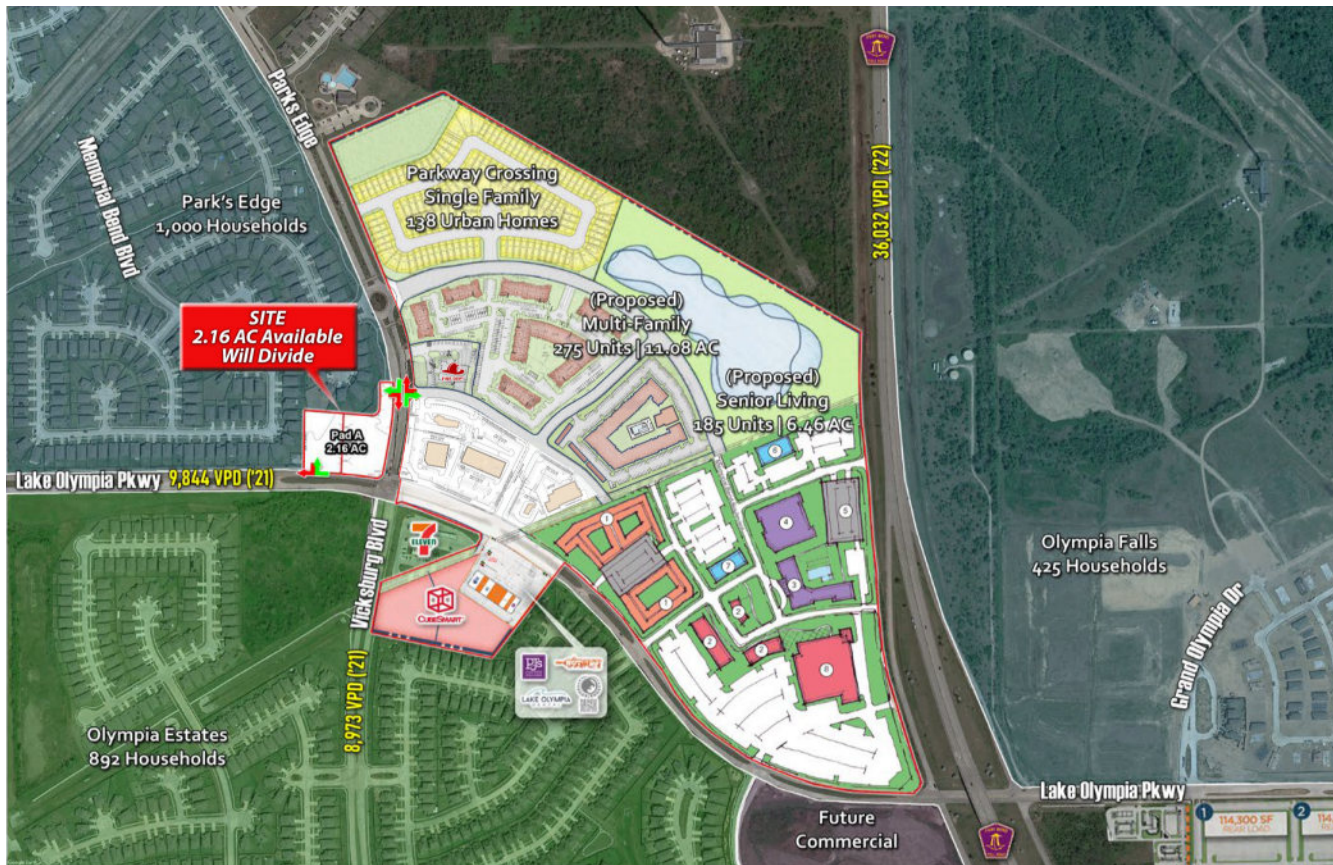


PARKWAY CROSSING PAD SITE MISSOURI CITY, TX

NWC of Lake Olympia Pkwy &
Vicksburg Blvd
Missouri City, TX



FOR SALE/GROUND LEASE

0.5 Acre – 2.16 Acre

CALL FOR PRICING

PROPERTY HIGHLIGHTS

- Located at signalized intersection of Lake Olympia Pkwy & Vicksburg Blvd
- Part of a Planned Development with upcoming townhomes, luxury apartment, senior living, retail, medical offices, hotels, etc.
- Surrounded by existing and fast-growing new master planned communities
- Approx. half a mile from Fort Bend Parkway and 1.5 miles from State Highway 6
- Zoned for commercial/retail uses
- Utilities at the site
- Regional detention

