

OFFICE FOR SALE

4501 CARTWRIGHT RD., UNITS 501 AND 301, MISSOURI CITY, TX 77459
750 - 1,500 SF

Oxford
partners



PAUL VIERS
(713) 501-2679
pviers@oxfordcres.com

RYAN HARTSELL, SIOR
281-923-5660
rhartsell@oxfordcres.com



GOOGLE MAP

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PROPERTY FEATURES

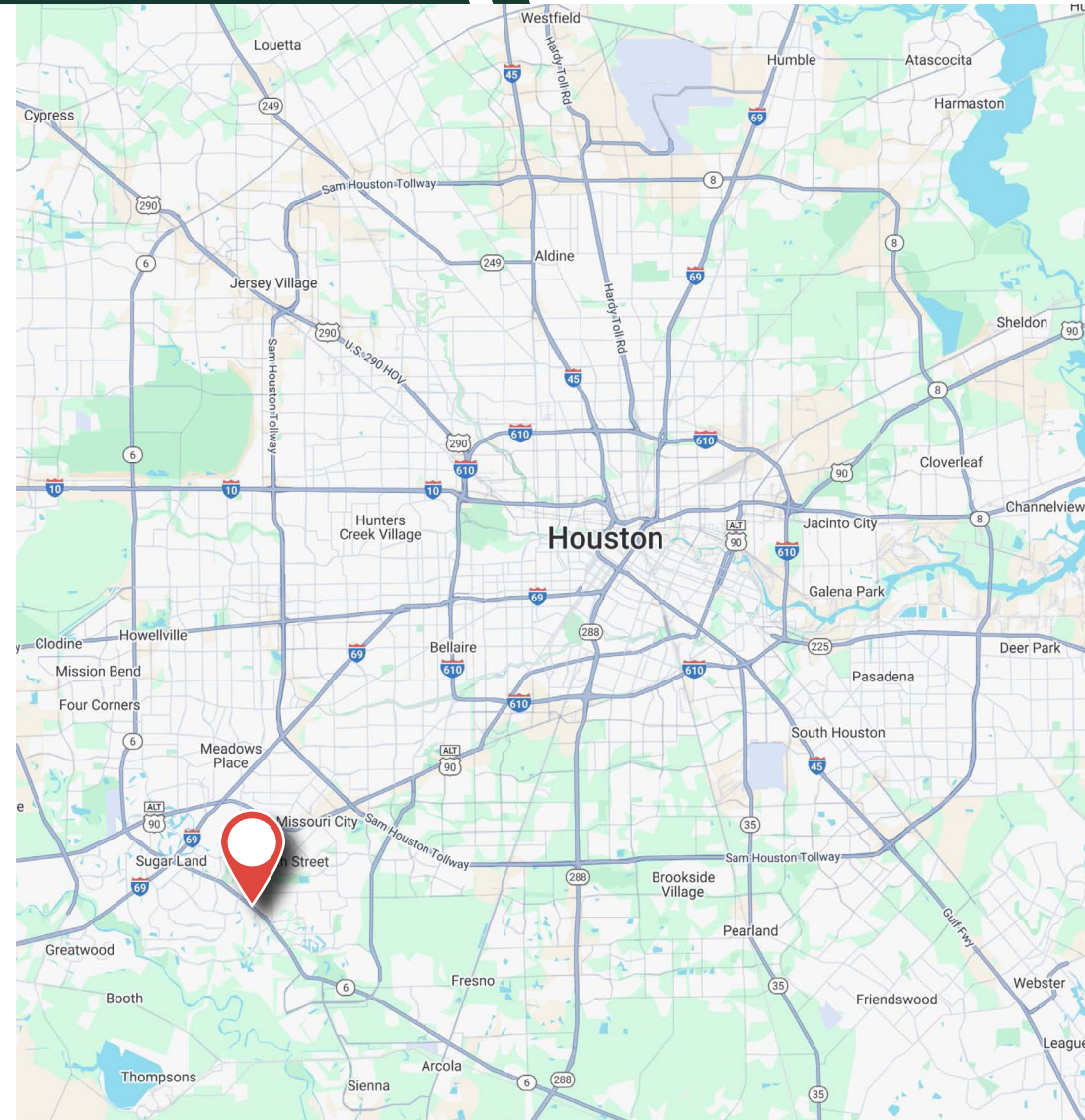
- Excellent owner-user or investment opportunity
- Professionally maintained office park
- Ample surface parking
- Convenient access to Highway 6, Fort Bend Parkway, and US-90
- Minutes from Sugar Land, Stafford, and First Colony
- Surrounded by established residential neighborhoods and growing commercial development
- 217,000+ residents within 5 miles
- Cartwright Road frontage with approximately 13,070 vehicles per day

