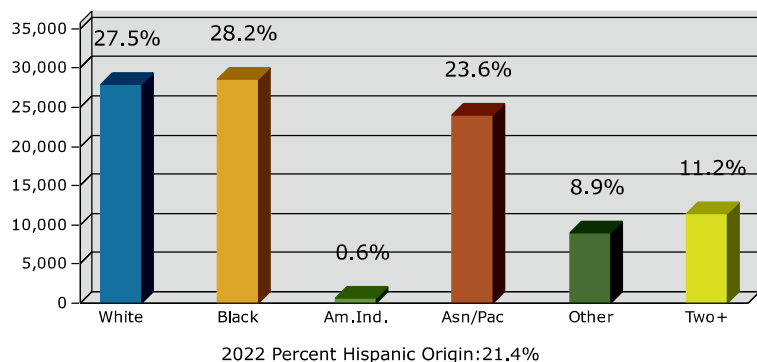


Graphic Profile

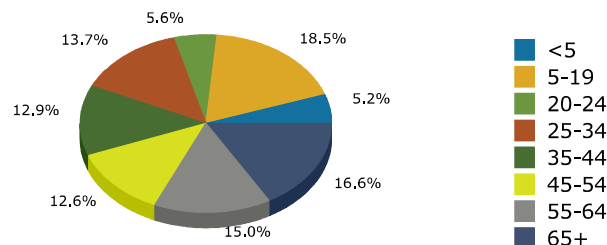
1911 FM 1092 Rd, Missouri City, Texas, 77459 2
1911 FM 1092 Rd, Missouri City, Texas, 77459
Ring: 3 mile radius

