



**AVAILABLE
1,250 SF**

2755 TEXAS PKWY
2ND GEN. RETAIL SPACE FOR LEASE
NWC Texas Pkwy & Greendale Dr | Missouri City, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 2755 Texas Pkwy
Missouri City, TX 77489

Availability: 1,250 SF Available

Price: \$21.00 PSF + NNN

HIGHLIGHTS:

- 2nd generation retail space available for lease
- Located at the signalized intersection of Texas Pkwy & Greendale Dr
- Positioned within a dense residential node with over 95,800 housing units within 5 miles
- Directly across from the entrance for the new Arcadia residential development
- Easy access to Fort Bend Pkwy Toll Rd, Hwy 90 Alt as well as Hwy 6

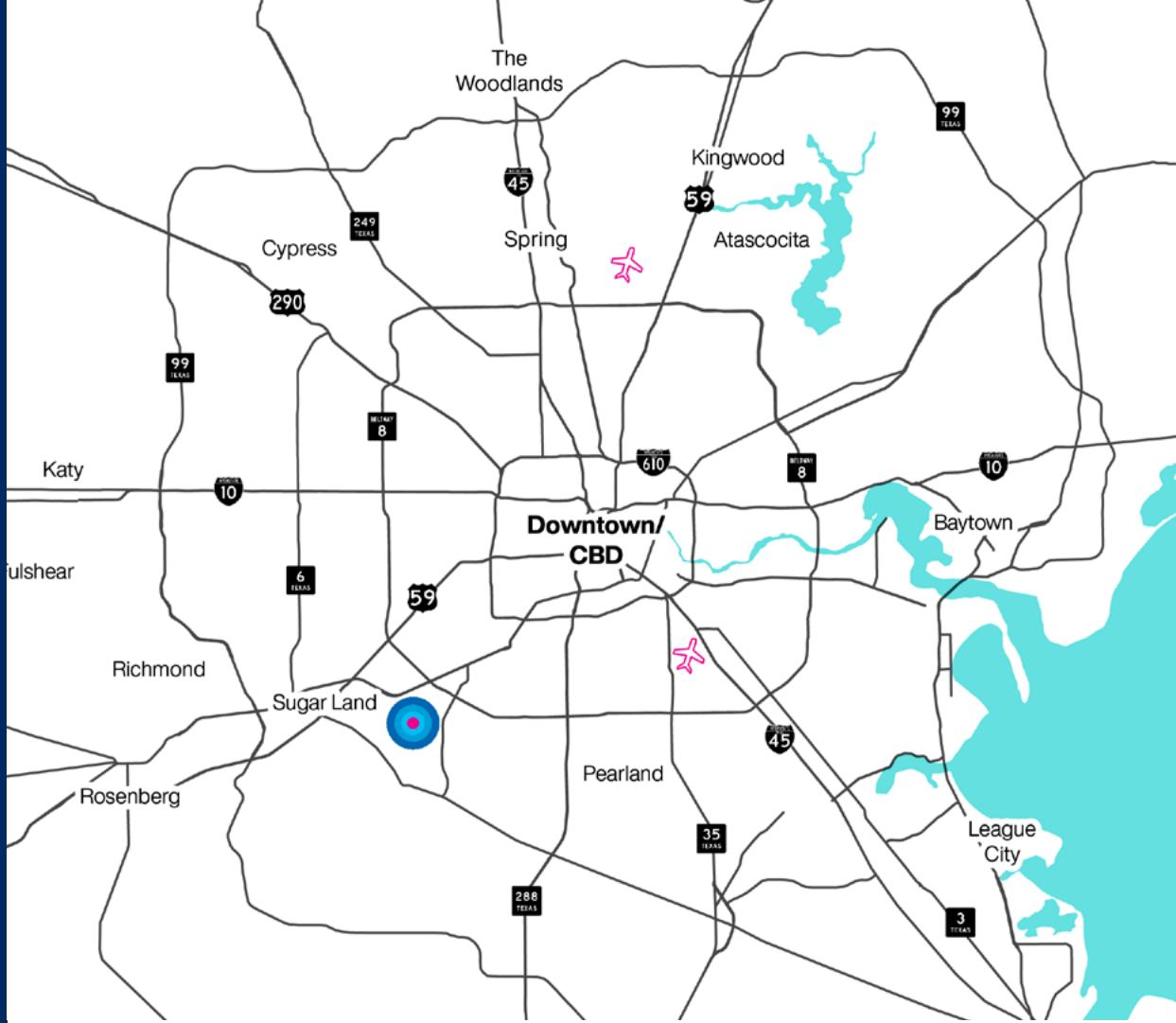
TRAFFIC COUNTS:

