

# FOR SALE Four (4+) Buildings Situated on +/- 1.38 AC

Mult-Flex Property

2007 HWY 90 A, Missouri City, TX 77489



**Price: \$5,500,000**

**Price/SF: \$91.64**

## PROPERTY INCLUDES:

1. Bldg. 1: +/-8,720 SF
2. Bldg. 2: +/-3,200 SF (Income Producing)  
+/- 1,900 SF (Vacant)
3. Vacant Land: +/- 0.344 AC
4. Flex Office: +/- 1,495 SF
5. Flex Office: +/- 857 SF

- High Traffic
- Great Visibility and Accessibility
- Close Vicinity to the Cities of Stafford, Houston, Sugar Land and Pearland
- Miles: +/-1.7 (Beltway 8), +/- 4 (HWY 6), & +/- 3 (59/69 FWY)

**\*\*\*Century Glass Business Not Included\*\*\***



**Danny Nguyen, CCIM**

M - (713) 478-2972

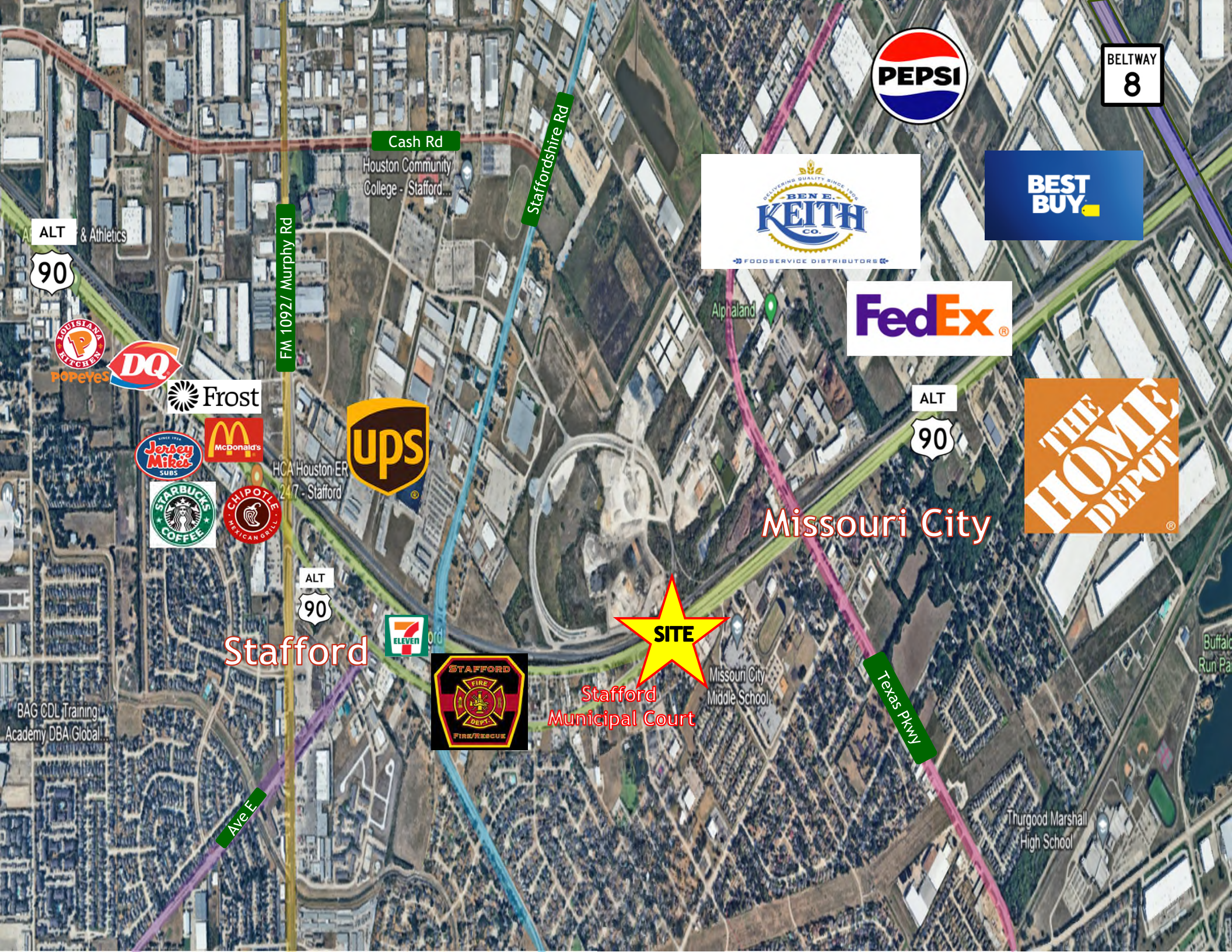
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[www.dncommercial.net](http://www.dncommercial.net)



*The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.*



Cash Rd  
Houston Community College - Stafford...



