

# Parkway Plaza

4611 South Main Street (Hwy 90A), Stafford, TX 77477



## AVAILABLE SPACES

|              |                     |
|--------------|---------------------|
| <b>Suite</b> | <b>SF Available</b> |
| Unit 45      | 1,440               |

|                   |            |
|-------------------|------------|
| <b>Base Rate:</b> | \$18/SF +E |
|-------------------|------------|

|                       |             |
|-----------------------|-------------|
| <b>Parking Ratio:</b> | 4.0/1000 SF |
|-----------------------|-------------|

## PROPERTY HIGHLIGHTS

- Excellent Visibility on Hwy 90A
- Easy Access to Major Highways including Hwy 90A, Hwy 59, and Beltway 8
- Close Proximity to Dulles High School
- 2nd Generation Space
- Suite 45: Former Game Room

## FOR MORE INFORMATION

**Terri Torregrossa**

[ttorregrossa@moodyrambin.com](mailto:ttorregrossa@moodyrambin.com)  
713.773.5530

**Kurt Kistler**

[kkistler@moodyrambin.com](mailto:kkistler@moodyrambin.com)  
713.773.5590



# Parkway Plaza Available For Lease

4611 South Main Street, Stafford, TX 77477



## FOR MORE INFORMATION:

Terri Torregrossa

ttorregrossa@moodyrambin.com

713.773.5530

Kurt Kistler

kkistler@moodyrambin.com

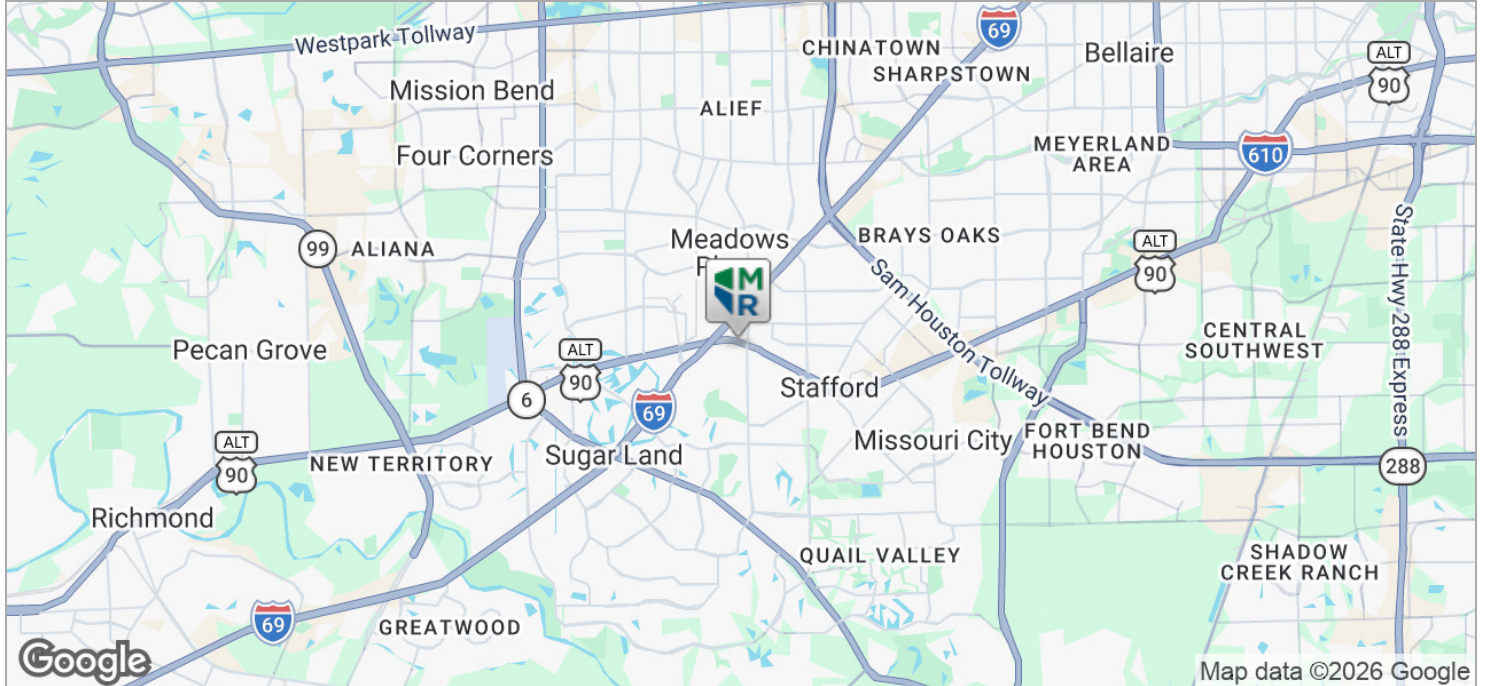
713.773.5590



*The information contained herein was obtained from sources believed reliable; however, Moody Rambin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.*

# Parkway Plaza Available For Lease

4611 South Main Street, Stafford, TX 77477



## FOR MORE INFORMATION:

Terri Torregrossa

ttorregrossa@moodyrambin.com

713.773.5530

Kurt Kistler

kkistler@moodyrambin.com

713.773.5590



# Parkway Plaza Available For Lease

4611 South Main Street, Stafford, TX 77477



## FOR MORE INFORMATION:

**Terri Torregrossa**

[ttorregrossa@moodyrambin.com](mailto:ttorregrossa@moodyrambin.com)