Prepared by Esri
Latitude: 29.59340
Longitude: -95.56413

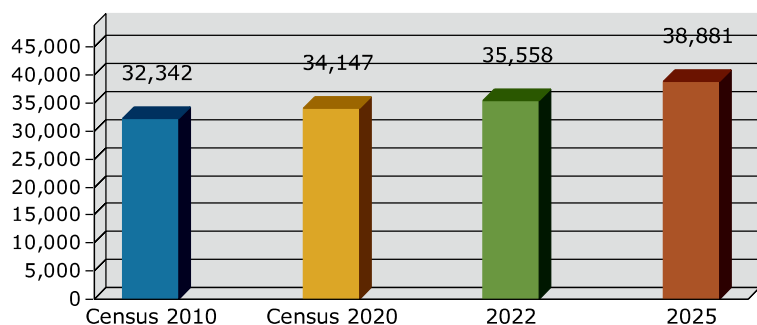
2022 Population by Race



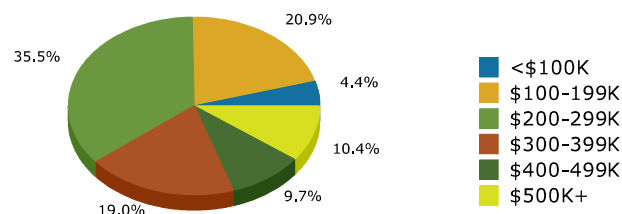
2022 Population by Age



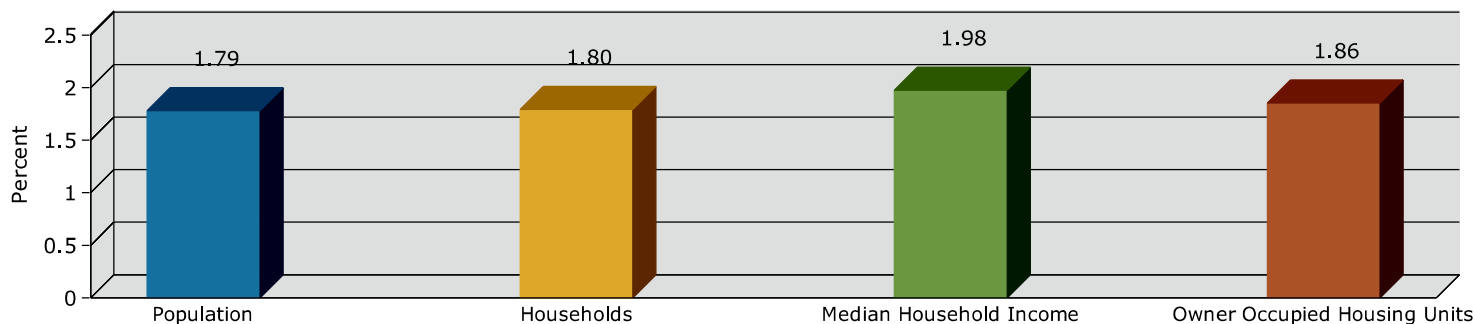
Households



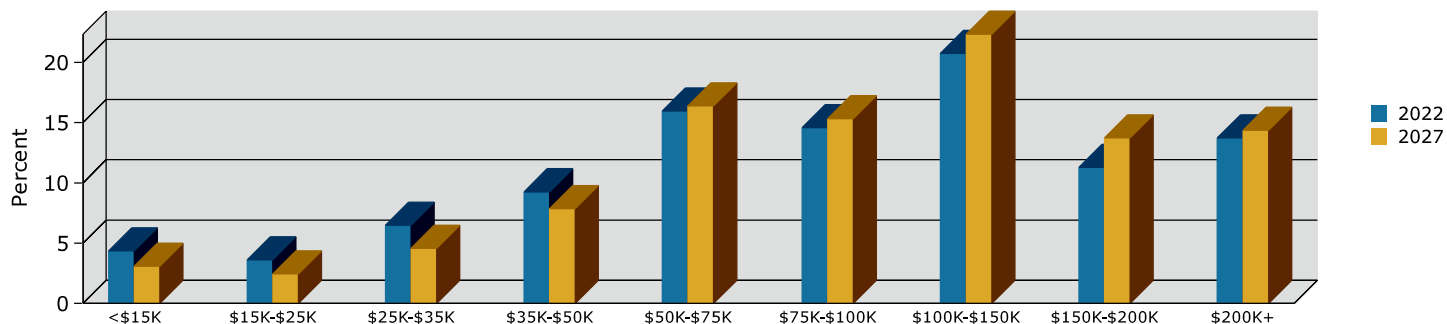
2022 Home Value



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.

September 29, 2022

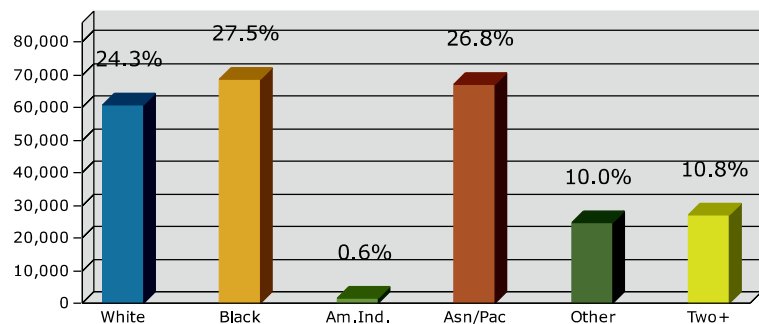


Graphic Profile

1911 FM 1092 Rd, Missouri City, Texas, 77459 2
1911 FM 1092 Rd, Missouri City, Texas, 77459
Ring: 5 mile radius

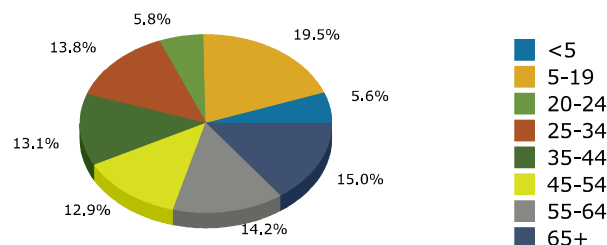
Prepared by Esri
Latitude: 29.59340
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2022 Population by Race