FM 1092/ Murphy Rd



HCA Houston ER 247 - Stafford



Missouri City



Stafford



Stafford Municipal Court

Missouri City Middle School



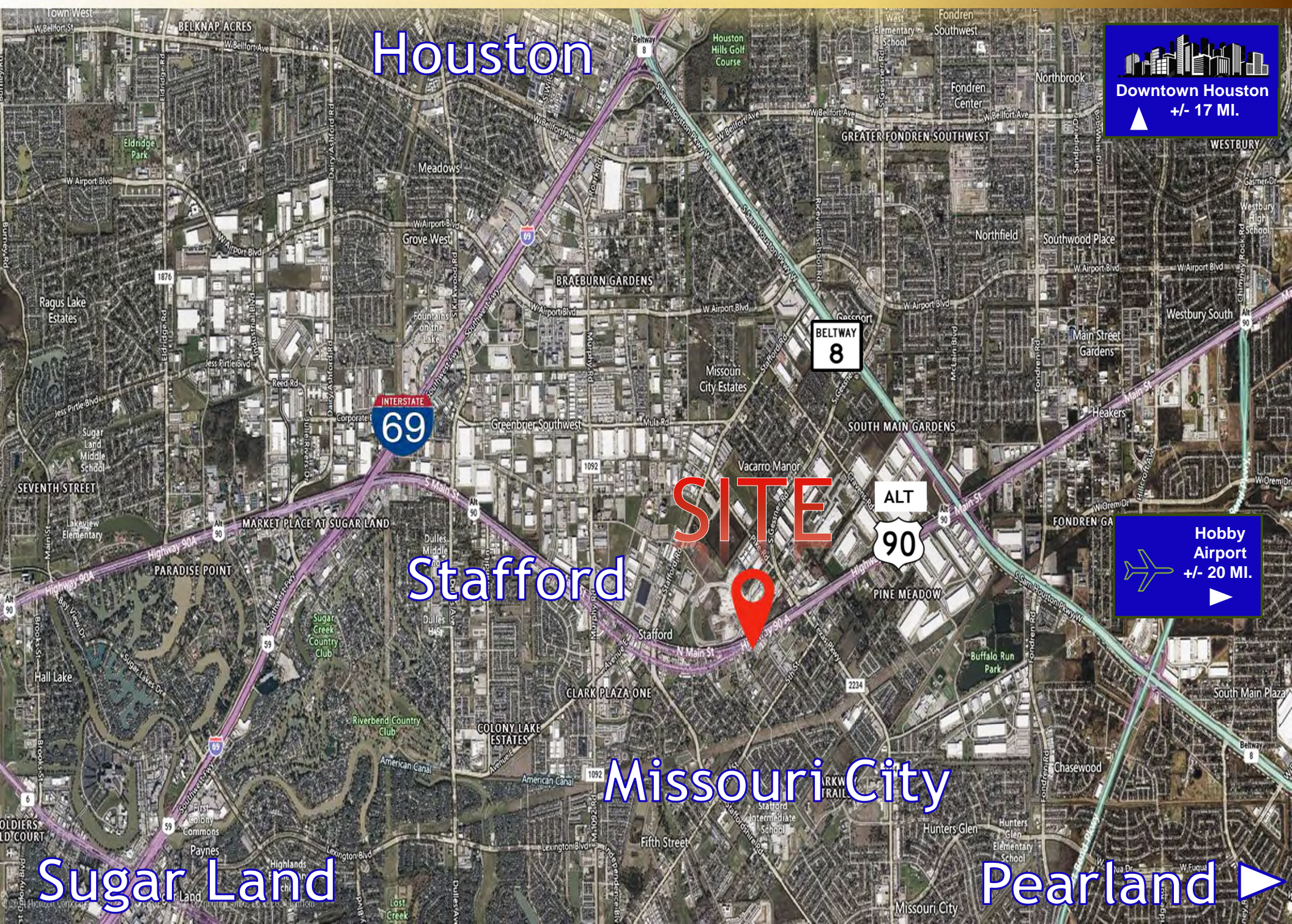
Texas Pkwy

BAG CDL Training Academy DBA Global...

Ave E

Thurgood Marshall High School

# AERIAL MAP




## Houston

  
**Downtown Houston**  
+/- 17 MI.

## Stafford

# SITE



  
**Hobby Airport**  
+/- 20 MI.

## Missouri City

## Sugar Land

## Pearland



Bldg. 1: +/-8,720 SF





National Credit Tenant



Business Not Included





+/- 1,900 SF

+/- 3,200 SF

**Bldg. 2: +/-5,100 SF (Total)**

**Front: +/- 3,200 SF (Income Producing)**

**Extension: +/- 1,900 Flex Office (Vacant)**





**+/- 0.344 AC**



- Investor/User
- Flex property has many versatile opportunities for use
- Property is Fenced/Gated for added security



The closest match to 2007 Hwy 90 Alt, Missouri City, TX 77489 is 2007 HIGHWAY 90 A MISSOURI CITY, TX 77489-1101