TRAFFIC COUNTS

- Fort Bend Pkwy: 36,032 VPD ('22)
- Lake Olympia Pkwy: 9,844 VPD ('21)
- Vicksburg Rd: 8,973 VPD ('21)

DEMOGRAPHICS 2023



Total Population

1 Mile	3 Mile	5 Mile
9,209	75,334	213,647



Total Daytime Population

1 Mile	3 Mile	5 Mile
5,174	48,857	151,144



Number of HH

1 Mile	3 Mile	5 Mile
2,943	25,605	68,786



Average HH Income

1 Mile	3 Mile	5 Mile
\$138,200	\$114,646	\$117,934

The information contained herein was obtained from sources deemed reliable; however, Halona Realty makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Halona Realty, LLC, which provides real estate brokerage services, is a Texas Limited Liability Company.



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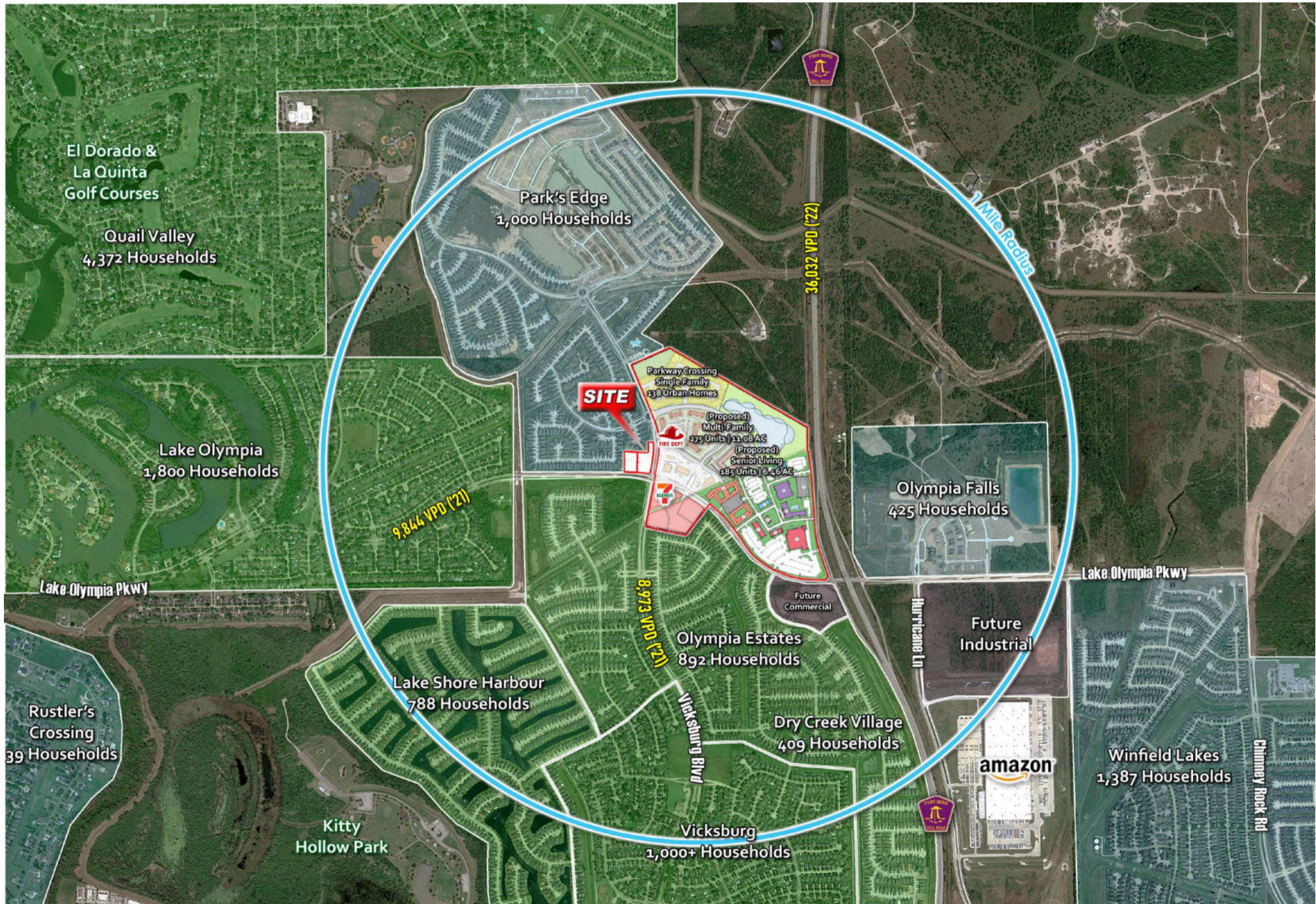
TRADE AREA AERIAL