4501 Cartwright Rd., Unit 501, Missouri City, TX 77459

- Sale price: \$215,000
- Base Rent: \$1,535/month going through 8/31/2027
- Size: Approximately 750 sq ft

4501 Cartwright Rd., Unit 301, Missouri City, TX 77459

- Sale price: \$215,000
- Size: Approximately 750 sq ft
- Lespearence Interiors: \$1,400/month



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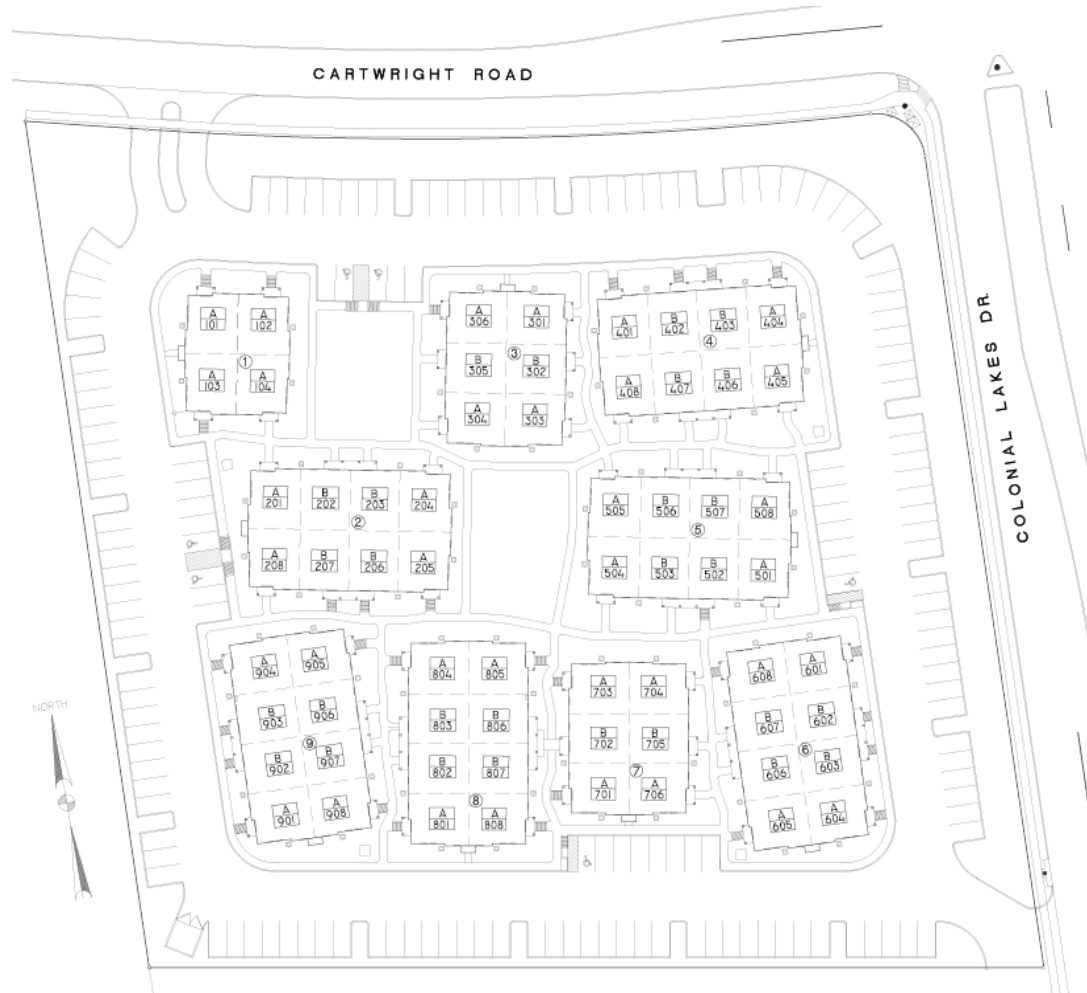
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SITE PLAN



