



REALTY SERVICES

Stafford Promenade - Phase 2

SWQ of Main St/Hwy 90 Alt & Murphy Rd/FM 1092

3607 South Main Street | Stafford, Texas 77477



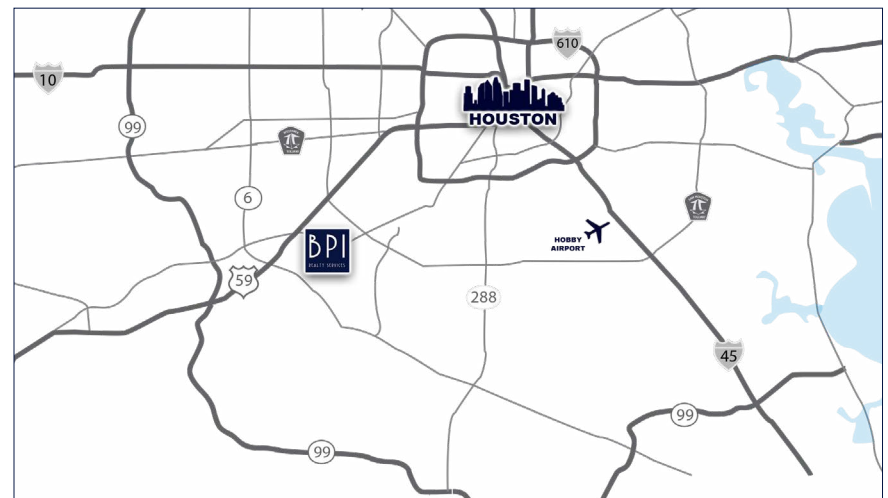
Available: 1,575 SF In-Line Space
25,000 SF +/- Pad Site For Ground Lease

Lease Rate: Call for Pricing

Description: - Cotenants include Frost Bank, McDonalds, Starbucks, Chipotle, Jimmy John's, Marco's Pizza, Tropical Smoothie Cafe, and more
- Strong daytime population with over 60,000+ workers in a 3 mile radius

Traffic Counts: Main St: 54,276 VPD | Murphy Rd: 32,482 VPD (TXDOT '20)

Demographics:	1 mile	3 mile	5 mile
2023 Population	9,737	90,653	344,637
Daytime Population	13,994	118,050	341,768
Average HH Income	\$76,171	\$96,263	\$90,260



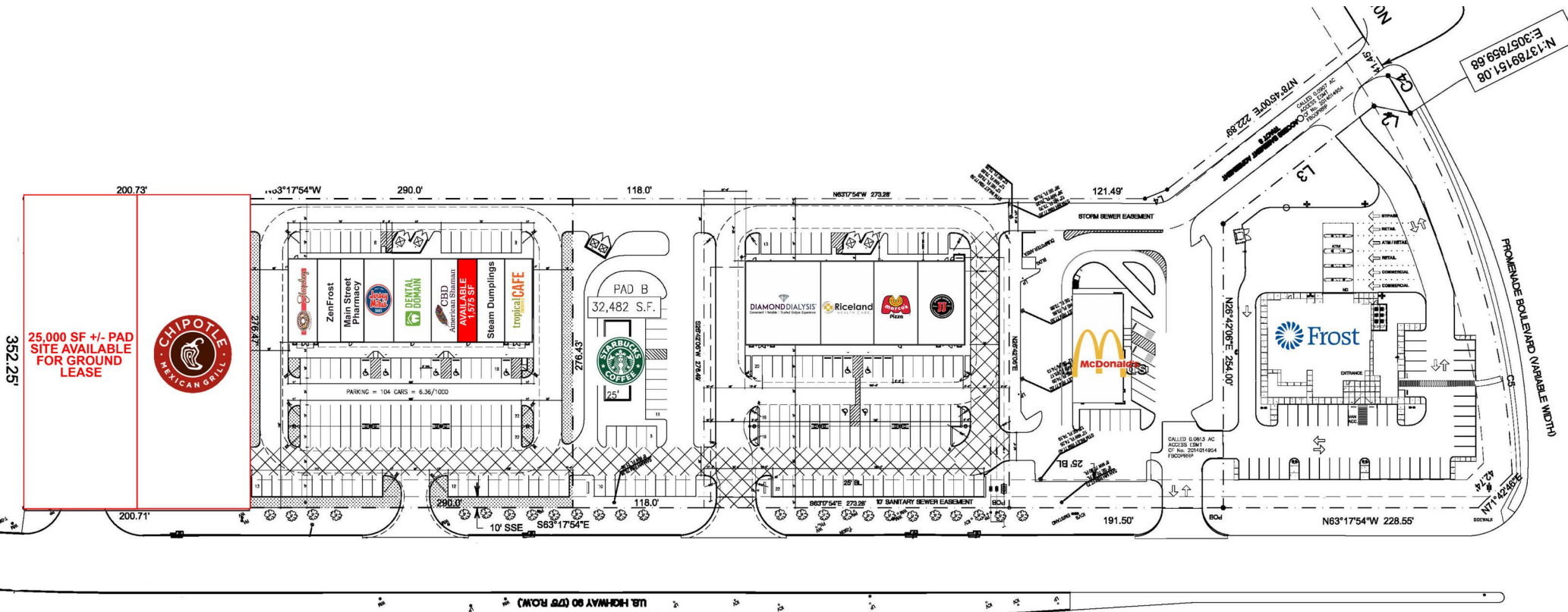
For More Information:

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CHIPOTLE
MEXICAN GRILL
NOW OPEN

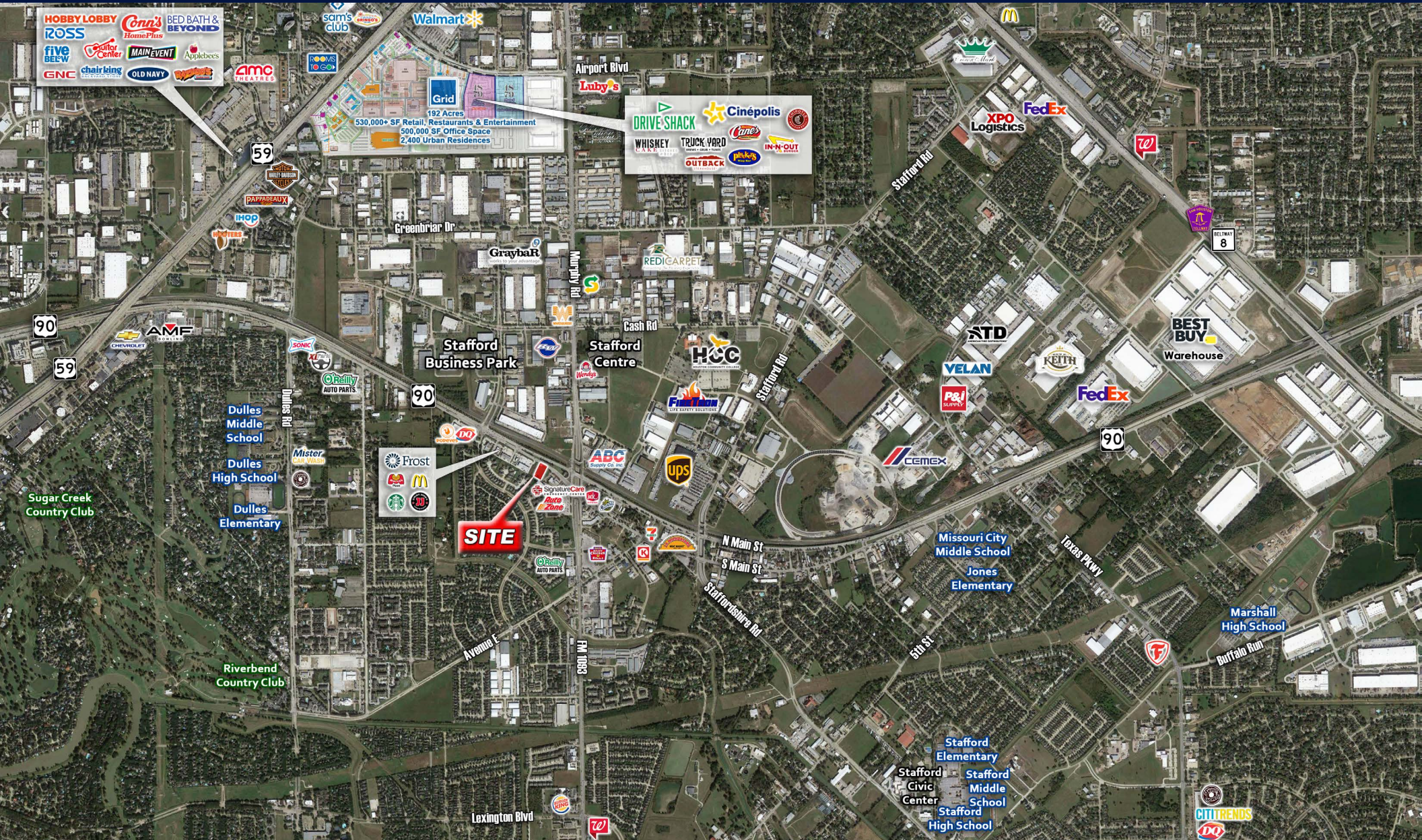
**PAD SITE
AVAILABLE
FOR GROUND
LEASE
±25,000 SF**



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2023 Population