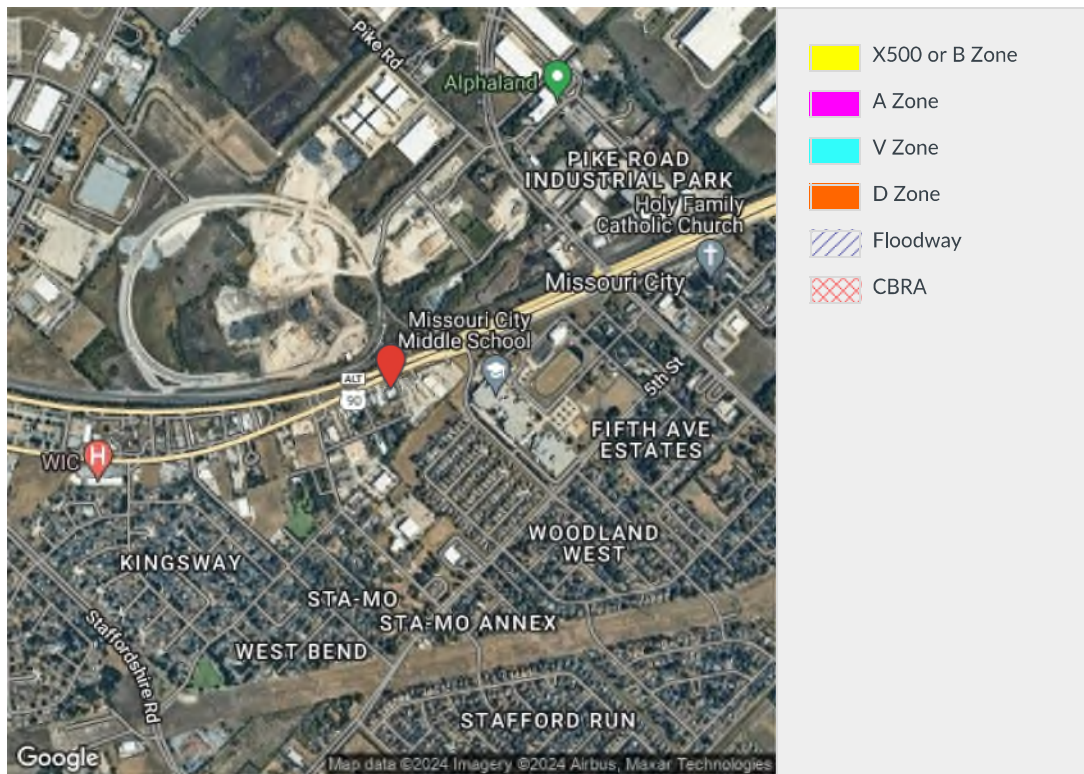
2007 HIGHWAY 90 A MISSOURI CITY, TX 77489-1101

LOCATION ACCURACY: 📍 Excellent

**Flood Zone Determination Report**

Flood Zone Determination: **OUT**

COMMUNITY	480304	PANEL	0285M
PANEL DATE	January 29, 2021	MAP NUMBER	48157C0285M





# 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](http://www.floodcert.com)



# Executive Summary

2007 Highway 90 A, Missouri City, Texas, 77489 2  
2007 Highway 90 A, Missouri City, Texas, 77489  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.61618  
Longitude: -95.54456

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2010 Population	6,345	88,836	226,285
2020 Population	6,727	92,178	237,142
2023 Population	6,867	94,166	239,781
2028 Population	7,150	98,076	243,941
2010-2020 Annual Rate	0.59%	0.37%	0.47%
2020-2023 Annual Rate	0.64%	0.66%	0.34%
2023-2028 Annual Rate	0.81%	0.82%	0.34%
2020 Male Population	47.9%	47.5%	48.5%
2020 Female Population	52.1%	52.5%	51.5%
2020 Median Age	36.7	38.3	35.8
2023 Male Population	48.3%	48.2%	49.2%
2023 Female Population	51.7%	51.8%	50.8%
2023 Median Age	35.3	37.4	34.9

In the identified area, the current year population is 239,781. In 2020, the Census count in the area was 237,142. The rate of change since 2020 was 0.34% annually. The five-year projection for the population in the area is 243,941 representing a change of 0.34% annually from 2023 to 2028. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 34.9, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	19.2%	17.8%	22.0%
2023 Black Alone	34.9%	41.1%	27.4%
2023 American Indian/Alaska Native Alone	0.9%	0.9%	1.2%
2023 Asian Alone	11.1%	13.6%	14.6%
2023 Pacific Islander Alone	0.2%	0.0%	0.1%
2023 Other Race	18.5%	14.5%	21.4%
2023 Two or More Races	15.2%	12.1%	13.4%
2023 Hispanic Origin (Any Race)	39.4%	30.1%	39.8%

Persons of Hispanic origin represent 39.8% of the population in the identified area compared to 19.4% 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 89.1 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	63	77	81
2010 Households	1,971	30,506	78,277
2020 Households	2,084	32,548	84,079
2023 Households	2,143	33,589	85,796
2028 Households	2,255	35,403	88,009
2010-2020 Annual Rate	0.56%	0.65%	0.72%
2020-2023 Annual Rate	0.86%	0.97%	0.62%
2023-2028 Annual Rate	1.02%	1.06%	0.51%
2023 Average Household Size	3.20	2.79	2.79

The household count in this area has changed from 84,079 in 2020 to 85,796 in the current year, a change of 0.62% annually. The five-year projection of households is 88,009, a change of 0.51% annually from the current year total. Average household size is currently 2.79, compared to 2.81 in the year 2020. The number of families in the current year is 59,447 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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	18.4%	20.9%	27.8%
<b>Median Household Income</b>			
2023 Median Household Income	\$65,722	\$63,317	\$55,495
2028 Median Household Income	\$74,483	\$70,801	\$61,428
2023-2028 Annual Rate	2.53%	2.26%	2.05%
<b>Average Household Income</b>			
2023 Average Household Income	\$82,407	\$89,528	\$86,168
2028 Average Household Income	\$91,962	\$99,537	\$96,223
2023-2028 Annual Rate	2.22%	2.14%	2.23%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$25,911	\$31,862	\$30,762
2028 Per Capita Income	\$29,242	\$35,841	\$34,642
2023-2028 Annual Rate	2.45%	2.38%	2.40%

