+/- 1.71 AC LAND FOR SALE

Bissonnet St, Sugar Land, TX

- **Lot Size: +/- 1.71 AC**
- **Price: $1,250,000**
- **Price/SF: $16.83**
- **Frontage: +/- 236’ on Bissonnet St.**

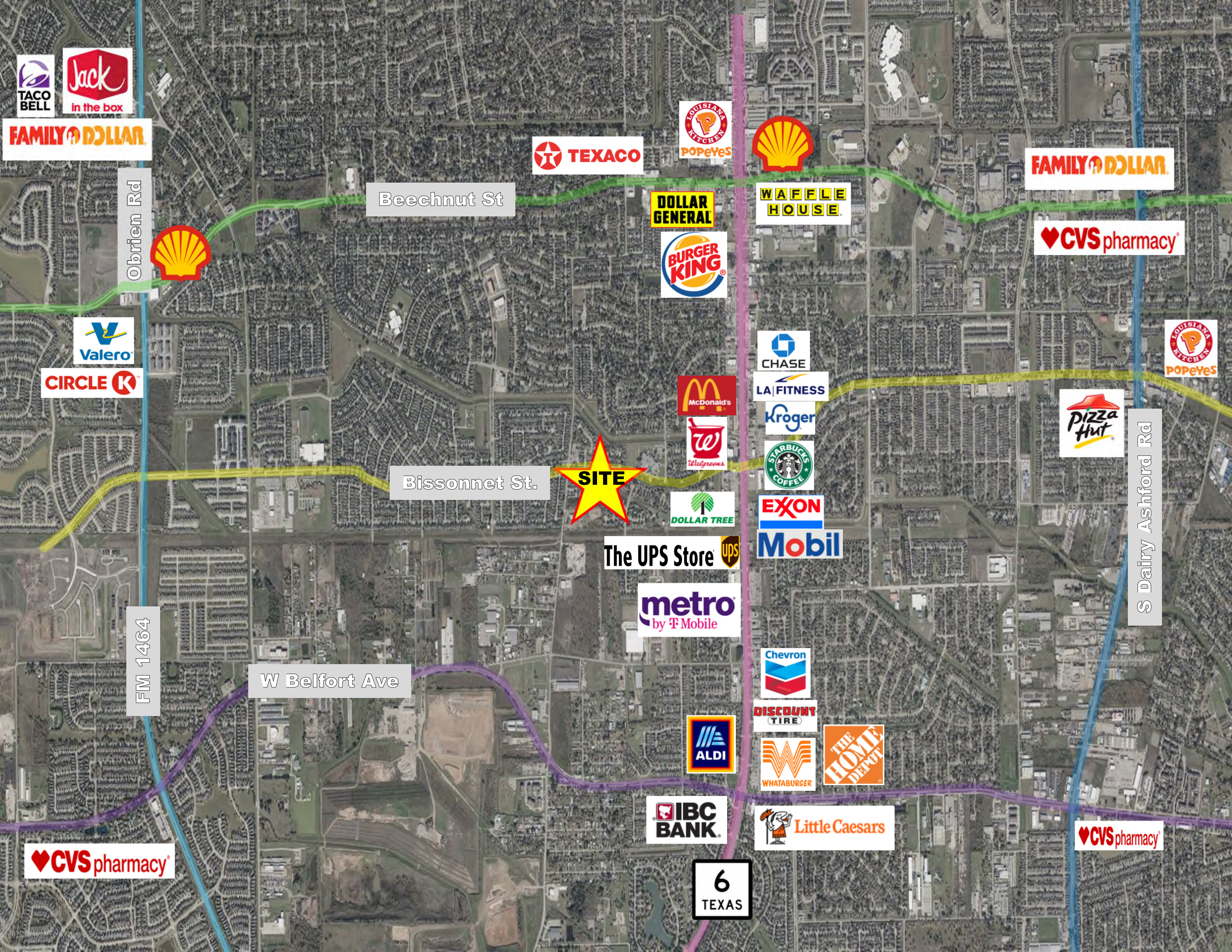
Located in Fort Bend County
Approx. Miles: 0.6 (SH 6), 8.5 (Sugar Land), 13.3 Missouri City, 10.7 (Stafford), 6.3 (TX 90 Alt), 6.3 (Beltway 8), 7.9 (HWY 59), 6.4 (TX 99)
Utilities provided by Kingsbridge MUD
Great for free standing buildings such as a daycare, medical center, car wash, etc.