713.773.5530

**Kurt Kistler**

[kkistler@moodyrambin.com](mailto:kkistler@moodyrambin.com)

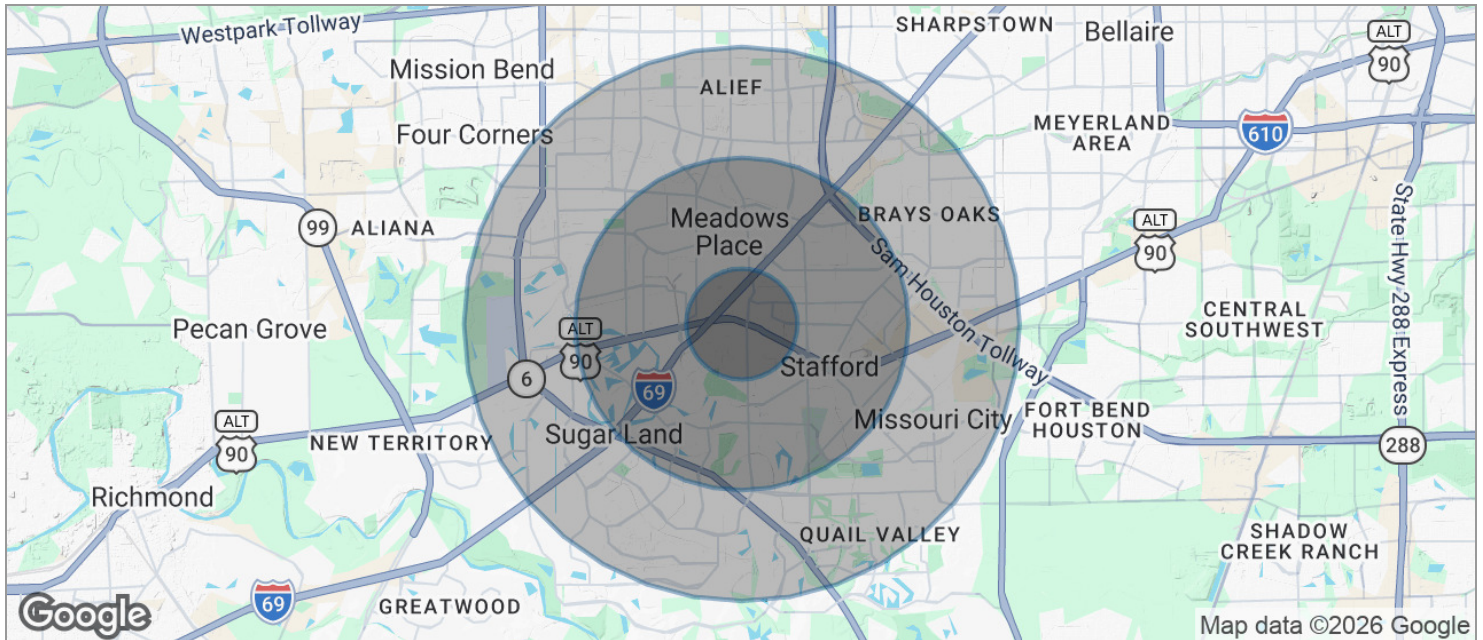
713.773.5590



The information contained herein was obtained from sources believed reliable; however, Moody Rambin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# Parkway Plaza Available For Lease

4611 South Main Street, Stafford, TX 77477



|                                | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>              |           |           |           |
| TOTAL POPULATION               | 7,736     | 100,604   | 358,343   |
| MEDIAN AGE                     | 41        | 41        | 39        |
| MEDIAN AGE (MALE)              | 40        | 40        | 38        |
| MEDIAN AGE (FEMALE)            | 42        | 42        | 40        |
| <b>HOUSEHOLDS &amp; INCOME</b> |           |           |           |
| TOTAL HOUSEHOLDS               | 3,348     | 36,909    | 123,629   |
| # OF PERSONS PER HH            | 2.3       | 2.7       | 2.9       |
| AVERAGE HH INCOME              | \$107,038 | \$96,137  | \$97,631  |
| AVERAGE HOUSE VALUE            | \$357,065 | \$319,724 | \$301,106 |
| <b>RACE</b>                    |           |           |           |
| % WHITE                        | 29.4%     | 26.8%     | 21.2%     |
| % BLACK                        | 25.3%     | 21.1%     | 23.5%     |
| % ASIAN                        | 23.4%     | 24.3%     | 22.1%     |
| % HAWAIIAN                     | 0.1%      | 0.1%      | 0.1%      |
| % INDIAN                       | 0.6%      | 0.9%      | 1.0%      |
| % OTHER                        | 10.2%     | 14.1%     | 19.1%     |
| <b>ETHNICITY</b>               |           |           |           |
| % HISPANIC                     | 23.7%     | 30.1%     | 36.3%     |

\* Demographic data derived from 2020 ACS - US Census

## FOR MORE INFORMATION:

Terri Torregrossa

ttorregrossa@moodyrambin.com

713.773.5530

Kurt Kistler

kkistler@moodyrambin.com

713.773.5590



The information contained herein was obtained from sources believed reliable; however, Moody Ramin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.