(3 mi Radius)

90,653

Households
(3 mi Radius)

33,115

Daytime Population
(3 mi Radius)

118,050

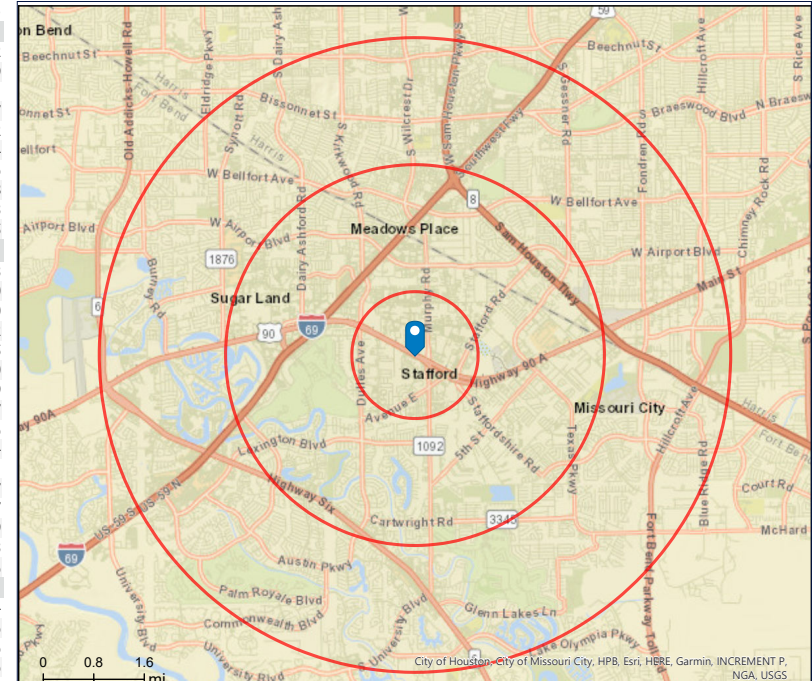
Average HH Income
(3 mi Radius)

\$96,263

Median Home Value
(3 mi Radius)