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DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	13,028	102,198	217,586
Households	4,655	36,248	76,426
Families	3,712	27,760	58,135
Average Household Size	2.79	2.82	2.84
Owner Occupied Housing Units	3,759	26,292	55,187
Renter Occupied Housing Units	896	9,956	21,239
Median Age	43.5	41.4	40.9
Median Household Income	\$109,991	\$102,116	\$103,706
Average Household Income	\$148,480	\$141,995	\$144,498

BUSINESSES - 5 MILES

11,460
TOTAL
BUSINESSES

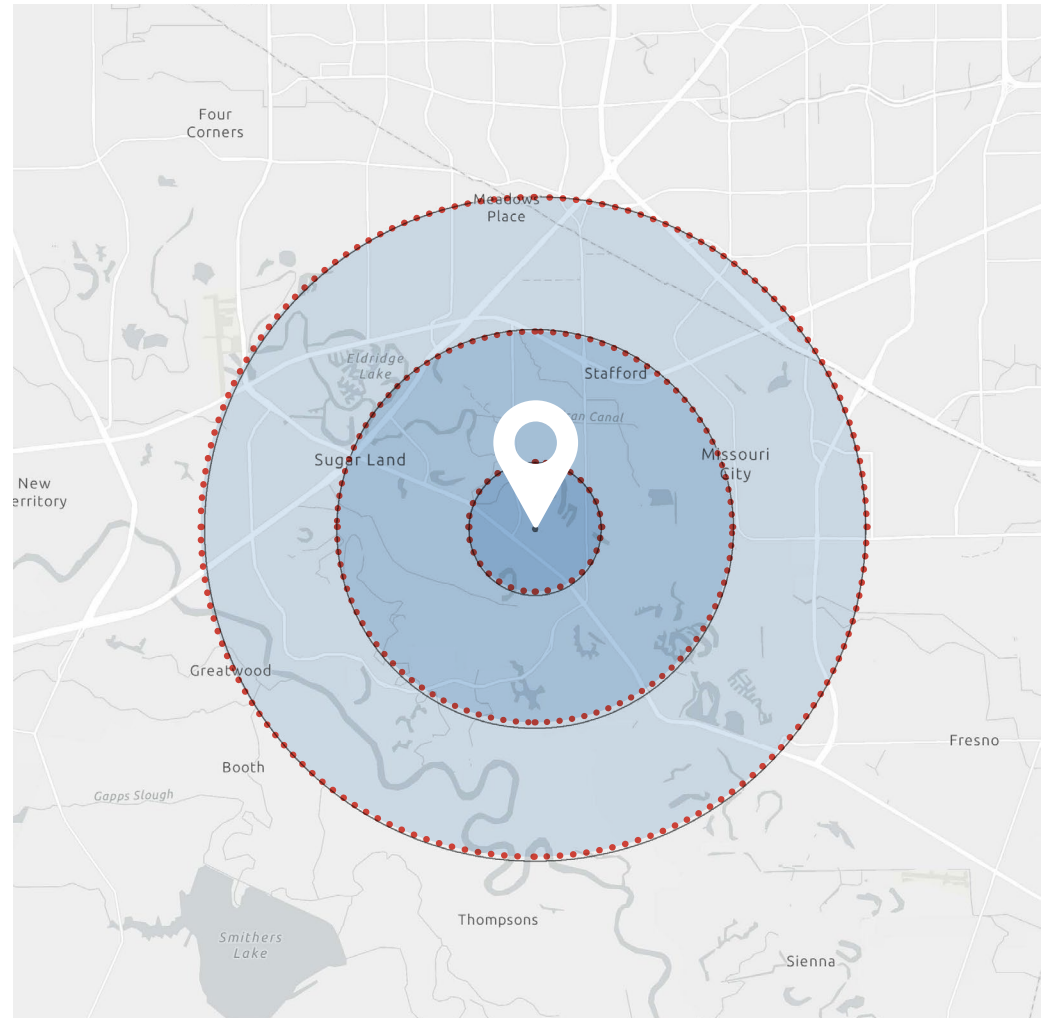
115,151
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$144,498
AVERAGE HH
INCOME

\$50,709
PER CAPITA
INCOME

\$441,223
MEDIAN
NET WORTH



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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.

Oxford Partners - Houston, LLC	9002954	info@oxfordcres.com	(713) 647-6400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Hartsell	596436	rhartsell@oxfordcres.com	(281) 923-5660
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