NWC of Lake Olympia Pkwy &
Vicksburg Blvd
Missouri City, TX



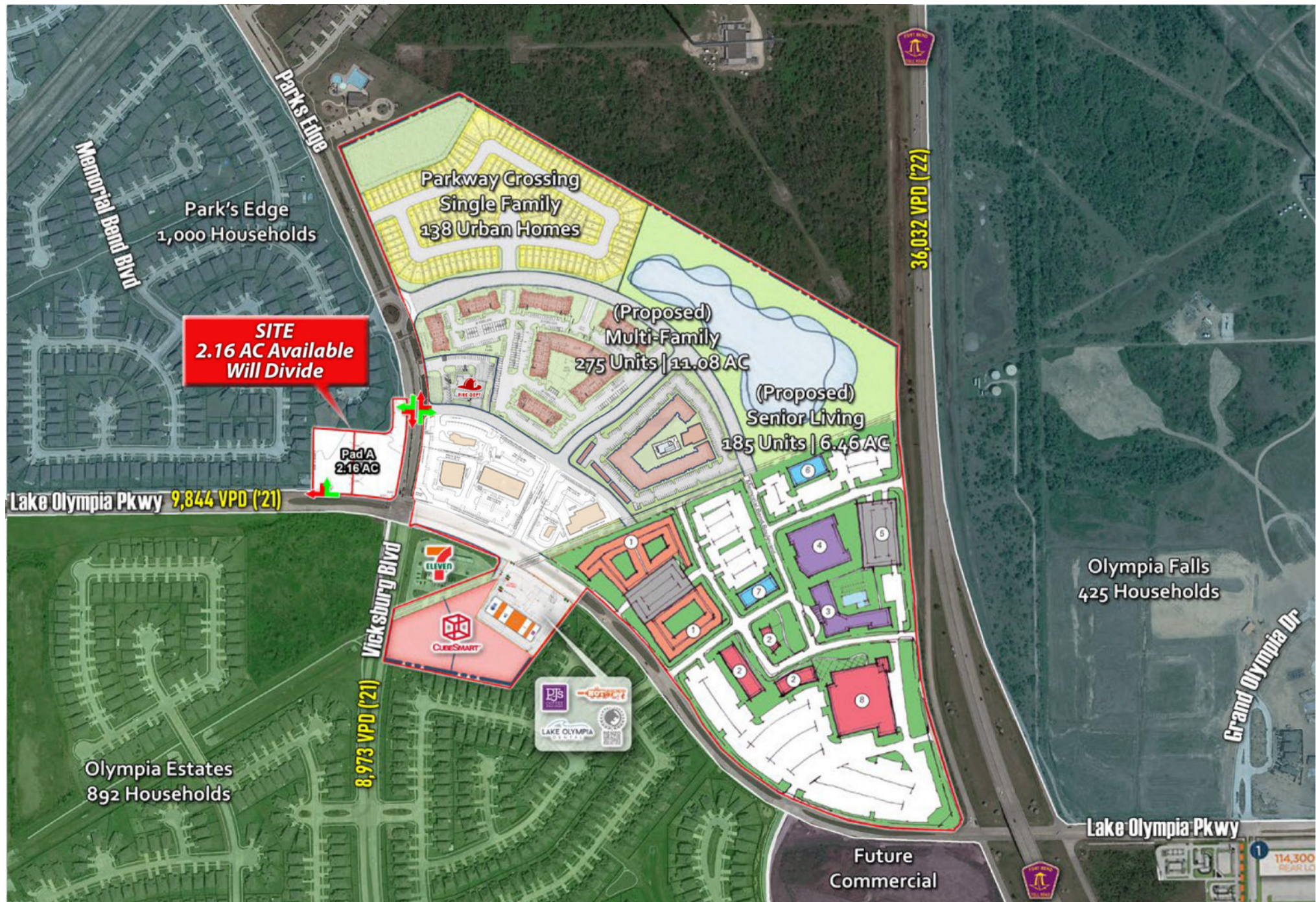
1-MILE RADIUS AERIAL

NWC of Lake Olympia Pkwy &
Vicksburg Blvd
Missouri City, TX



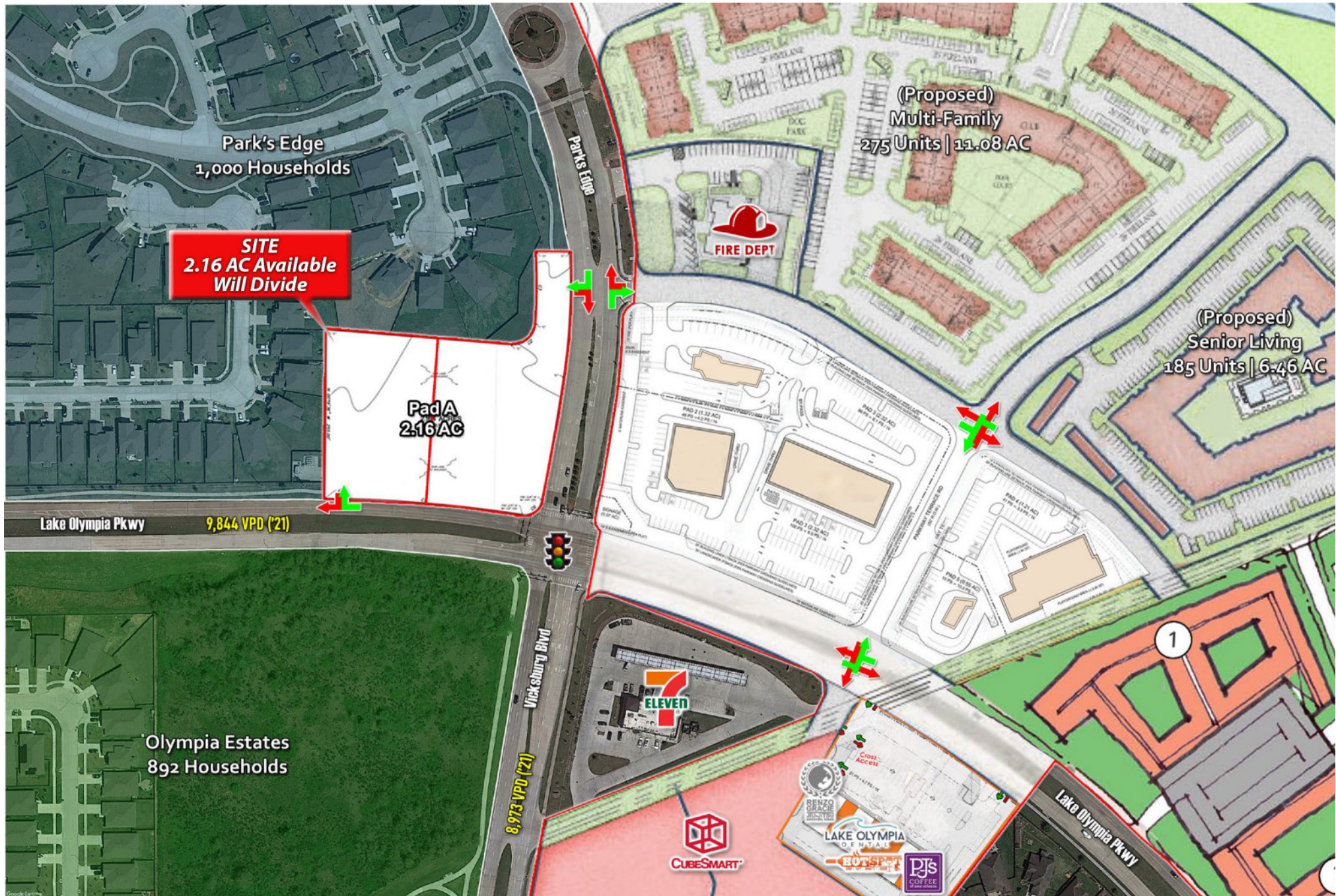
AERIAL W/ SITE PLAN

NWC of Lake Olympia Pkwy &
Vicksburg Blvd
Missouri City, TX



SITE PLAN

NWC of Lake Olympia Pkwy &
Vicksburg Blvd
Missouri City, TX



DEMOGRAPHICS

NWC of Lake Olympia Pkwy &
Vicksburg Blvd
Missouri City, TX

	1 mile	3 miles	5 miles		1 mile	3 miles	5 miles
Population Summary				Per Capita Income			
2010 Total Population	4,895	54,483	158,955	2023	\$44,964	\$38,699	\$38,045
2020 Total Population	6,871	67,437	200,735	2028	\$50,015	\$43,650	\$42,421
2020 Group Quarters	14	135	388	Median Age			
2023 Total Population	9,209	75,334	213,647	2010	35.9	35.7	33.8
2023 Group Quarters	15	135	388	2020	39.7	38.4	37.2
2028 Total Population	9,991	82,174	228,188	2023	36.5	36.9	35.8
2023-2028 Annual Rate	1.64%	1.75%	1.33%	2028	36.5	36.7	36.1
2023 Total Daytime Population	5,174	48,857	151,144	2020 Population by Age			
Workers	582	10,581	40,235	Total	6,871	67,437	200,735
Residents	4,592	38,276	110,909	0 - 4	5.1%	5.8%	6.0%
Household Summary				5 - 9	5.1%	6.2%	7.1%
2010 Households	1,516	18,023	49,740	10 - 14	5.9%	7.3%	8.2%