\$259,922

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	9,631	86,734	326,762
2020 Total Population	9,718	88,190	340,809
2020 Group Quarters	20	324	821
2023 Total Population	9,737	90,653	344,637
2023 Group Quarters	20	325	822
2028 Total Population	9,909	94,241	352,864
2023-2028 Annual Rate	0.35%	0.78%	0.47%
2023 Total Daytime Population	13,994	118,050	341,768
Workers	9,335	73,603	161,553
Residents	4,659	44,447	180,215
Household Summary			
2010 Households	3,381	30,574	112,133
2010 Average Household Size	2.85	2.82	2.90
2020 Total Households	3,498	31,944	120,350
2020 Average Household Size	2.77	2.75	2.82
2023 Households	3,582	33,115	122,895
2023 Average Household Size	2.71	2.73	2.80
2028 Households	3,674	34,784	127,019
2028 Average Household Size	2.69	2.70	2.77
2023-2028 Annual Rate	0.51%	0.99%	0.66%
2010 Families	2,494	22,556	82,204
2010 Average Family Size	3.36	3.31	3.41
2023 Families	2,538	23,526	86,997
2023 Average Family Size	3.29	3.28	3.37
2028 Families	2,610	24,744	90,059
2028 Average Family Size	3.26	3.24	3.33
2023-2028 Annual Rate	0.56%	1.01%	0.69%
Housing Unit Summary			
2000 Housing Units	1,793	27,014	109,264
Owner Occupied Housing Units	47.4%	66.1%	53.7%
Renter Occupied Housing Units	46.1%	29.8%	41.1%
Vacant Housing Units	6.6%	4.1%	5.1%
2010 Housing Units	3,609	32,199	123,561
Owner Occupied Housing Units	33.7%	60.8%	51.0%
Renter Occupied Housing Units	60.0%	34.2%	39.7%
Vacant Housing Units	6.3%	5.0%	9.2%
2020 Housing Units	3,734	34,143	129,752
Vacant Housing Units	6.3%	6.4%	7.2%
2023 Housing Units	3,799	35,292	132,221
Owner Occupied Housing Units	34.1%	56.7%	49.3%
Renter Occupied Housing Units	60.2%	37.1%	43.6%
Vacant Housing Units	5.7%	6.2%	7.1%
2028 Housing Units	3,860	36,789	136,232
Owner Occupied Housing Units	35.5%	57.3%	50.0%
Renter Occupied Housing Units	59.6%	37.2%	43.2%
Vacant Housing Units	4.8%	5.4%	6.8%
Median Household Income			
2023	\$56,943	\$67,138	\$58,363
2028	\$63,006	\$75,790	\$64,956
Median Home Value			
2023	\$303,972	\$259,922	\$248,602
2028	\$344,081	\$296,661	\$292,008
Per Capita Income			
2023	\$28,039	\$35,172	\$32,231
2028	\$31,791	\$39,316	\$36,154
Median Age			
2010	30.1	35.8	33.8
2023	33.1	38.1	35.9
2028	33.3	39.0	36.9



	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	3,582	33,115	122,895
<\$15,000	7.4%	7.9%	10.6%
\$15,000 - \$24,999	6.9%	5.4%	8.1%
\$25,000 - \$34,999	9.5%	10.0%	10.8%
\$35,000 - \$49,999	17.2%	12.8%	12.9%
\$50,000 - \$74,999	24.0%	18.3%	17.8%
\$75,000 - \$99,999	13.7%	13.3%	11.5%
\$100,000 - \$149,999	12.9%	17.2%	14.2%
\$150,000 - \$199,999	5.9%	7.7%	6.6%
\$200,000+	2.6%	7.4%	7.4%
Average Household Income	\$76,171	\$96,263	\$90,260
2023 Population 25+ by Educational Attainment			
Total	6,221	63,493	229,559
Less than 9th Grade	6.8%	6.8%	9.9%
9th - 12th Grade, No Diploma	4.0%	4.4%	6.2%
High School Graduate	11.9%	17.3%	20.4%
GED/Alternative Credential	2.2%	3.5%	3.6%
Some College, No Degree	15.6%	15.9%	15.8%
Associate Degree	14.0%	8.3%	7.6%
Bachelor's Degree	36.3%	30.4%	23.9%
Graduate/Professional Degree	9.2%	13.4%	12.6%



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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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