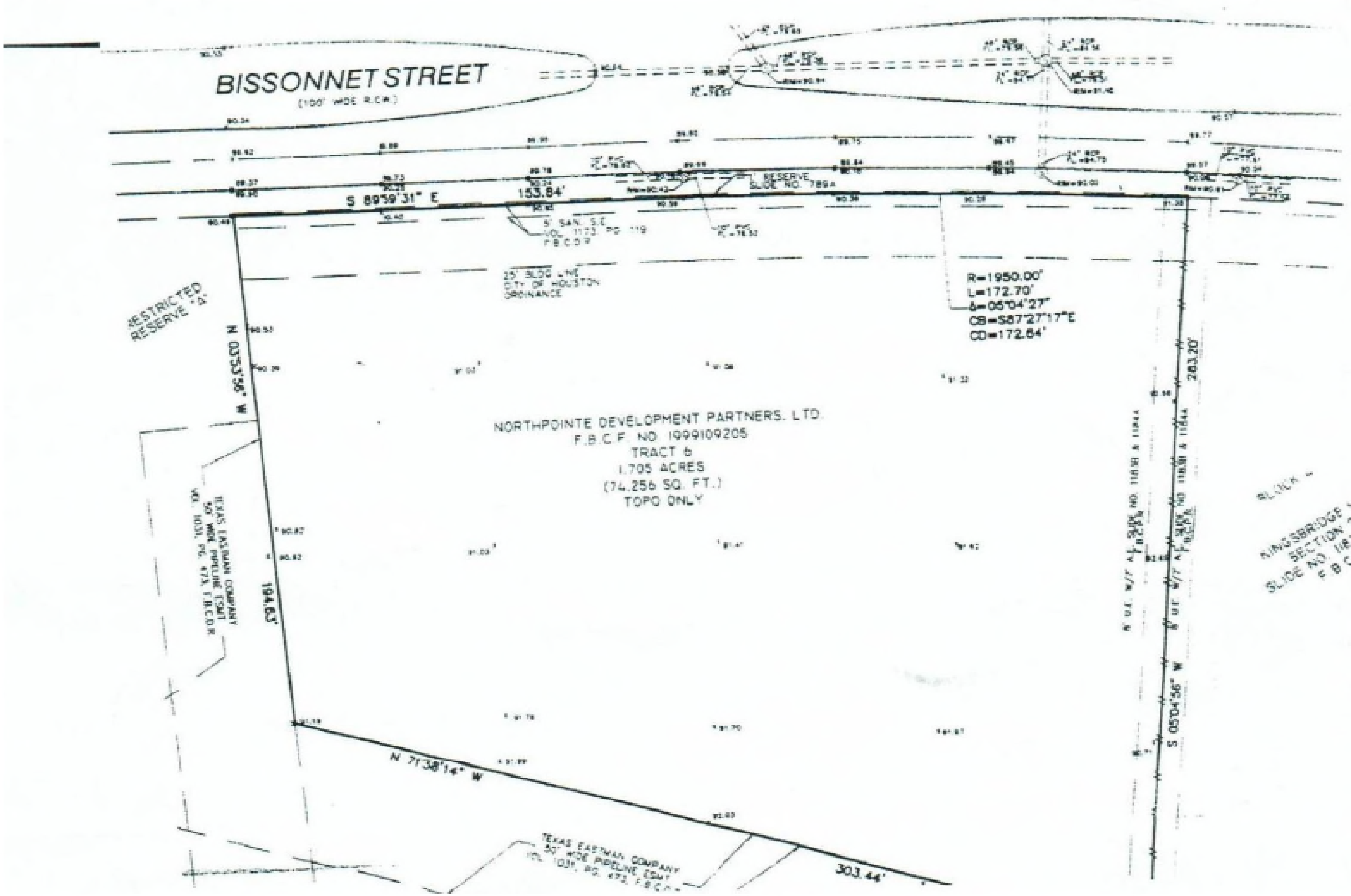
DN COMMERCIAL

Danny Nguyen, CCIM
M - (713) 478-2972
O - (713) 270-5400
dannynguyen@dncommercial.net
www.dncommercial.net

CCIM

Commercial REALTOR®


TACO BELL
Jack in the box
FAMILY DOLLAR
TEXACO
POPEYES LOUISIANA KITCHEN
Beechnut St
DOLLAR GENERAL
WAFFLE HOUSE
FAMILY DOLLAR
CVS pharmacy
Obrien Rd
BURGER KING
Valero
CIRCLE K
CHASE
LA|FITNESS
McDonald's
Kroger
POPEYES LOUISIANA KITCHEN
Pizza Hut
Walgreens
STARBUCKS COFFEE
Bissonnet St.
SITE
DOLLAR TREE
EXXON
Mobil
S Dairy Ashford Rd
The UPS Store
UPS
metro by T-Mobile
FM 1464
W Belfort Ave
Chevron
DISCOUNT TIRE
ALDI
WHATABURGER
THE HOME DEPOT
IBC BANK
Little Caesars
CVS pharmacy
CVS pharmacy
6
TEXAS



BISSONNET STREET
(100' WIDE R.O.W.)
S 89°59'31" E
153.84'
1' RESERVE
SLIDE NO. 789A
5' SAN. S.E.
VOL. 1173, PG. 119
F.B.C.D.R.
25' BLDG LINE
CITY OF HOUSTON
ORDINANCE
R=1950.00'
L=172.70'
Δ=05°04'27"
CB=S87°27'17"E
CD=172.64'
RESTRICTED
RESERVE "A"
N 03°53'56" W
194.63'
NORTHPOINTE DEVELOPMENT PARTNERS, LTD.
F.B.C.F. NO. 1999109205
TRACT 6
1.705 ACRES
(74,256 SQ. FT.)
TOPO ONLY
TEXAS EASTMAN COMPANY
50' WIDE PIPELINE ESMT
VOL. 1031, PG. 473, F.B.C.D.R.
N 71°38'14" W
303.44'
283.20'
S 05°04'56" W
KINGSBRIDGE
SECTION
SLIDE NO.

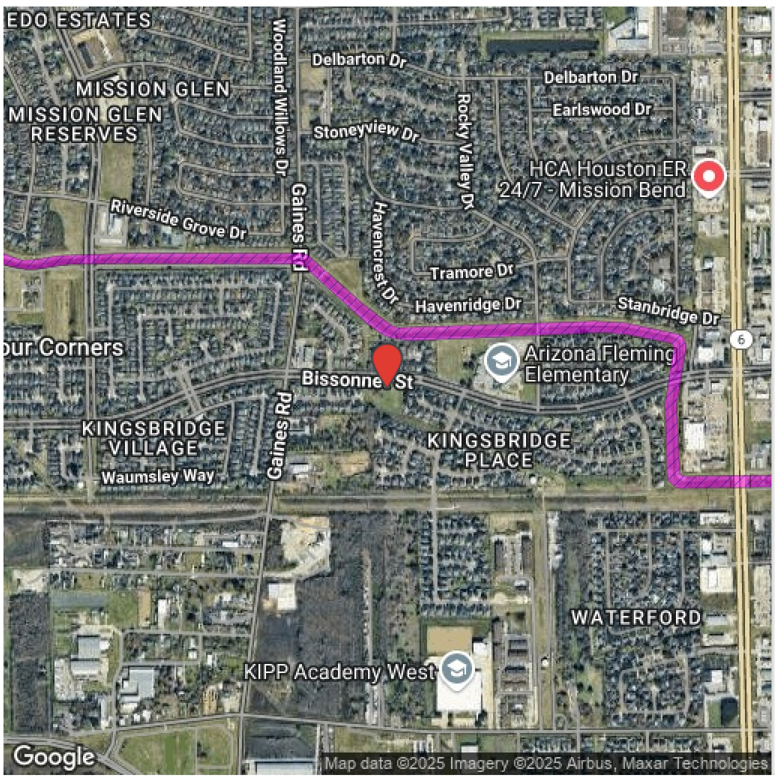
BISSONNET ST SUGAR LAND, TX 77498

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	481567	PANEL	0145L
PANEL DATE	April 02, 2014	MAP NUMBER	48157C0145L



- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA

CoreLogic®

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

DS_Flood_FEMA Defs_1012_01

CoreLogic®

corelogic.com

Executive Summary

15029-15149 Bissonnet St, Sugar Land, Texas, 77498
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.67695
Longitude: -95.65364

	1 mile	3 miles	5 miles
Population			
2010 Population	17,546	138,564	292,794
2020 Population	17,361	155,490	343,912
2024 Population	17,302	157,653	357,830
2029 Population	17,820	163,041	375,310
2010-2020 Annual Rate	-0.11%	1.16%	1.62%
2020-2024 Annual Rate	-0.08%	0.33%	0.94%
2024-2029 Annual Rate	0.59%	0.67%	0.96%
2020 Male Population	48.3%	48.4%	48.7%
2020 Female Population	51.7%	51.6%	51.3%
2020 Median Age	37.9	36.3	36.0
2024 Male Population	49.1%	49.1%	49.4%
2024 Female Population	50.9%	50.9%	50.6%
2024 Median Age	38.3	36.8	36.5

In the identified area, the current year population is 357,830. In 2020, the Census count in the area was 343,912. The rate of change since 2020 was 0.94% annually. The five-year projection for the population in the area is 375,310 representing a change of 0.96% annually from 2024 to 2029. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 39.3.

	1 mile	3 miles	5 miles
Race and Ethnicity			
2024 White Alone	12.5%	15.2%	17.8%
2024 Black Alone	28.7%	25.0%	25.5%
2024 American Indian/Alaska Native Alone	0.9%	1.0%	1.0%
2024 Asian Alone	30.0%	30.1%	26.9%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	16.1%	15.6%	16.2%
2024 Two or More Races	11.7%	13.1%	12.7%
2024 Hispanic Origin (Any Race)	31.2%	33.1%	32.6%

Persons of Hispanic origin represent 32.6% of the population in the identified area compared to 19.6% 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 88.2 in the identified area, compared to 72.5 for the U.S. as a whole.

	1 mile	3 miles	5 miles
Households			
2024 Wealth Index	87	81	80
2010 Households	4,846	40,967	92,714
2020 Households	5,019	46,621	110,501
2024 Households	5,067	47,565	115,616
2029 Households	5,291	49,771	122,641
2010-2020 Annual Rate	0.35%	1.30%	1.77%
2020-2024 Annual Rate	0.22%	0.47%	1.07%
2024-2029 Annual Rate	0.87%	0.91%	1.19%
2024 Average Household Size	3.41	3.31	3.07

The household count in this area has changed from 110,501 in 2020 to 115,616 in the current year, a change of 1.07% annually. The five-year projection of households is 122,641, a change of 1.19% annually from the current year total. Average household size is currently 3.07, compared to 3.09 in the year 2020. The number of families in the current year is 86,764 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

May 20, 2025

Executive Summary

15029-15149 Bissonnet St, Sugar Land, Texas, 77498
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.67695
Longitude: -95.65364

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	18.5%	21.2%	23.9%
Median Household Income			
2024 Median Household Income	$82,667	$77,838	$73,435
2029 Median Household Income	$100,464	$88,343	$84,664
2024-2029 Annual Rate	3.98%	2.56%	2.89%
Average Household Income			
2024 Average Household Income	$104,877	$101,316	$99,776
2029 Average Household Income	$120,891	$117,440	$116,332
2024-2029 Annual Rate	2.88%	3.00%	3.12%
Per Capita Income			
2024 Per Capita Income	$30,992	$30,591	$32,343
2029 Per Capita Income	$36,209	$35,874	$38,152
2024-2029 Annual Rate	3.16%	3.24%	3.36%
GINI Index			
2024 Gini Index	37.6	38.1	40.2

Households by Income

Current median household income is $73,435 in the area, compared to $79,068 for all U.S. households. Median household income is projected to be $84,664 in five years, compared to $91,442 all U.S. households.

Current average household income is $99,776 in this area, compared to $113,185 for all U.S. households. Average household income is projected to be $116,332 in five years, compared to $130,581 for all U.S. households.

Current per capita income is $32,343 in the area, compared to the U.S. per capita income of $43,829. The per capita income is projected to be $38,152 in five years, compared to $51,203 for all U.S. households.

	1 mile	3 miles	5 miles
Housing			
2024 Housing Affordability Index	116	103	91
2010 Total Housing Units	5,010	43,522	100,882
2010 Owner Occupied Housing Units	4,249	29,846	58,159
2010 Renter Occupied Housing Units	597	11,120	34,555
2010 Vacant Housing Units	164	2,555	8,168
2020 Total Housing Units	5,205	48,484	117,229
2020 Owner Occupied Housing Units	3,914	31,630	65,223
2020 Renter Occupied Housing Units	1,105	14,991	45,278
2020 Vacant Housing Units	191	1,897	6,845
2024 Total Housing Units	5,211	49,305	122,953
2024 Owner Occupied Housing Units	3,996	32,951	69,740
2024 Renter Occupied Housing Units	1,071	14,614	45,876
2024 Vacant Housing Units	144	1,740	7,337
2029 Total Housing Units	5,469	51,776	130,660
2029 Owner Occupied Housing Units	4,200	34,612	75,399
2029 Renter Occupied Housing Units	1,091	15,159	47,242
2029 Vacant Housing Units	178	2,005	8,019
Socioeconomic Status Index			
2024 Socioeconomic Status Index	46.8	43.8	43.2

Currently, 56.7% of the 122,953 housing units in the area are owner occupied; 37.3%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 117,229 housing units in the area and 5.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.13%. Median home value in the area is $280,299, compared to a median home value of $355,577 for the U.S. In five years, median value is projected to change by 4.59% annually to $350,746.