2010 Average Household Size	3.23	3.02	3.19	15 - 24	15.0%	13.8%	14.1%
2020 Total Households	2,209	22,873	64,270	25 - 34	12.7%	12.1%	11.5%
2020 Average Household Size	3.10	2.94	3.12	35 - 44	13.4%	13.4%	14.1%
2023 Households	2,943	25,605	68,786	45 - 54	15.3%	13.4%	13.6%
2023 Average Household Size	3.12	2.94	3.10	55 - 64	14.6%	13.2%	12.2%
2028 Households	3,224	28,143	74,151	65 - 74	9.2%	10.4%	9.1%
2028 Average Household Size	3.09	2.92	3.07	75 - 84	3.1%	3.5%	3.2%
2023-2028 Annual Rate	1.84%	1.91%	1.51%	85 +	0.7%	0.8%	0.8%
2010 Families	1,293	14,607	40,890	18 +	79.6%	75.9%	73.7%
2010 Average Family Size	3.52	3.37	3.53	2023 Population by Age			
2023 Families	2,435	20,314	55,552	Total	9,210	75,334	213,647
2023 Average Family Size	3.47	3.33	3.49	0 - 4	6.6%	6.3%	6.7%
2028 Families	2,669	22,286	59,806	5 - 9	7.6%	7.0%	7.4%
2028 Average Family Size	3.43	3.30	3.45	10 - 14	7.8%	7.3%	7.8%
2023-2028 Annual Rate	1.85%	1.87%	1.49%	15 - 24	11.0%	11.9%	12.8%
Housing Unit Summary				25 - 34	14.6%	14.8%	14.2%
2000 Housing Units	779	12,767	34,871	35 - 44	15.8%	14.2%	14.2%
Owner Occupied Housing Units	90.1%	87.9%	81.0%	45 - 54	13.6%	12.8%	12.7%
Renter Occupied Housing Units	6.2%	9.8%	15.8%	55 - 64	11.6%	12.2%	11.7%
Vacant Housing Units	3.7%	2.3%	3.2%	65 - 74	8.3%	9.6%	8.7%
2010 Housing Units	1,658	18,960	52,493	75 - 84	2.6%	3.2%	3.0%