<b>GINI Index</b>			
2023 Gini Index	35.9	39.8	44.5

**Households by Income**

Current median household income is \$55,495 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$61,428 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$86,168 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$96,223 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$30,762 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$34,642 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	118	103	80
2010 Total Housing Units	2,060	32,705	87,717
2010 Owner Occupied Housing Units	1,503	20,466	41,094
2010 Renter Occupied Housing Units	468	10,040	37,182
2010 Vacant Housing Units	89	2,199	9,440
2020 Total Housing Units	2,180	34,656	91,106
2020 Owner Occupied Housing Units	1,444	20,242	40,336
2020 Renter Occupied Housing Units	640	12,306	43,743
2020 Vacant Housing Units	89	2,089	7,026
2023 Total Housing Units	2,226	35,643	92,806
2023 Owner Occupied Housing Units	1,644	20,912	42,980
2023 Renter Occupied Housing Units	499	12,677	42,816
2023 Vacant Housing Units	83	2,054	7,010
2028 Total Housing Units	2,322	37,320	95,080
2028 Owner Occupied Housing Units	1,739	21,836	44,866
2028 Renter Occupied Housing Units	516	13,567	43,143
2028 Vacant Housing Units	67	1,917	7,071

<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	43.8	44.8	39.8

Currently, 46.3% of the 92,806 housing units in the area are owner occupied; 46.1%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 91,106 housing units in the area and 7.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.57%. Median home value in the area is \$256,623, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.82% annually to \$294,927.

**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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

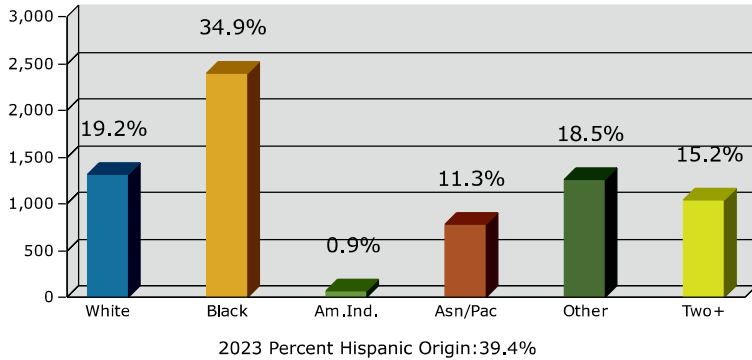


# Graphic Profile

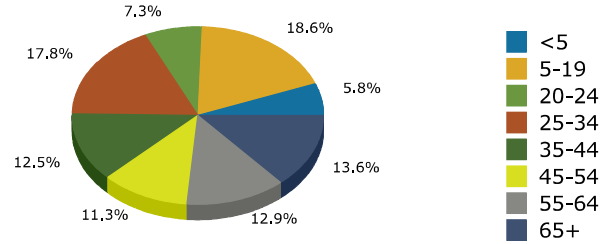
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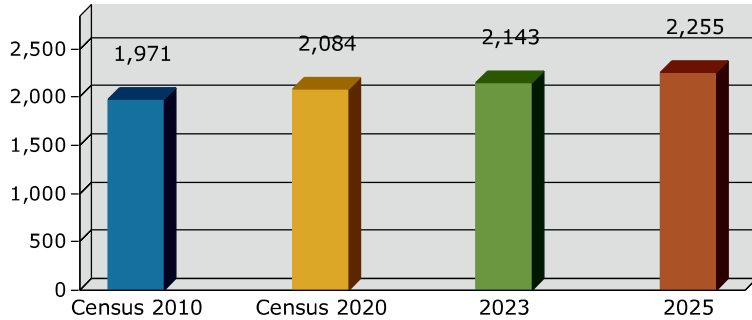
2023 Population by Race