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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

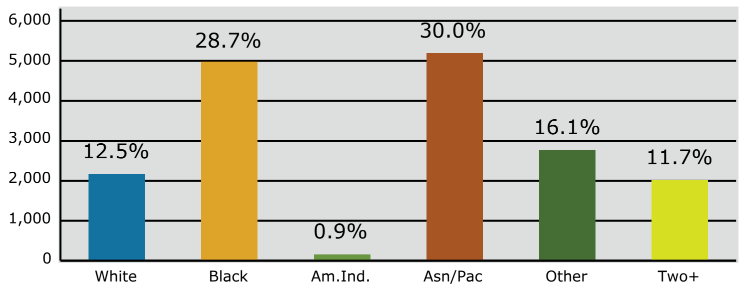
May 20, 2025

Graphic Profile

15029-15149 Bissonnet St, Sugar Land, Texas, 77498
Ring: 1 mile radius

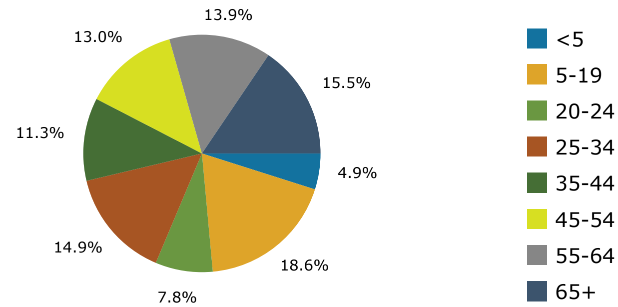
Prepared by Esri
Latitude: 29.67695
Longitude: -95.65364

2024 Population by Race

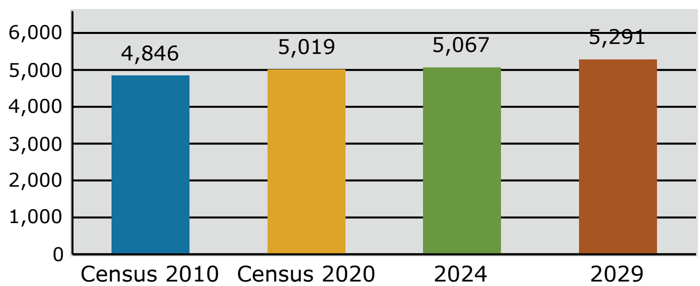


2024 Percent Hispanic Origin:31.2%

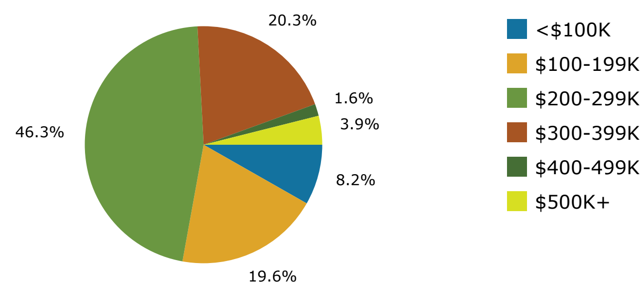
2024 Population by Age



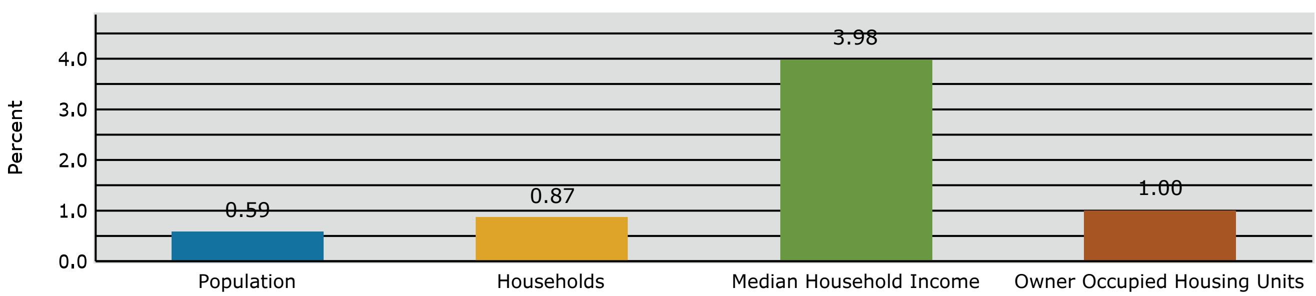
Households



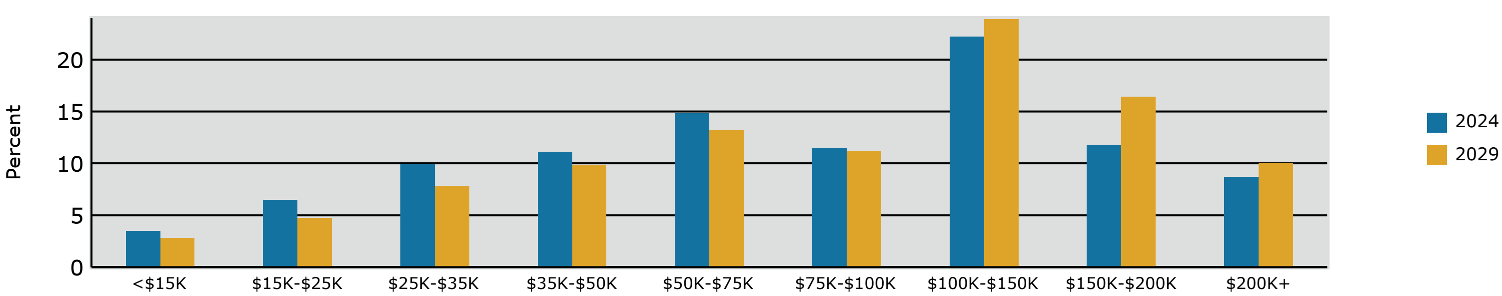
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