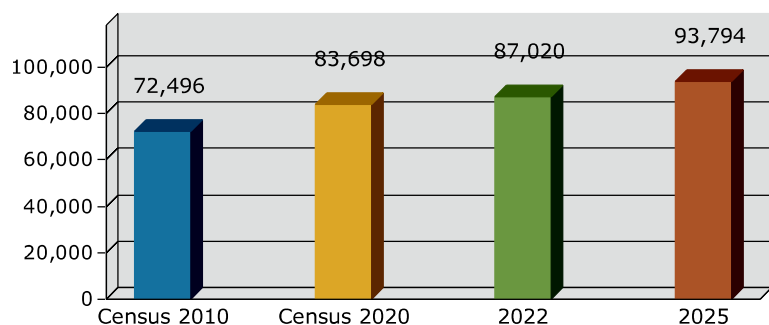


2022 Percent Hispanic Origin: 22.2%

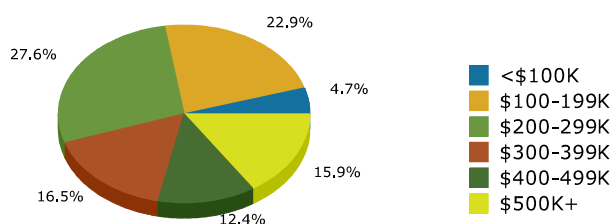
2022 Population by Age



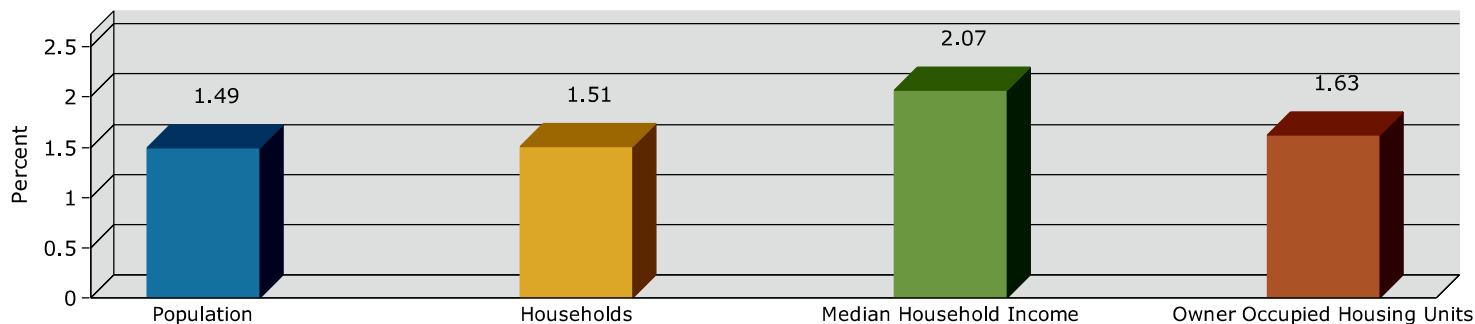
Households



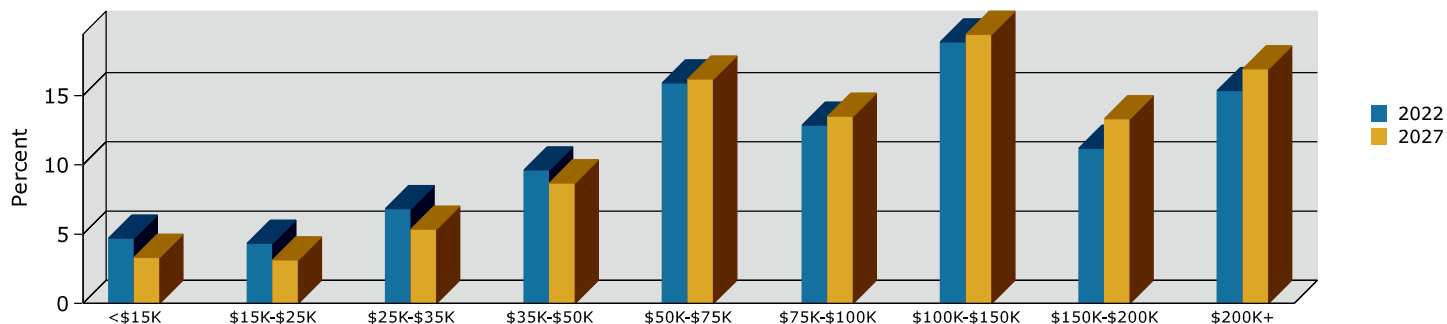
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