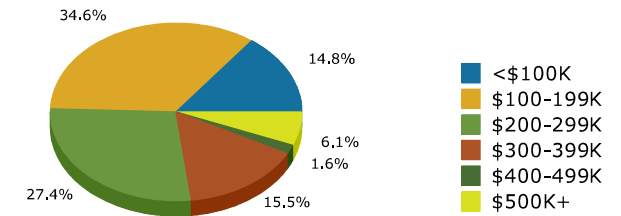
2023 Population by Age



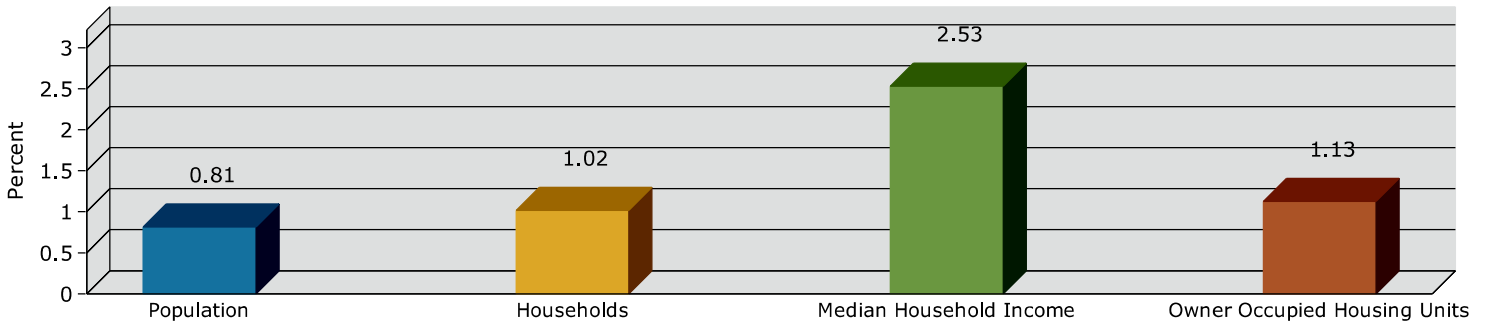
Households



2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

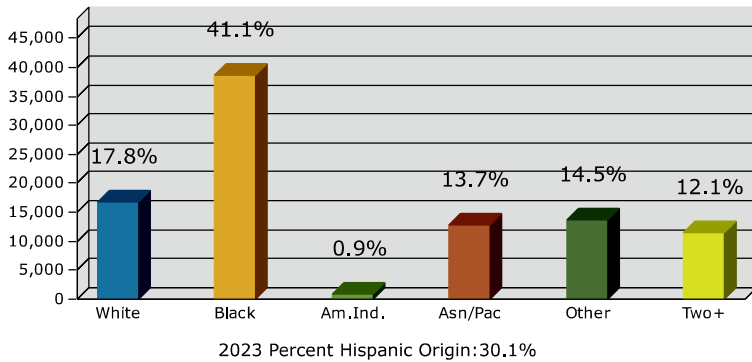


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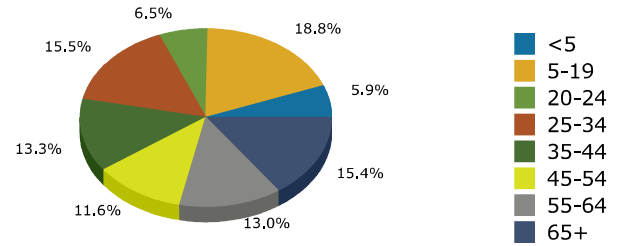
2007 Highway 90 A, Missouri City, Texas, 77489 2  
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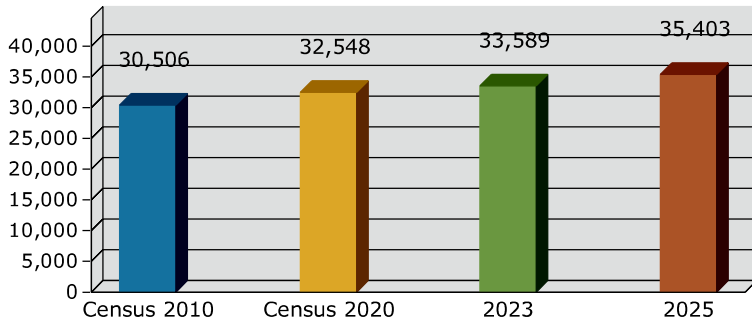
2023 Population by Race