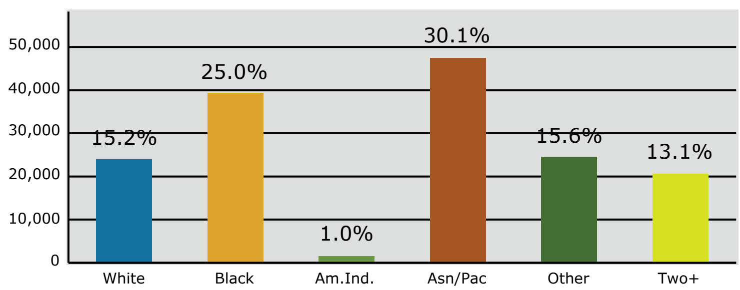
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

May 20, 2025

15029-15149 Bissonnet St, Sugar Land, Texas, 77498
Ring: 3 mile radius

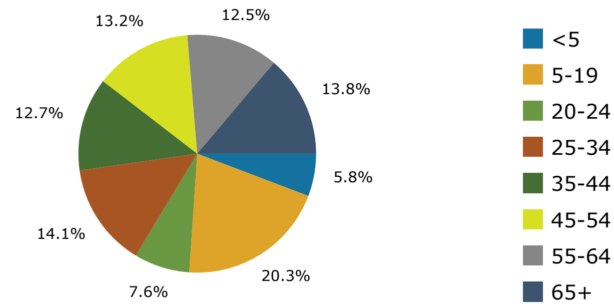
Prepared by Esri
Latitude: 29.67695
Longitude: -95.65364

2024 Population by Race

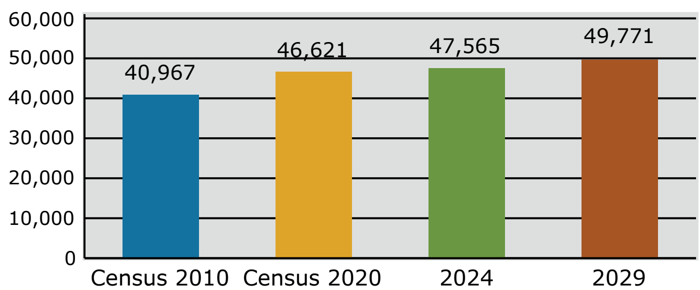


2024 Percent Hispanic Origin:33.1%

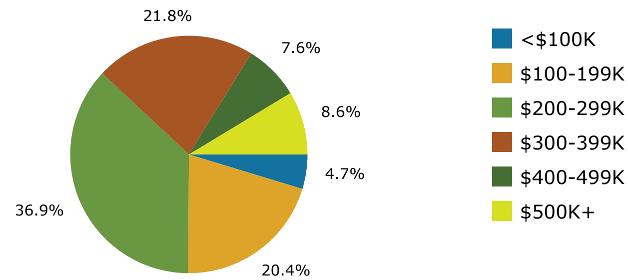
2024 Population by Age



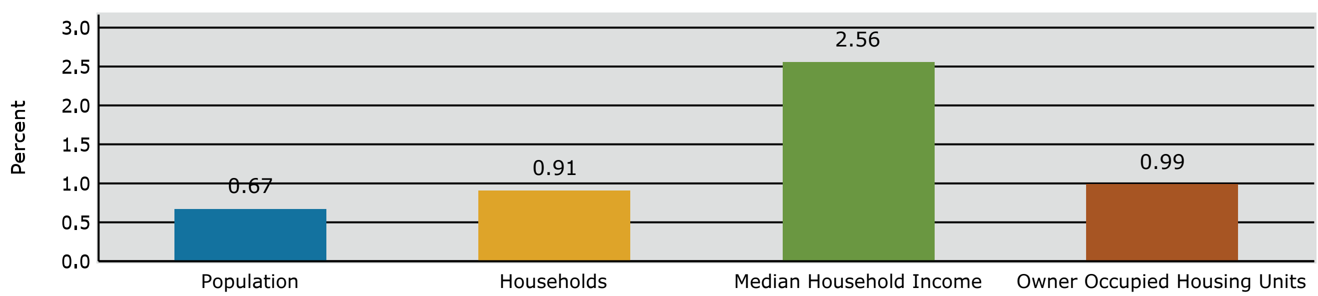
Households



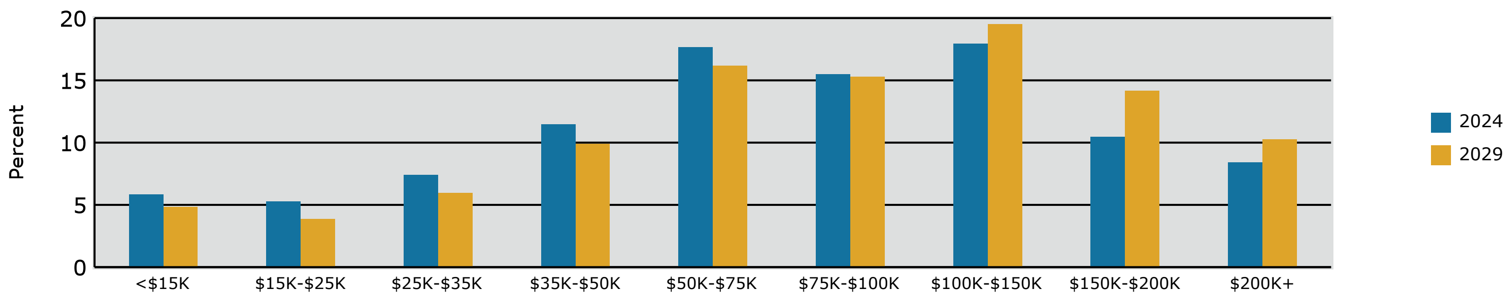
2024 Home Value



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.