Texas Pkwy: 28,299 CPD '22

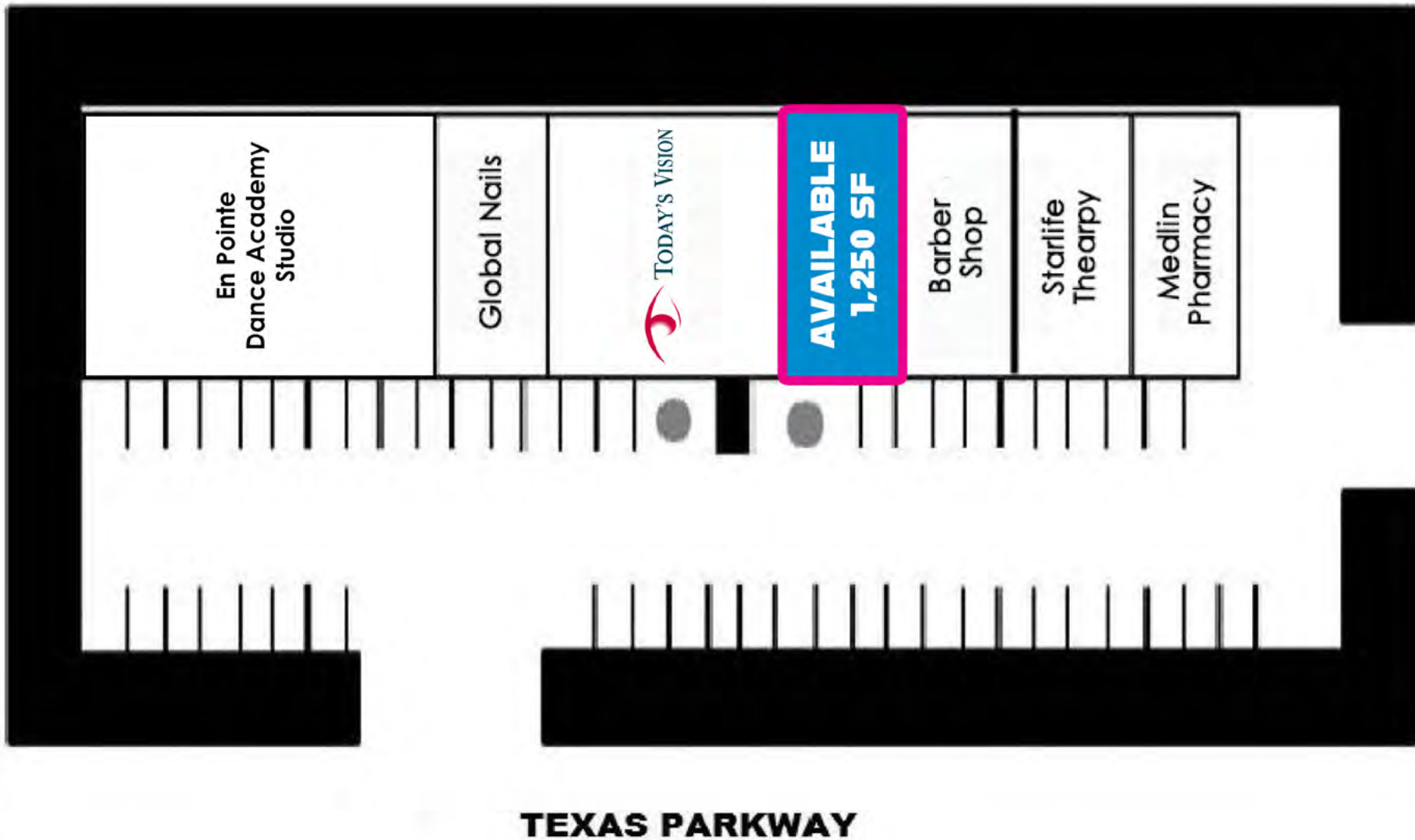
Cartwright Rd: 22,363 CPD '22

2024 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	18,112	92,893	276,954
Daytime Pop.	8,293	49,664	152,778
Avg HH Income	\$98,140	\$108,949	\$118,958



SITE PLAN



Walmart
sams club
H-E-B
Lowe's
Academy
JO-ANN
FIVE BEEW
Party City
PETSMART
Ashley Total Wine

Costco
Walmart
Kroger
AMC
Dillard's
DICK'S
Clemens High School

First Colony Mall
macy's JCPenney
Dillard's
DICK'S
First Colony
2,163 Homes

Avalon
118 Homes
Brazos Landing
254 Homes
Riverstone
6,482 Homes

Sugar Creek
1,600 Homes
Office DEPOT
99 RANCH MARKET
BIG LOTS
PRO Mart
Randy's
TJ-max
FLOOR DECOR
petco