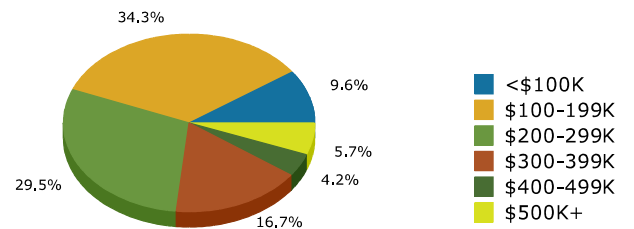
2023 Population by Age



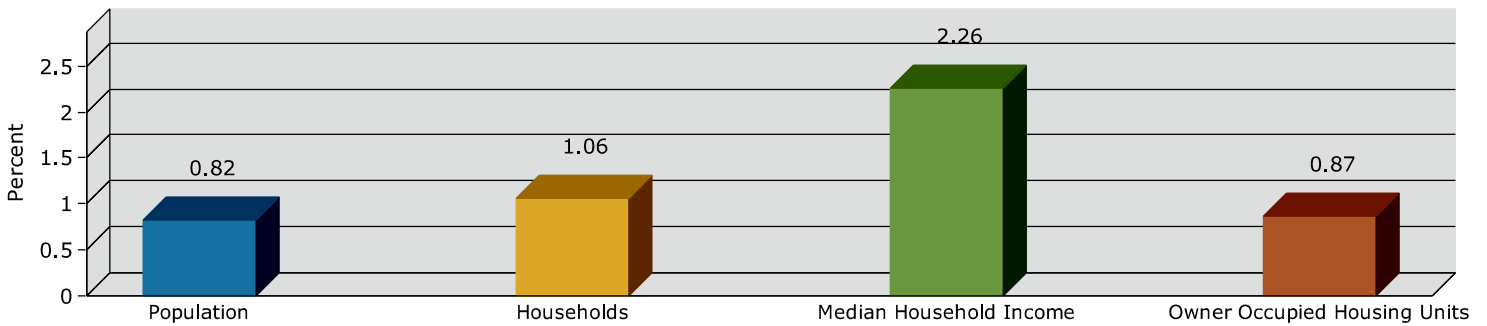
Households



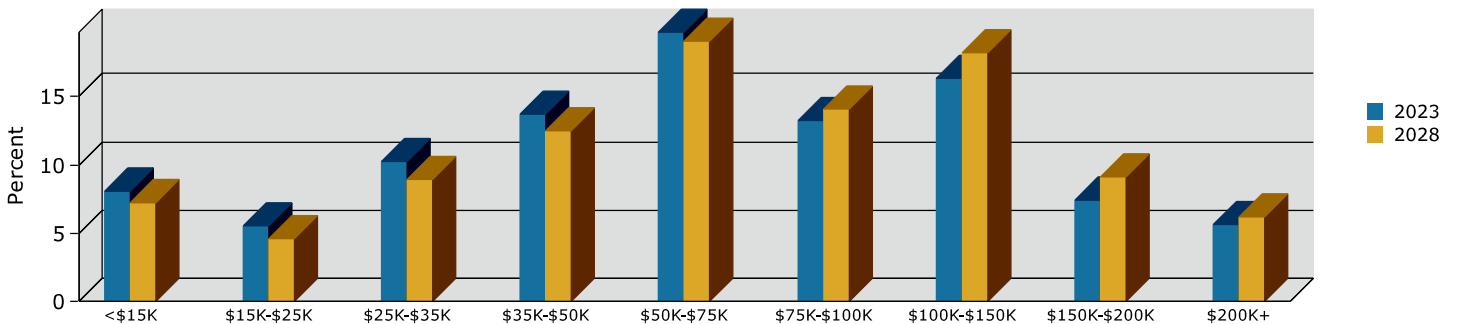
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

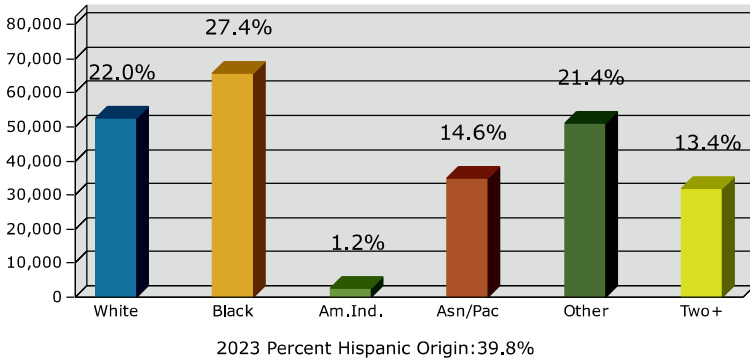


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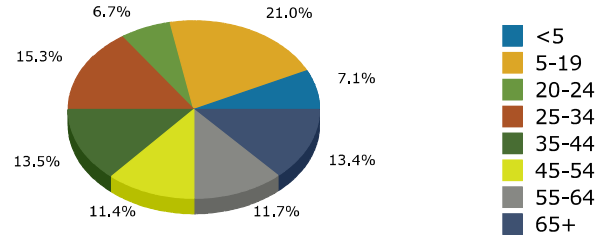
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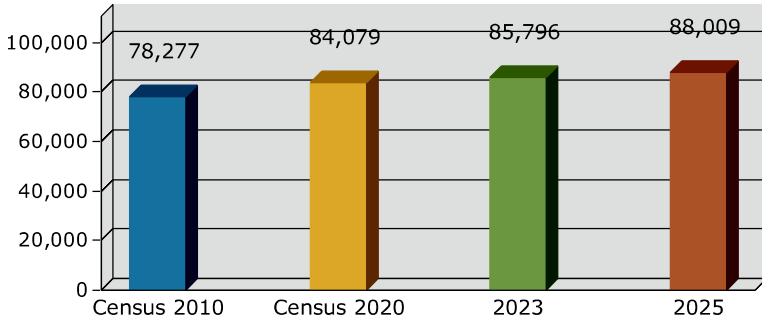
2023 Population by Race