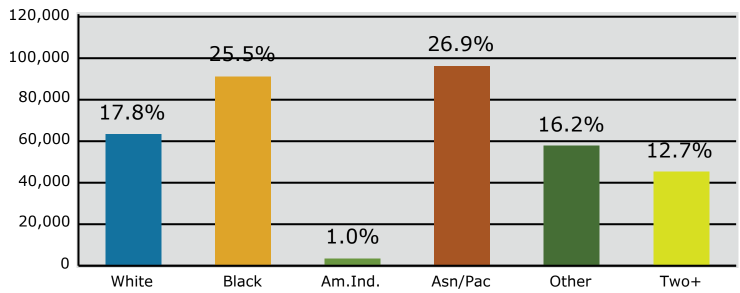
May 20, 2025

Graphic Profile

15029-15149 Bissonnet St, Sugar Land, Texas, 77498
Ring: 5 mile radius

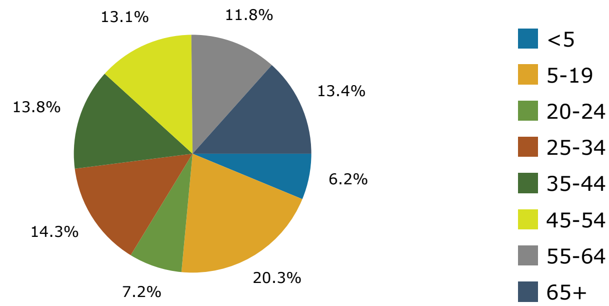
Prepared by Esri
Latitude: 29.67695
Longitude: -95.65364

2024 Population by Race

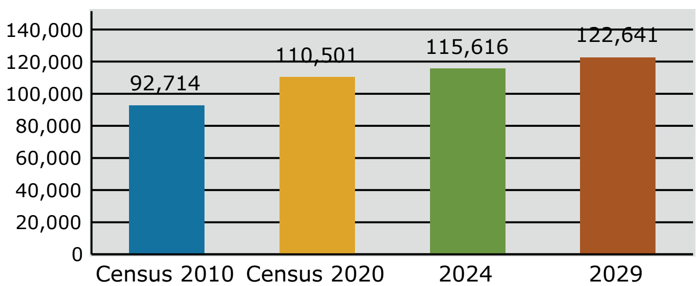


2024 Percent Hispanic Origin:32.6%

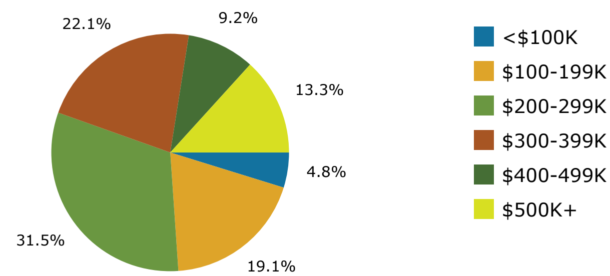
2024 Population by Age



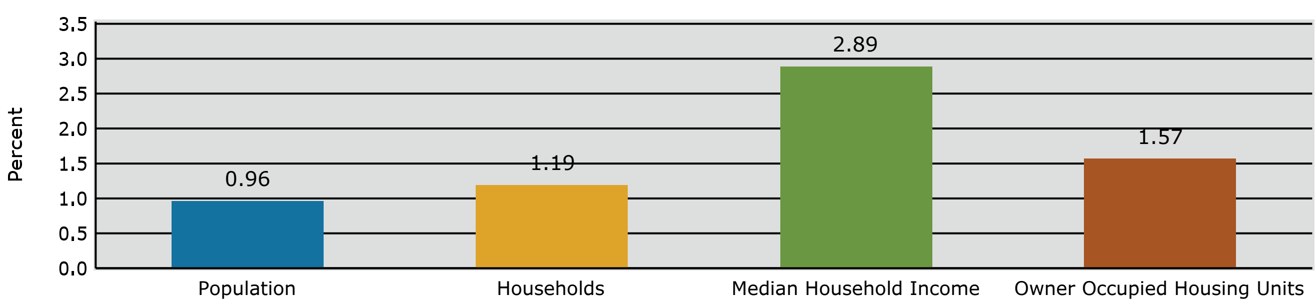
Households



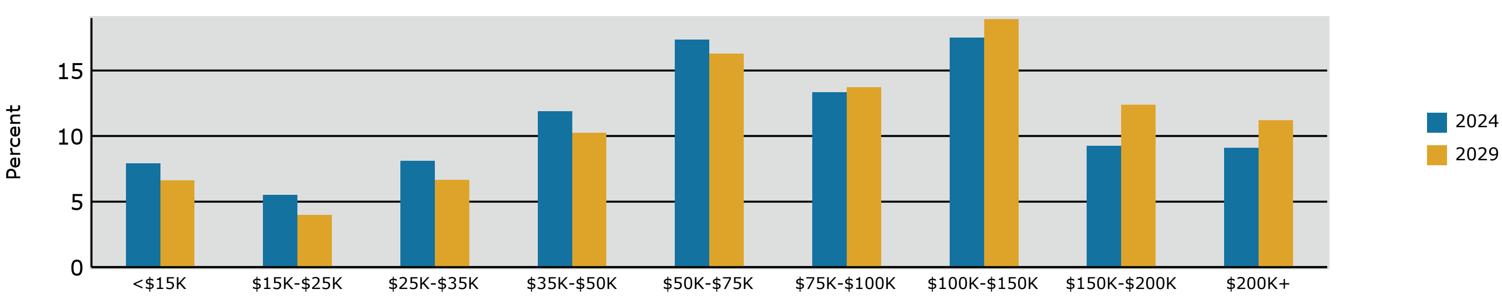
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