Thunderbird Patio
231 Lots
OLD NAVY
Kirklands
HomeGoods
DSW
Marshall's
rack
ROSS
FARMERS FOOTWEAR
DAVID'S
LANE BRYANT

Autumn Lakes
413 Homes
KOHLS
PETSMART
HOBBY LOBBY
FIVE BEEW
TARGET
Office DEPOT
CAIO
ROSS

Clemens Crossing
147 Homes
Kroger
Elkins High School

Lexington Square
464 Lots
Lexington Place
130 Lots

Liberty Ridge
161 Lots
Meadowcreek
692 Lots
The Woods
140 Lots
Mustang Trails
227 Lots

Quail Valley
1,434 Lots
Thunderbird
Patio
231 Lots
Kroger
Walmart
LOWE'S

Colony Lakes
617 Homes
Lake Olympia
1,273 Homes
Vicksburg
1,157 Lots
Walmart
Academy
Kroger
petco

Hunters Glen
2,093 Lots
Meadow Crest
226 Lots

Quail Green
1,336 Lots

Parks Edge
962 Lots
Olympia Estates
892 Lots

Dry Creek Village
412 Lots



SITE



Texas Pkwy

Whispering River Dr

Columbia Blue Dr

Greendale Dr



28,299 CPD '22



22,363 CPD '22



Cartwright Rd

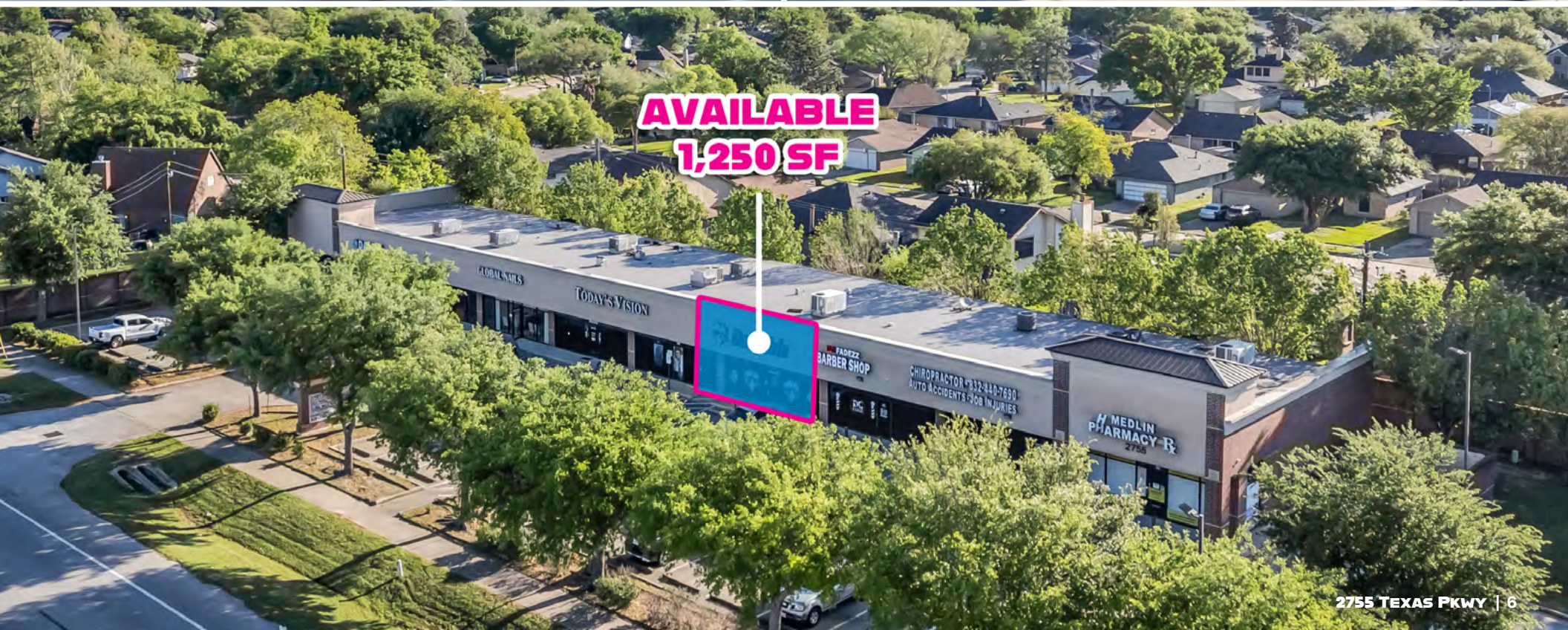


Cartwright Rd



Avocet Way

Texas Pkwy





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.

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.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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