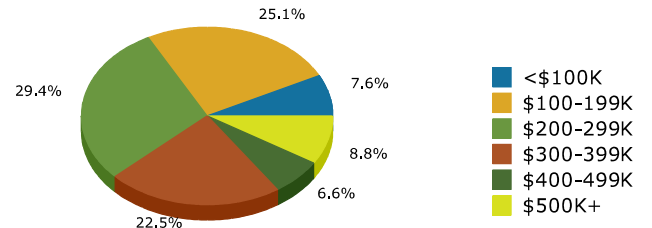
2023 Population by Age



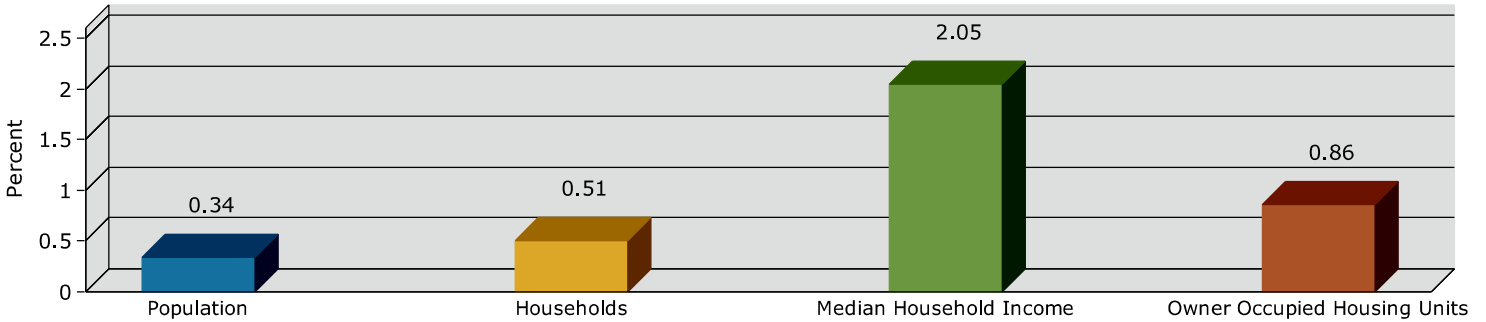
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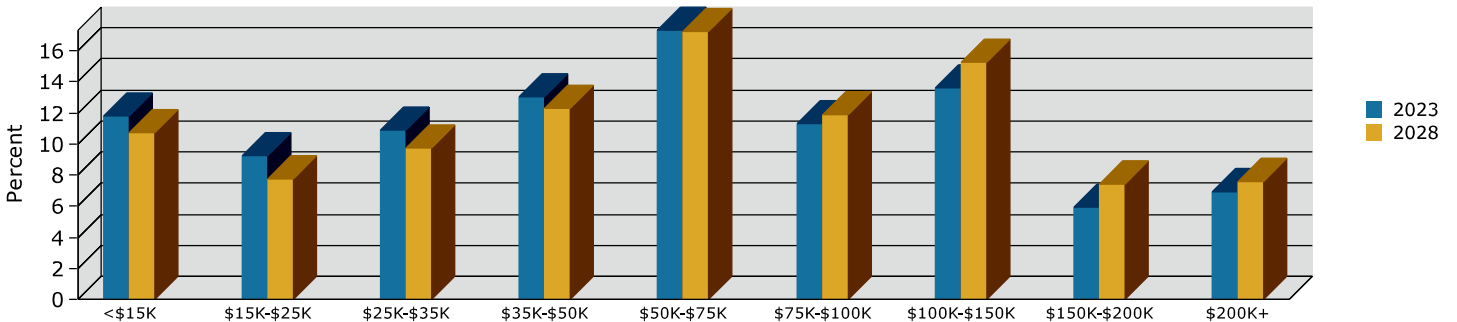
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

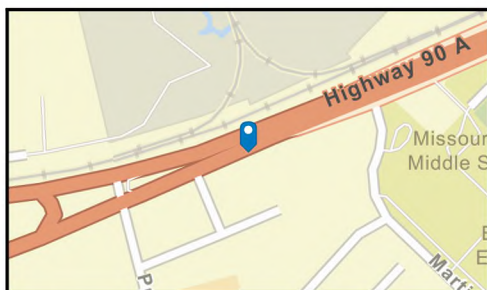
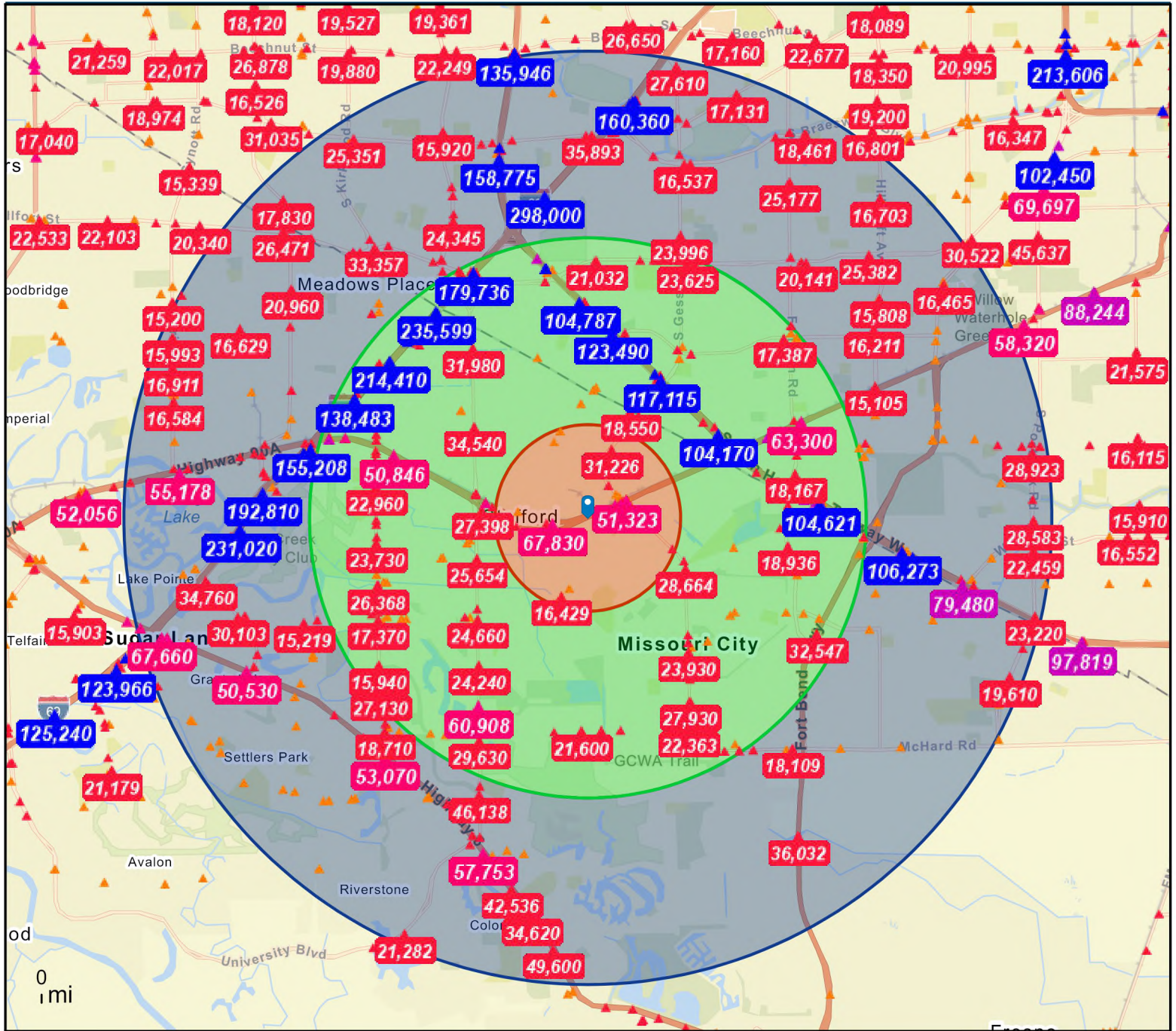