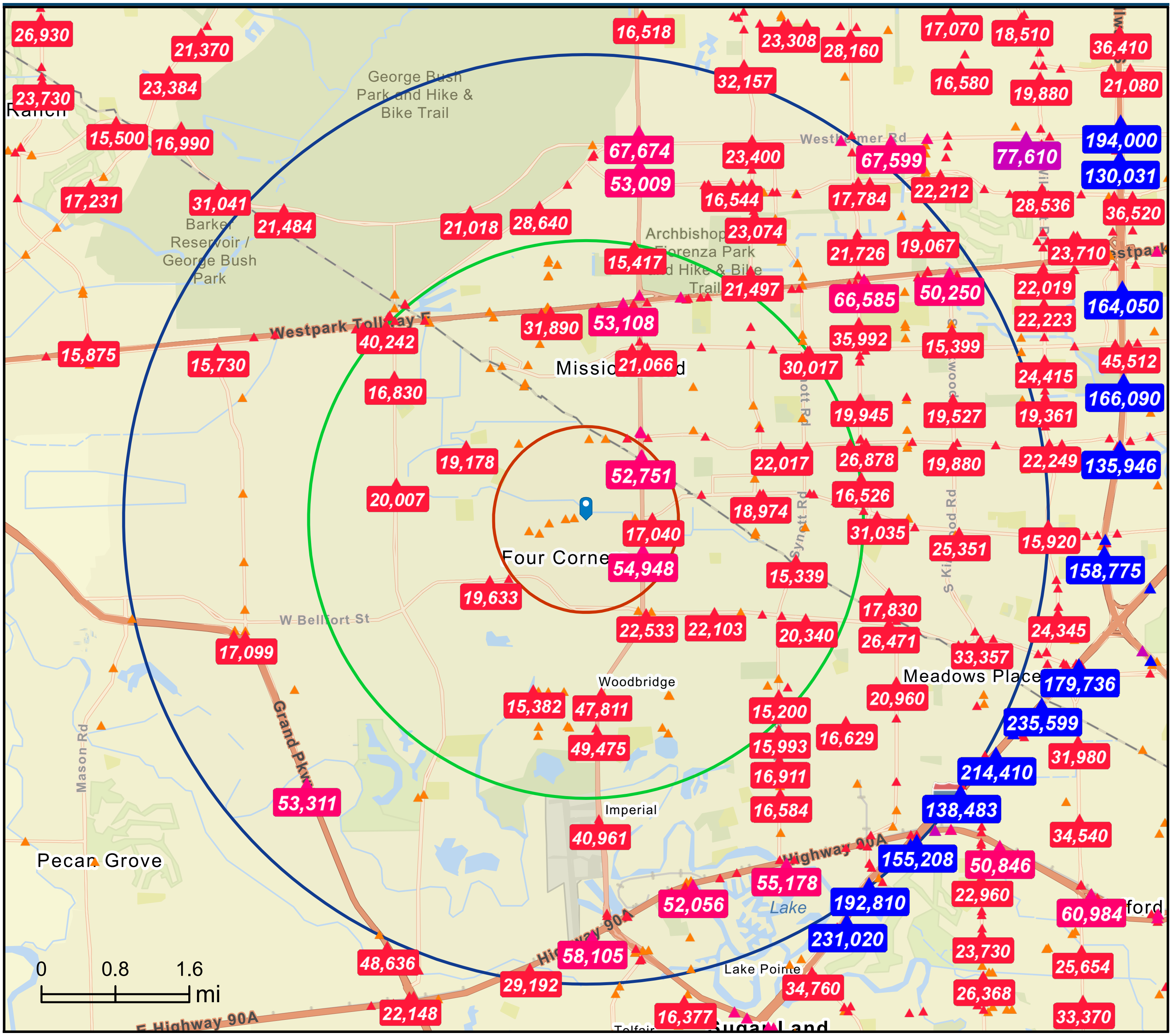
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

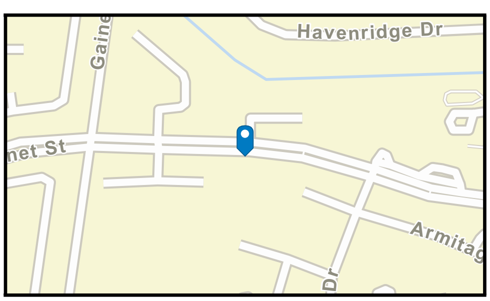
May 20, 2025

Traffic Count Map

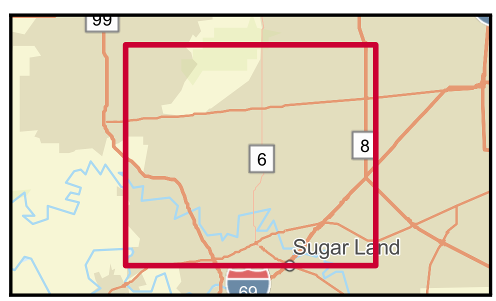
15029-15149 Bissonnet St, Sugar Land, Texas, 77498
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.67695
Longitude: -95.65364





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: ©2024 Kalibrate Technologies (Q4 2024).