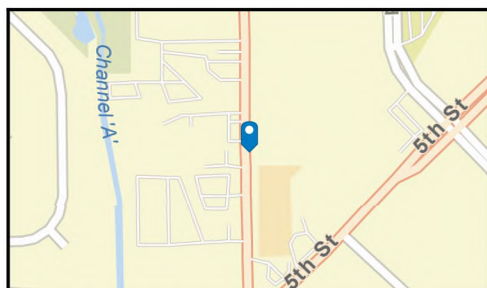
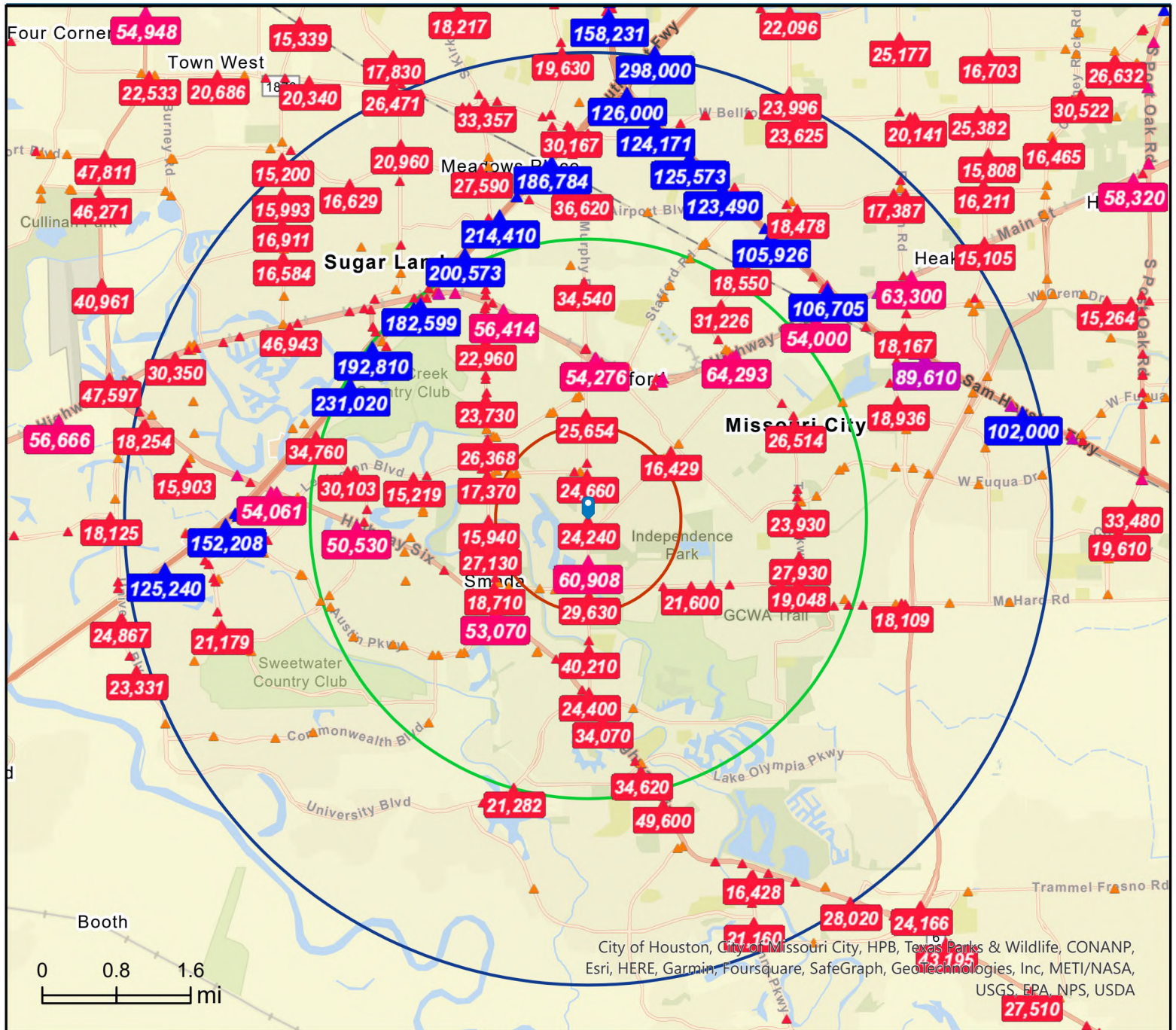
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 29, 2022

Traffic Count Map

1911 FM 1092 Rd, Missouri City, Texas, 77459 2
 1911 FM 1092 Rd, Missouri City, Texas, 77459
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.59340
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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



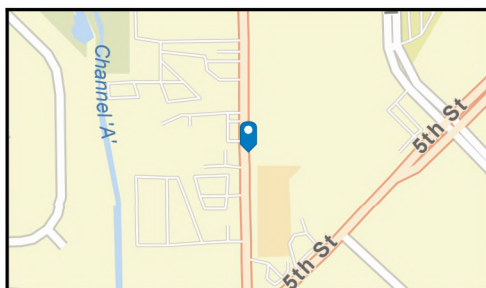
Source: ©2022 Kalibrate Technologies (Q1 2022).