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

# Traffic Count Map

2007 Highway 90 A, Missouri City, Texas, 77489 2  
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 Ring bands: 0-1, 1-3, 3-5 mile radii

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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

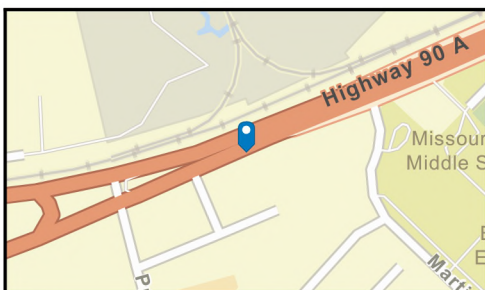


Source: ©2023 Kalibrate Technologies (Q4 2023).

# Traffic Count Map - Close Up

2007 Highway 90 A, Missouri City, Texas, 77489 2  
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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: ©2023 Kalibrate Technologies (Q4 2023).



# Traffic Count Profile

2007 Highway 90 A, Missouri City, Texas, 77489 2  
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.15	Present St	Hwy 90 Alt (0.04 miles N)	2011	6,200
0.25	School St	2nd St (0.0 miles )	2001	452
0.31	Martin Ln	5th St (0.04 miles SE)	2000	796
0.33	US Hwy 90 Alt	Louisiana St (0.02 miles SW)	2013	51,255
0.34	5th St	Martin Ln (0.05 miles NE)	2000	6,322
0.38	North Main Street	Ave I (0.02 miles E)	2019	67,830
0.38		Pike Rd (0.04 miles E)	2021	5,825
0.38		Pike Rd (0.04 miles E)	2022	5,647
0.39	Main Street	Reo St (0.04 miles SW)	2022	50,761
0.39		2nd St (0.04 miles S)	2021	5,860
0.39		2nd St (0.04 miles S)	2022	5,593
0.39	North Main Street	Ave I (0.02 miles E)	2022	30,652
0.39	Squires Bend	1st St (0.05 miles SE)	2011	530
0.39	US Hwy 90 Alt	Pike Rd (0.02 miles NE)	2001	37,010
0.39	Pike Rd	Industrial Dr (0.02 miles NW)	2019	14,757
0.40	Avenue I	N Main St (0.05 miles NE)	2018	69,799
0.40	5th St	Frankfort (0.01 miles NE)	2000	6,121
0.40	Pike Rd	Hwy 90 Alt (0.06 miles SE)	2011	13,600
0.40	US 90 Alt	Ave I (0.04 miles E)	2021	31,634
0.40	US 90 Alt	Ave I (0.04 miles E)	2022	32,146
0.41	Pike Rd	Industrial Dr (0.1 miles SE)	2008	17,280
0.42	Pike Rd	Hwy 90 Alt (0.01 miles NW)	2001	26,960
0.45	Douglas	4th St (0.01 miles NW)	2000	400
0.45	Texas Parkway	2nd St (0.02 miles NW)	2022	31,106
0.45	N Main St	Ave I (0.09 miles E)	2013	46,830
0.46		Pike Rd (0.03 miles SW)	2021	8,581
0.46		Pike Rd (0.03 miles SW)	2022	8,278
0.46	Main Street	Orchard St (0.02 miles NE)	2022	51,323
0.46		Pike Rd (0.04 miles W)	2021	10,655
0.46		US Hwy 90 Alt (0.03 miles SW)	2022	9,770

**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 2022 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:** ©2023 Kalibrate Technologies (Q4 2023).



## 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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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