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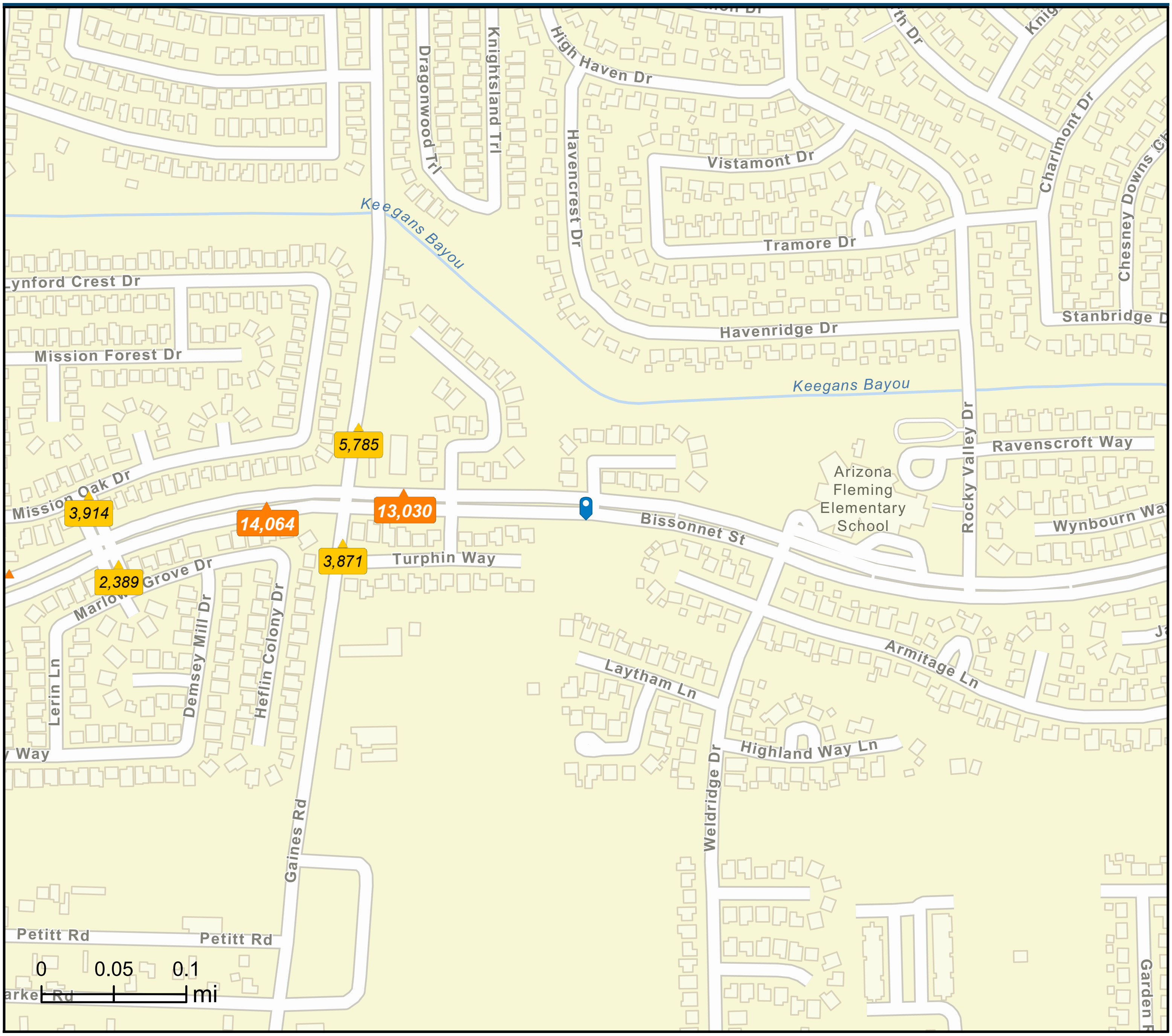
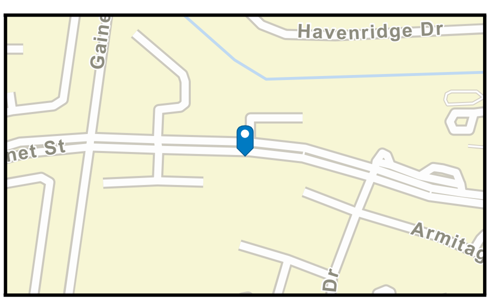
Traffic Count Map - Close Up

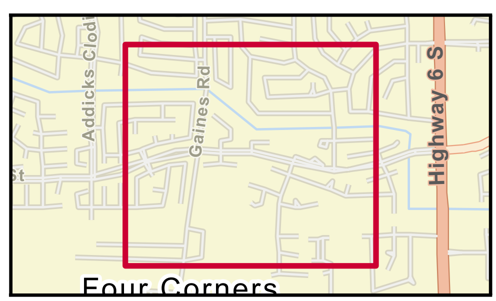
15029-15149 Bissonnet St, Sugar Land, Texas, 77498
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.67695
Longitude: -95.65364





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: ©2024 Kalibrate Technologies (Q4 2024).

May 20, 2025

Traffic Count Profile

15029-15149 Bissonnet St, Sugar Land, Texas, 77498
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.67695
Longitude: -95.65364

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.13	Bissonnet St	Gaines Rd (0.04 miles W)	2006	13030
0.17	Gaines Rd	Bissonnet St (0.04 miles N)	2006	3871
0.17	Gaines Rd	Bissonnet St (0.05 miles S)	2006	5785
0.22	Bissonnet St	Gaines Rd (0.06 miles E)	2006	14064
0.32	Dora Meadows Dr	(0.0 miles)	2006	2389
0.34	Mission Oak Dr	(0.0 miles)	2006	3914
0.40	Bissonnet St	Gaines Rd (0.24 miles E)	2006	11818
0.50	Stanbridge Dr	Woodleigh Dr (0.02 miles E)	2011	480
0.51	Addicks Clodine Rd	Riverside Grove Dr (0.35 miles N)	2006	2561
0.52	Addicks Clodine Rd	Riverside Grove Dr (0.46 miles N)	2006	12155
0.53	Bissonnet St	Addicks-Howell Rd (0.08 miles E)	2011	14420
0.55	Addicks Clodine Rd	Riverside Grove Dr (0.07 miles N)	2006	2341
0.58	Gaines Rd	Ennis Rd (0.09 miles N)	2011	4340
0.59	Old Richmond Rd	Boss Gaston Rd (0.13 miles W)	2003	7143
0.62	Old Richmond Rd	Boss Gaston Rd (0.02 miles W)	2003	6091
0.62	Birdnest Trl	(0.0 miles)	2006	11176
0.63	Addicks-Howell Rd	Atterbury Dr (0.13 miles S)	2013	53922
0.65	Highway 6 South	Atterbury Dr (0.0 miles)	2022	53324
0.66	Charlmont Dr	Woodleigh Dr (0.05 miles W)	2011	2890
0.67	Boss Gaston Rd	Old Richmond Rd (0.09 miles E)	2011	2540
0.69	Delamere Drive	Delamere Dr (0.0 miles E)	2019	54948
0.72	Bissonnet St	Addicks-Howell Rd (0.1 miles W)	2011	17040
0.74	Addicks-Howell Rd	Berrington Dr (0.05 miles N)	2002	40000
0.75	Parkesgate Dr	Charlmont Dr (0.05 miles W)	2011	1050
0.75	Old Richmond Rd	Boss Gaston Rd (0.14 miles N)	2011	3070
0.78	Gaines Rd	Winkleman Dr (0.13 miles SW)	2011	4600
0.82	Old Richmond Road	Addicks-Howell Rd (0.13 miles E)	2022	6481
0.86	Addicks-Howell Rd	Berrington Dr (0.13 miles S)	2013	50285
0.87	Beechnut St	Winkleman Dr (0.05 miles E)	2011	13350
0.90		(0.0 miles)	2005	9846

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 2024 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: ©2024 Kalibrate Technologies (Q4 2024).

May 20, 2025

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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