Owner Occupied Housing Units	85.5%	81.4%	76.5%	85 +	0.4%	0.7%	0.7%
Renter Occupied Housing Units	6.0%	13.6%	18.3%	18 +	73.8%	75.3%	73.7%
Vacant Housing Units	8.6%	4.9%	5.2%	2028 Population by Age			
2020 Housing Units	2,378	23,833	67,137	Total	9,990	82,174	228,187
Owner Occupied Housing Units	83.3%	76.2%	73.5%	0 - 4	7.0%	6.6%	6.9%
Renter Occupied Housing Units	9.5%	19.7%	22.2%	5 - 9	7.5%	6.9%	7.3%
Vacant Housing Units	6.4%	4.2%	4.3%	10 - 14	7.4%	7.3%	7.6%
2023 Housing Units	3,143	26,583	71,537	15 - 24	9.6%	10.8%	11.9%
Owner Occupied Housing Units	87.4%	79.1%	75.6%	25 - 34	15.5%	15.4%	14.5%
Renter Occupied Housing Units	6.2%	17.2%	20.6%	35 - 44	18.2%	15.6%	15.2%
Vacant Housing Units	6.4%	3.7%	3.8%	45 - 54	12.6%	12.2%	12.4%
2028 Housing Units	3,416	28,966	76,500	55 - 64	9.4%	10.3%	10.4%
Owner Occupied Housing Units	88.1%	78.5%	75.8%	65 - 74	8.5%	9.4%	8.8%
Renter Occupied Housing Units	6.3%	18.6%	21.1%	75 - 84	3.7%	4.5%	4.2%
Vacant Housing Units	5.6%	2.8%	3.1%	85 +	0.7%	0.9%	0.9%
Median Household Income				18 +	74.1%	75.3%	74.1%
2023	\$100,444	\$86,314	\$84,340				
2028	\$106,547	\$94,814	\$92,782				
Median Home Value							
2023	\$290,812	\$255,721	\$277,366				
2028	\$319,778	\$297,208	\$313,027				



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date