September 29, 2022

Traffic Count Map - Close Up

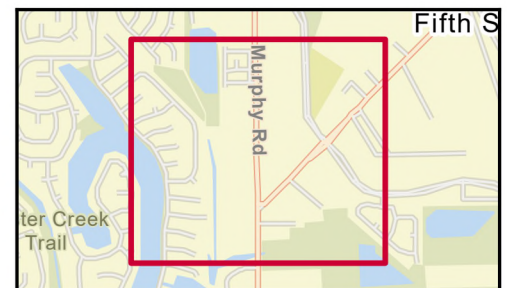
1911 FM 1092 Rd, Missouri City, Texas, 77459 2
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 Rings: 1, 3, 5 mile radii

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 Latitude: 29.59340
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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
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- ▲ 50,001 - 100,000
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Source: ©2022 Kalibrate Technologies (Q1 2022).

September 29, 2022

The closest match to FM 1092 RD, MISSOURI CITY, TX 77459 is FM 1092 RD MISSOURI CITY, TX 77459

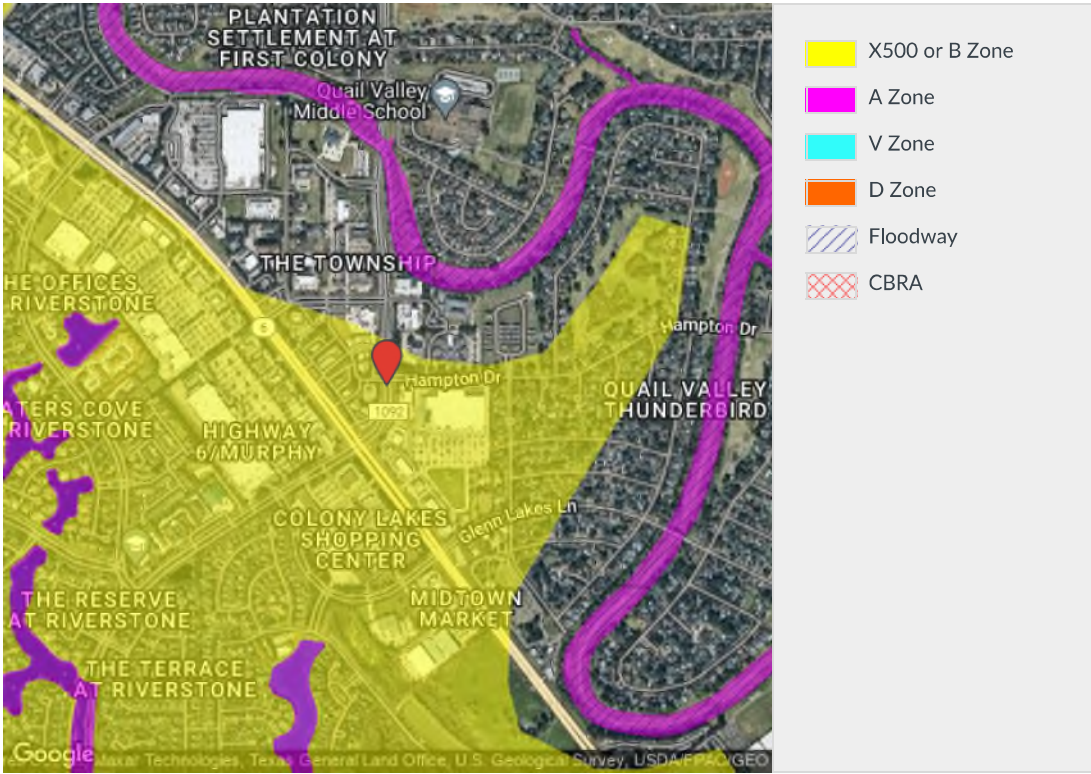
FM 1092 RD MISSOURI CITY, TX 77459

LOCATION ACCURACY: 📍 Fair

Flood Zone Determination Report

Flood Zone Determination: **OUT**

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





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 coincidental 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.

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

Information available at www.trec.texas.gov

IABS 1-0 Date